



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 30, 2020

CONSENT

Record No.: 2020-002490CUA
Project Address: 333 VALENCIA STREET
Zoning: Valencia Street NCT (Neighborhood Commercial Transit) Zoning District
45-X and 55-X Height and Bulk District
Mission Alcohol Restricted Use District
Fringe Financial Services Restricted Use District
Block/Lot: 0646/003
Project Sponsor: Jeff Suess
City of San Francisco Real Estate Division
25 Van Ness Avenue, #400
San Francisco, CA 94102
Property Owner: 333 Valencia Owner, L.L.C.
5821 Pinewood Rd.
Oakland, CA 94611
Staff Contact: Ella Samonsky – (415) 575-9112
Ella.Samonsky@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project includes conversion of 13,450 square feet of Office use to a Public Facility on the second floor and conversion of 11,902 square feet of Retail Sales and Service use to a Health Services use on the ground floor of an existing four story commercial office building at 333 Valencia Street for use by the San Francisco Department of Public Health (DPH). DPH would additionally occupy the office space on the third and fourth floors. DPH would locate the Maternal, Child & Adolescent Health (MCAH), Ambulatory Care, Emergency Preparedness and Response (PHEPR) and Emergency Management Services (EMS) programs on the second through fourth floors, and DPH public clinics on the ground floor.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.2, 303 and 762, to allow a Public Facility use and Health Services use greater than 2,999 square feet, and to establish a Public Facility use on the second floor within the Valencia Street NCT Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has not received correspondence in support or opposition to the Project.

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 Mission Area Plan and the Objectives and Policies of the General Plan. Although the proposed uses exceed the 2,999 square feet limit established in the Valencia St NCT Zoning District, the Project provides essential health services and programs for residents of the City, in a location that is easily accessible to residents of the Mission neighborhood and those travelling by transit or bicycle. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval (Exhibit A)

Exhibit B – Plans and Renderings

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F - Project Sponsor Brief



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

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Fringe Financial Services Restricted Use District
Block/Lot: 2083/001
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City of San Francisco Real Estate Division
25 Van Ness Avenue, #400
San Francisco, CA 94102
Property Owner: 333 Valencia Owner, L.L.C.
5821 Pinewood Rd.
Oakland, CA 94611
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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.2, 303, 762, TO ESTABLISH A HEALTH SERVICE USE AND PUBLIC FACILITY USE GREATER THAN 3,000 SQUARE FEET AND ESTABLISH A PUBLIC FACILITY USE AT THE SECOND FLOOR OF THE PROPERTY LOCATED AT 333 VALENCIA STREET, LOT 017 IN ASSESSOR'S BLOCK 3547, WITHIN THE VALENCIA STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND A 45-X AND 55-X HEIGHT AND BULK DISTRICTS, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On March 9, 2020, Jeff Seuss of the City of San Francisco Real Estate Division (hereinafter "Project Sponsor") filed Application No. 2020-002490CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish as Health Service use and Public Facility (hereinafter "Project") at 333 Valencia Street, Block 2083, Lot 001 (hereinafter "Project Site").

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

On April 30, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-002490CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-002490CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2020-002490CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes the conversion of 11,450 square feet of vacant ground floor commercial space to a Health Services use, and the conversion of 13,450 square feet of vacant office space on the second floor to a Public Facility use (dba San Francisco Department of Public Health) in an existing four-story commercial office building. The San Francisco Department of Public Health (DPH) would also occupy the 22,655 square feet of non-conforming Office use on the third and fourth floors. DPH programs on the upper floors would include Maternal, Child & Adolescent Health (MCAH), Ambulatory Care, Emergency Preparedness and Response (PHEPR) and Emergency Management Services (EMS) programs. DPH would utilize the majority of the ground floor for one or more DPH clinics.
3. **Site Description and Present Use.** The Project is located on a through lot of approximately 17,500 square feet, which has approximately 110-ft of frontage along Valencia Street and 50-ft of frontage along Julian Avenue. The Project Site contains an existing four-story commercial office building fronting on Valencia Street, with a surface parking lot of 14 spaces accessible from Julian Avenue. The 22,655 square feet of office space on the third and fourth floors is legal non-conforming and subject to the conditions of approval of Variance Case No. 88.321. The building is currently vacant, except for a Personal Service use (dba People's Barber Shop), which occupies approximately 2,000 square feet of the ground floor.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Valencia Street NCT Zoning District in the Mission Area Plan. The immediate context is mixed in character with residential, retail, and PDR uses. The immediate neighborhood includes three-to-four-story residential development to the north and west, with ground floor retail along Valencia Street, two-story commercial properties to the south, and the San Francisco Armory across Julian Avenue. Other zoning districts in the vicinity of the project site include: RTO (Residential Transit Oriented), NC-3 (Neighborhood Commercial-Moderate Scale), and the UMU (Urban Mixed Use) Zoning District.

5. **Public Outreach and Comments.** The Department has not received correspondence regarding the proposed project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Section 762 of the Planning Code principally permits “Retail Sales and Services Uses,” up to 2,999 gross square feet and conditionally permits uses greater than 3,000 gross square feet, and conditionally permits “Public Facilities.” In the Valencia St NCT Zoning District, a Health Service use is a Retail Sales and Service use.

The Project requests a Conditional Use Authorization to allow for a new 11,450 square-foot Health Service use, at the ground floor and a 13,450 square-foot Public Facility use on the second floor of an existing four-story building.

- B. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. 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.

Both Public Facility and Health Services uses are considered active uses. The subject ground floor space has approximately 60-feet of frontage on Valencia Street, containing an approximately 12-foot wide building lobby and the storefront and entry for the proposed DPH clinics. The frontage is well fenestrated with floor to ceiling glass windows and doors for approximately 70 percent of the frontage. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

- C. **Bicycle Parking.** Planning Section 155.2 of the Planning Code requires one Class 1 bicycle parking space per 5,000 square-feet of occupied floor area of Public Facility and Health Service uses, and a minimum of two Class 2 bicycle parking spaces for a Public Facility use, and a minimum of four spaces for a Health Services use.

The Project includes approximately 11,450 square feet of Health Services use and 13,450 square feet of Public Facility use; thus, the Project requires five Class 1 and six Class 2 bicycle parking spaces. The Project is proposing a secure bicycle parking room for eleven Class 1 bicycle parking spaces, and six Class 2 bicycle parking spaces on Valencia Street.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed uses will be located in an existing building and there will be no change in size and shape of the building. The Valencia Street frontage is broken down into a retail space, occupied by a barber shop, the main building lobby and the proposed health clinic, and is keeping with the storefront scale of Valencia Street. DPH will provide health services on-site that will benefit and compliment the mix of good and services in the neighborhood and the DPH programs operated from the public facility will serve the broader community.

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

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

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

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

The subject property is easily accessible for DPH employees and clients by transit, foot or bicycle. It is located within three blocks of the 16th Street/Mission BART station and is also served by the 12, 14/14R, 22, 33, 49 and J-Church Muni lines. Major protected bicycle lanes are located on Valencia Street and the project will provide eleven Class 1 and six Class 2 bicycle parking spaces. Although no off-street parking is required in the Valencia Street NCT district, the property does contain a small parking lot in the rear.

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

The proposed uses are not anticipated to generate offensive noise, odors or dust. All activity will take place within the enclosed building.

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

The proposed project includes a change of use and interior tenant improvement; there will be no changes to the outdoor areas.

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

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

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

The proposed project is consistent with the stated purposes of Valencia Street NCT Zoning District in that the intended uses provide necessary health services open to the community at the ground floor and complementary office uses at upper floors.

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

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

The DPH programs and clinic provide a critical service to the community. The Project will not restrict other needed neighborhood-serving uses in the area because, while significantly larger than 2,999 square feet, the existing four-story building provides commercial space that is greater in depth and area than the typical commercial building in the area. The DPH Public Facility and office uses will occupy the vacant upper floors of the building and the Health Services use will be primarily located to the rear of the ground floor, away from the Valencia Street frontage. The existing retail tenant, People's Barber, is not being displaced. The Valencia Street NCT Zoning District contains many commercial spaces of a size more suitable for smaller neighborhood serving uses.

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

The Project provides health services and programs to residents of the City, including the residents of the Mission neighborhood. The DPH programs, most of which are being relocated from a former City office building at 30 Van Ness Avenue with a lease terminating in mid-2020, require a use size substantially in excess of 2,999 square feet for both clinical and program office functions.

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

The Project will be located in an existing building that respects the scale of development in the district. Nearby buildings are generally two to four stories in height and include a mix of residential, commercial

and institutional uses. The ground floor of the existing building provides a pedestrian scaled frontage with entries directly onto Valencia Street.

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

COMMUNITY FACILITIES ELEMENT

Objectives and Policies

OBJECTIVE 7:

DISTRIBUTION THROUGHOUT THE CITY OF DISTRICT PUBLIC HEALTH CENTERS TO MAKE THE EDUCATIONAL AND PREVENTIVE SERVICES OF THE DEPARTMENT OF PUBLIC HEALTH CONVENIENT TO THE PEOPLE, THEREBY HELPING TO ACHIEVE THE GOALS OF THE PUBLIC HEALTH PROGRAM IN SAN FRANCISCO.

COMMERCE AND INDUSTRIAL ELEMENT

Objectives and Policies

OBJECTIVE 7:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

Policy 7.2

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

MISSION AREA PLAN

COMMUNITY FACILITIES

Objectives and Policies

OBJECTIVE 7.2:

ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS THROUGHOUT THE EASTERN NEIGHBORHOODS

Policy 7.2.1

Promote the continued operation of existing human and health services that serve low-income and immigrant communities in the Eastern Neighborhoods.

The project provides public health programs and clinics in a neighborhood location convenient to residents of the Mission and surrounding neighborhoods. The DPH services will be provided to low-income residents, including residents from immigrant communities. Locating the Project within an existing building, on a mixed-commercial street minimizes disruption to adjacent residential areas. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

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

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

The Project will not affect the existing neighborhood-serving retail use (People's Barber Shop) at the project site. The employees and clients of the proposed uses will enhance the customer base for nearby retail sales and services businesses.

- 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 site does possess any existing housing. The DPH offices and health clinics will add new services for the entire community and diversify the workforce in the neighborhood. Thus the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project does not contain any existing or proposed affordable housing.

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

The Project Site is served by nearby public transportation options. The Project is located within walking distance of the BART Station at 16th and Mission Streets and 12, 14/14R, 22, 33, 49 and J-Church Muni lines. The Project also provides limited off-street parking, accessible from Julian Street, which does not require crossing Muni line and will not impede Muni service. The site provides Class 1 and Class 2 bicycle parking for employees and visitors.

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

The Project does not include commercial office development and will not displace any industrial or service sector uses as the proposed commercial spaces are currently vacant. Project establishes new Health Services use and Public Facility use, thus further diversifying the neighborhood character and the services available to the neighborhood.

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

The subject property recently completed a seismic retrofit project to ensure the safety of all those who use the building. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City 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 alter the height or bulk of the existing building and does not cast shadow on a public park or open space.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use 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 Application No. 2020-002490CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 11, 2020, 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 30, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 30, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Health Services use and Public Facility use greater than 2,999 square feet and a Public Facility on the second floor (d.b.a. San Francisco Department of Public Health) located at 333 Valencia Street, Block 3547, Lot 017 pursuant to Planning Code Section(s) 121.1, 303 and 762 within the Valencia Street NCT Zoning District and a 45-X and 55-X Height and Bulk Districts; in general conformance with plans, dated April 5, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2020-002490CUA and subject to conditions of approval reviewed and approved by the Commission on April 30, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 30, 2020 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

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

Prior to the issuance of the first Building Permit or Site Permit, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property to document compliance with the TDM Program. This Notice shall provide the finalized TDM Plan for the Project, including the relevant details associated with each TDM measure included in the Plan, as well as associated monitoring, reporting, and compliance requirements.

For information about compliance, contact the TDM Performance Manager at tdm@sfgov.org or 415-558-6377, www.sf-planning.org.

10. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 5 Class 1 and 6 Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

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

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

14. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what

issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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



MAIN ENTRY - VALENCIA ST



JULIAN STREET FACADE



VALENCIA STREET FACADE

VICINITY MAP



PROJECT DESCRIPTION

The existing 4-story building at 333 Valencia Street is located within the Valencia Street Neighborhood Commercial Transit (NCT) District, and a 45-X and 55-X Height and Bulk District.

The proposed project is seeking a Conditional Use Authorization to convert the second floor of an existing four-story building located within the Valencia Street Neighborhood Commercial Transit (NCT) District to a Public Facilities use comprising program offices for the San Francisco Department of Public Health (DPH). DPH would also occupy the currently entitled non-profit office space on Floors 3 and 4. DPH would use the building to house its Maternal, Child & Adolescent Health (MCAH), Ambulatory Care, Emergency Preparedness and Response (PHEPR) and Emergency Management Services (EMS) programs relocating from 30 Van Ness Avenue. DPH would also use most of the ground floor of the building for one or more clinics, a Health Service use under the Planning Code.

The subject property consists of four stories, with Retail Sales & Services uses on the ground floor, including a barber shop. The third and fourth floor consist of office space restricted to non-profit organizations serving the local community, as is permitted per the Letter of Determination issued by the Zoning Administrator on July 10, 2017.

BUILDING DATA

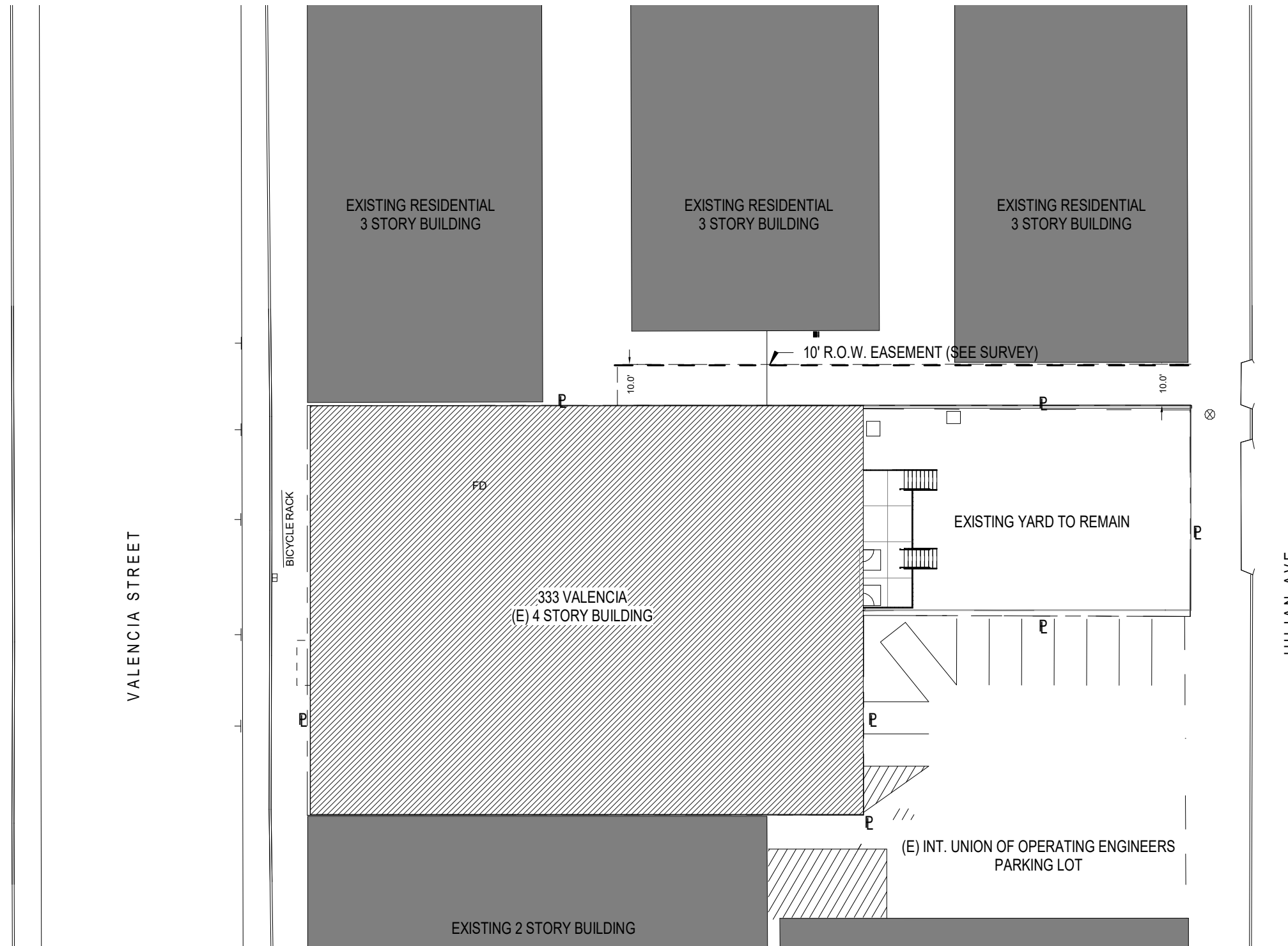
- APN: 3547/017
- ZONING: VALENCIA STREET NCT
- OCCUPANCY GROUP: B
- CONSTRUCTION TYPE: IIB
- FULLY SPRINKLERED: YES
- STORIES: EXISTING 4 ABOVE GRADE
- (E) HEIGHT: 47'-8" (T.O. PARAPET)

DRAWING INDEX

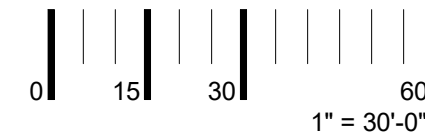
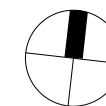
- CUP.01 - SITE PLAN
- CUP.02 - (E) FLOOR PLAN LEVEL 1
- CUP.03 - (E) FLOOR PLAN LEVEL 2
- CUP.04 - (E) FLOOR PLAN LEVEL 3
- CUP.05 - (E) FLOOR PLAN LEVEL 4
- CUP.06 - FLOOR PLAN LEVEL 1
- CUP.07 - FLOOR PLAN LEVEL 2
- CUP.08 - FLOOR PLAN LEVEL 3
- CUP.09 - FLOOR PLAN LEVEL 4
- CUP.10 - ELEVATIONS
- CUP.11 - ELEVATIONS

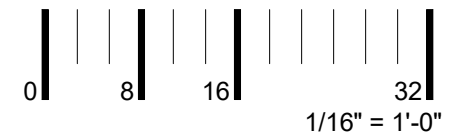
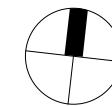
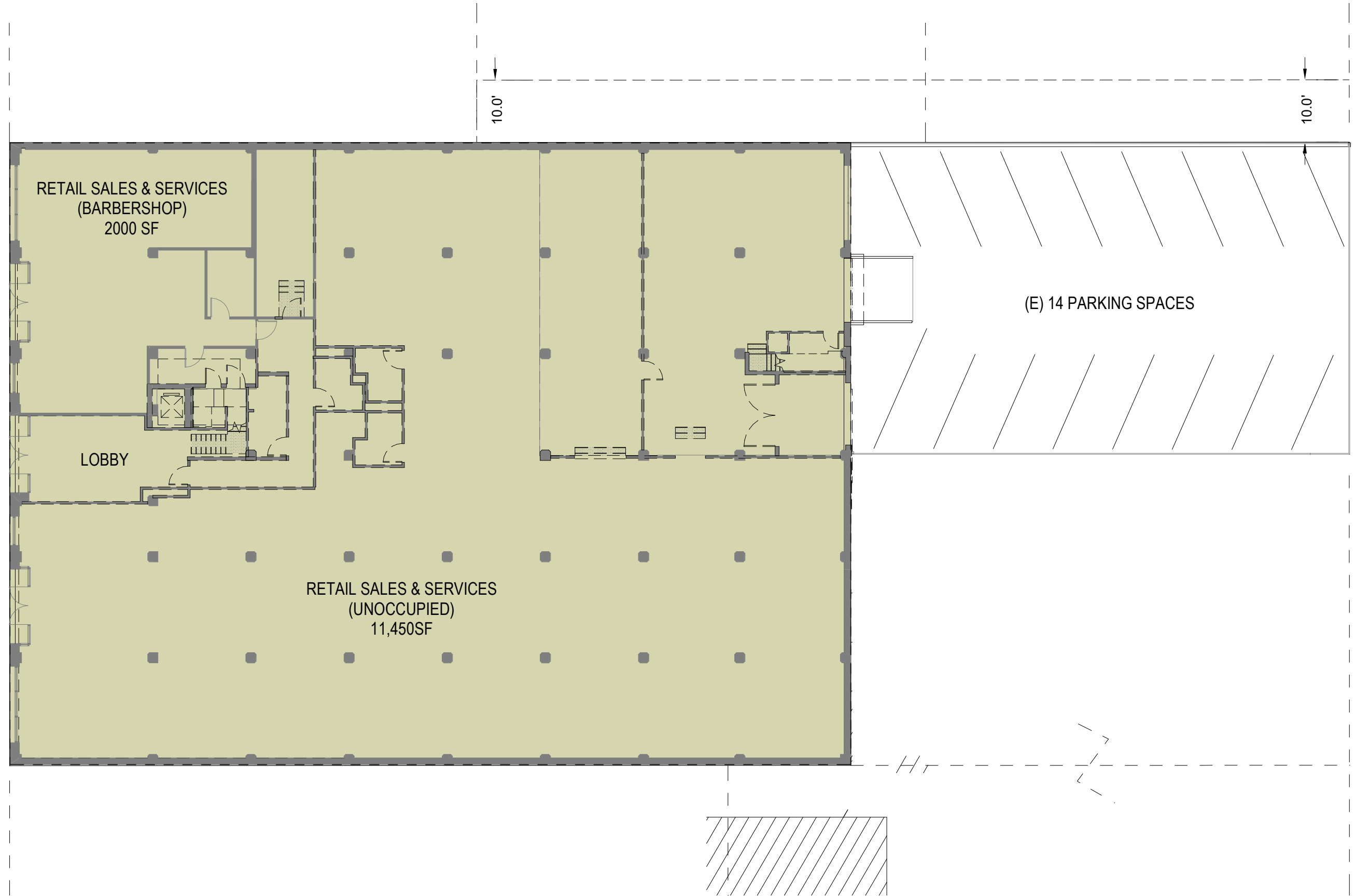
GROSS FLOOR AREAS

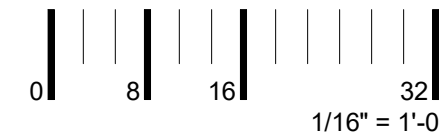
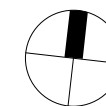
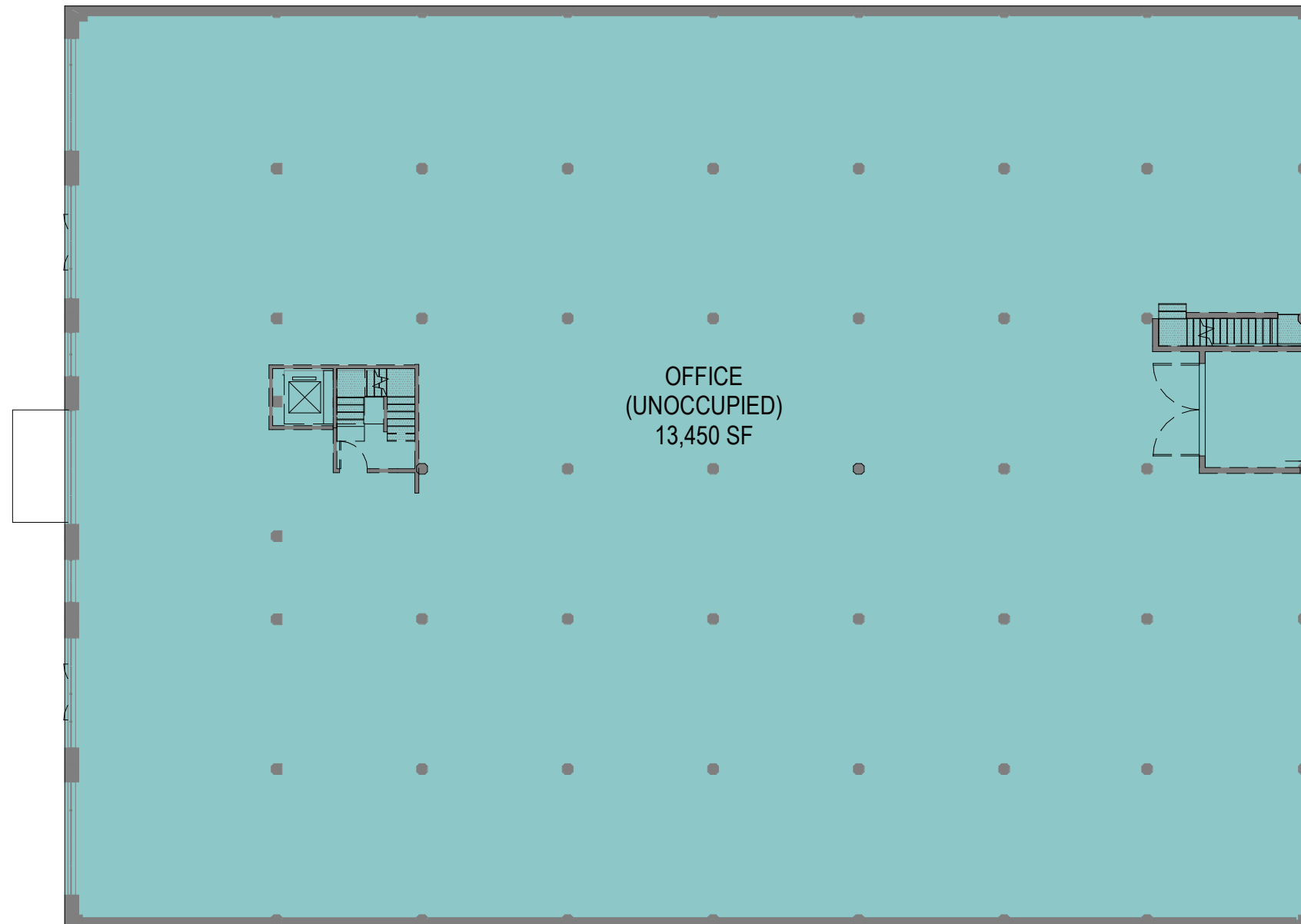
	EXISTING	PROPOSED
LEVEL 1	13,450 (RETAIL SALES & SERVICES)	13,450: RETAIL SALES & SERVICES - 2000SF; DPH HEALTH SERVICES - 11,450SF
LEVEL 2	13,450 (OFFICE)	13,450: DPH PUBLIC FACILITY
LEVEL 3	13,450 (OFFICE)	13,450: DPH OFFICE
LEVEL 4	13,450 (OFFICE)	13,450: DPH OFFICE
TOTAL	53,800 GSF	53,800 GSF

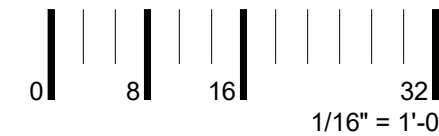
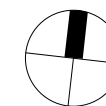
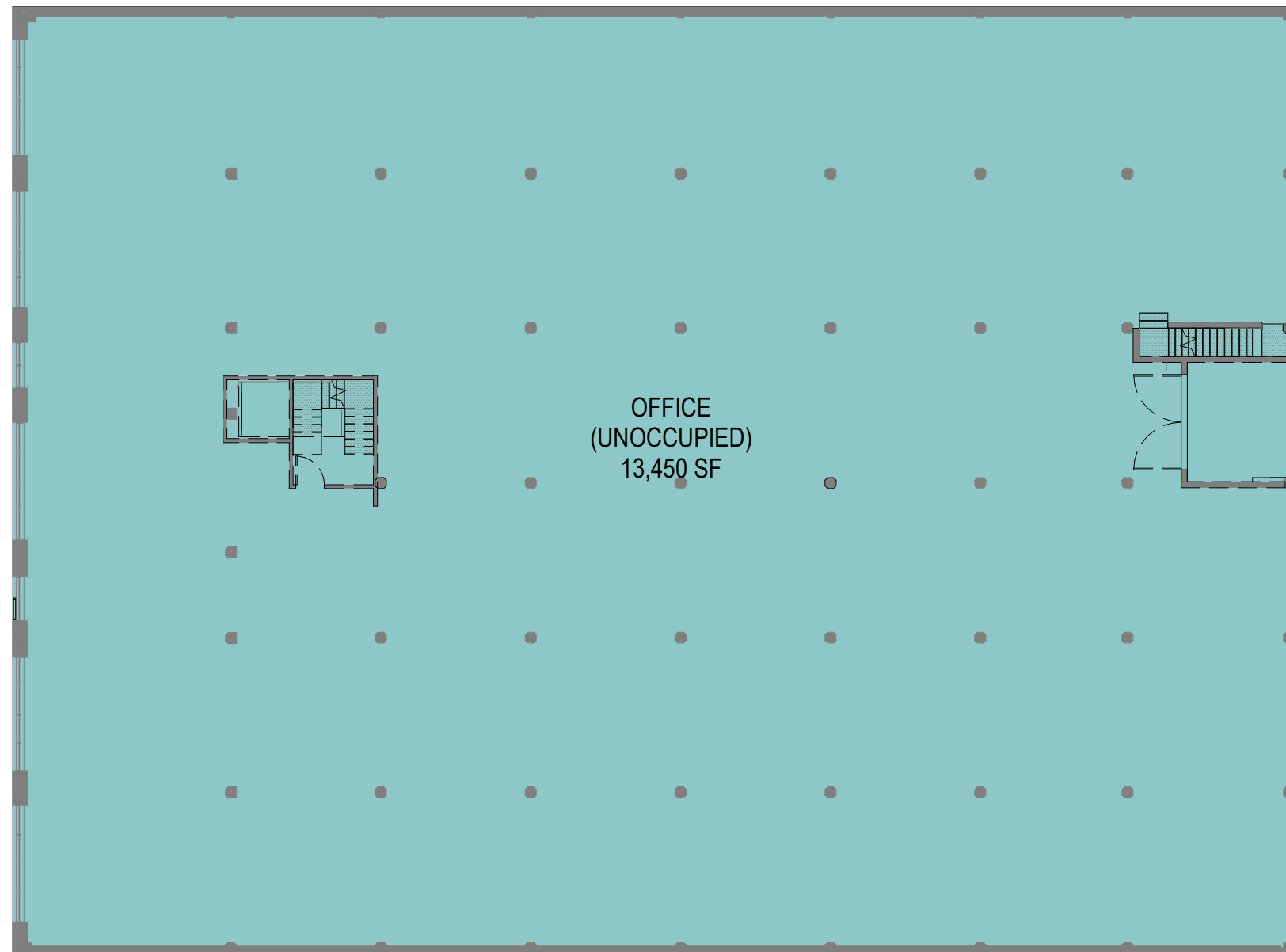


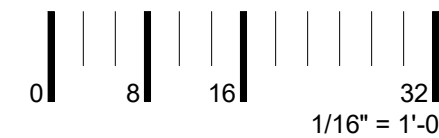
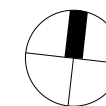
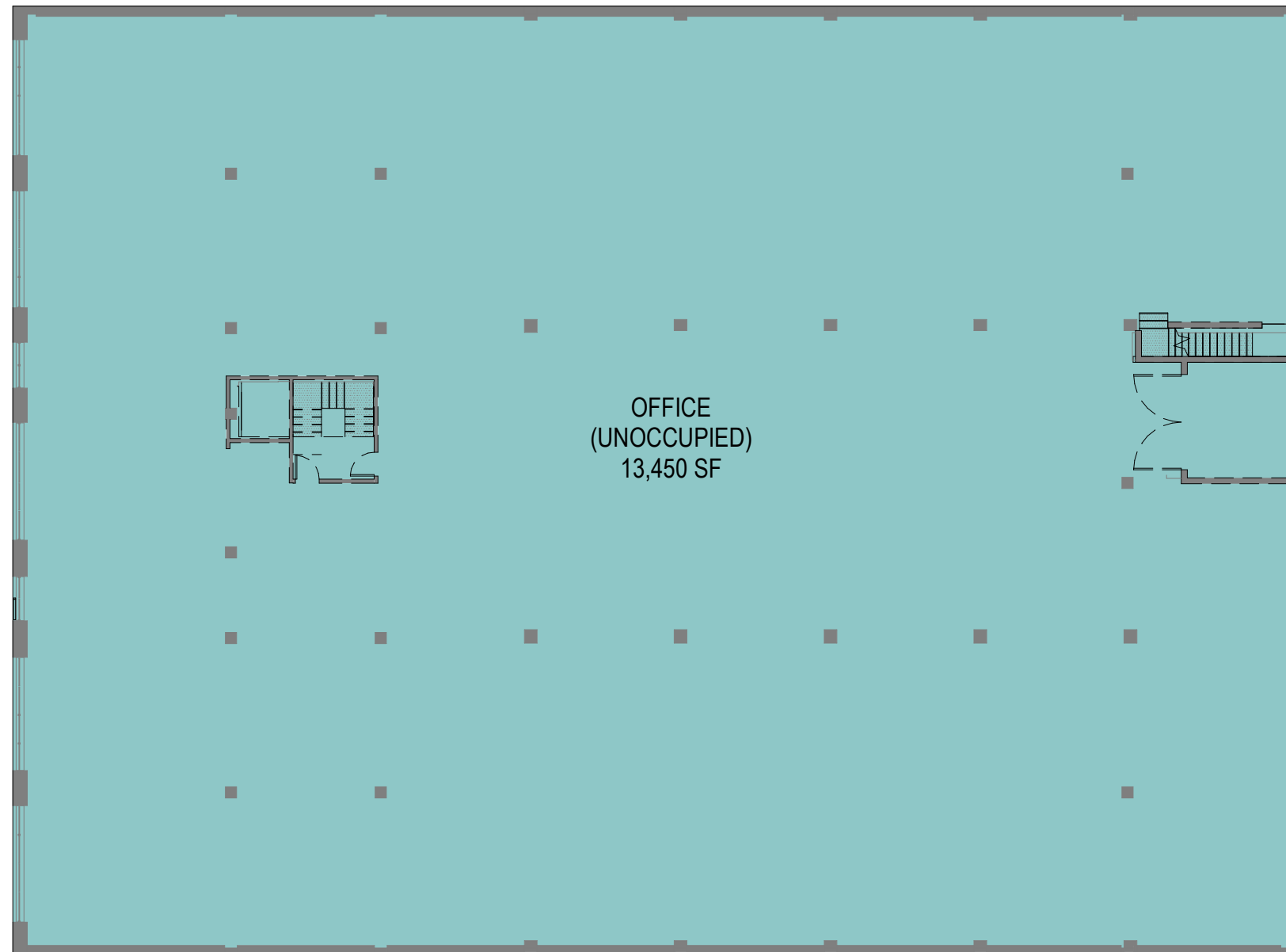
① SITE PLAN
1" = 30'-0"

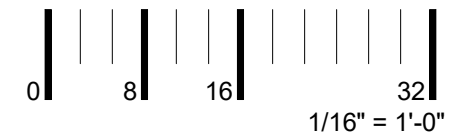
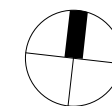
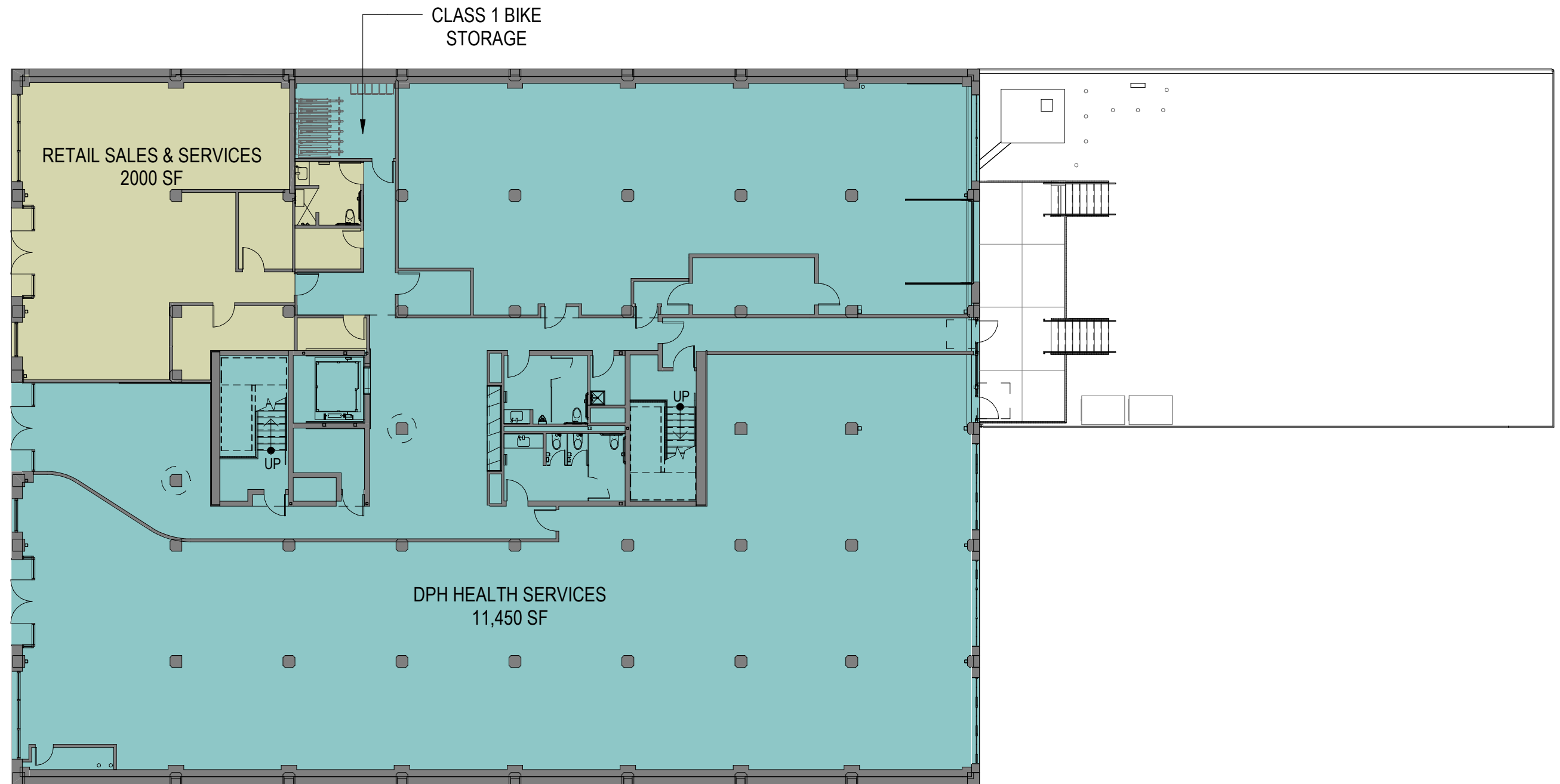


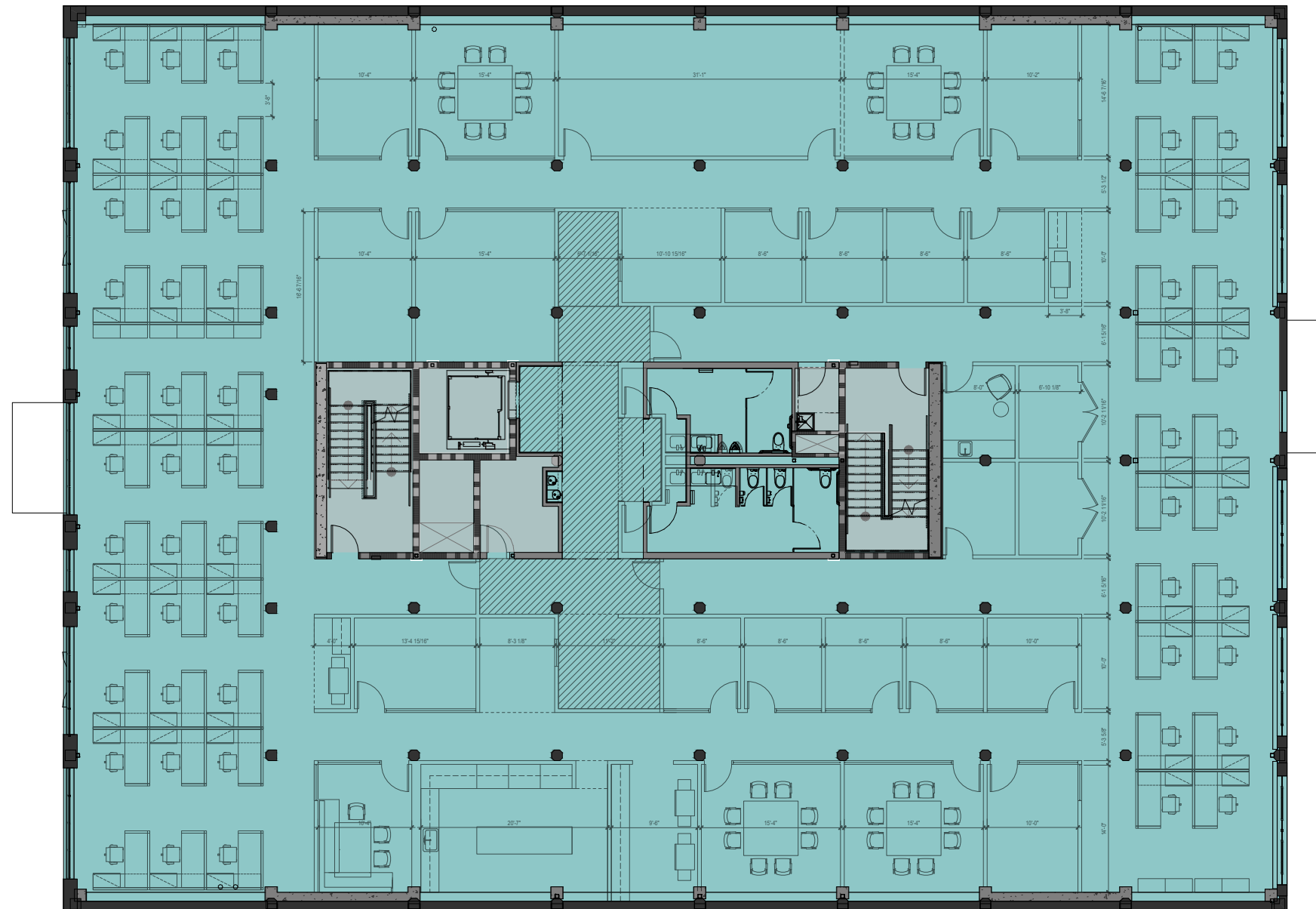








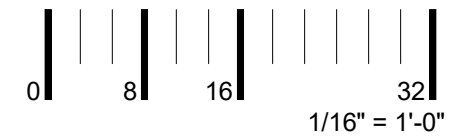
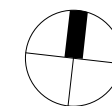




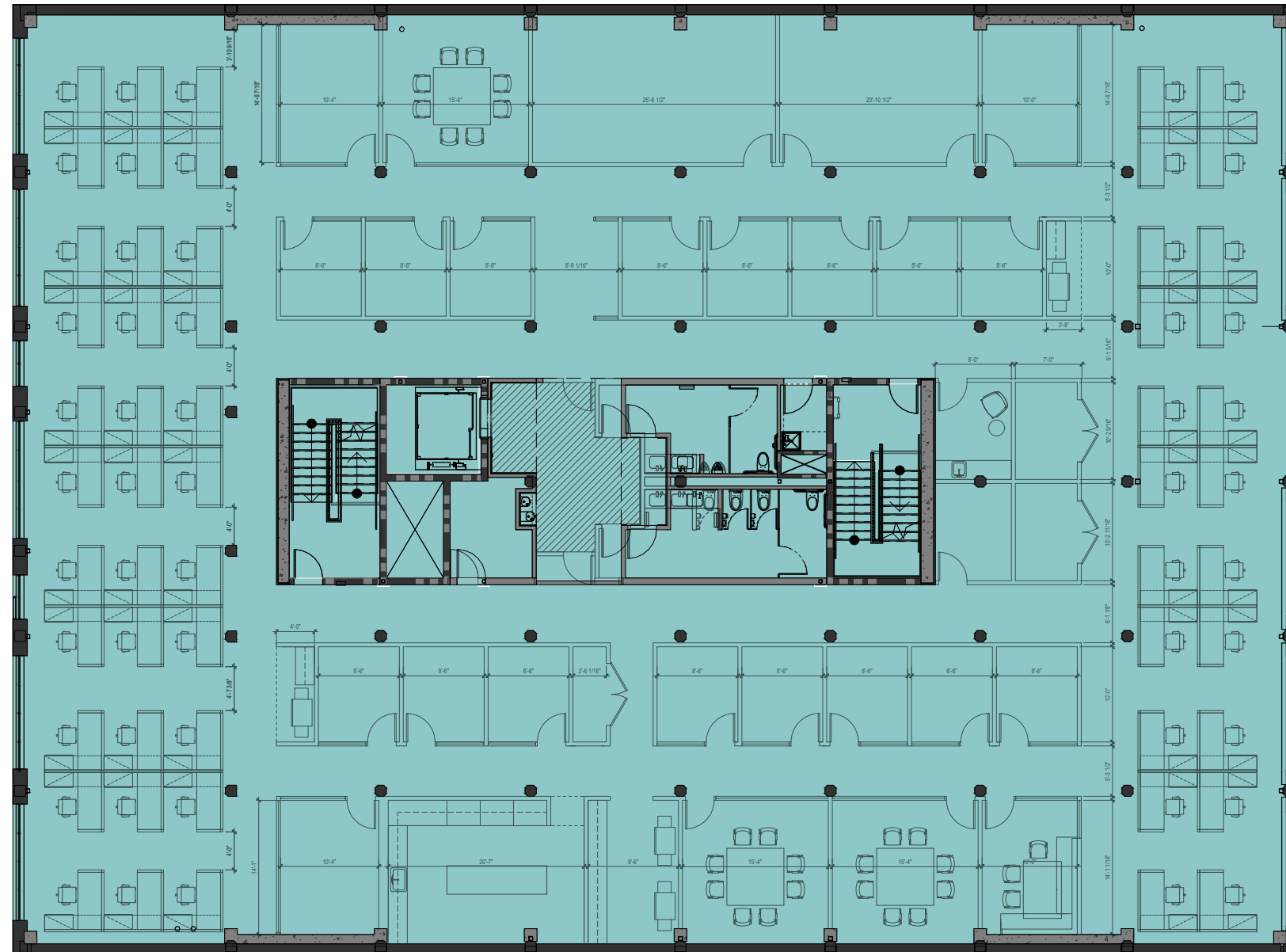
DPH PUBLIC FACILITY - 13,450SF



333 valencia
 333 valencia st
 san francisco, CA 94103



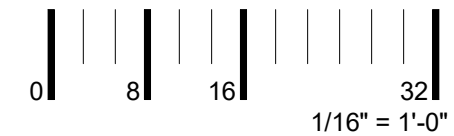
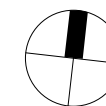
PROPOSED LEVEL 2 PLAN
 2020.04.05
 CUP.07
 www.brick-inc.com



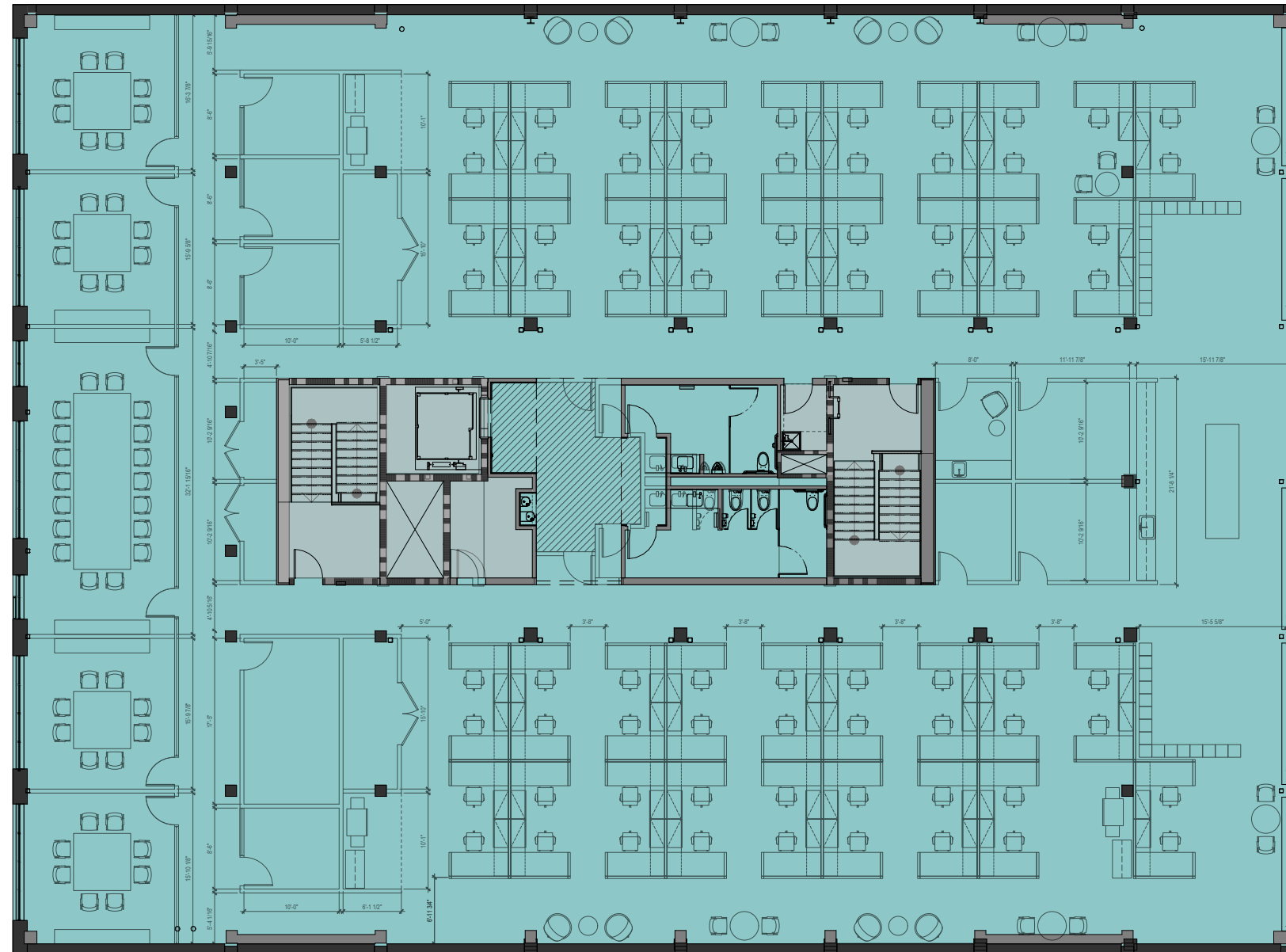
DPH OFFICE - 13,450SF



333 valencia
 333 valencia st
 san francisco, CA 94103



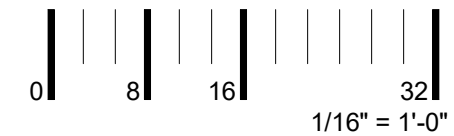
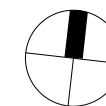
PROPOSED LEVEL 3 PLAN
 2020.04.05
 CUP.08
 www.brick-inc.com



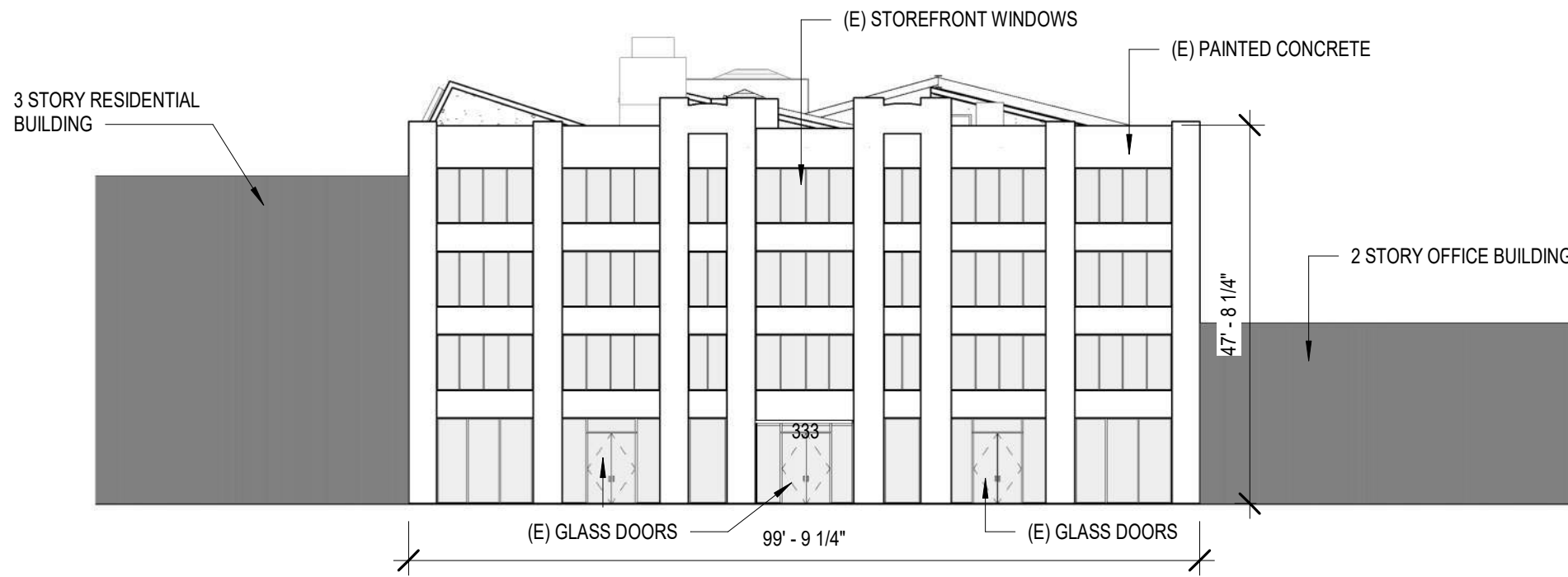
DPH OFFICE - 13,450SF



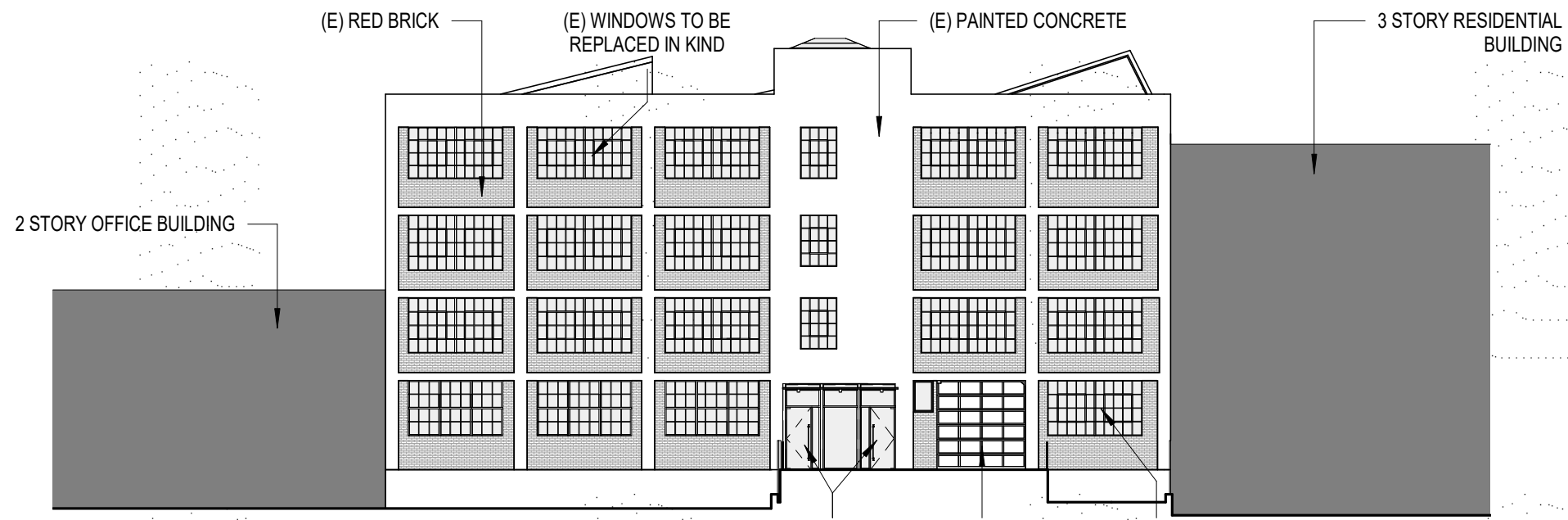
333 valencia
 333 valencia st
 san francisco, CA 94103



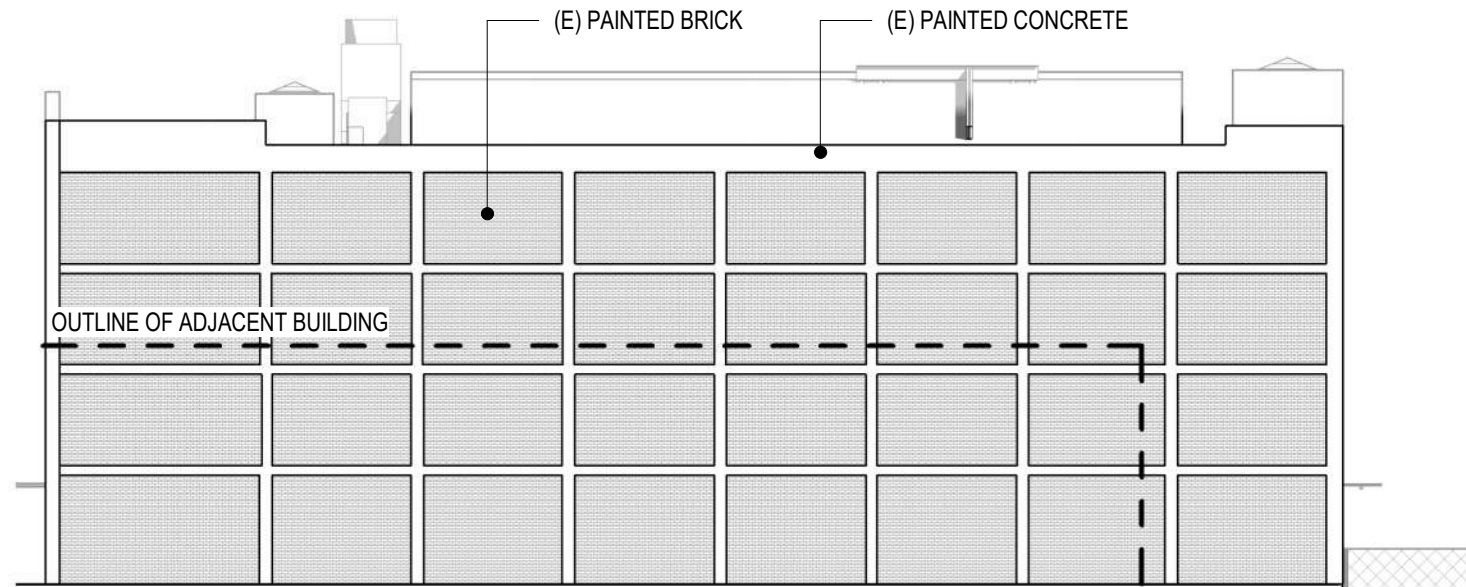
PROPOSED LEVEL 4 PLAN
 2020.04.05
 CUP.09
 www.brick-inc.com



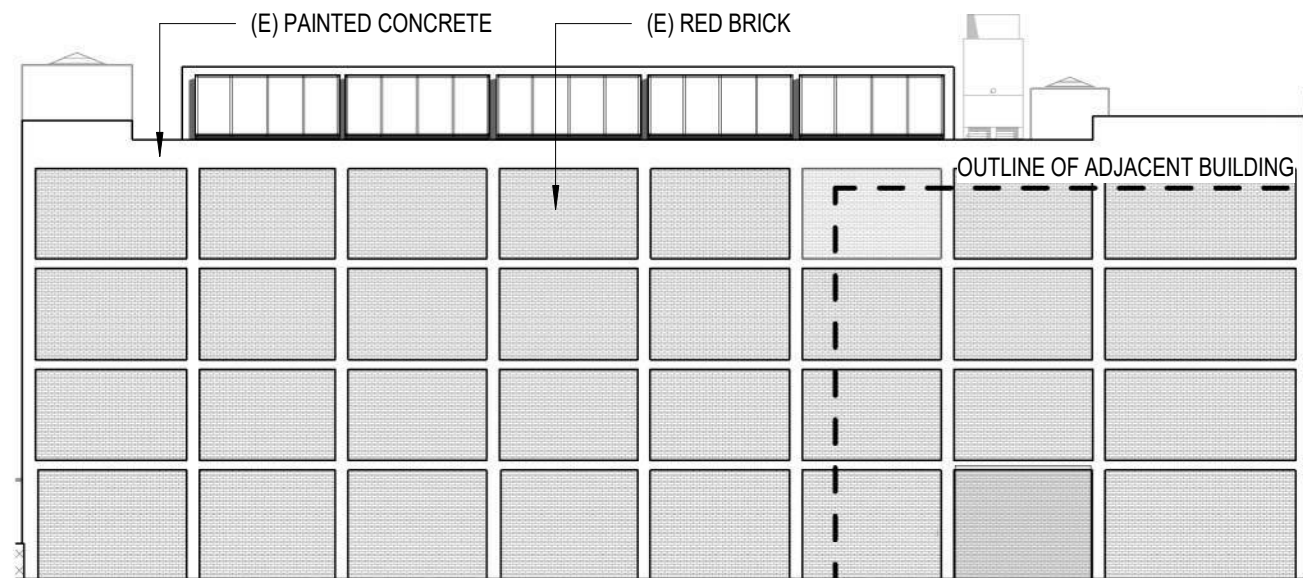
② WEST ELEVATION
1" = 20'-0"



① EAST ELEVATION
1" = 20'-0"



② SOUTH ELEVATION - CUP
1" = 20'-0"



① NORTH ELEVATION - CUP
1" = 20'-0"



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
333 Valencia Street		3547017
Case No.		Permit No.
2020-002490PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The proposed project is seeking a Conditional Use Authorization to permit offices for the San Francisco Department of Public Health (DPH), a "Public Facility" under the Planning Code, on the second floor. DPH would also occupy the third and fourth floors pursuant to the current entitlement for non-profit office space on those floors. DPH office uses on the upper floors would include Maternal, Child & Adolescent Health (MCAH), Ambulatory Care, Emergency Preparedness and Response (PHEPR) and Emergency Management Services (EMS) programs. DPH would also occupy a portion of the ground floor for one or more DPH clinic(s), a "Health Service." Under Section 762 of the Planning Code, Public Facility uses are a conditional use on second story of the building and Health Services are principally permitted on the ground floor. Conditional use authorization is also required for a use size larger than 2,999 square feet, including the DPH office on Floors 2, 3 and 4 and the ground floor DPH clinic(s), per Section 121.2.</p>		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically 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"/>	<p>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:</p> <p>(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	<p>Class ____</p> <p>The occupancy of the proposed use would not exceed the equivalent occupancy of the existing use plus an addition to the former use, as exempted under Class 1(e).</p>

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>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?</p> <p><i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i></p>
<input type="checkbox"/>	<p>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?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p>	

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Ella Samonsky
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	03/16/2020
<p>Once signed or stamped and dated, this document constitutes a categorical 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 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.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
333 Valencia Street		3547/017
Case No.	Previous Building Permit No.	New Building Permit No.
2020-002490PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 321 VALENCIA ST
RECORD NO.: 2020-002490PRJ

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

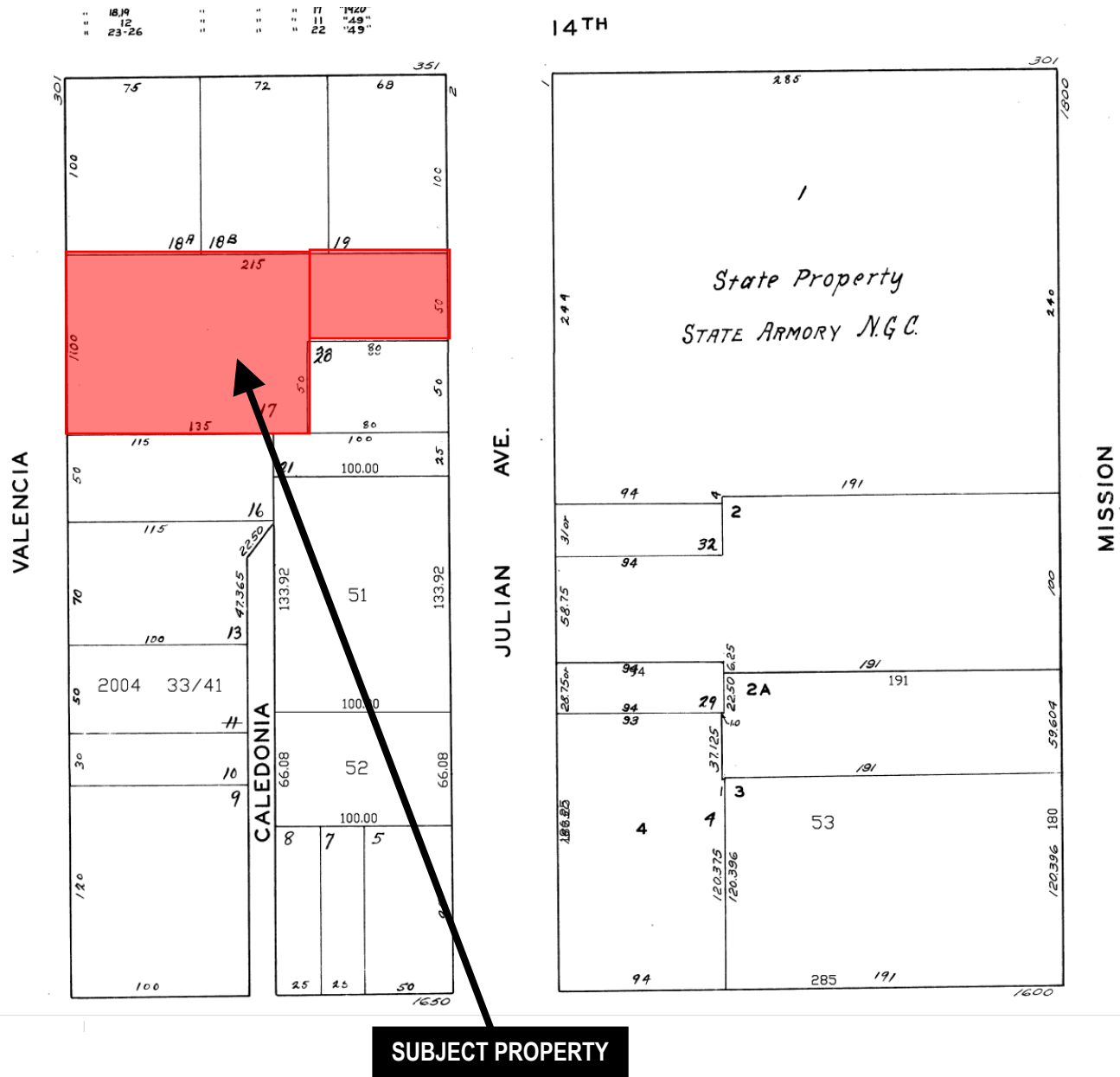
Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

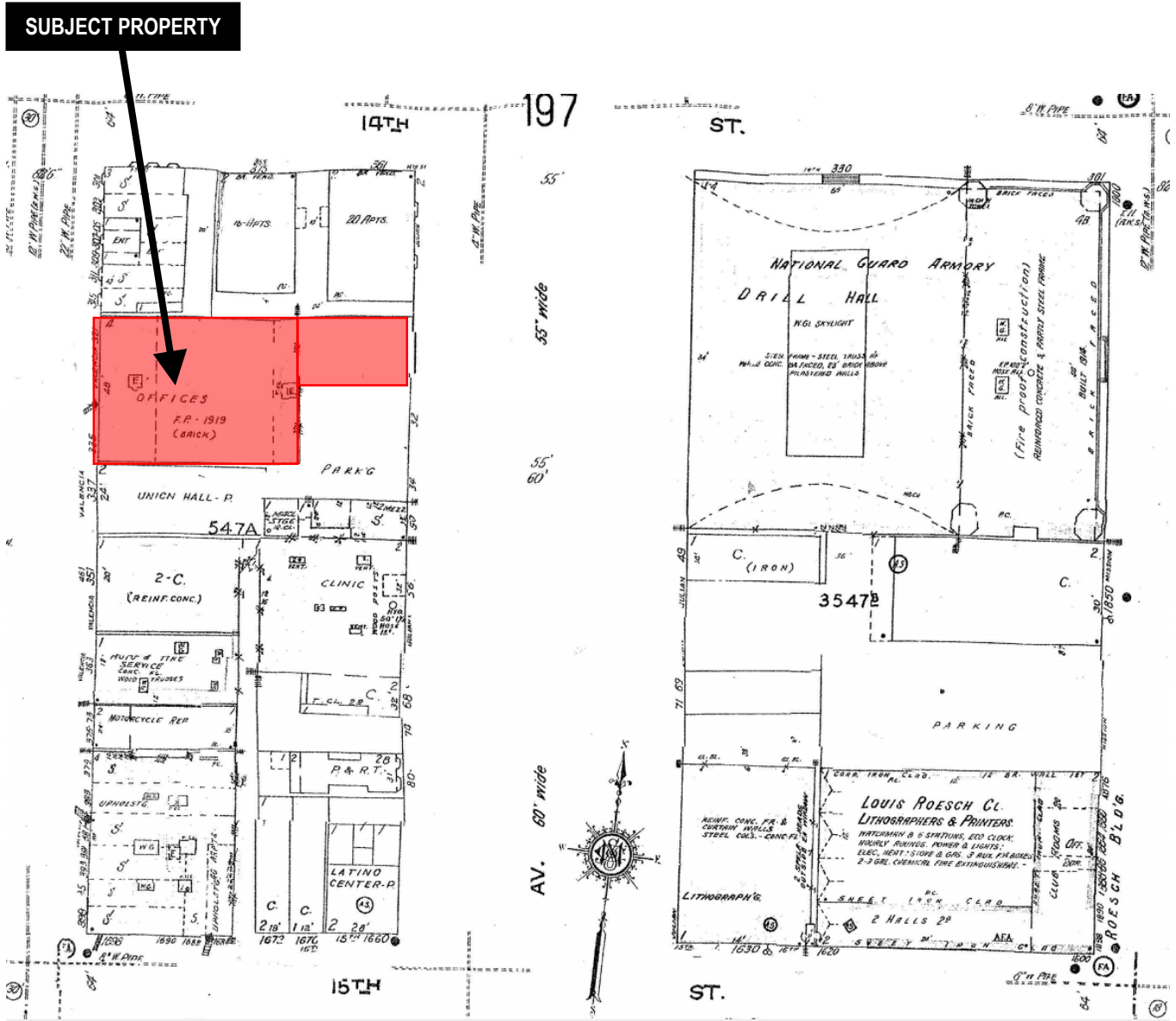
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	13,450	2,000	-11,450
Office GSF	40,350	26,900	-13,450
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF	0	11,450	11,450
Visitor GSF			
CIE GSF	0	13,450	13,450
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF			
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total	0	0	0
Hotel Rooms			
Number of Buildings	1	0	1
Number of Stories	4	0	4
Parking Spaces	14	0	14
Loading Spaces			
Bicycle Spaces	4	13	17
Car Share Spaces			
Other ()			

Parcel Map



Planning Commission Hearing
 Case Number 2020-002490CUA
 Department of Public Health
 333 Valencia Street

Sanborn Map*

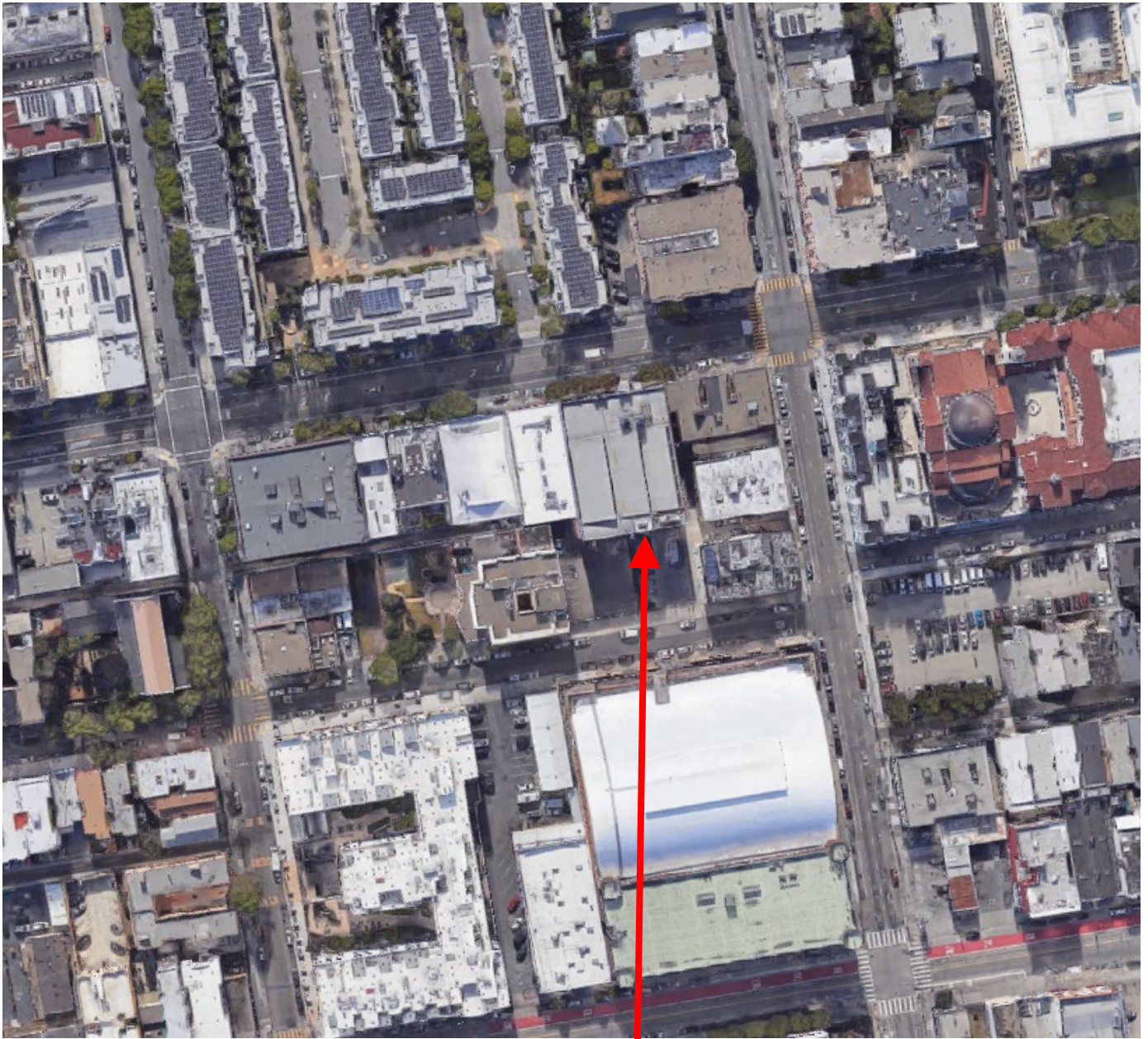


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Planning Commission Hearing
 Case Number 2020-002490CUA
 Department of Public Health
 333 Valencia Street

Aerial Photo – View 1



SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2020-002490CUA
Department of Public Health
333 Valencia Street

Aerial Photo – East View



SUBJECT PROPERTY



Aerial Photo – West View

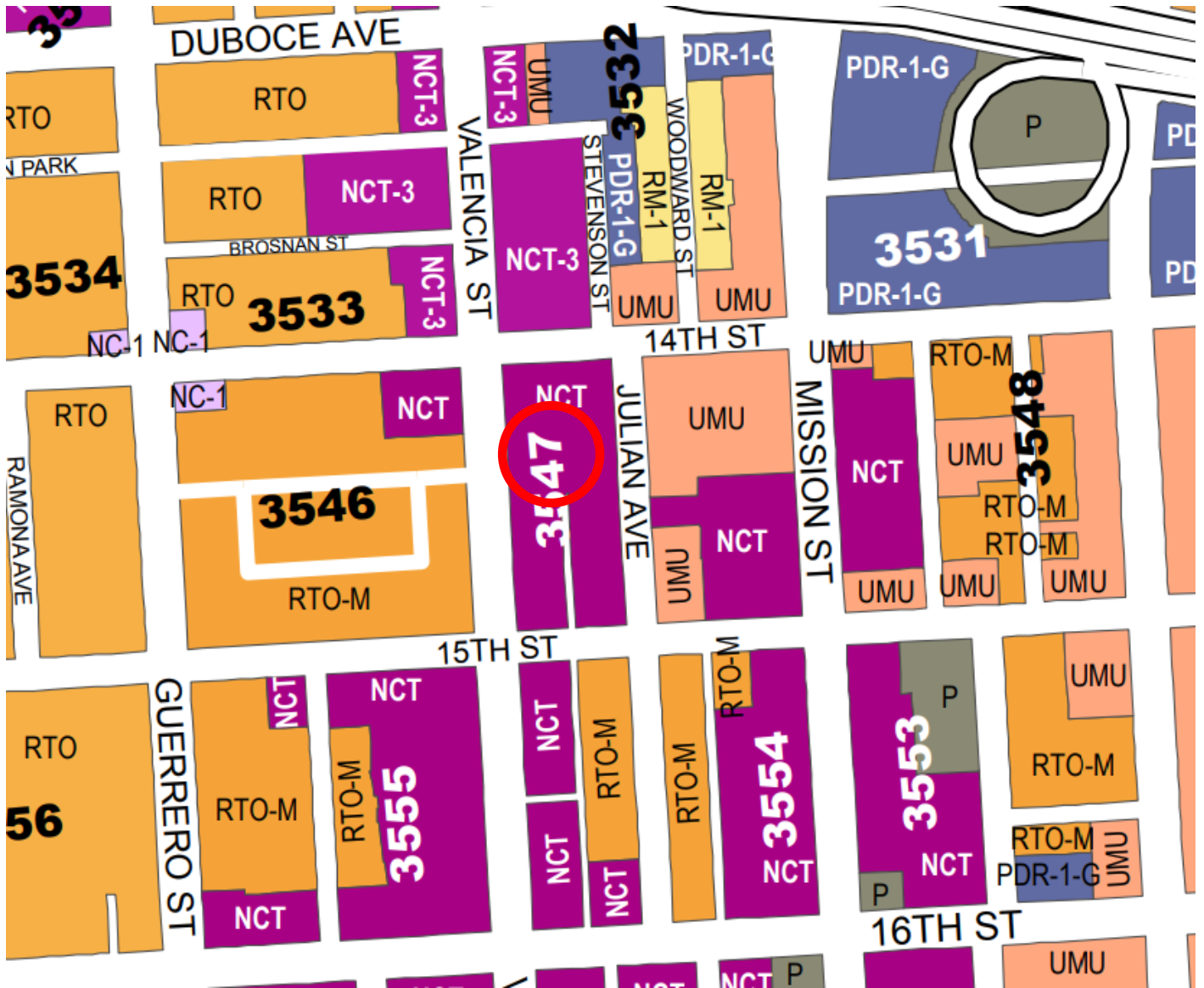


SUBJECT PROPERTY



Planning Commission Hearing
Case Number 2020-002490CUA
Department of Public Health
333 Valencia Street

Zoning Map



Planning Commission Hearing
Case Number 2020-002490CUA
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Site Photo



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