Planning Commission
Project Summary and Draft Motion

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM
HEARING DATE: JANUARY 10, 2019

Record No.: 2018-012050CUA
Project Address: 927 IRVING STREET
Zoning: Inner Sunset NCD (Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Block/Lot: 1765/040
Project Sponsor: Arlene Stanich-Prince
927 Irving Street
San Francisco, CA 94112
Property Owner: Dunmore Associates
San Francisco, CA 94116
Staff Contact: Mathew Chandler – (415) 575-9048
mathew.chandler@sfgov.org

PROJECT DESCRIPTION

The project would convert 3,325 square feet of ground level space most recently used as a Retail Professional Service Use into a Health Service Use (DBA Henry Ohlhoff Outpatient). The project has qualified for review under the Planning Commission’s Community Business Priority Processing Program (“CB3P”).

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Section 730, Conditional Use Authorization is required to establish both a Health Service Use at the ground floor and a Use Size of 2,500 square feet and above.

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby APPROVES Conditional Use Application No. 2018-012050CUA subject to conditions contained in the attached “EXHIBIT A” and in general conformance with plans on file, dated November 5, 2018 as well as photos submitted November 9, 2018, and stamped “EXHIBIT B.”

www.sfplanning.org
I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 10, 2019.

AYES:
NAYS:  
ABSENT:  
ADOPTED:  January 10, 2019  
Commission Secretary

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.

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.

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CB3P CHECKLIST

<table>
<thead>
<tr>
<th>Required Criteria</th>
<th>Complete &amp; adequate</th>
<th>Incomplete and/or inadequate</th>
<th>Not required and/or not applicable</th>
<th>Comments (if any)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Sponsor’s application</td>
<td>X</td>
<td></td>
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<tr>
<td>CB3P eligibility checklist</td>
<td>X</td>
<td></td>
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<tr>
<td>Planning Code §101.1 findings</td>
<td>X</td>
<td></td>
<td></td>
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<tr>
<td>Planning Code §303(c) findings</td>
<td>X</td>
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<tr>
<td>Planning Code §303(o) findings</td>
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<tr>
<td>Any additional Planning Code findings</td>
<td>X</td>
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<tr>
<td>Photographs of the site and/or context</td>
<td>X</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Scaled and/or dimensioned plans</td>
<td></td>
<td>X</td>
<td>Provided but not required since this is not a Formula Retail use and no physical work is proposed.</td>
<td></td>
</tr>
<tr>
<td>Clearance under California Environmental Quality Act (“CEQA”)</td>
<td>X</td>
<td></td>
<td></td>
<td>Categorically Exempt as a Class 1 Exemption</td>
</tr>
</tbody>
</table>

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Additional Information

| Notification Period | 20 Day mailed to owners within a 300' radius, posted on site, and newspaper. |
| Number and nature of public comments received | One (1) letter of support at the time of packet preparation. |
| Number of days between filing and hearing | 109 working days (minus all hold days), 134 days between filing and hearing. |

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Generalized Basis for Approval (max. one paragraph)

The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1 and 303(c) and findings submitted as part of the application. The proposed use and character is compatible with the surrounding area and is on balance with the General Plan and Use District. Conditional Use approval to establish a Health Service use in excess of 2,499 square feet would activate a currently vacant ground level space. Staff believes the proposed establishment would be desirable for and compatible with the community, and recommends approval with conditions.
ATTACHMENTS:
Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Photos
Exhibit C – Environmental Determination
Exhibit D – Public Correspondence
EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Health Service Use (d.b.a. Henry Ohlhoff Outpatient) located at 927 Irving Street, Block 1765, and Lot 047 pursuant to Planning Code Section(s) 730 and 303 within the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated November 5, 2018, and stamped “EXHIBIT B” included in the docket for Record No. 2018-012050CUA 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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

**DESIGN – COMPLIANCE AT PLAN STAGE**

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. Garbage, composting and recycling storage. Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. Bicycle Parking. Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than four Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA’s bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

9. 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

10. Revocation due to Violation of Conditions. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

11. 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
1. "Change of Use”.
2. Authorization to "establish a Use size in excess of 2,500 sf"

927 IRVING STREET
SAN FRANCISCO, CA 94122

Estimated Total Square Footage: 3,325 SQ FT
Calculated from outside surface of perimeter enclosure.
Parcel Map

SUBJECT PROPERTY

IRVING

Parcel Map

Conditional Use Authorization
Case Number 2018-012050CUA
Health Service – Henry Ohlhoff Outpatient
927 Irving Street
The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.
Aerial Photo

Conditional Use Authorization
Case Number 2018-012050CUA
Health Service – Henry Ohlhoff Outpatient
927 Irving Street
Zoning Map

Conditional Use Authorization
Case Number 2018-012050CUA
Health Service – Henry Ohlhoff Outpatient
927 Irving Street
Conditional Use Authorization  
Case Number 2018-012050CUA  
Health Service – Henry Ohlhoff Outpatient  
927 Irving Street
San Francisco Planning

PROJECT APPLICATION

GENERAL INFORMATION

Property Owner's Information

Name: Dunmore Associates
Email Address: paul@dunmoreassociates.com
Address: P.O. Box 22428 SF, CA 94112
Telephone: (415) 759-5115

Applicant Information

☐ Same as above

Name: Arlene Stanich-Prince
Company/Organization: Henry Ohlhorn House/Ohlhorn Recovery Programs
Email Address: aprince@ohlhorn.org
Address: 927 Irving St SF CA 94112
Telephone: 415-621-4388 x210

Please Select Billing Contact:
☐ Owner ☑ Applicant ☐ Other (see below for details)

Name: Arlene Stanich-Prince
Email: aprince@ohlhorn.org

Please Select Primary Project Contact:
☐ Owner ☑ Applicant ☐ Billing

Property Information

Project Address: 927 Irving St SF 94122
Block/Lot(s): 1765/047

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 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.

See Attachment "Project Description"

Project Details:
☑ Change of Use  ☐ New Construction  ☐ Demolition  ☐ Facade Alterations  ☐ ROW Improvements
☐ Additions  ☐ Legislative/Zoning Changes  ☐ Lot Line Adjustment-Subdivision  ☐ Other

Estimated Construction Cost: _______________________

Residential:  ☐ 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

Non-Residential:  ☐ Formula Retail  ☐ Medical Cannabis Dispensary  ☐ Tobacco Paraphernalia Establishment
☐ Financial Service  ☐ Massage Establishment  ☐ Other: health services
Conditional Use Authorization Application

Property Information

Project Address: 927 Irving Street, San Francisco, Ca 94122

Block/Lot(s): 1765/040

Plan Area: same

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.

The applicant is proposing a “change of use” for the office space at 927 Irving Street. The office space is currently zoned as “C” (conditionally permitted). The applicant is requesting to change the zone to “P” (permitted use by right), in order to comply with health services.

In addition, the applicant is proposing Conditional Use Authorization for establishing a use size over 2,500 sf. The office space at 927 Irving Street is estimated to be 3,325 square feet. There will be no changes to the size of the office in anyway.

The applicant is leasing the office space as a non-medical Outpatient Recovery Program for clients with alcohol and/or other drug abuse. The business is licensed by the State of California (certification #380013BN, Henry Ohlhoff Outpatient Programs.)

There is no construction nor physical change to the property.

This application is only requesting a “Conditional Use Authorization” for establishing a Health Service Use and establishing a use size over 2,500 sf.
If you are not sure of the eventual size of the project, provide the maximum estimates.

<table>
<thead>
<tr>
<th>Project Features</th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td>Dwelling Units - Affordable</td>
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<td></td>
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<tr>
<td>Dwelling Units - Market Rate</td>
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<tr>
<td>Dwelling Units - Total</td>
<td></td>
<td></td>
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<tr>
<td>Hotel Rooms</td>
<td></td>
<td></td>
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<tr>
<td>Number of Building(s)</td>
<td></td>
<td></td>
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<tr>
<td>Number of Stories</td>
<td></td>
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<tr>
<td>Parking Spaces</td>
<td></td>
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<tr>
<td>Loading Spaces</td>
<td></td>
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<tr>
<td>Bicycle Spaces</td>
<td></td>
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<tr>
<td>Car Share Spaces</td>
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<tr>
<td>Other</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>General Land Use Category</th>
<th>Existing (square footage area)</th>
<th>Proposed (square footage area)</th>
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</thead>
<tbody>
<tr>
<td>Parking GSF</td>
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<td></td>
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<tr>
<td>Residential GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Retail/Commercial</td>
<td><strong>3,325</strong></td>
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<tr>
<td>Office</td>
<td></td>
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<tr>
<td>Industrial-PDR</td>
<td></td>
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<tr>
<td>Medical</td>
<td></td>
<td><strong>3,325</strong></td>
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<tr>
<td>Visitor</td>
<td></td>
<td></td>
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<tr>
<td>CIE (Cultural, Institutional, Educational)</td>
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<td></td>
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<tr>
<td>Useable Open Space</td>
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<td></td>
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<tr>
<td>Public Open Space</td>
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</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Environmental Topic</th>
<th>Information</th>
<th>Applicable to Proposed Project?</th>
<th>Notes/Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. General</td>
<td>Estimated construction duration (months):</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>1b. General</td>
<td>Foundation Design Type</td>
<td>☐ Yes ☑ No</td>
<td></td>
</tr>
<tr>
<td>2a. Historic Preservation</td>
<td>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 Property Information Map.</td>
<td>☐ Yes ☑ No</td>
<td>If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.</td>
</tr>
<tr>
<td>2b. Historic Preservation</td>
<td>Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?</td>
<td>☐ Yes ☑ No</td>
<td>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@sf.gov">CPC-HRE@sf.gov</a>.</td>
</tr>
<tr>
<td>3. Archeology</td>
<td>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? To determine if your property is in an archeologically sensitive area, refer to the Zoning tab on the Property Information Map.</td>
<td>☐ Yes ☑ No</td>
<td>If Yes, provide depth of excavation/disturbance below grade (in feet*):</td>
</tr>
<tr>
<td>4. Air Quality</td>
<td>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? To determine if your property is in an air pollutant exposure zone, refer to the Zoning tab on the Property Information Map.</td>
<td>☐ Yes ☑ No</td>
<td>If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here.</td>
</tr>
<tr>
<td>5. Transportation</td>
<td>Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?</td>
<td>☐ Yes ☑ No</td>
<td>If yes, submit an Environmental Supplemental. School and Child Care Drop-Off &amp; Pick-Up Management Plan.</td>
</tr>
<tr>
<td>Environmental Topic</td>
<td>Information</td>
<td>Applicable to Proposed Project?</td>
<td>Notes/Requirements</td>
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<tr>
<td>6. Shadow</td>
<td>Would the project result in any construction over 40 feet in height?</td>
<td>Yes ☑ No ☐</td>
<td>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.) An additional fee for a shadow review may be required.</td>
</tr>
</tbody>
</table>
| 7. Geology and Soils| Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?                                                                                       | Yes ☑ No ☐                      | A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:  
  - The project involves:  
    - excavation of 50 or more cubic yards of soil, or  
    - building expansion greater than 1,000 square feet outside of the existing building footprint.  
  - The project involves a lot split located on a slope equal to or greater than 20 percent.  
  
A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff. |
| 8. Biological Resources | Does the project include the removal or addition of trees on, over, or adjacent to the project site?                                                                                                       | Yes ☑ No ☐                      | If yes:  
  - Number of existing trees on, over, or adjacent to the project site:  
  - Number of existing trees on, over, or adjacent to the project site that would be removed by the project:  
  - Number of trees on, over, or adjacent to the project site that would be added by the project: |
| 9a. Hazardous Materials | 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? | Yes ☑ No ☐                      | If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant. |
| 9b. Hazardous Materials | 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? | Yes ☑ No ☐                      | If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.  
  For more information about the Maher program and enrollment, refer to the Department of Public Health’s Environmental Health Division.  
  Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff. |
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.

<table>
<thead>
<tr>
<th>Policy Number</th>
<th>Policy Description</th>
<th>Response</th>
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<tbody>
<tr>
<td>1</td>
<td>That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;</td>
<td>* See attachment for Questions 4 &amp; 8</td>
</tr>
<tr>
<td>2</td>
<td>That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;</td>
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<tr>
<td>3</td>
<td>That the City's supply of affordable housing be preserved and enhanced;</td>
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<td>4</td>
<td>That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;</td>
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<td><strong>5.</strong> 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;</td>
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<tr>
<td><strong>6.</strong> That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;</td>
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<td><strong>7.</strong> That landmarks and historic buildings be preserved; and</td>
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<tr>
<td><strong>8.</strong> That our parks and open space and their access to sunlight and vistas be protected from development.</td>
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</tbody>
</table>
1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.
   a. The existing neighborhood-serving retail uses will be preserved and enhanced by the influx of new clientele spending time during regular business hours in the area in question. The business will not interfere with future opportunities for resident employment, but it has the opportunity to enhance the current market for local businesses. Clientele from this program will be present during prime hours to enhance local business, and are additionally likely to be from the local neighborhood community.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.
   a. The existing housing and neighborhood character will be preserved and protected with the inclusion of this business. The nature of the services, as well as the clientele served, is as diverse and inclusive as the existing community. The local recovery community is well established in the area, including services found at the Gratitude Center, and the intention of our clients to rebuild their lives includes rebuilding their commitment to their community.

3. That the City’s supply of affordable housing be preserved and enhanced.
   a. This business will not be affecting the affordable housing in the area as an outpatient service provider, but many of clients benefits from the City’s affordable housing options and we are proud to support anyone who wants help in achieving sobriety from drugs and alcohol, regardless of income.

4. That commuter traffic not impede Muni transit or overburden our streets or neighborhood parking.
   a. Commuter traffic will not impede Muni transit service, or overburden local streets and parking. Most of our current and prospective clients live locally, and utilize public transit as their preferred mode of transportation. The few clients who may drive are likely have
very minimal impact, if any, on the local parking. Additionally, the hours in which clients would be utilizing program are unlikely to cause additional stress to the area regarding traffic or parking.

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.
   a. With the available office space, it is our intention to maintain the diverse economic base by protecting the industrial and service sectors from displacement. As a service provider, we do not intend to impede future opportunities for resident employment or ownership, and hope instead to be an asset to the area, proudly representing non-profit services, accessible to a variety of clients in need, most often community members in the area.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.
   a. It is our intention (and State licensure requirement) to maintain the utmost quality of safety, preparedness, and protection of our clients in the event of an earthquake. With regular safety inspections and updated procedures constantly in place, we take our employees and clients health, wellness, and safety very seriously.

7. That landmarks and historic buildings be preserved.
   a. It is our intention to preserve all landmarks and historic buildings, including the face of the building, in keeping with the feel of the neighborhood and surrounding buildings. We will be completing no construction that would jeopardize the building, only cosmetic improvements in the interior.

8. That our parks and open space and their access to sunlight and vistas be protected from development.
   a. As mentioned above, we will be completing no major construction or changes to the building, only doing modest cosmetic improvements to the interior. It is our intention to keep access to sunlight, open space, and parks free from unnecessary development.
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:

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

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<td>☐ ☐</td>
<td>Shadow Study (SHD)</td>
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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: Arlene Stanich-Prince
Name (Printed): Arlene Stanich-Prince
Authorized Agent: 
Relationship to Project: 
(i.e. Owner, Architect, etc.)
Phone: 415-621-4388 x 210
Email: aprince@ohlhoff.org

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: Arlene Stanich-Prince
Name (Printed): Arlene Stanich-Prince
Date: 6.22.2018

For Department Use Only
Application received by Planning Department:

By: ____________________________ Date: ____________________________

The undersigned 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.
Conditional Use Authorization

Property Information

Project Address: 927 Irving St, SF 94122  Block/Lot(s): 17/05/047

Action(s) Requested

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

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).

See attachment for Questions 1-4
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.

See attachment for questions 1-4

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.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.
RE: 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 at the proposed location, will provide a development that is necessary or desirable for, and compatible with, that neighborhood or the community.
   a. The proposed use, a clinic supporting clients in early and ongoing recovery from alcohol and drugs, will be minimally impactful on the community, and in keeping with the local services provided. With multiple medical services begin offered in the area (including the dentist, acupuncturist, and One Medical group), we expect that our modest size, non-profit status, and history serving the San Francisco community (est. 1958), Ohlhoff Recovery Programs prides itself on being a safe, stable space for our community to find support for themselves, as well as their loved ones, in times of need. As an Outpatient clinic, our program keeps reasonable hours, and will be providing the local services with ongoing clientele.

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 the 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:
      i. The proposed changes to the space at 927 Irving St will be purely cosmetic.
      To be specific, no changes will be made to the size or shape of the structure, or alter the current arrangement of the building around the space.
   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:
      i. Due to the modest size of the Outpatient clinic, there will be minimal impact on the accessibility and traffic patterns in the neighborhood. Our clients, in general, are local to San Francisco, and many use public transit. Additionally, with services taking pace in the evening, the majority of client transport needs will take place after prime commute hours.
c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust, and odor:
   i. Our clinic provides services for substance abuse and mental health support, which involves group and individual therapy, as well as individual assessment services. Our services do not produce waste or emissions, and our office space (for the safety of our staff and clients) are well-maintained, which is mandated.

d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking, and loading areas, service areas, lighting and signs.
   i. There will be no changes made to any of the above named aspects of the building. All will be left as they are, when the lease transitioned.

3. That such use of feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan:
   a. We intend to use the space in a manner that will comply with all the applicable provisions of this code, and have no intention of adversely affecting the Master Plan of the existing community.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.
   a. We intend to use the space in a manner that will comply with the applicable provisions of this code, and have no intentions of adversely affecting the Master Plan of the existing community.
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
Atenee St Prince

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

Phone
41S.621-4388X710

Email
aprinee@ohlhoff.org

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
Atenee St Prince

Date
6-22-2018
**Project Address:** 927 Irving Street, San Francisco, CA 94122

**Name of Business (if known):** HENRY CALHOF F OUTPATIENT PROGRAM

**Project Description**

Please provide a narrative project description that summarizes the project and its purpose. [See Attachment]

This application is proposing a "change of use" authorization for the office space at 927 Irving St. And, for Conditional Use Authorization to establish a use size in excess of 3500 SF. This applicant is requesting to change the zone to "P" (permitted use by right) for health services.

The following checklist is to be completed by applicants and reviewed by Planning Department Staff.

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<thead>
<tr>
<th>Confirm Compliance with Each Criterion by Checking the Boxes Below</th>
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<td>✓  Pre-Application Meeting</td>
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<td>✓  Formula Retail</td>
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<td>✓  Hours of Operation</td>
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<td>✓  Storefront Consolidation</td>
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<tr>
<td>✓  Loss of Dwellings</td>
</tr>
<tr>
<td>✓  Alcohol Beverages</td>
</tr>
<tr>
<td>✓  Nature of Work</td>
</tr>
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</table>
| ✓  Nature of Use | The application involves only non-residential uses and does not seek to establish or expand any of the following:  
• Massage Establishment  
• Tobacco Paraphernalia Establishment  
• Adult Entertainment Establishment  
• Cannabis Uses  
• Fringe Financial Service  
• Drive-up Facility  
• Wireless Telecommunications Site ("WTS")  
• Outdoor Activity Area  
• Bar  
• Nighttime Entertainment/Place of Entertainment (e.g. nightclubs, music venues)  
• Off-Street parking in excess of that allowed on an as-of-right basis  
• Office closed to the public located on the ground story |
Conditional Use Authorization Application

Property Information

Project Address: 927 Irving Street, San Francisco, Ca 94122

Block/Lot(s): 1765/040

Plan Area: same

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.

The applicant is proposing a “change of use” for the office space at 927 Irving Street. The office space is currently zoned as “C” (conditionally permitted). The applicant is requesting to change the zone to “P” (permitted use by right), in order to comply with health services.

In addition, the applicant is proposing Conditional Use Authorization for establishing a use size over 2,500 sf. The office space at 927 Irving Street is estimated to be 3,325 square feet. There will be no changes to the size of the office in anyway.

The applicant is leasing the office space as a non-medical Outpatient Recovery Program for clients with alcohol and/or other drug abuse. The business is licensed by the State of California (certification #380013BN, Henry Ohlhoff Outpatient Programs.)

There is no construction nor physical change to the property.

This application is only requesting a “Conditional Use Authorization” for establishing a Health Service Use and establishing a use size over 2,500 sf.
I hereby attest under penalty of perjury that the information I have provided is true and correct to the best of my knowledge, that I intend to complete the project described herein in compliance with the eligibility requirements of the CB3P Program, that I have read and understood this form, and that I am (a) the property owner or authorized agent of the property owner, (b) familiar with the property, and (c) able to provide accurate and complete information. I understand that knowingly or negligently providing false or misleading information may lead to denial or rescission of my permit and/or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action along with the imposition of administrative fines.

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)

8·1·2018                      415·621·4388 x 210 aprince@chihoff.org

Date                             Phone Number    Email Address

For Department Use Only

Check One:

☐ ENROLLED

By: ________________________________ Date: ________________________________

☐ NOT ENROLLED

STATE REASON:

By: ________________________________ Date: ________________________________
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</tbody>
</table>

The information contained herein while not guaranteed has been secured from sources deemed reliable.
INNER SUNSET

GREATER WEST PORTAL
NEIGHBORHOOD ASSN
P.O. BOX 27116
SAN FRANCISCO CA 94127

CHERYL L SWITZER
INNER SUNSET NEIGHBORHOOD ASSOCIATION
1509 12TH AVE
SAN FRANCISCO CA 94122

HARRIET ROHMER
NINTH AVE NEIGHBORS
1461 NINTH AVE
SAN FRANCISCO CA 94122

MARIA WALD
INNER SUNSET PARK NEIGHBORS ASSOCIATION
1515 5TH AVE
SAN FRANCISCO CA 94122

SALLY STEPHENS
GOLDEN GATE HEIGHTS NEIGHBORHOOD ASSOCIATION
PO BOX 27608
SAN FRANCISCO CA 94127

FRANCESCA PANULLO
SHERWIN WILLIAMS
1415 OCEAN AVE
SAN FRANCISCO CA 94112

ANNE CHUNG
SELF-HELP FOR THE ELDERLY
407 SANSONE ST
SAN FRANCISCO CA 94111

CRAIG DAMSON
INNER SUNSET MERCHANTS ASSOCIATION
1128 IRVING ST
SAN FRANCISCO CA 94122

LAWRENCE ROSENFELD
INNER SUNSET PARK NEIGHBORS
1032 IRVING ST PMB 511
SAN FRANCISCO CA 94122

SPEAK (SUNSET-PARKSIDE EDUCATION AND ACTION COMMITTEE)
1329 7TH AVE
SAN FRANCISCO CA 94122

SARAH JONES
EDGWOOD NEIGHBORHOOD ASSOCIATION
190 EDGWOOD AVE
SAN FRANCISCO CA 94117

JOSEPH SMOKEE
HOUSING RIGHTS COMMITTEE OF SAN FRANCISCO
4301 GEARY BLVD
SAN FRANCISCO CA 94118

JACK BARRY
SUNSET HEIGHTS ASSOCIATION OF RESPONSIBLE PEOPLE (SHARE)
1661 7TH AVE
SAN FRANCISCO CA 94122

EVERETT HEWLETT
MT SUTRO WOODS OWNERS ASSOCIATION INC
419 CRESTMONT DRIVE
SAN FRANCISCO CA 94131

LONDON BREED
BOARD OF SUPERVISORS
RM 244
1 DR CARLTON B GOODLETT PL
SAN FRANCISCO CA 94102-4689

NORMAN YEE
BOARD OF SUPERVISORS
RM 244
1 DR CARLTON B GOODLETT PL
SAN FRANCISCO CA 94102-4689

WALTER CAPLAN
FOREST KNOLLS NEIGHBORHOOD ORGANIZATION
157 WARREN DR
SAN FRANCISCO CA 94131-1030

JIMMY LA
WESTSIDE = BEST SIDE!
2309 NORIEGA ST PMB 67
SAN FRANCISCO CA 94122
Dear Neighbor:
You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 427 + Irving St. - cross streets: 10th St & 11th Ave. (Block/Lot: 1760/047; Zoning: "C"-Conditional Use, in accordance with the San Francisco Planning Department’s Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department’s review. Once a Building Permit has been submitted to the City, you may track its status at www.sfplanning.org/dbd.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: "Change of Use" - to change current zone, "C" (conditionally permitted) to zone "P" (permitted use by right) for health services. And Conditional Use Authorization to establish a use in excess of 3,500 sf.

Existing: | Proposed: | Permitted:
---|---|---
Existing # of dwelling units: | | 4
Existing bldg square footage: 3,325 | 3,325 | 3,325
Existing # of stories: | | 2
Existing bldg height: | | 46 feet

MEETING INFORMATION:
Property Owner(s) name(s): Dunmore Associates
Project Sponsor(s): Arlene Simonich-Prince
Contact information (email/phone): ap@ncaonlineloft.com, 415-621-4385 x 10
Meeting Address*: 427 Irving Street, San Francisco 94112
Date of meeting: Friday, August 24, 2018
Time of meeting**: 6:00 pm - 8:00 pm

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 8:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-555-6378, or contact the Planning Department via email at pco@sfplanning.org. You may also find information about the San Francisco Planning Department and ongoing planning efforts at www.sfplanning.org.
1. “Change of Use”.
2. Authorization to “establish a Use size in excess of 2,500 sf”
Meeting Date: **AUGUST 24th 2018**  
Meeting Time: **6 PM TO 9 PM**  
Meeting Address: **927 IRVING STREET SF CA 94122**  
Project Address: **927 IRVING STREET SF CA 94122**  
Property Owner Name: **DUNMORE ASSOCIATES**  
Project Sponsor/Representative: **ADINE STANICH-PRINCE**

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

<table>
<thead>
<tr>
<th>NAME/ORGANIZATION</th>
<th>ADDRESS</th>
<th>PHONE #</th>
<th>EMAIL</th>
<th>SEND PLANS</th>
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<tr>
<td>1. <strong>Liron Rong</strong></td>
<td><strong>[email protected]</strong></td>
<td><strong>(415) 731-9705</strong></td>
<td></td>
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<tr>
<td>2. <strong>Melinda Rich</strong></td>
<td><strong>(415) 731-9705</strong></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>3. <strong>Adine</strong></td>
<td><strong>(415) 731-9705</strong></td>
<td><strong><a href="mailto:rosymmchow@outlook.com">rosymmchow@outlook.com</a></strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4. <strong>Sally</strong></td>
<td></td>
<td><strong>(415) 731-9705</strong></td>
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<th>Question/Concern</th>
<th>Project Sponsor Response</th>
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<td>Question/Concern 4</td>
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Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Meeting Date: August 24th, 2016
Meeting Time:
Meeting Address:
Project Address:
Property Owner Name:
Project Sponsor/Representative:
Property Address:

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.
I, Arlene Stanich-Prince, hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.

2. The meeting was conducted at 924 Irving Street (location/address) on 3/24/18 (date) from 6-9 pm (time).

3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.

4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, August 24, 2018, IN SAN FRANCISCO.

Arlene Stanich-Prince

Name (type or print)

Agent

Relationship to Project (e.g. Owner, Agent)

If Agent, give business name & profession

924 Irving Street

Project Address
AFFIDAVIT OF PREPARATION
OF RADIUS NOTIFICATION MAP, MAILING LIST, & DELIVERY MATERIALS
FOR PUBLIC NOTIFICATION

RADIUS SERVICES hereby declares as follows:

1. We have prepared the NOTIFICATION MAP, MAILING LIST, and DELIVERY MATERIALS for the purpose of public notification in accordance with the requirements and instructions stipulated by San Francisco City Planning Department Planning Code / San Francisco Department of Building Inspection / San Francisco Public Works Code:

- [X] Section 311 (Residential)  
  Mobile Food Facility (MFF)
  Truck: 90' minimum radius measured from the outer boundaries of the assumed curbside and all properties across the street that directly fronts, in whole or in part.

- [ ] Section 312 (Commercial)  
  Mobile Food Facility (MFF)
  Push Cart: 300' minimum radius of the street address(s) in front of which the Pushcart will be located.

- [ ] Variance  
  Minor Sidewalk Encroachment (MSE)
  150' radius froming the subject property.

- [ ] Environmental Evaluation  
  Major Sidewalk Encroachment (ME)
  300' complete radius.

- [ ] Conditional Use Permit  
  [ ] Conditional Use Permit for Wireless Antenna Installation  
  Section 106.3.2.3 (Demolition)

2. We understand that we are responsible for the accuracy of this information, and that erroneous information may require remailing or lead to suspension or revocation of the permit.

3. We have prepared these materials in good faith and to the best of our ability.

We declare under penalty of perjury under the laws of the State of California and the City and County of San Francisco that the foregoing is true and correct.

EXECUTED IN SAN FRANCISCO, ON THIS DAY, 7/29/15

RADIUS SERVICES  
Professional Service Provider  
Kevin Chuck  
Radius Services

0823 09NU  
Radius Services Job Number

601-603 Steiner St  
Project Address

0823/005  
Block / Lot

San Francisco, CA 94103  
P: 415-391-4775  
F: 415-391-4777  
radiusservices@sfradius.com
The information contained herein has been obtained from sources that have been deemed reliable and current as of the time of preparation. The information is accurate to the best of our knowledge, but we do not guarantee it.

We have no reason to doubt its accuracy, but we do not guarantee it.

The information contained herein may have been obtained from sources that have been deemed reliable and current as of the time of preparation. The information is accurate to the best of our knowledge, but we do not guarantee it.

We have no reason to doubt its accuracy, but we do not guarantee it.

The information contained herein may have been obtained from sources that have been deemed reliable and current as of the time of preparation. The information is accurate to the best of our knowledge, but we do not guarantee it.
6/15/18

SF Planning Department
1650 MISSION STREET, #400
SAN FRANCISCO, CA 94103

RE: Authorization of 927 Irving.

Too whom it may concern;

We have entered into contract with Henry Ohlhoff House and are authorizing them to act as an authorized agent to work directly with the city in regards to their application for the conditional use permit.

Please feel free to reach out with any questions.

Sincerely,

Dunmore Associates, GP
C/o Karen Eggert

[Signature]

---

Given the nature of the document, it appears to be an official communication regarding the authorization of a conditional use permit for 927 Irving. The letter is addressed to SF Planning Department and confirms a contract with Henry Ohlhoff House, granting them authorization to act as an authorized agent for the application process. The sender expresses willingness to address any questions that may arise.
State of California
Department of Health Care Services

Certification

In accordance with applicable provisions of the Health and Safety Code of California and its rules, regulations, and standards, the Department of Health Care Services hereby certifies:

HENRY OHLHOFF HOUSE

to operate and maintain an alcohol and/or other drug program using the following name and location:

HENRY OHLHOFF OUTPATIENT PROGRAMS
2191 MARKET STREET, SUITE A
SAN FRANCISCO, CALIFORNIA 94114

This certification extends to the following level of alcohol and/or other drug program services:

OUTPATIENT SERVICES
Certification Number: 380013BN

Effective Date: 04/01/2018
Expiration Date: 03/31/2020

Complaints regarding services provided in this facility should be directed to:
Complaint Coordinator, Complaints & Counselor Certification Section, MS 2601
Post Office Box 997413, Sacramento, California 95899-7413
PHONE: (877) 685-8333 / (916) 322-2911 – FAX: (916) 440-5034 – E-mail: SUDComplaints@dhsca.gov

Post in a prominent location. This Certification is not transferable.
March 2, 2018

Ms. Arlene Stanich-Prince, Executive Director
Henry Ohlhoff House
601 Steiner Street
San Francisco, California 94117

Dear Ms. Stanich-Prince:

TRANSMITTAL OF FACILITY CERTIFICATION EXTENSION -
FACILITY NUMBER: 380013BN

This letter transmits an extension of the certification issued by the Department of Health Care Services (DHCS) to operate an alcoholism or drug abuse recovery or treatment facility, Henry Ohlhoff House, located at 2191 Market Street, Suite A, San Francisco, California 94114. The enclosed certification will remain in effect from April 1, 2018 through March 31, 2020, in the absence of any administrative action taken by the Department.

It is the responsibility of the provider to notify DHCS of any cessation of services, sale or transfer of ownership affecting the provider or the facility, change of administration, change of location of the facility or change of mailing address.

In accordance with the Alcohol and/or other Drug Program Certification Standards, Section 3000 (b), the program shall submit the Request for License and/or Certification Extension DHCS Form 5999 (6/15) with all supporting documentation and renewal fees to the department 120 days prior to the expiration date of the certificate. Failure to provide all necessary documentation shall result in the termination of the certificate in accordance with Section 3000 (d).

If you have any questions or concerns, please contact Chlondez Waters, Licensing and Certification Analyst, at (916) 327-3073 or chlondez.waters@dhcs.ca.gov.

Sincerely,

ROMER CRISTOBAL
Supervisor
Licensing and Certification Section

Enclosure
cc: Administrator, San Francisco County Alcohol and Drug Programs
Program File
April 26, 2018

Ms. Arlene Stanich-Prince, Executive Director
Henry Ohlhoff House
601 Steiner Street
San Francisco, California 94117

Dear Ms. Stanich-Prince:

Notice of Cleared Deficiencies for Extension Certification Report, Provider
#380013BN

The corrections you submitted for the extension certification report for Henry Ohlhoff Outpatient Programs located at 2191 Market Street, Suite A, San Francisco, California 94114, dated February 27, 2018, have been reviewed and approved as submitted. This clears all deficiencies at this time.

Thank you for your cooperation in this matter. Should you have any questions, please contact me at 916-327-3073.

Sincerely,

CHLONDEZ WATERS
Licensing and Certification Analyst
Licensing and Certification Section

cc: Administrator, San Francisco County Alcohol and Drug Programs
Program File
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<td>Location ID</td>
<td>0303889-08-151</td>
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<td>601 Steiner St</td>
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<tr>
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<td>HOHOFF RECOVERY PROGRAMS</td>
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<tr>
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<td>San Francisco CA 94117</td>
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## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

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<th>Permit No.</th>
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<td>2018-012050PRJ</td>
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</tbody>
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- **Addition/Alteration**
- **Demolition (requires HRE for Category B Building)**
- **New Construction**

Project description for Planning Department approval.

Request for Conditional Use Authorization to establish a 3,325 Health Service use at the ground floor.

### STEP 1: EXEMPTION CLASS

*Note: If neither class applies, an Environmental Evaluation Application is required.*

- **Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.

- **Class 3 - New Construction.** 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.

- **Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:
  1. 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.
  2. The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
  3. The project site has no value as habitat for endangered rare or threatened species.
  4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  5. The site can be adequately served by all required utilities and public services.

**FOR ENVIRONMENTAL PLANNING USE ONLY**

- Class ____
**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

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

<table>
<thead>
<tr>
<th>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior care facilities within an Air Pollution Exposure Zone?) Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? <em>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</em></th>
</tr>
</thead>
<tbody>
<tr>
<td>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <em>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).</em></td>
</tr>
<tr>
<td>Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</td>
</tr>
<tr>
<td>Archeological Resources: Would the project result in soil disturbance/ modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <em>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</em></td>
</tr>
<tr>
<td>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <em>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</em></td>
</tr>
<tr>
<td>Slope = or &gt; 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <em>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</em> If box is checked, a geotechnical report is required.</td>
</tr>
<tr>
<td>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <em>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</em> If box is checked, a geotechnical report is required.</td>
</tr>
<tr>
<td>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <em>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</em> If box is checked, a geotechnical report will likely be required.</td>
</tr>
</tbody>
</table>

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):** Mathew Chandler

Slope = N/A
STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

☐ Category A: Known Historical Resource. GO TO STEP 5.
☒ Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐ Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

Check all that apply to the project.

☒ 1. Change of use and new construction. Tenant improvements not included.
☐ 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐ 3. Window replacement that meets the Department’s Window Replacement Standards. Does not include storefront window alterations.
☐ 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐ 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐ 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐ 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows.
☐ 8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

Note: Project Planner must check box below before proceeding.

☐ Project is not listed. GO TO STEP 5.
☐ Project does not conform to the scopes of work. GO TO STEP 5.
☐ Project involves four or more work descriptions. GO TO STEP 5.
☒ Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.

☐ 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
☐ 2. Interior alterations to publicly accessible spaces.
☐ 3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐ 6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior's Standards for Rehabilitation.

8. **Other work consistent** with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):

9. **Other work** that would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator)

10. **Reclassification of property status.** (Requires approval by Senior Preservation Planner/Preservation Coordinator)

   - Reclassify to Category A
   - Reclassify to Category C
     a. Per HRER dated
     b. Other (specify):

   (attach HRER)

   Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.

   - **Further environmental review required.** Based on the information provided, the project requires an Environmental Evaluation Application to be submitted. **GO TO STEP 6.**

   - **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

**Comments (optional):**

Preservation Planner Signature:

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**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**

TO BE COMPLETED BY PROJECT PLANNER

- **Further environmental review required.** Proposed project does not meet scopes of work in either (check all that apply):
  - Step 2 - CEQA Impacts
  - Step 5 - Advanced Historical Review

   **STOP!** Must file an Environmental Evaluation Application.

- **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.

  **Project Approval Action:**
  - Commission Hearing

  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.

  **Signature:**
  Mathew Chandler
  01/03/2019

  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.
Date: 1/2/19

To Whom It May Concern,

I am writing to you today as a local business operating near the premises 927 Irving St, San Francisco CA 94122, the proposed location of the Ohlhoff Outpatient Programs.

After speaking with a representative of this program, I understand that these services would provide therapeutic support on an outpatient basis to a number of local and Bay Area residents struggling with emotional and psychological issues, specifically substance abuse. I understand that these clients are required to be abstinent from all drugs and alcohol when they are on campus, and that all clients are pre-screened for treatment appropriateness before being offered a place in program. I understand that no medications are prescribed, dosed, or refilled on this campus, and that no paraphernalia, substances, or substance use is tolerated on or near campus at any time.

I am signing this letter to support the zoning of this clinic in this community. I and/or the business I represent feel that this clinic will be a beneficial addition to the community either directly by providing business or foot traffic, or indirectly, by supporting members of our local community that are in need.

I am listing my name, the name of the local business I represent, and a contact number should you have any additional questions about my support of this local institution.

Sincerely,

Name: Gregory J. Harmon
Business or Institution: Gratitude Center
Contact Number: 415-595-1101
Signature: [Signature]