



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: 01/10/2019

*Record No.:* **2018-001936CUA**  
*Project Address:* **799 VAN NESS AVENUE AND 811 EDDY STREET**  
*Zoning:* **RC-4 (Residential, Commercial – High Density)**  
**130-V Height and Bulk District**  
**Van Ness Automotive Special Use District**  
*Block/Lot:* **0743/001**  
*Project Sponsor:* **Ashok Vanmali**  
**Gruen Associates**  
**6330 San Vicente Boulevard, #200**  
**Los Angeles, CA 90048**  
*Property Owner:* **Hemas LLC**  
**1675 Howard Street**  
**San Francisco, CA 94103**  
*Staff Contact:* **Matthew Dito – (415) 575-9164**  
**[matthew.dito@sfgov.org](mailto:matthew.dito@sfgov.org)**  
*Recommendation:* **Approval with Conditions**

1650 Mission St.  
Suite 400  
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### PROJECT DESCRIPTION

The Project proposes the establishment of a Gym use, with the business name to be determined, in an existing, approximately 40,000 square foot tenant space that is currently occupied by an Automotive Sales and Service use (d.b.a. Mini Cooper USA). Extensive interior remodeling is proposed, with only signage alterations proposed on the exterior of the building.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 209.3 and 303 to establish a Retail Sales and Service (Gym) use on the second floor.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has not received any public comments on the Project.
- **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must

achieve a target of 13 points. The Project will achieve its required 13 points through the following TDM measures:

- Parking Supply (Option K)
  - Bicycle Parking (Option A)
  - Multimodal Wayfinding Signage
- **Removal of Roll-Up Garage Doors on Eddy and Larch Streets.** The Project proposes to retain two roll-up garage doors on Eddy Street. The proposed Gym use does not utilize the garage doors, making their retention unnecessary. The Department recommends the removal of the garage doors, and installation of a new entrance/exit, or windows, to increase transparency along Eddy Street. Additionally, there are two roll-up garage doors on the Larch Street façade, one of which will be used for off-street loading. The second will not be used, and the Department recommends the removal to increase transparency along Larch Street.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will provide a new Retail Sales and Service use in an existing commercial building, minimizing the impact to the surrounding neighborhood. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

Draft Motion – Conditional Use Authorization  
Exhibit A – Conditions of Approval  
Exhibit B – Plans  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit F - Project Sponsor Submittal



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: JANUARY 10, 2019

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

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[matthew.dito@sfgov.org](mailto:matthew.dito@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 209.3 AND 303 TO ALLOW THE ESTABLISHMENT OF A RETAIL SALES AND SERVICE USE ON THE SECOND FLOOR AT 799 VAN NESS AVENUE (ALSO KNOWN AS 811 EDDY STREET), LOT 001 IN ASSESSOR'S BLOCK 0743, WITHIN AN RC-4 (RESIDENTIAL, COMMERCIAL – HIGH DENSITY) ZONING DISTRICT AND A 130-V HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On July 10, 2018, Ashok Vanmali of Gruen Associates (hereinafter "Project Sponsor") filed Application No. 2018-001936CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to establish a Retail Sales and Service Gym use at the property known as 799 Van Ness Avenue and 811 Eddy Street (hereinafter "Project"), Lot 001 within Assessor's Block 0743 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-001936CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On January 10, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-001936CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 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 Authorization as requested in Application No. 2018-001936CUA, 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. **Project Description.** The Project proposes the establishment of a Gym use, with the business name to be determined, in an existing, approximately 40,000 square foot tenant space that is currently occupied by an Automotive Sales and Service use (d.b.a. Mini Cooper USA). Extensive interior remodeling is proposed, with only signage alterations proposed on the exterior of the building.
3. **Site Description and Present Use.** The Project Site is located on the west side of Van Ness Avenue between Larch and Eddy Streets, Lot 001 within Assessor's Block 0743. The Project Site is located within an RC-4 Zoning District and a 130-V Height and Bulk District, as well as the Van Ness Automotive Special Use District. The property is developed as a two-story over basement commercial building with one tenant space. The Project space is currently occupied by an Automotive Sales and Service use (d.b.a. Mini Cooper USA). The subject parcel has a 120 feet of frontage on Van Ness Avenue, and is 125 feet deep, for a total lot area of 15,000 square feet. The subject parcel was constructed in 1917 and is considered a Category-A Historical Resource under CEQA.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within an RC-4 Zoning District in the Downtown and Civic Center neighborhood. The RC-4 Zoning District is characterized by a mixture of high-density residential buildings with supporting commercial uses, typically on the ground floor or below, that meet the frequent needs of residents and do not generate significant vehicular traffic. Additionally, the Project Site is located within the Van Ness Automotive Special Use District ("SUD"). The Van Ness Automotive SUD permits any Automotive use as a principal use, if connected to the sale of new or used automobiles. It does not provide any regulations for the retention of such Automotive uses.
5. **Public Outreach and Comments.** The Department has not received any public comment on the Project.



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

- A. **Gym Use on the Second Floor.** Pursuant to Planning Code Section 209.3, Retail Sales and Service uses are principally permitted on the first floor and below, and require Conditional Use Authorization on the second floor or above.

*The Project proposes a change of land use category from Automotive to Retail on all floors. Therefore, Conditional Use Authorization is required on the second floor for the Gym use.*

- B. **Use Size.** Planning Code Section 209.3 permits non-residential uses in the RC-4 Zoning District if less than 6,000 square feet. If the use is between 6,000 square feet and 120,000 square feet, Conditional Use Authorization is required. Uses larger than 120,000 square feet are not permitted.

*While the Project proposes a non-residential use of approximately 40,000 square feet, no increase in use size is proposed from the existing Automotive use. Therefore, in regards to use size, the Project is considered a continuation of an existing permitted Conditional Use, pursuant to Planning Code Sections 178(a)(2) and 178(b). No such authorization is required for use size in conjunction with the proposed Gym use.*

- C. **Street Frontage in Residential-Commercial Districts.** Section 145.1 of the Planning Code requires that within RC 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 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 first 25 feet of building depth along the frontage are proposed for Retail Sales and Service use, which is considered an active use. The windows shall be clear and unobstructed. Signs will be required to have a sign permit and comply with the requires of Article 6 of the Planning Code.*

*The Project proposes no alterations to Eddy Street frontage, including the retention of two roll-up garage doors that would not be used by the Gym use. In order to increase transparency, the*

*Department recommends the roll-up doors be converted into windows, similar to the style seen along the rest of the property's exterior. Additionally, the Project proposes no alterations to the Larch Street frontage, including the retention of two roll-up garage doors, only one of which would be used by the Gym use, for off-street loading. The Department recommends the removal of the inactive roll-up door in order to increase transparency.*

- D. **Accessory Restaurant Use on Second Floor.** The Project proposes a dining lounge on the second floor, which would operate as a full-service restaurant, accessory to the Gym use. The dining lounge would offer alcoholic beverages in addition to food. Access is semi-public, open to non-members of the gym if they are accompanied by a member.

*The Planning Code permits Restaurants as an accessory use in an RC-4 Zoning District, provided that the accessory Restaurant use occupies less than one-third of the total floor area.*

- E. **Hours of Operation.** Planning Code Section 209.3 does not regulate hours of operation in RC Zoning Districts; therefore, operation is permitted 24 hours a day.

*The proposed hours of operation for the Gym use are 5:00 a.m. to 12:00 a.m. the following day, seven days a week.*

- F. **Off-Street Freight Loading.** Planning Section 152 of the Planning Code requires one off-street freight loading space for Retail Sales and Service uses with an occupied floor area between 10,001 and 60,000 square feet.

*The Project includes approximately 40,000 square feet of occupied floor area; thus, the Project requires a minimum of one off-street freight loading space. The Project is proposing one off-street loading space along Larch Street.*

- G. **Transportation Demand Management (TDM) Plan.** Pursuant to Planning Code Section 169 and the TDM Program Standards, the Project shall finalize a TDM Plan prior Planning Department approval of the first Building Permit or Site Permit. As currently proposed, the Project must achieve a target of 13 points.

*The Project submitted a completed Environmental Evaluation Application after January 1, 2018. Therefore, the Project must achieve 100% of the point target established in the TDM Program Standards. As currently proposed, the Project will achieve its required 13 points through the following TDM measures:*

- *Parking Supply (Option K)*
- *Bicycle Parking (Option A)*
- *Multimodal Wayfinding Signage*

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 Gym use will occupy an existing building, with no expansion in size. Although the proposed use will be an intensification in comparison to the existing Automotive Sales use, the increased foot traffic generated will provide a development that is desirable and compatible with the neighborhood. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood.*

- 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:

- (1) Nature of 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 and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.*

- (2) 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 for any non-residential use in the RC-4 Zoning District, and none is being provided. The proposed Gym use is a neighborhood-serving use, designed to meet the needs of the immediate neighborhood. It should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

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

*The Project will not generate significant noise, glare, dust, or odor; although extra attention will still be given to the acoustic separation between the building and the street. The operators shall ensure that noise be kept to a minimum, particularly in the early morning hours operation.*

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

*The Project will not alter the site's landscaping, open space, or lighting. Any new signage would be reviewed for compliance with the Planning Code.*

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

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

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

*The proposed project is consistent with the stated purposes of RC-4 Zoning Districts in that the intended use is a neighborhood-serving Commercial use, without generating excessive vehicular traffic.*

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 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.

#### **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 attract new such activity to the city.

**OBJECTIVE 6:**

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

**Policy 6.1**

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

**Policy 6.2**

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

**URBAN DESIGN ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1:**

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

**Policy 1.3**

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

**Policy 1.7**

Recognize the natural boundaries of districts, and promote connections between districts.

**VAN NESS AVENUE AREA PLAN**

**Objectives and Policies**

**OBJECTIVE 1:**

CONTINUE EXISTING OF THE AVENUE AND ADD A SIGNIFICANT INCREMENT OF NEW HOUSING.

**Policy 1.2**

Allow existing structures to remain in non-residential use.

*The Project involves a change from an existing Automotive Sales use to a Gym use. The Project will provide desirable, neighborhood-serving use and resident employment opportunities. The proposal includes minimal façade alterations, with the Department recommending the Project be modified to include the replacement of two roll-up garage doors on Eddy Street and one on Larch Street with windows or another entrance, for additional transparency.*

*The Project will create approximately 80 combined part- and full-time jobs, providing a wide variety of employment opportunities. The positions will fill roles within various aspects of the operation, such as reception, the restaurant and bar staff, kitchen staff, spa staff, service and maintenance staff, management, and fitness trainers.*

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 complies with said policies in that:

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

*The Project would enhance the District by providing a new Retails Sales and Service (Gym) use in an existing commercial space. The Project will create approximately 80 combined part- and full-time jobs, providing a wide variety of employment opportunities across all aspects of the gym's operation.*

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

*The Project is not anticipated to adversely affect the character or diversity of the neighborhood. Minimal façade changes are proposed. The Project would not impact the existing housing stock in the neighborhood, as the Project Site is currently a commercial use with no residential use.*

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

*The Project would not have any adverse effect on the City's supply of affordable housing.*

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

*The Project Site is served by nearby public transportation options. The Project is located along or within one-quarter mile of numerous Muni bus lines (5-Fulton, 7-Haight/Noriega, 19-Polk, 31-Balboa, 47-Van Ness, 49-Van Ness/Mission). It is presumed that the employees would commute by transit, bicycle, or foot, thereby mitigating possible adverse effects on street parking.*

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

*The Project does not include commercial office development, nor would any industrial or service sectors be impacted. The Project proposes the conversion of an Automotive Sales use to a Retail Sales and Service use.*

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

*The Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.*

- G. That landmarks and historic buildings be preserved.

*While the Project Site contains a historic building, the Project has been reviewed against the Secretary of the Interior's Standards for Rehabilitation and deemed exempt from CEQA. The Project will retain the existing building, and proposes minimal alterations to the exterior of the building.*

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

*The Project will have no negative effect on existing parks and open spaces, and will not adversely affect their access to sunlight or vistas.*

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 Authorization Application No. 2018-001936CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated December 7, 2018, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. 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 10, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:



**Draft Motion  
January 10, 2019**

**RECORD NO. 2018-001936CUA  
799 Van Ness Avenue & 811 Eddy Street**

ADOPTED: January 10, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a Gym use located at 799 Van Ness Avenue (also known as 811 Eddy Street) , Lot 001 within Assessor's Block 0743, pursuant to Planning Code Sections **209.3 and 303** within an **Residential, Commercial (High Density)** Zoning District and a **130-V** Height and Bulk District; in general conformance with plans, dated **December 7, 2018**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-001936CUA** and subject to conditions of approval reviewed and approved by the Commission on **January 10, 2019** 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 10, 2019** 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. **Removal of Roll-Up Doors on Eddy Street and Larch Street.** In order to increase transparency, the Project Sponsor shall work with the Planning Department to remove two roll-up garage doors on the Eddy Street frontage, and one on Larch Street, to incorporate either entrance/exit or windows. This shall be done prior to approval of the Building Permit Application by the Planning Department.

## PARKING AND TRAFFIC

7. **Transportation Demand Management (TDM) Program.** Pursuant to Planning Code Section 169, the Project shall finalize a TDM Plan prior to the issuance of the first Building Permit or Site Permit to construct the project and/or commence the approved uses. The Property Owner, and all successors, shall ensure ongoing compliance with the TDM Program for the life of the Project, which may include providing a TDM Coordinator, providing access to City staff for site inspections, submitting appropriate documentation, paying application fees associated with required monitoring and reporting, and other actions.

Prior to the issuance of the first Building Permit or Site Permit, 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 to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

*For information about compliance, contact the TDM Performance Manager at [tdm@sfgov.org](mailto:tdm@sfgov.org) or 415-558-6377, [www.sf-planning.org](http://www.sf-planning.org).*

8. **Off-street Loading.** Pursuant to Planning Code Section 152, the Project will provide **one (1)** off-street loading space.

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

9. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

## MONITORING - AFTER ENTITLEMENT

10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
11. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

12. **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>*
13. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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)*
14. **Garbage, composting and recycling storage.** Garbage, compost, and recycling 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 receptacle guidelines set forth by the Department of Public Works.  
*For information about compliance, contact the Department of Public Works, 415-554-5810*

Draft Motion  
January 10, 2019

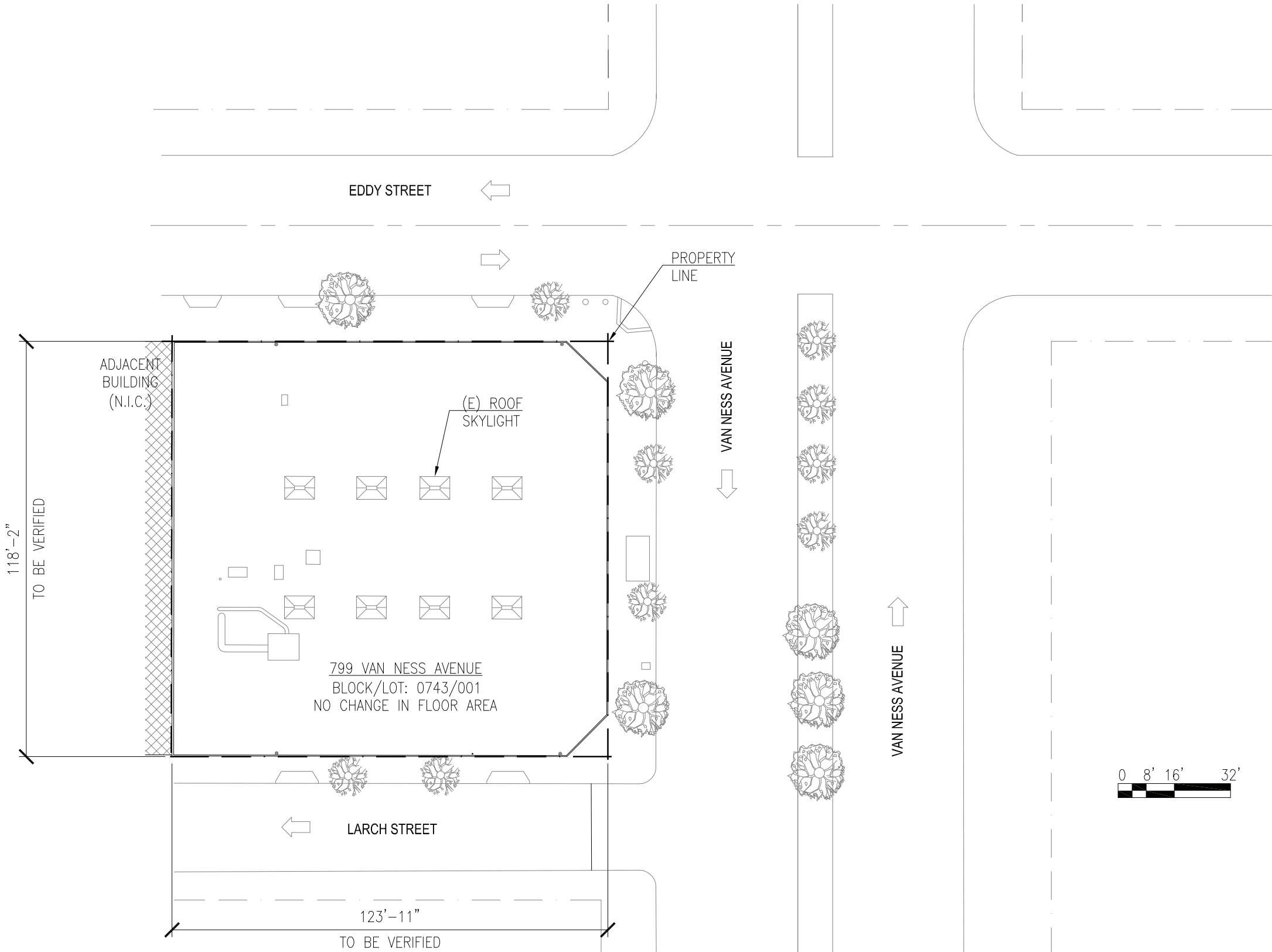
RECORD NO. 2018-001936CUA  
799 Van Ness Avenue & 811 Eddy Street

VAN NESS  
CLUB  
RENOVATION

799 VAN NESS AVENUE  
SAN FRANCISCO, CALIFORNIA 94102

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06/20/2018	CHANGE OF USE APP		

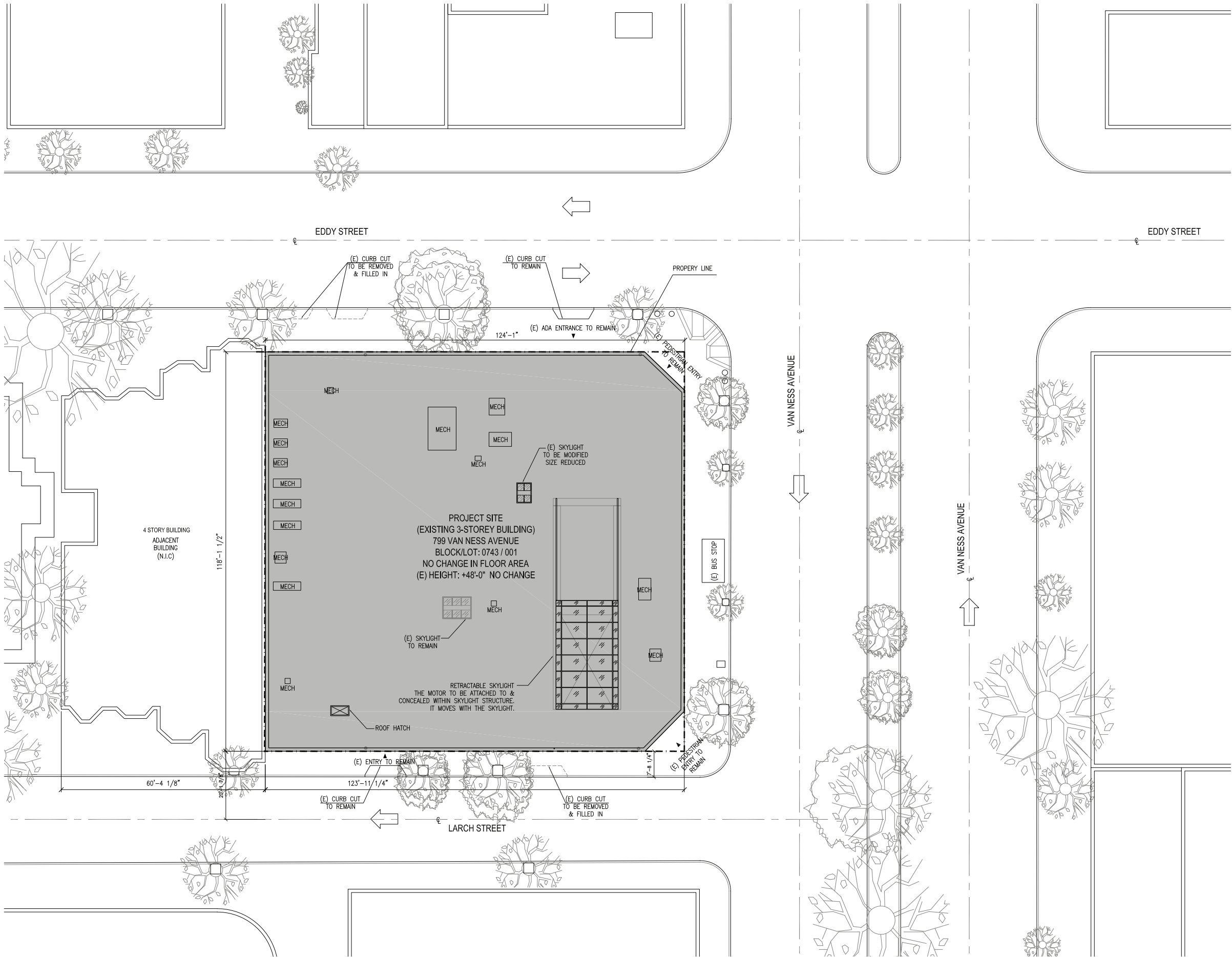
BASE FILE NAMES	-
DRAWN BY	ML
CHECKED BY	JC
SCALE	AS SHOWN
DATE	11/14/17
PROJECT NO.	8327

PLOT PLAN

SHEET TITLE

G101

SHEET NO.



VAN NESS CLUB

799 VAN NESS AVENUE  
SAN FRANCISCO, CALIFORNIA 94102

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Where dimensions on these drawings shall have precedence over stated dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job and the office must be notified of any variance from the dimensions and conditions shown on these drawings. Shop details must be submitted to this office for approval before proceeding with fabrication.

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PLAN NORTH

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BASE FILE NAMES

DRAWN BY	ML, SA, SS
CHECKED BY	JC, DB
SCALE	3/32" = 1'-0"
DATE	08/20/18
PROJECT NO.	8327

SITE PLAN PROPOSED

SHEET TITLE

G102

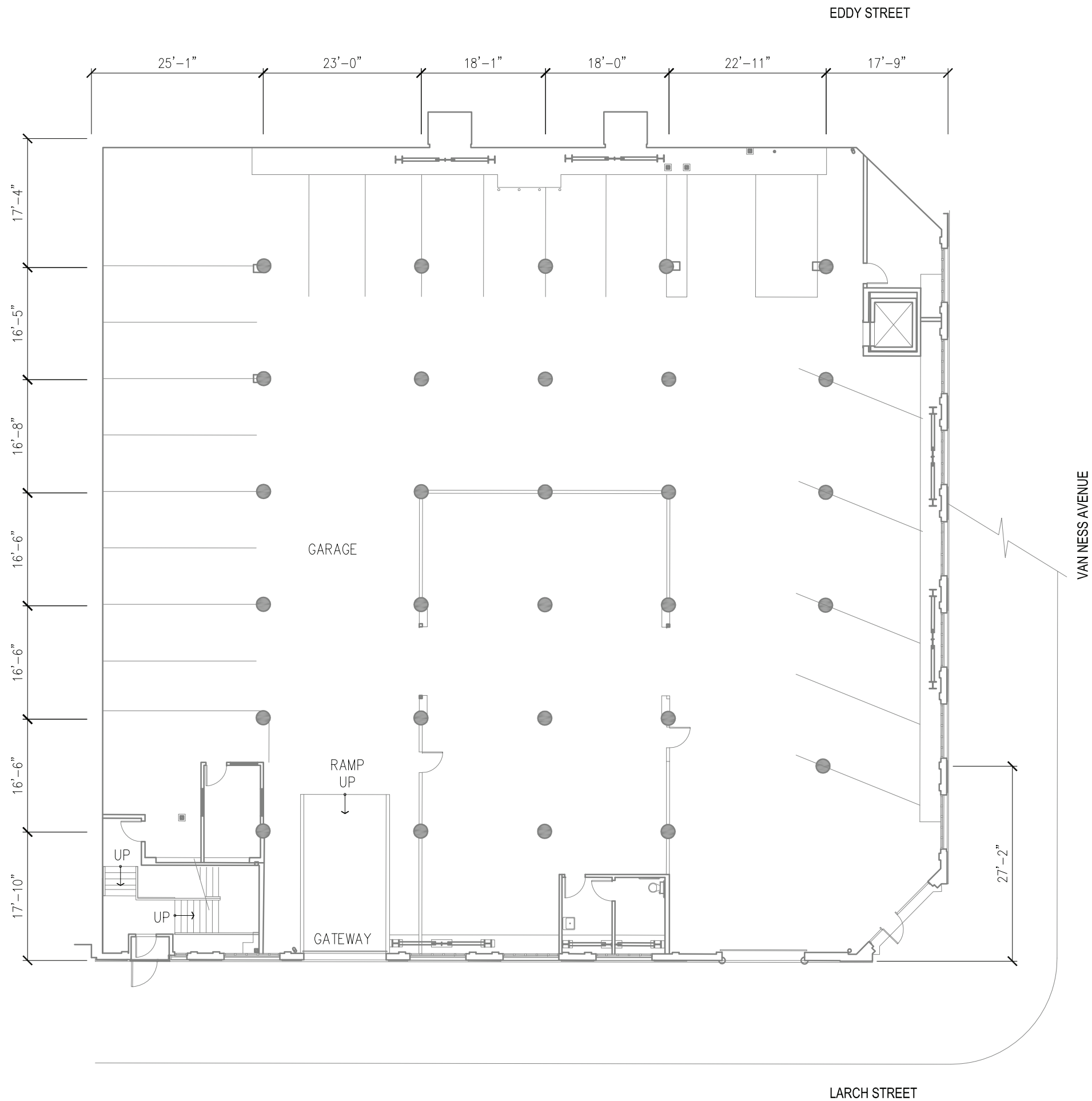
SHEET NO.

LEGEND:

--- RIGHT OF WAY

--- OWNER'S PROPERTY LINE





VAN NESS  
CLUB  
RENOVATION

799 VAN NESS AVENUE  
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06/20/2018		CHANGE OF USE APP	

BASE FILE NAMES	-
DRAWN BY	HS/ML
CHECKED BY	JC/RC
SCALE	1/16" = 1'-0"
DATE	11/08/17
PROJECT NO.	8327

EXISTING  
LOWER LEVEL  
FLOOR PLAN

SHEET TITLE

A010(E)

SHEET NO.

VAN NESS CLUB

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SAN FRANCISCO, CALIFORNIA 94102

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KEY PLAN

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BASE FILE NAMES

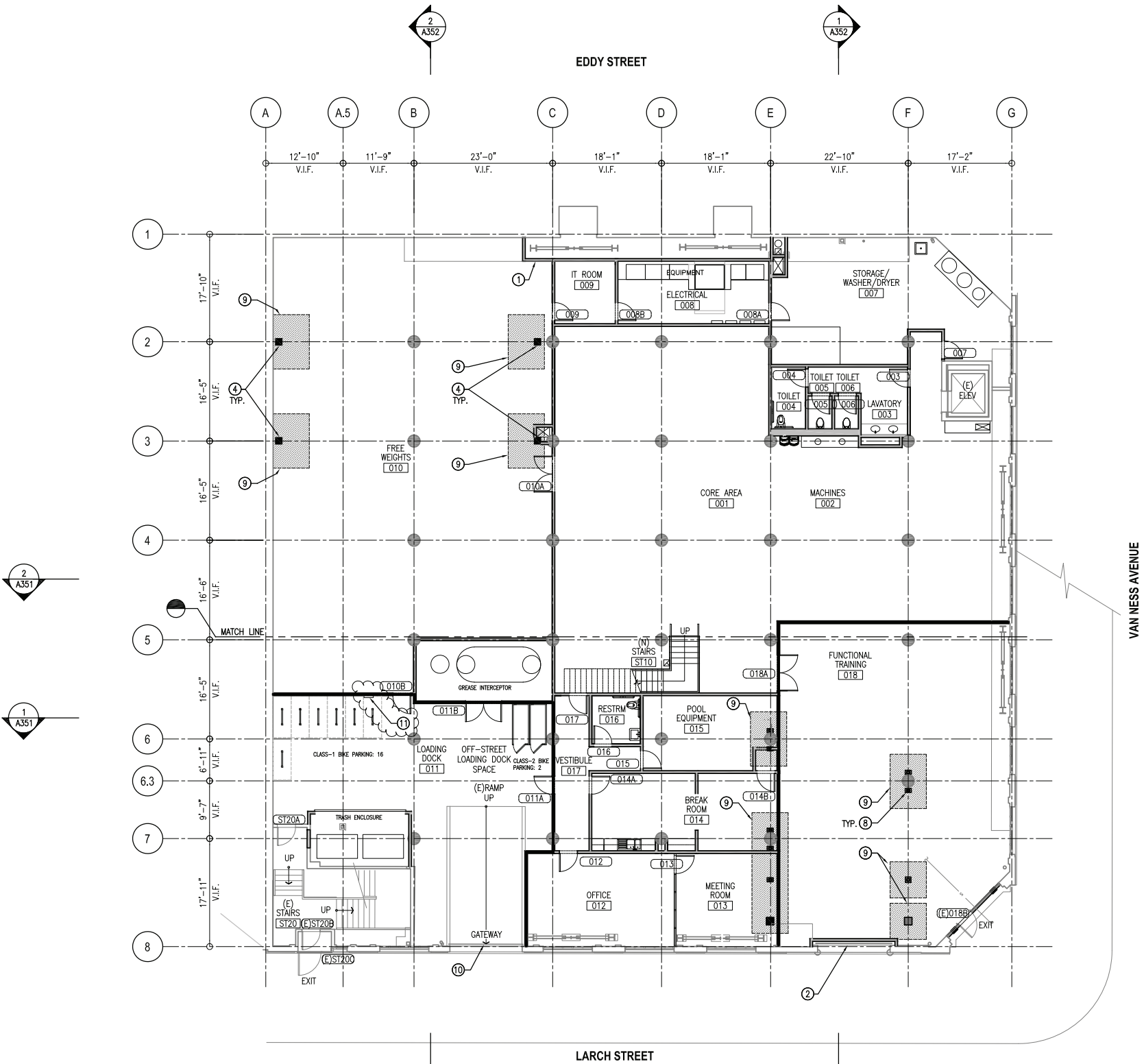
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CHECKED BY	JC, DB
SCALE	1/8" = 1'-0"
DATE	08/20/18
PROJECT NO.	8327

FLOOR PLAN  
LOWER LEVEL

SHEET TITLE

A010A

SHEET NO.



NOTES

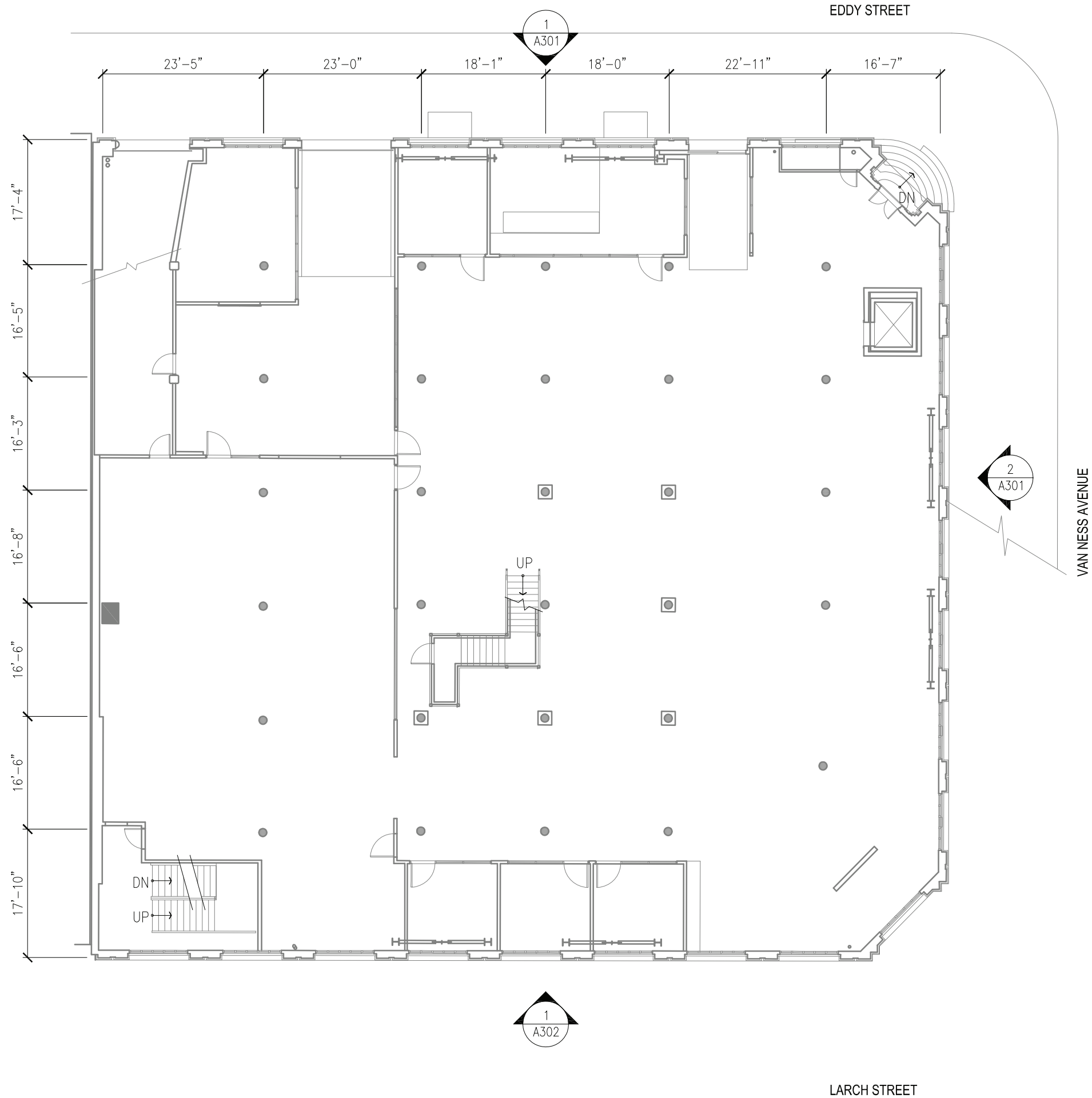
- ALL PENETRATION IN EXISTING FIRE PARTITIONS SHALL BE FIRE SEALED AND CAULKED AS REQUIRED TO MAINTAIN FIRE RATING.
- STUD WALLS MUST BE BUILT DIRECTLY ON TOP OF CONCRETE STRUCTURAL SLAB. SEE A642 FOR PARTITION TYPES DETAIL
- ALIGN COLUMN WITH CENTERLINE OF (E) COLUMNS, TYP.
- INTERIOR GYP BOARD WALL W/ 6" CONCRETE CURB. WALL PLACED ON INTERIOR SIDE OF (E) ROLL-DOWN DOORS
- (E) EXTERIOR ROLL-DOWN DOORS TO REMAIN PER SF BUILDING PRESERVATION
- EXISTING GLAZING AT WINDOW BAY TO BE BACK-PAINTED FROM INTERIOR
- (N) STEEL COLUMN

KEY NOTES

- WALL PARTITION ON TOP OF (E) CURB
- (E) EXTERIOR ROLL-DOWN DOOR TO REMAIN PER SF BUILDING PRESERVATION
- INTERIOR CURTAIN ON INTERIOR SIDE OF (E) ROLL-DOWN DOOR
- ALIGN COLUMN WITH CENTERLINE OF (E) COLUMN, TYP.
- NOT IN USE
- NOT IN USE
- NOT IN USE
- (N) STEEL COLUMN, TYP.
- (N) SHALLOW FOUNDATIONS
- LOADING DOCK ENTRANCE
- MULTIMODAL WAYFINDING SIGNAGE

LEGEND

- |     |  |
|-----|--|
| --- | EXISTING WALL TO REMAIN                            |
| --- | NEW WALL   |
| (E) | EXISTING   |
| --- | (N) SHALLOW FOUNDATIONS FOR (N) STRUCTURAL COLUMNS |



# VAN NESS CLUB RENOVATION

799 VAN NESS AVENUE  
SAN FRANCISCO, CALIFORNIA 94102

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BASE FILE NAMES	-
DRAWN BY	HS/ML
CHECKED BY	JC/RC
SCALE	1/16" = 1'-0"
DATE	11/10/17
PROJECT NO.	8327

EXISTING  
GROUND LEVEL  
FLOOR PLAN

SHEET TITLE

A011(E)

SHEET NO.

VAN NESS CLUB

799 VAN NESS AVENUE  
SAN FRANCISCO, CALIFORNIA 94102

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KEY PLAN			
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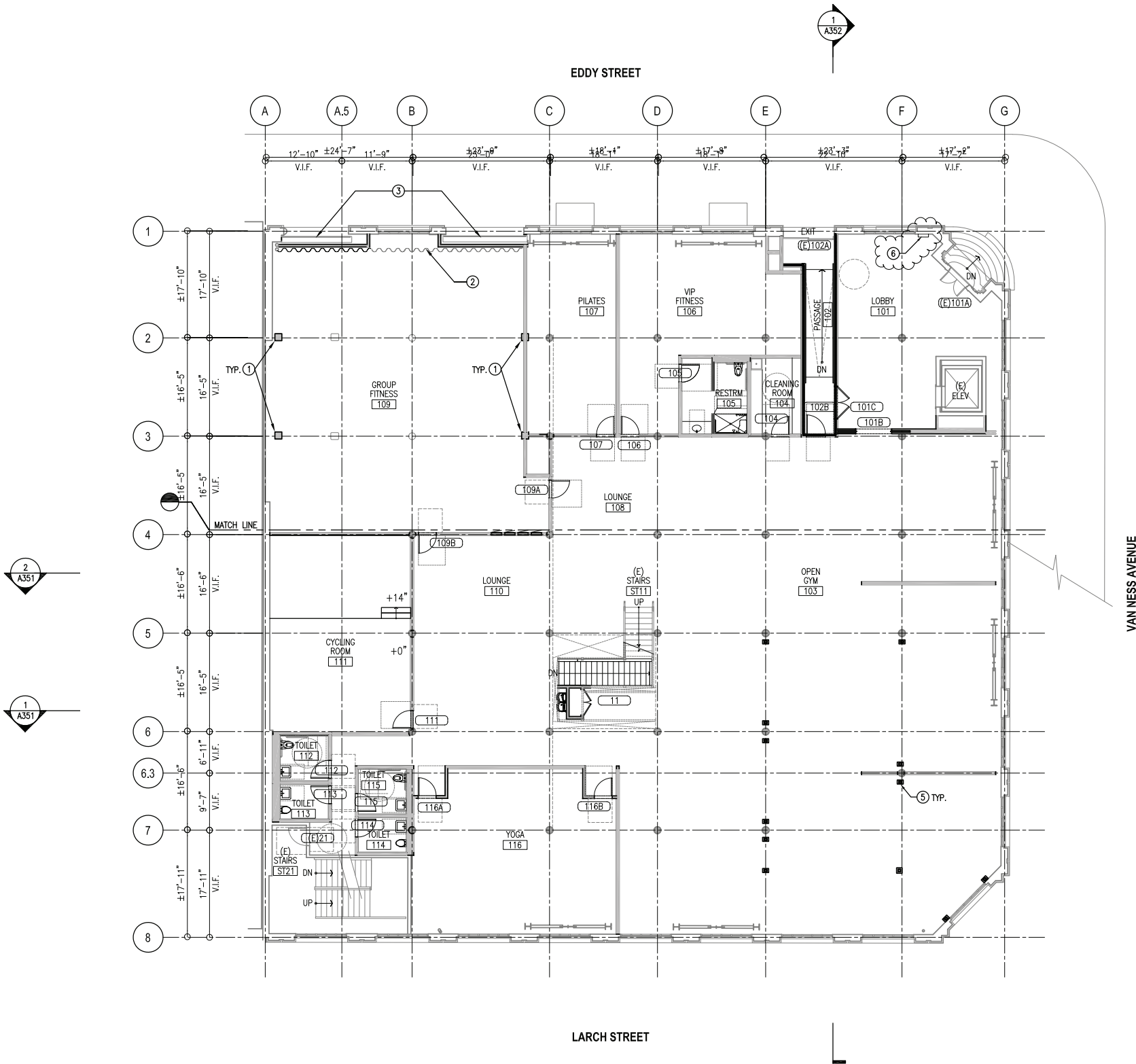
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DRAWN BY	ML, SA
CHECKED BY	JC, DB
SCALE	1/8" = 1'-0"
DATE	08/20/18
PROJECT NO.	8327

FLOOR PLAN  
MAIN LEVEL

SHEET TITLE

A011A

SHEET NO.



NOTES

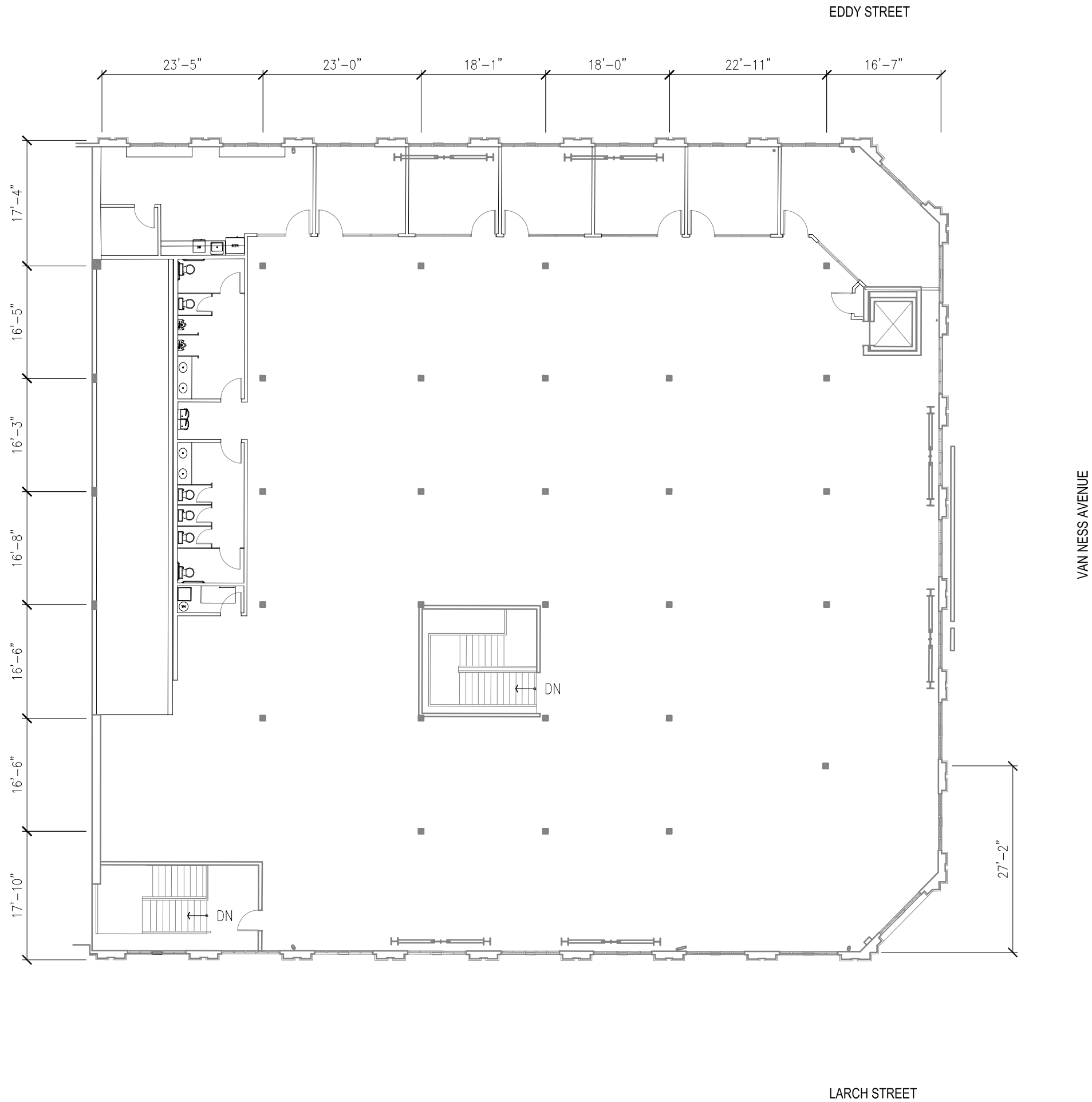
- ALL PENETRATION IN EXISTING FIRE PARTITIONS SHALL BE FIRE SEALED AND CAULKED AS REQUIRED TO MAINTAIN FIRE RATING.
- STUD WALLS MUST BE BUILT DIRECTLY ON TOP OF CONCRETE STRUCTURAL SLAB.
- SEE A642 FOR PARTITION TYPES DETAIL

KEY NOTES

- ALIGN COLUMN WITH CENTERLINE OF (E) COLUMNS, TYP.
- CURTAIN PLACED ON INTERIOR SIDE OF (E) ROLL-DOWN
- (E) EXTERIOR ROLL-DOWN DOORS TO REMAIN PER SF BUILDING PRESERVATION
- NOT USED
- (N) STEEL COLUMN
- MULTIMODAL WAYFINDING SIGNAGE

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- NEW 2 HR. FIRE RATED WALL
- FIRE EXTINGUISHER CABINET
- EXISTING



VAN NESS  
CLUB  
RENOVATION

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06/20/2018		CHANGE OF USE APP	

BASE FILE NAMES

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SCALE	1/16" = 1'-0"
DATE	11/10/17
PROJECT NO.	8327

EXISTING  
SECOND LEVEL  
FLOOR PLAN

SHEET TITLE

A021(E)

SHEET NO.

VAN NESS CLUB

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BASE FILE NAMES

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CHECKED BY JC, DB

SCALE 1/8" = 1'-0"

DATE 08/20/18

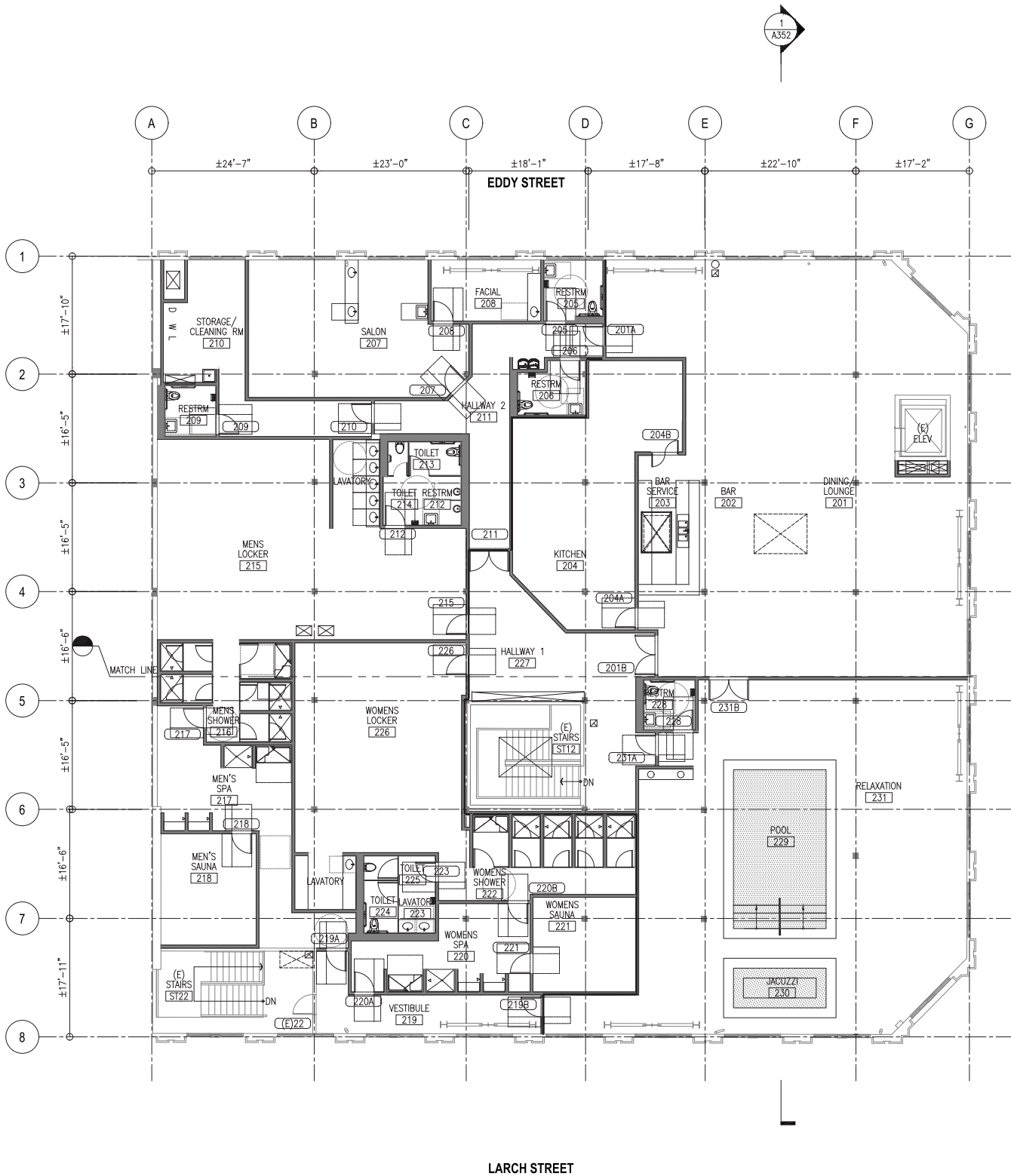
PROJECT NO. 8327

FLOOR PLAN  
SECOND LEVEL

SHEET TITLE

A021A

SHEET NO.



NOTES

- ALL PENETRATION IN EXISTING FIRE PARTITIONS SHALL BE FIRE SEALED AND CAULKED AS REQUIRED TO MAINTAIN FIRE RATING.
- STUD WALLS MUST BE BUILT DIRECTLY ON TOP OF CONCRETE STRUCTURAL SLAB.
- SEE A642 FOR PARTITION TYPES DETAIL

KEY NOTES

- ALIGN COLUMN WITH CENTERLINE OF (E) COLUMNS, TYP.
- WALL FRAMING ON TOP OF 6" CONCRETE CURB BEHIND (E) OVERHEAD DOOR.
- (E) OVERHEAD STAIRS
- (N) STEEL COLUMN

LEGEND

- |  |                           |
|--|---------------------------|
|  | EXISTING WALL TO REMAIN   |
|  | NEW WALL                  |
|  | NEW 2 HR. FIRE RATED WALL |
|  | FIRE EXTINGUISHER CABINET |
|  | EXISTING                  |
|  | SKYLIGHT ABOVE            |

VAN NESS  
CLUB

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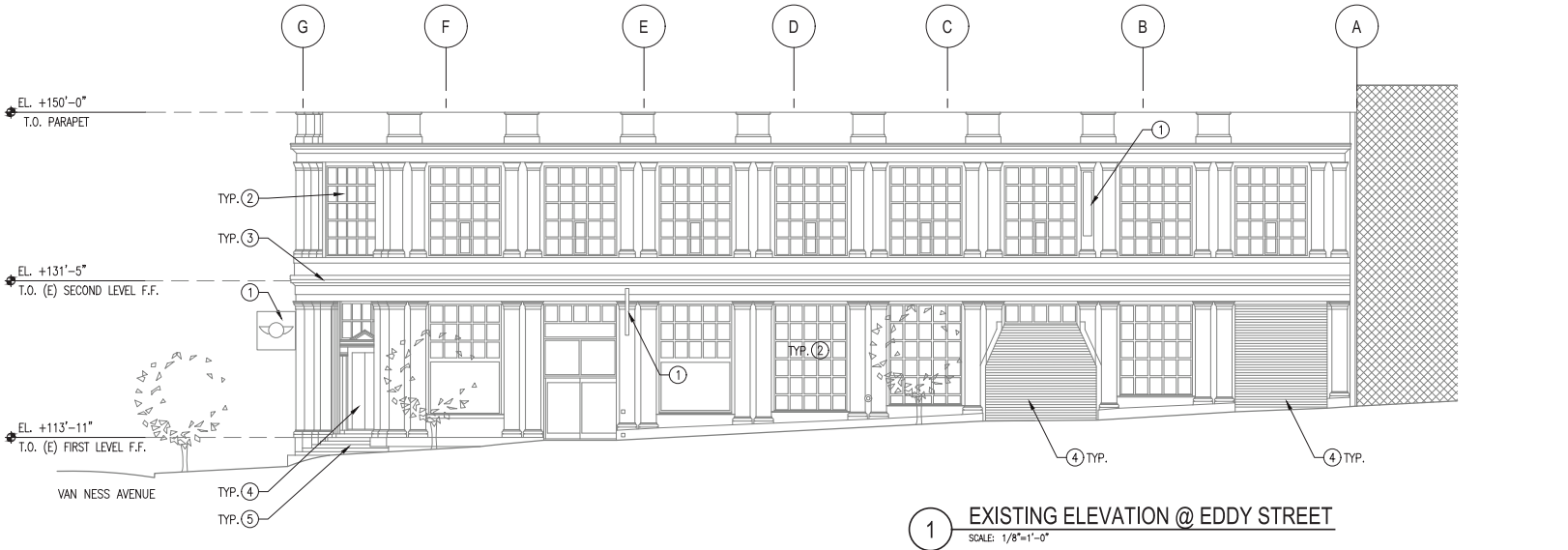
BASE FILE NAMES	
DRAWN BY	ML, SA
CHECKED BY	JC, DB
SCALE	1/8" = 1'-0"
DATE	08/20/18
PROJECT NO.	8327

EXTERIOR ELEVATIONS

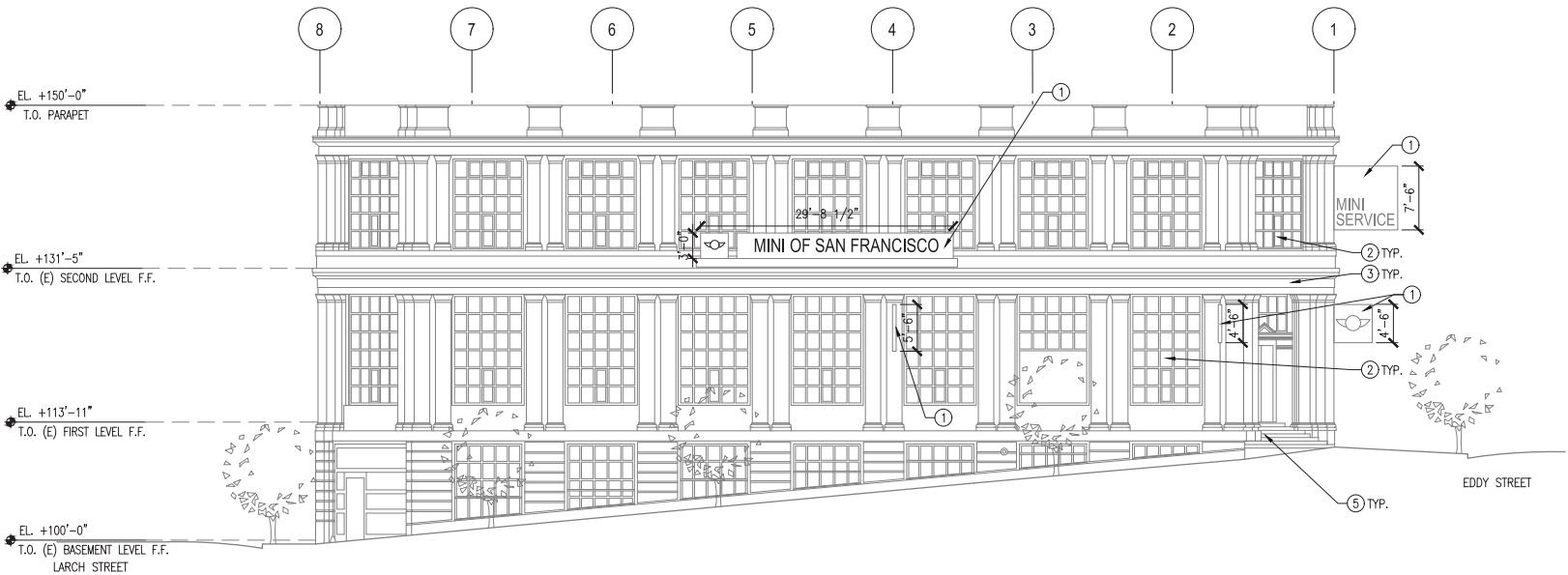
SHEET TITLE

A301

SHEET NO.



1 EXISTING ELEVATION @ EDDY STREET  
SCALE: 1/8"=1'-0"



2 EXISTING ELEVATION @ VAN NESS AVE  
SCALE: 1/8"=1'-0"

KEYNOTES

- (E) SIGNAGE TO REMAIN. ESTABLISHMENT NAME & LOGO CHANGE ONLY. ALL FINISHES TO COMPLY WITH SF HISTORICAL PRESERVATION
- (E) ALL WINDOWS TO REMAIN
- (E) EXTERIOR WALL FINISH TO REMAIN, G.C. PATCH AND REPAIR AS REQUIRED.
- (E) EXTERIOR ROLL-DOWN DOORS TO REMAIN PER SF HISTORIC PRESERVATION REQUIREMENTS
- (E) STEPS TO REMAIN, G.C. TO PATCH AND REPAIR AS REQUIRED.

VAN NESS  
CLUB

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BASE FILE NAMES

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SCALE	1/8" = 1'-0"
DATE	08/20/18
PROJECT NO.	8327

EXTERIOR ELEVATIONS

SHEET TITLE

A302

SHEET NO.



1 EXISTING ELEVATION @ LARCH STREET  
SCALE: 1/8" = 1'-0"

KEYNOTES

1. —
  2. (E) ALL WINDOWS TO REMAIN
  3. (E) EXTERIOR WALL FINISH TO REMAIN, G.C. PATCH AND REPAIR AS REQUIRED.
  4. (E) EXTERIOR ROLL-DOWN DOORS TO REMAIN PER SF HISTORIC PRESERVATION REQUIREMENTS
  5. (E) STEPS TO REMAIN, G.C. TO PATCH AND REPAIR AS REQUIRED.
1. (E) EGRESS DOOR TO REMAIN
  2. (E) ALL WINDOWS TO REMAIN
  3. (E) EXTERIOR WALL FINISH TO REMAIN, G.C. PATCH AND REPAIR AS REQUIRED.
  4. (E) EXTERIOR ROLL-DOWN DOORS TO REMAIN PER SF HISTORIC PRESERVATION REQUIREMENTS
  5. (E) STEPS TO REMAIN, G.C. TO PATCH AND REPAIR AS REQUIRED.



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### KEY PLAN

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SCALE	AS SHOWN
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PROJECT NO.	8327

PHOTOS OF PROJECT  
SITE- VICINITY

SHEET TITLE

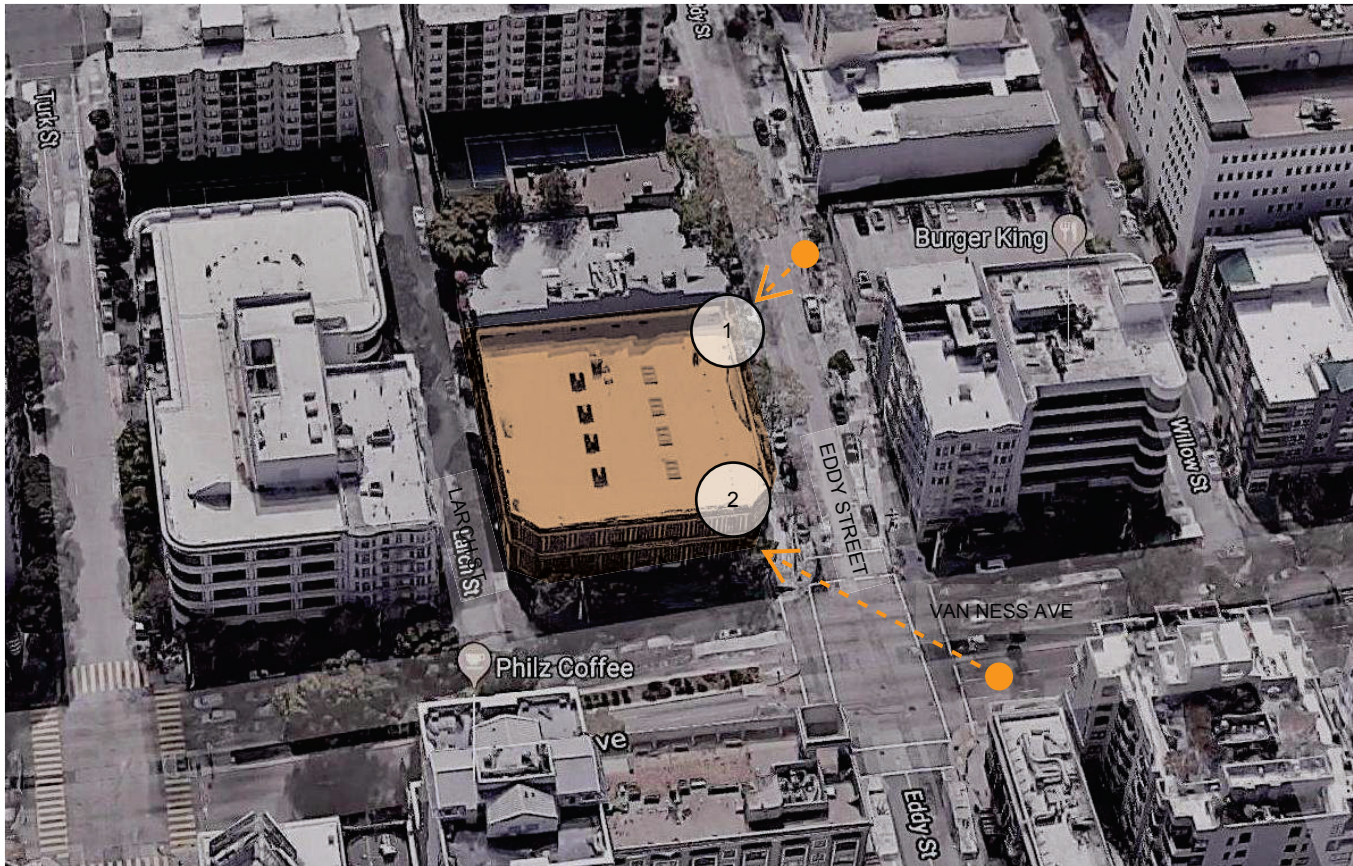
PAGE 1 OF 5

SHEET NO.



AERIAL VIEW 





VICINITY MAP: VIEWPORT REFERENCE



799 VAN NESS AVENUE- SOUTHEAST VIEW FROM EDDY STREET



799 VAN NESS AVENUE- NORTHWEST VIEW FROM VAN NESS AVENUE

# VAN NESS CLUB RENOVATION

799 VAN NESS AVENUE  
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BASE FILE NAMES	-
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SCALE	AS SHOWN
DATE	11/14/17
PROJECT NO.	8327

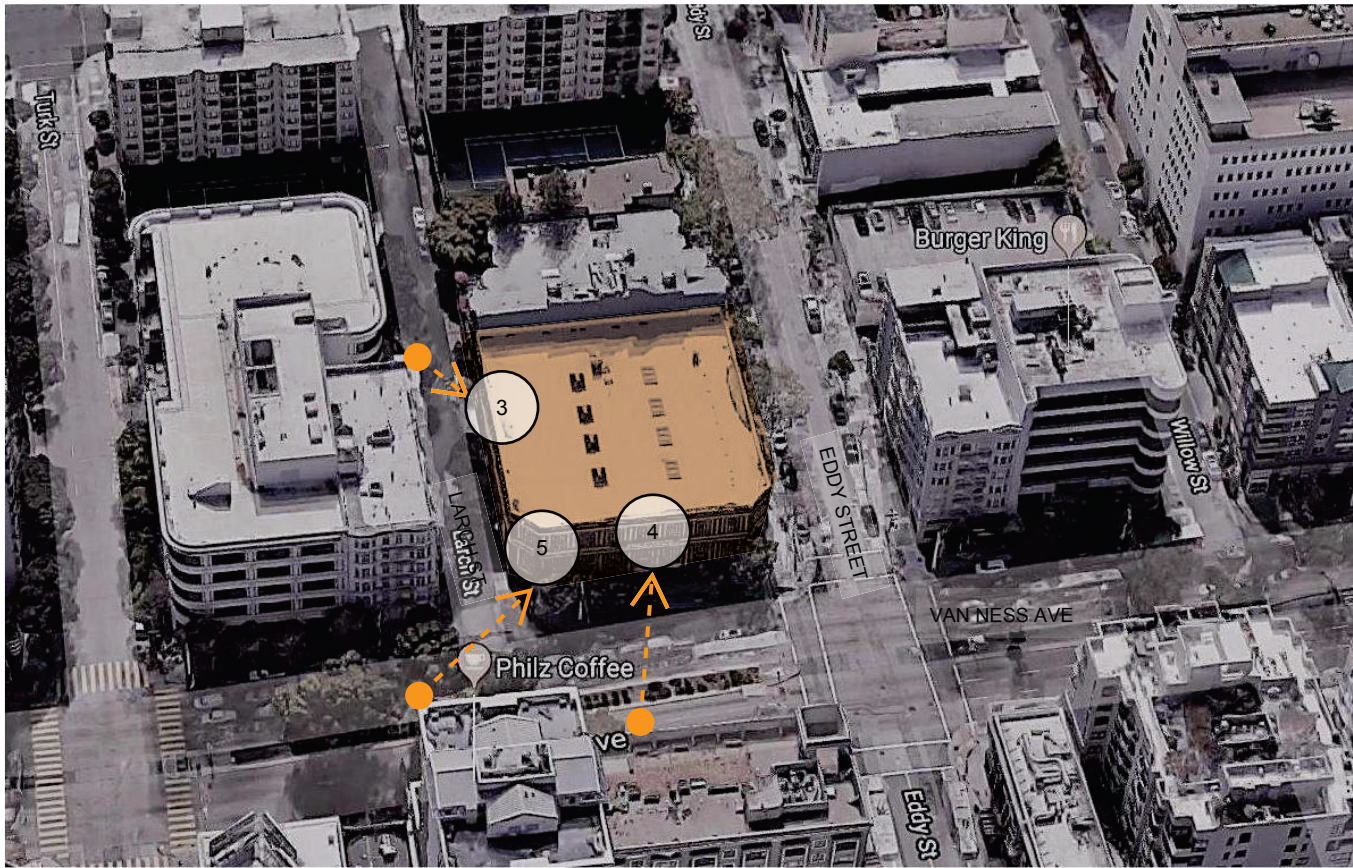
## PHOTOS OF PROJECT SITE

SHEET TITLE

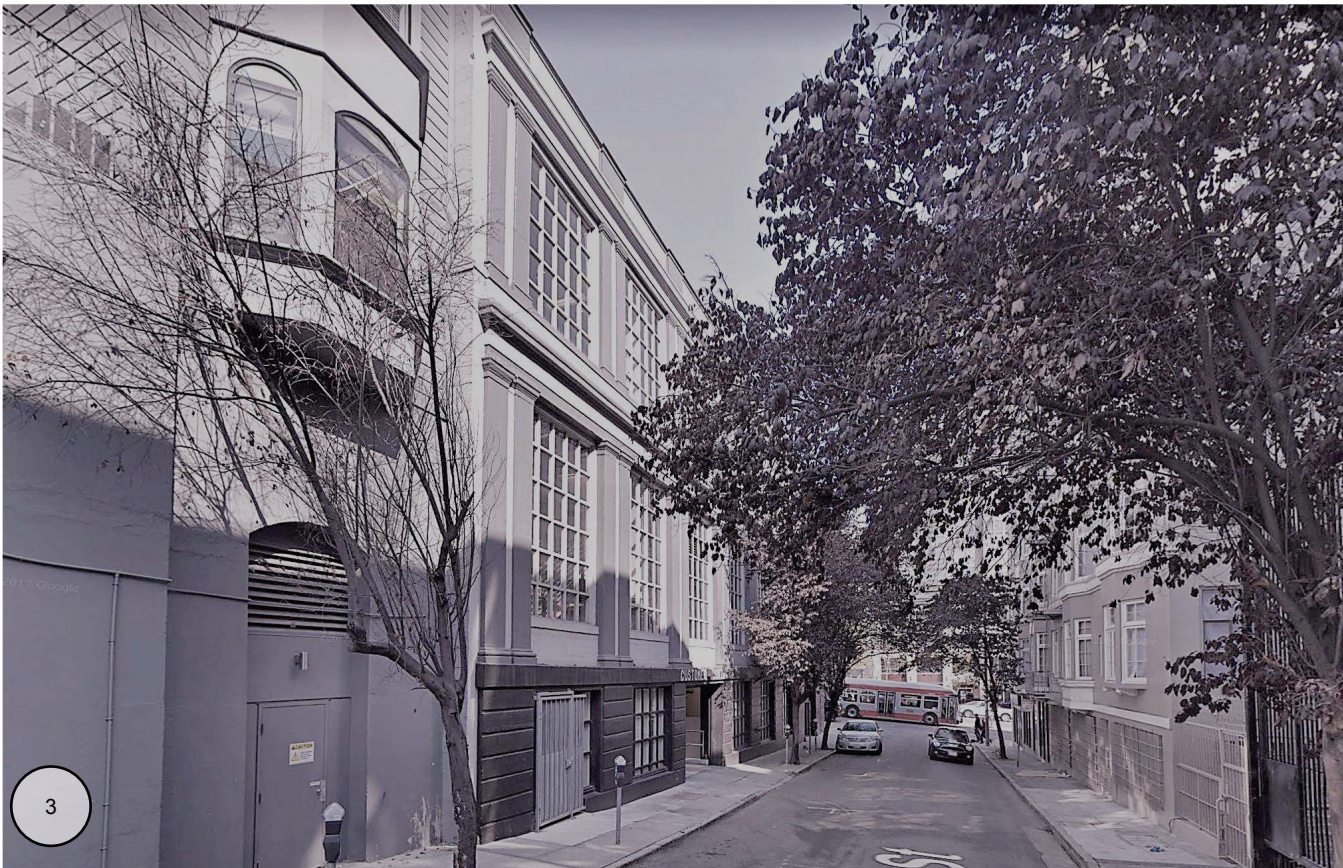
PAGE 2 OF 5

SHEET NO.





VICINITY MAP: VIEWPORT REFERENCE



799 VAN NESS AVENUE- SOUTHEAST VIEW FROM LARCH STREET



799 VAN NESS AVENUE- NORTH VIEW FROM VAN NESS AVENUE



799 VAN NESS AVENUE- NORTHWEST VIEW FROM VAN NESS AVENUE

VAN NESS  
CLUB  
RENOVATION

799 VAN NESS AVENUE  
SAN FRANCISCO, CALIFORNIA 94102

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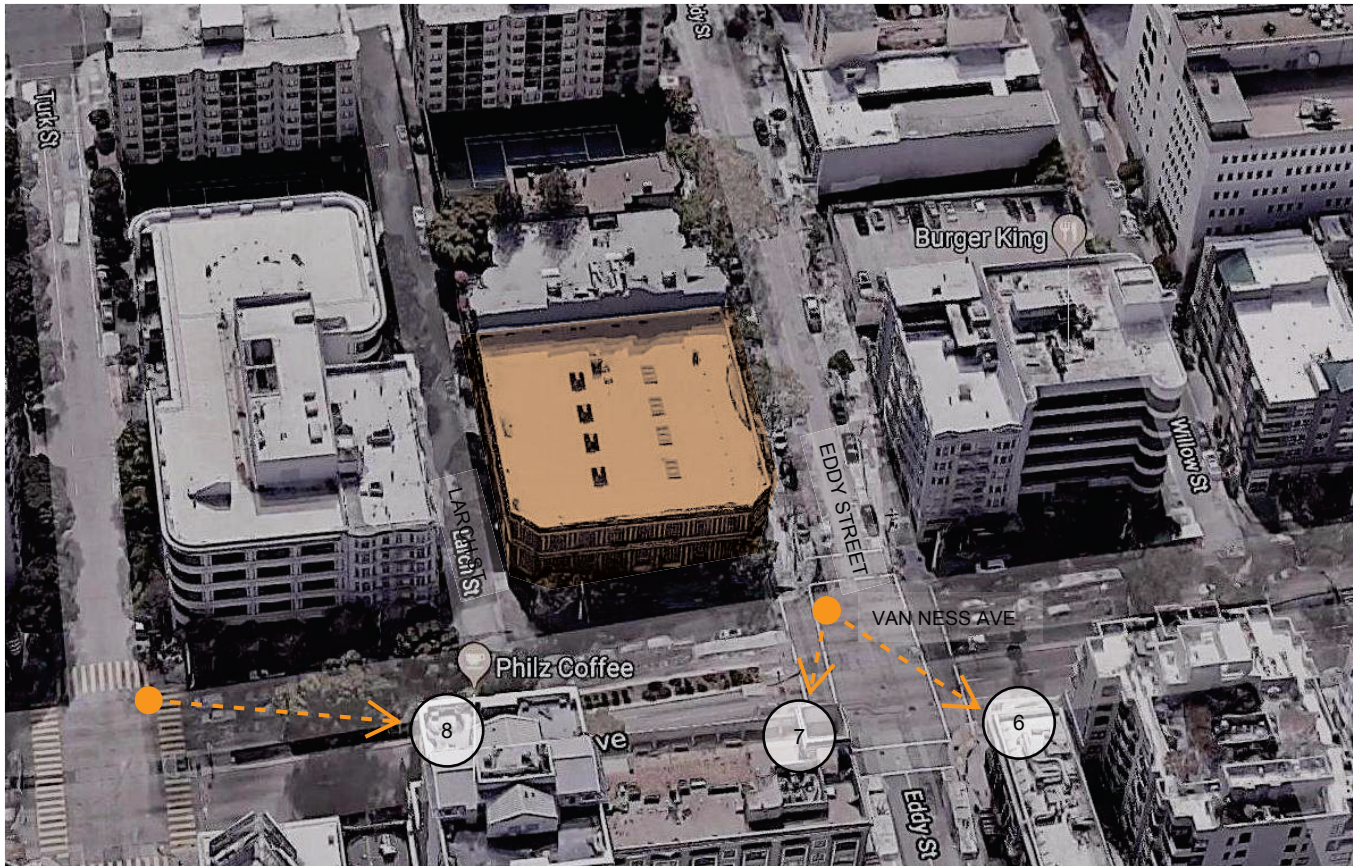
BASE FILE NAMES	-
DRAWN BY	ML
CHECKED BY	JC
SCALE	AS SHOWN
DATE	11/14/17
PROJECT NO.	8327

PHOTOS OF PROJECT  
SITE

SHEET TITLE

SHEET NO.





VICINITY MAP: VIEWPORT REFERENCE



BUILDING SOUTHEAST OF 799 VAN NESS AVENUE



BUILDING SOUTHWEST OF 799 VAN NESS AVENUE



BUILDING SOUTH OF 799 VAN NESS AVENUE

VAN NESS  
CLUB  
RENOVATION

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KEY PLAN

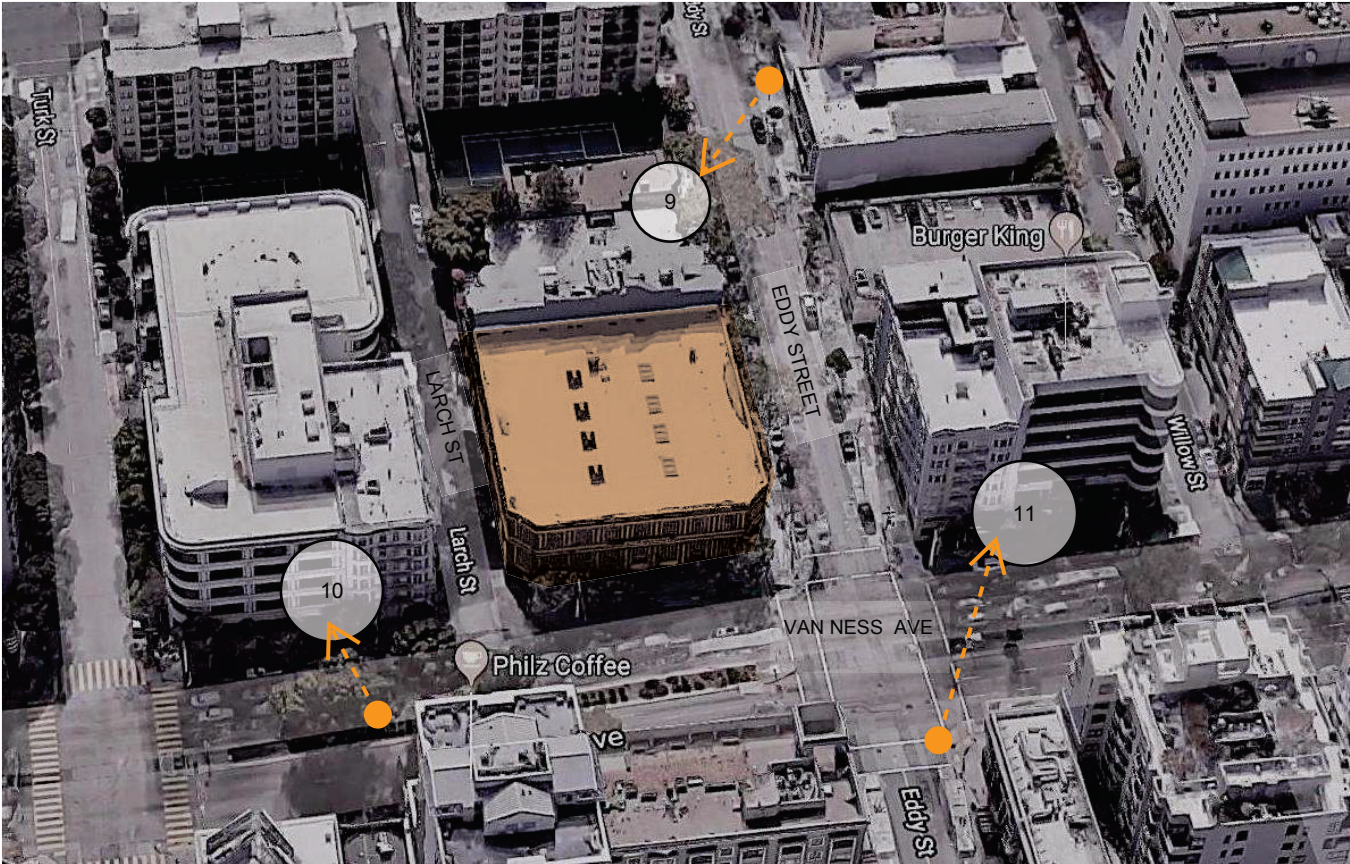
NO.	DATE	ISSUED FOR	BY
3/01/2018		ENVIRO. EVALUATION APP.	
06/20/2018		CHANGE OF USE APP	

BASE FILE NAMES	-
DRAWN BY	ML
CHECKED BY	JC
SCALE	AS SHOWN
DATE	11/14/17
PROJECT NO.	8327

PHOTOS OF PROJECT  
SITE- VICINITY

SHEET TITLE





VICINITY MAP: VIEWPORT REFERENCE



BUILDING NORTH OF 799 VAN NESS AVENUE



BUILDING EAST OF 799 VAN NESS AVENUE



BUILDING WEST OF 799 VAN NESS AVENUE

VAN NESS  
CLUB  
RENOVATION

799 VAN NESS AVENUE  
SAN FRANCISCO, CALIFORNIA 94102

**GRUENASSOCIATES**  
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KEY PLAN

NO.	DATE	ISSUED FOR	BY
3/01/2018	ENVIRO. EVALUATION APP.		
06/20/2018	CHANGE OF USE APP.		

BASE FILE NAMES	-
DRAWN BY	ML
CHECKED BY	JC
SCALE	AS SHOWN
DATE	11/14/17
PROJECT NO.	8327

PHOTOS OF PROJECT  
SITE

SHEET TITLE

SHEET NO.





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
799 VAN NESS AVE		0743001
<b>Case No.</b>		<b>Permit No.</b>
2018-001936ENV		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b></p> <p>The rectangular shaped project site is located at 799 Van Ness Avenue and bounded by Eddy Street to the north, Van Ness Avenue to the east, Larch Street to the south, and existing development to the west. The project site slopes up from south to north. In addition, the project site slopes up from east to west. The site is currently occupied by a two-story-over-basement, 50-foot tall building containing an automobile dealership and showroom. The proposed project would renovate the interior of the building and convert the existing automobile dealership and showroom to a health club containing exercise equipment, group fitness rooms and locker room spaces, a lounge, restaurant, and indoor pool on the second floor. In addition, the project proposes to convert a portion of the roof above the proposed swimming pool into a retractable roof. There would be no physical expansion of the existing building envelope. The health club would occupy approximately 39,940 square feet in the basement, ground, and second floors.</p> <p>Approximately 1,500 square feet of the basement level would be retained as a loading dock; the remainder of the basement would be converted to health club use. The project would reduce the total number of vehicular parking spaces on-site from 19 to 0, allowing only for bicycle parking and storage. The</p> <p>CONTINUED ON ADDITIONAL PAGE</p>		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input 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.</b> Up to three new single-family residences or six 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.
<input checked="" type="checkbox"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<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 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required.</b>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

**Comments and Planner Signature (optional):** Ryan Shum

The project is in compliance with San Francisco Health Code, Article 22A per a letter from the Department of Public Health dated August 16, 2018.

CEQA Section 21099 allows for a determination that aesthetic and parking effects of a project need not be considered significant environmental effects. Planning staff prepared an eligibility checklist for the proposed project on November 15, 2018 and found that the project would be considered a transit-oriented infill project pursuant to CEQA Section 21099. The checklist is available for review at the Planning Department.

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

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

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

<b>Check all that apply to the project.</b>	
<input 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 PROJECT PLANNER

<b>Check all that apply to the project.</b>	
<input checked="" 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 checked="" 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"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A            a. Per HRER dated            b. Other (specify):         </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C            (attach HRER)         </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<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>
<input checked="" type="checkbox"/>	<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>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b> Katherine Wilborn	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Ryan Shum 12/26/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. 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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

## Full Project Description

The rectangular shaped project site is located at 799 Van Ness Avenue and bounded by Eddy Street to the north, Van Ness Avenue to the east, Larch Street to the south, and existing development to the west. The project site slopes up from south to north. In addition, the project site slopes up from east to west. The site is currently occupied by a two-story-over-basement, 50-foot tall building containing an automobile dealership and showroom. The proposed project would renovate the interior of the building and convert the existing automobile dealership and showroom to a health club containing exercise equipment, group fitness rooms and locker room spaces, a lounge, restaurant, and indoor pool on the second floor. In addition, the project proposes to convert a portion of the roof above the proposed swimming pool into a retractable roof. There would be no physical expansion of the existing building envelope. The health club would occupy approximately 39,940 square feet in the basement, ground, and second floors.

Approximately 1,500 square feet of the basement level would be retained as a loading dock; the remainder of the basement would be converted to health club use. The project would reduce the total number of vehicular parking spaces on-site from 19 to 0, allowing only for bicycle parking and storage. The proposed project would comply with bicycle parking requirements.

The project would excavate no more than 49 cubic yards of soil to a maximum depth of 2'0" below ground for foundation work. Construction activities primarily consist of interior work for new partitions, a new pool and jacuzzi area, restroom and locker areas, restaurant fit-out, and interior finishes. Some rooftop work, including construction of the retractable roof and installation of new HVAC equipment, would also be required. Project construction is anticipated to last approximately eight months.

## 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)
799 VAN NESS AVE		0743/001
Case No.	Previous Building Permit No.	New Building Permit No.
2018-001936PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
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.	

### 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:	Date:



# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 799 VAN NESS AVE  
RECORD NO.: 2018-001936CUA

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

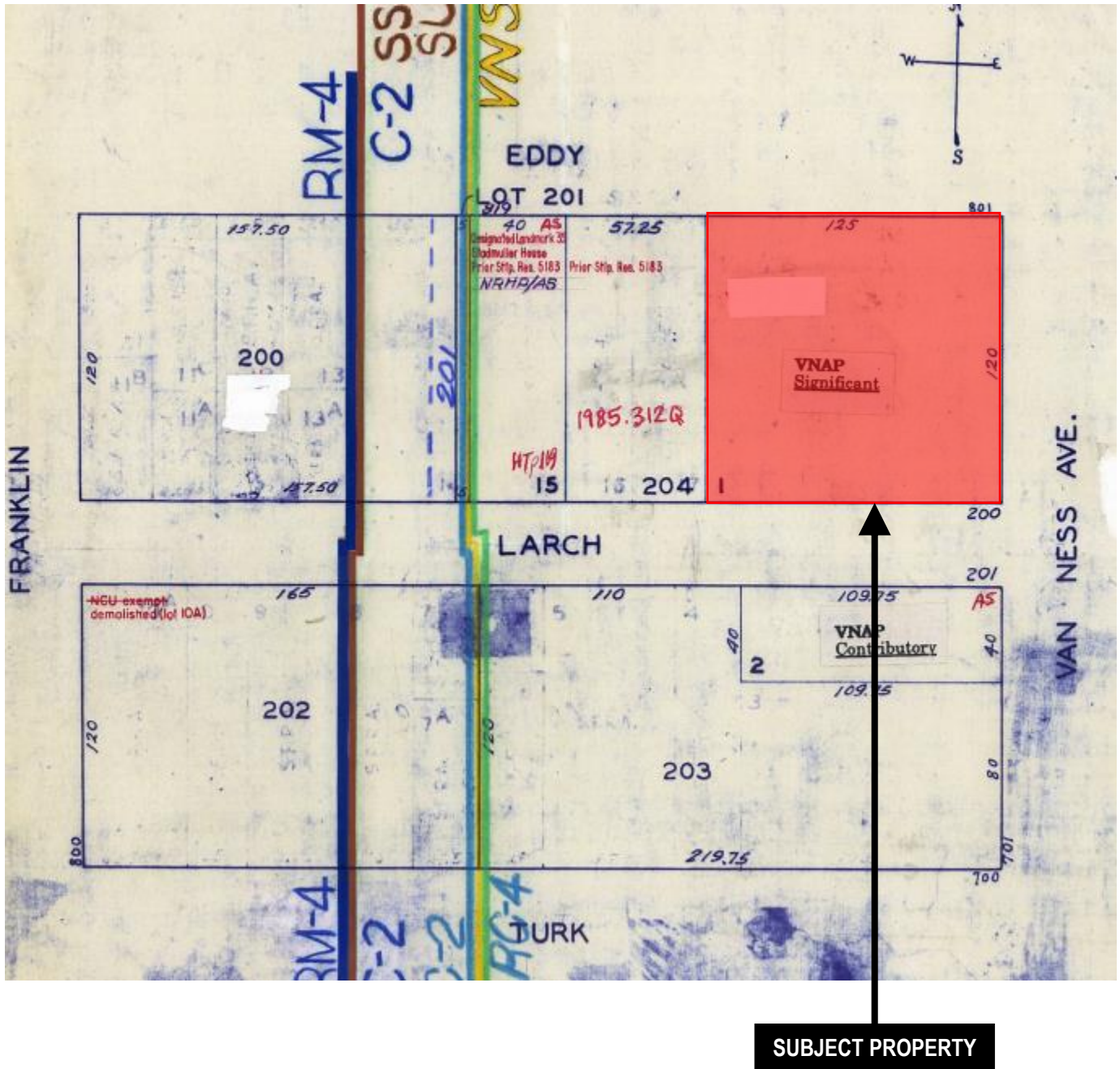
Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

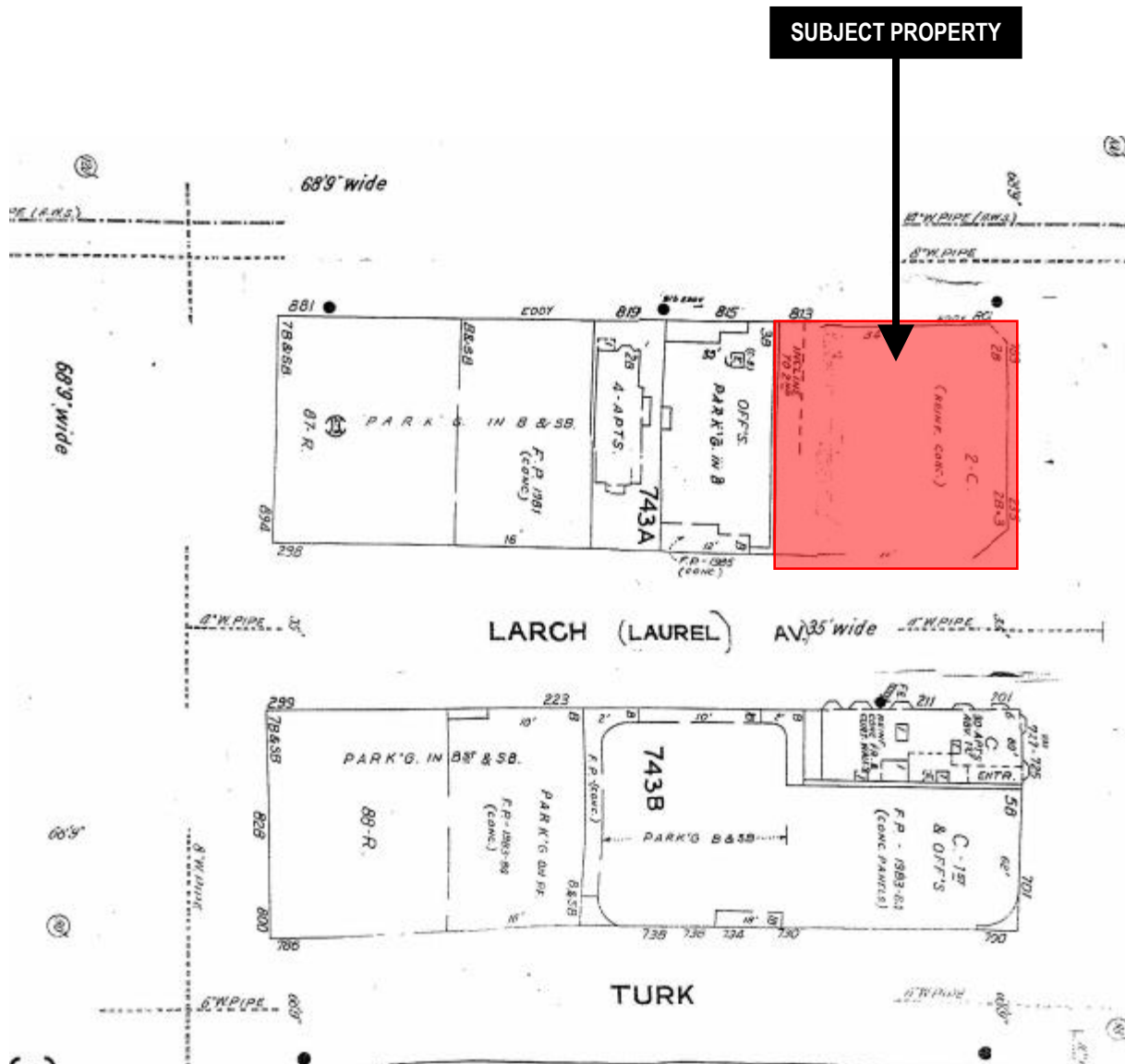
Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	7,900	1,900	-6,000
Residential GSF	0	0	0
Retail/Commercial GSF	34,000	40,000	6,000
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other ( )	N/A	N/A	N/A
TOTAL GSF	41,900	41,190	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	19	-19	0
Loading Spaces	1	0	1
Bicycle Spaces	0	22	22

# Parcel Map



# Sanborn Map\*



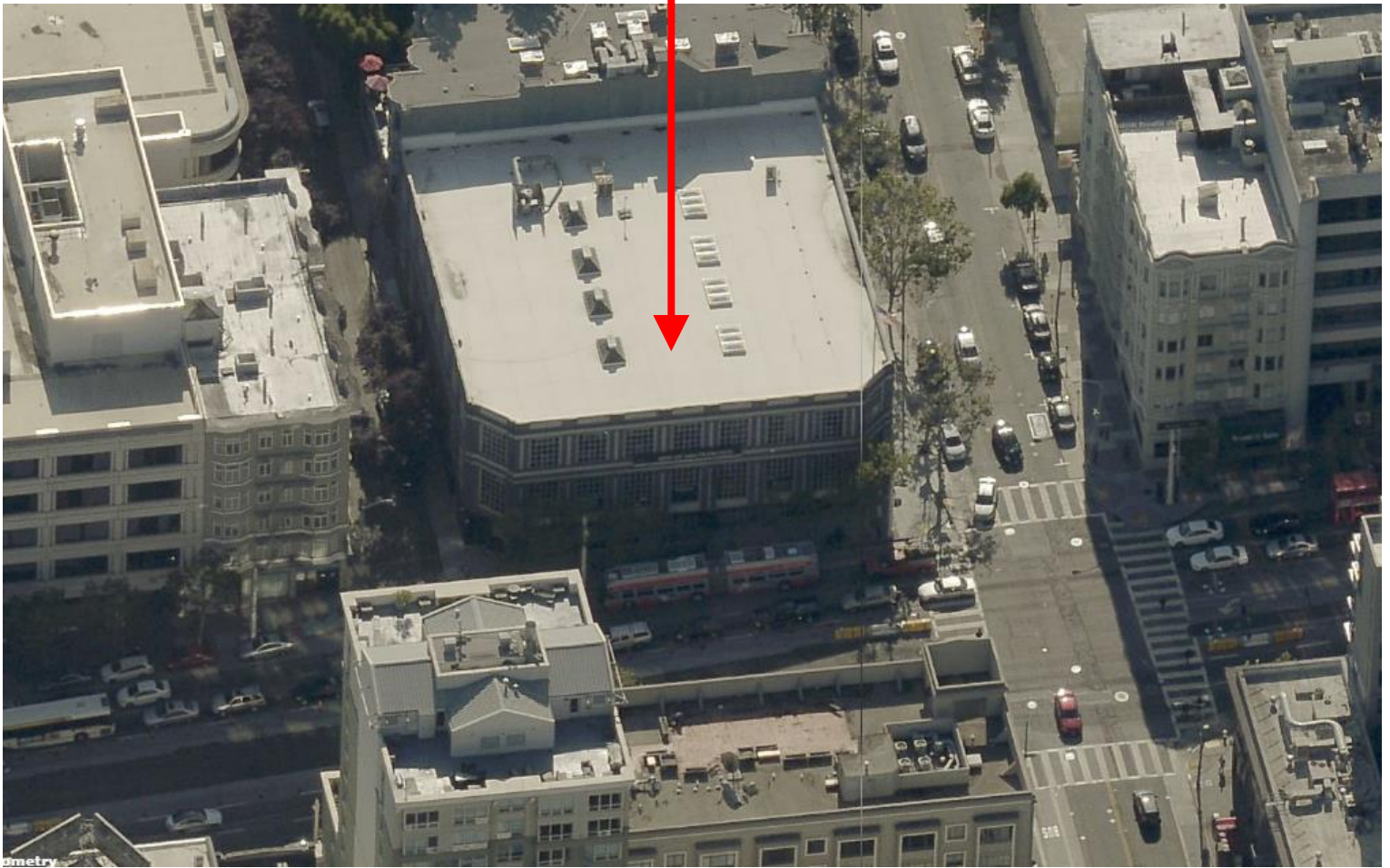
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



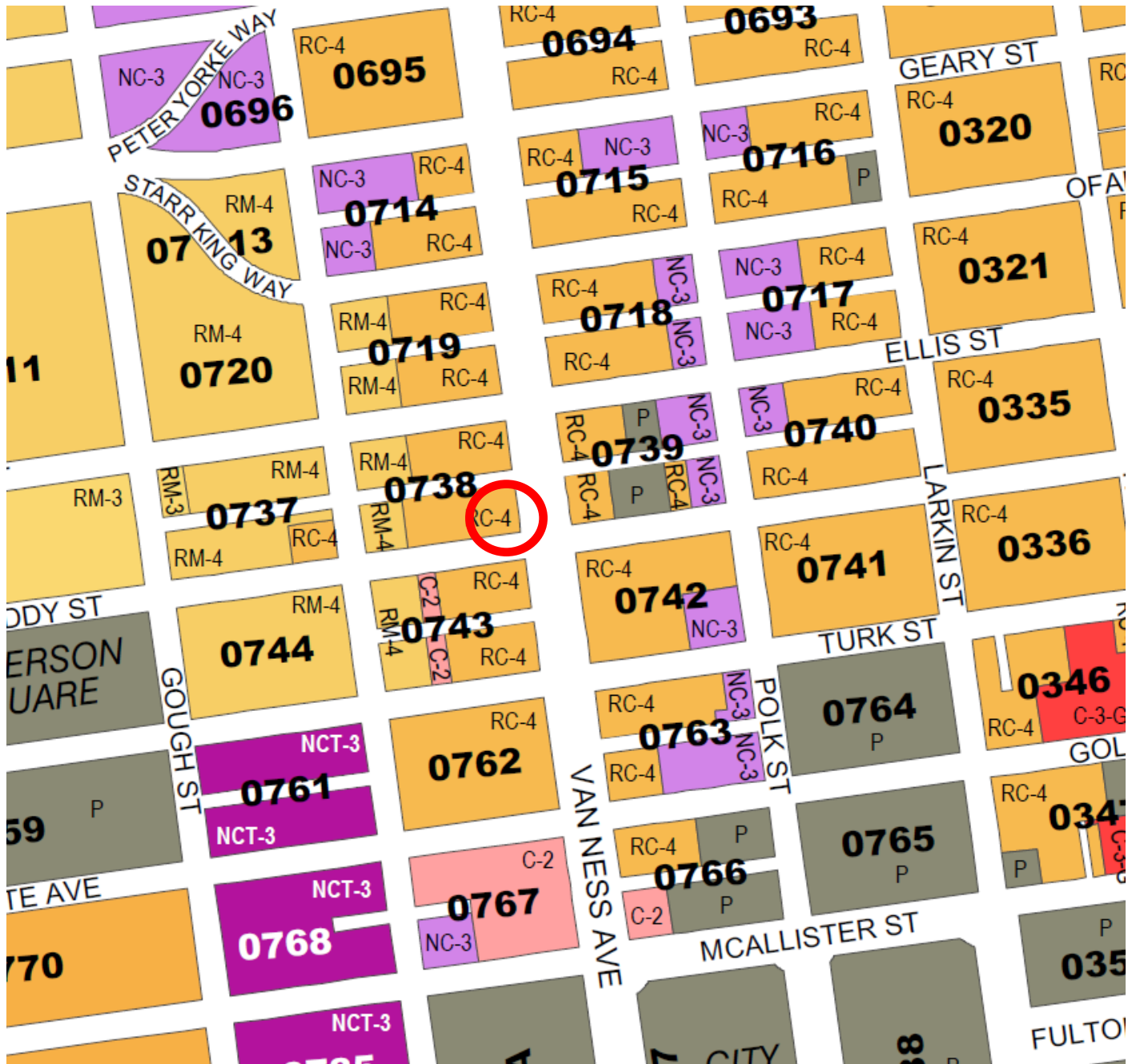


# Aerial Photo

SUBJECT PROPERTY



# Zoning Map



Conditional Use Authorization  
 Case Number 2018-001936CUA  
 Unnamed Gym Use  
 799 Van Ness Avenue/811 Eddy Street



# Site Photo (Van Ness Avenue)



Conditional Use Authorization  
Case Number 2018-001936CUA  
Unnamed Gym Use  
799 Van Ness Avenue/811 Eddy Street

# Site Photo (Eddy Street)



Conditional Use Authorization  
**Case Number 2018-001936CUA**  
Unnamed Gym Use  
799 Van Ness Avenue/811 Eddy Street





# PROJECT APPLICATION

## GENERAL INFORMATION

### Property Owner's Information

Name:

Address:

Email Address:

Telephone:

### Applicant Information

Same as above

Name:

Company/Organization:

Address:

Email Address:

Telephone:

### Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

### Please Select Primary Project Contact:

Owner

Applicant

Billing

### Property Information

Project Address:

Block/Lot(s):

## RELATED APPLICATIONS

### Related Preliminary Project Assessment (PPA) Application

N/A

PPA Application No(s):

PPA Letter Date:

### Related Building Permits Applications

N/A

Building Permit Applications No(s):

## PROJECT INFORMATION

### Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

### Project Details:

Change of Use	New Construction	Demolition	Facade Alterations	ROW Improvements
Additions	Legislative/Zoning Changes	Lot Line Adjustment-Subdivision	Other	_____

**Estimated Construction Cost:** \_\_\_\_\_

<b>Residential:</b>	Senior Housing	100% Affordable	Student Housing	Dwelling Unit Legalization
	Inclusionary Housing Required	State Density Bonus	Accessory Dwelling Unit	

Indicate whether the project proposes rental or ownership units:      Rental Units      Ownership Units      Don't Know

<b>Non-Residential:</b>	Formula Retail	Medical Cannabis Dispensary	Tobacco Paraphernalia Establishment
	Financial Service	Massage Establishment	Other: _____

## PROJECT AND LAND USE TABLES

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

Project Features		
	Existing	Proposed
Dwelling Units - Affordable		
Dwelling Units - Market Rate		
Dwelling Units - Total		
Hotel Rooms		
Number of Building(s)		
Number of Stories		
Parking Spaces		
Loading Spaces		
Bicycle Spaces		
Car Share Spaces		
Other		
_____		

General Land Use Category		
	Existing (square footage area)	Proposed (square footage area)
Parking GSF		
Residential GSF		
Retail/Commercial		
Office		
Industrial-PDR		
Medical		
Visitor		
CIE (Cultural, Institutional, Educational)		
Useable Open Space		
Public Open Space		

Land Use - Residential		
	Existing	Proposed
Studio Units		
One Bedroom Units		
Two Bedroom Units		
Three Bedroom (or +) Units		
Group Housing - Rooms		
Group Housing - Beds		
SRO Units		
Micro Units		
Accessory Dwelling Units*  *For ADUs, individually list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

## ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is necessary. With the Project Application, include any necessary environmental supplementals, technical studies, and/or other information required, based on your project and the requirements outlined in the screening form. If your project received a PPA letter from the Planning Department, with the Project Application, also address all necessary information specified in the Environmental Planning section of the PPA letter. A separate fee may be required for further environmental review.

**Note: please respond to the best of your knowledge. If 'Yes' is marked for any of the questions below, an environmental planner will contact you with further instructions as appropriate.**

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
<b>1a. General</b>	Estimated construction duration (months):	N/A		
<b>1b. General</b>	Foundation Design Type	Yes	No	
<b>2a. Historic Preservation</b>	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district? Refer to the Preservation tab on the <a href="#">Property Information Map</a> .	Yes	No	If yes, submit a complete <a href="#">Historic Resource Determination</a> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
<b>2b. Historic Preservation</b>	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes	No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a> .
<b>3. Archeology</b>	<p>Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?</p> <p>To determine if your property is in an archeologically sensitive area, refer to the Zoning tab on the <a href="#">Property Information Map</a>.</p>	Yes	No	<p>If Yes, provide depth of excavation/disturbance below grade (in feet*):</p> <p>_____</p> <p><i>*Note this includes foundation work</i></p>
<b>4. Air Quality</b>	<p>Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?</p> <p>To determine if your property is in an air pollutant exposure zone, refer to the Zoning tab on the <a href="#">Property Information Map</a>.</p>	Yes	No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found <a href="#">here</a> .
<b>5. Transportation</b>	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes	No	If yes, submit an Environmental Supplemental- <a href="#">School and Child Care Drop-Off &amp; Pick-Up Management Plan</a> .

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
6. Shadow	<p>Would the project result in any construction over 40 feet in height?</p>	Yes	No	<p>If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)</p> <p>An additional fee for a shadow review may be required.</p>
7. Geology and Soils	<p>Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?</p> <p>To determine if your property is in an area with slopes greater than or equal to 20 percent, landslide or liquefaction zone, refer to the Zoning tab on the <a href="#">Property Information Map</a>.</p> <p>-----</p> <p>Area of excavation/disturbance (in square feet):</p> <p>_____</p> <p>Amount of excavation (in cubic yards):</p> <p>_____</p>	Yes	No	<p>A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:</p> <ul style="list-style-type: none"> <li>● The project involves: <ul style="list-style-type: none"> <li>○ excavation of 50 or more cubic yards of soil, or</li> <li>○ building expansion greater than 1,000 square feet outside of the existing building footprint.</li> </ul> </li> <li>● The project involves a lot split located on a slope equal to or greater than 20 percent.</li> </ul> <p><u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u></p>
8. Biological Resources	<p>Does the project include the removal or addition of trees on, over, or adjacent to the project site?</p>	Yes	No	<p>If yes:</p> <p>Number of existing trees on, over, or adjacent to the project site:</p> <p>_____</p> <p>Number of existing trees on, over, or adjacent to the project site that would be removed by the project:</p> <p>_____</p> <p>Number of trees on, over, or adjacent to the project site that would be added by the project:</p> <p>_____</p>
9a. Hazardous Materials	<p>Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</p>	Yes	No	<p>If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.</p>
9b. Hazardous Materials	<p>Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?</p> <p>To determine if your property is in the Maher Map, refer to the Zoning tab on the <a href="#">Property Information Map</a></p>	Yes	No	<p>If yes, submit a copy of the <a href="#">Maher Application Form</a> to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.</p> <p>For more information about the Maher program and enrollment, refer to the Department of Public Health's <a href="#">Environmental Health Division</a>.</p> <p><u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u></p>



## PRIORITY GENERAL PLAN POLICIES FINDINGS

### (APPLICABLE TO ALL PROJECTS)

Planning Code Section 101 requires that the City find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the 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 is not applicable.

**Please respond to each policy; if it's not applicable explain why:**

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
3. That the City's supply of affordable housing be preserved and enhanced;
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

**Please respond to each policy; if it's not applicable explain why:**

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;

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

7. That landmarks and historic buildings be preserved; and

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

## SUPPLEMENTAL APPLICATIONS

Most development projects require environmental evaluation and specific entitlement actions. Applicants are responsible for submitting all necessary supplemental applications required to complete this review. For projects that received a Preliminary Project Assessment (PPA), all supplemental applications that were indicated in the PPA should be provided as part of this Project Application.

Please indicate below for all supplemental applications that are related to this Project Application:

Identified in PPA:	Provided:	Name of Supplemental Application
		Affordable Housing Streamlined Approval (SB-35)
		Certificate of Appropriateness [COA]
		Certificate of Appropriateness - Administrative [ACOA]
		Conditional Use Authorization [CUA]
		Density Bonus: HOME-SF Program - Section 206.3
		Density Bonus: 100% Affordable Housing Bonus Program - Section 206.4 [AHBP]
		Density Bonus: Individually Requested State Density Bonus Program - Section 206.6
		Density Bonus: State Analyzed Density Bonus Program - Section 206.5
		Dwelling Unit Removal: Merger, Conversion or Demolition - Section 317 [CUA]
		Gasoline Service Station Conversion [CUA]
		Historic Resource Evaluation [HRE]
		In-Kind Agreement [IKA]
		Landmark Designation Application [DES]
		Large Project Authorization in Downtown - Section 309 [DNX]
		Large Project Authorization in Eastern Neighborhoods - Section 329 [ENX]
		Large Residential Project Authorization in Downtown - Section 309.1 [DNX]
		Large Tourist Hotel Conversion
		Legislative Amendment [PCA]
		Permit to Alter, Major [PTA]
		Mills Act Historical Property Contract [MLS]
		Office Allocation - Section 321 [OFA]
		School and Child Care Drop-Off & Pick-Up Management Plan
		Transferable Development Rights - Certificate of Transfer [TDT]
		Transferable Development Rights - Notice of Use [TDU]
		Transferable Development Rights - Statement of Eligibility [TDE]
		Transportation Demand Management Program [TDM]
		Variance [VAR]
		Wireless Conditional Use Authorization [WLS]
		Other:

Please indicate if the below entitlements are needed for this project. No supplemental application is required, but an additional fee will apply.

Identified in PPA:	Provided:	Name of Entitlement
		Coastal Zone Permit (CTZ)
		Permit to Alter, Minor [MPTA]
		Shadow Study (SHD)

# 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) Other information or applications may be required.



Signature

Name (Printed)

Relationship to Project  
(i.e. Owner, Architect, etc.)

Phone

Email

# APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

Name (Printed)

Date

For Department Use Only

Application received by Planning Department:

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

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



## CONDITIONAL USE AUTHORIZATION

### INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

**ATTENTION:** A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding Conditional Use Authorization applications.

For questions, call 415.558.6377, email [pic@sfgov.org](mailto:pic@sfgov.org), or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### WHAT IS A CONDITIONAL USE AUTHORIZATION?

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning Commission will “condition” the use by applying operational conditions that may minimize neighborhood concerns as well as other conditions that may be required by the Department and the Planning Code. Conditional Use Authorizations are entitlements that run with the property, not the operator.

### WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

For each Zoning District, the Planning Code contains use charts that list types of uses and whether each is permitted as of right (P), conditionally permitted (C), or not permitted (NP or blank). In addition to those particular uses, the Conditional Use Authorization process is utilized for various other applications included but not limited to dwelling unit removal, Planned Unit Developments (PUD's), and for off-street parking in certain Zoning Districts. Please consult a planner at the Planning Information Counter (PIC) for additional information regarding these applications.

### Fees

Please refer to the [Planning Department Fee Schedule](#) available at [www.sfplanning.org](http://www.sfplanning.org) or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



# San Francisco Planning

## CONDITIONAL USE AUTHORIZATION

### SUPPLEMENTAL APPLICATION

#### Property Information

Project Address: 799 Van Ness Avenue

Block/Lot(s): 0743/001

#### Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

Pursuant to Planning Code Section 209.3, the proposed gym use requires a Conditional Use authorization for the second floor and above.

Pursuant to Planning Code Section 178(a)(1), the proposed gym use would enlarge a permitted non-residential use by approximately 6,000 square feet from approximately 34,000 square feet to 40,000 square feet.

#### 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. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

The proposed use would be contained within the existing building envelope and replace an existing non-residential use. The subject building appears to be a historic resource and the project proposes to preserve the exterior of the building and alter the interior space. The RC-4 District provides a mixture of high-density dwellings with supportive commercial use. The proposed gym use would be a desirable support commercial use and it is necessary to provide a variety of uses and choices for the neighborhood and general area.

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

The current automobile sales or rental use occupies approximately 34,000 square feet of retail space and the proposed use would increase the retail space to approximately 40,000 square feet resulting in a net increase of 6,000 square feet of retail space within the existing building envelope. The area is developed by high-density residential buildings supported by commercial uses with access to public transportation. There is not an over-saturation of gym uses in the immediate or general area and as such the proposed use and size would not likely foreclose the location of other needed neighborhood-serving uses in the area.

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

The gym use proposes a total of 13 off-street parking spaces. The use is designed and intended to serve the immediate and general neighborhood. In order to provide many gym related amenities, choices and services the square footage offered by the subject building would be practical and effective space for the Gym. The nature of the proposed use requires a larger sized building to be effective and practical.

(C) The building in which the use is to be located is an existing building which respect the scale of development in the district;

There are no major exterior changes or alterations proposed as a part of this application. The subject building appears to be eligible for national, State or local listing as a historic resource and found to be individually eligible for listing as part of the survey for the Van Ness Automobile Historic Resources Survey. The subject building would continue to provide its character-defining features and maintain the scale of the district.

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.

The size and shape of the site and the size and arrangement of the building will not be altered as part of this project. The proposed work will not affect the building envelope.

The project will not affect public transit or overburden the existing supply of parking in the neighborhood. The area is well served by transit.

The project will not produce noxious or offensive emissions related to noise, glare and dust.

The project would not alter the site's landscaping, open spaces, parking and loading areas, service areas or lighting. The project will comply with the signage requirements of the Planning Code and Commission's Design Guidelines.

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

The proposed use meets the intent and spirit of the Planning Code to provide supportive commercial uses in a high-density neighborhood giving its residents choices and amenities for this type of use.

The proposed use will not adversely affect the General Plan. The project will comply with the objectives and policies of the Van Ness Special Use District:

Van Ness Avenue maintains a "central place" location and identity. The area is close to the city's major employment center, is well-served by transit, has well-developed infrastructure and continuous commercial frontage and numerous attractive, architecturally outstanding buildings.

In order to continue the active commercial use of the Avenue, existing non-residential buildings should be permitted to contain any use — residential or non-residential — allowed in the district.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

N/A

# 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) Other information or applications may be required.



Signature

ASHOK VANMALI

Name (Printed)

ARCHITECT

323.937.4270

vanmali@gruenassociates.com

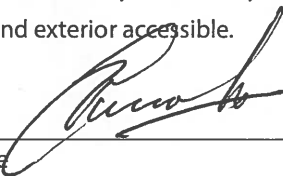
Relationship to Project  
(i.e. Owner, Architect, etc.)

Phone

Email

# APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.



Signature

ASHOK VANMALI, AIA

Name (Printed)

7/3/2018

Date

For Department Use Only

Application received by Planning Department:

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

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



San Francisco Planning Department &  
Department of Building Inspection  
1650-1660 Mission Street  
San Francisco, CA 94103

March 1<sup>st</sup> 2018

**Attention: San Francisco Planning Department and Department of Building Inspection**

This letter serves to acknowledge that Ashok Vanmali of Gruen Associates and Amy Lee of 3S, LLC are authorized agents for the property located at 799 Van Ness Avenue for the purpose of submittals to the San Francisco Planning Department and Department of Building Inspection.

A handwritten signature in blue ink, appearing to read "Eric Schmitt", is positioned above the printed name and title.

Eric Schmitt  
Vice President  
Hemas, LLC

Hemas, LLC  
1675 Howard Street  
San Francisco, CA 94103