



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: MARCH 5, 2020

Record No.: **2019-022530CUA**
Project Address: 2 West Portal Avenue
Zoning: West Portal Avenue Neighborhood Commercial District (NCD)
Zoning District
26-X Height and Bulk District
Block/Lot: 2931/001 and 002
Project Sponsor: Sharon Cox
Plinth Architecture Urban Design Interiors
58 West Portal Avenue #328
San Francisco, CA 94127
Property Owner: Northshore Resources Inc.
San Francisco, CA 94116
Staff Contact: Bridget Hicks– (415) 575-9054
Bridget.Hicks@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project includes a change of use to a health service use (dba One Medical) in the existing one-story, 4,725 square foot commercial storefront at 2 West Portal Avenue within the West Portal Avenue NCD (Neighborhood Commercial) Zoning District and 26-X Height and Bulk District.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 729 to allow a health service use within the West Portal NCD.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.**
 - **Support/Opposition:**
 - The Department has received 2 letters of support for the Project from the West Portal Merchants Association and the Greater West Portal Neighborhood Association noting that the proposal will provide a necessary neighborhood service from an established business and will activate a vacant storefront within the West Portal neighborhood.
 - The Department has received no opposition.

- **Outreach:** The Sponsor has hosted one meeting within the community, on November 6, 2019.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the West Portal Neighborhood Commercial Zoning District and the Objectives and Policies of the General Plan in that it will provide a family-oriented day-time service. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Maps and Context Photos



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion HEARING DATE: MARCH 5, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2019-022530CUA
Project Address: 2 West Portal Avenue
Zoning: West Portal Avenue NCD (Neighborhood Commercial) Zoning District
26-X Height and Bulk District
Block/Lot: 2931/001 and 002
Project Sponsor: Sharon Cox
Plinth Architecture Urban Design Interiors
58 West Portal Avenue #328
San Francisco, CA 94103
Property Owner: Northshore Resources Inc
San Francisco, CA 94116
Staff Contact: Bridget Hicks– (415) 575-9054
Bridget.Hicks@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 303 AND 729, TO ESTABLISH A HEALTH SERVICES USE (DBA ONE MEDICAL) MEASURING 4,725 SQUARE FEET IN AN EXISTING ONE-STORY VACANT RETAIL TENANT SPACE LOCATED AT 2 WEST PORTAL AVENUE, LOTS 001 and 002 IN ASSESSOR'S BLOCK 2931, WITHIN THE WEST PORTAL AVENUE NCD (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 26-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On April 30, 2015, Sharon Cox of Plinth Architecture Urban Design Interiors (hereinafter "Project Sponsor") filed Application No. 2019-022530CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a health services use (DBA One Medical) (hereinafter "Project") at 2 West Portal Avenue, Block 2931 Lots 001 and 002 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") under Class 1 and Class 3 categorical exemptions.

On March 5, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-022530CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-022530CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-022530CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes the establishment of a Health Services Use measuring 4,725 square feet in an existing one-story vacant commercial building. The proposal will involve interior tenant improvements with no expansion to the existing tenant space or building envelope and no alterations to the façade. The proposed use will provide a membership based primary care practice designed around serving the needs of the immediate community.
3. **Site Description and Present Use.** The Project is located on Lots 001 and 002 on the north side of West Portal Avenue at the corner of West Portal Avenue and Ulloa Street. The site is developed with a single-story commercial building that is currently vacant and was most recently occupied by the retail store dba Peek-a-Boo Factory.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the West Portal Avenue NCD (Neighborhood Commercial Zoning District). The immediate context is comprised of one and two-story commercial buildings. The West Portal Avenue muni station is located across Ulloa Street. Directly to the north of the subject property is a residential neighborhood of mostly single-family homes within the RH-1(D) Zoning District.
5. **Public Outreach and Comments.** The Department has received two letters of support from the Greater West Portal Neighborhood Association and the West Portal Merchants Association noting that the proposal will provide a necessary neighborhood service from an established business and activate a vacant storefront within the West Portal neighborhood. The sponsors held a meeting with the community on November 6, 2019.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Planning Code Section 729 states that a Conditional Use Authorization is required to establish a health service use in the West Portal Neighborhood Commercial Zoning District.

The Project Sponsor is requesting a Conditional Use Authorization to establish a Health Services use within the West Portal Avenue NCD (Neighborhood Commercial) Zoning District.

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

The subject commercial space has approximately 125 square feet of frontage along West Portal Avenue and Ulloa Street. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:
- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the proposed use is in keeping with other storefronts on the block face. The proposed Health Service use will not impact traffic or parking in the District because the neighborhood is well-served by transit lines, it is located directly across from the West Portal Muni station. The use will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.

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

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity.

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

The Planning Code does not require parking or loading for a 4,725 square-foot Health Service use. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The sponsors will add four Class 2 bicycle parking spaces.

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

The Project will not produce noxious or offensive emissions.

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

The Project site has no parking, open spaces or loading area and there will be no addition of parking spaces, loading facilities, open space or service areas. All Project signage and projections will be consistent with the controls of the Planning Code.

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

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

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

The proposed project is consistent with the stated purposes of the West Portal Avenue NCD (Neighborhood Commercial) Zoning District in that the intended use is located at the ground floor, will provide a neighborhood-serving and family-oriented use for the immediately surrounding neighborhoods during daytime hours.

8. **Non-Residential Use Size in NC District Findings.** In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

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

The Project will fill an existing vacant storefront that exceeds the West Portal Avenue non-residential use size limitations. The proposed use requires a large area to operate and will generate family-oriented, day-time foot traffic.

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

The Project will provide a use that is by nature family-oriented and neighborhood-serving and requires a large size in order to function.

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project will fill an existing vacant storefront and will not alter the existing building envelope or exterior.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.1:

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

The project will add a commercial activity to a currently vacant property.

NEIGHBORHOOD COMMERCE

OBJECTIVE 6:

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

Policy 6.1:

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

Policy 6.2:

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

Policy 6.10:

Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

The project will revitalize an existing vacant retail storefront and enhance the diversity of neighborhood-serving goods and services in the existing West Portal Avenue Neighborhood Commercial District. The proposed Health Service use will enhance the existing mix of neighborhood-serving goods and services and will provide additional family-oriented day-time foot traffic to the District.

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

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

The proposed project will enhance and preserve the mix of neighborhood-serving goods and services. The project will bring residents into the West Portal Avenue Neighborhood Commercial District to utilize this service and other businesses in the district.

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

The project will preserve the neighborhood character of services provided and protect the cultural and economic diversity of the neighborhood.

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

The Project does not possess nor propose any housing.

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

The Project Site is served by nearby public transportation options. The Project is located directly across from the West Portal Station which services Muni Light Rail (K, T, M, L, and S lines). The Project is located along a Muni bus line (48-Third + 20th Streets) and within walking distance of Muni bus lines (23-Bayview District, 57-Lakeshore and 91-West Portal Station) and the West Portal Avenue is identified as a Key Walking Street. The West Portal NCD provides off-street parking at the principally permitted amounts and sufficient bicycle parking for business patrons. In addition, the Project will add four Class 2 bicycle parking spaces.

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

The Project does not include commercial office development.

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

The Project will not impact the property's ability to withstand an earthquake and all tenant improvements will conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

The project does not propose to alter any historic buildings or landmarks.

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

The project proposes no changes to the building envelope and therefore will not create any additional impact on parks and open space and their access to sunlight and vistas.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-022530CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 8, 2019, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 5, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 5, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a health service use (d.b.a. One Medical) located at [2 West Portal Avenue, Lots 001 and 002 in Assessor's Block 2931] pursuant to Planning Code Section(s) 303 and 729 within the West Portal Avenue Neighborhood Commercial Zoning District and a 26-X Height and Bulk District; in general conformance with plans, dated November 8, 2019, and stamped "EXHIBIT B" included in the docket for Record No. 2019-022530CUA and subject to conditions of approval reviewed and approved by the Commission on March 5, 2020 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 March 5, 2020 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

PARKING AND TRAFFIC

6. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 4 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

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

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

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

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

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

APPLICATION FOR CONDITIONAL USE AUTHORIZATION FOR HEALTH SERVICES USE: ONE MEDICAL

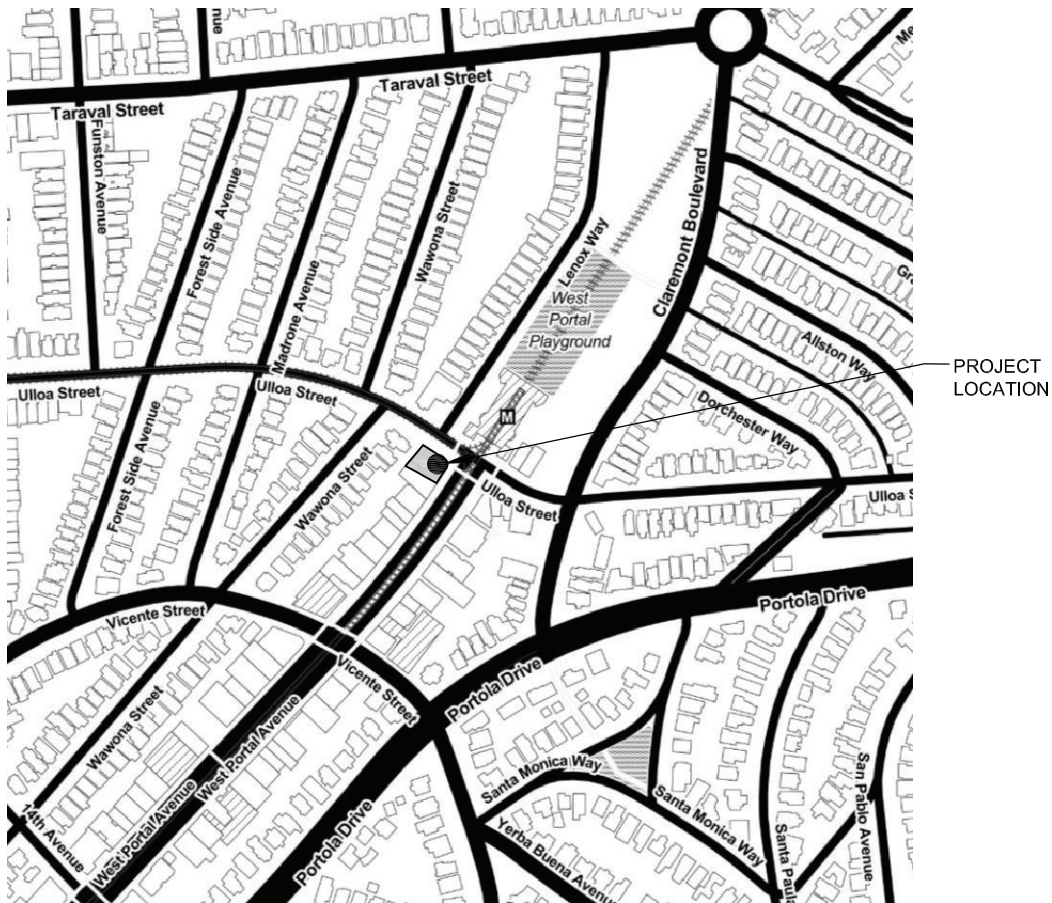
2 West Portal Ave
San Francisco, CA 94127
8 NOVEMBER 2019

Project:
ONE MEDICAL
2 West Portal Ave
San Francisco, CA 94127

plinth
Architecture Urban Design Interiors

58 West Portal Ave. # 328
San Francisco CA 94127
(415) 260-6889

VICINITY MAP



DRAWING INDEX

0.0	COVER SHEET
0.1	ROOF / SITE PLAN
0.2	SITE PHOTOS
A-010	EXISTING FLOOR PLAN
A-100	PROPOSED FLOOR PLAN
A-200	EXISTING EXTERIOR ELEVATION
A-201	PROPOSED EXTERIOR ELEVATION
A-210	RENDERED PROPOSED EXTERIOR
A-211	LOBBY RENDERINGS

Sheet Title:
COVER SHEET

SCOPE OF EXTERIOR MODIFICATIONS

NEW INTERNALLY ILLUMINATED BLADE SIGN (SIGNAGE UNDER SEPARATE PERMIT)
TWO NEW INTERNALLY ILLUMINATED WALL SIGNS (SIGNAGE UNDER SEPARATE PERMIT)

Date:
8 November 2019

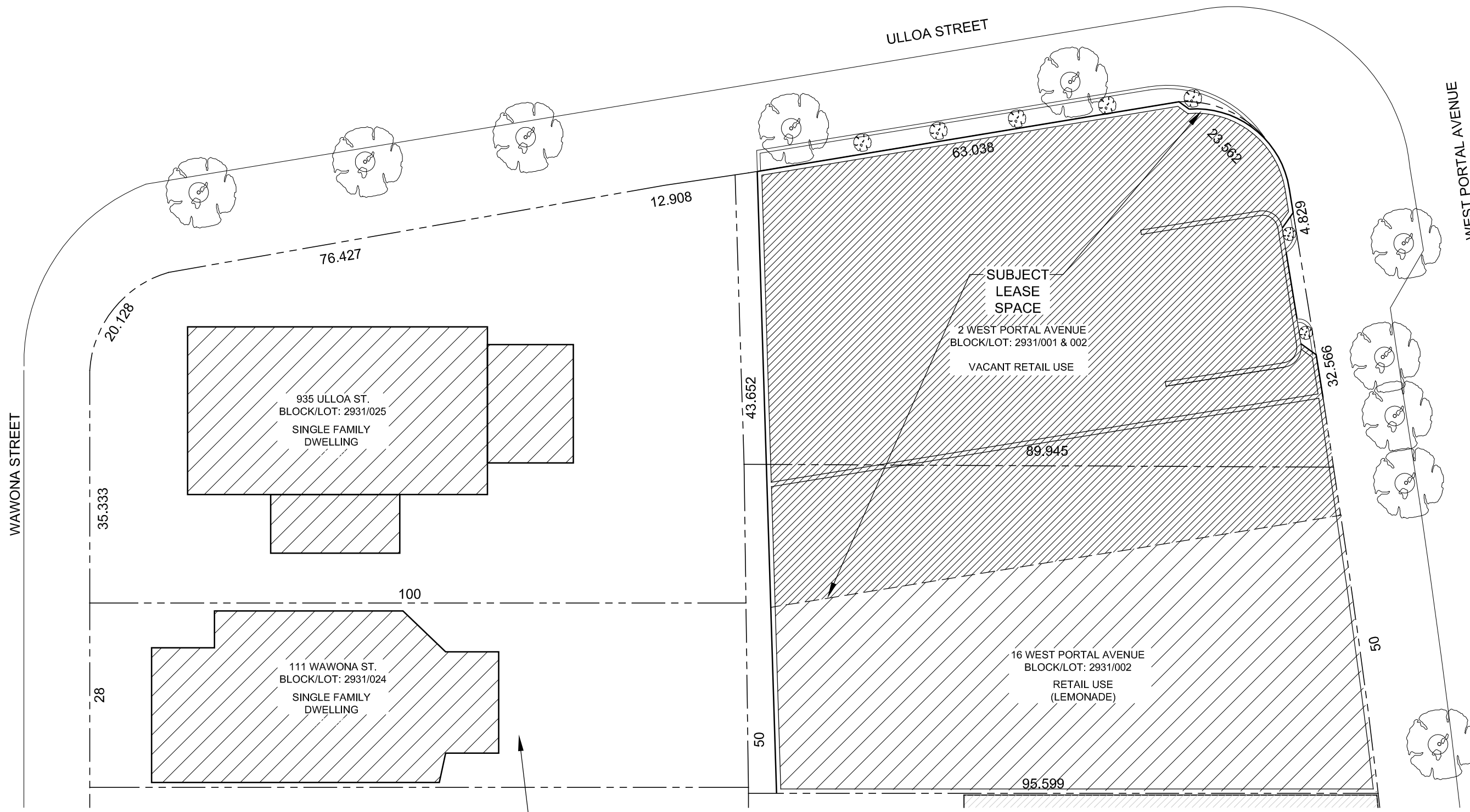
Issued For:
CU Submission

Scale: N.A.
File:
Project: 19ONE

Ref North:

Checked By: SC
Sheet No:

0.0



1

SITE PLAN
1/16" = 1'-0"

SUBJECT PROPERTY
2222 BUSH STREET

Project:
ONE MEDICAL
2 West Portal Ave
San Francisco, CA 94127

plinth
Architecture Urban Design Interiors

58 West Portal Ave. # 328
San Francisco CA 94127
(415) 260-6889

Sheet Title:
SITE / ROOF PLAN

Date:
8 November 2019
02/24/20

Issued For:
CU Submission
REVISION

Scale: 1/16" = 1'-0" @ 11X17
File:
Project: 19ONE
Ref North:

Checked By: SC
Sheet No:

0.1



WEST SIDE OF WEST PORTAL AVENUE FROM VICENTE STREET TO ULLOA STREET

SUBJECT
PROPERTY

1

EXISTING CONDITIONS AT WEST PORTAL AVENUE

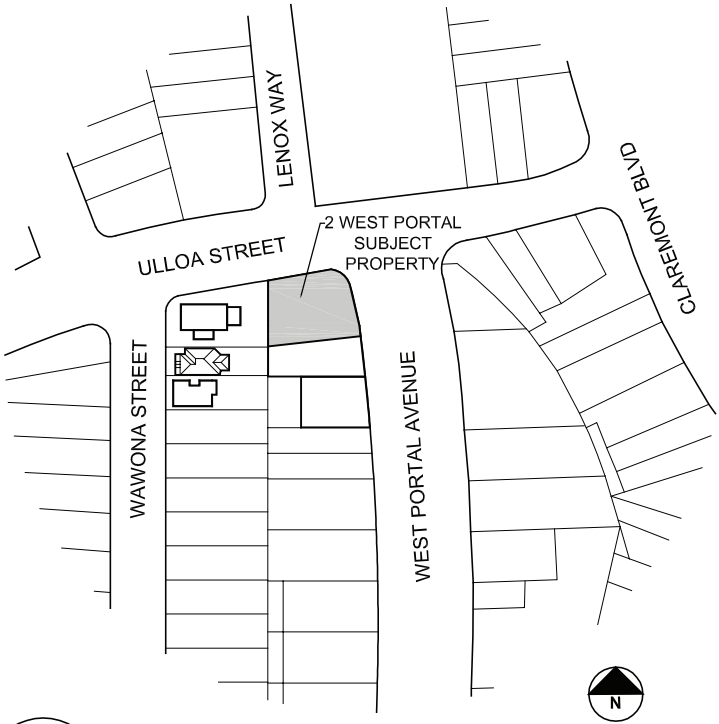


SUBJECT
PROPERTY

SOUTH SIDE OF ULLOA STREET TO WAWONA STREET

2

EXISTING CONDITIONS AT ULLOA AVE



3

VICINITY MAP

Project:
ONE MEDICAL
2 West Portal Ave
San Francisco, CA 94127

plinth
Architecture Urban Design Interiors

58 West Portal Ave. # 328
San Francisco CA 94127
(415) 260-6889

Sheet Title:
EXISTING SITE PHOTOS
2 WEST PORTAL AVE

Date:
8 November 2019

Issued For:
CU Submission

Scale: N.A.
File:
Project: 19ONE

Ref North:

Checked By: SC
Sheet No:

0.2

A1

EXISTING FLOOR PLAN

NTS



EXISTING EXIT TO REMAIN

ULLOA ST

79'-3"

ADJACENT BUILDING

87'-8"

WEST PORTAL AVE

EXISTING ENTRY DOORS TO REMAIN

65'-11"

4,725 SF

ISSUED / REVISED	DATE
DD PACKAGE	10/25/19

F

E

D

C

B

A

29'-5"
TO PARAPET

24'-6"
TO PARAPET

22'-6"
TO PARAPET

0'-0"
FIRST FLOOR

C1

EXISTING EAST ELEVATION

1/4"=1'-0"

29'-5"
TO PARAPET

24'-6"
TO PARAPET

0'-0"
FIRST FLOOR

A1

EXISTING NORTH ELEVATION

1/4"=1'-0"



OWNER:
ONE MEDICAL GROUP
130 Sutter Street, 2nd Floor
San Francisco, CA 94104

CALLISONRTKL

CALLISONRTKL INC.
www.callisonRTKL.com

ONE MEDICAL
2 WEST PORTAL AVE
SAN FRANCISCO, CA 94127

PROJECT # 006-180254.00

ISSUED / REVISED	DATE
DD PACKAGE	10/25/19

EXISTING EXTERIOR ELEVATIONS

F

E

D

C

B

A

29'-5"
TO PARAPET

24'-6"
TO PARAPET

22'-6"
TO PARAPET

EXISTING STONE FACADE TO REMAIN

6'-7" (EXIST)

10'-8" (EXIST)

10'-3" (EXIST)

19'-1" (EXIST)

13'-1" (EXIST)

NEW INTERNALLY ILLUMINATED
SIGNAGE ON CURVED FACADE

EXISTING STOREFRONT
WINDOWS AND DOORS TO
REMAIN, TYP

0'-0"
FIRST FLOOR

NEW BLADE SIGN

NEW VINYL DOOR GRAPHICS

NEW INTERNALLY ILLUMINATED SIGNAGE

65'-11" BUILDING WIDTH

C1 PROPOSED EAST ELEVATION
1/4"=1'-0"

29'-5"
TO PARAPET

24'-6"
TO PARAPET

EXISTING STONE FACADE TO REMAIN

NEW INTERNALLY ILLUMINATED
SIGNAGE ON CURVED FACADE

NEW BLADE SIGN

EXISTING STOREFRONT WINDOWS
AND DOORS TO REMAIN, TYP

0'-0"
FIRST FLOOR

5'-2" (EXIST)

5'-2" (EXIST)

5'-2" (EXIST)

5'-2" (EXIST)

5'-2" (EXIST)

13'-1" (EXIST)

13'-1" (EXIST)

13'-1" (EXIST)

13'-1" (EXIST)

13'-1" (EXIST)

79'-3" BUILDING WIDTH

A1 PROPOSED NORTH ELEVATION
1/4"=1'-0"

one medical

OWNER:
ONE MEDICAL GROUP
130 Sutter Street, 2nd Floor
San Francisco, CA 94104

CALLISONRTKL

CALLISONRTKL INC.
www.callisonRTKL.com

ONE MEDICAL
2 WEST PORTAL AVE
SAN FRANCISCO, CA 94127

PROJECT # 006-180254-00

ISSUED / REVISED	DATE
DD PACKAGE	10/25/19

PROPOSED EXTERIOR ELEVATIONS

A-201

F

E

D

C

B

A

A1 RENDERED ELEVATION
NTS



one medical

OWNER:
ONE MEDICAL GROUP
130 Sutter Street, 2nd Floor
San Francisco, CA 94104

CALLISONRTKL

CALLISONRTKL INC.
www.callisonRTKL.com

ONE MEDICAL
2 WEST PORTAL AVE
SAN FRANCISCO, CA 94127

PROJECT # 006-180254-00

ISSUED / REVISED	DATE
DD PACKAGE	10/25/19

RENDERED ELEVATION

A-210

F

E

D

C

B

A



one medical

OWNER:
ONE MEDICAL GROUP
130 Sutter Street, 2nd Floor
San Francisco, CA 94104

CALLISONRTKL

CALLISONRTKL INC.
www.callisonRTKL.com

ONE MEDICAL

2 WEST PORTAL AVE
SAN FRANCISCO, CA 94127

PROJECT # 006-180254.00

[illegible]

LOBBY RENDERINGS

A-211

A1 LOBBY CONCEPT RENDERINGS

NTS



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2 WEST PORTAL AVE		2931001, 2931002
Case No.		Permit No.
2019-022530PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization request for Health Services Use in the West Portal Neighborhood Commercial District. Including interior renovations.		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	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. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	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.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	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? <i>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 > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	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? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): 	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	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.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	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.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	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.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	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.	
<input type="checkbox"/>	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.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	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:	

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

<input checked="" type="checkbox"/>	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: Planning Commission Hearing	Signature: Bridget Hicks 02/24/2020
	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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

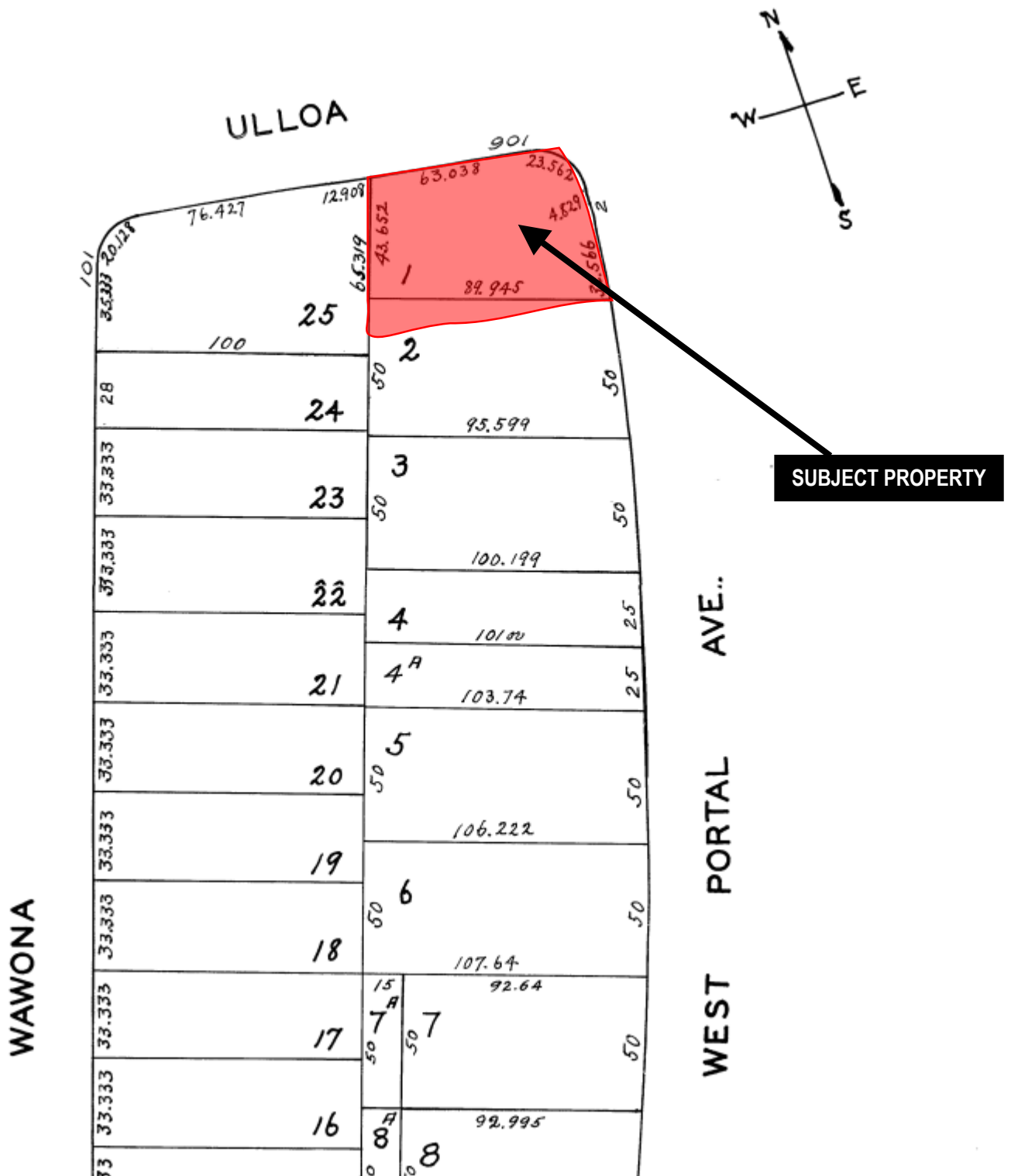
- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

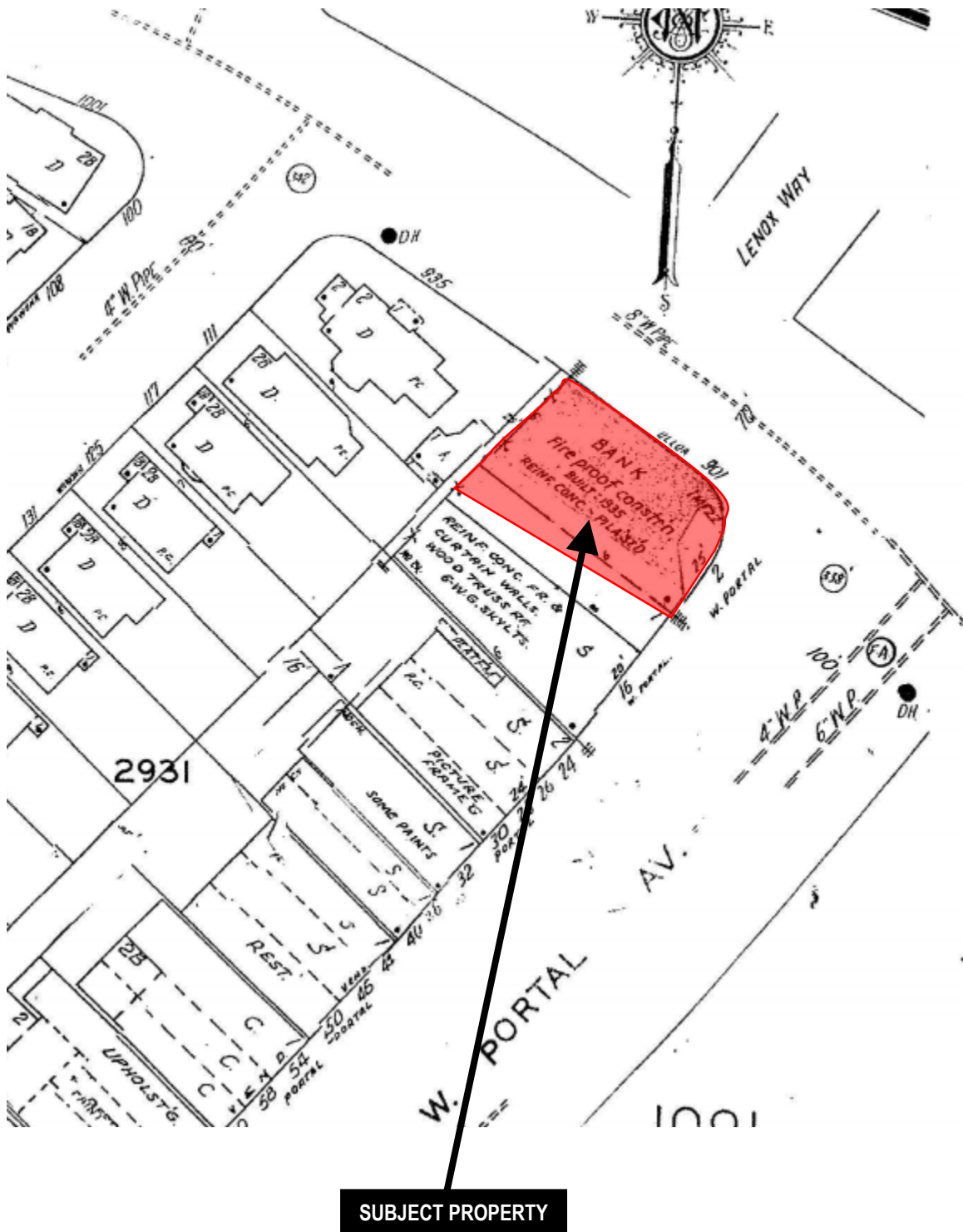
Date:

Parcel Map



Conditional Use Authorization
Case Number 2019-022530CUA
West Portal Avenue NCD
2 West Portal Avenue

Sanborn Map*



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



Conditional Use Authorization
Case Number 2019-022530CUA
West Portal Avenue NCD
2 West Portal Avenue

Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2019-022530CUA
West Portal Avenue NCD
2 West Portal Avenue

Aerial Photo – View 2

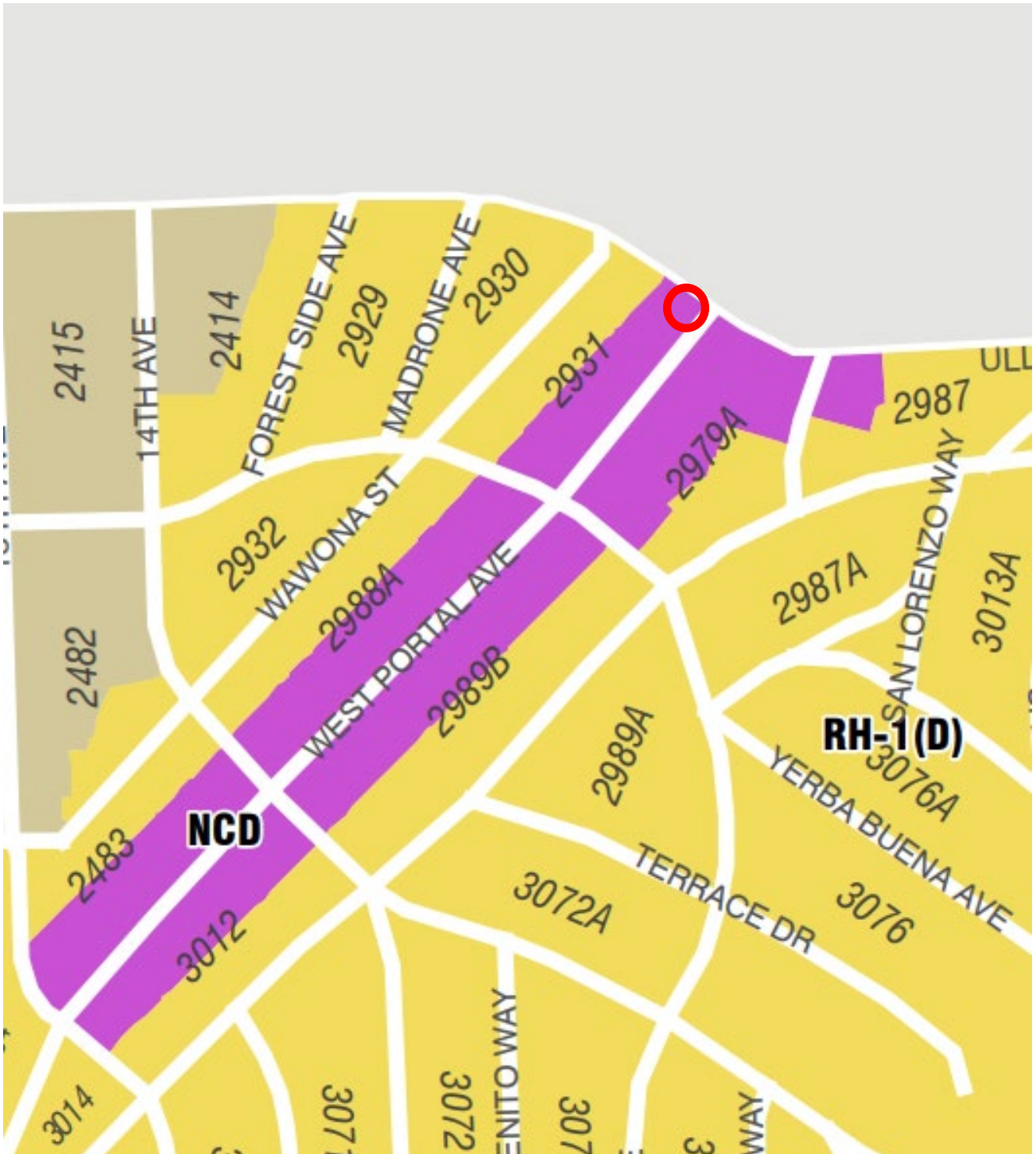


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2019-022530CUA
West Portal Avenue NCD
2 West Portal Avenue

Zoning Map



Conditional Use Authorization
Case Number 2019-022530CUA
West Portal Avenue NCD
2 West Portal Avenue

Site Photo



Conditional Use Authorization
Case Number 2019-022530CUA
West Portal Avenue NCD
2 West Portal Avenue