

SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Draft Motion

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: JANURARY 10, 2019

Record No.: Project Address:	2018-012050CUA 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

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: **415.558.6377**

PROJECT DESCRIPTION

The project 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."

CB3P CHECKLIST		equired Crit	eria	
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	Comments (if any)
Project Sponsor's application	Х			
CB3P eligibility checklist	Х			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	х			
Planning Code §303(o) findings			х	
Any additional Planning Code findings			х	
Photographs of the site and/or context	Х			
Scaled and/or dimensioned plans			X	Provided but not required since this is not a Formula Retail use and no physical work is proposed.
Clearance under California Environmental Quality Act ("CEQA")	Х			Categorically Exempt as a Class 1 Exemption

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.	

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.

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

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

Jonas P. Ionin 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 per iod 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.

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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 <u>bikeparking@sfmta.com</u> 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, <u>www.sf-planning.org</u>

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, <u>www.sf-planning.org</u>

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.

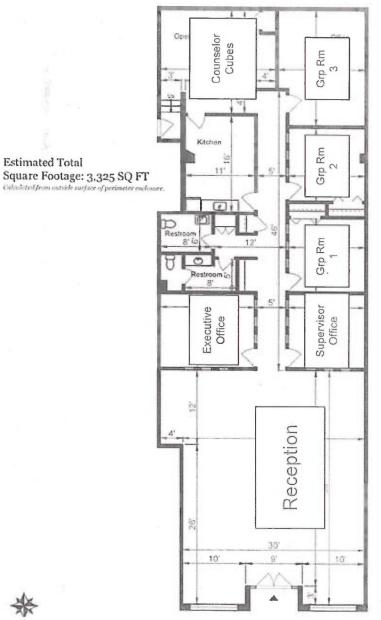
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, <u>www.sf-planning.org</u>

B

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

927 IRVING STREET

SAN FRANCISCO, CA 94122



FLOOR PLAN





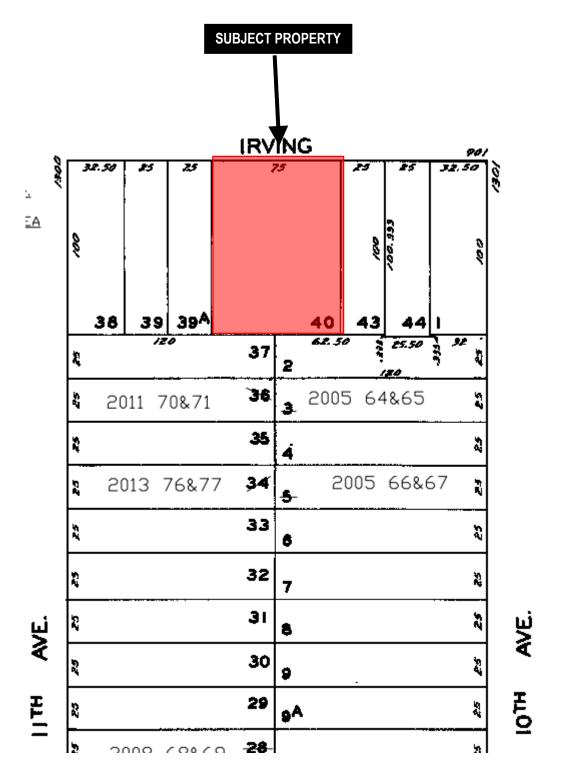
EXHIBIT Β



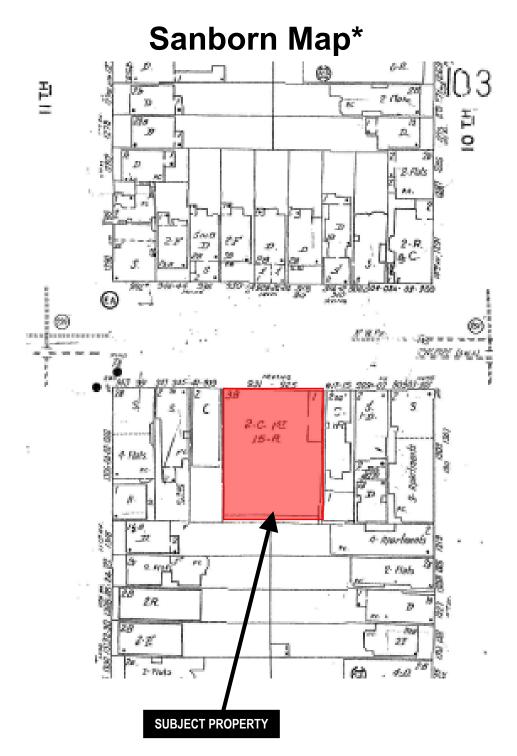
EXHIBIT Β



Parcel Map



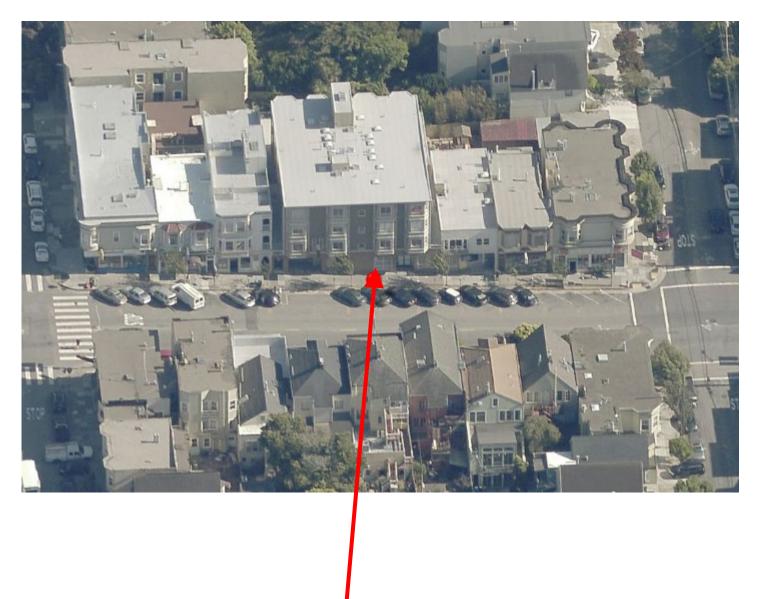
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*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



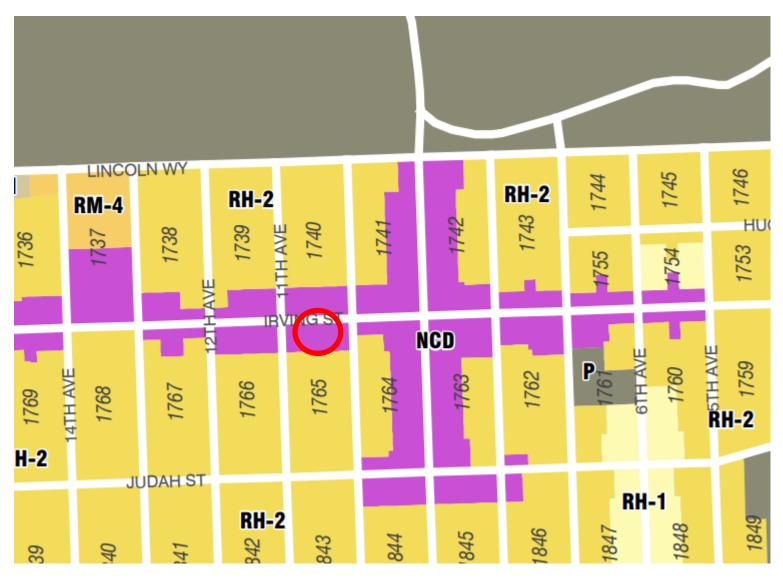
Aerial Photo



SUBJECT PROPERTY

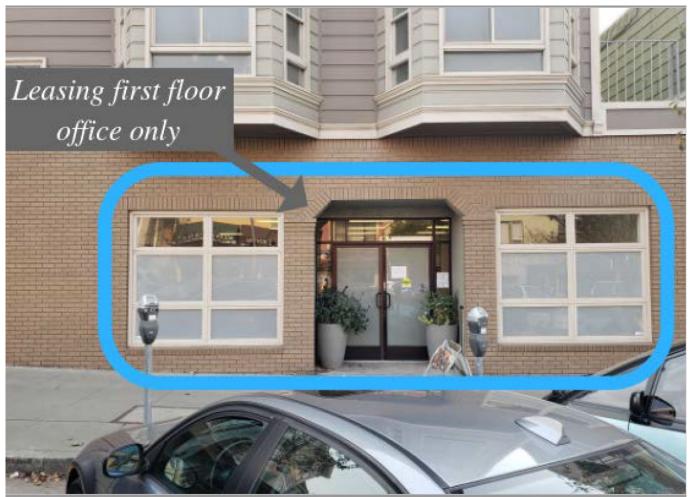


Zoning Map





Site Photo



PLANNING APPLICATION RECORD NUMBER

SAN FILL	Planning
۵۶ PRO	JECT APPLICATION
ERER	AL INFORMATION
ropert	y Owner's Information
lame:	Dunmore Associates
	Email Address: pauleggert@pache
Address:	Email Address. proceeding
P.	0. Box 22428 SF, CA 94122 Telephone: (415) 759-5115
Applica	ant Information
☐ Same	e as above
Name:	Anene Stanich-Prince
Compar	ny/Organization: Henry Chihoff House / Chihoff Recovery Programs
compan	
Address	
0	927-Irving St SF CA 94122 Telephone: 415.621-4388×210
Please	e Select Billing Contact: 🗌 Owner 🕅 Applicant 🗌 Other (see below for details)
Name:	Arlene St Prince Email: aprince@oh1haff.org Phone: 415-621-4388,
	e Select Primary Project Contact: Owner Applicant Billing
Prope	rty Information
Project	Address: 927 Irving St SF 94122
Block/L	
Relat	ed Preliminary Project Assessment (PPA) Application
X N/#	
	PPA Letter Date:
PPA Ap	oplication No(s): PPA Letter Date.
Relat	ed Building Permits Applications
X N/	
	ng Permit Applications No(s):

Project Description:

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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 Attack	nment "Proje	ect Description	o
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Project Details:				
Change of Use	New Construction	Demolition	Facade Alterations	ROW Improvements
Additions	Legislative/Zoning C	Changes 🗌 Lot Line Adju	stment-Subdivision 🗌 Otl	ner
Estimated Constru	uction Cost:			
Residential: 🗌 S	enior Housing 🗌 100% Af	fordable 🗌 Student Housir	ng 🗌 Dwelling Unit Legalizatio	on
	nclusionary Housing Require		Accessory Dwelling Un	
Indicate whether the p	roject proposes rental or ov	vnership units: 🗌 Rental	Units Ownership Units	Don't Know
Non-Residential:	Formula Retail Financial Service	 Medical Cannabis Disp Massage Establishme 		phernalia Establishment 14h 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.

	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		

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

	General Land Use Category	
	Existing (square footage area)	Proposed (square footage area)
Parking GSF		
Residential GSF		
Retail/Commercial	3,325	
Office	,	
Industrial-PDR		
Medical		3,325
Visitor		/
CIE (Cultural, Institutional, Educational)		
Useable Open Space		
Public Open Space		

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
1a. General	Estimated construction duration (months):	N/A	NIA
1b. General	Foundation Design Type	🗌 Yes 💢 No	
2a. Historic Preservation	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 <u>Property Information Map</u> .	🗌 Yes 📑 No	If yes, submit a complete <u>Historic</u> <u>Resource Determination</u> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
2b. Historic Preservation	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 <u>CPC-HRE@sfgov.org</u> .
3. Archeology	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 <u>Property Information</u>	□ Yes 🖾 No	If Yes, provide depth of excavation/ disturbance below grade (in feet*):
	Map.		*Note this includes foundation work
4. Air Quality	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 <u>Property Information</u> <u>Man</u> .	☐ Yes ⊠ No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found <u>here</u> .
5. Transportation	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- <u>School and Child Care</u> <u>Drop-Off & Pick-Up Management Plan</u> .

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Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
6. Shadow	Would the project result in any construction over 40 feet in height?	· 🗌 Yes 💢 No	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.)
	and the second second		An additional fee for a shadow review may be required.
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? 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 <u>Property</u> <u>Information Map</u> . Area of excavation/disturbance (in square feet):	☐ 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: e excavation of 50 or more cubic yards of soil, or O 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
	Amount of excavation (in cubic yards):		than 20 percent. <u>A geotechnical report may also be required</u> 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 <u>Maher</u> <u>Application Form</u> to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.
	To determine if your property is in the Maher Map, refer to the Zoning tab on the <u>Property information Map</u>		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.

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(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;
	* See attachment for Questions 478
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;

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	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;
	That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
6.	That the City achieve the greatest possible preparedness to protect against any s
7.	That landmarks and historic buildings be preserved; and
8	
8	. That our parks and open space and their access to sunlight and vistas be protected from development.

W 46 to 2018 SAN FRANCISCO PLANNING DEPASTMENT

Ohlhoff Recovery Programs Outpatient Programming

Premises: 927 Irving Street, San Francisco, CA 94122

RE: Planning Code Section 101; Applicable to all Projects

- 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.
- 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.

ldentified in PPA:	Provided:	Name of Supplemental Application				
		Affordable Housing Streamlined Approval (SB-35)				
		Certificate of Appropriateness [COA]				
		Certificate of Appropriateness - Administrative [ACOA]				
	X	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 below for all supplemental applications that are related to this Project Application:

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]	
		dow Study (SHD)	

V GLOS 2914 SAN PRINCISCO PLANNING DEPARTMENT

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.

frame St Prince

Signature

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

415.621-4388 x 210 Phone

<u>Arlene</u> Stanich - Prince Name (Printed)

aprince @ ohlhoff.org

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.

dene St Prince

Arlene Stanich-Prince

Name (Printed)

Date:

Signature

6.22.2018

Date

For Department Use Only Application received by Planning Department:

By:

V 00 01 2018 YAN PRAY IS CO PLANNING DEPARTMENT

PROJECT APPLICATION RECORD NUMBER (PR)).



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL MPPLICATION

Property Information

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

Action(s) Requested

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

See attachment for Questions I-4.

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).

- 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.

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Ohlhoff Recovery Programs

Outpatient Programming

Premises: 927 Irving Street, San Francisco, CA 94122

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.

- 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:
 - 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 safe guards afforded to prevent noxious or offensive emissions such as noise, glare, dust, and odor:
 - 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 not changed 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 the 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:

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

one, St Prince

Signature

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

H1<u>S . (021 - 4388 x 2</u>10 Phone

Altene Stanich-Prince Name (Printed) aprince @ ohlhoff.org

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.

Prince

Signature

6-22-2018

Date

Arlene Stanich-Prince

Name (Printed)

For Department Use Only Application received by Planning Department:

By:

Date:

CB3P CHECKLIST FOR ELIGIBILITY

Property Information

Project Address:	127	Irving	Street	San	Francisc	o, CA	94122	
Record Number and/c	or Building	g Permit Numbe	r:)		
Name of Business (if k	nown):	HENRY	ONLHOFF	OUTP	ATIENT	PROGRAI	M	

Project Description

Please provide a narrative project description that summarizes the project and its purpose. If 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 2500 Sf. This applicant is requesting to change the zone to "P" (permitted use by right) for heath The following checklist is to be completed by applicants and reviewed by Planning Department Staff. Scruces.

I	Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting.				
I	Formula Retail	The application does not seek to establish a new Formula Retail use, accepting one with fewer than 20 other establishments				
đ	Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.				
	Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefrom regardless of any vacancy, into a lesser number of tenant spaces.				
	Loss of Dwellings	The application does not seek to remove any dwelling units.				
	Alchohol Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.				
	Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.				
	Nature of Use	 The application involves only non-residential uses and does not seekto 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 Nightime 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 				

PAGE 2 | COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM (CB3P)

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.

Alene St Prince Arlene, Stanich-Prince Signature Phone Number Email Address (

For Department Use Only

Check One:

By:

Date: _____

NOT ENROLLED STATE REASON:

By: _____

Date:

to on an party best hereigibilit interviewe operations?

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	K LOT	OWNER	OADDR	CITY	STA	TE ZIP
0001	001	RADIUS SERVICES NO. 1765047T	927 IRVING ST	ARLENEST	18	0801
0001	002	410 F 103 C 410 F		115 11 100		
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	ARLENE ST PRINCE	601 STEINER ST	SAN FRANCISCO	CA	94117
0001	005	\$12.000 EX.04				
1740	020	DOROTHY CLYDE COURNALE	4630 GEARY BL	SAN FRANCISCO	CA	94118-2954
1740	020	OCCUPANT	914 IRVING ST	SAN FRANCISCO	CA	94122-2207
1740	020	OCCUPANT	912 IRVING ST	SAN FRANCISCO	CA	94122-2207
1740	020	OCCUPANT	910 IRVING ST	SAN FRANCISCO	CA	94122-2207
1740	021	S & E WONG TRS	918 IRVING ST	SAN FRANCISCO	CA	94122-2207
1740	022	HUYNH & VU	926 IRVING ST	SAN FRANCISCO	CA	94122-2207
1740	022	OCCUPANT	924 IRVING ST	SAN FRANCISCO	CA	94122-2207
1740	022	OCCUPANT	928A IRVING ST	SAN FRANCISCO	CA	94122-2207
1740	022	OCCUPANT	928B IRVING ST	SAN FRANCISCO	CA	94122-2207
1740	023	T & K KIM	738 CLEARFIELD DR	MILLBRAE	CA	94030-2147
1740	023	OCCUPANT	930 IRVING ST	SAN FRANCISCO	CA	94122-2207
1740	024	DHB SACRAMENTO PLAZA LLC	3721 SLAUSON AV	MAYWOOD	CA	90270-2633
1740	024	OCCUPANT	936 IRVING ST	SAN FRANCISCO	CA	94122-2207
1740	024	OCCUPANT	938 IRVING ST	SAN FRANCISCO	CA	94122-2207
1765	002	G & A HOLDER	1275 LOWER VISTA GRANDE	MILLBRAE	CA	94030-2209
1765	002	OCCUPANT	1319 10TH AV #1	SAN FRANCISCO	CA	94122-2346
1765	002	OCCUPANT	1319 10TH AV #2	SAN FRANCISCO	CA	94122-2346
1765	002	OCCUPANT	1319 10TH AV #3	SAN FRANCISCO	CA	94122-2346
1765	002	OCCUPANT	1319 10TH AV #4	SAN FRANCISCO	CA	94122-2346
1765	037	BEISCH-MUISE TRS	1318 11TH AV	SAN FRANCISCO	CA	94122-2205
1765	039A	ANTHONY CAPILI TRS	326 FARALLON AV	PACIFICA	CA	94044-1436
1765	039A	OCCUPANT	939 IRVING ST	SAN FRANCISCO	CA	94122-2206
1765	039A	OCCUPANT	941 IRVING ST #1	SAN FRANCISCO	CA	94122-2206
1765	039A	OCCUPANT	941 IRVING ST #2	SAN FRANCISCO	CA	94122-2206
1765	039A	OCCUPANT	941 IRVING ST #3	SAN FRANCISCO	CA	94122-2206
1765	040	DUNMORE ASSOC	44 SOTELO AV	SAN FRANCISCO	CA	94116-1423
1765	040	OCCUPANT	919 IRVING ST	SAN FRANCISCO	CA	94122-2206
1765 1765	040	OCCUPANT	927 IRVING ST	SAN FRANCISCO	CA	94122-2206
	040	OCCUPANT	925 IRVING ST #101	SAN FRANCISCO	CA	94122-2206
1765 1765	040 040	OCCUPANT	925 IRVING ST #102	SAN FRANCISCO	CA	94122-2206
1765	040	OCCUPANT	925 IRVING ST #103	SAN FRANCISCO	CA	94122-2205
1765		OCCUPANT	925 IRVING ST #104	SAN FRANCISCO	CA	94122-2205
1765	040 040	OCCUPANT	925 IRVING ST #105	SAN FRANCISCO	CA	94122-2206
1765	040	OCCUPANT	925 IRVING ST #106	SAN FRANCISCO	CA	94122-2206
1765	040	OCCUPANT	925 IRVING ST #201	SAN FRANCISCO	CA	94122-2206
1765	040	OCCUPANT OCCUPANT	925 IRVING ST #202	SAN FRANCISCO	CA	94122-2206
1765	040	OCCUPANT	925 IRVING ST #203	SAN FRANCISCO	CA	94122-2205
1765	040	OCCUPANT	925 IRVING ST #204	SAN FRANCISCO	CA	94122-2206
1765	040	OCCUPANT	925 IRVING ST #205	SAN FRANCISCO	CA	94122-2206
1765	040	OCCUPANT	925 IRVING ST #206	SAN FRANCISCO	CA	94122-2206
1765	040		925 IRVING ST #301	SAN FRANCISCO	CA	94122-2206
1765	040	OCCUPANT OCCUPANT	925 IRVING ST #302	SAN FRANCISCO	CA	94122-2206
1765	040		925 IRVING ST #303	SAN FRANCISCO	CA	94122-2206
1765	040	OCCUPANT RITA IBERT TRS	925 IRVING ST #304	SAN FRANCISCO	CA	94122-2206
1765	043	OCCUPANT	1596 CHURCH ST	SAN FRANCISCO	CA	94131-2048
1765	043		915 IRVING ST	SAN FRANCISCO	CA	94122-2206
1765	043	OCCUPANT	917 IRVING ST #1	SAN FRANCISCO	CA	94122-2206
1765	043	OCCUPANT	917 IRVING ST #2	SAN FRANCISCO	CA	94122-2206
9999	999		917 IRVING ST #3	SAN FRANCISCO	CA	94122-2206
9299	333			4 4 4 A A	1.1	6.80

THE INFORMATION CONTAINED HEREIN WHILE NOT GUARANTEED HAS BEEN SECURED FROM SOURCES DEEMED RELIABLE

PAGE 1

INNER SUNSET

GREATER WEST PORTAL

CHERYL L SWITZER IMMER SUNSET NEIGHBORHOOD INNER SUNSET MERCHANTS ASSOCIATION ASSOCIATION 1309 12TH AVE SAN FRANCISCO CA 94122

HARRIET ROHMER 1461 NINTH AVE SAN FRANCISCO CA 94122

MARIA WALB INNER SUNSET PARK NEIGHBORS EDUCATION AND ACTION 1329 7TH AVE ASSOCIATION 1515 5TH AVE SAN FRANCISCO CA 94122

MEIGHBORHOOD ASSOCIATION ASSOCIATION PO BOX 27608 SAN FRANCISCO CA 94127

FRANCESCA PANULLO SHERWIN WILLIAMS 1415 OCEAN AVE SAM FRANCISCO CA 94112

ANNI CHUNG
 DELETER WEST PORTAL
 ANNI CHONG

 HEIGHBORHOOD ASSN
 SELF-HELP FOR THE ELDERLY

 PO BOX 27116
 407 SANSOME ST
 SAN FRANCISCO CA 94127 SAN FRANCISCO CA 94111

> 1128 IRVING ST SAN FRANCISCO CA 94122

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

> SPEAK (SUNSET-PARKSIDE SAN FRANCISCO CA 94122

SARAH JONES ASSOCIATION 190 EDGEWOOD AVE SAN FRANCISCO CA 94117

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

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

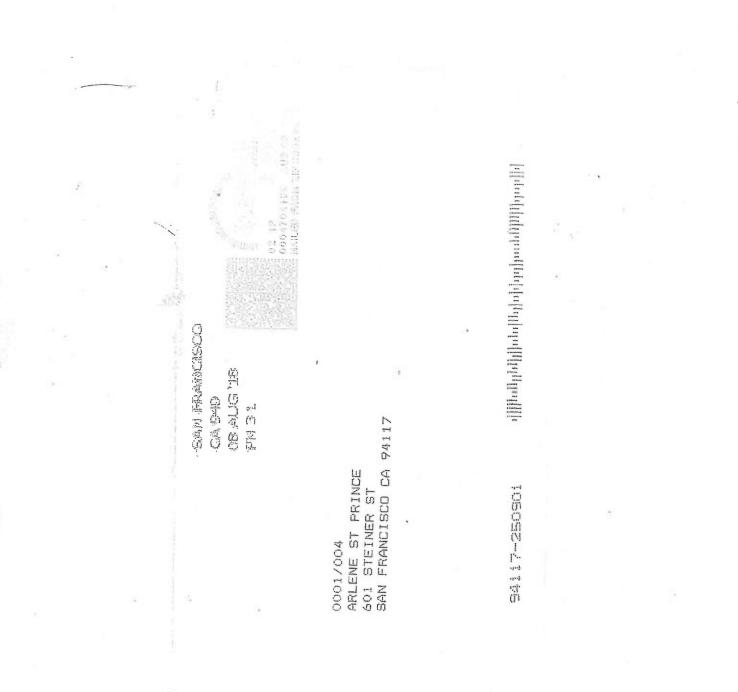
EVERETT HEWLETT MT SUTRO WOODS OWNERS ASSOCIATION INC 419 CRESTMONT DRIVE SAN FRANCISCO CA 94131

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



3:4-2018

Dear Neighbor:

Date

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at <u>127 Inving St</u> cross street(s). <u>10Th 9 H PT Adenue</u> (Block/Lot#: <u>17(65)</u>/047. (Block/Lot#: 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.sfgov.org/dbi.

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;

Il Formula Retail uses subject to a Conditional Use Authorization;

□ PDR-I-B, Section 313;

Community Business Priority Processing Program (CB3P).

15 ...

The development proposal is to: Change of use " to change current zone "("
LCONTROLOUND NEW YAS ZASA PDU DY SHELL IN I
for health services. And Conditional USE Authorization
To contabuon a use in creas of 2,500 st.
Existing & of dwelling units:
Existing bidg square footage: 332.5 Permitted: 3325
Existing bldg height: 12th ceiling Proposed: 12 ft ceiling Permitted: 12 ft Ceiling
Existing bldg height: <u>12st ceiling</u> Proposed:
Property Owner(s) name(s): DUNMORE ASSOCIATES
Property Owner(s) name(s): <u>Dunmore</u> Associates Project Sponsor(s): <u>Actene Stanich - Prince</u>
Contact information (email/phone): (APTIACCIO ONIMORE, OTA AIS LOCALD COLUMN
Meeting Address" 427 Irving offert San boutille a alua
Date of meeting: Friday Ausust 24m 2018,
Time of meeting**. la an to gan faidau

*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.

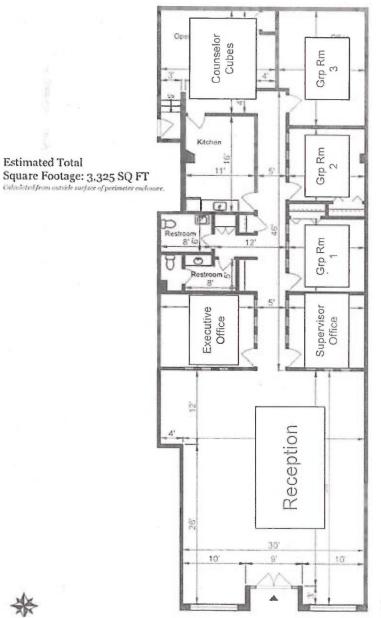
**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

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 415-558-6378, or contact the Planning Department via email at pic@sigov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.siplanning.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



FLOOR PLAN

Pre-Application Meeting Sign-in Sheet

Meeting Date:	AUG	UST ZL	17 201	8,			
Meeting Time:	6 Paul	TO 9	PAN				
Meeting Address:	927	INING	sheet	SF	CA	94122	
Project Address:	4.50	Irvine	Street	SF	CA	941122	
Property Owner N	ame: 1	DUNMO	DRE A	SSOCI	ATES	5	
Project Sponsor/Re	presentat	ive: _the	the St	ranic	0- YG	ince.	

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.

NAME/ORGANIZATION AD	DRESS PHONE # EMAIL	SEND PLANS
1 Nico Rong Than	(45)731-9705	15
MELINDA ARSENIIO -	(415)731-9705 (4N)731-9705	19
3. ANNE	(415)7 rosymmeho 8-117 Sue	we outlook. con
4. XARY 127	8.11 Bue	
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18		

ummary of caccussion from the re-Application Meeting

Meeting Date: AUGUST 24TH 2018
Meeting Time: 6 PM TO 9 PM
Meeting Address: 927 Irving Street SF CA 94122
Project Address: 927 ICVING STORE SE CA 94122
Property Owner Name: - DUN MORE ASSOCIATES
Project Sponsor/Representative: Altine Stanich-Prince

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.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): _

Constatu			
Project Sponsor Response:			
Question/Concern #2:			
·····	·····		
Project Sponsor Response:			
		······································	
Duestion/Concern #3	÷		
		······································	
Project Sponsor Response:			
Question/Concern #4:			
Project Sponsor Responses			
and the second se			

Hune Stanich-Prince

___, do hereby declare as follows:

2018

IN SAN FRANCISCO.

- 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 <u>927 Irving Street</u> (location/address) on <u>8/24/15</u> (date) from <u>6-9 pm</u> (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.

Stanich-Lene

(type or print)

A 22 n t Relationship to Project (e.g. Owner, Agent) (if Agent, give business name & profession)

EXECUTED ON THIS DAY

927 Irving meet Project Address



1221 HARRISON STREET #18 SAN FRANCISCO, CA 94103

P: 415-391-4775 F: 415-391-4777 radiusservices@sfradius.com

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:

Ð	(I	Section 311 (Residential)		[]	Mobile Food Facility (MFF) Truck: 75' minimum radius measured from the outer boundaries of
[1	Section 312 (Commercial)	14 14			the assumed curbside and all properties across the street that directly fronts, in whole or in part.
[]	Variance		ĺ]	Mobile Food Facility (MFF)
ĺ]	Environmental Evaluation				Push Cart: 300' minimum radius of the street address(s) in front of which the Pushcart will be located.
[]	Conditional Use Permit	14]	1	Minor Sidewalk Encroachment (MSE) 150' radius <u>fronting</u> the subject property.
[]	Conditional Use Permit for Wireless Antenna Installation		[]	Major Sidewalk Encroachment (ME) 300' complete radius.
[1	Other		ſ	1	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

Professional Service Provider

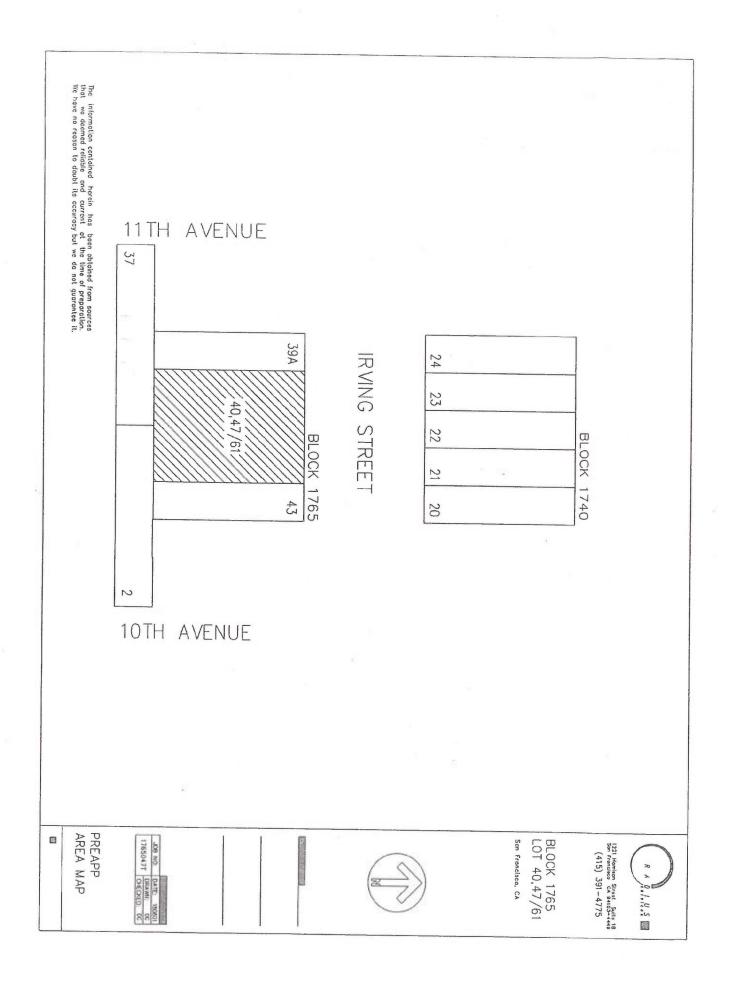
RADIUS SERVICES

Kevin Chuck **Radius Services**

Radius Services Job Number

01-602 Project Address

Block





San Mateo, CA 94401

311 S. Ellsworth Ave. 😢 (650) 342-3030 www.scpropsm.com

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/onKaren,Eggert kann O'Mill Eggert



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 OHLOFF 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

Gertification Number: 380013BN

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

MARLIES PEREZ, Division Chief

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) 440-5094 – E-mail: <u>SUDComplaints@dhcs.ca.gov</u>

Post in a prominent location. This Certification is not transferable.



DIRECTOR .

State of California—Health and Human Services Agency Department of Health Care Services



EDMUND G. BROWN JR. GOVERNOR

March 2, 2018

Certified Mail: 7017 3040 0000 4322 6731

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 <u>120 days</u> prior to the expiration date of the certificate. Failure to provide all necessary documentationshall 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 <u>chlondez.waters@dhcs.ca.gov</u>.

Sincerely,

-highs

ROMER CRISTOBAL Supervisor Licensing and Certification Section

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



State of California—Health and Human Services Agency Department of Health Care Services



EDMUND G. BROWN JR. GOVERNOR

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 Deficiencles 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.

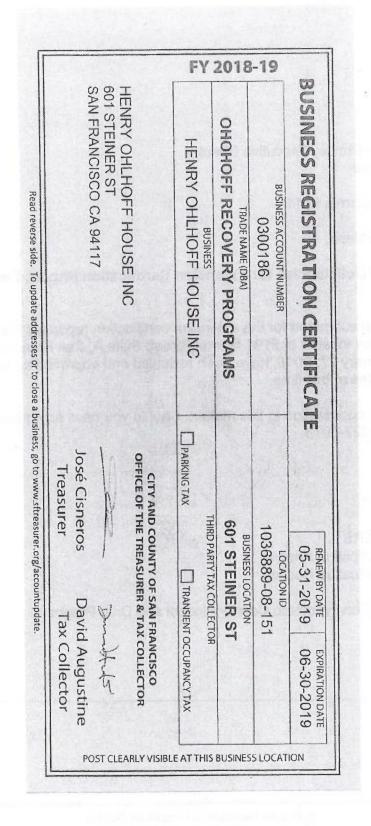
Thank you for your cooperation in this matter. Should you have any questions, please contact me at 916-327-3073.

Sincerely

CHLONDEZ WATERS Licensing and Certification Analyst Licensing and Certification Section

cc: Administrator, San Francisco County Alcohol and Drug Programs Program File

> Substance Use Disorder Compliance Division Licensing and Certification Section, MS 2600 PO Box 997413 Sacramento, CA 95899-7413 Phone: (916) 322-2911 Fax (916) 322-2658





CEQA Categorical Exemption Determination

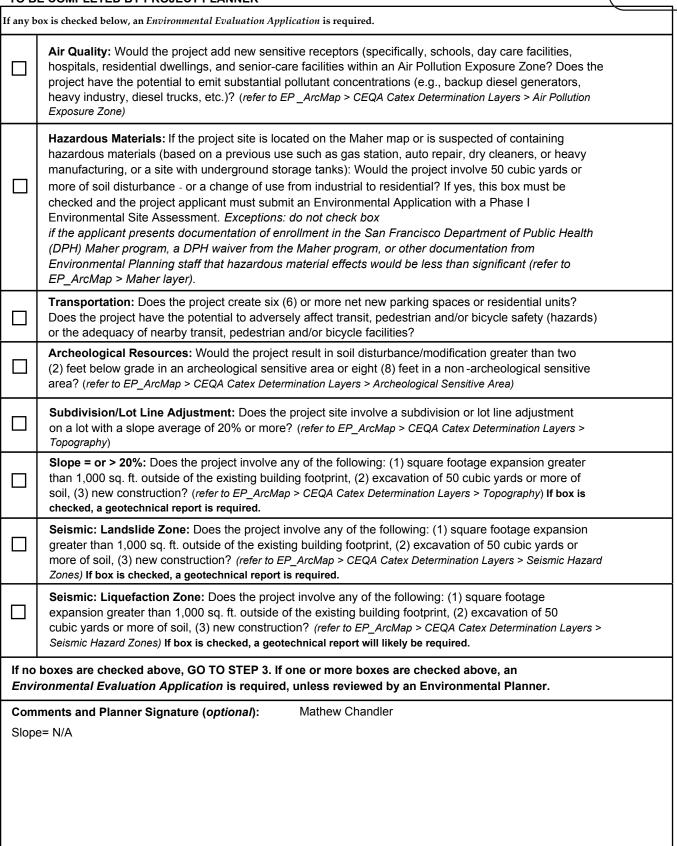
PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)		
927 IRVING ST		1765040		
Case No.		Permit No.		
2018-012050PRJ				
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 Healt	n Service use at the ground floor.		
Request for Conditional	Use Authorization to establish a 3,325 Healt	າ Service use at the ground floor.		

STEP 1: EXEMPTION CLASS

Note	e: 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: (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. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.
	Class

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER



EXHIBIT

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 <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.			
	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.			
	 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 <i>Zoning</i> 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: I	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

Chec	k 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.

			EXHIB
	7. Addition(s), including mechanical equipment that are minima and meet the Secretary of the Interior's Standards for Rehabilit		C
	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/Preservatio	n Coordinator)	
	10. Reclassification of property status . (Requires approval by Planner/Preservation	Senior Preservation	
	Reclassify to Category A Recla	ssify to Category C	
	a. Per HRER dated (attach HF	RER)	
	b. Other <i>(specify)</i> :		
	Note: If ANY box in STEP 5 above is checked, a Preservat	ion Planner MUST check one box below.	
	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.		
	Project can proceed with categorical exemption review . The Preservation Planner and can proceed with categorical exempt		
Comm	ents (optional):		
Preser	vation Planner Signature:		
	P 6: CATEGORICAL EXEMPTION DETERMINATION 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:	Signature:	
	Commission Hearing	Mathew Chandler	
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	01/03/2019	
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of 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.

Since 1958



OHLHOFF OUTPATIENT PROGRAMS

> Adult Chemical Dependency

Adolescent Chemical Dependency

OHLHOFF MEN'S RESIDENTIAL PROGRAMS

OHLHOFF SKIP BYRON PRIMARY PROGRAM

EXECUTIVE OFFICES

601 Steiner Street San Francisco California 94117 TEL 415.621.4388 FAX 415.621.4414

Date:

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, RU Name: **Business or Institution:** Contact Number: 00 Signature: