



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: JANUARY 12, 2017

*Date:* January 5, 2017  
*Case No.:* **2016-006065CUA**  
*Project Address:* **3820 24<sup>TH</sup> STREET #101**  
*Zoning:* 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District  
40-X Height and Bulk District  
*Block/Lot:* 3651/077-080  
*Project Sponsor:* Young Wong  
MCG Architecture  
250 Sutter Street Suite 500  
San Francisco, CA 94108  
*Staff Contact:* Veronica Flores – (415) 575-9173  
[veronica.flores@sfgov.org](mailto:veronica.flores@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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Suite 400  
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### PROJECT DESCRIPTION

The proposed project is a change of use of a vacant commercial building on the first floor of an existing four-story over basement mixed-use building. The existing tenant space measures approximately 2,020 square feet. The requested Conditional Use Authorization will allow a new medical service use d.b.a. GoHealth Urgent Care (GoHealth) GoHealth at the project site. The subject property is located at 3820 24<sup>th</sup> Street #101 in the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District (NCD). Headquartered in Atlanta, GA, GoHealth has been in operation since 2013 with 47 clinics currently open in New York, California, Oregon, and Washington. GoHealth's first clinic opened in New York and has grown to 28 clinics with 6 more to open by the end of the year. California currently has two locations open with five more under construction and scheduled to open by the end of this year. Grouped together as the North West, Oregon and Washington have 17 open clinics with two more to open by the end of the year.

Between the hours of 8:00AM to 8:00PM Mondays through Fridays and 9:00AM to 5:00PM Saturdays and Sundays, GoHealth offers primary urgent medical care including: preventative medicine, urgent care, injury assessment and treatment, laboratory services, and x-rays. Additionally, GoHealth actively partners with the local community to offer educational programs such as CPR, flu clinics, and physicals.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of 24<sup>th</sup> Street, between Vicksburg and Church Streets, Block 3651, Lots 077-080. The subject property is located within the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District ("NCD") and the 40-X Height and Bulk District. The property is developed with a four-story over basement building that completed construction in 2015. The commercial space is currently

vacant and GoHealth will be the first tenant. There are three residential units on the top three levels of the existing building.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the 24<sup>th</sup> Street – Noe Valley NCD, including restaurants, bars, apparel stores, and other types of retailers. Buildings in the vicinity typically range from one to three stories in height. Upper floors of buildings are generally occupied by residential units.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 23, 2016	December 23, 2016	20 days
Posted Notice	20 days	December 23, 2016	December 23, 2016	20 days
Mailed Notice	20 days	December 23, 2016	December 23, 2016	20 days

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

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

- To date, the Department has received one communication in support of the proposal from the Noe Valley Merchants Association.
- The project sponsor has conducted outreach to the adjacent neighbors and interested community groups, including the Noe Valley Merchants Association. Additional details on the project sponsor’s community outreach is included below:
  - Door to door canvassing the weeks of July 4, 2016 and July 11, 2016
  - Meeting with the Noe Valley Merchants Association on July 27, 2016
  - Open House Neighborhood Meeting on October 17, 2016

## **ISSUES AND OTHER CONSIDERATIONS**

- Pursuant to Planning Code Sections 728.51 and 790.114, medical service uses are conditionally permitted on the first floor of properties located within 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial Zoning District.

- The proposed project is desirable because it will increase access to primary care medical services to both residents of the Noe Valley neighborhood, as well as citywide. The proposed project is also desirable because it adds to the City's economic base, creates new opportunities for jobs for City residents. Additionally, GoHealth will provide additional community benefits by offering educational programs such as CPR classes, flu clinics, and physicals.
- In San Francisco, approximately 55-75% of future employees will be San Francisco residents. GoHealth's proposed clinic at 3820 24th Street will have three to five employees, with two to three employees in the clinic daily.
- The subject property is a recently constructed building was approved via Building Permit Application No. 201207265893 and completed construction in 2015. Being that the subject property is a newly constructed building in a neighborhood commercial area, the lease will likely be high making it difficult for a mom and pop type of use succeed at the project site; therefore, the established GoHealth is an ideal tenant for this location.
- Additionally, the property received a Rear Yard Modification via Case No. 2012.0923V. The property received a Rear Yard Modification via Case No. 2012.0923V in order to build beyond the required rear yard setback.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of medical service use on the first level of the subject property within the 24<sup>th</sup> Street – Noe Valley NCD pursuant to Planning Code Section 728.51.

## **BASIS FOR RECOMMENDATION**

- The proposed project is consistent with the stated purposed of the 24<sup>th</sup> Street – Noe Valley NCD in that the intended use will provide a compatible service for the immediately surrounding neighborhoods.
- The proposed project does not impact any historic landmark or building.
- The proposed project meets all applicable requirements of the Planning Code.
- The proposed project is desirable for, and compatible with the surrounding neighborhood.
- The proposed project will enhance the neighborhood and it will attract individuals to patronize and strengthen other commercial activities in the area.

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

Draft Motion – Conditional Use Authorization  
Environmental Determination  
Block Book Map  
Sanborn Map  
Aerial Photographs  
Combined CUA/312 Notice

**Executive Summary**  
**Hearing Date: January 12, 2017**

**CASE NO. 2016-006065CUA**  
**3820 24<sup>th</sup> Street #101**

Rear Yard Modification from 2013

Project Sponsor Submittal, including:

- Business Description
- Photographs
- Reduced Plans
- Community Outreach

Attachment Checklist

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

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

          VAF            
Planner's Initials

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# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

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

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## Planning Commission Draft Motion

HEARING DATE: JANUARY 12, 2017

*Date:* January 5, 2017  
*Case No.:* **2016-006065CUA**  
*Project Address:* **3820 24<sup>th</sup> Street #101**  
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*Staff Contact:* Veronica Flores – (415) 575-9173  
[veronica.flores@sfgov.org](mailto:veronica.flores@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 728.51, AND 790.114 OF THE PLANNING CODE TO ALLOW A CHANGE OF USE TO A MEDICAL SERVICE USE (D.B.A. GOHEALTH URGENT CARE) WITHIN THE 24<sup>TH</sup> STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On June 30, 2016 Young Wong (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 728.51 and 790.114 to allow a medical service use on the first floor of a property within the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District.

On January 12, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-006065CUA.

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

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-006065CUA, 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 north side of 24<sup>th</sup> Street, between Vicksburg and Church Streets, Block 3651, Lots 077-080. The subject property is located within the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District ("NCD") and the 40-X Height and Bulk District. The property is developed with a four-story over basement building that completed construction in 2015. The commercial space is currently vacant and GoHealth will be the first tenant. There are three residential units on the top three levels of the existing building.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the 24<sup>th</sup> Street – Noe Valley NCD, including restaurants, bars, apparel stores, and other types of retailers. Buildings in the vicinity typically range from one to three stories in height. Upper floors of buildings are generally occupied by residential units.
4. **Project Description.** The proposed project is a change of use of a vacant commercial building on the first floor of an existing four-story over basement mixed-use building. The existing tenant space measures approximately 2,020 square feet. The requested Conditional Use Authorization will allow a new medical service use d.b.a. GoHealth Urgent Care (GoHealth) GoHealth at the project site. The subject property is located at 3820 24<sup>th</sup> Street #101 in the 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District (NCD). Headquartered in Atlanta, GA, GoHealth has been in operation since 2013 with 47 clinics currently open in New York, California, Oregon, and Washington. GoHealth's first clinic opened in New York and has grown to 28 clinics with 6 more to open by the end of the year. California currently has two locations open with five more under construction and scheduled to open by the end of this year. Grouped together as the North West, Oregon and Washington have 17 open clinics with two more to open by the end of the year.

Between the hours of 8:00AM to 8:00PM Mondays through Fridays and 9:00AM to 5:00PM Saturdays and Sundays, GoHealth offers primary urgent medical care including: preventative medicine, urgent care, injury assessment and treatment, laboratory services, and x-rays. Additionally, GoHealth actively partners with the local community to offer educational programs such as CPR, flu clinics, and physicals.



The proposed operation consists of three to five employees. Most of these employees will commute to the project site by walking or via public transit. The subject site is well served by public transit so potential customers should not adversely affect the traffic flow.

5. **Public Comment.** To date, the Department has received one communication in support of the proposal from the Noe Valley Merchants Association.

The project sponsor has conducted outreach to the adjacent neighbors and interested community groups, including the Noe Valley Merchants Association. Additional details on the project sponsor's community outreach is included below:

- Door to door canvassing the weeks of July 4, 2016 and July 11, 2016
- Meeting with the Noe Valley Merchants Association on July 27, 2016
- Open House Neighborhood Meeting on October 17, 2016

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

- A. **Floor Area Ratio.** Planning Code Section 728.20 allows a floor area ratio (FAR) of 1.8 to 1 as defined by Planning Code Section 124.

*With a lot size of approximately 2,850 square feet and a proposed use size of 2,020 square feet, the proposal includes an FAR of approximately .71 to 1 for the non-residential portion of the existing building.*

- B. **Use Size.** Planning Code Sections 121.2 and 728.21 state that a Conditional Use Authorization is required for non-residential uses 4,000 square feet.

*The proposed use is 2,020 square feet in size and does not require conditional use authorization as proposed.*

- C. **Hours of Operation.** Planning Code Section 728.27 permits hours of operation from 6:00AM to 2:00AM, with a Conditional Use Authorization required for maintaining hours of operation from 2:00AM to 6:00AM, as defined by Planning Code Section 790.48

*The proposed hours of operation are from 8:00AM to 8:00PM Mondays – Fridays and 9:00AM to 5:00PM Saturdays and Sundays. Therefore, the proposed hours do not require conditional use authorization.*

- D. **Rear Yard Requirement in the NC District.** Planning Code Section 728.12 requires a rear yard at the grade level and above. Planning Code Section 134(e) states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet.

*The existing four-story over basement building covers approximately 96% of the lot. The property received a Rear Yard Modification via Case No. 2012.0923V in order to build beyond the required rear yard setback.*

- E. **Parking.** Planning Code Sections 728.22 and 151 require one parking space for each 500 square feet of occupied floor area up to 20,000 where the occupied floor area exceeds 5,000 square feet, plus one for each 250 square feet of occupied floor area in excess of 20,000.

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

- F. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The subject commercial space has approximately 14 feet 5 inches of frontage on 24<sup>th</sup> Street with 100 percent of this street frontage dedicated to windows and the main entry. The first 25 feet of the ground floor is comprised of active uses.*

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

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

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

*The proposed Medical Use will occupy approximately 2,020 gross square feet of floor area, which is less than the minimum threshold of 10,000 gross square feet of floor area for a change of use to a Medical Use, and would thus not be applicable to the requirements of Planning Code Section 342.5.*

*Additionally, the proposed Project does not constitute an expansion of an existing Medical Use at the subject site, and would thus not be applicable to the requirements of Planning Code Section 342.5.*

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

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

*The proposed project will be the first ground floor tenant in a recently constructed building. There are no proposed changes to the existing façade or building envelope. The project site is located in an area that is not served by an existing urgent care clinic. The proposed medical service use is necessary and desirable for this neighborhood because it will allow more people to have access to affordable, high-quality medical care. The proposed project will allow GoHealth to better serve the Noe Valley neighborhood, as well as the surrounding neighborhoods due to its location, which is readily accessible by transit. The proposed change of use will not impact traffic or parking in the neighborhood because the majority of employees and patients will take transit to the location. The medical service use will be open to the general public and its primary care physician services will accept most public and private insurance plans.*

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

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

*The height and bulk of the proposed project will remain. There are no proposed changes to the existing façade or building envelope. The proposal will be compatible with the adjacent institutional, residential, and commercial uses. The proposed project will provide health and welfare for persons residing in this neighborhood.*

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

*The Planning Code does not require parking or loading for a 2,020 square foot medical service use. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The proposal project will not alter the level of service of nearby intersections. Many of the patrons of the medical service use will be coming from surrounding neighborhoods during the daytime, and thus will be able to utilize nearby transit lines. Additionally, the majority of employees will*

*primarily be traveling to the medical service use via transit. Therefore, the proposed use will not have any adverse effect on traffic near the project site.*

*The proposal will generate a limited demand for off-street parking spaces. No off-street parking is required as the project is less than 5,000 square feet in size. Given the City's transit-first policy and easy access to public transit from the project site, the proposed project's lack of off-street parking will not have a significant effect.*

*Deliveries, loading, and unloading will take place on the loading zone in front of the site and metered loading spaces on 24<sup>th</sup> Street. Deliveries will occur every three to four weeks and will be under 20 to 25 minutes each time. These deliveries will not adversely impact traffic patterns in the area.*

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

*The proposed project will not generate any offensive odor, noxious fumes, glare, noise, or dust.*

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

*The proposed use will have all operations such that all lighting will be contained within the existing building footprint. The Project Sponsor shall apply for the appropriate sign permits, and shall follow the requirements of Article 6 of the San Francisco Planning Code.*

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

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

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

*The proposed project is consistent with the stated purposes of 24<sup>th</sup> Street – Noe Valley NCD in that the intended use provides medical services to the surrounding neighborhoods.*

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

## COMMERCE AND INDUSTRY

### Objectives and Policies

#### OBJECTIVE 3:

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

**Policy 3.1:**

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

*The proposal will provide employment opportunities to residents. The proposed project will provide additional jobs and approximately 55-75% of GoHealth staff will be San Francisco residents.*

## COMMUNITY FACILITIES

### Objectives and Policies

**OBJECTIVE 3:**

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

**Policy 3.1:**

Provide neighborhood centers in areas lacking adequate community facilities.

**Policy 3.2:**

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

**Policy 3.3:**

Develop centers to serve an identifiable neighborhood.

**Policy 3.5:**

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

*Since 2013, GoHealth has provided primary urgent medical care over to communities throughout the country. The proposed use will take over a currently vacant commercial space and be the first tenant in this recently constructed building.*

**Policy 3.6:**

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

**Policy 3.7:**

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

*The Noe Valley neighborhood has a high need for health and medical services. The proposed project will enable GoHealth to continue to supplement and expand health and medical services offered by public and other community-based service organizations in the area.*

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

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

*The proposal would enhance the district by providing a medical service use in an area that is underserved by this type of service. The proposed use will be the first tenant in this recently constructed building and therefore, the use of the vacant commercial space does not displace any existing neighborhood-serving retail businesses. Additionally, GoHealth will provide additional community benefits by offering educational programs such as CPR classes, flu clinics, and physicals.*

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

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

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

*No housing is removed for this Project.*

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

*The project site is located on 24<sup>th</sup> Street and well-served by public transit on or connecting to 24<sup>th</sup> Street. The proposed medical service use will be used by residents in the neighborhood or those working nearby. Therefore, the proposed project will not contribute to commuter traffic or overburden neighborhood streets or parking.*

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

*The proposed use will be the first tenant in this recently constructed building and therefore, the use of the vacant commercial space does not displace any existing service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.*

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

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

- G. That landmarks and historic buildings be preserved.

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

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

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

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

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-006065CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 9, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 12, 2017.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 12, 2017



## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a medical service use (d.b.a. **GoHealth Urgent Care**) located at 3820 24<sup>th</sup> Street #101, Block 3651, and Lots 077-080 pursuant to Planning Code Sections **728.51** within the **24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District** and a 40-X Height and Bulk District; in general conformance with plans, dated **December 9, 2016**, and stamped “EXHIBIT B” included in the docket for Case No. **2016-006065CUA** and subject to conditions of approval reviewed and approved by the Commission on **January 12, 2017** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **January 12, 2017** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

### PERFORMANCE

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](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. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

## PROVISIONS

7. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

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

## MONITORING – AFTER ENTITLEMENT

8. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

9. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

## OPERATION

10. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

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

11. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3820 24th Street #101		3651/077-80	
Case No.	Permit No.	Plans Dated	
	201604255541	12/09/16	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. The proposal involves a change of use from a vacant commercial to medical clinic.			

### 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>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class</b> ____

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

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

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <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>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u></b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

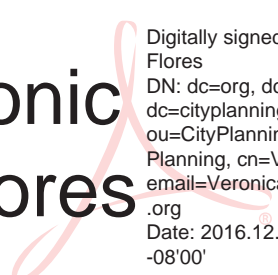
**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

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



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

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>	
<input checked="" type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p>	
	<p><b>Planner Name:</b> Veronica Flores</p> <hr/> <p><b>Project Approval Action:</b></p> <p style="padding-left: 20px;">Planning Commission Hearing</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p> <div style="text-align: center;">  <p style="font-size: 2em; font-weight: bold; margin: 0;">Veronica Flores</p> </div> <p style="font-size: x-small;">Digitally signed by Veronica Flores        DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Veronica Flores, email=Veronica.Flores@sfgov.org        Date: 2016.12.22 10:42:46 -08'00'</p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		



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

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

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

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

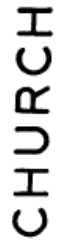
### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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# Exhibits

**VICKSBURG**

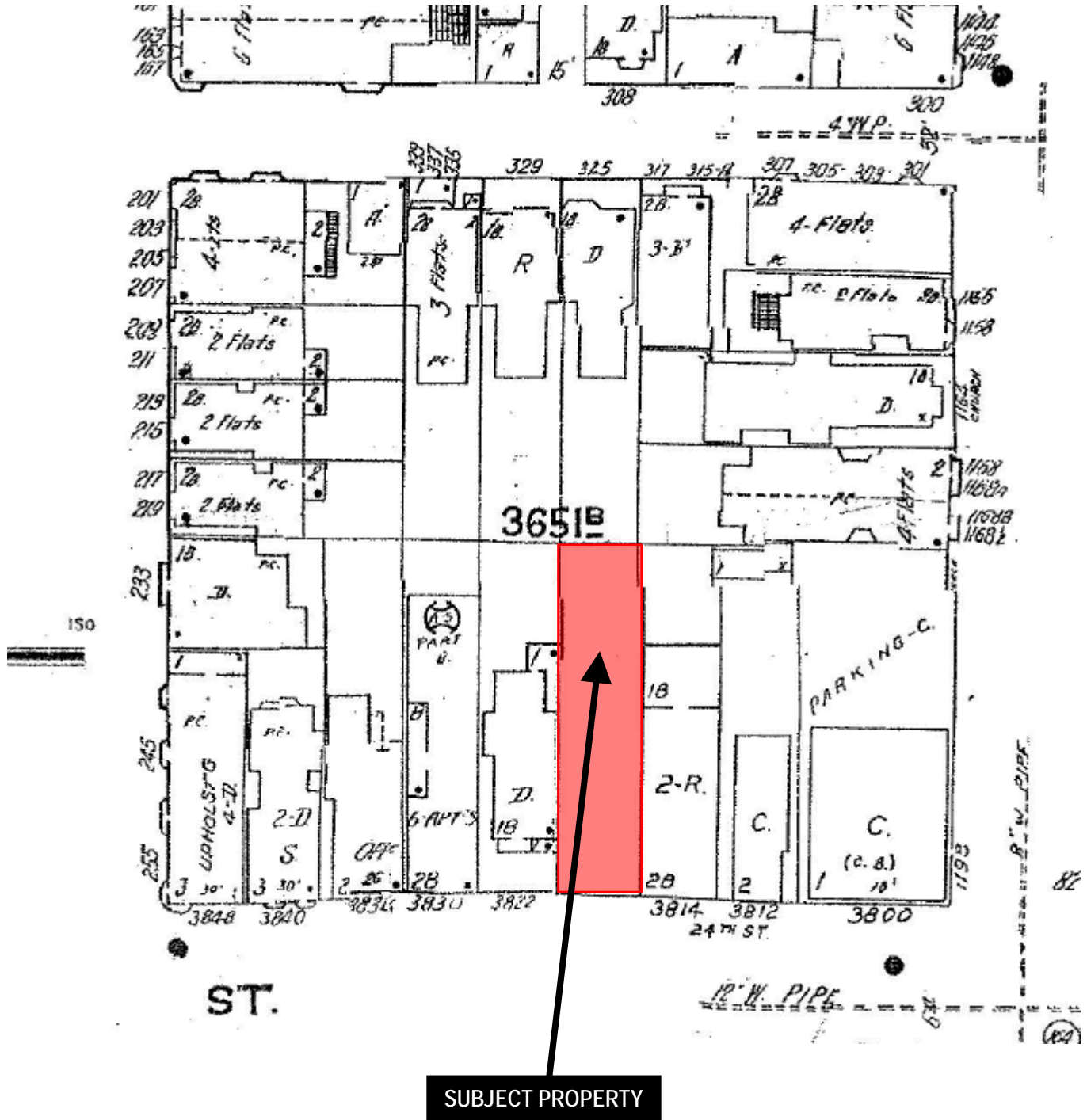


24<sup>TH</sup>



**SAN FRANCISCO  
PLANNING DEPARTMENT**

# Sanborn Map\*

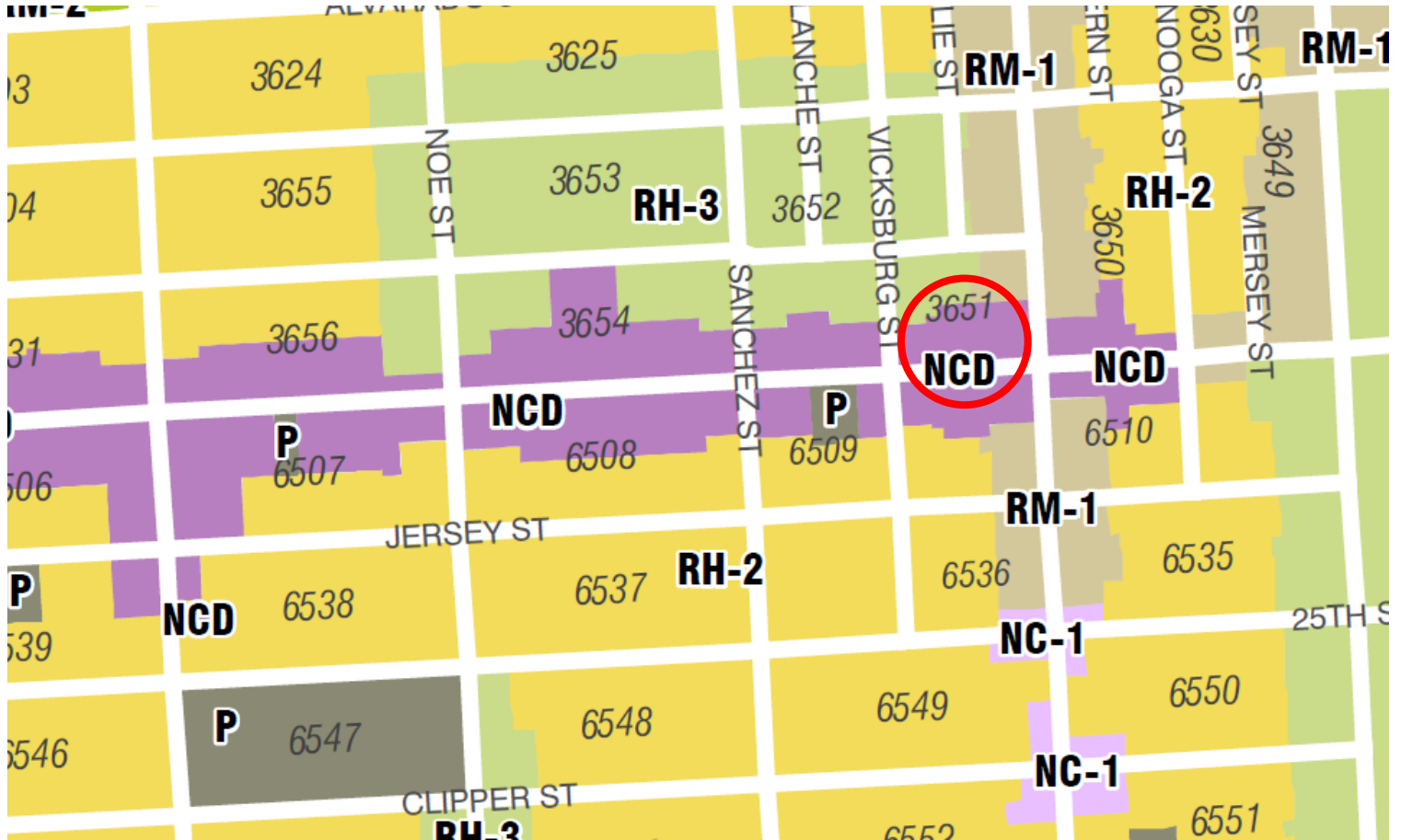


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing  
Case Number 2016-006065CUA  
3820 24<sup>th</sup> Street #101

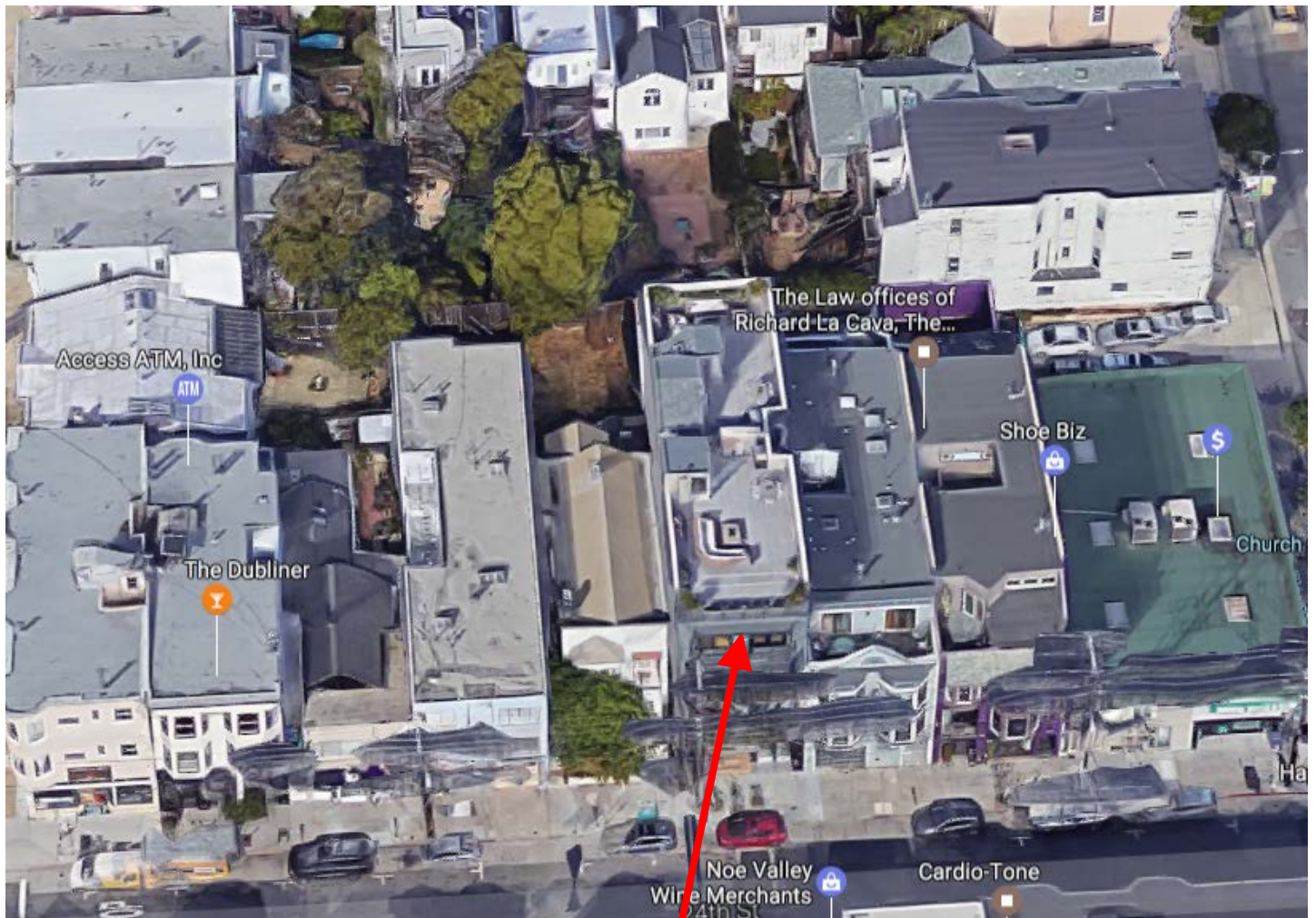
# Zoning Map



Conditional Use Authorization Hearing  
Case Number 2016-006065CUA  
3820 24<sup>th</sup> Street #101



# Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2016-006065CUA  
3820 24<sup>th</sup> Street #101

# Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2016-006065CUA  
3820 24<sup>th</sup> Street #101



# Aerial Photo

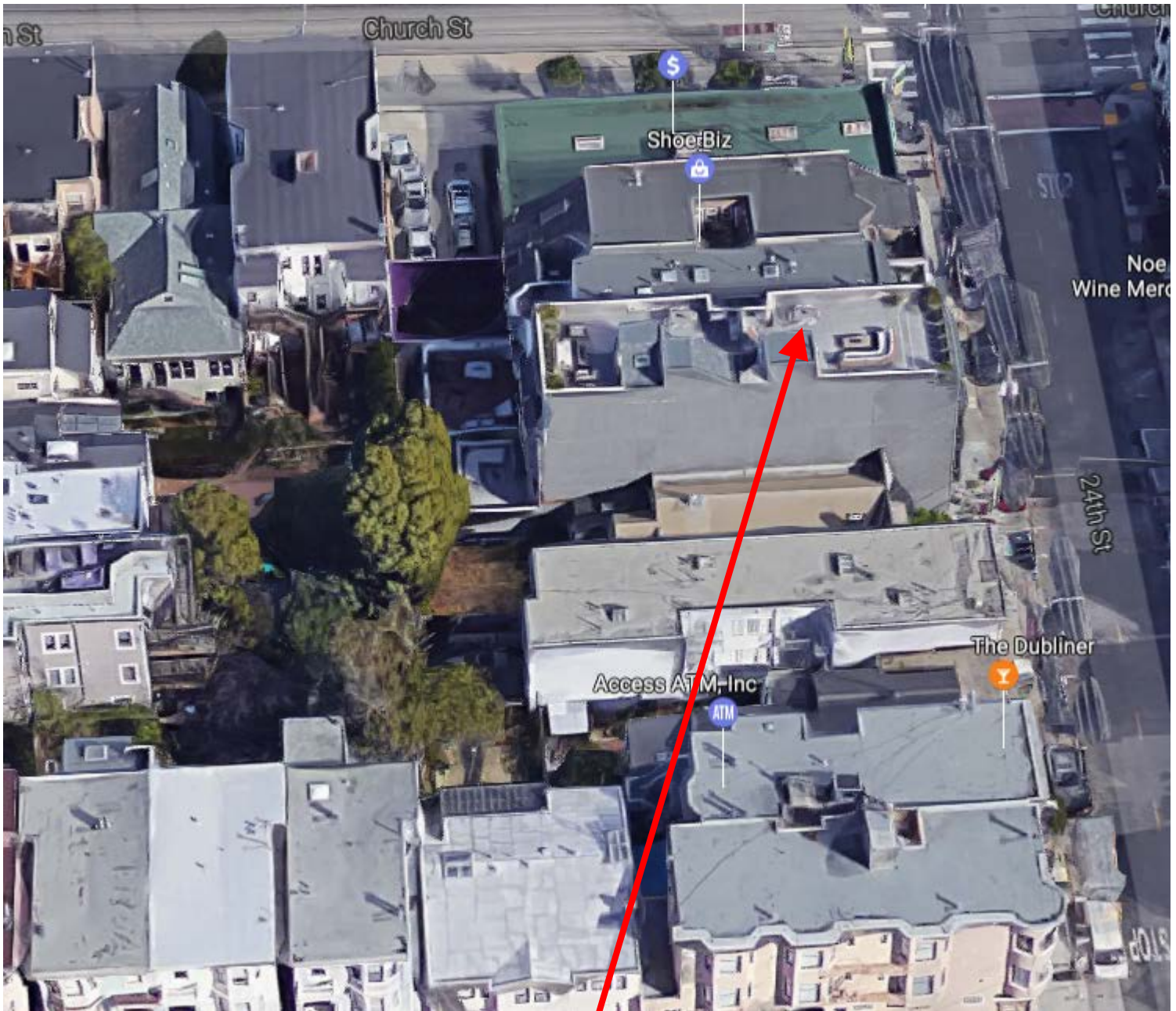


SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2016-006065CUA  
3820 24<sup>th</sup> Street #101

# Aerial Photo



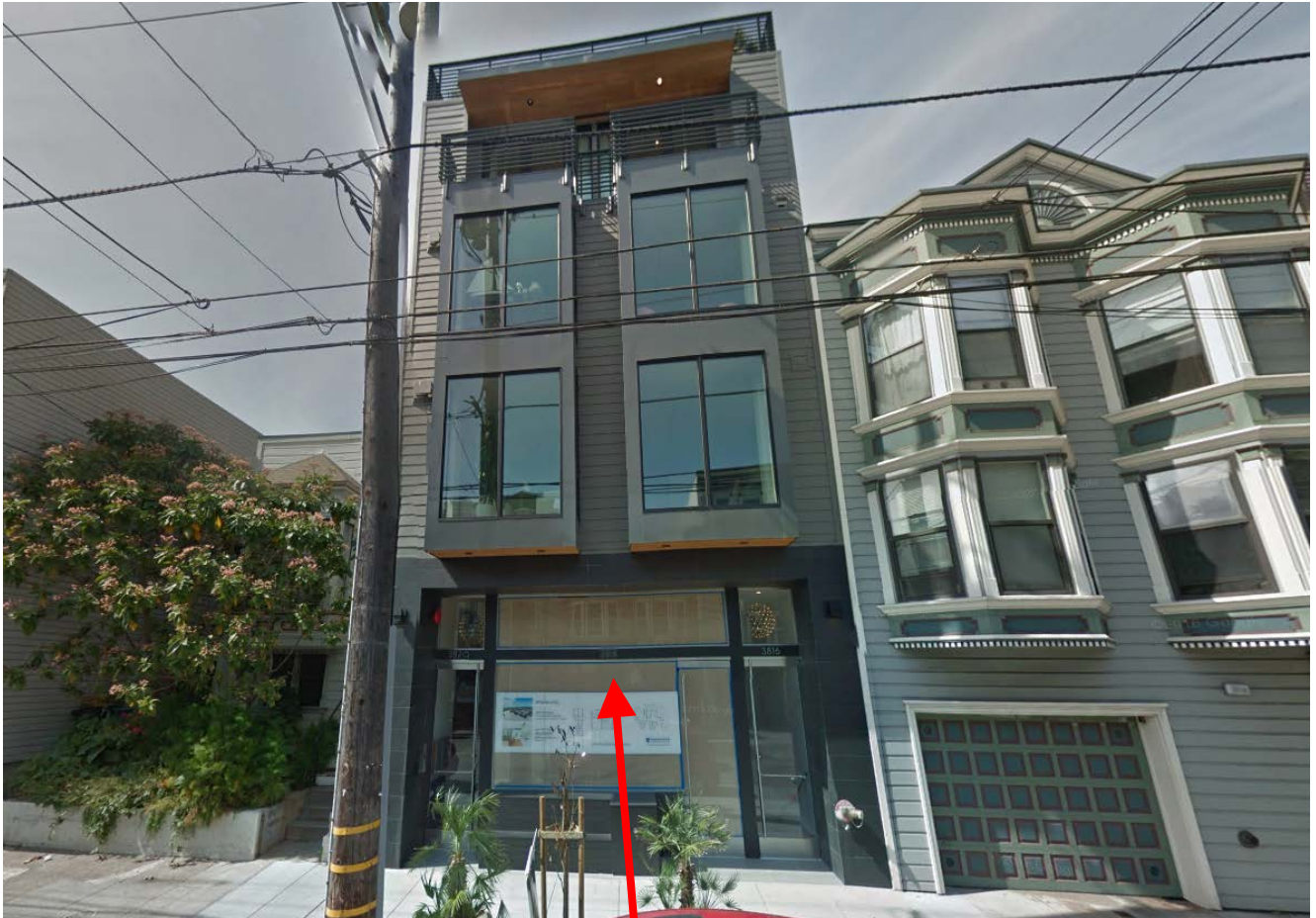
SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2016-006065CUA  
3820 24<sup>th</sup> Street #101



# Site Photo



SUBJECT PROPERTY

Conditional Use Authorization Hearing  
Case Number 2016-006065CUA  
3820 24<sup>th</sup> Street #101

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# SAN FRANCISCO PLANNING DEPARTMENT

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

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, January 12, 2017**

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

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

Case Type: **Conditional Use**

Hearing Body: **Planning Commission**

PROPERTY INFORMATION		APPLICATION INFORMATION	
Project Address:	<b>3820 24<sup>th</sup> Street #101</b>	Case No.	<b>2016-006065CUA</b>
Cross Street(s):	<b>Vicksburg &amp; Church St</b>	Building Permit:	<b>2016.04.25.5574</b>
Block /Lot No.:	<b>3651 / 077-080</b>	Applicant:	<b>Amy Bragg</b>
Zoning District:	<b>24<sup>th</sup> St – Noe Valley NCD / 40-X</b>	Telephone:	<b>(415) 974-6002</b>
Area Plan:	<b>N/A</b>	E-Mail:	<a href="mailto:ABragg@mcgarchitecture.com">ABragg@mcgarchitecture.com</a>
PROJECT DESCRIPTION			
<p>The proposal is for Conditional Use Authorization pursuant to Planning Code Sections <a href="#">303</a>, <a href="#">728.51</a>, and <a href="#">790.114</a> to allow a new medical service d.b.a. GoHealth Urgent Care, on the ground floor of the four-story-over-basement building within 24<sup>th</sup> Street – Noe Valley Neighborhood Commercial District and 40-X Height and Bulk District.</p> <p>A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).</p>			
ADDITIONAL INFORMATION			
<p><b>ARCHITECTURAL PLANS:</b> If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <a href="http://www.sf-planning.org">http://www.sf-planning.org</a> or by request at the Planning Department office located at 1650 Mission Street, 4<sup>th</sup> Floor.</p> <p>Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.</p>			
<p><b>FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:</b> Planner: <b>Veronica Flores</b> Telephone: <b>(415) 575-9173</b> E-Mail: <a href="mailto:veronica.flores@sfgov.org">veronica.flores@sfgov.org</a></p>			

# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

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

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

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

## BUILDING PERMIT APPLICATION INFORMATION

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

## APPEAL INFORMATION

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

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

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

## ENVIRONMENTAL REVIEW

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

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## Rear Yard Modification Decision

*Date:* July 18, 2013  
*Case No.:* **2012.0923V**  
*Project Address:* **3820 24<sup>TH</sup> STREET**  
*Zoning:* 24<sup>th</sup> Street Noe Neighborhood Commercial District  
40-X Height and Bulk District  
*Block/Lots:* 3651/017  
*Applicant:* Reza Khoshnevisan  
1256 Howard Street  
San Francisco, CA 94103  
*Owner:* Brian Kendall  
3945 17<sup>th</sup> Street  
San Francisco, CA 94114  
*Staff Contact:* Delvin Washington – (415) 558-6443  
[delvin.washington@sfgov.org](mailto:delvin.washington@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### DESCRIPTION OF VARIANCES – REAR YARD MODIFICATION SOUGHT:

The proposal is to construct a new four-story over basement mixed-use building with three dwelling units and ground floor commercial space.

**Per 134 of the Planning Code**, the subject property is required to maintain a rear yard equal to 25% of the depth of the lot on all levels of the building, or 28.5 feet for the subject lot. The proposed building will extend 21 feet into the required rear yard at the ground and basement levels, resulting in a 7.5-foot rear yard at those levels; therefore, the project requires a rear yard modification.

### PROCEDURAL BACKGROUND:

1. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.
2. The Zoning Administrator held a public hearing on **Rear Yard Modification Application No. 2012.0923V** on **May 22, 2013 and June 26, 2013**.
3. Planning Code Section 312 notification for Building Permit Application No. 201207265893 was mailed on April 3, 2013 and expired on May 3, 2013. No requests for Discretionary Review were filed on the project.

### DECISION:

**GRANTED**, in general conformity with the plans on file with this application, shown as EXHIBIT A, to construct a new four-story over basement mixed-use building with three dwelling units and ground floor commercial space that will extend into the required rear yard, subject to the following conditions:

1. Any future physical expansion, even in the buildable area, shall be reviewed by the Zoning Administrator to determine if the expansion is compatible with existing neighborhood character and scale. If the Zoning Administrator determines that there would be a significant or extraordinary impact, the Zoning Administrator shall require either notice to adjacent and/or affected property owners or a new Variance application be sought and justified.
2. The proposed second floor roof deck and related railings at the rear of the property shall be setback 5 feet from the north, east and west building walls of the proposed building. The remaining area shall remain open and unobstructed.
3. The proposed project must meet these conditions and all applicable City Codes. In case of conflict, the more restrictive controls apply.
4. Minor modifications as determined by the Zoning Administrator may be permitted.
5. The owner of the subject property shall record on the land records of the City and County of San Francisco the conditions attached to this Rear Yard Modification decision as a Notice of Special Restrictions in a form approved by the Zoning Administrator.
6. This Rear Yard Modification Decision and the recorded Notice of Special Restrictions shall be reproduced on the Index Sheet of the construction plans submitted with the Site or Building Permit Application for the Project. This Index Sheet of the construction plans shall reference the Rear Yard Modification Case Number.

## **FINDINGS:**

Section 305(c) of the Planning Code states that in order to grant a rear yard modification, the Zoning Administrator must determine that the facts of the case are sufficient to establish the following five findings:

### **FINDING 1.**

That residential uses are included in the new or expanding development and a comparable amount of usable open space is provided elsewhere on the lot or within the development where it is more accessible to the residents of the development.

### **Requirement Met.**

- A. The project includes three residential units. The open space that would have been provided in the rear yard (approximately 712.5 square feet) will be provided on decks at the rear of the building and on the roof. The open space for the dwelling unit on the second floor will be provided on a 210 square foot deck (as limited by Condition of Approval No. 2 above) at the rear of the second floor. The open space for dwelling units on the upper floors will be on two private roof decks of 536 and 473 square foot in area. In total, approximately 1,219 square feet of open space will be provided for the project, which would have otherwise required a rear yard open space of approximately 712.5 square feet.

### **FINDING 2.**



That the proposed new or expanding structure will not significantly impede the access of light and air to and views from adjacent properties.

**Requirement Met.**

- A. The subject lot is 25 feet wide by 114 feet deep and slopes up to the rear property line by approximately 8 feet. The proposal is to construct a new four-story over basement mixed-use building with three dwelling units and ground floor commercial space. The resulting building will be 45 feet tall. The portion of the building that will be encroaching into the required rear yard will be approximately 8 feet tall near the rear property line and surmounted by a 42 inch tall guardrail for the proposed deck. While dwellings on the lots to the east and west (side) of the subject lot get most their light, air and views from the front and rear, the adjacent neighbor to the east has expressed concerns about the project's impact on light/air to their rear yard (which would be located next to the proposed ground floor extension/second floor residential deck). While the dwellings on the lots to the north (rear) of the subject lot are set back approximately 50 feet from common rear property line, an adjacent neighbor to the rear has expressed concerns about privacy. The Zoning Administrator has reviewed these concerns and determined that modest modification to the project is necessary to ensure that the project will not significantly impact the access of light and air to and views from adjacent properties. This modification, imposed as Condition of Approval No. 2 (above), is to setback the proposed second floor roof deck and related railings at the rear of the property 5 feet from the north, east and west building walls of the proposed building.

**FINDING 3.**

That the proposed new or expanding structure will not adversely affect the interior block open space formed by the rear yards of adjacent properties.

**Requirement Met.**

- A. The project would construct an eight-foot tall extension of the ground floor, surmounted by a 42 inch guardrail into the required rear yard (limited in area as noted in Condition of Approval No. 2 above). The low scale of the proposed construction will still allow similar amounts of the light and air circulation through the mid-block area as would be present without the proposed encroachment.

**FINDING 4.**

The granting of such rear yard modification will be in harmony with the general purpose and intent of this Code and will not adversely affect the General Plan.

**Requirement Met.**

- A. This development is consistent with the generally stated intent and purpose of the Planning Code to promote orderly and beneficial development. Planning Code Section 101.1 establishes eight priority-planning policies and requires review of applications for a rear yard modification for consistency with said policies. The project meets all relevant policies, including conserving neighborhood character, and maintaining housing stock.

1. Existing neighborhood retail uses will not be adversely affected by the proposed project. The project will create new retail space to increase neighborhood commercial opportunities in the district.
2. The proposed project will be in keeping with the existing housing and neighborhood character. The proposal will construct a new mixed-use building with three new dwelling units on the property.
3. The proposed project will have no effect on the City's supply of affordable housing.
4. The proposed project does not adversely affect neighborhood parking or public transit.
5. The project will have no effect on the City's industrial and service sectors.
6. The proposed project will have no effect on the City's preparedness to protect against injury and loss of life in an earthquake.
7. The project will have no effect on the City's landmarks or historic buildings.
8. The project would not affect any existing or planned public parks or open spaces.


The effective date of this decision shall be either the date of this decision letter if not appealed or the date of the Notice of Decision and Order if appealed to the Board of Appeals.

Once any portion of the granted rear yard modification is utilized, all specifications and conditions of the authorization of a rear yard modification became immediately operative.

The authorization and rights vested by virtue of this decision letter shall be deemed void and cancelled if (1) a Building Permit has not been issued within three years from the effective date of this decision; or (2) a Tentative Map has not been approved within three years from the effective date of this decision for Subdivision cases; or (3) neither a Building Permit or Tentative Map is involved but another required City action has not been approved within three years from the effective date of this decision. However, this authorization may be extended by the Zoning Administrator when the issuance of a necessary Building Permit or approval of a Tentative Map or other City action is delayed by a City agency or by appeal of the issuance of such a permit or map or other City action.

**APPEAL:** Any aggrieved person may appeal this decision for a rear yard modification to the Board of Appeals within ten (10) days after the date of the issuance of this Rear Yard Modification Decision. For further information, please contact the Board of Appeals in person at 1650 Mission Street, 3<sup>rd</sup> Floor (Room 304) or call 575-6880.

Very truly yours,



Scott F. Sanchez  
Zoning Administrator

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THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

Copy to I:\Decision Documents\Variance Decision Letters\2013\2012.0923V - 3820 24<sup>th</sup> Street -  
Granted

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# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: <b>Brian Kendall</b>	
PROPERTY OWNER'S ADDRESS:  <b>110 Steiner Street San Francisco, CA 94117</b>	TELEPHONE: <b>(415 ) 552-1145</b> EMAIL: <b>Brikendall@aol.com</b>

APPLICANT'S NAME: <b>Young Wong - MCG Architecture</b> Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS:  <b>250 Sutter Street, Suite 500 San Francisco, CA 94108</b>	TELEPHONE: <b>( 415 ) 974-6002</b> EMAIL: <b>YWong@mcgarchitecture.com</b>

CONTACT FOR PROJECT INFORMATION:  Same as Above <input checked="" type="checkbox"/>	
ADDRESS:  	TELEPHONE: <b>(     )</b> EMAIL: 

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):  Same as Above <input checked="" type="checkbox"/>	
ADDRESS:  	TELEPHONE: <b>(     )</b> EMAIL: 

## 2. Location and Classification

STREET ADDRESS OF PROJECT: <b>3820 24th Street, #101</b>	ZIP CODE: <b>94114</b>
CROSS STREETS: <b>Chruch Street</b>	

ASSESSORS BLOCK/LOT: <b>3651 / 077</b>	LOT DIMENSIONS: <b>25'x114'</b>	LOT AREA (SQ FT): <b>2848</b>	ZONING DISTRICT: <b>NCD - Noe Valley</b>	HEIGHT/BULK DISTRICT: <b>40-x</b>
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### 3. Project Description

( Please check all that apply ) <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	<b>ADDITIONS TO BUILDING:</b> <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	<b>PRESENT OR PREVIOUS USE:</b>	
		Vacant commercial over 3 residential	
		<b>PROPOSED USE:</b>	
		Urgent Care over 3 residential	
		<b>BUILDING APPLICATION PERMIT NO.:</b>	<b>DATE FILED:</b>
		2016-0425-5574	04-25-2016

### 4. Project Summary Table

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units	3	3	0	3
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	45'	45'	0	45'
Number of Stories	4 over basement	4 over basement	0	4 over basement
Bicycle Spaces	0	0	0	0
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential	6,260	6,260	0	6,260
Retail	0	0	0	0
Office	2,020	2,020	0	2,020
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)	S-2 @ 2,576 ±	S-2 @ 2,576 ±	0	S-2 @ 2,576 ±
<b>TOTAL GSF</b>	<b>10,856</b>	<b>10,856</b>	<b>0</b>	<b>10,856</b>

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

( Attach a separate sheet if more space is needed )

N/A

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

Under Sec. 728 24th Street - Noe Valley Neighborhood Commercial District - 728.51 Medical use 1st floor requires Conditional Use.

## Conditional Use Findings

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

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
  - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

## Conditional Use Findings

1. **That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.**

*With the City of San Francisco, the many separate and diverse neighborhoods create pockets of patients who typically do not like to travel outside their neighborhood for the daily needs services. In the case of the proposed clinic at 24th and Church, this area in particular is not served by any existing urgent care clinic. One Medical Group, which requires a membership, is currently the only healthcare clinic serving the area with clinics located at 3901 23<sup>rd</sup> Street and 3885 24<sup>th</sup> Street. Patients who do not want to pay a membership must travel outside of their home area for their unexpected and immediate healthcare needs. This proposed location is necessary and desirable because it will allow more people to have access to affordable, high-quality medical care. It will also reduce carbon emissions created by customers traveling to other locations and contribute in lowering traffic congestion due to additional cars on the road. Both of these effects are in general good for the environment.*

*In this particular case, GoHealth is proposing to occupy an existing vacant retail building. The building has minimal frontage and a large depth. The proposed layout is able to adapt to this configuration, offering a sufficient number of locations for employees to serve the customer base.*

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

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

*The height and bulk of the existing building will remain the same. The proposed work will not affect the building facade and envelope.*

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

*The Planning Code does not require off-street parking or loading for a 2,020 square foot medical outpatient clinic services use. The Project Site is well served by public transit. Several MUNI lines run near the Site. Transit lines serving the Site area include the J-Church, 48-Quintara, and 24-Divisadero. There are on-street metered parking spaces.*

*The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate area or Citywide.*

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



*As an urgent care clinic, the Project does not produce emissions such as noise, glare, dust or odors.*

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

*The proposed use will have all operations such that all lighting will be contained within the existing building footprint. Signage will comply with the local Signage Ordinances and be lit in such a way to minimize disruption to nearby residential uses. Signage will comply with the local Signage Ordinances and be lit in such a way to minimize disruption to nearby residential uses. Parking already exists in the neighborhood via street parking.*

3. That such use or feature as proposed will comply with the applicable provisions of this code and will not adversely affect the Master Plan.

*The proposed Project complies with all relevant requirements of the Planning Code and is consistent with the Objectives and Policies of the General Plan as detailed below:*

## **COMMERCE & INDUSTRY**

### **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 addition of a medical services establishment will provide desirable services and employment opportunities to individuals who live in, work in, or visit the neighborhood. And is in keeping with the current use plan for the property.*

**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.

**Policy 2.3:**

Maintain a favorable social and cultural climate in the City in order to enhance its attractiveness as a firm location.

*The project will provide net benefits to the community by expanding services to local residents who may not be able to travel to another neighborhood for their medical needs; and provide a convenience to patients within the Noe Valley area. The clinic will add to the employment base by providing construction jobs as well as up to 4-5 new medical employee positions at the clinic.*

*The addition of an urgent care clinic to the neighborhood would provide a necessary service to the nearby residents as well as activate an existing vacant commercial space.*

**OBJECTIVE 3:**

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

**Policy 3.1:**

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

**Policy 3.2:**

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

*GoHealth employees are typically recruited and hired from the surrounding area.*

## Priority General Plan Policies Findings

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

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

GoHealth Urgent Care is proud to partner with local communities in programs that provide benefit to new and future relationships. We recruit local and hire local.

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

Each city and neighborhood has its own culture and feel. Festivals, events, round tables and physical fitness campaigns. GoHealth actively seek ways to better those residents and families.

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

The proposed clinic will preserve and enhance affordable housing by providing affordable medical care.

GoHealth's core values reflect that all people should have access to affordable, high-quality medical care.

For this reason, GoHealth accepts most major medical insurances and has affordable self-pay rates for those without health insurance to ensure that all people are able to access the highest level of medical care.

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

The Project Site is well served by public transit. Several MUNI lines run near the Site. Transit lines serving the Site area include the J-Church, 48-Quintara, and 24-Divisadero. There are on-street metered parking spaces. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate area or Citywide.

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

The proposed space has been vacant for over 1 year since the building has been open for operation. The proposed project will not cause displacement, it will activate an existing vacant commercial space. The addition of a medical services establishment will provide desirable services and employment opportunities to individuals who live in, work in, or visit the neighborhood.

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

GoHealth has education programs for their employees and has an education program to educate the public for preparedness to protect against any unknown circumstances that may arise in an earthquake event.

7. That landmarks and historic buildings be preserved; and

The proposed location for the new GoHealth clinic is within an existing building that was built in 2015. Landmarks and historic buildings will not be affected by this new clinic.

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

The proposed location for the new GoHealth clinic is within an existing building. Therefore, parks and open spaces access to sunlight and vistas will not be affected by development.

## Estimated Construction Costs

TYPE OF APPLICATION: <b>Conditional Use</b>	
OCCUPANCY CLASSIFICATION: <b>B-Business</b>	
BUILDING TYPE: <b>1-A</b>	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:  <b>2,020</b>	BY PROPOSED USES: <b>Medical Services</b>
ESTIMATED CONSTRUCTION COST: <b>\$430,000</b>	
ESTIMATE PREPARED BY: <b>Young Wong</b>	
FEE ESTABLISHED:	

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

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

Date: 6/29/16

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

Young Wong

Owner / Authorized Agent (circle one)

# Application Submittal Checklist

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

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

## NOTES:

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

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

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

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

For Department Use Only

Application received by Planning Department:

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

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



**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

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

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

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

**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**  
*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*

Brian Kendall  
110 Steiner Street  
San Francisco CA 94117

June 22<sup>nd</sup>, 2016

SF Planning/Building  
1660 Mission Street  
San Francisco CA 94103

Dear SF Planning/Building Department:

I am authorizing Young Wong and his firm MCG Architecture as the authorizing agent for the CUP for GoHealth for my property located at 3820 24<sup>th</sup> Street, #101, San Francisco CA 94114.

Regards,

A handwritten signature in black ink that reads "Brian Kendall". The signature is written in a cursive, flowing style.

Brian Kendall  
3820 24<sup>th</sup> Street, LLC  
415-552-1145



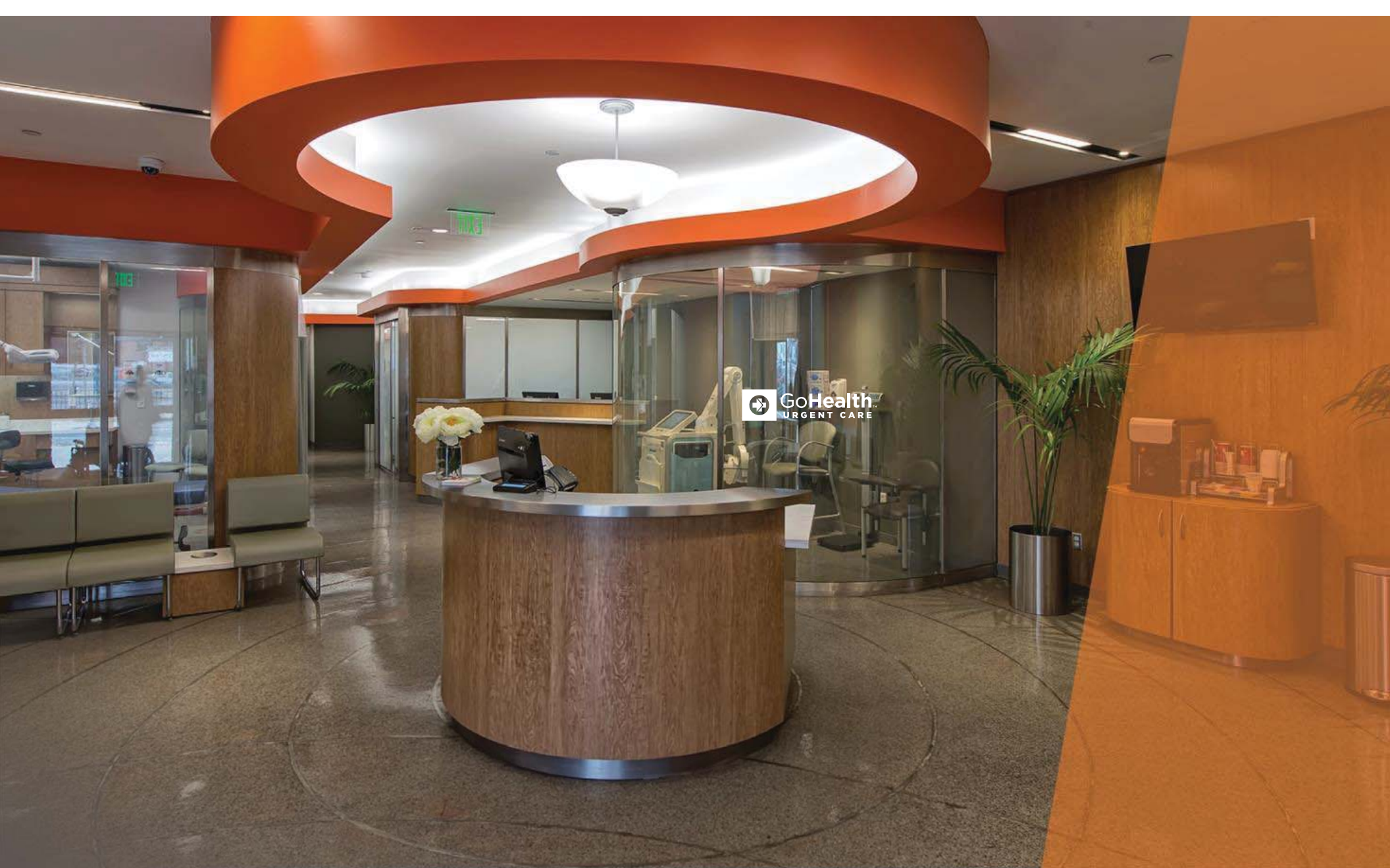


Between the hours of 8:00AM to 8:00PM Mondays through Fridays and 9:00AM to 5:00PM Sundays and Saturdays, GoHealth offers primary urgent medical care including: preventative medicine, urgent care, injury assessment and treatment, laboratory services, and x-rays. Additionally, GoHealth actively partners with the local community to offer educational programs such as CPR, flu clinics, and physicals.

Headquartered in Atlanta, GA, GoHealth has been in operation since 2013 with 47 clinics currently open in New York, California, Oregon, and Washington. GoHealth's first clinic opened in New York and has grown to 28 clinics with 6 more to open by the end of the year. California currently has 2 locations open with 5 more under construction and scheduled to open by the end of this year. Grouped together as the North West, Oregon and Washington have 17 open clinics with 2 more to open by the end of the year.

In San Francisco, approximately 55-75% of future employees will be San Francisco residents. GoHealth's proposed clinic at 3820 24<sup>th</sup> Street will have 3-5 employees in rotation with 2-3 in the clinic daily.

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 **GoHealth**  
URGENT CARE



# “Urgent care 2.0” combines the best of healthcare delivery with the best of retail

- **Award-winning “Smart Design”** centers with attractive, upscale look and feel, efficient footprint
- **Culture of care** focused on **effortless patient experience** – prioritizing world-class patient satisfaction, efficient door-to-door times and tech-enabled solutions
- **Seamless integration** with the broader continuum of care, enabling effortless referrals and follow-up care



# Award winning, patient-centric clinic design

## GoHealth centers won 2015 ICSC U.S. Design & Development Award

for outstanding achievement  
in retail store design – the  
premier design award for the  
retail industry.



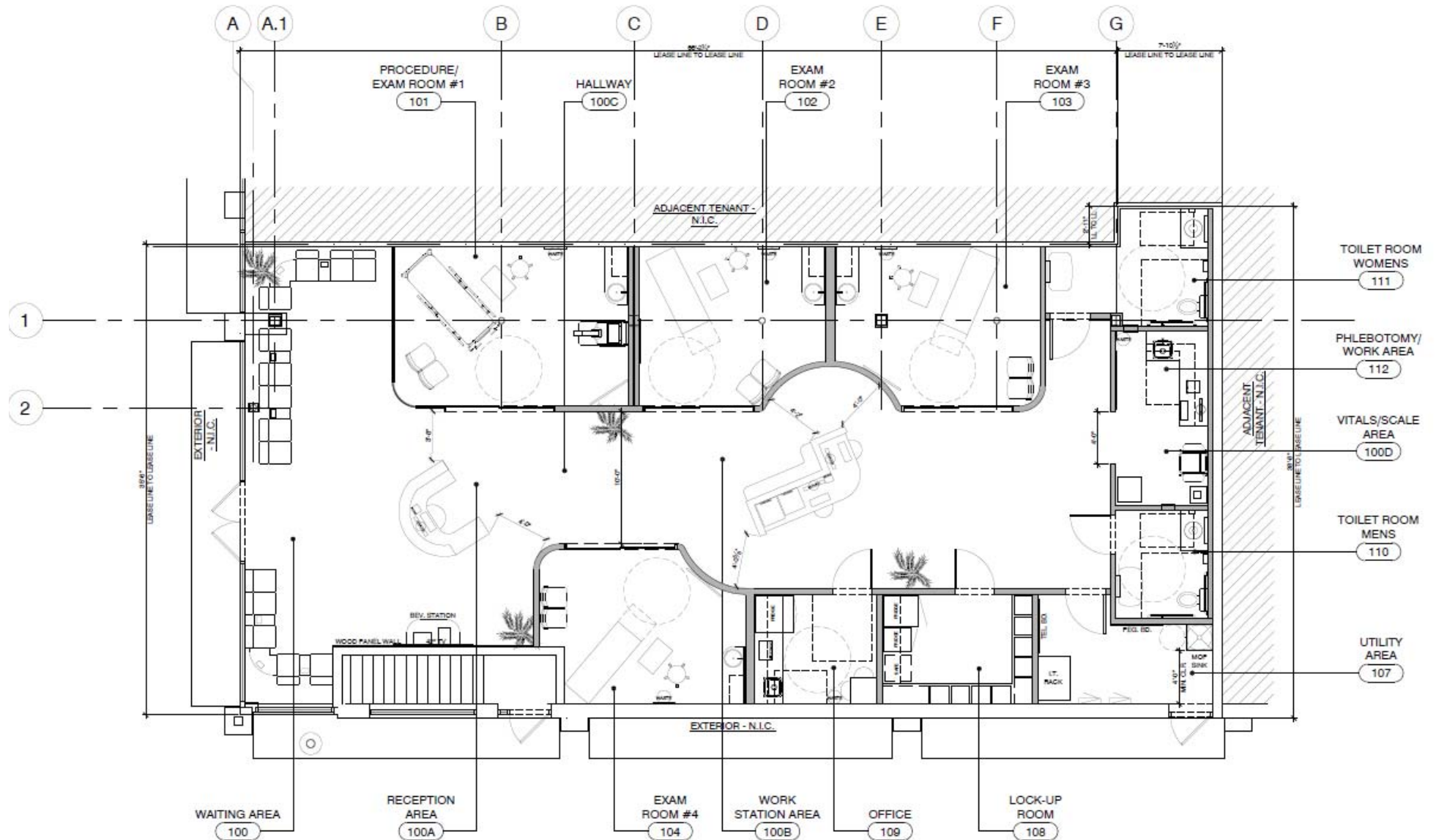
U.S. DESIGN &  
DEVELOPMENT AWARDS





# Plainview, NY

## (Option C)





Community partnership

# Community Impact

**GoHealth Urgent Care is proud to partner with local communities in programs that provide benefit to new and future relationships.**

- **Jobs** – We recruit local and hire local.
- **Access to Healthcare**- This means our provider culture and clinic experience put you first, and our measurement for success is getting you back to health as quickly as possible.
- **Community Education**- We partner with local schools and community organizations to address topics of relevance. Examples of programs include CPR and relevant health topics like flu, physicals and medication questions.
- **Get Involved**- Each city and neighborhood has its own culture and feel. Festivals, events, round tables and physical fitness campaigns. We actively seek ways to better those residents and families.





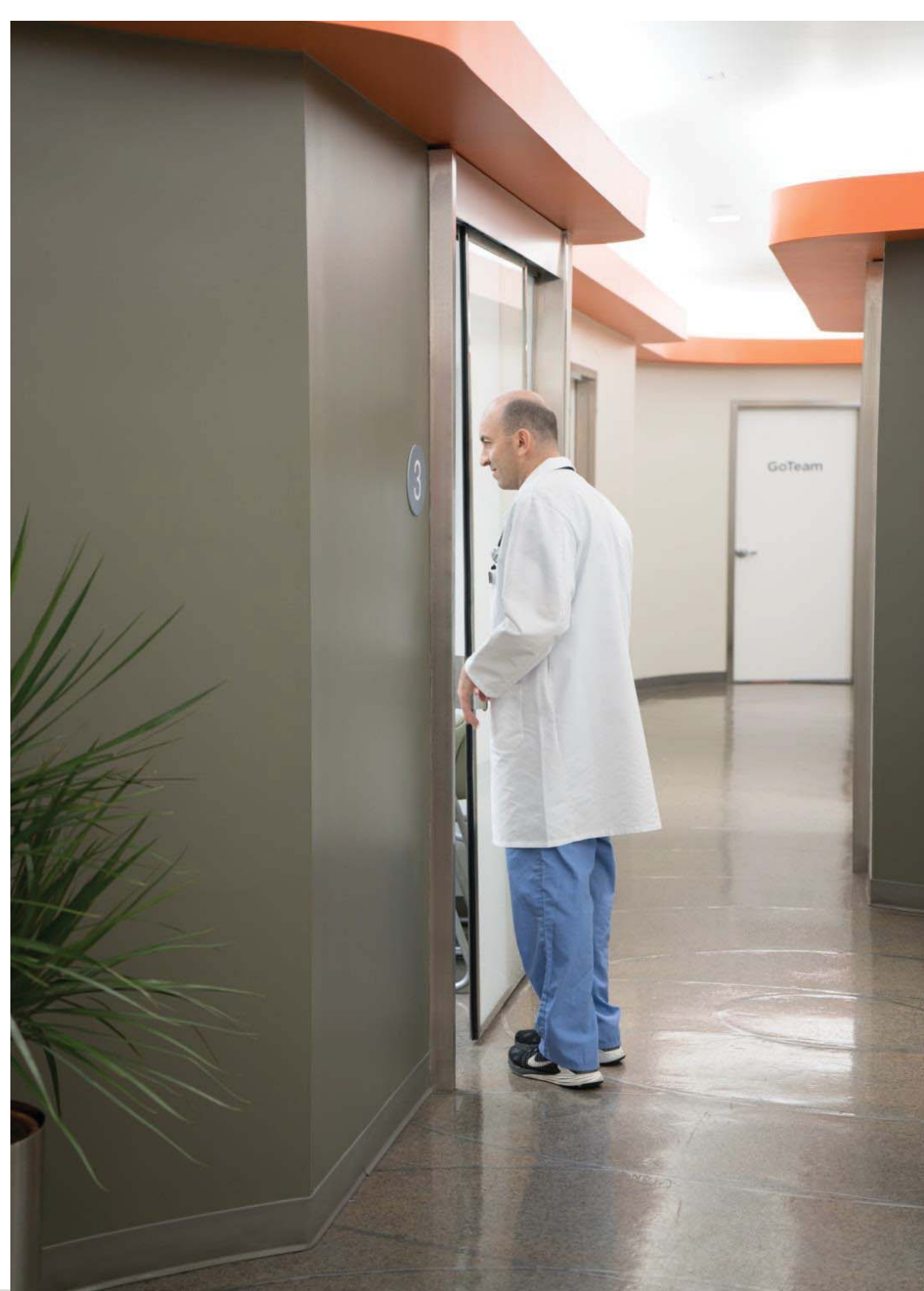


Insurance

# Insurance

**GoHealth's core values reflect that all people should have access to affordable, high-quality medical care.**

For this reason, GoHealth accepts most major medical insurances, including commercial insurance, Medicare, Medicaid, and workers' compensation. GoHealth has affordable self-pay rates for those without health insurance to ensure that all people are able to access the highest level of medical care.







## Services

# Laboratory Services

GoHealth Urgent Care has an on-site rapid lab offering immediate results for common illnesses. As part of Dignity Health Laboratory Services, we take care of your laboratory needs and provide results within 24-48 hours, all without leaving our center.

## RAPID LAB SERVICES

- Finger Stick Glucose
- Influenza
- Mononucleosis
- Pregnancy
- Strep
- Urinalysis
- Send Out Services
- Blood Work, including STD testing





# Sports

GoHealth Urgent Care is here for common sports related injuries and works to get you back to active, quickly and easily. We are a one-stop shop for sports related injuries offering onsite X-ray, lab services, injury assessment and treatment. If your condition requires additional care, we connect you to the right specialist in the Dignity Health network to get you the care you need.

## PREVENTATIVE

- Sports Physicals

## SPORTS CONDITIONS

- Athlete's Foot
- Dehydration
- Swimmers Ear

## SPORTS INJURIES

- Cuts, Bruises & Lacerations
- Overuse Injuries
- Sprains
- Stress Fractures
- Concussion Evaluation



# X-Ray Diagnostic Services

GoHealth Urgent Care offers on-site x-rays to quickly and effectively diagnose an illness or injury. X-rays are non-invasive and are used to investigate injuries, chronic coughs, stomach aches, and other illnesses - all with minimal radiation.

## X-RAY SERVICES

- Cervical
- Chest
- Extremities
- Foreign Body Detection  
(e.g. glass in wounds)
- Joints
- Lumbar Spine
- Thoracic Spine



# Preventative Medicine

At GoHealth Urgent Care, we offer simple preventative care services to help keep you active and at your best.

## PREVENTATIVE

- Blood Pressure Check
- Cholesterol Screenings

## VACCINATIONS

- Flu Shot
- Tetanus-Diphtheria
- Tuberculosis (TB) Testing



# Urgent Care

GoHealth Urgent Care is here for life's unexpected and immediate healthcare needs, providing care for everyday illnesses such as the common cold/flu, typical household accidents, and sports or work related injuries. We make healthcare simple with full service on-site care plus support to navigate the Dignity Health network.

## ILLNESS

- Allergies
- Asthma
- Bronchitis
- Common Cold
- Ear Aches
- Influenza
- Phenomena
- Rashes
- Sinus Infections
- Sore Throat, Strep
- Stomach Aches
- Urinary Tract Infections
- Viral Infections
- Tick and Insect Bites
- ...and more

## INJURY

- Aches, Pains
- Animal Bites
- Insect
- Burns and Abrasions
- Cuts and Lacerations
- Fractures
- Sprains
- ...and more







**GoHealth**<sup>™</sup>  
URGENT CARE

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VICKSBURG ST



CHURCH ST

PROPOSED SPACE

24TH STREET LOOKING NORTH

CHURCH ST



VICKSBURG ST

24TH STREET LOOKING SOUTH

DATE: JUNE 21, 2016  
MCG JOB #: 16149.10

DATE	REVISIONS

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NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

24TH STREET PHOTOGRAPHS

## URGENT CARE CLINIC - #303 24TH STREET

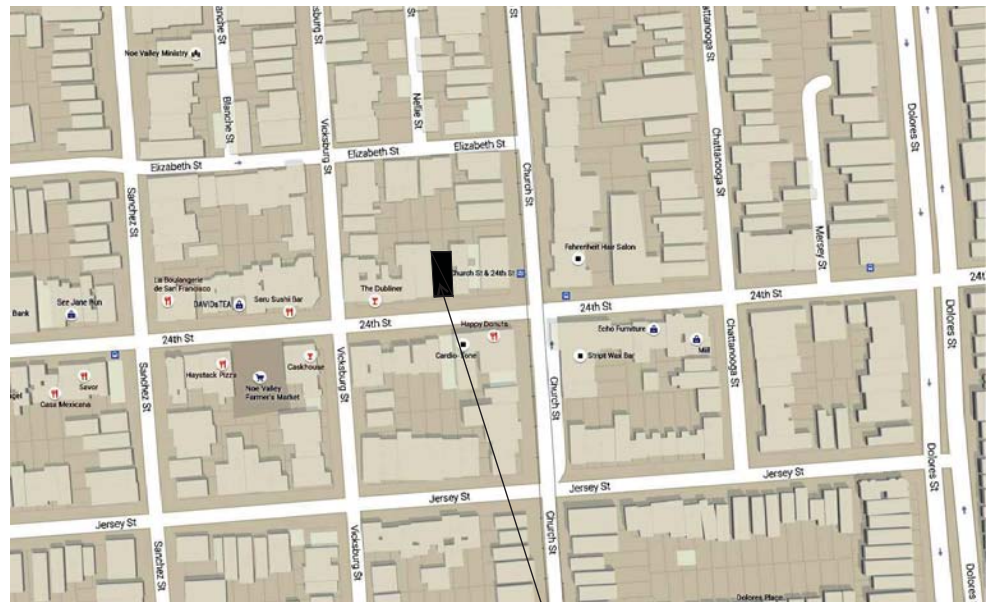
3820 24TH STREET  
SAN FRANCISCO, CA 94114

250 Sutter Street, Suite 500  
San Francisco, California 94108  
① 415.974.6002 ② 415.974.1556  
mcgarchitecture.com





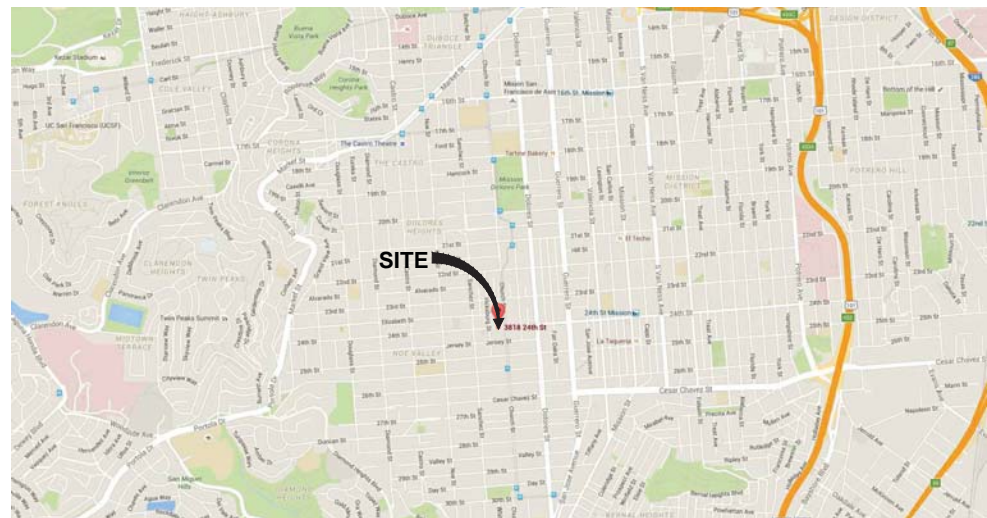
KEY PLAN



URGENT CARE CENTER #301  
3820 24TH STREET  
SAN FRANCISCO, CA 94114



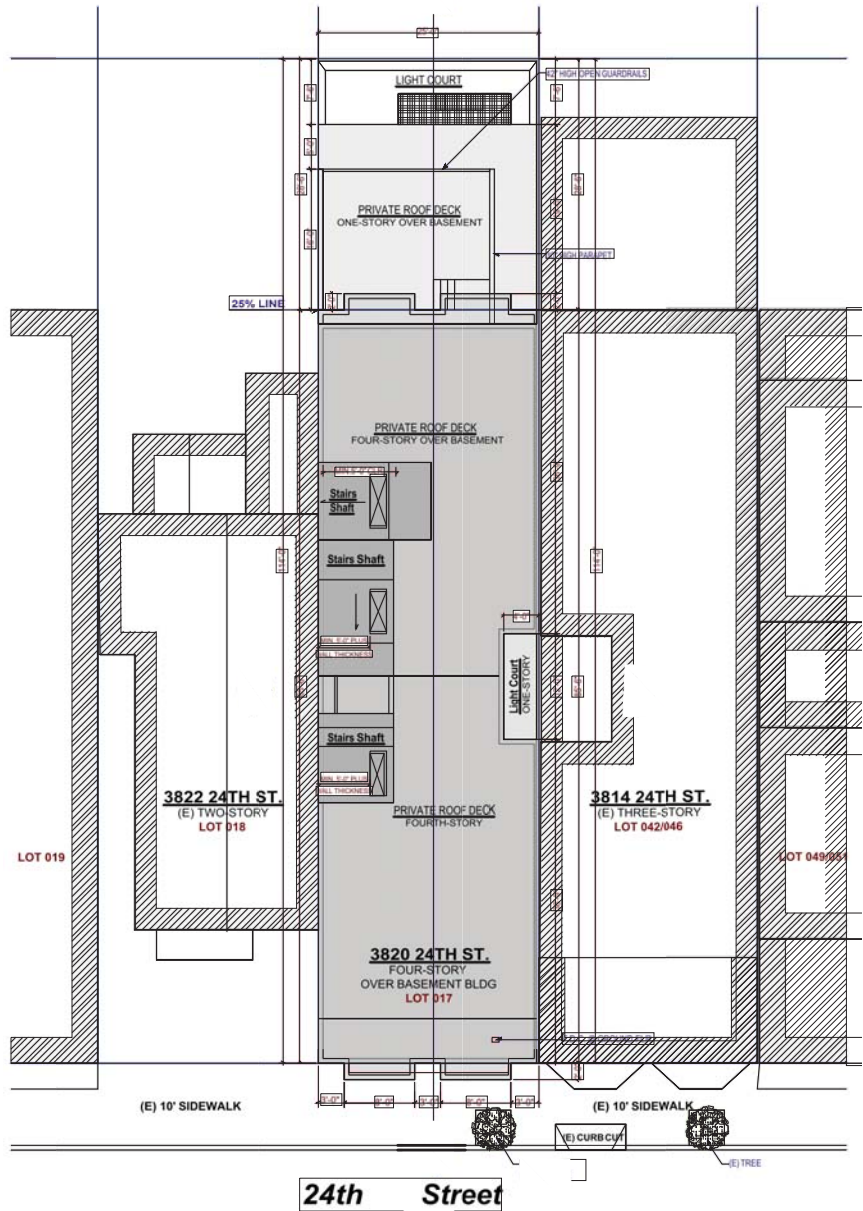
VICINITY MAP



SAN FRANCISCO, CALIFORNIA



SITE PLAN - FOR REFERENCE ONLY



Site Plan / Roof Plan

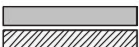
1/8" = 1'-0"

BLOCK & LOT: 3851-017

PROPERTY LINE:

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS BUILDING:



DRAWING INDEX

SHEET NAME					
TITLE SHEET					
EXISTING FLOOR PLAN					
PROPOSED FLOOR PLAN					
BUILDING SECTION - FOR REFERENCE ONLY					
EXTERIOR ELEVATIONS - FOR REFERENCE ONLY					

SCOPE OF WORK

- INTERIOR TENANT IMPROVEMENT OF EXISTING VACANT TENANT SPACE ON THE GROUND FLOOR WHICH INCLUDES:
1. NEW WALLS, AND DOORS FOR INTERIOR OFFICES AND ROOMS
  2. NEW SUSPENDED GYP. BD CEILING AND SOFFITS
  3. NEW RESTROOMS FOR MEN AND WOMEN
  4. NEW DUCTWORK LAYOUT FOR NEW HVAC UNIT
  5. NEW INTERIOR FINISHES
  6. NEW INTERIOR LIGHTING THROUGHOUT THE SPACE

URGENT CARE CLINIC - #303 NOE VALLEY



3820 24TH ST SUITE 101  
SAN FRANCISCO, CA 94114

250 Sutter Street, Suite 500  
San Francisco, California 94108  
☎ 415.974.6002 ☎ 415.974.1556  
mcgarchitecture.com



TITLE SHEET



mog architecture

① 415.874.0002 ② 415.874.1000  
200 Butler Street, Suite 500, San Francisco, CA 94108

Seal:

A Project for:

URGENT CARE  
TENANT IMPROVEMENT PROJECT  
CLINIC #303 - 24TH ST  
3820 24TH STREET SUITE 101  
SAN FRANCISCO, CA 94114

Client:  
DIGNITY - GO HEALTH  
URGENT CARE  
MANAGEMENT, LLC  
5555 GLENRIDGE CONNECTOR  
SUITE 700  
ATLANTA, GA 30342  
Phone 650.270.0595

No.	Description	Date
1	ISSUED FOR PERMIT	04-22-16

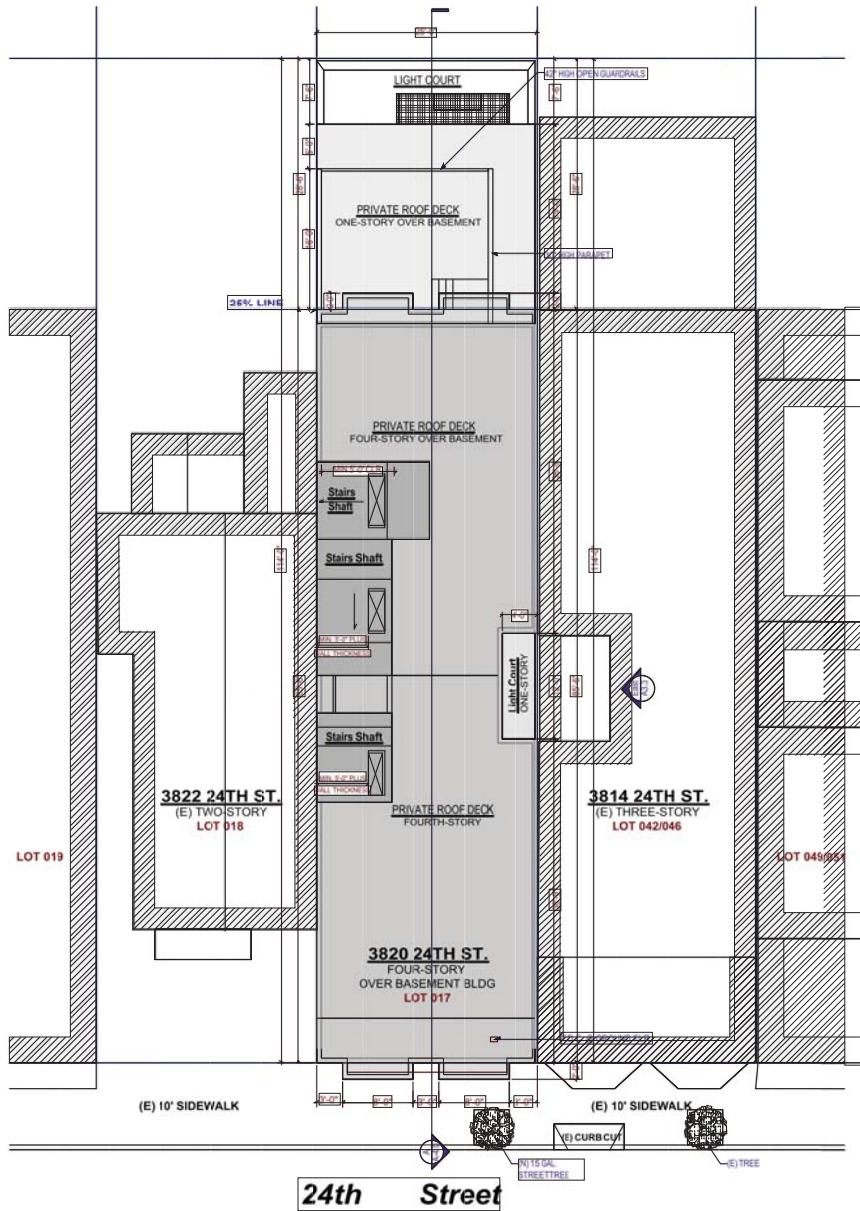
Project No.: 16.149.10  
Drawn By: AB  
Reviewed By: AB  
Scale: AS NOTED  
Date: 04-06-16  
Filename: --  
Sheet Title:

SITE PLAN  
FOR REFERENCE ONLY

Sheet #:

T3.0

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Site Plan / Roof Plan  
1/8" = 1'-0"

BLOCK & LOT: 3651-017

PROPERTY LINE

OUTLINE OF SUBJECT BUILDING:

OUTLINE OF NEIGHBORS BUILDING:



NOTE:  
TGC TO REMOVE ALL (E) FIXTURES.  
EQUIPMENT NOT SHOWN ON REMOVAL  
PLAN PER NEW SCOPE OF WORK ON A1.0

1. IF REQUIRED, PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). DESIGN FOR, PROVIDE AND PLACE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE. ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, OR INJURY.
2. CEASE OPERATIONS AND NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
3. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
4. REQUIRED DEMOLITION FOR CONNECTIONS TO EXISTING BUILDING AND ALL OTHER DEMOLITION SHOULD BE DONE IN AN ORDERLY AND CAREFUL MANNER TO AVOID EXCESSIVE REPAIR WORK. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS. PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.
5. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE LOCAL AND STATE REGULATIONS AND AUTHORITIES.
6. REPAIR EXCESSIVE DEMOLITION BEYOND THE SCOPE INDICATED ON THE DRAWINGS TO BUILD THE NEW WORK. REPAIR ADJACENT CONSTRUCTION AND SURFACES SOILED OR DAMAGED BY SELECTIVE DEMOLITION WORK. MATCH EXISTING MATERIAL, TEXTURE AND COLOR AS REQUIRED.
7. REMOVE DEMOLISHED MATERIALS, TOOLS, AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE ARCHITECT AND THE OWNER.
8. DO NOT BLOCK REQUIRED EXIT & ACCESSIBLE WAYS. ERECT BARRICADES, RAMPS AND TEMPORARY LIGHTING IF REQUIRED TO MAINTAIN EGRESS & ACCESSIBLE PATHS OF TRAVEL.
9. DO NOT ALLOW DEMOLISHED MATERIAL TO COLLECT AND CREATE A HAZARD. REMOVE FROM SITE ON A REGULAR BASIS, DAILY IF REQUIRED.
10. PROVIDE TEMPORARY WEATHER PROTECTION DURING CONSTRUCTION TO PREVENT WATER DAMAGE TO STRUCTURE AND INTERIOR OF BUILDING.
11. FOR REMOVAL/RELOCATION OF HVAC EQUIPMENT, DUCTWORK, ELECTRICAL AND PLUMBING LINES. SEE MECHANICAL/ELECTRICAL & PLUMBING DWGS.
12. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE HELD LIABLE IF ANY ASBESTOS OR OTHER HAZARDOUS MATERIALS ARE DISCOVERED DURING CONSTRUCTION. THE CONTRACTOR SHALL ISOLATE THE AFFECTED AREA AND CONTACT THE OWNER FOR FURTHER INSTRUCTIONS BEFORE PROCEEDING. GC TO REVIEW ASBESTOS REPORT FROM OWNER IF AVAILABLE.
13. THE ARCHITECT HAS NO KNOWLEDGE OF AND SHALL NOT BE LIABLE FOR ANY DAMAGES CAUSED BY THE EXISTING WATER LEAKAGES AND MOLDS IF ANY.
14. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
15. REMOVE ALL EXISTING FIXTURES, EQUIPMENT, STANDARDS AND/OR BRACKETS, VALANCE LIGHTS/LAMPS (U.O.N.) PER NEW SCOPE OF WORK, TYP.
16. REMOVE FROM WALLS, FLOORS, & COLUMNS ANY MATERIALS OR FINISHES IN CONFLICT WITH SCHEDULED NEW FINISHES. PATCH/REPAIR AS REQUIRED TO RECEIVE (N) FINISH MATERIAL.
17. VERIFY ALL DIMENSIONS IN FIELD.
18. ALL EXISTING FLOOR UNDERLAYMENT PREPARATION TO BE REMOVED. CLEAN AND PREPARE FLOOR FOR NEW UNDERLAYMENT.
19. GENERAL CONTRACTOR SHALL MAINTAIN BUILDING SECURITY, FIRE ALARM & FIRE PROTECTION AT ALL TIMES.
20. ALTER OR DEMOLISH (E) FINISHES, FIXTURES, FRAMING OR SYSTEMS SHOWN AND NOT SHOWN ON DEMO PLAN AS REQUIRED TO ACCOMMODATE (N) WORK. SCOPE SPECIFIED THROUGHOUT AS NOTED OR REQUIRED, TYP.
21. AT ALL AREAS RECEIVING (N) FINISHES, PREPARE SURFACE, VERIFY WITH SITE SURVEY TO DETERMINE SPECIAL CONDITIONS AND SPECIAL CIRCUMSTANCES REQUIRING SURFACE PREPARATION, TYP.
22. GENERAL CONTRACTOR TO COORDINATE WITH FIRE SPRINKLER CONTRACTOR FOR SPRINKLER ALTERATIONS.
23. REFER TO STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION NOTES AND COORDINATION OF DEMOLITION WORK, TYP.

415.874.0002 415.874.1000  
200 Butler Street, Suite 500, San Francisco, CA 94110

Seal:

A Project for:

URGENT CARE  
TENANT IMPROVEMENT PROJECT  
CLINIC #303 - 24TH ST  
3820 24TH STREET SUITE 101  
SAN FRANCISCO, CA 94114

DEMOLITION NOTES		SCALE	5
NONE			
---	LEASE LINE		
---	(E) STRUCTURE TO REMAIN, U.N.O.		
---	(E) STRUCTURE/ ELEMENT TO BE REMOVED AT FLOOR AND CEILING LEVELS.		
	ADJACENT TENANT SPACE - N.I.C.		
	FLOOR TRENCHING		
X X	KEYNOTE		

LEGEND		SCALE	2
1/4" = 1' - 0"			

- 1 STOREFRONT  
1A (E) STOREFRONT TO REMAIN. PATCH AND REPAIR AS REQD. COORDINATE WITH LANDLORD REPRESENTATIVE.  
1B NOT USED  
1C NOT USED  
1D PREPARE EXTERIOR FACADE FOR NEW EXTERIOR SIGNAGE. PATCH AND REPAIR AFFECTED AREAS TO MATCH EXISTING AS REQD. COORD. W/ SIGN VENDOR & CPM.  
1E NOT USED  
1F NOT USED  
1G NOT USED
- 2 STRUCTURAL  
2A ALL (E) COLUMNS TO REMAIN U.N.O. GC TO VIF. CONTACT THE ARCHITECT AND OWNER IF ANY (E) STRUCTURAL COLUMNS OR BEAMS ARE AFFECTED BY DEMOLITION WORK. REMOVE, PATCH OR REPAIR (E) COLUMN COVERS FINISHES AS REQD. PREPARE (E) COLUMNS FOR NEW FINISH. SEE FLOOR PLAN, SHEET A1.1.
- 3 FLOOR  
3A (E) CONCRETE SLAB (V.I.F.), TGC TO PREPARE FLOOR FOR NEW FLOOR FINISH.  
3B REMOVE PORTION OF (E) FLOOR AS REQUIRED TO INSTALL (N) ELEC. CONDUIT & PLUMBING LINES. THE GC SHALL FIELD VERIFY & COORDINATE SAVING DIMENSIONS & REFER TO ELECTRICAL/PLUMBING DWGS FOR ADDITIONAL REQUIREMENTS. PREPARE (E) FLOOR TO ACCOMMODATE (N) FINISHES. COORD. W/ CPM & LL PRIOR TO PROCEEDING. DO NOT CUT INTO STRUCTURAL FLOOR FRAMING MEMBERS. PATCH AND REPAIR SUBFLOOR DRILLING OR CUTTING.  
3C IF APPLICABLE WHERE (E) SLAB IS PARTIALLY REMOVED, GC TO REPAIR CRUSHED ROCK, VAPOR RETARDER & ADJACENT CONCRETE SLAB THAT IS DAMAGED TO MATCH ADJACENT CONDITIONS.  
3D NOT USED  
3E NOT USED  
3F PREPARE (E) FLOOR FOR (N) RESTROOMS AND (N) MOP SINK  
3G NOT USED
- 4 FIXTURES  
4A NOT USED
- 5 WALLS/DOORS  
5A (E) DEMISING / PERIMETER WALL TO REMAIN. PROTECT DURING DEMOLITION. REPLACE GYP. BD. AS REQD. PREPARE WALL TO ACCEPT NEW FINISH.  
5B NOT USED  
5C NOT USED  
5D (E) DOOR(S) TO REMAIN IF IN GOOD CONDITION. PATCH AND REPAIR AS REQD OR REPLACE WITH NEW. SEE DOOR SCHEDULE FOR NEW HARDWARE.  
5E (E) PILASTER/COLUMN FURRING. PREPARE TO ACCEPT LEVEL 5 NEW FURRING OR FINISH.
- 6 RCP  
6A NOT USED  
6B (E) SPRINKLER HEADS/SYSTEM TO REMAIN. MODIFY AS REQUIRED UNDER SEPARATE PERMIT. SEE SUBCONTRACTOR'S FIRE SPRINKLER DWGS.  
6C NOT USED
- 7 HVAC  
7A NOT USED  
7B NOT USED
- 8 ELECTRICAL  
8A NOT USED  
8B NOT USED  
8C PREPARE FOR NEW ELECTRICAL EQPM. - SEE ELEC. DWGS. FOR SCOPE OF WORK
- 9 PLUMBING  
9A NOT USED  
9B NOT USED  
9C NOT USED

Client:  
DIGNITY - GO HEALTH  
URGENT CARE  
MANAGEMENT, LLC  
5555 GLENRIDGE CONNECTOR  
SUITE 700  
ATLANTA, GA 30342  
Phone 650.270.0595

No.	Description	Date
ISSUED FOR PERMIT		04-22-16

Project No.: 16,149.10  
Drawn By: AB  
Reviewed By: AB  
Scale: AS NOTED  
Date: 04-06-16  
Filename: --  
Sheet Title:

DEMOLITION PLAN

Sheet #:

D1.0

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DEMOLITION PLAN SCALE 1/4" = 1' - 0" 6

KEYED NOTES SCALE 1/4" = 1' - 0" 1



A Project for:

5555 GLENRIDGE CONNECTOR  
SUITE 700  
ATLANTA, GA 30342  
Phone 650.270.0595

Project No.:	16.149.1
Drawn By:	A
Reviewed By:	A
Scale:	AS NOTE
Date:	04-06-1
Filename:	
Sheet Title:	

Sheet #

# A1.1

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1 **STOREFRONT**  
1A NEW SIGNAGE. SEE ELECTRICAL FOR POWER REQUIREMENTS.

1B (E) STOREFRONT SYSTEM TO REMAIN - CLEAN, REMOVE FILMS & REPAIR ANY DAMAGE. CLEAN STOREFRONT FRAME OF DIRT, OLD PAINT, ETC.. RE-CAULK STOREFRONT SEALANT WHERE DETERIORATING, TYP.

1C ACCESSIBLE THRESHOLD PER DETAIL 9/12.0. VERIFY COMPLIANCE, IF NOT REPLACE.

2 (E) CONCRETE SIDEWALK

2 **STRUCTURAL**

2A (E) COLUMN. VERIFY TYPE & SIZE OF ALL COLUMNS. SEE ELEVATIONS FOR PAINT INFO

3 **FLOOR**

3A PATCH AND REPAIR FLOOR TRENCHING. ALIGN FLUSH WITH (E) ADJACENT SURFACES. PREPARE SURFACE FOR INSTALLATION OF (N) FINISH. SEE ELEC. AND PLBG. DRAWINGS.

4 **FIXTURES**

4A SEE FIXTURE PLAN A1.4 FOR ADDITIONAL INFO, TYP.

5 **WALLS/DOORS**

5A T.G.C. TO V.I.F. HEIGHT OF (E) GYP. BD. ABOVE (E) CLNG TO BE REMOVED & PROVIDE (N) GYP BD TO B.O. DECK AS REQUIRED - ALIGN FLUSH WITH (E) ADJACENT SURFACES. PREPARE SURFACE FOR INSTALLATION OF NEW FINISH, TYPICAL

5B PREPARE EXISTING DOOR FOR NEW HARDWARE. SEE DOOR SCHEDULE.

5C NOT USED

5D NOT USED

5E (E) DEMISING/PERIMETER WALL SHOWN BY LT. L. T.G.C. TO V.I.F FOR EXACT LOCATION PRIOR TO CONSTRUCTION.

5F CONFIRM W/ CPM IF NEW FURRED OUT WALL IS REQUIRED ALONG DEMISING/PERIMETER WALL IN EXAM ROOMS.

6 **ELECTRICAL**

6A COORD. LOCATION OF (N) ELEC. EOP. W/ ELEC. DWGS.

6B COORD. LOCATION OF FLOOR W/ WALL MOUNTED ELEC. OUTLETS WITH ELEC. DWGS.

6C COORD. LOCATION OF (N) TEL. BD. W/ ELEC. DWGS. NOTIFY CPM OF DISCREPANCIES.

7 **PLUMBING**

7A (N) WATER HEATERS. SEE PLBG. DRAWINGS.

7B (N) MOP SINK. SEE PLBG. DWGS. CONFIRM EXACT LOCATION W/ ARCHITECT.

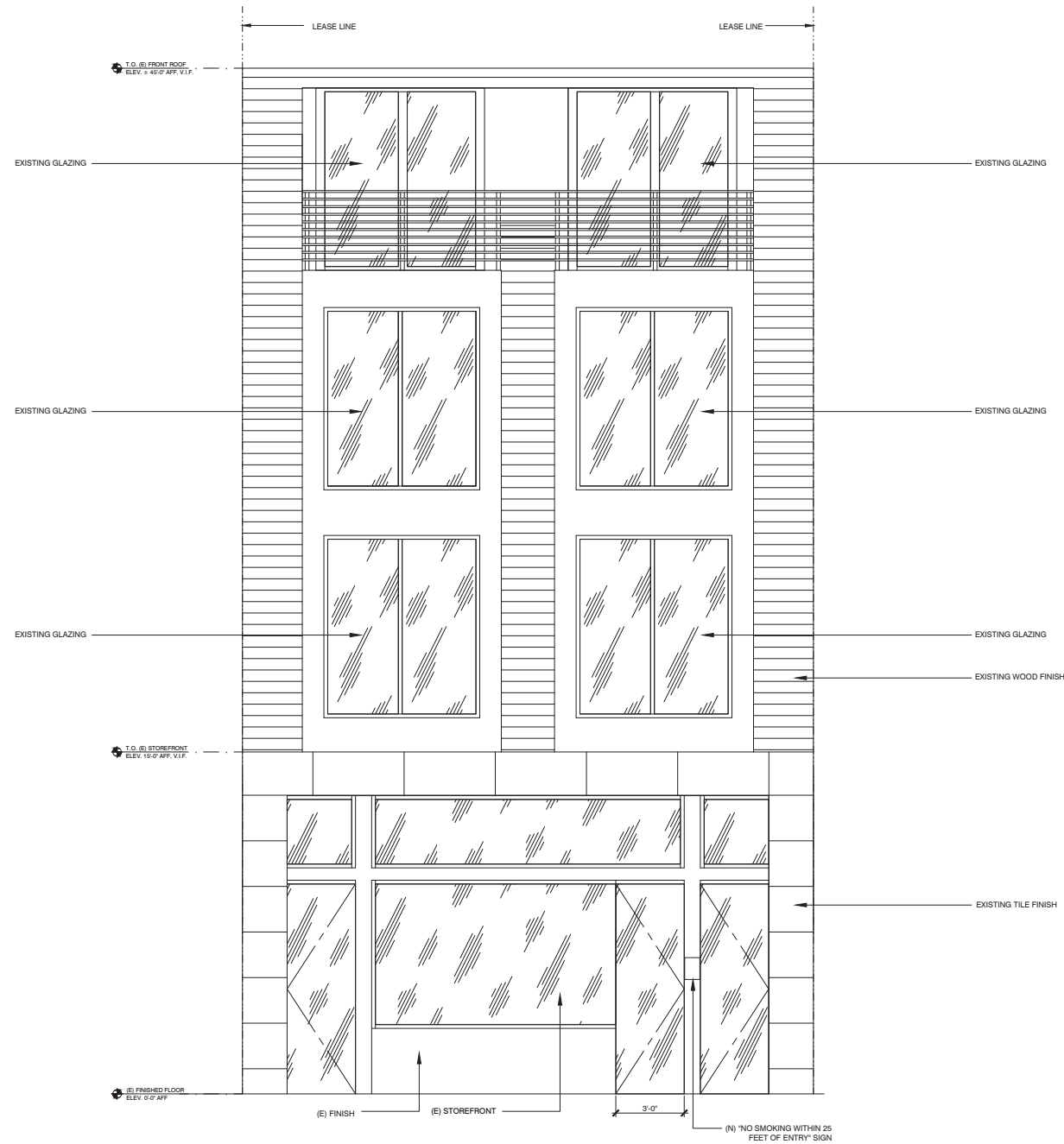
7C (N) PLUMBING FIXTURES. SEE ACCESSIBILITY DETAILS, ENLARGED PLANS & PLBG. DWGS.

7D NOT USED



FLOOR PLAN	SCALE	6
	1/4" = 1' - 0"	

KEYNOTES	SCALE	1
	-	



FOR REFERENCE ONLY  
SIGNAGE UNDER SEPARATE PERMIT

GENERAL NOTE: G.C. TO CLEAN  
EXTERIOR FINISHES THOROUGHLY  
OF DIRT, GRIME AND UNSIGHTLY  
MARKS, AND REPAIR ANY DAMAGED  
AREA ON EXTERIOR ELEVATION.

A Project for:

URGENT CARE  
TENANT IMPROVEMENT PROJECT  
CLINIC #303 - 24TH ST  
3820 24TH STREET SUITE 101  
SAN FRANCISCO, CA 94114

Client:  
DIGNITY - GO HEALTH  
URGENT CARE  
MANAGEMENT, LLC  
5555 GLENRIDGE CONNECTOR  
SUITE 700  
ATLANTA, GA 30342  
Phone 650.270.0595

STOREFRONT ENTRY  
ELEVATION  
SCALE  
3/8" = 1' - 0"

2

No.	Description	Date
1	ISSUED FOR PERMIT	04-22-16

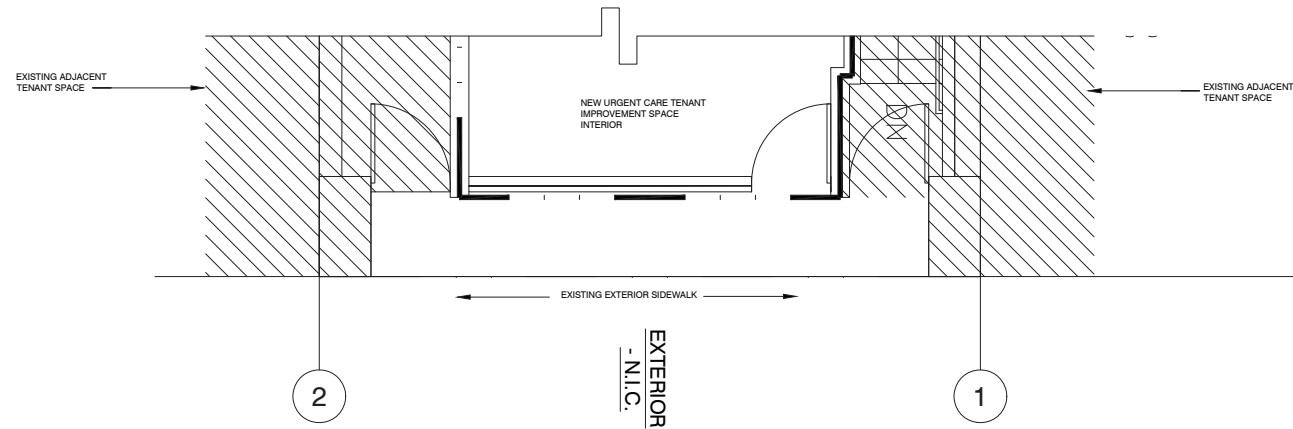
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Drawn By: AB  
Reviewed By: AB  
Scale: AS NOTED  
Date: 04-06-16  
Filename: --  
Sheet Title:

EXTERIOR  
ENTRY ELEVATION  
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Sheet #:

A4.0

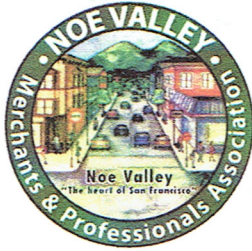
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STOREFRONT ENTRY  
PLAN  
SCALE  
3/8" = 1' - 0"

1





NOE VALLEY  
MERCHANTS & PROFESSIONALS  
ASSOCIATION, INC

*A Nonprofit Corporation*

P.O. Box 460574

San Francisco, CA 94146

[www.noevalleymerchants.com](http://www.noevalleymerchants.com)

August 4, 2016

San Francisco Planning Department  
1650 Mission Street  
San Francisco, CA 94103

Re: Dignity-Go Health Urgent Care

Dear Planning Commissioner:

I am the president of the Noe Valley Merchants and Professionals Association. On July 27<sup>th</sup> at the monthly meeting of the Noe Valley Merchants and Professionals Association Board of Directors, Ryan Dougherty, Director of Real Estate & New Market Development made a presentation concerning their occupancy at 3818 - 24<sup>th</sup> Street along the 24<sup>th</sup> street commercial corridor.

They were wholeheartedly received as a very necessary service for the community. It became extremely obvious that their service of urgent care requires a ground floor occupancy.

It was moved and seconded that the Noe Valley Merchants and Professionals Association goes on record of supporting their occupancy along the 24<sup>th</sup> street commercial corridor and that their application for a conditional use permit be granted. After a full and energetic discussion the motion was approved by our Board of Directors.

We as a community request that the conditional use permit be fully granted, making our neighborhood a more safe, healthy, and responsive community for all.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bob Roddick", is written over the "Sincerely," and extends down into the typed name below.

Bob Roddick, President  
Noe Valley Merchants and Professionals Association  
pcc: Ryan Dougherty  
Director of Real Estate & New Market Development  
[Ryan.dougherty@gohealthuc.com](mailto:Ryan.dougherty@gohealthuc.com)

Name	Address	Phone Number	Email
YOUNG WONG	1496 DOLORES ST	415-285-8295	Youngton7@SBCglobal.net
Dan Boyle	558 Douglass St	415-741-5736	boyledc@gmail.com
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