



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: APRIL 15, 2021

Record No.: 2019-023090CUA
Project Address: 1428 - 1434 IRVING STREET
Zoning: Inner Sunset Neighborhood Commercial District
40-X Height and Bulk District
Block/Lots: 1735/021, 023
Project Sponsor: David Penn (agent)
201 Noe Street
San Francisco, CA 94114
Property Owner: Joe Fong
1434 Irving Street
San Francisco, CA 94122
Staff Contact: Sharon M. Young – (628) 652-7349
sharon.m.young@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project is a request for Conditional Use Authorization pursuant to Planning Code Sections 730 and 303 to allow a use size over 2,500 square feet of floor area. The project will involve merging an approximately 2,732 square foot vacant commercial space located on the first and partial second floor of a two-story mixed-use building (previously occupied by a retail store d.b.a. The Vitamin Shoppe) at 1428 Irving Street with an approximately 3,081 square foot commercial space of a two-story commercial building occupied by an existing animal hospital d.b.a. Irving Pet Hospital at 1434 Irving Street. The combined commercial spaces will consist of approximately 5,813 square feet of floor area. The project will involve tenant improvements to both commercial spaces. An interior connection/opening will be provided between the two existing separate commercial spaces on the first floor. There will be no expansion of the existing building envelope proposed. The project site at 1428 Irving Street and 1434 Irving Street are located within the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District.

The project sponsors are requesting the Planning Commission consider their current Project to allow the expansion and renovation of the animal hospital use d.b.a. Irving Pet Hospital. The existing animal hospital use has been on the Project Site at 1434 Irving Street for approximately 57 years; it was established in 1964 under Conditional Use Authorization Case No. CU62.19 (Resolution No. 5638). According to the project sponsors, veterinary services specializing in dog exams and treatment services will be located at 1428 Irving Street and cat exams and treatment services will be located at 1434 Irving Street with the proposed renovations. A kennel is not proposed under the current Project.

Required Commission Action

In order for the Project to proceed, the Commission must grant Conditional Use Authorization under Planning Code Sections 730 and 303 to allow the merger of two commercial spaces with use size over 2,500 square feet of floor area. The project site is located within the Inner Sunset Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** As of the date of this Executive Summary, the Department has not received correspondence in support or opposition to the Project.
 - **Outreach:** A pre-application meeting was not required for the Project. The project sponsors have indicated that they have conducted community outreach efforts and have a petition with approximately 185 signatures in support of the Project in addition to support from their clients on the proposed expansion and renovations.

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 Objectives and Policies of the General Plan. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood. The proposed project may be desirable by allowing the existing business to remain on the Project Site and to expand and enhance their existing neighborhood-serving uses to the community.

Attachments:

Draft Motion with Conditions of Approval
Exhibit B – Plans
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Prior Conditional Use Authorization (CU62.19 - Resolution No. 5638)
Exhibit G – Project Sponsor’s Brief



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: APRIL 15, 2021

Record No.: 2019-023090CUA
Project Address: 1428 - 1434 IRVING STREET
Zoning: Inner Sunset Neighborhood Commercial District
40-X Height and Bulk District
Block/Lots: 1735/021, 023
Project Sponsor: David Penn (agent)
201 Noe Street
San Francisco, CA 94114
Property Owner: Joe Fong
1434 Irving Street
San Francisco, CA 94122
Staff Contact: Sharon M. Young – (628) 652-7349
sharon.m.young@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 730 TO ALLOW A USE SIZE OVER 2,500 SQUARE FEET OF FLOOR AREA BY MERGING AN APPROXIMATELY 2,732 SQUARE FOOT VACANT COMMERCIAL SPACE LOCATED ON THE FIRST AND PARTIAL SECOND FLOOR OF A TWO-STORY MIXED-USE BUILDING AT 1428 IRVING STREET WITH AN APPROXIMATELY 3,081 SQUARE FOOT COMMERCIAL SPACE OF A TWO-STORY COMMERCIAL BUILDING OCCUPIED BY AN EXISTING ANIMAL HOSPITAL (D.B.A. IRVING PET HOSPITAL) AT 1434 IRVING STREET. THE COMBINED COMMERCIAL SPACES WILL CONSIST OF APPROXIMATELY 5,813 SQUARE FEET OF FLOOR AREA. THE PROJECT SITE AT 1428 IRVING STREET (LOT 021 IN ASSESSOR'S BLOCK 1735) AND 1434 IRVING STREET (LOT 023 IN ASSESSOR'S BLOCK 1735) ARE LOCATED WITHIN THE INNER SUNSET NEIGHBORHOOD COMMERCIAL ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 17, 2019, David Penn of GBA Inc. and Nicole Petralli / Marla Splinter of Wells Construction on behalf of Dr. Joe Fong (hereinafter "Project Sponsors") filed Application No. 2019-023090CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 730 to allow a use size of approximately 5,813 square feet of floor area by merging an approximately 2,732 square foot vacant commercial space at 1428 Irving Street located on the first and partial second floor of a two-story mixed-use building (previously occupied by a retail store d.b.a. The Vitamin Shoppe) with an approximately 3,081 square foot commercial space of a two-story commercial building currently occupied by an animal hospital use (d.b.a. Irving Pet Hospital) at 1434 Irving Street (hereinafter

“Project”), Lots 021 and 023 within Assessor’s Block 1735 (hereinafter “Project Site”). The project site is located within the Inner Sunset Neighborhood Commercial Zoning District and a 40-X Height and Bulk District.

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

On April 15, 2021, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-023090CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-023090CUA is located at 49 South Van Ness Avenue, Suite 1400, 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. 2019-023090CUA, 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 is a request for Conditional Use Authorization pursuant to Planning Code Sections 730 and 303 to allow a use size over 2,500 square feet of floor area. The project will involve merging an approximately 2,732 square foot vacant commercial space located on the first and partial second floor of a two-story mixed-use building (previously occupied by a retail store d.b.a. The Vitamin Shoppe) at 1428 Irving Street with an approximately 3,081 square foot commercial space of a two-story commercial building occupied by an existing animal hospital d.b.a. Irving Pet Hospital at 1434 Irving Street. The combined commercial spaces will consist of approximately 5,813 square feet of floor area. The project will involve tenant improvements to both commercial spaces. An interior connection/opening will be provided between the two existing separate commercial spaces on the first floor. There will be no expansion of the existing building envelope proposed. The project site at 1428 Irving Street and 1434 Irving Street are located within the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District.

The project sponsors are requesting the Planning Commission consider their current Project to allow the expansion and renovation of the animal hospital use d.b.a. Irving Pet Hospital. The existing animal hospital use has been on the Project Site at 1434 Irving Street for approximately 57 years; it was established in 1964 under Conditional Use Authorization Case No. CU62.19 (Resolution No. 5638). According to the project sponsors, veterinary services specializing in dog exams and treatment services will be located at 1428 Irving Street and cat exams and treatment services will be located at 1434 Irving Street with the proposed renovations. A kennel is not proposed under the current Project.

- 3. Site Description and Present Use.** The project site at 1428 - 1434 Irving Street is located on the north side of Irving Street between 15th and 16th Avenues, Assessor's Block 1735 Lots 021 and 023. It is located within the Inner Sunset Neighborhood Commercial Zoning District and a 40-X Height and Bulk District. The subject lot (Lot 021) at 1428 Irving Street is 3,123 square feet (approximately 25 feet wide by 125 feet deep) in size and is occupied by a two-story mixed-used building constructed in 1946. The subject lot (Lot 023) at 1434 Irving Street is 2,748 square feet (approximately 27.5 feet wide by 100 feet deep) in size and is occupied by a two-story commercial building constructed in 1964. The vacant commercial space at 1428 Irving Street on the first and partial second floor of the mixed-use building was previously occupied a retail store d.b.a. The Vitamin Shoppe; a residential unit is also located on the partial second floor of the building. The two-story commercial building at 1434 Irving Street is currently occupied by the animal hospital use d.b.a. Irving Pet Hospital; the animal hospital use has existed at this project site since 1964.
- 4. Surrounding Properties and Neighborhood.** The project site is located within the Inner Sunset Neighborhood. The surrounding development consists primarily of one-to-three story residential, mixed-use, and commercial buildings within the Inner Sunset Neighborhood Commercial Zoning District. Some of the other commercial establishments on the subject and opposite blocks include a dentist office, laundry mat, hair salon, music lesson studio, restaurant, and a tutoring center. A fire station at 1290 -16th Avenue (San Francisco Fire Department Station 22) is located to the east of the existing Irving Pet Hospital at 1434 Irving Street. On 15th and 16th Avenues east and west of the project site, there are two- to four-story residential dwellings within the RH-2 (Residential, House, Two-Family) Zoning District.
- 5. Public Outreach and Comments.** The Planning Department has not received public comment in support or in opposition as of the date of this Draft Motion. A pre-application meeting was not required for the project. The project sponsors have indicated that they have conducted community outreach efforts and have a petition with approximately 185 signatures in support of the Project in addition to support from their clients on the proposed expansion and renovations.
- 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. Animal Hospital Use within the Inner Sunset Neighborhood Commercial Zoning District.** Section 730 of the Planning Code states that an animal hospital use (defined under Planning Code Section 102) is permitted on the first and second stories and not permitted on the third stories and above.

Under Planning Code Section 102, an animal hospital use is defined as a Retail Sales and Service Use that provides medical care and accessory boarding services for animals, not including a Kennel.

Under the current Planning Code requirements, animal hospital use is a permitted use on the first and second floors at 1428 Irving Street and 1434 Irving Street. [Note: Due to the recent legislative changes under Prop H during November 2020 (Initiative Ordinance – Planning Code and Business and Tax Regulations Code – Save Our Small Businesses Initiative, Simplifying Restrictions in Neighborhood Commercial Districts and Permitting Processes for Certain Businesses), Conditional Use Authorization is no longer required for an animal hospital use within the Inner Sunset Neighborhood Commercial

Zoning District.]

- B. Use Size.** Section 121.2 establishes size limits on non-residential use sizes in the Inner Sunset Neighborhood Commercial Zoning District. Under Planning Code Section 730, Conditional Use authorization is required for any non-residential use that meets or exceeds 2,500 square feet, in addition to the criteria of Section 303(c) of the Planning Code requiring the Commission to consider the extent to which the following criteria are met:

The Project is a request for Conditional Use authorization under Planning Code Sections 303 and 730 to allow a use size that exceeds 2,500 square feet of floor area with the merger of two separate commercial tenant spaces located at 1428 Irving Street (with approximately 2,732 square feet of floor area) which is a vacant commercial space and 1434 Irving Street (with approximately 3,081 square feet of floor area) currently occupied by an animal hospital d.b.a. Irving Pet Hospital within the Inner Sunset Neighborhood Commercial District and 40-X Height and Bulk District. The combined commercial spaces will consist of approximately 5,813 square feet of floor area. The commercial space will be merged to expand the animal hospital use.

1. 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.

Conditional Use authorization is required pursuant to Planning Code Sections 121.2 and 730 to allow the use size expansion of the animal hospital use. The expanded animal hospital use, with approximately 5,813 square feet of floor area, will exceed the principally permitted use size limitations of 2,499 square feet, with the merger of the commercial tenant spaces at 1428 Irving Street and 1434 Irving Street. The Project will help maintain and enhance an existing neighborhood-serving use in the area since there are few other animal hospitals within the Inner Sunset neighborhood.

2. 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 expansion into the adjacent vacant retail commercial space at 1428 Irving Street will allow the existing animal hospital to expand their veterinary services which will specialize in the care of dogs at 1428 Irving Street and cats at 1434 Irving Street. An interior connection/opening will be provided between the two existing separate commercial spaces on the first floor.

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

There will be no expansion of the existing building envelope and the Project will primarily involve interior renovations to the existing commercial spaces on the first floor of each building.

- C. Hours of Operation.** Section 730 of the Planning Code allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m. within the Inner Sunset Street Neighborhood Commercial Zoning District.

Under the current Project, the proposed hours of operation of the animal hospital use will be within the permitted hours of operation within the Inner Sunset Street Neighborhood Commercial Zoning District.

- D. **Off-Street Parking.** Section 151 of the Planning Code does not require off-street parking for non-residential uses.

The combined commercial spaces at 1428 Irving Street and 1434 Irving Street, with approximately 5,813 square feet in floor area, will not require any off-street parking spaces.

- E. **Off-Street Freight Loading.** Section 152 does not require loading spaces if gross floor area is less than 10,000 square feet.

The combined commercial tenant spaces at 1428 Irving Street and 1434 Irving Street with approximately 5,813 square feet of floor area does not exceed 10,000 square feet and will not require any off-street freight loading spaces.

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

Approximately 57% of the street frontages (approximately 9 feet at 1428 Irving Street and 21 feet at 1434 Irving Street) at the ground level on 1434 Irving Street is fenestrated with transparent windows and doorways allowing for visibility to the inside of the buildings. On either side of the storefront's glass windows are existing doorways (egress door and entry door area to the residential unit on the second floor of the building). The proposed store will meet the storefront transparency requirements. The Project does not propose any decorative railings or grillwork in front of or behind existing windows.

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

Any proposed business signage will be required to have a separate sign permit and comply with the requirements of the Planning Code guidelines.

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 and shape of the site and arrangement structures on the site are adequate for the Project. There will be no physical expansion of the existing buildings at 1428 Irving Street and 1434 Irving Street. The Project is to allow the establishment and expansion of an animal hospital use d.b.a. Irving Pet Hospital. The proposal may be desirable by allowing the existing business to provide additional neighborhood serving veterinary services specializing in the care of dogs and cats. The existing animal hospital use has been at the subject commercial space at 1434 Irving Street for over 50 years and has contributed to the economic vitality of the neighborhood.

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

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

The size and shape of the site and the arrangement of the structures on the site are existing and adequate for the Project. There will be no physical expansion of the existing building with the Project.

- (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;

Existing traffic patterns will not be significantly affected by the Project. Public transit (Muni Lines 28, 28R, 29, 7, 7X, N, NX) is located within close proximity of the project site.

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

The Project will be subject to operating requirements in the Conditions of Approval pertaining to garbage, noise, and odor. In addition, the project sponsor has indicated that interior modifications to the subject commercial space will include acoustical installation in the interior walls to help mitigate sound. In addition, the project sponsor has indicated pet eliminations will be handled by employees and placed in the trash containers to help address odor.

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

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. All project signage and projections will be consistent with the controls of the Planning Code. The existing building has exterior lighting from a street light in front of the project site and immediately surrounding sidewalk area.

- 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 Project is consistent with the stated purpose of the Inner Sunset Neighborhood Commercial Zoning District in that the intended use is a neighborhood-serving business.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which has substantial undesirable consequences that cannot be mitigated.

The Project would continue to be compatible with and complementary to the types of uses characterizing this portion of the Inner Sunset Neighborhood Commercial Zoning District, which includes a mixture of restaurants, personal services, medical services, and small retail establishments.

Policy 3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of affordable housing and the needed expansion of commercial activity.

Approval of the Project would be consistent with the mixed commercial-residential character of this portion of the Inner Sunset Neighborhood Commercial Zoning District. The Project would not adversely affect any affordable housing resources in the neighborhood.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6

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

Policy 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.

No existing commercial tenant will be displaced. The Project will not significantly prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Policy 3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

The Project will help maintain the existing commercial-residential character in the neighborhood by occupying a vacant commercial space in the neighborhood. The existing residential unit on the partial second floor will be maintained within the mixed-use building at 1428 Irving Street.

Policy 8:

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

The Project will involve tenant improvements to the ground floor commercial tenant space which are compatible with the subject buildings existing architectural and aesthetic character. There will be no expansion of the existing building envelope proposed.

Policy 9:

Regulate uses so that traffic impacts and parking problems are minimized.

It is not anticipated that the Project would significantly affect public transit or place a burden on the existing supply of parking in the neighborhood since the existing animal hospital has existed on the subject block. Many patrons would be able to walk from their residences or places of employment, and the Project is well served by public transportation. There is on-street parking in the surrounding neighborhood.

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

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

The Project will be complementary to the existing commercial establishments within the immediate neighborhood and will continue providing job opportunities to the City.

- 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 and enhance the cultural and economic diversity of the neighborhood by helping to maintain an existing animal hospital use in the area. Existing housing will not be affected by the Project.

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

The Project will not displace any affordable housing.

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

It is not anticipated that the Project would significantly increase the automobile traffic congestion and parking problems in the neighborhood.

- 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.

There is no commercial office development associated with the Project and there would be no displacement of any existing industrial or service businesses in the area.

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

The Project will not include structural or seismic improvements to the subject commercial spaces.

- G. That landmarks and historic buildings be preserved.

The Project will not significantly affect any landmarks or historic buildings.

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

The Project will not affect any city-owned park or open space.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-023090CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated January 21, 2021, 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 April 15, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED:

EXHIBIT A

Authorization

This authorization is for conditional use to allow a use size of approximately 5,813 square feet of floor area at 1428 - 1434 Irving Street in Assessor's Block 1735, Lot 021 and Lot 023 pursuant to Planning Code Sections 730 and 303 within the Inner Sunset Neighborhood Commercial Zoning District and a 40-X Height and Bulk District in general conformance with plans, dated January 21, 2021, and stamped "EXHIBIT B" included in the docket for Case No. 2019-023090CUA and subject to conditions of approval reviewed and approved by the Commission on April 15, 2021 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

The project will involve merging an approximately 2,732 square foot vacant commercial space located on the first and partial second floor of a two-story mixed-use building (previously occupied by a retail store d.b.a. The Vitamin Shoppe) at 1428 Irving Street with an approximately 3,081 square foot commercial space of a two-story commercial building occupied by an existing animal hospital d.b.a. Irving Pet Hospital at 1434 Irving Street. The combined commercial spaces will consist of approximately 5,813 square feet of floor area. An interior connection/opening will be provided between the two existing separate commercial spaces on the first floor.

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 April 15, 2021 under Motion No. XXXXX.

Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX 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. **Previous Conditions of Approval.** The previous conditions of approval for the animal hospital use at 1434 Irving Street under Conditional Use Authorization Case No. CU62.19 (Resolution No. 5638) will continue to remain in effect with the current Project.
2. **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 628.652.7463, www.sfplanning.org

3. **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 628.652.7463, www.sfplanning.org

4. **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 628.652.7463, www.sfplanning.org

5. **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 628.652.7463, www.sfplanning.org

- 6. 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 628.652.7463, www.sfplanning.org

- 7. Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code for signage.

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

Design – Compliance at Plan Stage

- 8. 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 628.652.7600, www.sfplanning.org

- 9. Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7600, www.sfplanning.org

- 10. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary facade of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7600, www.sfplanning.org

Operation

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

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, www.sfpublishworks.org

- 12. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

Monitoring - After Entitlement

- 13. 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 628.652.7463, www.sfplanning.org

- 14. 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 628.652.7463, www.sfplanning.org

- 15. 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 628.652.7463, www.sfplanning.org

Exhibit B - Plans



IRVING PET HOSPITAL

1434 Irving Street
San Francisco, CA 94122
415.664.0191
www.irvingpethospital.com

CHANGE OF USE PERMIT APPLICATION PROJECT DESCRIPTION:
CHANGE OF USE FROM RETAIL TO VETERINARY HOSPITAL

PROJECT LOCATION:
1434 & 1428 IRVING STREET SAN FRANCISCO, CA

BLOCK/LOT:
1734/021, 1734/023

ZONING:
NCD - INNER SUNSET NEIGHBORHOOD COMMERCIAL
BUILDING USE: 07 - ANIMAL SALE OR CARE

PROJECT DESCRIPTION

The merger of the existing veterinary hospital doing business as Irving Pet Hospital at 1434 Irving Street (1st floor and 2nd floor commercial spaces) with the vacant commercial space at 1428 Irving Street previously occupied doing business as the Vitamin Shoppe (1st floor & partial 2nd floor). An interior connection/opening will be provided between the two existing separate commercial spaces on the first floor.

Ground floor tenant improvements to both the existing 1434 and new 1428 buildings.

No work will be done on the second floor of both buildings.

	1434 IRVING STREET		1428 IRVING STREET	
	EXISTING	PROPOSED	EXISTING	PROPOSED
CONSTRUCTION TYPE:	III-B	III-B	V-B	V-B
SPRINKLERED:	N	N	N	N
BUILDING STORIES (ABOVE GRADE):	2 FLOORS	2 FLOORS	2 FLOORS	2 FLOORS
BUILDING STORES (BELOW GRADE):	0 FLOORS	0 FLOORS	0 FLOORS	0 FLOORS
BUILDING OCCUPANCY:	B	B	M & R3	B & R3
RESIDENTIAL	NONE	NONE	1160 SF	1160 SF
BUSINESS	3081 SF	3081 SF	NONE	2732 SF
MERCANTILE	NONE	NONE	2732 SF	NONE

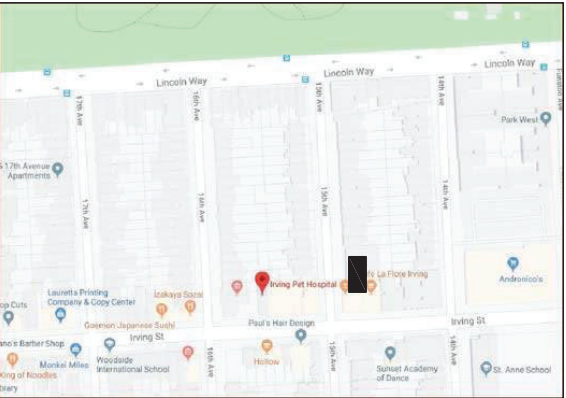
EXISTING VETERINARY HOSPITAL IN USE	PROPOSED VETERINARY HOSPITAL IN USE
3081 SF	5813 SF

SHEET INDEX

A0.0	COVER SHEET
A0.1	PROPOSED SITE PLAN
A0.2	ASSESSOR'S MAP
A1.00	LEVEL 1 DEMOLITION PLAN
A1.01	EXISTING SECOND FLOOR PLAN
A2.00	LEVEL 1 PROPOSED FLOOR PLAN
A3.00	EXTERIOR ELEVATION
A3.01	EXTERIOR ELEVATION
A3.02	PROJECT DESCRIPTION

NOTES


IRVING PET HOSPITAL HAS NO CHAIN AFFILIATION



Vicinity Map



REVISION	DATE	REASON FOR ISSUE
A	01/21/21	CUA Revision 1



WELLS CONSTRUCTION

WELLS CONSTRUCTION

Wells Construction, Inc.

Celebrating 25 Years of Excellence

10648 Industrial Avenue, Roseville, CA 95678

Mobile: 916.297.3717 | Office: 916.788.4480

Fax: 916.788.4481

JOB NUMBER

#00000

DRAWING IN CAD DATABASE CAN BE
ACCESSSED BY ENTERING FILENAME:

Irving_TS

APPROVALS

DATE

12-12-19

DRAWN

MS

DESIGN ENGR

-

PROCESS ENGR

-

T & C ENGR

-

PROJECT ENGR

-

MANAGEMENT

-

MANUFACTURING

-

PROCESS DEVELOPMENT

-

QUALITY

-

E.H. & S

-

COVER SHEET

BLDG. 000000

PROJECT:

Irving Pet Hospital

1434 & 1428 Irving Street, San Francisco

SCALE:

1/16" = 1'-0"

DRAWING NUMBER

A0.0

REV

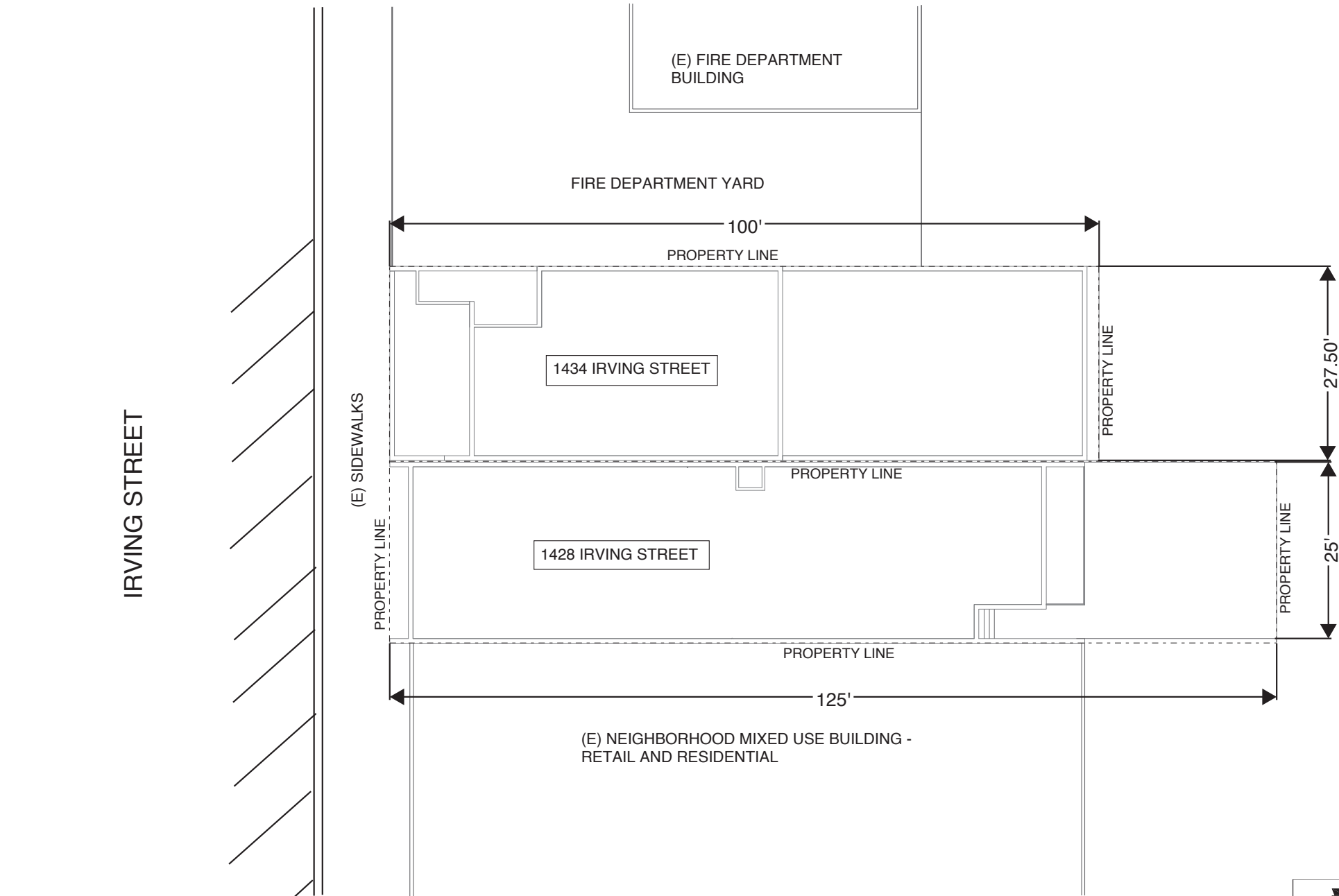
-

☐ DRAFT

☒ FOR REVIEW

☐ APPROVED

☐ AS-BUILT



SITE NOTES


- SITE HAS NO WORK PROPOSED
- NO PROPOSED LANDSCAPE WORK

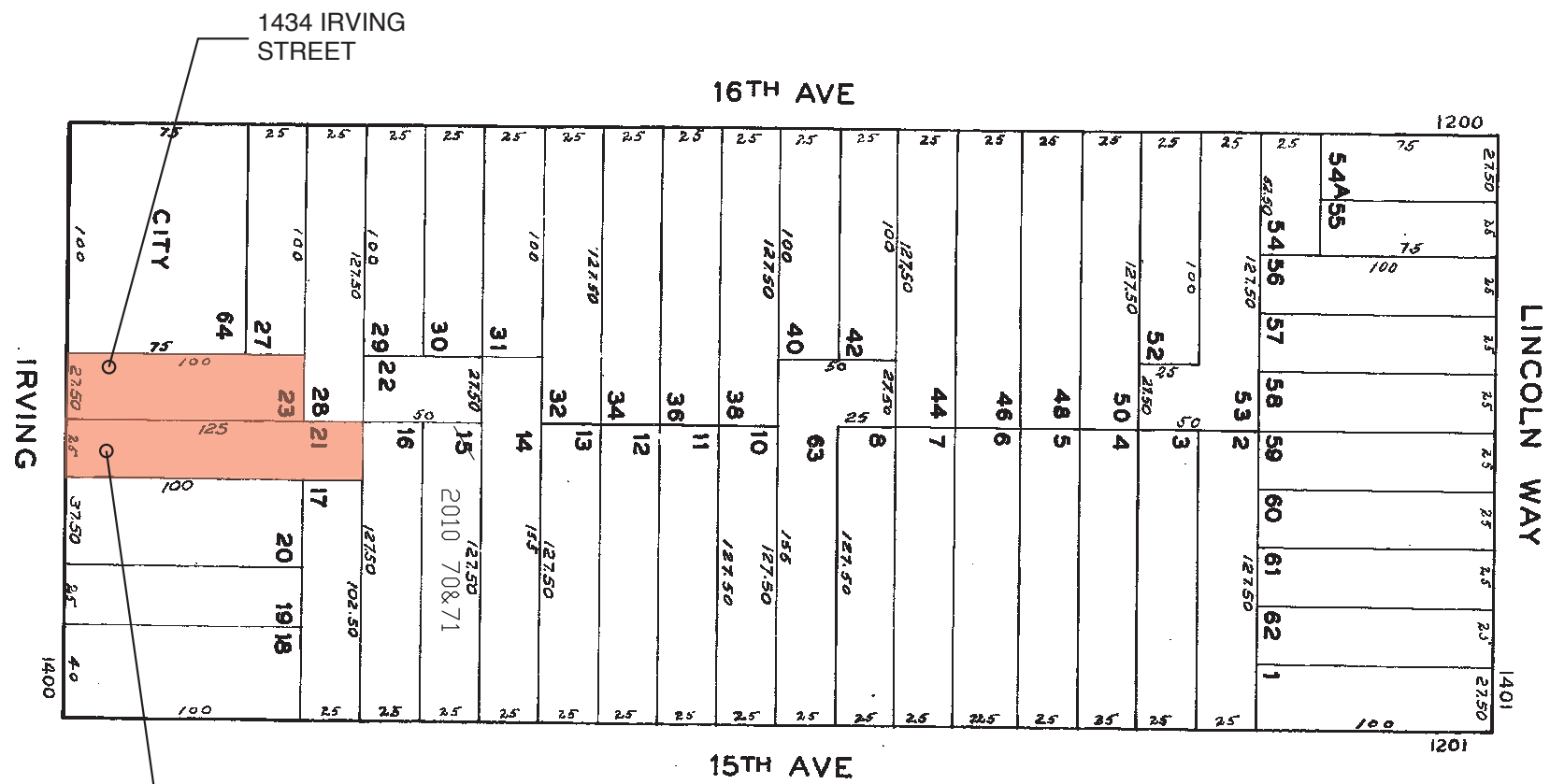
December 12, 2019

Site Plan

1/16" = 1'-0"

REVISION	DATE	REASON FOR ISSUE
A	01/21/21	CUA Revision 1

 WELLS CONSTRUCTION <small>CONSTRUCTION</small>		Wells Construction, Inc. <small>Celebrating 25 Years of Excellence</small> 10648 Industrial Avenue, Roseville, CA 95678 Mobile: 916.297.3717 Office: 916.788.4480 Fax: 916.788.4481																					
JOB NUMBER #000000		DRAWING IN CAD DATABASE CAN BE ACCESSED BY ENTERING FILENAME: Irving_SP																					
<table><tr><th>APPROVALS</th><th>DATE</th></tr><tr><td>DRAWN MS</td><td>12-12-19</td></tr><tr><td>DESIGN ENGR</td><td>-</td></tr><tr><td>PROCESS ENGR</td><td>-</td></tr><tr><td>T & C ENGR</td><td>-</td></tr><tr><td>PROJECT ENGR</td><td>-</td></tr><tr><td>MANAGEMENT</td><td>-</td></tr><tr><td>MANUFACTURING</td><td>-</td></tr><tr><td>PROCESS DEVELOPMENT</td><td>-</td></tr><tr><td>QUALITY E.H. & S</td><td>-</td></tr></table>		APPROVALS	DATE	DRAWN MS	12-12-19	DESIGN ENGR	-	PROCESS ENGR	-	T & C ENGR	-	PROJECT ENGR	-	MANAGEMENT	-	MANUFACTURING	-	PROCESS DEVELOPMENT	-	QUALITY E.H. & S	-	PROPOSED SITE PLAN	
APPROVALS	DATE																						
DRAWN MS	12-12-19																						
DESIGN ENGR	-																						
PROCESS ENGR	-																						
T & C ENGR	-																						
PROJECT ENGR	-																						
MANAGEMENT	-																						
MANUFACTURING	-																						
PROCESS DEVELOPMENT	-																						
QUALITY E.H. & S	-																						
		BLDG. 000000																					
		PROJECT: Irving Pet Hospital																					
		1434 & 1428 Irving Street, San Francisco																					
SCALE: 1/16" = 1'-0"		DRAWING NUMBER A0.1	REV -																				
<input type="checkbox"/> DRAFT <input checked="" type="checkbox"/> FOR REVIEW <input type="checkbox"/> APPROVED <input type="checkbox"/> AS-BUILT																							



December 12, 2019

REVISION	DATE	REASON FOR ISSUE
A	01/21/21	CUA Revision 1

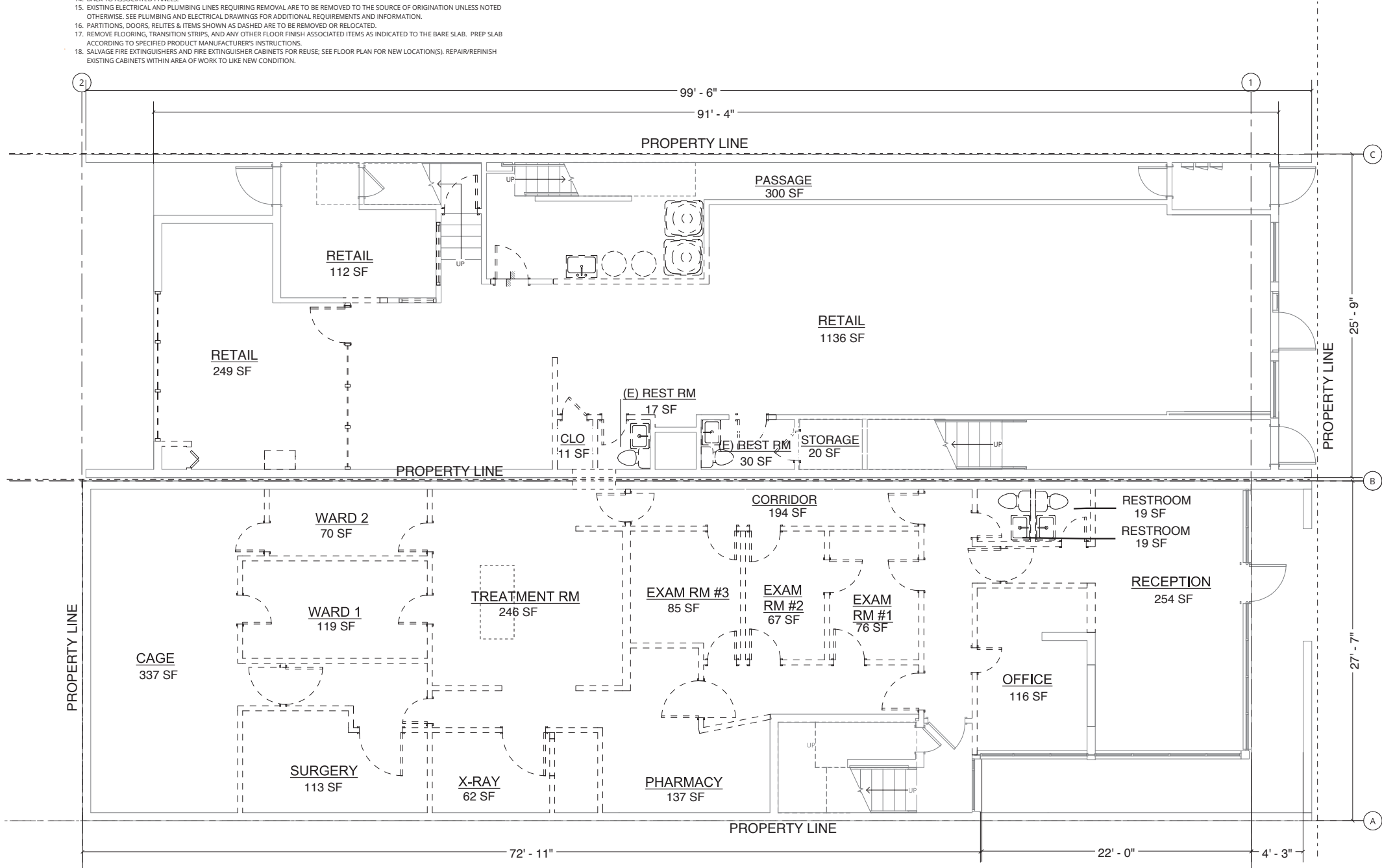
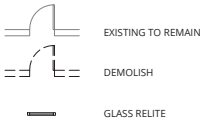
 <p>WELLS CONSTRUCTION (INCORPORATED)</p>		<p>Wells Construction, Inc. Celebrating 25 Years of Excellence 10648 Industrial Avenue, Roseville, CA 95678 Mobile: 916.297.3717 Office: 916.788.4480 Fax: 916.788.4481</p>																									
<p>JOB NUMBER</p> <p>#00000</p>		<p>DRAWING IN CAD DATABASE CAN BE ACCESSSED BY ENTERING FILENAME:</p> <p>Irving.SP</p>																									
<table border="1"> <thead> <tr> <th>APPROVALS</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>DRAWN MS</td> <td>12-12-19</td> </tr> <tr> <td>DESIGN ENGR</td> <td>-</td> </tr> <tr> <td>PROCESS ENGR</td> <td>-</td> </tr> <tr> <td>I & C ENGR</td> <td>-</td> </tr> <tr> <td>PROJECT ENGR</td> <td>-</td> </tr> <tr> <td>MANAGEMENT</td> <td>-</td> </tr> <tr> <td>MANUFACTURING</td> <td>-</td> </tr> <tr> <td>PROCESS DEVELOPMENT</td> <td>-</td> </tr> <tr> <td>QUALITY</td> <td>-</td> </tr> <tr> <td>E.H. & S</td> <td>-</td> </tr> <tr> <td>-</td> <td>-</td> </tr> </tbody> </table>		APPROVALS	DATE	DRAWN MS	12-12-19	DESIGN ENGR	-	PROCESS ENGR	-	I & C ENGR	-	PROJECT ENGR	-	MANAGEMENT	-	MANUFACTURING	-	PROCESS DEVELOPMENT	-	QUALITY	-	E.H. & S	-	-	-	<p>Assessor's Map</p> <p>BLDG. 000000</p> <p>PROJECT:</p> <p>Irving Pet Hospital</p> <p>1434 & 1428 Irving Street, San Francisco</p>	
APPROVALS	DATE																										
DRAWN MS	12-12-19																										
DESIGN ENGR	-																										
PROCESS ENGR	-																										
I & C ENGR	-																										
PROJECT ENGR	-																										
MANAGEMENT	-																										
MANUFACTURING	-																										
PROCESS DEVELOPMENT	-																										
QUALITY	-																										
E.H. & S	-																										
-	-																										
<p>SCALE:</p>		<p>DRAWING NUMBER</p> <p>A0.2</p>																									
<p><input type="checkbox"/> DRAFT</p>		<p><input checked="" type="checkbox"/> FOR REVIEW</p>																									
<p><input type="checkbox"/> APPROVED</p>		<p><input type="checkbox"/> AS-BUILT</p>																									
<p>REV</p> <p>-</p>		<p>REV</p> <p>-</p>																									

10/9/2020 1:13:16 PM
C:\Bent Projects\50417 170-20-Irving Pet Hospital\004170-20-Irving Pet Hospital.ssh\sheet1.dwg

DEMOLITION NOTES

1. PROTECT EXISTING WORK TO REMAIN.
2. COORDINATE OPENINGS SHOWN WITH FLOOR PLANS, SECTIONS AND ELEVATIONS FOR SIZE AND LOCATION.
3. REFER TO DETAILS OF NEW WORK WHERE EDGES OF DEMOLITION ARE FINISHED OR CONNECT TO NEW WORK.
4. PROVIDE MEASURES NECESSARY TO PROTECT ADJACENT SPACES FROM DUST AND/OR NOISE.
5. MAINTAIN EXIT PATHS, LIGHTS, HVAC, ETC. DURING DEMOLITION FOR ALL OCCUPIED PORTIONS OF THE BUILDING.
6. TEMPORARILY REMOVE PORTIONS OF THE BUILDING WHERE REQUIRED TO ACCESS CONCEALED LOCATIONS FOR INSTALLATION OF NEW WORK. STORE AND PROTECT MATERIALS UNTIL REINSTALLATION.
7. CAREFULLY REMOVE, PROTECT, AND DELIVER MATERIALS AND COMPONENTS CLAIMED FOR SALVAGE PRIOR TO DEMOLITION.
8. DO NOT PERFORM DEMOLITION WITHOUT A REPRESENTATIVE OF THE GENERAL CONTRACTOR ON SITE.
9. SCHEDULE AND COORDINATE CORE DRILLING, SAW CUTTING, WALL DEMOLITION, AND OTHER VIBRATION-CAUSING ACTIVITIES IN ADVANCE WITH OWNER.
10. DO NOT REMOVE UNFORESEEN STRUCTURAL, MECHANICAL, ELECTRICAL OR PLUMBING ELEMENTS WITHOUT PRIOR APPROVAL OF THE OWNER.
11. PROTECT EXISTING MATERIALS, FINISHES, AND DEVICES TO REMAIN DURING DEMOLITION.
12. PROTECT EXISTING FIRE ALARM SYSTEM TO REMAIN.
13. REMOVE POWER SIGNAL, SWITCHING & OTHER PERTINENT ITEMS FROM WALLS TO BE DEMOLISHED
14. BACK TO ASSOCIATED PANELS.
15. EXISTING ELECTRICAL AND PLUMBING LINES REQUIRING REMOVAL ARE TO BE REMOVED TO THE SOURCE OF ORIGINATION UNLESS NOTED OTHERWISE. SEE PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
16. PARTITIONS, DOORS, RELITES & ITEMS SHOWN AS DASHED ARE TO BE REMOVED OR RELOCATED.
17. REMOVE FLOORING, TRANSITION STRIPS, AND ANY OTHER FLOOR FINISH ASSOCIATED ITEMS AS INDICATED TO THE BARE SLAB. PREP SLAB ACCORDING TO SPECIFIED PRODUCT MANUFACTURER'S INSTRUCTIONS.
18. SALVAGE FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS FOR REUSE; SEE FLOOR PLAN FOR NEW LOCATION(S). REPAIR/REFINISH EXISTING CABINETS WITHIN AREA OF WORK TO LIKE NEW CONDITION.

DEMOLITION PLAN LEGEND



1 LEVEL 1 - DEMOLITION PLAN
1/4" = 1'-0"



NOT FOR
CONSTRUCTION



38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
206.576.1600

1014 HOWARD STREET
SAN FRANCISCO, CA 94103
415.252.7063

© ANKROM MOISAN ARCHITECTS, INC.

IRVING PET HOSPITAL
1434 & 1428 IRVING STREET
SAN FRANCISCO, CA
IRVING PET HOSPITAL

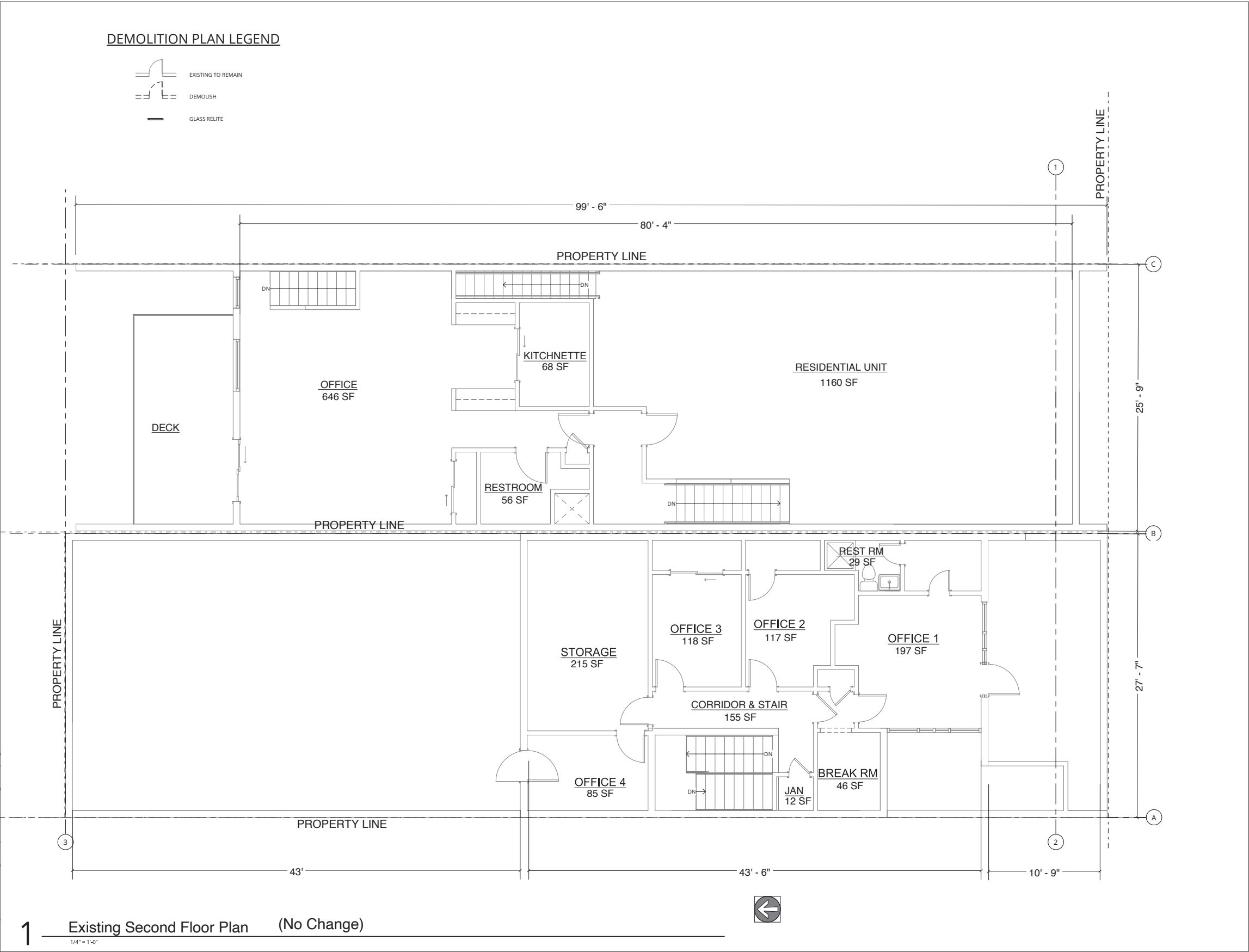
REVISION	DATE	REASON FOR ISSUE
A	01/21/21	CUA Revision 1

LEVEL 1 DEMOLITION

DATE ISSUE DATE	PROJECT NUMBER 204170
SHEET NUMBER	

A1.00

C:\Bent Projects\50417 70-20-Irving Pet Hospital\004170-20-Irving Pet Hospital.ssh\sheet1.dwg 10/9/2020 1:14:59 PM



NOT FOR CONSTRUCTION

Ankrom Moisan

38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100

1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
206.576.1600

1014 HOWARD STREET
SAN FRANCISCO, CA 94103
415.252.7063
© ANKROM MOISAN ARCHITECTS, INC.

IRVING PET HOSPITAL
1434 & 1428 IRVING STREET
SAN FRANCISCO, CA
IRVING PET HOSPITAL

REVISION	DATE	REASON FOR ISSUE
A	01/21/21	CJA Revision 1

Existing Second Floor Plan

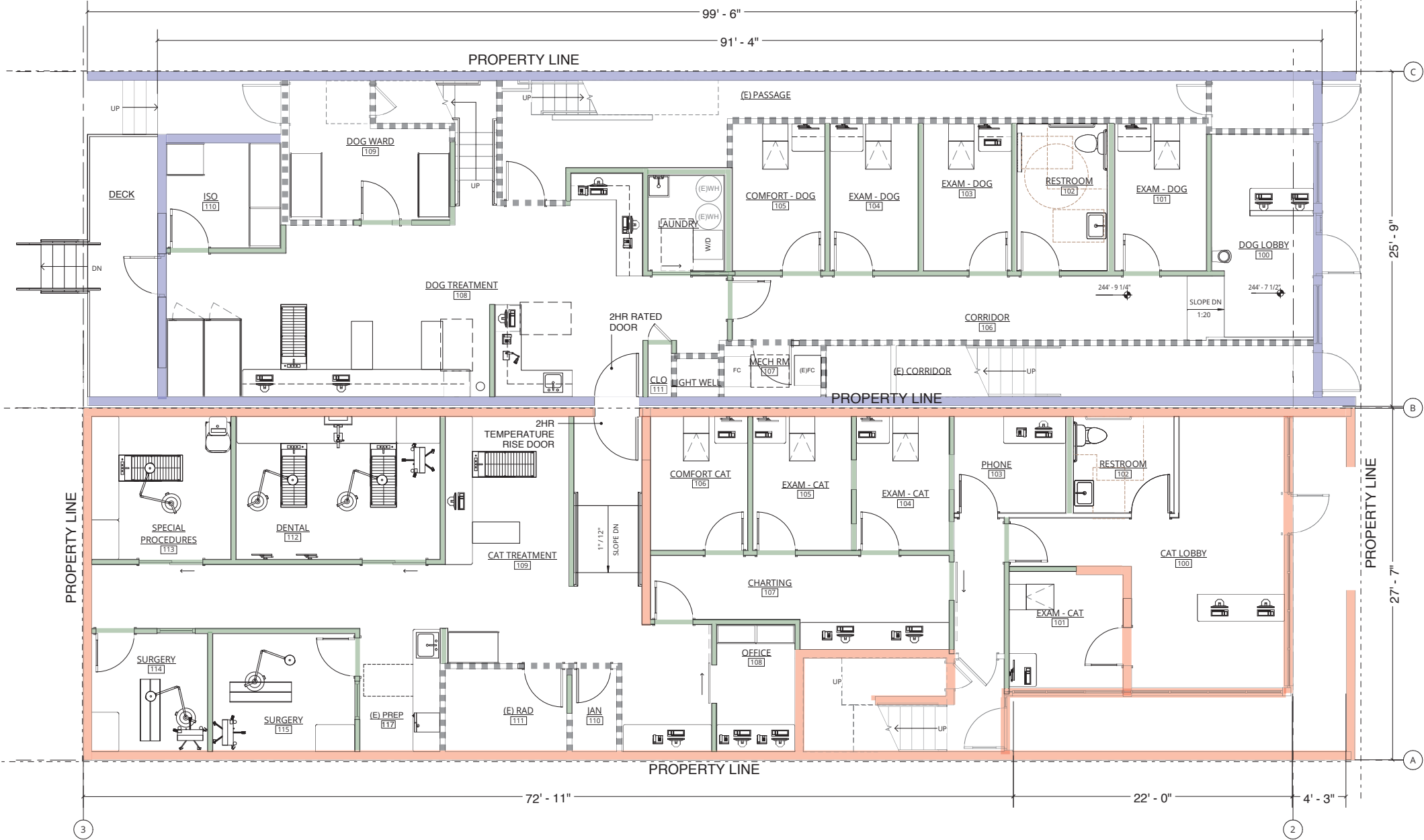
DATE ISSUE DATE	PROJECT NUMBER
	204170

SHEET NUMBER

A1.01

C:\Next Projects\204170-20-Irving Pet Hospital\204170-20-Irving Pet Hospital.sxd

- 2 x 6 Existing Wood framed walls
- Existing CMU walls
- New wood or metal framed walls to underside of second floor
- Existing wood framed walls to underside of second floor



FLOOR PLAN NOTES

1. FIELD VERIFY DIMENSIONS AND CONDITIONS. CONTACT ARCHITECT IMMEDIATELY TO DISCUSS CONFLICTS OR DISCREPANCIES.
2. NEW GYPSUM BOARD WALL SURFACES TO RECEIVE A SMOOTH, LEVEL 4 FINISH PER AWC STANDARDS. APPLY A DRYWALL PRIMER (SHEETROCK BRAND "FIRST COAT" OR EQUIV.) PRIOR TO FINAL FINISH COAT TO MINIMIZE SURFACE TEXTURE VARIATIONS.
3. VERIFY ALL FIRE RATED WALLS HAVE COMPLETE ASSEMBLY AND RATING IS MAINTAINED THROUGHOUT CONSTRUCTION.
4. ALL PIPE AND DUCT PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE FIRE STOPPED AND SEALED TO MAINTAIN THE REQUIRED RATING.
5. UNLESS NOTED OTHERWISE, ALL PARTITIONS TO BE PARTITION TYPE B, U.N.O.
6. ALL CASEWORK TO HAVE PLASTIC LAMINATE FINISH, U.N.O.
7. ALL EXPOSED COUNTERTOPS CORNERS TO HAVE 2" RADIUS.
8. ALL EXPOSED COUNTERTOPS TO BE FACED WITH PVC EDGEBANDING.
9. ALL RUN AND CAGE BANK DIMENSIONS TO BE VERIFIED BEFORE INSTALLATION.
10. GROMMET LOCATIONS IN COUNTERTOPS TO BE VERIFIED WITH OWNER.
11. PROVIDE BLOCKING IN WALL FOR ALL WALL MOUNTED EQUIPMENT.
12. ALL EXPOSED OUTSIDE CORNERS OF INTERIOR WALLS SHALL HAVE CORNER GUARDS.

NOT FOR
CONSTRUCTION



38 NORTHWEST DAVIS, SUITE 300
PORTLAND, OR 97209
503.245.7100
1505 5TH AVE, SUITE 300
SEATTLE, WA 98101
206.576.1600
1014 HOWARD STREET
SAN FRANCISCO, CA 94103
415.252.7063
© ANKROM MOISAN ARCHITECTS, INC.

IRVING PET HOSPITAL
1434 & 1428 IRVING STREET
SAN FRANCISCO, CA
IRVING PET HOSPITAL

REVISION	DATE	REASON FOR ISSUE
A	01/21/21	CJA Revision 1

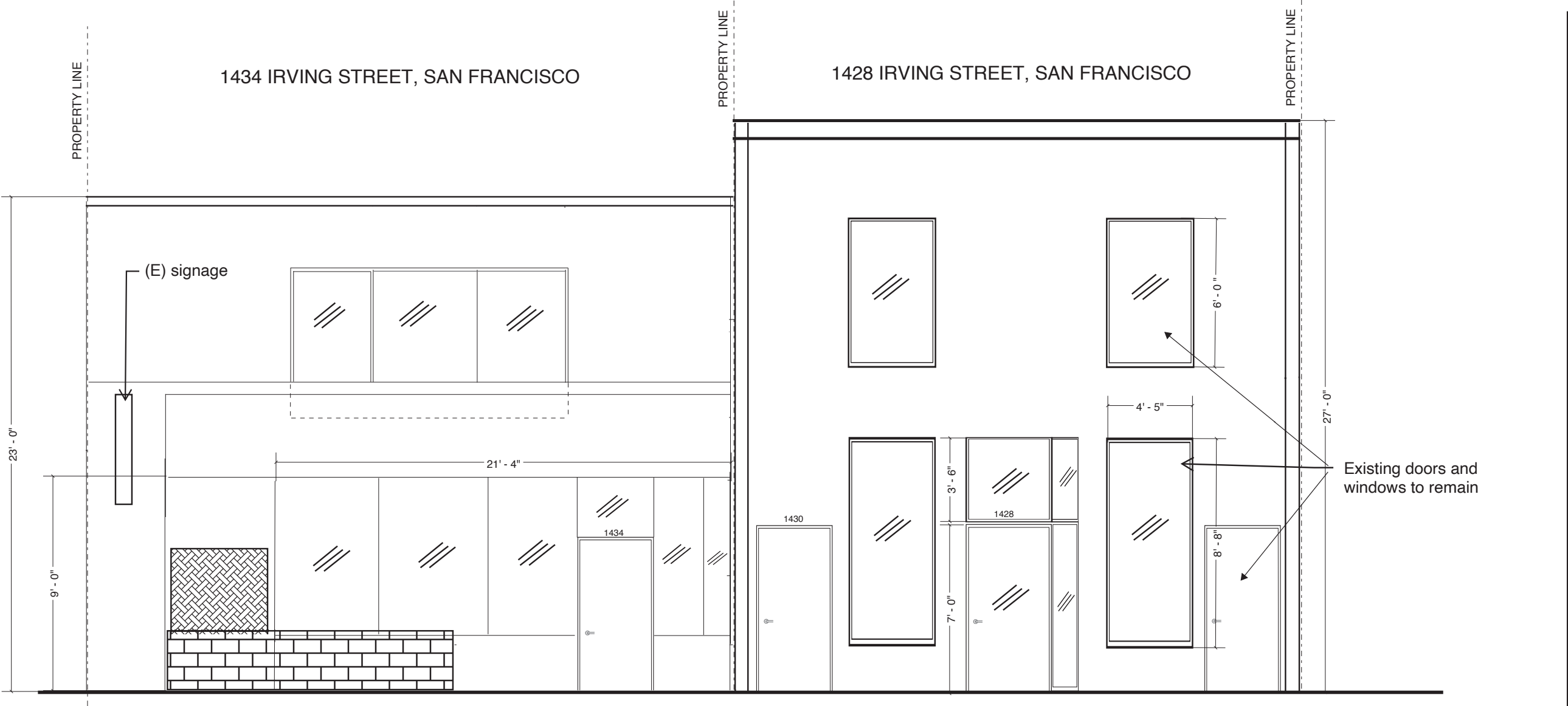
LEVEL 1 PROPOSED
FLOOR PLAN

DATE ISSUE DATE	PROJECT NUMBER 204170
SHEET NUMBER	

A2.00

1 LEVEL 1 - PROPOSED FLOOR PLAN
1/4" = 1'-0"






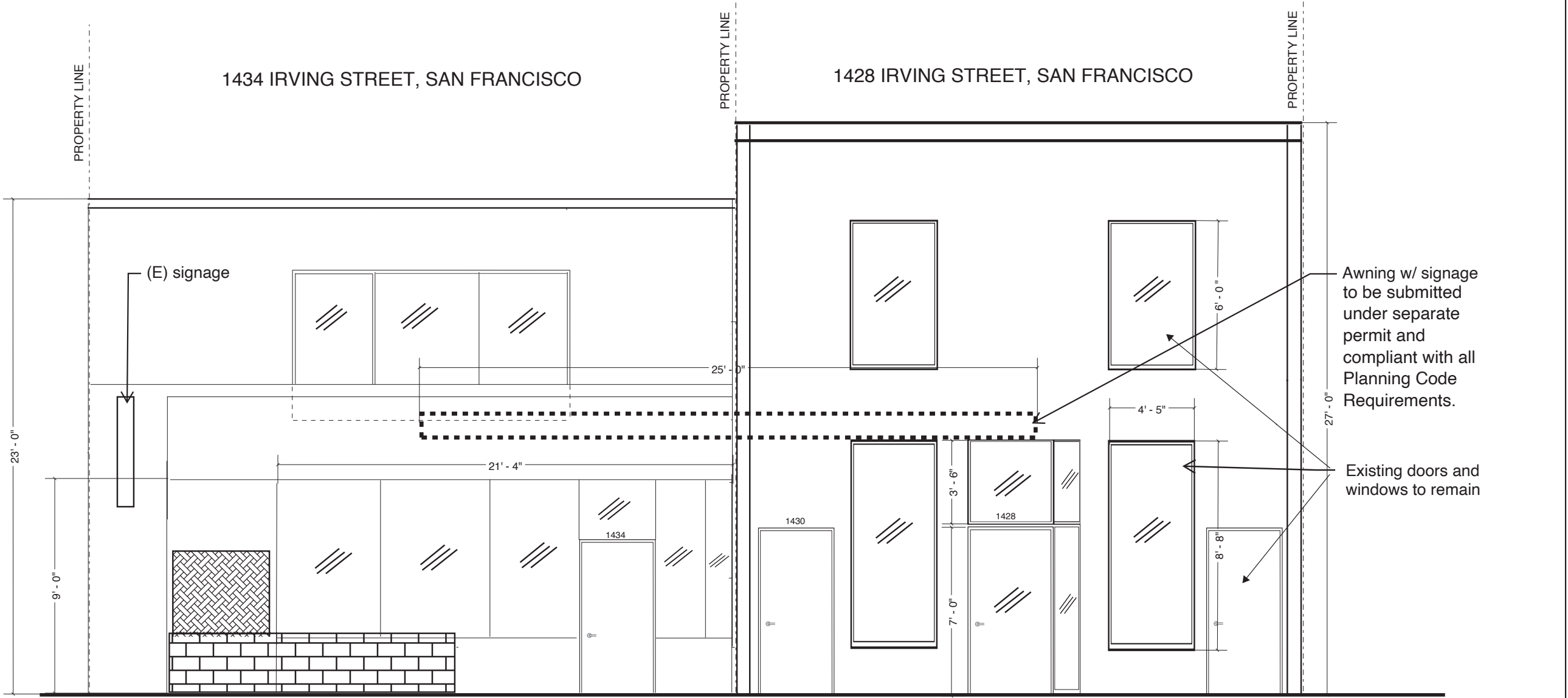
Existing Exterior Elevation

1/2" = 1'-0"



REVISION	DATE	REASON FOR ISSUE
A	01/21/21	CUA Revision 1


 WELLS CONSTRUCTION #00000		Wells Construction, Inc. Celebrating 25 Years of Excellence 10648 Industrial Avenue, Roseville, CA 95678 Mobile: 916.297.3717 Office: 916.788.4480 Fax: 916.788.4481	
JOB NUMBER #00000		DRAWING IN CAD DATABASE CAN BE ACCESSED BY ENTERING FILENAME: Irving_FP	
APPROVALS DESIGN ENGR MS 6-26-19 PROCESS ENGR - I & C ENGR - PROJECT ENGR - MANAGEMENT - MANUFACTURING - PROCESS DEVELOPMENT - QUALITY - E.H. & S -		DATE 6-26-19	
		BLDG. 000000	
		PROJECT: Irving Pet Hospital	
		1434 & 1428 Irving Street, San Francisco	
SCALE:		DRAWING NUMBER A3.00	REV -
<input type="checkbox"/> DRAFT		<input checked="" type="checkbox"/> FOR REVIEW	<input type="checkbox"/> APPROVED <input type="checkbox"/> AS-BUILT



Proposed Exterior Elevation

1/2" = 1'-0"

REVISION	DATE	REASON FOR ISSUE
A	01/21/21	CUA Revision 1

		Wells Construction, Inc. Celebrating 25 Years of Excellence 10648 Industrial Avenue, Roseville, CA 95678 Mobile: 916.297.3717 Office: 916.788.4480 Fax: 916.788.4481	
JOB NUMBER #00000		DRAWING IN CAD DATABASE CAN BE ACCESSSED BY ENTERING FILENAME: Irving_FP	
APPROVALS		DATE	
DRAWN MS		6-26-19	
DESIGN ENGR		-	
PROCESS ENGR		-	
I & C ENGR		-	
PROJECT ENGR		-	
MANAGEMENT		-	
MANUFACTURING		-	
PROCESS DEVELOPMENT		-	
QUALITY		-	
E.H. & S		-	
SCALE:		DRAWING NUMBER A3.01	
DRAFT		FOR REVIEW	
APPROVED		AS-BUILT	

Garbage/pet eliminations:

- As IPH currently runs today: staff who walk all patients outside that need to eliminate are required to take a disposal bag with them during the walk. Upon return, the staff must dispose of the elimination in the trash container.
- Trash containers are stored in the side hallway and put out on the sidewalk on the morning of trash pickup.

Sound Mitigation

- A new layer of 1/2" resilient channel with type x gypsum wall board will be installed to the highlighted existing 2nd floor assembly.



1434 IRVING STREET - 1ST FLOOR

NO	ROOM	SF
100	CAT LOBBY	259
101	EXAM - CAT	80
102	RESTROOM	59
103	PHONE	61
104	EXAM - CAT	75
105	EXAM - CAT	81
106	COMFORT CAT	80
107	CHARTING	141
108	OFFICE	61
109	CAT TREATMENT	497
110	JANITOR CLOSET	23
111	(E) RADIOLOGY RM	62
112	DENTAL	178
113	SPECIAL PROCEDURES	122
114	SURGERY	84
115	SURGERY	103
117	(E) PREP	61
118	CORRIDOR	80

1ST FLOOR (SF)	2107
(E) 2ND FLOOR OFFICE (NO CHANGE)	974
TOTAL AREA (SF)	3081

1428 IRVING STREET - 1ST FLOOR

NO	ROOM	SF
100	DOG LOBBY	125
101	EXAM - DOG	81
102	RESTROOM	80
103	EXAM - DOG	78
104	EXAM - DOG	78
105	COMFORT - DOG	82
106	CORRIDOR	187
107	MECHANICAL ROOM	30
108	DOG TREATMENT	566
109	DOG WARD	112
110	ISO	73
111	CLO	7
112	LAUNDRY	44
113	(E) CORRIDOR	151
114	(E) PASSAGE	268

1ST FLOOR OFFICE	1962
(E) 2ND FLOOR OFFICE (NO CHANGE)	770
TOTAL AREA (SF)	2732

REVISION	DATE	REASON FOR ISSUE
A	01/21/21	CUA Revision 1

WELLS CONSTRUCTION
WELLS CONSTRUCTION, INC.

JOB NUMBER
#00000

DRAWING IN CAD DATABASE CAN BE
ACCESSED BY ENTERING FILENAME:
Irving_FP

APPROVALS

DATE

DRAWN
MS

6-26-19

DESIGN ENGR

-

PROCESS ENGR

-

I & C ENGR

-

PROJECT ENGR

-

MANAGEMENT

-

MANUFACTURING

-

PROCESS DEVELOPMENT

-

QUALITY

-

E.H. & S

-

PROJECT DESCRIPTION

BLDG. 000000

PROJECT:
Irving Pet Hospital

1434 & 1428 Irving Street, San Francisco

SCALE:

DRAWING NUMBER
A3.02

REV
-

☐ DRAFT

☒ FOR REVIEW

☐ APPROVED

☐ AS-BUILT

Exhibit C – Environmental Determination



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1428 - 1434 IRVING ST		1735021, 1735023
Case No.		Permit No.
2019-023090PRJ		
<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. Change of use from existing Vitamin Shoppe to an extension of the Irving Pet Hospital located next door. The project will include a request for Conditional Use Authorization to allow a use size over 2,500 square feet of floor area by merging a vacant commercial space at 1428 Irving Street (previously occupied by the Vitamin Shoppe) with the adjacent commercial space at 1434 Irving Street (currently occupied by a veterinary animal hospital Irving Pet Hospital). The proposal will involve tenant improvements to both commercial spaces. An interior connection/opening will be provided between the two existing separate commercial spaces on the first floor. There will be no expansion of the existing building envelope proposed.		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input 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"/>	Other ____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment. FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i>
<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? Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)
<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, archeology review is required.
<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? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is 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: <i>(refer to Property Information Map)</i>	
<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 checked="" 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 checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i> </div> </div>
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action:	Signature:
	Planning Commission Hearing	Sharon Young
		03/08/2021
<p>Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

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 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 to the Environmental Review Officer within 10 days of posting of this determination.

Planner Name:

Date:

Exhibit D - Land Use Data



Land Use Information

PROJECT ADDRESS: 1428 IRVING STREET
RECORD NO.: 2019-023090CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	±3,123	±3,123	No Change
Residential (partial 2 nd story)	±1,160	±1,160	No Change
Commercial/Retail (1 st story and partial 2 nd story)	±2,732	±2,732	±5,813 (after merger with 1434 Irving Street which has approx. ±3,081 floor area)
Office	--	--	--
Industrial/PDR <i>Production, Distribution, & Repair</i>	--	--	--
Parking	--	--	--
Usable Open Space	--	--	--
Public Open Space	--	--	--
Other ()			
TOTAL GSF	Approx. ±3,892	Approx. ±3,892	Approx. ±5,813
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	1	1	No Change
Dwelling Units - Affordable	--	--	--
Hotel Rooms	--	--	--
Parking Spaces	--	--	--
Loading Spaces	--	--	--
Car Share Spaces	--	--	--
Bicycle Spaces	--	--	--
Number of Buildings	1	1	No Change
Number of Stories	2	2	No Change
Height of Building(s)	Approx. 27 feet	Approx. 27 feet	No Change
Other ()			



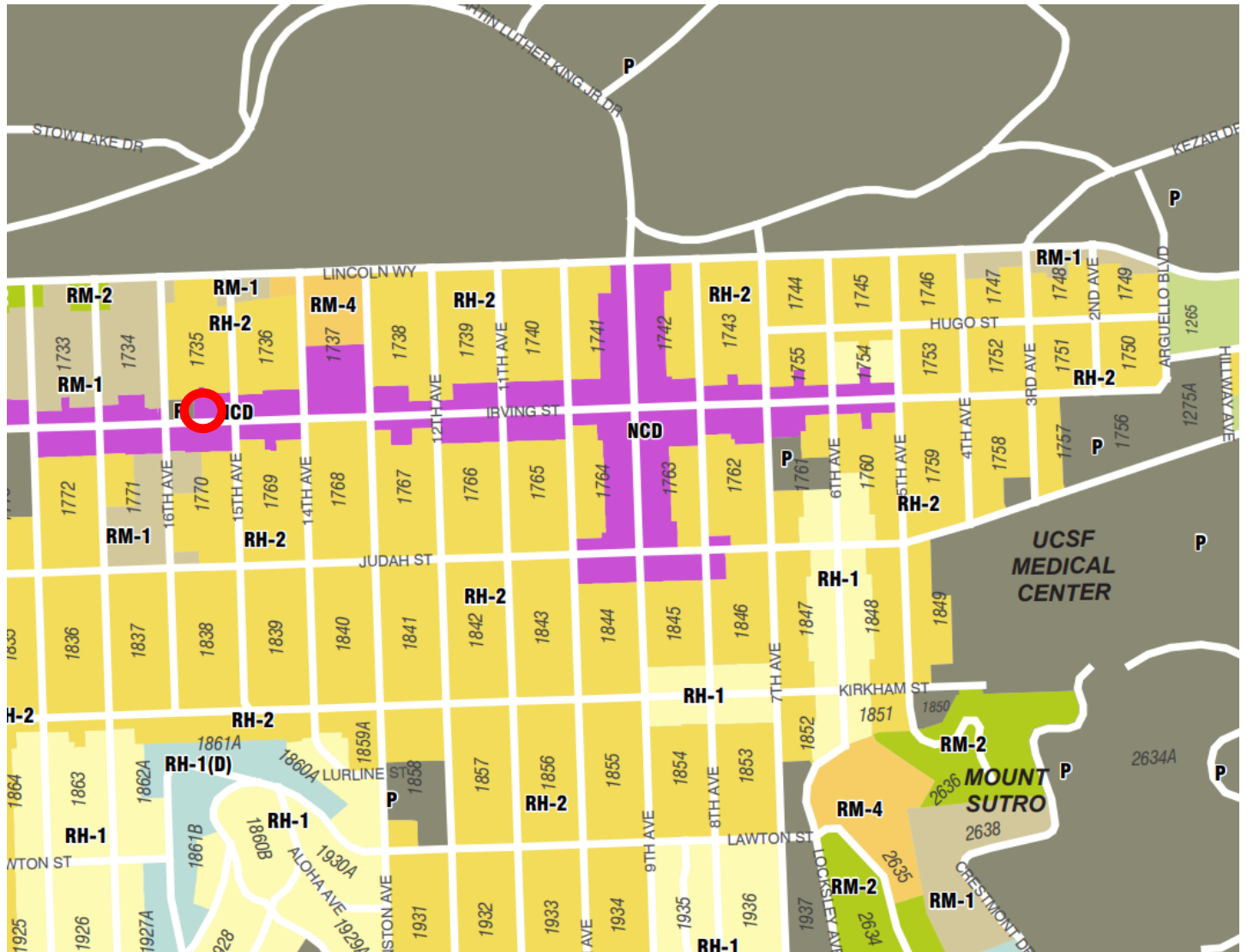
Land Use Information

PROJECT ADDRESS: 1434 IRVING STREET
RECORD NO.: 2019-023090CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	±2,748	±2,748	No Change
Residential	--	--	--
Commercial/Retail (1 st and 2 nd stories)	±3,081	±3,081	±5,813 (after merger with 1428 Irving Street which has approx. ±2,732 floor area)
Office	--	--	--
Industrial/PDR <i>Production, Distribution, & Repair</i>	--	--	--
Parking	--	--	--
Usable Open Space	--	--	--
Public Open Space	--	--	--
Other ()			
TOTAL GSF	Approx. ±3,081	Approx. ±3,081	Approx. ±5,813
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	--	--	--
Dwelling Units - Affordable	--	--	--
Hotel Rooms	--	--	--
Parking Spaces	--	--	--
Loading Spaces	--	--	--
Car Share Spaces	--	--	--
Bicycle Spaces	--	--	--
Number of Buildings	1	1	No Change
Number of Stories	2	2	No Change
Height of Building(s)	Approx. 23 feet	Approx. 23 feet	No Change
Other ()			

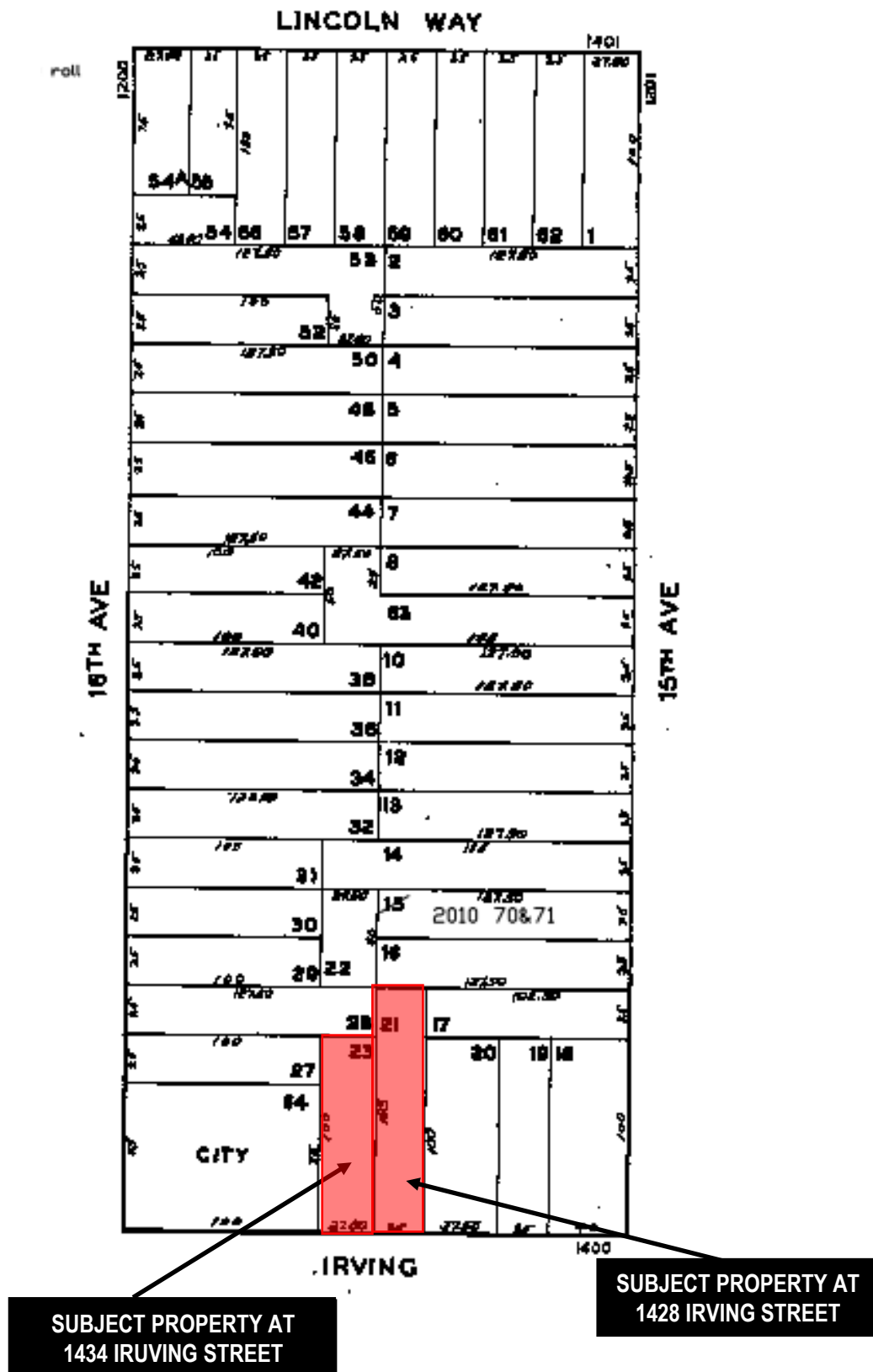
Exhibit E - Maps and Context Photos

Zoning Map



Conditional Use Hearing
Case Number 2019-023090CUA
1428 - 1434 Irving Street

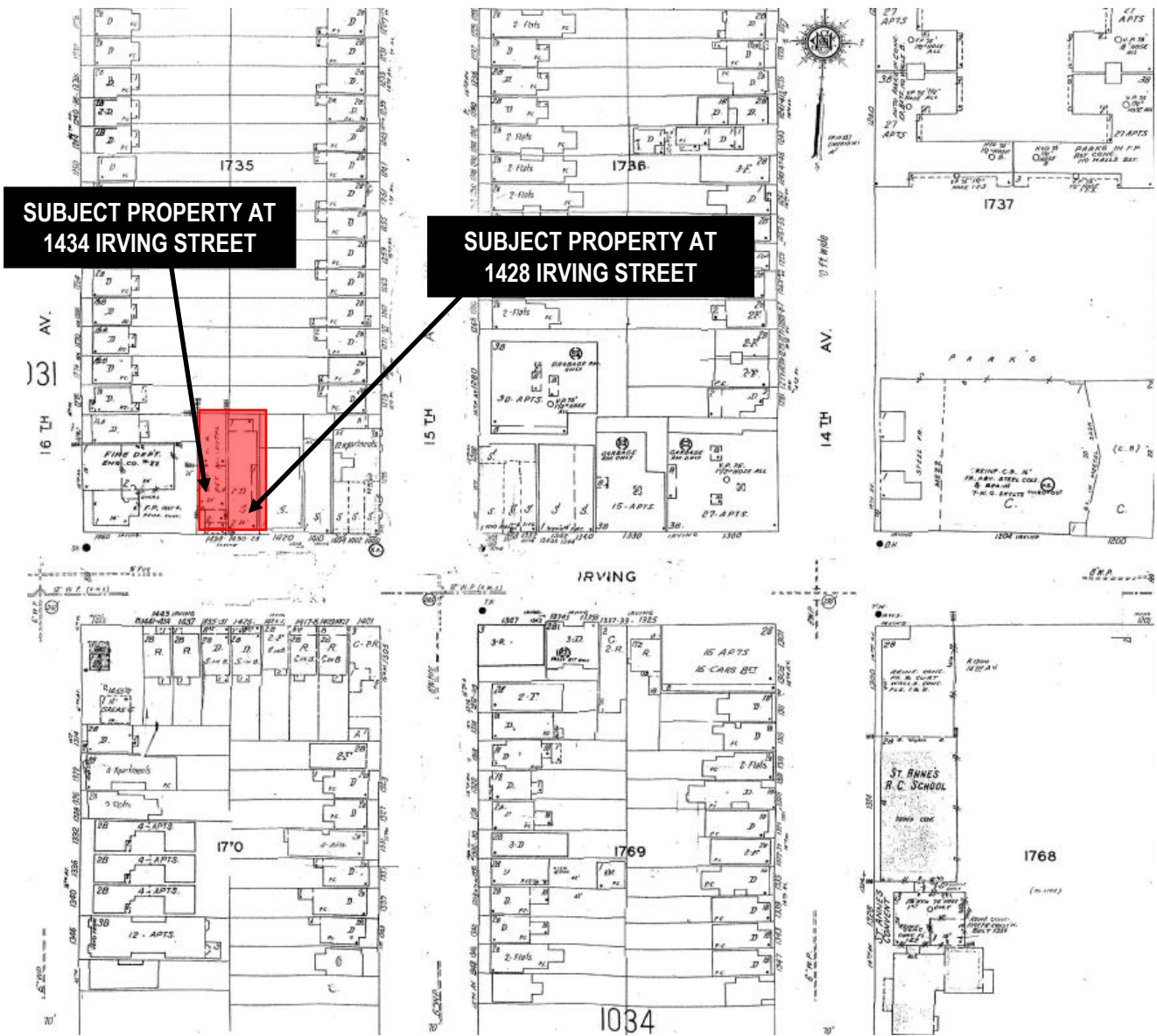
Parcel Map



Conditional Use Hearing
Case Number 2019-023090CUA
1428 - 1434 Irving Street



Sanborn Map*

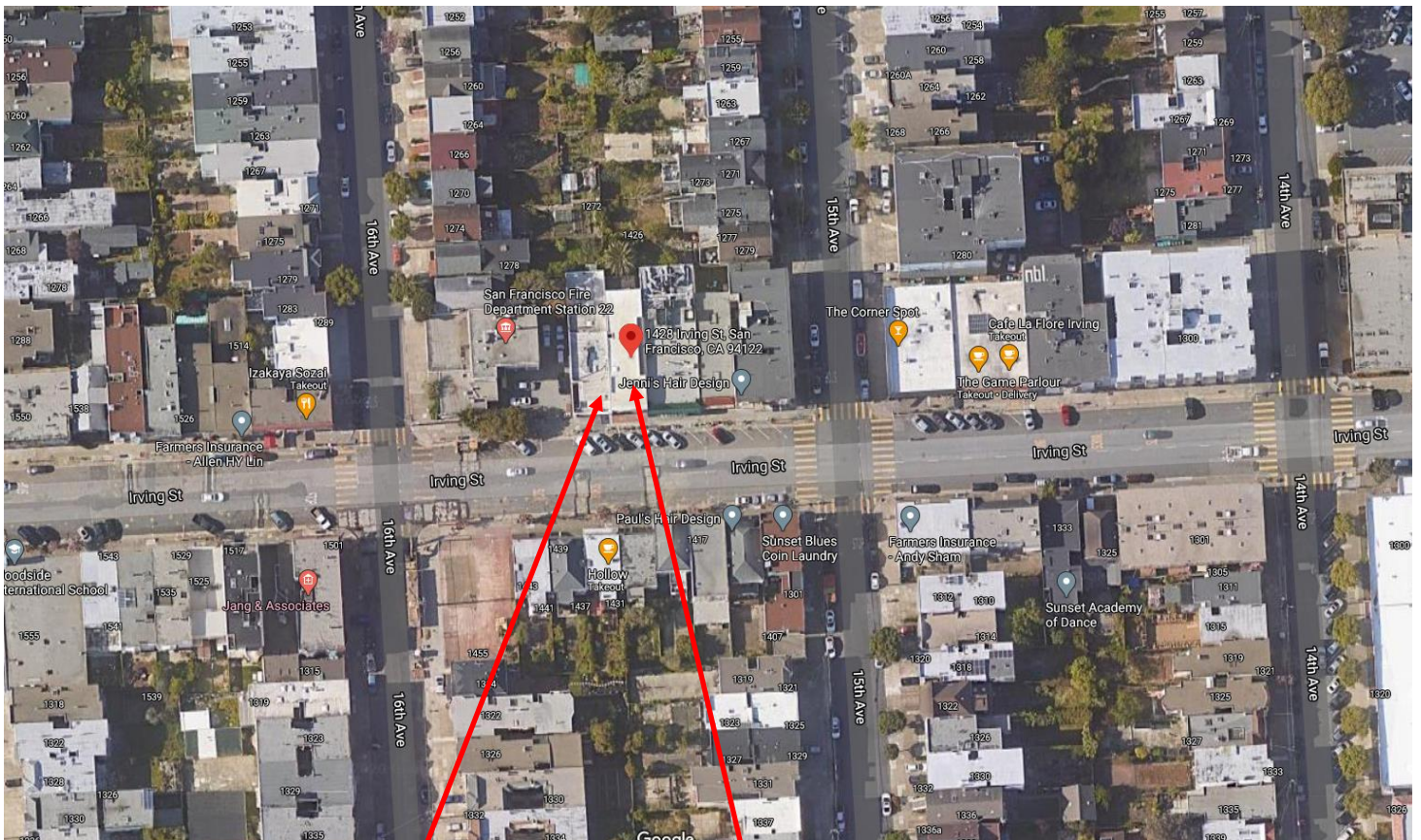


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
Case Number 2019-023090CUA
1428 - 1434 Irving Street



Aerial Photo



**SUBJECT PROPERTY
AT 1434 IRVING STREET**

**SUBJECT PROPERTY AT
1428 IRVING STREET**



Conditional Use Hearing
Case Number 2019-023090CUA
1428 - 1434 Irving Street

Site Photo

(project sponsor photo)



**SUBJECT PROPERTY AT
1434 IRVING STREET**

**SUBJECT PROPERTY AT
1428 IRVING STREET**

Conditional Use Hearing
Case Number 2019-023090CUA
1428 - 1434 Irving Street

Site Photo

PORTION OF SUBJECT BLOCK ON IRVING STREET



**SUBJECT PROPERTY AT
1434 IRVING STREET**

**SUBJECT PRPERTY AT
1428 IRVING STREET**

Conditional Use Hearing
Case Number 2019-023090CUA
1428 - 1434 Irving Street

Site Photo

PORTION OF OPPOSITE BLOCK ON IRVING STREET



Conditional Use Hearing
Case Number 2019-023090CUA
1428 - 1434 Irving Street

Exhibit F – Prior Conditional Use Authorization

**CITY PLANNING COMMISSION
RESOLUTION NO. 5688**

WHEREAS, The City Planning Commission on June 7, June 21, and July 24, 1962, and February 21, 1963, heard Application No. CU62.19 for a Conditional Use, under Section 304 of the City Planning Code for an ANIMAL HOSPITAL in a C-2 district on the property described as follows:

Commencing at a point on the N/L of Irving St. 100 ft. east of 16th Ave., thence proceeding 27.5 ft. on said line for a uniform depth at a right angle northerly 100 ft.; it being all of Lot 23, Assessor's Block 1735;

WHEREAS, The City Planning Code distinguishes between an animal hospital and a commercial kennel and classifies the former use as eligible for consideration as a conditional use in a C-2 district, when the operation is conducted entirely within an enclosed building;

WHEREAS, C-2 districts are typically one lot in depth abutting on R districts, as in this case, and this location would be appropriate for the proposed use on the premise that nuisance aspects will be rigorously excluded;

THEREFORE, BE IT RESOLVED, That the City Planning Commission finds that the conditions set forth in Section 304(c) of the City Planning Code are met and said Conditional use is hereby authorized in accordance with standards specified in the City Planning Code and subject to further conditions as follows:

1. The building shall be constructed in general conformity to the preliminary drawings filed with this application and entitled "Proposed Small Animal Hospital for Roger A. Burr" by John W. Kruse, June 20, 1962, supplemented by the requirements found necessary to conform to the Conditions of this Resolution.
2. Said structure shall be constructed in such a manner that the average sound level, in octave bands within such structure will not increase the average background noise level in octave bands, at the site. The plans and specifications for said building shall bear the certification of an acoustical engineer acceptable to the Department of City Planning that said plans and specifications if diligently and carefully followed will achieve the above required sound transmission loss. The design criteria for said structure, with respect to the emanation of sound therefrom, shall be based on the average pet hospital noise measured by Darrel Fitzroy, Consulting Acoustical Engineer, and recorded in his sound report dated October 8, 1962, filed with this application, and the average background noise at the proposed site at 1:00 A. M. measured by Kenneth S. Oliphant, Consulting Acoustical Engineer, and recorded on figure 3, comparison 3, in his sound report dated December 5, 1962. The equivalent Sound Transmission Class as established by ASTM E90-61T for the required average Sound Transmission Loss determined from the above data may be used as a guide in determining said building specifications.
3. Plans and specifications for said building shall comply with the requirements of the Department of Health of the City and County of San Francisco with reference to structures used for the operation of a veterinary hospital and, without limitation upon the foregoing, any and all requirements of said Department bearing upon the emission from the proposed structure of any offensive odor. Such plans and specifications shall reflect in detail the means provided for controlling the emission of odor from such a structure, and such means shall be adequate in all respects to prevent the emission of any offensive odor from such structure.
4. Final plans and specifications consistent with the provision of this Resolution shall be submitted to the Department of City Planning for review and approval prior to filing for any building application pursuant to the construction of said authorized building.
5. The boarding of animals in said structure shall be restricted to the minimum necessary and incidental to the effective operation of an animal hospital or clinic.
6. Following the completion of any structure constructed pursuant to the provisions of this Resolution, and continuously thereafter during the use of said building, the structure shall be so maintained and the business therein be so operated that there be no emission therefrom either of any offensive odor or of noise which will not conform to limitations of numbers 2 and 3 above. If the Planning Commission finds there is reasonable ground for believing that this provision is not being complied with, it may require the applicant to establish the fact of compliance at his own expense.

I hereby certify that the foregoing Resolution was adopted by the City Planning Commission at its regular meeting on February 21, 1963.
THOMAS G. MILLER, Secretary
Mar. 1, 1963—lt.

Exhibit G - Project Sponsor Brief

San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Project Address: 1428 Irving St.
Assessor's Block/Lot: 1734/021
Zoning District: Irving Street NCD/40-X
Building Permit Number: None filed
Planning Record No: 2019-0203090CUA
Planner: Sharon M. Young

Planning Commission,

Introduction

This project is a part of an expansion request and involves the property at 1428 Irving St., San Francisco, CA. Irving Pet Hospital has acquired the property, formerly a vitamin and supplement store, and would like permission to expand our clinic to include the 1,440 square feet of retail space on the first floor. The building also encompasses roughly 1,000 square feet of upstairs tenant space, which would remain untouched.

The first-floor storefront in question has been empty for a year following the owner's retirement, and Irving Pet Hospital would like to give it new life and expand our clinic by converting it into clinical space that would include:

- five additional exam rooms
- a comfort room for grieving clients
- a hospitality area
- an onsite pharmacy and laboratory
- a specialty procedure/dental suite
- restrooms
- a staff outdoor break area
- patient cages
- wet and dry treatment stations
- a shipping/receiving/storage area
- a laundry/utility room with industrial grade washers and dryers
- a state-of-the-art and efficient HVAC and insulation system

Irving Pet Hospital has been a fixture of the community for more than five decades, bringing invaluable business to the lower 19th Avenue Area, which is primarily residential with a smattering of commercial real estate. By occupying what is now a vacant space, we would be contributing to the neighborhood's commercial draw, and the stability and success of our pet hospital would transfer over to the second building, meaning our clinic would be able to continue its operations during the remodel and no pets would miss out on crucial care.



Parking is abundant on the block and is both metered and non-metered. The expansion of our hospital will undoubtedly draw more foot traffic to the area, which is guaranteed to benefit nearby small businesses both on and off Irving Street. Because we believe in the importance of a diverse, thriving community, we often distribute gift cards to local businesses to our clients to encourage them to buy local.

The project space will be utilized on both an indoor and outdoor basis as a general practice veterinary hospital for patients and staff. The expansion would allow for an additional 5 exam rooms and expanded treatment area allowing us to serve an increased patient load throughout the day. We plan to see 16 patients per hour on an outpatient basis for preventative care. In addition, we would care for 10 inpatients at most for those requiring sedation/anesthetic procedures. The expansion would include a new outdoor employee break area. This space will include dry landscaping.

Given our track record of successfully providing exceptional healthcare to pets for more than 56 years, we're confident that this plan is in the best interest not just of our business but of the neighborhood at large.

Who We Are

Irving Pet Hospital, originally called Irving Street Veterinary Hospital, was built in 1964 by Dr. Roger Burr. When he retired in 1989, Dr. Dave Penny took over and modernized the facility with extensive remodeling. Dr. Penny's interests led him elsewhere, and Dr. Fong acquired the business in 2007 and changed the name to Irving Pet Hospital.

Dr. Fong is one of only a handful of native San Francisco residents practicing veterinary medicine in the city. He is focused on individualized medicine and continuity of care. It is truly important to him to keep practicing veterinary medicine in San Francisco long term, which led to him to purchase the building next door, thereby allowing the Irving Pet Hospital team to expand upon the clinic's established tradition of excellence.

At Irving Pet Hospital, we are committed to the highest standards of veterinary medicine. We pride ourselves on the compassionate care we provide to the pet population of our corner of San Francisco. Based on the over 500 Yelp and 120 Google reviews we have received, our long-time clients agree. They've given us an overall rating of 4.7 stars, so we feel we have made a tremendous impact on the lives of our human clients as well!

Whether it is for routine wellness exams, vaccinations, or complex medical conditions, we treat our patients as if they were our own. We currently offer a comprehensive suite of services for dogs and cats, including preventative, emergency, and dental care, as well as vaccinations, diagnostics, surgery, and telemedicine. Expanding our facility would allow us to provide an



enhanced level of patient care, added services, and a great working environment for our team of animal lovers.

Irving Pet Hospital has likewise had a positive impact on the local community by creating jobs for both clinical and non-clinical personnel. This expansion will allow us to hire at least three more doctors, as well as several ancillary support staff, thereby contributing to the overall financial well-being of the neighborhood and shoring up the local economy during these uncertain times. We currently employ ~3 doctors and ~20 non-doctor staff with the hopes of adding 2 doctors and 10 non-doctors, offering job opportunities to many in the future with the expansion of clinical services.

Irving Pet Hospital plans to implement similar operating hours as it did pre COVID-19 with the expansion. There will not be any overnight care.

- Monday, Tuesday, Wednesday: 8am-8pm
- Thursday, Friday: 8am-6pm
- Saturday: 9am-6pm

Footprint/Impact

Irving Pet Hospital's expansion project at 1428 Irving St., San Francisco, CA will benefit the immediate vicinity in a myriad of ways. Besides being an obvious boom to the local tax base, this project means an empty storefront will now be occupied, bringing more vibrance and business to the area. Also, given the fact that the mission of Irving Pet Hospital is to serve pets and nurture the human-animal bond, every opportunity the hospital has to expand its offerings can only help the local population by promoting good health and well-being.

Ten years ago, Irving Pet Hospital became an American Animal Hospital Association-accredited hospital, placing it in the top 15% of veterinary clinics in the country. The strictly voluntary process of becoming American Animal Hospital Association-accredited is grueling—clinics that choose to apply for accreditation must demonstrate that they are thorough, responsive, sanitary, and safe providers of animal companion care. The American Animal Hospital Association also rates hospitals for compliance in following a wide array of veterinary protocols through a more than 700-step evaluation. Irving Pet Hospital's AAHA-accreditation means that we have met or exceeded the rigorous standards set by the organization and are inspected annually to ensure we maintain those standards.

As we mentioned in the introduction, parking near the property is both metered and unmetered and quite ample. In addition, we have parking directly in front of our facility that does not compete with other businesses, so a possible increase in car traffic due to our expansion should not contribute in any way to congestion or traffic control issues.



We have kept the needs and wants of the current upstairs tenant of 1428 Irving St in mind as well as the surrounding neighbors. Below are some factors we have considered to mitigate noise and odor issues.

Noise

- Existing veterinary hospital has CMU walls which is an excellent noise barrier
- There will be a dog and cat entrance. The separation for dogs and cats will limit barking.
- Construction will include full height drywall above t-bar with sound insulation
- No overnight boarding which will eliminate any noise issues outside of operating hours.
- No previous noise complaints from surrounding neighbors/tenants.
- New space is divided by a hallway with two exterior walkways, which will prevent noise transfer

Odor

- Waste station pick ups. Any animal waste will be contained and quickly disposed of in a safe and unobtrusive manner
- Daily hospital cleaning/sanitization. A dedicated custodian/facilities maintenance technician has been hired.
- No previous odor complaints from surrounding neighbors/tenants

At Irving Pet Hospital, we care deeply about the environment and sustainability, which is why we plan to make use of LEED-approved building principals and construction materials when designing and where appropriate.

Being good stewards of the environment is part of Irving Pet Hospital's larger vision for community involvement and outreach. Dr. Fong takes part in a large number of charitable and community-focused activities, including Japantown's Nihonmachi Street Fair (in which Dr. Fong has served as a judge for that event's Doggie World) and various fundraisers for Rosa Parks Elementary School. Growing our business will allow us to, in turn, expand our efforts in making our community a better place for everyone.

Community support

We support our community and our community supports us. To gauge interest in our expansion project, we sent letters to neighboring businesses and residents, as well as our clients, detailing our plans for growth. Along with these letters, we enclosed a handout chronicling the goals, dimensions, and impacts of the expansion.

The response from our neighbors has been overwhelming and encouraging and we're including in our application a sample of the letters and testimonials we received as part of this campaign. All together, we received over 350 client letters of support for this project, as well as many letters from the neighboring community, both residents and businesses, all which we've included in pdf format for your review.



In addition to the letter campaign, we sent out an email which included information about the project expansion. We likewise went door-to-door, delivering flyers detailing the project's parameters and informative brochures about our hospital, all of which were met with an outpouring of support. Many clients even submitted pictures of their pets with their letters.

Below are some comments submitted from our clients:

"Irving Pet Hospital has been taking care of my cats for 16 years and counting. I'd love to see them expand so they can continue to grow their business and serve San Francisco." - Heather Robinson

"This would be great! More room for more great service and help for our animals." - Kimmel Kington

"Irving Pet Hospital is a valued business. I wouldn't take my dog anywhere else!" - Ellyn Bliesener

"Irving Pet Hospital has been our go-to after rescuing our pup, Po, from Rocket Dog Rescue. She has always been in such amazing care under Irving, even as she explored the world around her and caused plenty of visits to the great team at Irving. I have reviewed the plan for expansion and fully support the additional space and benefit that it will provide – not just to myself and fellow clients of IPH, but for the greater community." - Kevin Zittle

"As a native San Franciscan who attended our great high schools in the sixties, I am extremely pleased that Dr. Fong is expanding and investing into the basic core and structure of the city. Hurrah for the independent investor and San Francisco native. We are far and few between and need to continue our quest to make this the best city ever!" - Alex Daneman

"Irving Pet Hospital has always been so caring and loving to my little fur baby throughout the years. It's great having a veterinarian in the Sunset that you can trust to do the best for your pets. I'm in full support of Irving Pet Hospital expanding." - Camille Kalu

"I have been bringing my two English bulldogs to Irving Street Pet Hospital since 2004 and couldn't be happier with their service. It's so great to have such a high-quality vet in my neighborhood. What a gem for our neighborhood!" - Lisa Presta

"Our beloved dog, Coco, comes to us as a rescue adoption from Animal Care and Control. We have had Coco since October 2014, and Coco has received veterinary care regularly at Irving Pet Hospital ever since. We are city employees as well as longtime San Francisco residents, and Irving Pet Hospital helps keep our family safe and healthy, even in shelter-in-place. Thank you for considering Irving Pet Hospital's conditional use permit.
Best regards,



Bianca Polovina, Janine Mogannam, and Coco"

"Irving Pet Hospital is a truly exceptional vet clinic, and a very positive member of their neighborhood community, and San Francisco at large. We all know how difficult it is to run a small business in San Francisco and receive building approvals. And it is particularly important in the current era of COVID-19 that I encourage the City of San Francisco to support Irving Pet Hospital as strongly as I do.

Sincerely,
Christopher Sherrill
San Francisco"

"My pets have been going to Irving Pet Hospital for 20 years. They provide the greatest care, and have the best staff in any veterinary clinic I've ever gone to. Dr. Joe Fong is simply top notch! I think that this new addition would be wonderful for clients such as myself, that appreciate extra-care given to my pets." - Lynn Goldfinger

"I consider Irving Pet Hospital to be an absolutely vital part of the community and am thrilled that not only are they committed to staying in the area but wish to expand." - Kelly Alexandre

"Irvine Pet Hospital was there for us in a pinch – an emergency – when no one else could help, including the SPCA and our regular vet. We're grateful and will come back; glad to see they're growing in these times! Thank you. -- Mark (Flash (RIP) and Phae)"

"Dr. Fong and his team have been the consistent, local bright spot in an ever-changing landscape. His team truly cares for the well-being of San Francisco pets. An expansion of the facilities will benefit everyone." - Amanda Serenyi

"Irving Pet Hospital staff have been providing excellent care for our dogs for more than 20 years. Dr. Fong is a physician who, in my opinion, is a wonderful individual who has the unique combination of compassion and expertise to help pet owners throughout the City care for their pet companions." - John Motroni

"This a wonderful business filled with people who love their jobs keeping animals healthy and happy. Expanding the business just means expanding its abilities to help more animals live long and healthy lives. My dog below agrees. Thank you for your consideration." Geoff Platt

"I fully support the expansion plans of Irving Pet Hospital. It's an essential and vital service. Having a locally owned business by a SF native, is crucial." - Al Gerona

"Irving Pet Hospital is a longtime service provider in our community and has played a vital role in meeting our medical needs for our pets. The community is always kept apprised by the



Hospital of the latest news concerning the immediate neighborhood when it impacts our accessibility to services. During the pandemic, the Hospital has performed efficiently and implemented procedures that have placed a high priority on keeping humans and our pets safe and healthy. The Hospital continues to demonstrate not only a commitment to caring for our pets but also our community." - Sharon Chan

"I've been taking my pets to Irving Pet Hospital since 2006. My daughter worked there for about year, so she got to know the doctors who worked there. That is when we switched our dogs' care over to them.

My experience there has been nothing but wonderful. They are caring, kind and professional in all ways. They do get to know their clients, both human and animal. My only comment is that they could use more space. This expansion would help that." - Jeanette Cordero

"My dog has been a patient here since she was a puppy. She is right years old now. The expansion would be an amazing and helpful improvement for the practice. They give excellent service here and this will make it safer and more comfortable for all. Please approve this expansion. Thank you." - Danielle Garcia-Gonzales

"Irving pet hospital has been the one and only place I trust with my fur babies. I have taken my dog here for almost 10 years. I support their expansion to continue to let their work and love for animals continue to grow." - Joann Linn

"My pets always receive great care here. Dr. Fong and his team really care about the animals and the people. It would be great for them to have more space and allow more capacity to care for our fur babies!" - Diana Leung

"I have been a client for over ten years and can attest to Dr. Fong's dedication to his clients and pets. The office's professionalism and compassion are unsurpassed. I cannot say enough good things about the practice,
Jennifer Murphy"

Conclusion

This expansion project will add +/- 1,440 square feet of useable space to an already established and thriving business that has only the public good in mind.

By approving this conditional use permit, you will be ensuring that the local pet population continues to receive top-notch and compassionate care at the hands of skilled and experienced doctors whose commitment to excellence and to this community is well-documented.

This expansion will positively benefit the immediate neighborhood by bringing jobs and much-needed commercial activity back to a location that has stood empty for quite some time. More



commercial activity obviously translates to greater tax revenue, which will likewise benefit the city and its residents.

Inconvenience to tenants and neighbors will be minimized through deliberate, careful, and environmentally friendly design, and animal companion care will continue uninterrupted, thanks to the fact that Irving Pet Hospital's current grounds are attached to the lot in question.

Our desire to expand our facility and services is all about furthering our mission to better the quality of life for our pet patients and our human clients, as well as to be a contributing and positive member of our community.

Thank you for taking the time to consider our application. We hope to be able to move forward on our plans very soon.

Sincerely,

Joe Fong

Joe Fong, DVM
Owner & Medical Director

