



PLANNING COMMISSION PROJECT SUMMARY AND DRAFT MOTION

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: November 19, 2020

Record No.: 2020-006584CUA
Project Address: 2765 16th Street
Zoning: PDR-1-G (Production Distribution and Repair) Zoning District
58-X Height and Bulk District
Mission Alcoholic Beverage Use District
Block/Lot: 3572/020A
Project Sponsor: Lawrence Badiner
577 N. Main Street
Sebastopol, CA 95472
Property Owner: Lance Family Trust
San Francisco, CA 94110
Staff Contact: Kurt Botn- (628) 628-7311
kurt.botn@sfgov.org

Project Description

The project would convert an existing 17,160 square feet wholesale storage space into a health services use. The use will function as an inpatient dialysis clinic facility. The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

Required Commission Action

Planning Code Section 210.3 and 303 requires Conditional Use Authorization to permit a change of use of a Health Services use which exceeds 5,000 gross square feet. The subject space is approximately 17,160 square feet and was most recently occupied by a Warehouse use.

Issues and Other Considerations

TENANT HISTORY: The building was previously occupied for many years as a tile retailer (Dillon Tile, who relocated to Vallejo in 1995), and then as a wholesale storage warehouse for imported home décor, gifts, and other goods (Dynasty Gallery) for the past 25 years. The importer is the owner of the building and has placed the building on the market for sale. The importer has plans to sell the building and close down or substantially reduce and relocate, the operations for some time. Thus, the import company is not being otherwise displaced by the Project.

Decision

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2020-006584CUA** subject to conditions contained in the attached “EXHIBIT A” and in general conformance with plans on file, dated September 9, 2020, and stamped “EXHIBIT B.”

CB3P Checklist	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor’s application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings				
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses			X	
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			X	
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act (“CEQA”)	X			The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 32 categorical exemption.
Additional Information				
Notification Period	20-day mailing (150’ occupants & 300’ owners), newspaper, online, and posted on site			
Number and nature of public comments received	None			

Timeline from complete application to hearing	38 Days
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Generalized Basis for Approval (max. one paragraph)

The Commission finds this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1, 303(c), and findings submitted as part of the application. The project will change the use of an existing warehouse to a health services use without negatively impacting existing economic activity, supply of housing or retail properties, or traffic patterns. The proposed use and character is compatible with the surrounding area and is on balance compatible with the General Plan and Use District. As the establishment will be located wholly within the existing subject site uses in the area will not be affected. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 19, 2020.

AYES:

NAYS:

ABSENT:

ADOPTED: November 19, 2020

Jonas P. Ionin
Commission Secretary

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

PROTEST OF FEE OR EXACTION: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development. If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

Attachments:

- Draft Motion – Conditional Use Authorization
- Exhibit A – Conditions of Approval
- 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

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a change use of a Warehouse use which exceeds 5,000 square feet to allow an approximately 17,160 square feet Health Services (dialysis clinic) use located at 2765 16th Street, Block 3572, and Lot 020A pursuant to Planning Code Section(s) **303 and 210.3** within the **PDR-1-G** District and a **58-X** Height and Bulk District; in general conformance with plans, dated **9/22/2020**, and stamped “EXHIBIT B” included in the docket for Record No. **2020-006584CUA** and subject to conditions of approval reviewed and approved by the Commission on **XXXXXX** 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 **XXXXXX** 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.sfplanning.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.sfplanning.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.sfplanning.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.sfplanning.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. 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

- 7. 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

- 8. 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 415-558-6378, www.sf-planning.org

- 9. 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 façade of the building.

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

Parking and Traffic

- 10. Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than three Class 1 and four Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate

the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

Provisions

11. Transportation Sustainability Fee. The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

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

12. Eastern Neighborhoods Infrastructure Impact Fee. The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.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 415-575-6863, www.sf-planning.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 415-575-6863, www.sf-planning.org

Operation

- 15. 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>

- 16. 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.sfplanning.org

- 17. 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 415-575-6863, www.sfplanning.org

16th STREET MEDICAL CLINIC

2765 16TH STREET, SAN FRANCISCO, CA 94110

CONDITIONAL USE REVIEW

PROJECT DESCRIPTION

PROJECT DESCRIPTION:

THE SCOPE OF WORK COVERED BY THE CONDITIONAL USE REVIEW APPLICATION INCLUDES:

- SEEKING CONDITIONAL USE AUTHORIZATION UNDER THE CB3P PROGRAM FOR THE USE OF ENTIRE EXISTING BUILDING (20,160 SF WHOLESALE WAREHOUSE BUILDING) FOR A RETAIL HEALTH SERVICES CLINIC USE (DIALYSIS CLINIC)
- EXISTING STRUCTURE TO REMAIN, REPLACE EXISTING ROOF, REPLACE ROLL UP DOOR WITH STOREFRONT SYSTEM, REMOVE EXISTING 3,000 SF MEZZANINE. SEISMIC AND STRUCTURAL UPGRADES AS REQUIRED
- CREATION OF A NEW 17,160 SQ.FT. HEALTH SERVICE CLINIC (DIALYSIS CLINIC) WITH DIALYSIS STATIONS AND SUPPORT SERVICES REQUIRES CONDITIONAL USE AUTHORIZATION TO EXCEED 5,000 SF RETAIL IN A PDR-1-G DISTRICT.
- EXISTING 9 PARKING STALLS TO REMAIN

ARCHITECT

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JAMIE KNOLLMILLER, AIA, LEED-AP
213-445-2300
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DEVELOPER

SPYGLASS INVESTMENT GROUP
1601 DOVE STREET, SUITE 252
NEWPORT BEACH, CA 92660

BRAD SCHLAAK
(949) 502-2902
bschlaak@spyglassinvestmentco.com

APN: 3572 - 20A

TYPE OF CONSTRUCTION: II-B

SEPARATION WALLS: 2 HOUR (FUTURE)

TABULATIONS

SITE AREA	20,800 SF (.47 ACRE)
BUILDING FLOOR AREA	17,160 SF
COVERAGE	82%

PARKING STALLS REQUIRED: 0

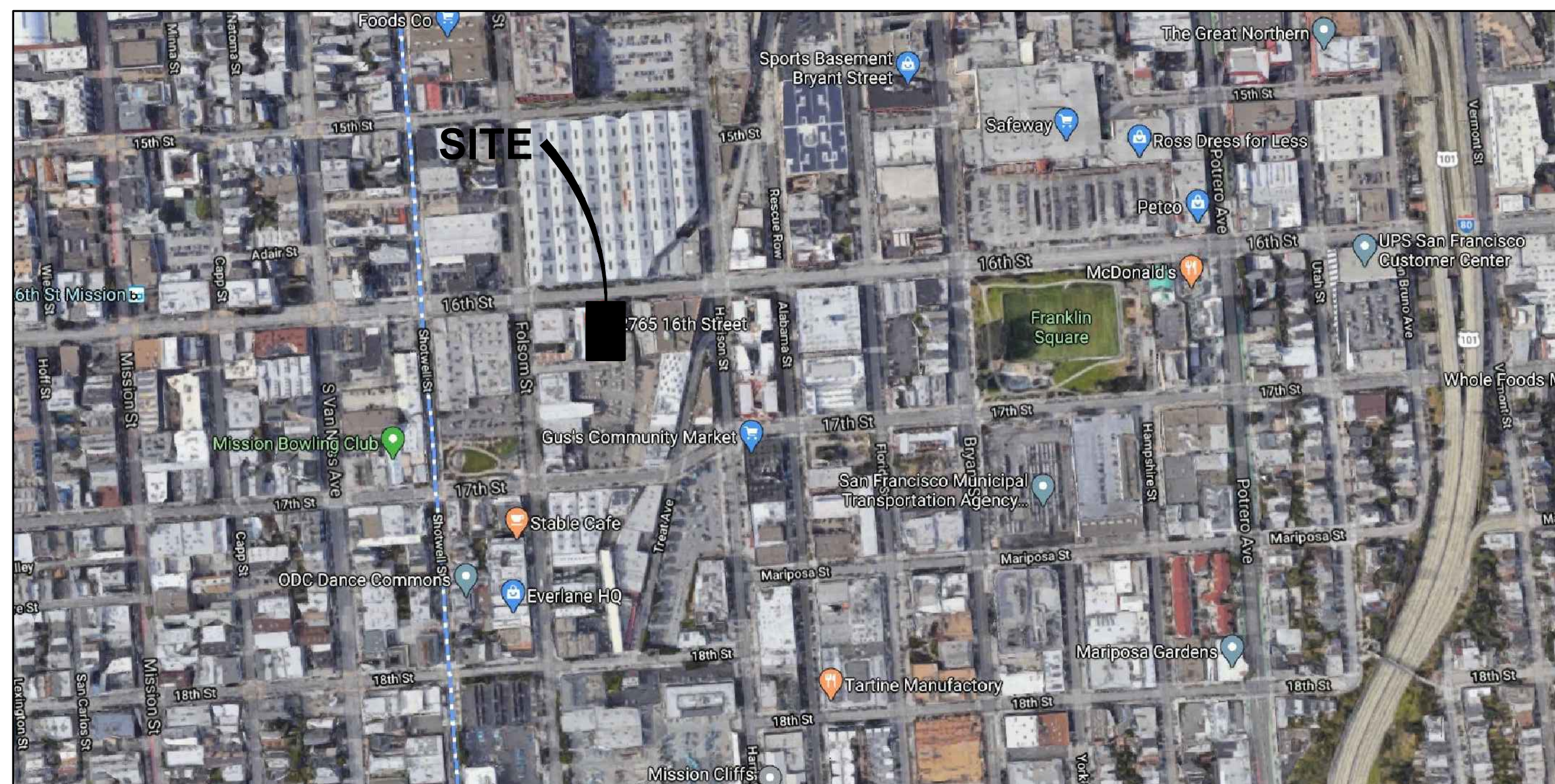
PARKING PROVIDED: (TABLE 11-B)	
STANDARD	9 - STALLS
ACCESSIBLE	0 - STALLS
TOTAL	9 - STALLS

BIKE PARKING:	(3) CLASS 1 SPACES
	(4) CLASS 2 SPACES

SHEETS INDEX:

COVER SHEET
EXISTING SITE PLAN
PROPOSED SITE PLAN
EXISTING AND PROPOSED FLOOR PLAN
EXISTING AND PROPOSED ROOF PLAN
EXISTING EXTERIOR ELEVATIONS
PROPOSED EXTERIOR ELEVATIONS
PROPOSED BUILDING SECTION
ALTA SURVEY 1
ALTA SURVEY 2

VICINITY MAP



APPLICANT

BADINER URBAN PLANNING, INC.
557 N. MAIN STREET
SEBASTOPOL, CA 95472

LAWRENCE BADINER
(416) 865-9985
larry@badinerurbanplanning.com

PROJECT DATA:

ZONING: PDR-1G (PRODUCTION, DISTRIBUTION & REPAIR-1- GENERAL)

PLANNING AREAS: MISSION (EN)

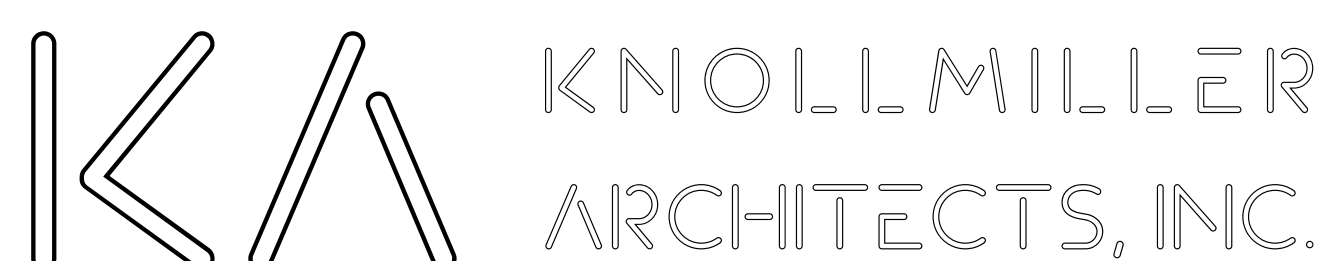
BLDG. HEIGHT: 58-X FT - MAX.

REQUIRED YARDS:

FRONT: 0 FT
SIDES: 0 FT
REAR: 0 FT

UTILITIES:

WATER: SAN FRANCISCO WATER & POWER
SEWER: SAN FRANCISCO WATER & POWER
POWER: PG&E
GAS: PG&E



PROPOSED MEDICAL CLINIC

2765 16TH STREET
SAN FRANCISCO, CA 94110

DRAWING

TITLE SHEET

OPTION

OPTION 2

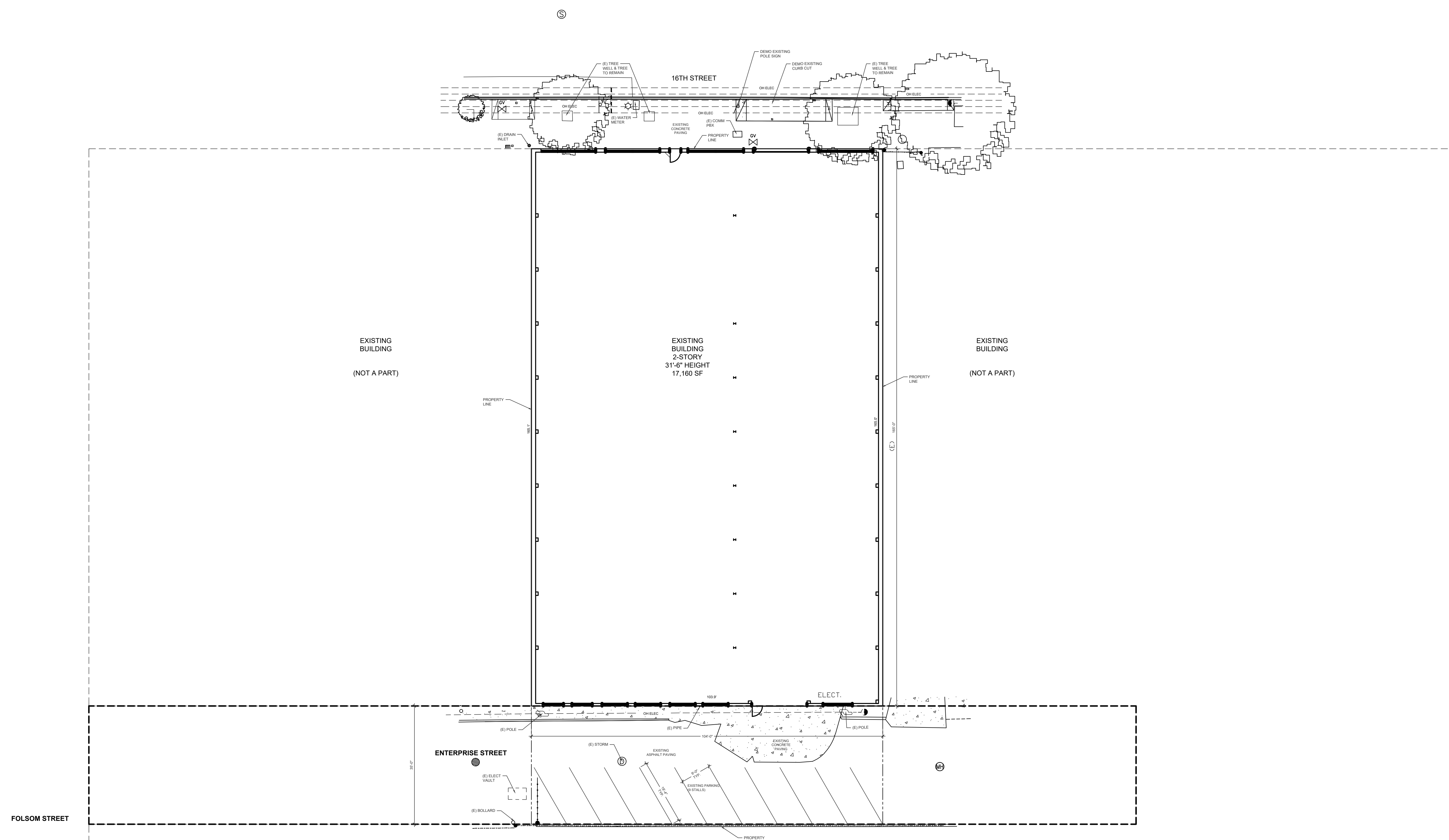
SCALE

N.T.S.

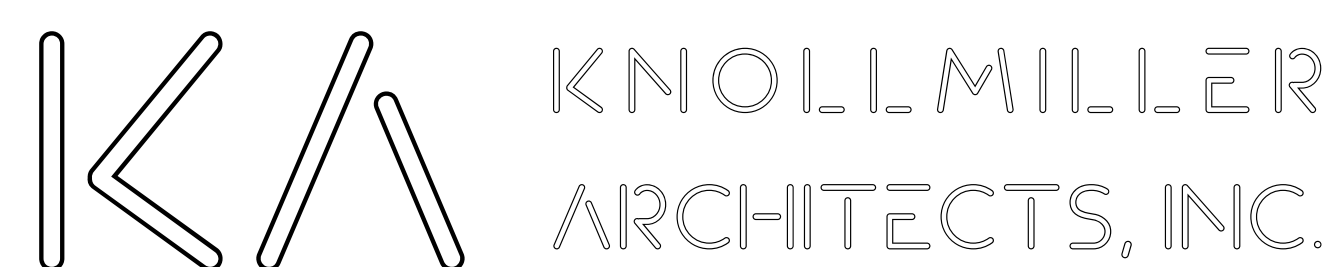
DATE

09/21/2020





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

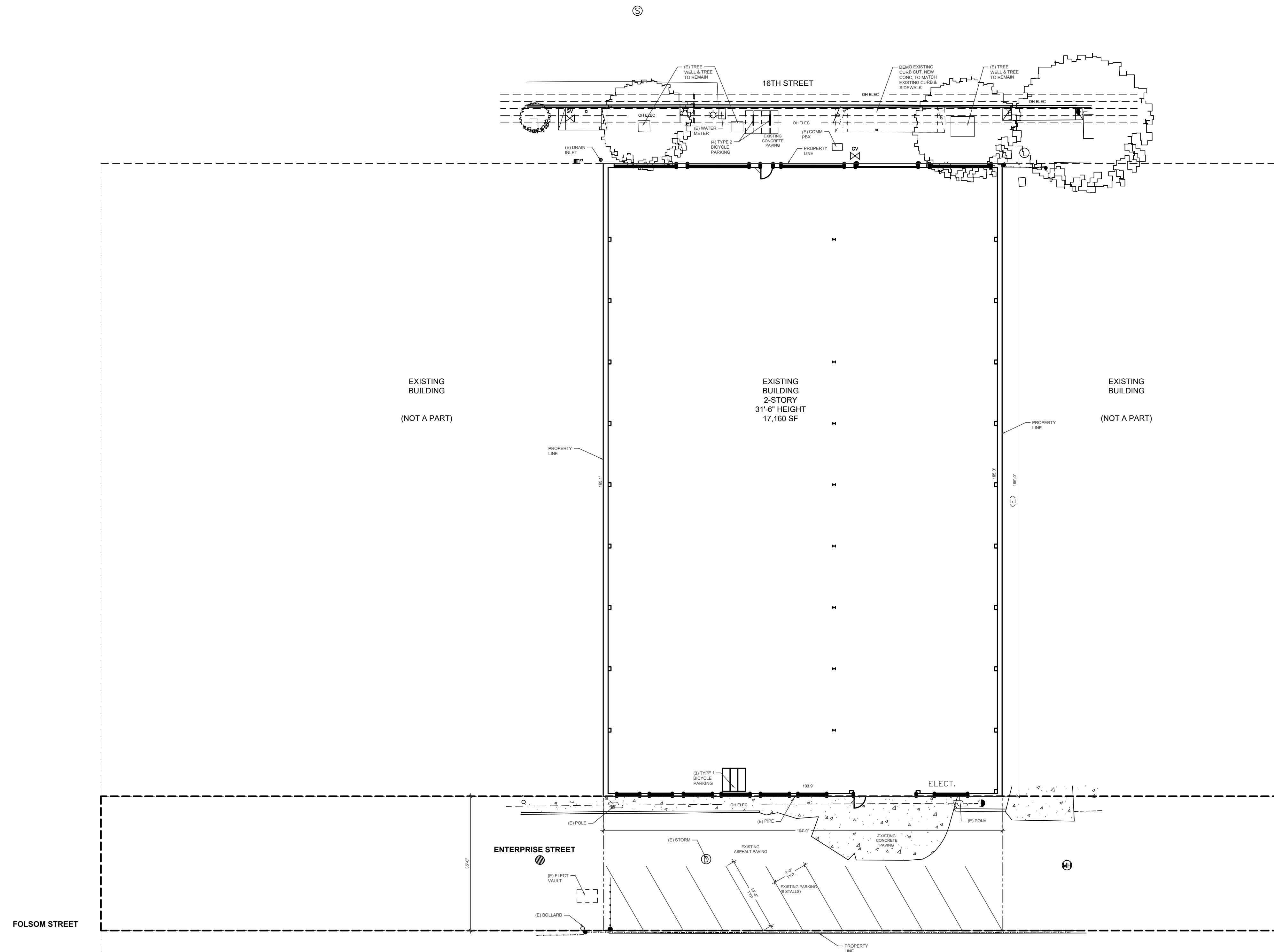


PROPOSED MEDICAL CLINIC

2765 16TH STREET
SAN FRANCISCO, CA 94110

DRAWING	EXISTING SITE PLAN
OPTION	OPTION 2
SCALE	1/16" = 1'-0"
DATE	09/21/2020





APN: 3572 - 20A

TYPE OF CONSTRUCTION: II-B

SEPARATION WALLS: 2 HOUR (FUTURE)

TABULATIONS

SITE AREA 20,800 SF (.47 ACRE)
 BUILDING FLOOR AREA 17,160 SF
 COVERAGE 82%

PARKING STALLS REQUIRED: 0

PARKING PROVIDED: (TABLE 11-B)

STANDARD	9 - STALLS
ACCESSIBLE	0 - STALLS
TOTAL	9 - STALLS

BIKE PARKING: (3) CLASS 1 SPACES
 (4) CLASS 2 SPACES

PROJECT DATA:

ZONING: PDR-1G (PRODUCTION, DISTRIBUTION & REPAIR-1- GENERAL)

PLANNING AREAS: MISSION (EN)

BLDG. HEIGHT: 58-X FT - MAX.

REQUIRED YARDS:
 FRONT: 0 FT
 SIDES: 0 FT
 REAR: 0 FT

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

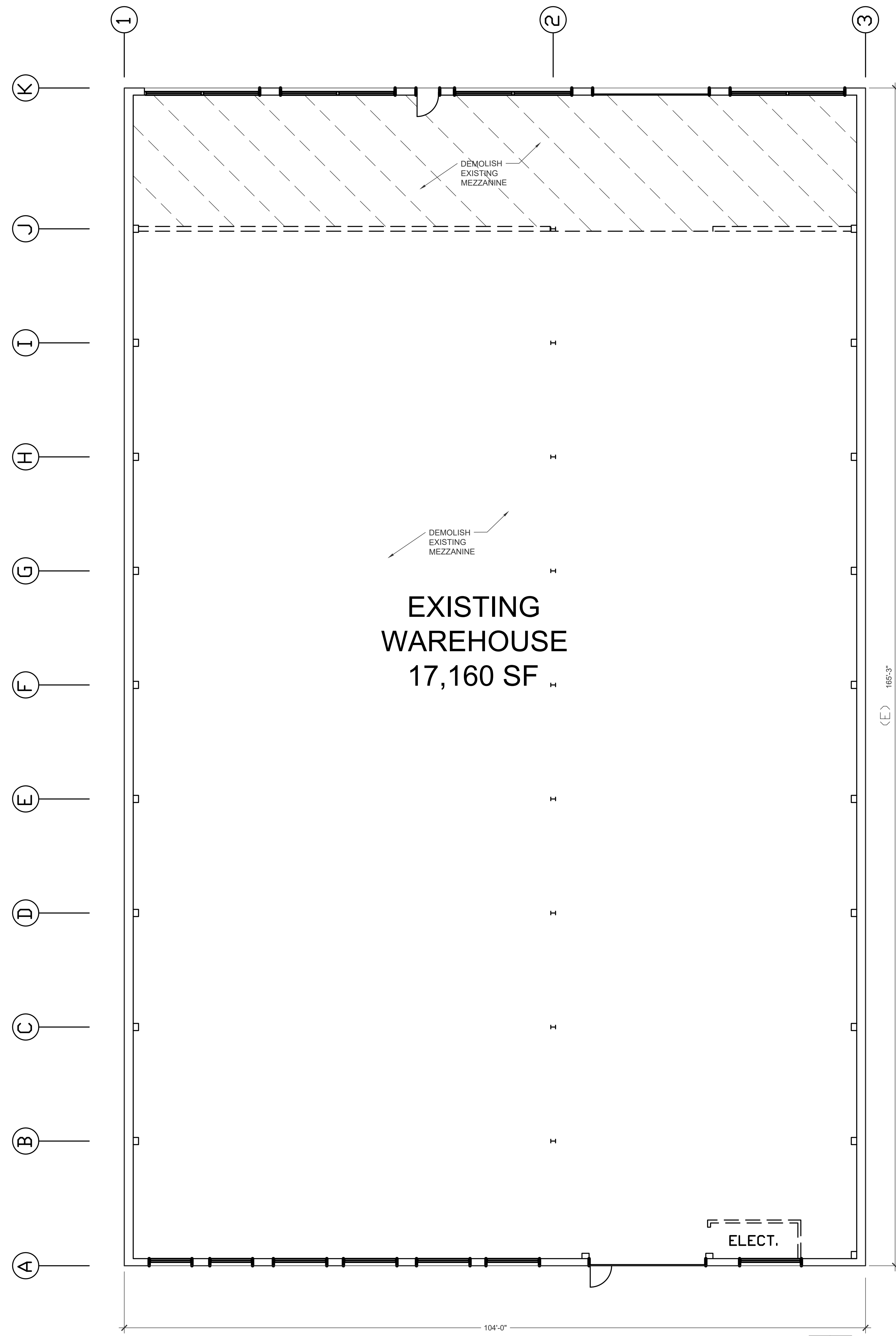


PROPOSED MEDICAL CLINIC

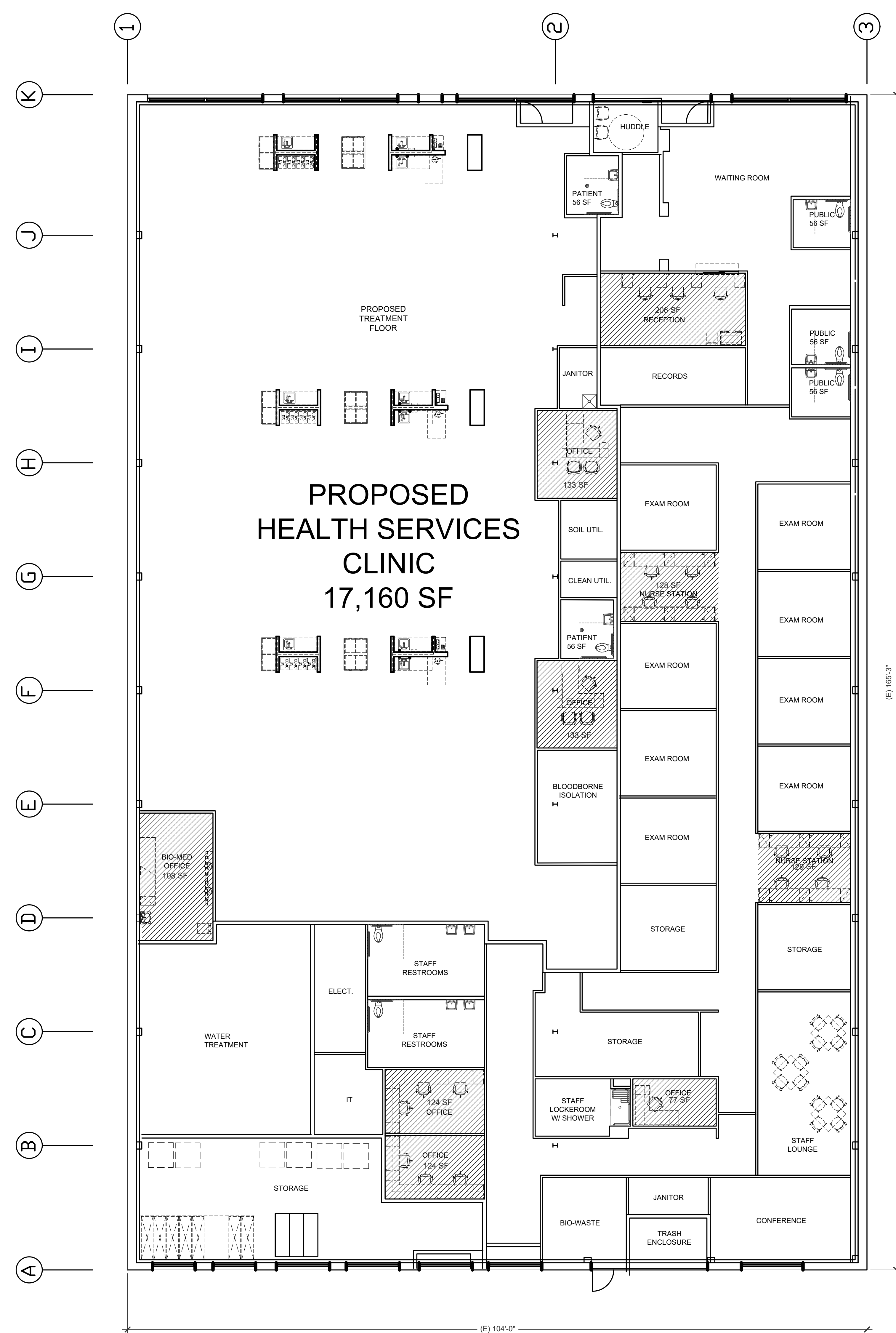
2765 16TH STREET
 SAN FRANCISCO, CA 94110

DRAWING	PROPOSED SITE PLAN
OPTION	OPTION 2
SCALE	1/16" = 1'-0"
DATE	09/21/2020





EXISTING FLOOR PLAN
SCALE = 1/8" = 1'-0"



PROPOSED FLOOR PLAN
SCALE = 1/8" = 1'-0"



PROPOSED MEDICAL CLINIC

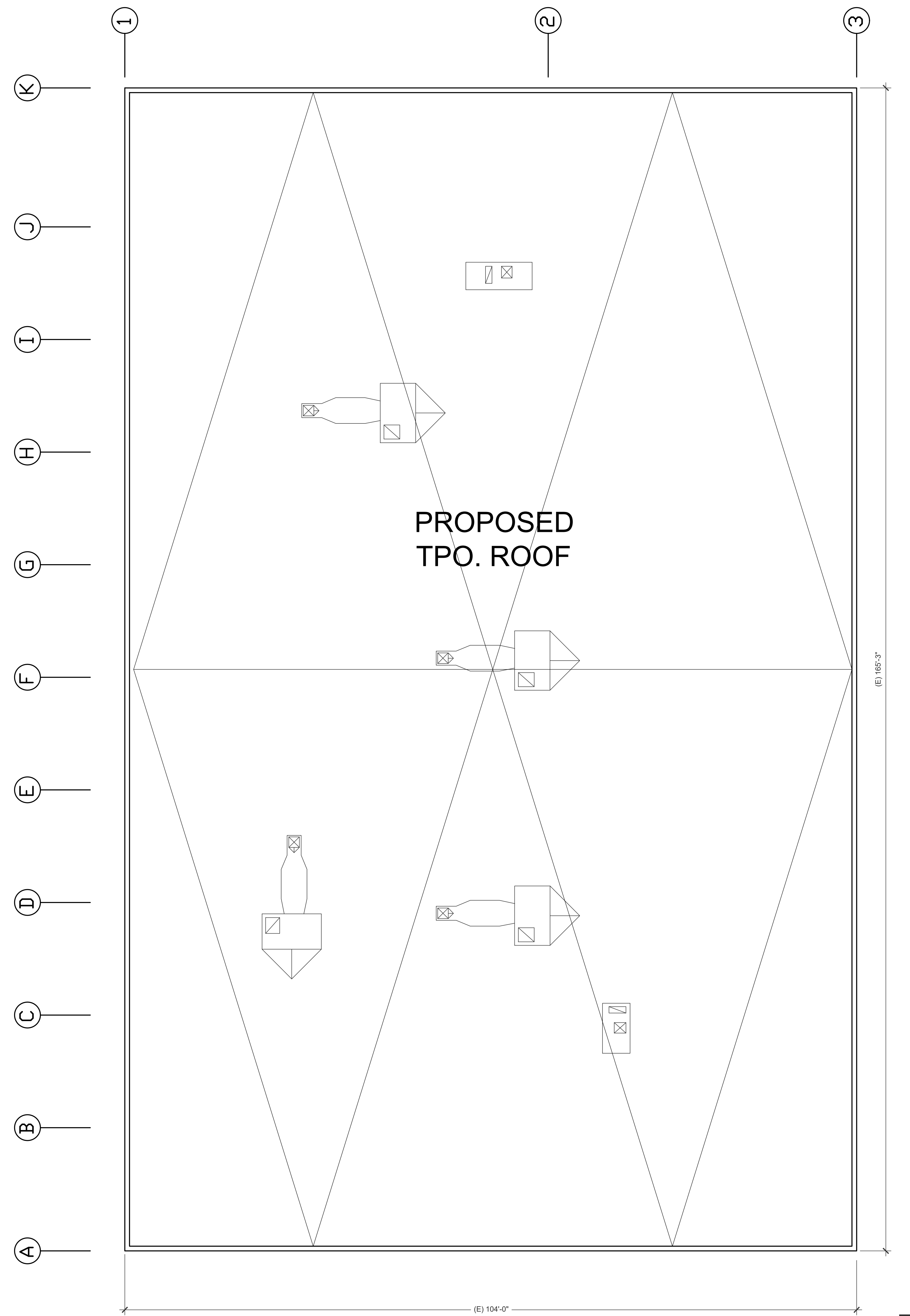
2765 16TH STREET
SAN FRANCISCO, CA 94110

DRAWING EXISTING & PROPOSED FLOOR PLANS	
OPTION	OPTION 2
SCALE	1/8" = 1'-0"
DATE	09/20/2020

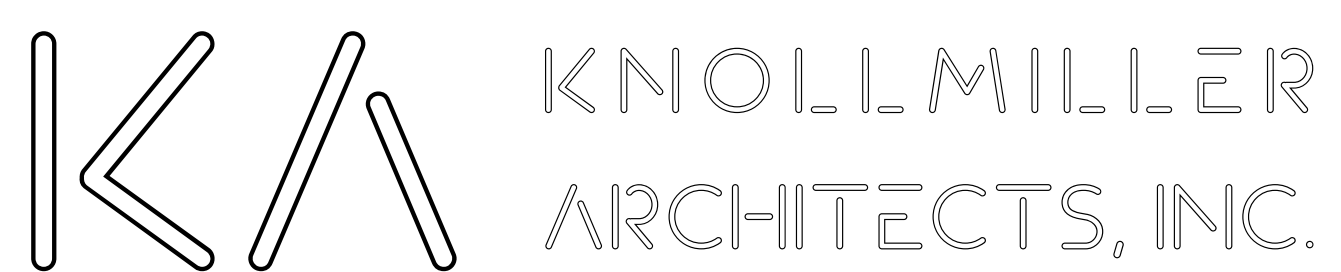




EXISTING ROOF PLAN
SCALE = 1/8" = 1'-0"



PROPOSED ROOF PLAN
SCALE = 1/8" = 1'-0"

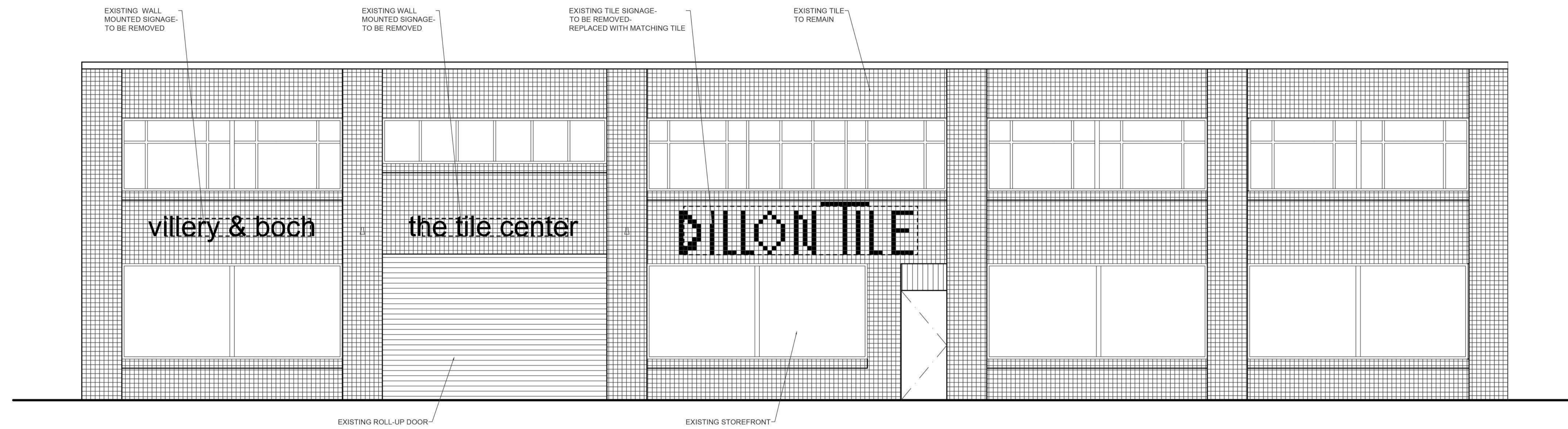


PROPOSED MEDICAL CLINIC

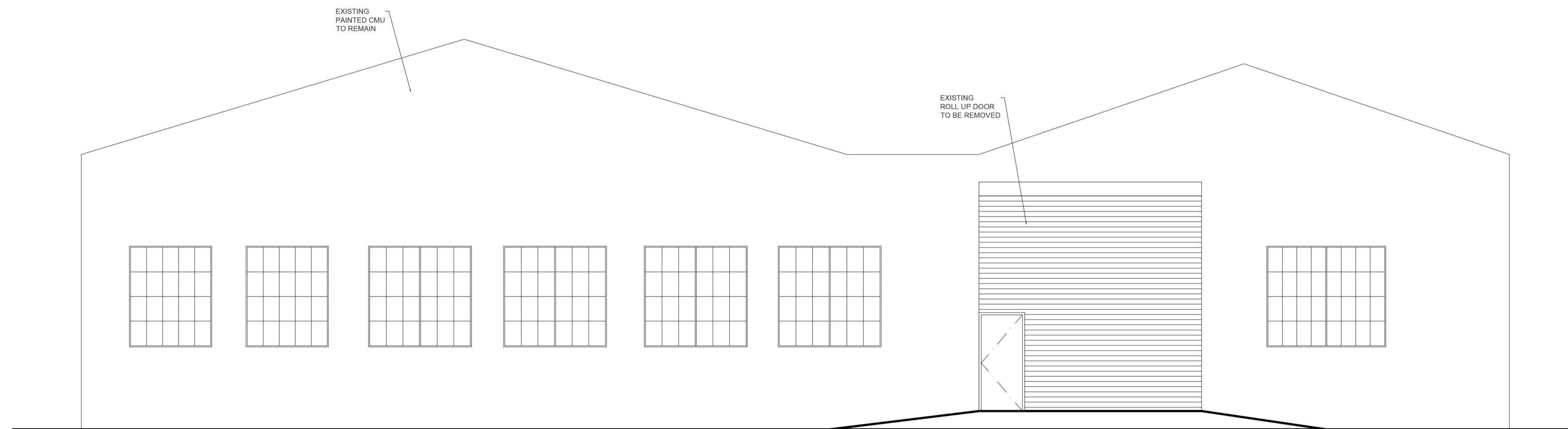
2765 16TH STREET
SAN FRANCISCO, CA 94110

DRAWING EXISTING & PROPOSED ROOF PLANS	
OPTION	OPTION 1
SCALE	1/8" = 1'-0"
DATE	07/16/2020

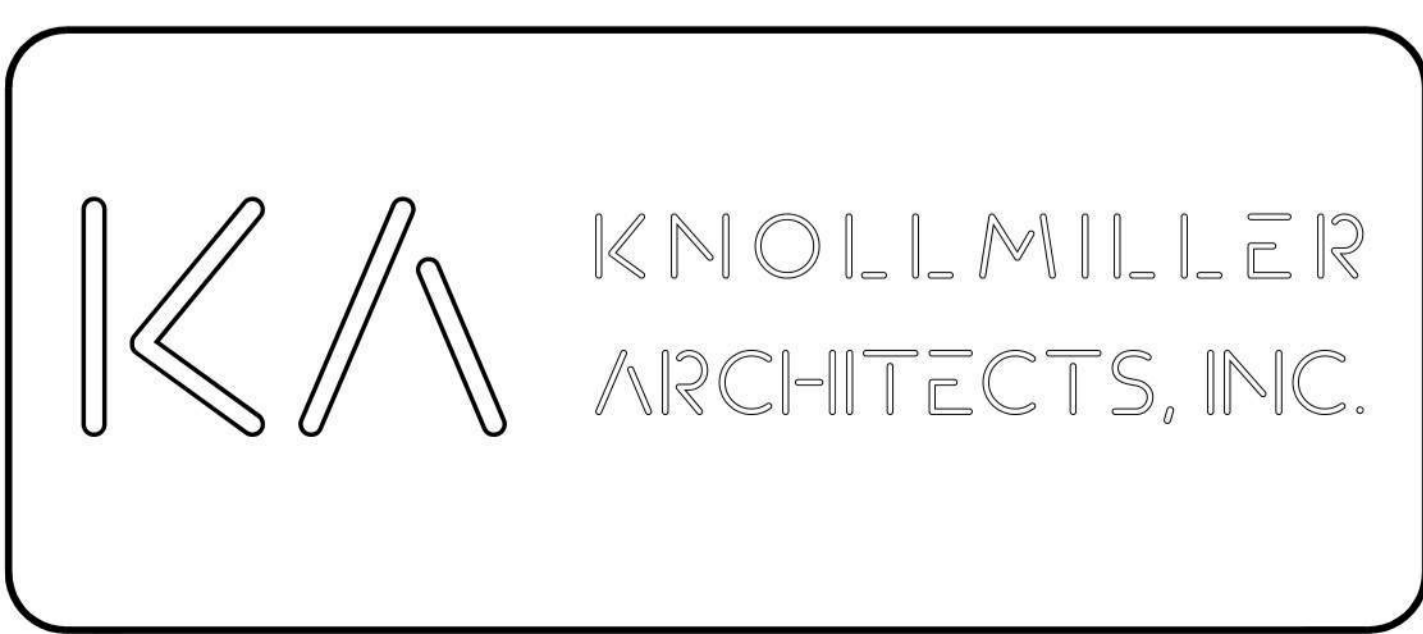




**EXISTING NORTH ELEVATION
(16TH STREET)**
SCALE = 1/4" = 1'-0"



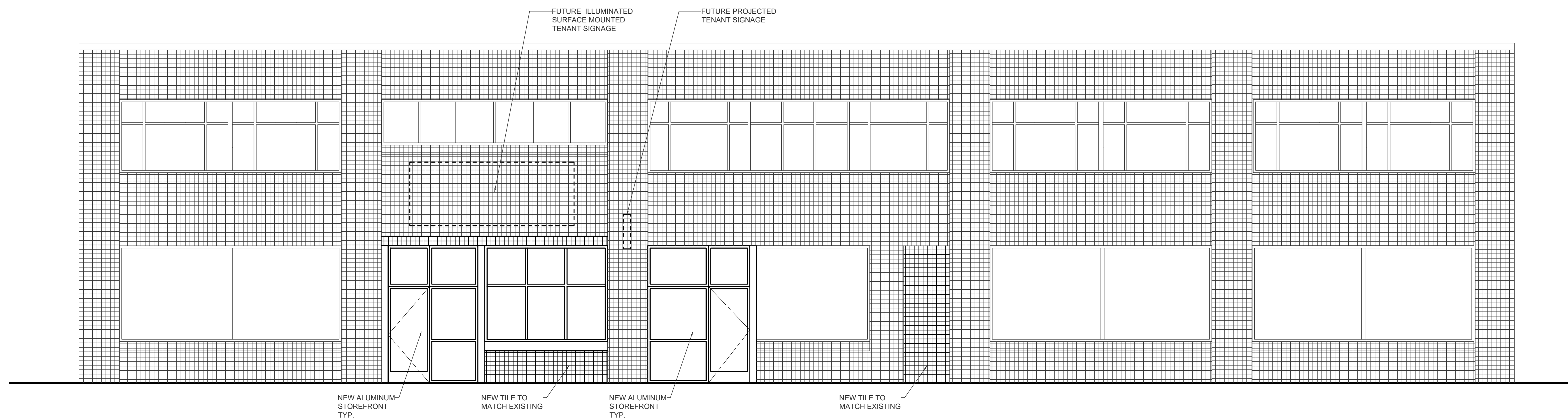
**EXISTING SOUTH ELEVATION
(ENTERPRISE STREET)**
SCALE = 1/4" = 1'-0"



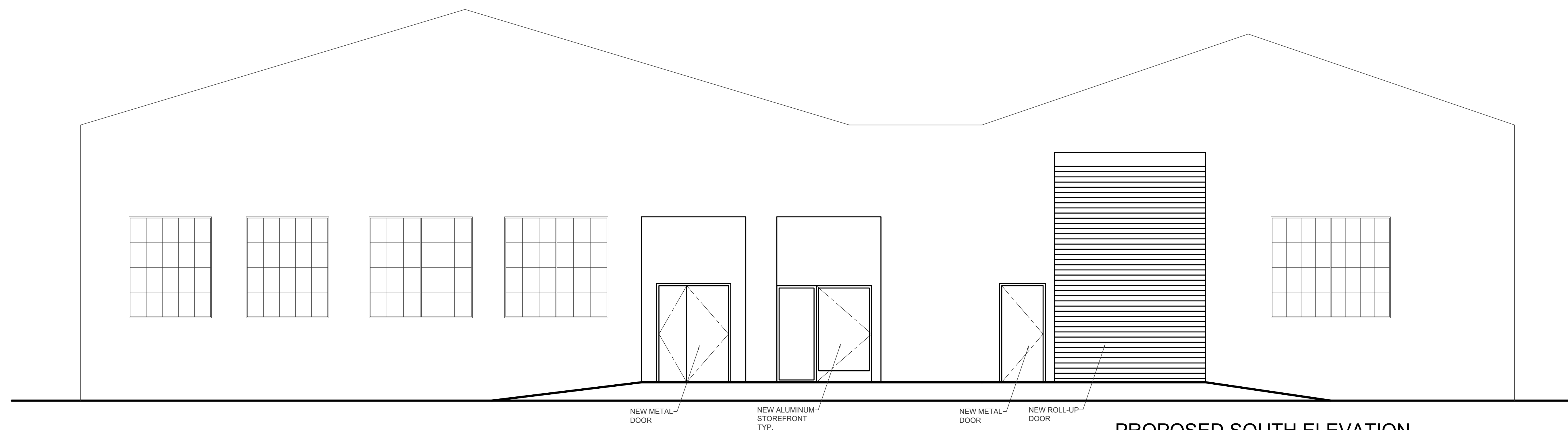
PROPOSED MEDICAL CLINIC
2765 16TH STREET
SAN FRANCISCO, CA 94110

DRAWING EXISTING EXTERIOR ELEVATION	
OPTION	OPTION 1
SCALE	1/4" = 1'-0"
DATE	09/21/2020

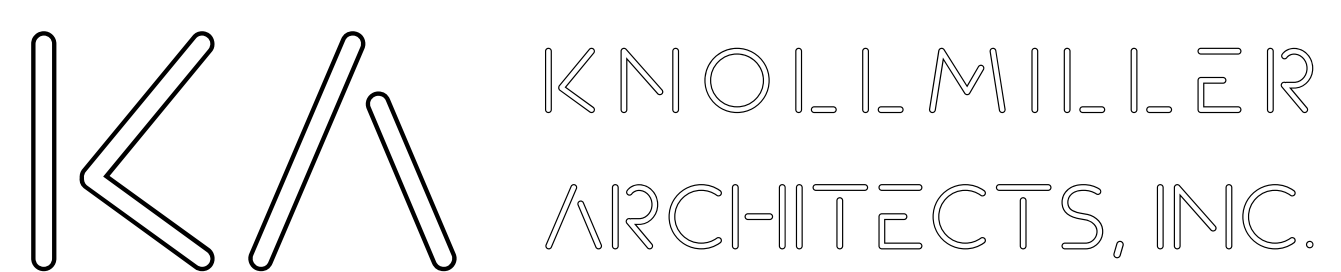




**PROPOSED NORTH ELEVATION
(16TH STREET)**
SCALE = 1/4" = 1'-0"



**PROPOSED SOUTH ELEVATION
(ENTERPRISE STREET)**
SCALE = 1/4" = 1'-0"

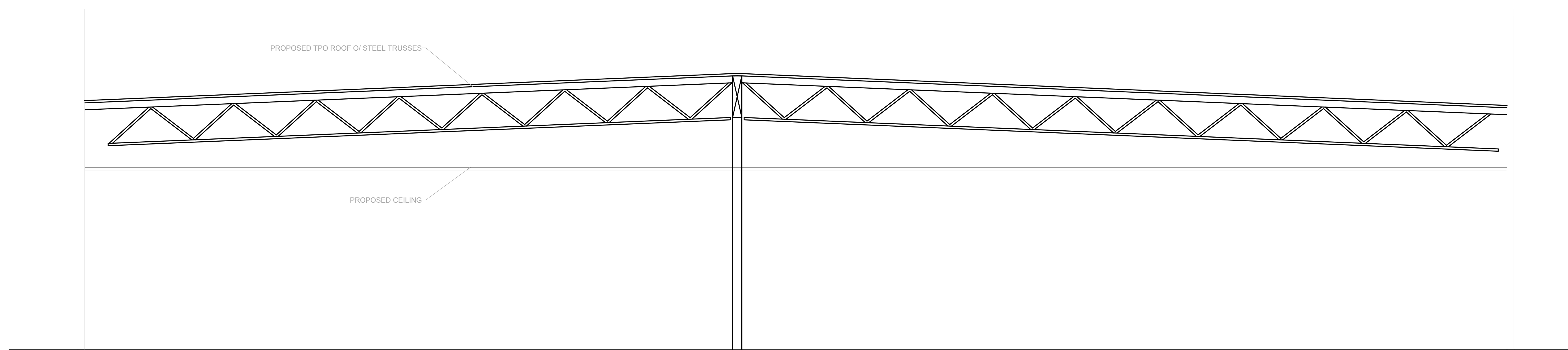


PROPOSED MEDICAL CLINIC

2765 16TH STREET
SAN FRANCISCO, CA 94110

DRAWING PROPOSED EXTERIOR ELEVATION	
OPTION	OPTION 2
SCALE	1/4" = 1'-0"
DATE	09/21/2020





PROPOSED TPO ROOF OF STEEL TRUSSES

PROPOSED CEILING

PROPOSED BUILDING SECTION
SCALE = 1/4" = 1'-0"



PROPOSED MEDICAL CLINIC

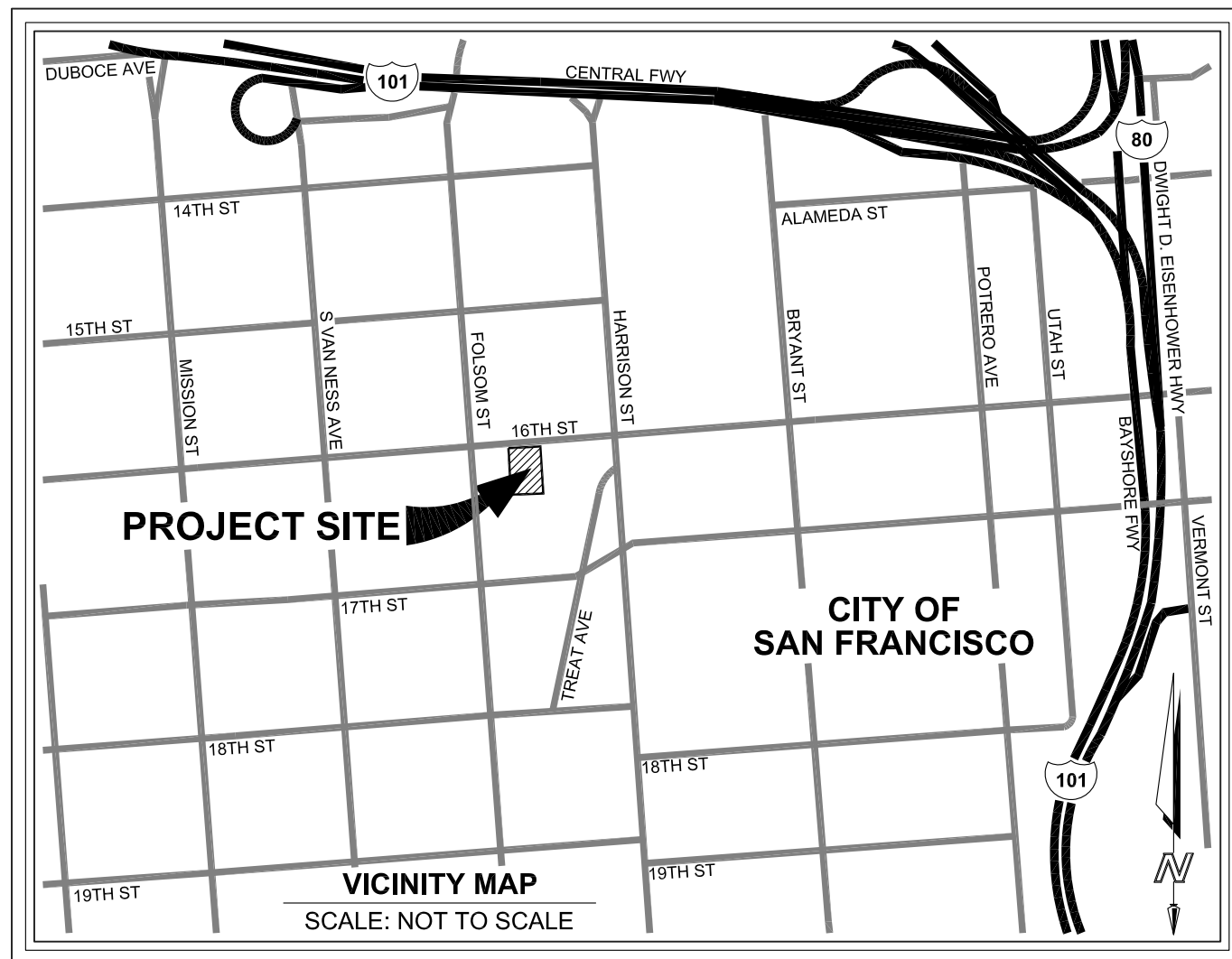
2765 16TH STREET
SAN FRANCISCO, CA 94110

DRAWING	EXTERIOR ELEVATION
OPTION	OPTION 1
SCALE	1/4" = 1'-0"
DATE	06/08/2020



ALTA/NSPS LAND TITLE SURVEY

OF A PORTION OF MISSION BLOCK NO. 49, LOCATED AT 2765 16TH STREET CITY OF SAN FRANCISCO, APN 3572- 20A, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA



LEGAL DESCRIPTION TITLE REPORT ORDER NO: 0227023628-MN

SUBJECT PARCEL: APN: 3572 - 20A COMMENCING AT A POINT ON THE SOUTHERLY LINE OF 16TH STREET DISTANT THEREON 131 FEET EASTERLY FROM THE EASTERLY LINE OF FOLSOM STREET, RUNNING THENCE EASTERLY AND ALONG SAID LINE OF 16TH STREET 104 FEET, THENCE AT A RIGHT ANGLE SOUTHERLY 200 FEET, THENCE AT A RIGHT ANGLE WESTERLY 104 FEET, THENCE AT A RIGHT ANGLE NORTHERLY 200 FEET TO THE POINT OF COMMENCEMENT.

BEING PART OF MISSION BLOCK NO. 49.

SCHEDULE B - SECTION II EXCEPTIONS

NOTE: THE INFORMATION SHOWN HEREON IS PER TITLE REPORT ORDER NO: 0227023628-MN DATED FEBRUARY 24, 2020 BY OLD REPUBLIC TITLE COMPANY, NO RESPONSIBILITY OF COMPLETENESS OR ACCURACY OF SAID PRELIMINARY TITLE REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

CIRCLED INDEX NUMBERS SHOWN BELOW INDICATE SCHEDULE B ITEMS WHICH BOTH AFFECT THE PROPERTY, AND HAVE SUFFICIENT MATHEMATICAL DATA TO BE SHOWN GRAPHICALLY, THESE ITEMS ARE SHOWN ON SHEETS 2 & 3. ITEMS SHOWN WITHOUT CIRCLES ARE DEEMED TO BE "NOT PLOTTABLE" DUE TO THE LACK OF SUFFICIENT MATHEMATICAL DATA, OR THEY DO NOT DIRECTLY AFFECT THE SUBJECT PROPERTY.

- TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2020 - 2021, A LIEN, BUT NOT YET DUE OR PAYABLE.
- TAXES AND ASSESSMENTS, GENERAL AND SPECIAL, FOR THE FISCAL YEAR 2019 - 2020, AS FOLLOWS:

ASSESSOR'S PARCEL NO	LOT 020A: BLOCK 3572
BILL NO.	118148
1ST INSTALLMENT	\$8,927.78 MARKED PAID
2ND INSTALLMENT	\$8,927.78 NOT MARKED PAID
LAND VALUE	\$893,541.00
IMP. VALUE	\$558,460.00 (AFFECTS, NOT A SURVEY MATTER)
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO THE PROVISIONS OF SECTION 75, ET SEQ., OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA.
- ANY SPECIAL TAX WHICH IS NOW A LIEN AND THAT MAY BE LEVIED WITHIN THE CITY OF SAN FRANCISCO UNIFIED SCHOOL DISTRICT COMMUNITY FACILITIES DISTRICT NO. 90-1, NOTICE(S) FOR WHICH HAVING BEEN RECORDED.
NOTE: AMONG OTHER THINGS, THESE ARE PROVISIONS IN SAID NOTICE(S) FOR A SPECIAL TAX TO BE LEVIED ANNUALLY, THE AMOUNTS OF WHICH ARE TO BE ADDED TO AND COLLECTED WITH THE PROPERTY TAXES.
NOTE: THE CURRENT ANNUAL AMOUNT LEVIED AGAINST THIS LAND IS 38.28.

NOTE: FURTHER INFORMATION ON SAID ASSESSMENT OR SPECIAL TAX CAN BE OBTAINED BY CONTACTING:

NAME: SAN FRANCISCO UNIFIED SCHOOL DISTRICT
TELEPHONE NO. (415) 241-6490 (NOT A SURVEY MATTER)

NOTE: THE HEREIN DESCRIBED PROPERTY LYING WITHIN THE PROPOSED BOUNDARIES OF THE CITY AND COUNTY OF SAN FRANCISCO SPECIAL TAX DISTRICT NO. 2009-1 (SAN FRANCISCO SUSTAINABLE FINANCING), AS FOLLOWS:

DISTRICT NO. 2009-1 FOR SAN FRANCISCO SUSTAINABLE FINANCING
DISCLOSED BY MAP FILED DECEMBER 7, 2009, IN BOOK 1 OF MAPS OF ASSESSMENT AND COMMUNITY FACILITIES DISTRICTS, PAGE 33. (NOT A SURVEY MATTER)

6 AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING

INSTRUMENT DEED
GRANTED TO THOMAS F. SMITH
FOR RIGHT OF WAY FOR INGRESS AND EGRESS
RECORDED DECEMBER 21, 1943 IN REEL 4045 OF OFFICIAL RECORDS, IMAGE 131
AFFECTS SOUTHERLY 38 FEET (AFFECTS, PLOTTABLE AS SHOWN)

7 DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF.

AMOUNT \$965,000.00
TRUSTOR/BORROWER FRED LANE AND MAYLING YUAN LANE, AS TRUSTEES OF FRED AND MAYLING YUAN LANE LIVING TRUST DATED JANUARY 25, 2006
TRUSTEE BANK OF THE ORIENT
BENEFICIARY/LENDER BANK OF THE ORIENT
DATED JUNE 10, 2015
RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082595-00
LOAN NO. 24350 (AFFECTS, NOT A SURVEY MATTER)

IN CONNECTION THEREWITH, SAID TRUSTORS EXECUTED AN ASSIGNMENT OF RENTS.

DATED JUNE 10, 2015
RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082596-00

HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT, PERTAINING TO SAID DEED OF TRUST EXECUTED BY FMI, INC. DBA DYNASTY GALLERY AND BANK OF THE ORIENT.

DATED JUNE 10, 2015
RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082597-00

8 A FINANCING STATEMENT FILED/RECORDED IN THE OFFICE OF THE COUNTY RECORDER, SHOWING

DEBTOR FRED AND MAYLING YUAN LANE LIVING TRUST DATED JANUARY 25, 2006
SECURED PARTY BANK OF THE ORIENT
RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082598-00
RETURN ADDRESS 100 PINE STREET, SUITE 600, SAN FRANCISCO, CA 94111 (NOT A SURVEY MATTER)

9 AN UNRECORDED LEASE UPON THE TERMS, COVENANTS, AND CONDITIONS CONTAINED OR REFERRED TO THEREIN.

LESSOR FRED LANE AND MAYLING LANE
LESSEE FMI, INC. DBA DYNASTY GALLERY
DISCLOSED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT
RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082599-00

NOTE: THE PRESENT OWNERSHIP OF SAID LEASEHOLD OR LEASEHOLDS AND OTHER MATTERS AFFECTING THE INTEREST OF THE LESSEE OR LESSEES ARE NOT SHOWN HEREIN.

NOTE: SAID LEASE BY THE PROVISIONS OF AN AGREEMENT

RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082599-00
EXECUTED BY FMI, INC. DBA DYNASTY GALLERY, FRED LANE AND MAYLING LANE AND FRED AND MAYLING YUAN LANE LIVING TRUST DATED JANUARY 25, 2006 AND BANK OF THE ORIENT

WAS MADE SUBORDINATE TO THE DEED OF TRUST REFERRED TO HEREIN AS INSTRUMENT NO. 2015- K082595-00.

NOTE: SAID LEASE BY THE PROVISIONS OF AN AGREEMENT

RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082615-00
EXECUTED BY FMI, INC. DBA DYNASTY GALLERY AND FRED LANE AND MAYLING LANE AND FRED AND MAYLING YUAN LANE LIVING TRUST DATED JANUARY 25, 2006 AND BANK OF THE ORIENT

WAS MADE SUBORDINATE TO THE DEED OF TRUST REFERRED TO HEREIN AS INSTRUMENT NO. 2015- K082600-00.

NOTE: SAID LEASE BY THE PROVISIONS OF AN AGREEMENT

RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082620-00
EXECUTED BY FMI, INC. DBA DYNASTY GALLERY, FRED LANE AND MAYLING LANE AND FRED AND MAYLING YUAN LANE LIVING TRUST DATED JANUARY 25, 2006 AND BANK OF THE ORIENT

WAS MADE SUBORDINATE TO THE DEED OF TRUST REFERRED TO HEREIN AS INSTRUMENT NO. 2015-K082616-00.

SCHEDULE B - SECTION II EXCEPTIONS CONTINUED

10 DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF.

AMOUNT \$800,000.00
TRUSTOR/BORROWER FRED LANE AND MAYLINE YUAN LANE, AS TRUSTEES OF FRED AND MAYLINE YUAN LANE LIVING TRUST DATED JANUARY 25, 2006
ORIENT MORTGAGE CORPORATION
TRUSTEE BENEFICIARY/LENDER BANK OF THE ORIENT
DATED JUNE 10, 2015
RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082600-00
LOAN NO. 5501731000 (AFFECTS, NOT A SURVEY MATTER)

NOTE: SAID DEED OF TRUST APPEARS TO SECURE A REVOLVING LINE OR EQUITY LINE OF CREDIT, IF THIS LOAN IS TO BE PAID OFF AND RECONVEYED THROUGH THIS TRANSACTION, THE COMPANY WILL REQUIRE A WRITTEN STATEMENT FROM THE BENEFICIARY/LENDER THAT A FREEZE IS IN EFFECT ON THE ACCOUNT, AND THAT THE DEMAND FOR PAYOFF FROM THE BENEFICIARY/LENDER STATES THAT A RECONVEYANCE WILL BE ISSUED UPON PAYMENT OF THE AMOUNTS SHOWN THEREIN.

THE BENEFICIARY/LENDER MAY BE ASSISTED IN FREEZING THIS ACCOUNT BY RECEIVING A CREDITLINE FREEZE AUTHORIZATION LETTER SIGNED BY THE TRUSTOR/BORROWER/SELLER WITH THE REQUEST FOR PAYOFF DEMAND, A SAMPLE COPY OF A TYPICAL SUCH LETTER IS AVAILABLE FROM THE COMPANY UPON REQUEST.

IN CONNECTION THEREWITH, SAID TRUSTORS EXECUTED AN ASSIGNMENT OF RENTS.

DATED JUNE 10, 2015
RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082601-00

HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT, PERTAINING TO SAID DEED OF TRUST EXECUTED BY FRED AND MAYLING YUAN LANE LIVING TRUST DATED JANUARY 25, 2006 AND BANK OF THE ORIENT.

DATED JUNE 10, 2015
RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082602-00

11 A FINANCING STATEMENT FILED/RECORDED IN THE OFFICE OF THE COUNTY RECORDER, SHOWING

DEBTOR FRED AND MAYLING YUAN LANE LIVING TRUST DATED JANUARY 26, 2006
SECURED PARTY BANK OF THE ORIENT
RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082614-00
RETURN ADDRESS 100 PINE STREET, SUITE 600, SAN FRANCISCO, CA 94111 (AFFECTS, NOT A SURVEY MATTER)

12 DEED OF TRUST TO SECURE AN INDEBTEDNESS OF THE AMOUNT STATED BELOW AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF.

AMOUNT \$500,000.00
TRUSTOR/BORROWER FRED LANE AND MAYLING YUAN LANE, AS TRUSTEES OF FRED AND MAYLING YUAN LANE LIVING TRUST DATED JANUARY 25, 2006
ORIENT MORTGAGE CORPORATION
TRUSTEE BENEFICIARY/LENDER BANK OF THE ORIENT
DATED JUNE 10, 2015
RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082616-00
LOAN NO. 5501717000 (AFFECTS, NOT A SURVEY MATTER)

NOTE: SAID DEED OF TRUST APPEARS TO SECURE A REVOLVING LINE OR EQUITY LINE OF CREDIT, IF THIS LOAN IS TO BE PAID OFF AND RECONVEYED THROUGH THIS TRANSACTION, THE COMPANY WILL REQUIRE A WRITTEN STATEMENT FROM THE BENEFICIARY/LENDER THAT A FREEZE IS IN EFFECT ON THE ACCOUNT, AND THAT THE DEMAND FOR PAYOFF FROM THE BENEFICIARY/LENDER STATES THAT A RECONVEYANCE WILL BE ISSUED UPON PAYMENT OF THE AMOUNTS SHOWN THEREIN.

THE BENEFICIARY/LENDER MAY BE ASSISTED IN FREEZING THIS ACCOUNT BY RECEIVING A CREDITLINE FREEZE AUTHORIZATION LETTER SIGNED BY THE TRUSTOR/BORROWER/SELLER WITH THE REQUEST FOR PAYOFF DEMAND, A SAMPLE COPY OF A TYPICAL SUCH LETTER IS AVAILABLE FROM THE COMPANY UPON REQUEST.

IN CONNECTION THEREWITH, SAID TRUSTORS EXECUTED AN ASSIGNMENT OF RENTS.

DATED JUNE 10, 2015
RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082617-00

HAZARDOUS SUBSTANCES CERTIFICATE AND INDEMNITY AGREEMENT, PERTAINING TO SAID DEED OF TRUST EXECUTED BY FRED AND MAYLING YUAN LANE LIVING TRUST DATED JANUARY 25, 2006 AND BANK OF THE ORIENT.

DATED JUNE 10, 2015
RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082618-00

13 TERMS AND CONDITIONS CONTAINED IN THE FRED AND MAYLING YUAN LANE LIVING TRUST DATED JANUARY 25, 2006 AS DISCLOSED BY GRANT DEED.

RECORDED JUNE 26, 2015 IN OFFICIAL RECORDS UNDER RECORDER'S SERIAL NUMBER 2015-K082594-00

THE REQUIREMENT THAT:

A CERTIFICATION OF TRUST BE FURNISHED IN ACCORDANCE WITH PROBATE CODE SECTION 18100.5; AND

IF THE ACTING TRUSTEE IS A SUCCESSOR TRUSTEE THE ADDITIONAL REQUIREMENT THE COMPANY IS PROVIDED A COMPLETE COPY OF THE TRUST, WITH ALL AMENDMENTS AND ANY INTERVENING TRUSTEE IS NO LONGER ACTING IN THAT CAPACITY BY PROVIDING COPIES OF RESIGNATION LETTERS, ETC.

THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF THE ABOVE.

14 ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.

15 ANY UNRECORDED AND SUBSISTING LEASES.

16 THE REQUIREMENT THAT THIS COMPANY BE PROVIDED WITH A SUITABLE OWNER'S DECLARATION (FORM ORT 174), THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON REVIEW OF THE OWNER'S DECLARATION.

17 THE REQUIREMENT THAT THIS COMPANY BE PROVIDED WITH AN OPPORTUNITY TO INSPECT THE LAND THE COMPANY RESERVES THE RIGHT TO MAKE ADDITIONAL EXCEPTIONS AND/OR REQUIREMENTS UPON COMPLETION OF ITS INSPECTION).

SURVEY NOTES

- THIS SURVEY WAS PERFORMED ON JUNE 16, 2020.
- THERE ARE NO SPRINGS, STREAMS, RIVERS, PONDS OR LAKES BORDERING ON OR RUNNING THROUGH THE PROPERTY.
- THERE WAS NO EVIDENCE OF CEMETERIES OR FAMILY BURIAL GROUNDS LOCATED ON PROPERTY, HOWEVER, THIS SURVEY WILL NOT OVERWRITE ANY PAST ARCHEOLOGICAL REPORTS, OR SUFFICE IN LIEU OF AN ARCHEOLOGICAL REPORT IN THE FUTURE.
- THERE WAS NO EVIDENCE OF THE PROPERTY USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL, HOWEVER, THIS SURVEY WILL NOT OVERWRITE ANY PAST SOILS REPORTS OR SUFFICE IN LIEU OF AN SOILS REPORT IN THE FUTURE.
- AT THE TIME OF WHICH THE SURVEY WAS PERFORMED THERE WAS NO EVIDENCE THAT A STREET WIDENING WAS IN PROGRESS.
- AT THE TIME OF WHICH THE SURVEY WAS PERFORMED ALL BLOCK WALLS WITHIN 5 FEET OF PROPERTY WERE PLUMB.
- AT THE TIME OF WHICH THE SURVEY WAS PERFORMED THERE WAS NO EARTH MOVING, CONSTRUCTION, OR BUILDING ADDITIONS IN PROCESS.
- ENCROACHMENTS ARE REFERENCED UNDER THE 'ENCROACHMENT TABLE' ON SHEET 1 AND SHOWN GRAPHICALLY ON SHEET 2.
- THERE ARE NO WETLANDS DELINEATED WITHIN SUBJECT PROPERTY.
- THERE ARE NO GAPS OR GORES BETWEEN THE PROPERTIES LISTED WITHIN THE TITLE REPORT LISTED HEREON.
- SUBJECT PROPERTY HAS DIRECT ACCESS FROM 16TH STREET, AND ENTERPRISE STREET VIA ACCESS EASEMENT. LOCATIONS SHOWN ON SHEET 2.
- THE LANDS SHOWN HEREON ARE THE SAME AS DESCRIBED IN TITLE REPORT ORDER NO: 0227023628-MN PROVIDED BY OLD REPUBLIC TITLE COMPANY.

BASIS OF SURVEY

BEING THE BLOCK LINES OF BLOCK 3572 WERE ESTABLISHED PARALLEL AND PERPENDICULAR TO THE CITY MONUMENT LINE IDENTIFIED AS BASIS OF SURVEY LINE.

BENCHMARK INFORMATION

THE OFF-SITE BENCHMARK IS BASED ON NAVD 1988 DATUM, BENCHMARK USED IS CITY & COUNTY OF SAN FRANCISCO BENCHMARK LIST DESIGNATION 11673, BEING A BRASS DISK STAMPED "CGSF CONTROL" LOCATED IN THE CONCRETE SIDEWALK AT THE SOUTHWESTERLY RETURN OF 17TH ST. AND TREAT AVENUE NEAR THE BACK OF SIDEWALK ANGLE POINT 2' NORTHEASTERLY FROM THE NORTHEASTERLY CORNER OF THE BUILDING AT 8400 TREAT AVENUE 6.8' NORTHWESTERLY FROM CENTER/CENTER PACIFIC BELL PULLBOX IN SIDEWALK OF TREAT AVE 7.8' SOUTHWESTERLY FROM CENTER/CENTER CATCH BASIN 8.1' SOUTHEASTERLY FROM CENTER/CENTER FIRE ALARM STAND POST, ELEVATION 21,775 FEET.

ZONING & SETBACKS

SUBJECT PARCEL

FRONT: 0 FEET
REAR: 0 FEET
SIDES: 0 FEET
MAX BUILDING HEIGHT: NONE LISTED
MAX BUILDING COVERAGE: NONE LISTED
ZONE: PDR - 1 - G (PRODUCTION, DISTRIBUTION & REPAIR - 1 GENERAL)
CONTAINS 9 STANDARD PARKING STALLS
CONTAINS 0 HANDICAP STALL
CONTAINS 0 MOTORCYCLE STALLS
9 TOTAL STALLS

- NOTES:
- NO ZONING REPORT OR LETTER WAS PROVIDED BY THE CLIENT TO THE SURVEYOR, ALL SETBACK INFORMATION WAS PROVIDED BY THE CITY OF SAN FRANCISCO PLANNING DEPARTMENT WEBSITE <HTTP://SFPLANNING.ORG>. ANY QUESTIONS OR DISCREPANCIES SHOULD BE DIRECTED TO THE CITY AT PHONE NUMBER (415) 558 - 6378, OR AT THE COUNTER AT 1650 MISSION STREET #400, SAN FRANCISCO CA, 94103. IT IS NOT OUR POLICY TO MAKE CALCULATIONS TO DETERMINE REQUIREMENTS FOR THE SITE, BUT ONLY TO REPORT INFORMATION AS DISCOVERED.
 - NO SUBDIVISION OR RE-PLAT IS REQUIRED TO CONVEY THE SURVEYED PROPERTY.

FLOOD DESIGNATION

PROJECT SITE LIES WITHIN 100 YEAR - FLOOD RISK ZONE, AS SHOWN ON WWW.SFPLANNINGGIS.ORG/FLOODMAP

THE SFPU (SAN FRANCISCO PUBLIC UTILITIES COMMISSION) HAS DEVELOPED A 100-YEAR STORM FLOOD RISK MAP (FLOOD MAP) THAT SHOWS AREAS OF SAN FRANCISCO WHERE SIGNIFICANT FLOODING FROM STORM RUNOFF IS HIGHLY LIKELY TO OCCUR DURING A 100-YEAR STORM. A "100-YEAR STORM" MEANS A STORM WITH A 1% CHANCE OF OCCURRING IN A GIVEN YEAR. THE SFPU USED COMPUTER MODELING THAT SIMULATES FLOODING OCCURRING CITYWIDE UNDER A 100-YEAR STORM TO IDENTIFY THESE PARCELS.

ENCROACHMENT TABLE

△ SUBJECT OWNERS BUILDING ENCOACHES ONTO CITY RIGHT OF WAY, DEPTH VARIES. SEE SHEET 2 FOR DETAILS.

SHEET INDEX

SHEET 1: PROPERTY / TITLE INFORMATION
SHEET 2: PROPERTY BOUNDARY / PROCEDURE OF SURVEY / TOPOGRAPHY

OWNERS

FRED LANE AND MAYLING YUAN LANE, AS TRUSTEES OF FRED AND MAYLING YUAN LANE LIVING TRUST DATED JANUARY 25, 2006

SURVEYOR'S CERTIFICATE

TO OLD REPUBLIC TITLE COMPANY AND FRED LANE AND MAYLING YUAN LANE, AS TRUSTEES OF FRED AND MAYLING YUAN LANE LIVING TRUST DATED JANUARY 25, 2006:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2 THROUGH 5, 6(A)(B), 7(A)(B)(1)(C), 8, 9, 13 THROUGH 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 26, 2020.

DATE OF PLAT OR MAP: _____

FOR LEGAL AND TITLE REVIEW ONLY

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Oceanside, CA 92054
Tel: 1-888-364-1973
Fax: 1-866-827-4937



DATE	REVISIONS	BY

ALTA/NSPS LAND TITLE SURVEY
2765 16TH STREET CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

PROJECT NUMBER: 20-040
DWG NAME: 20-040 SAN FRANCISCO ALTA
PREPARED BY: AR/AM DATE: 06.25.2020
CHECKED BY: JAA/WWW DATE: 06.25.2020
REVISION SHEET
0 1 of 2

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO ATLAS GEOSPATIAL WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ATLAS GEOSPATIAL. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ATLAS GEOSPATIAL IS FORBIDDEN.

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Fax: 1-866-827-4937



DATE	REVISIONS	BY

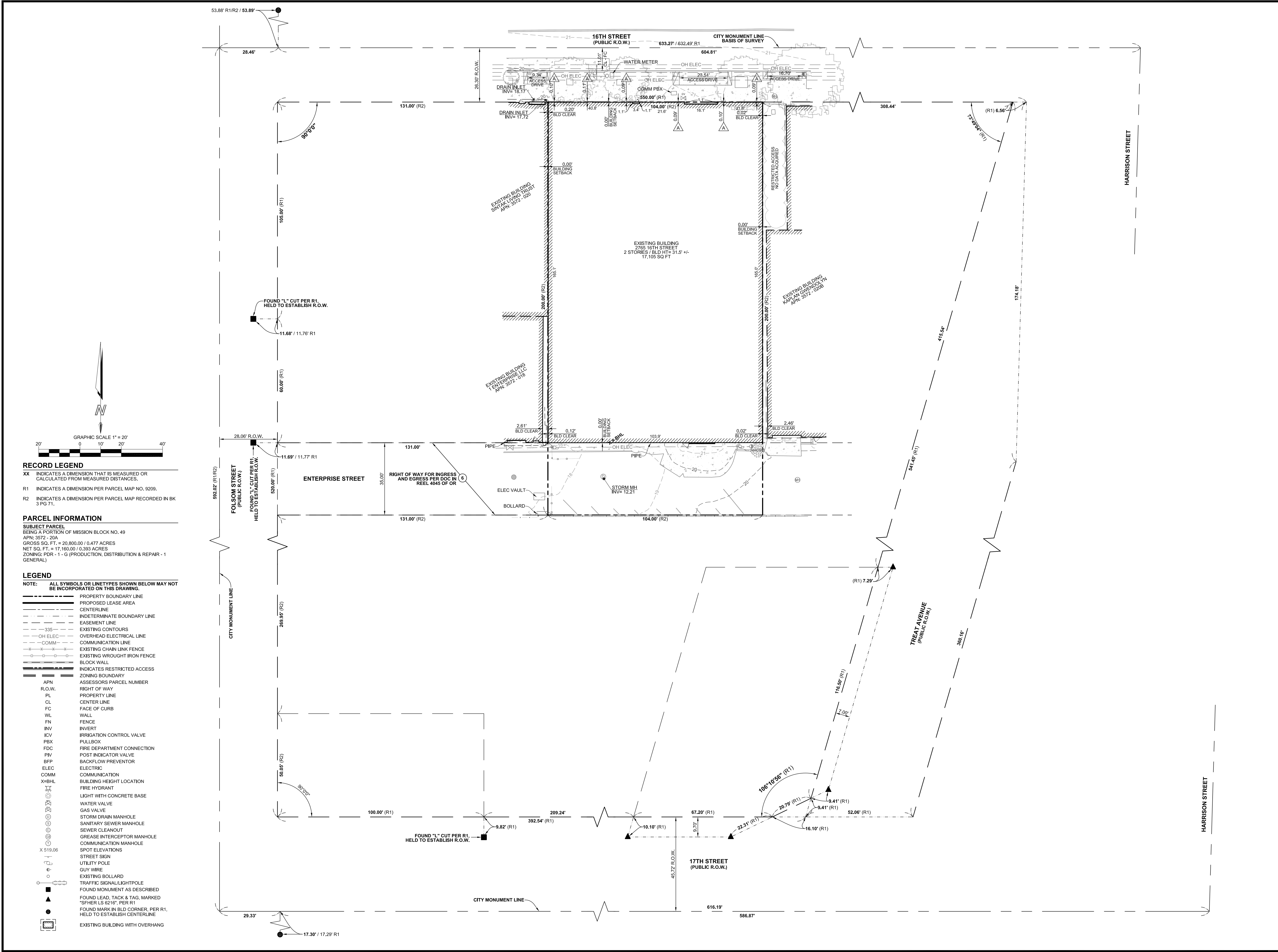
ALTA/NSPS LAND TITLE SURVEY

2765 16TH STREET CITY OF SAN FRANCISCO, COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

PROJECT NUMBER: 20-040
 DWG NAME: 20-040 SAN FRANCISCO ALTA
 PREPARED BY: AR/AM DATE: 06.25.2020
 CHECKED BY: JAA/WWW DATE: 06.25.2020

REVISION SHEET
 0 2 OF 2

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO ATLAS GEOSPATIAL WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ATLAS GEOSPATIAL. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ATLAS GEOSPATIAL IS FORBIDDEN.





CEQA CATEGORICAL EXEMPTION DETERMINATION

Property Information/Project Description

Project Address	Block/Lot(s)
2765 16 th Street	3520/020A
Case No.	Permit No.
2020-006584ENV	
<input checked="" type="checkbox"/> Addition Alteration <input type="checkbox"/> Demolition (requires HRE for Category B Building) <input checked="" type="checkbox"/> New Construction	
Project Description	
<p>The project site is approximately 20,800 square feet (assessor’s block 3520/lot 020A) and is located on the block bounded by 16th Street on the north, Folsom Street to the west, 17th Street to the south, and Harrison Street to the east. The project site includes an existing PDR building used for storage. The proposed project is a request for a change in use of the existing building (20,800-square-foot wholesale storage building) for a health services clinic (dialysis clinic). The exterior of the building would remain largely intact, with minor modifications to the entry area to replace the roll up door with a storefront system and removal of a 3,000-square-foot interior mezzanine resulting in the creation of 17,160 sf of health service space for the dialysis clinic. The project would require Conditional Use Authorization to exceed 5,000 sf of retail in a PDR-1-G District.</p>	

STEP 1: Exemption Class

<input 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.

- 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

Class _____

STEP 2: Environmental Screening Assessment

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<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., use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</i></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? 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 <i>(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 square feet 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?<i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i></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? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i></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 5,000 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> 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 5,000 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.</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 5,000 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.</p>
<p>Comments and Planner Signature (optional):</p> <p>a) The proposed project is consistent with the applicable general plan designation and zoning of PDR-1-General, Production, Distribution and Repair. The intention of this zoning District is to retain and encourage existing production, distribution, and repair activities and promote new business formation. The project site is in a 58-X Height and Bulk District, which permits a maximum building height of 58 feet with no bulk controls. The proposed project would not increase the height of the existing building therefore is consistent with the height requirements of the 58-X district.</p>	

- b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. The project is on a currently developed project site, is less than ½ acre and is a change in use project and on a site surrounded by urban uses.
- c) The project site is currently developed and is a change in use. The project site does not contain riparian corridors, estuaries, marshes, wetlands, or any other potential wildlife habitat that might contain endangered, rare or threatened species. Thus, the project site has no value as habitat for rare, threatened, or endangered species.
- d) Approval of the project would not result in any significant effects relating to:

Traffic: The planning department's transportation staff reviewed the proposed project on September 8, 2020 and determined that based on the scope of the proposed project, a detailed transportation study is not required for the project. No significant transportation impacts would occur.

Noise: The project would use typical construction equipment that would be regulated by Article 29 of the Police Code (section 2907, Construction Equipment). No impact pile-driving or nighttime construction is required. The project would not generate sufficient vehicle trips to noticeably increase ambient noise levels, and the project's fixed noise sources, such as heating, ventilation, and air conditioning systems, would be subject to noise limits in Article 29 of the Police Code (section 2909, Noise Limits). No significant noise impacts would occur.

Air Quality: The proposed project's construction would be subject to the Dust Control Ordinance (Article 22B of the Health Code). The project site is located within an air pollutant exposure zone but would not add new stationary sources of toxic air contaminants or include sensitive receptors; thus, is not subject to compliance with Article 38.

Water Quality: The project's construction activities are required to comply with the Construction Site Runoff Ordinance (Public Works Code, article 2.4, section 146).

Additional Study Topics:

Geology and Soils: The project site is a liquefaction zone but does not propose excavation or subsurface activities. The Department of Building Inspection requirement for a geotechnical report and review of the building permit application pursuant to its implementation of the building code would ensure that no significant impact related to geology and soils would occur.

Archeological Resources: No subsurface excavation is proposed. A preliminary archeology review was conducted for the project on September 14, 2020. Based on review by the planning department, the project would not result in adverse impacts to archeological resources.

Hazardous Materials: In accordance with Health Code Article 22A, also known as the Maher Ordinance, the project does not propose subsurface disturbance or excavation and does not require a Maher application; therefore, the project's potential release of hazardous soils or groundwater is less than significant.

Public Notice: A "Notification of Project Receiving Environmental Review" was mailed on September 22, 2020 to adjacent occupants and owners of buildings within 300 feet of the project site. No comments were received.

STEP 3: Property Status - Historic Resource

To Be Completed By Project Planner

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel 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 Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):		
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments):		
<i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i>			
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation		
<input type="checkbox"/>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; padding: 0;"> Reclassify to Category A a. Per HRER dated b. Other (specify): </td> <td style="width: 50%; padding: 0;"> Reclassify to Category C <i>(attach HRER)</i> </td> </tr> </table>	Reclassify to Category A a. Per HRER dated b. Other (specify):	Reclassify to Category C <i>(attach HRER)</i>
Reclassify to Category A a. Per HRER dated b. Other (specify):	Reclassify to Category C <i>(attach HRER)</i>		
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.			
<input checked="" 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

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:

Conditional Use Authorization to exceed 5,000 sf of retail in a PDR-1-G District.

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

Signature:

David L. Young

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.

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

PROPERTY INFORMATION/PROJECT DESCRIPTION		
Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
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.	
Planner Name:	Signature or Stamp:



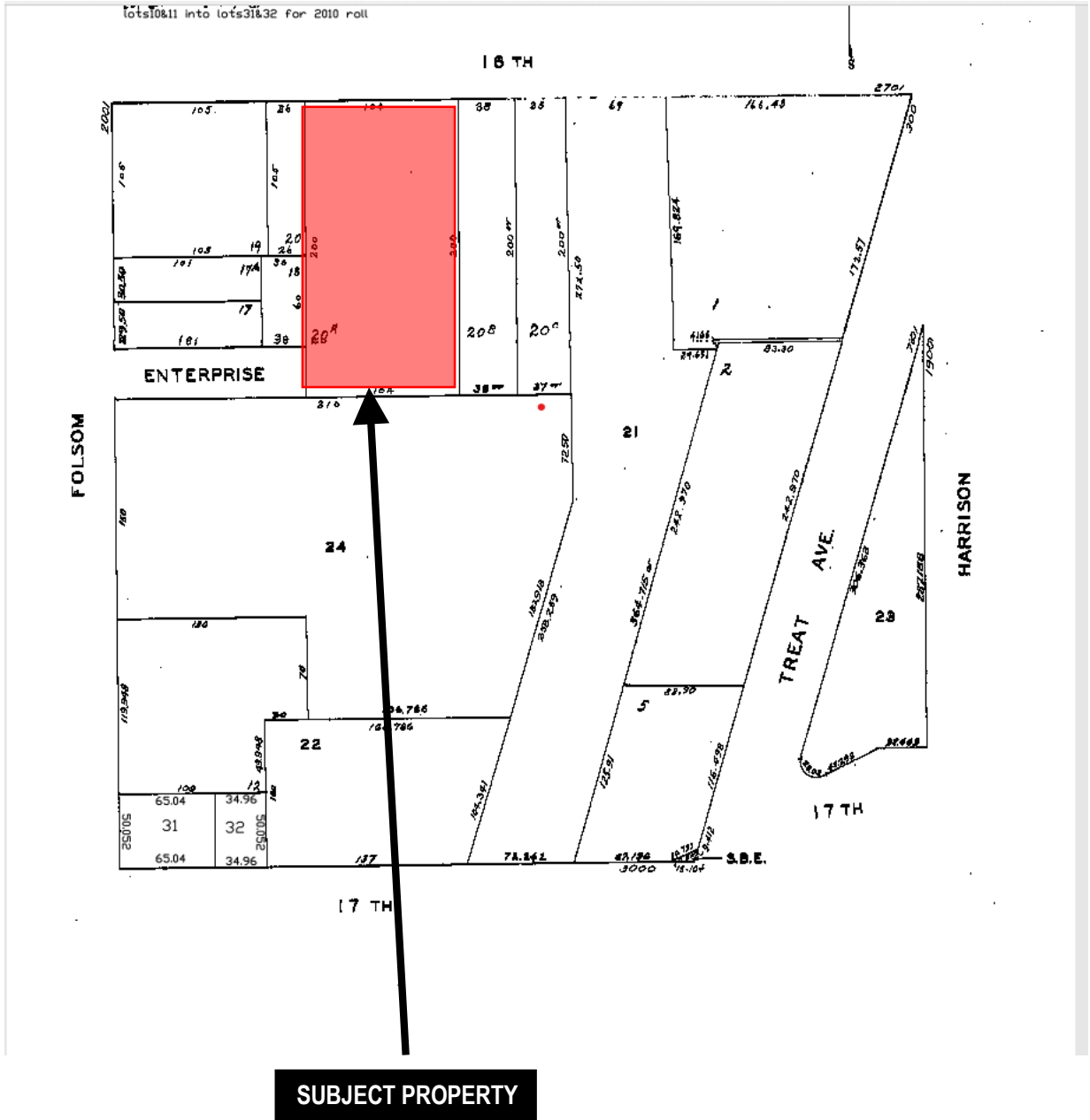
LAND USE INFORMATION

PROJECT ADDRESS: 2765 16TH ST
RECORD NO.: 2020-006584CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	20,160	0	0
Medical GSF	0	17,160	17,160
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other ()	0	0	0
TOTAL GSF	20,160	17,160	17,160
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	1	0	1
Parking Spaces	9	0	9
Loading Spaces	0	0	0
Bicycle Spaces	0	3	3
Car Share Spaces	0	0	0
Other ()	0	0	0

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	0	0	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

Parcel Map

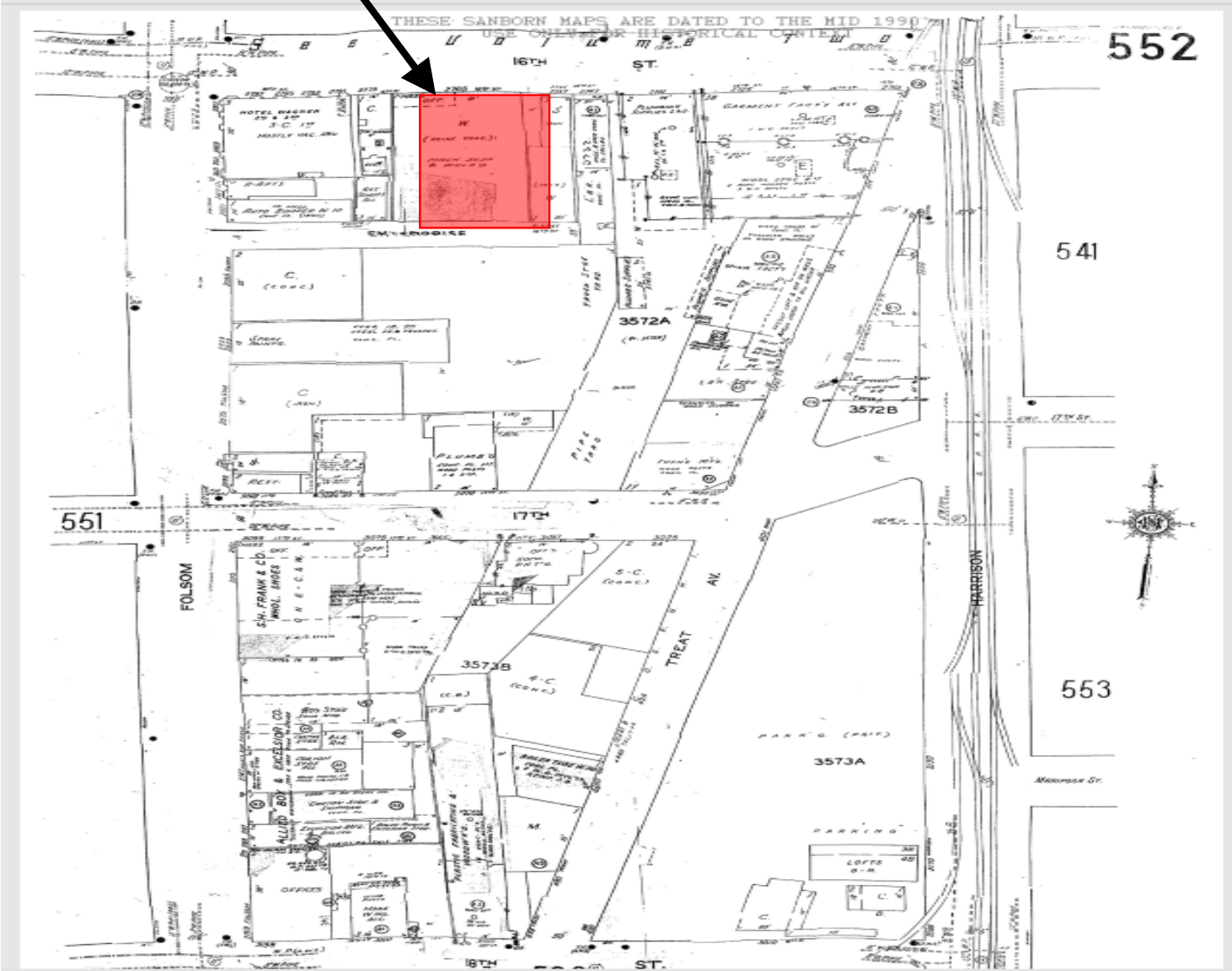


Conditional Use Authorization
 Case Number 2020-006584CUA
 Change of Use to a Health Service Use
 2765 16th Street



Sanborn Map*

SUBJECT PROPERTY



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



Conditional Use Authorization
Case Number 2020-006584CUA
Change of Use to a Health Service Use
2765 16th Street

Aerial Photo – View 1

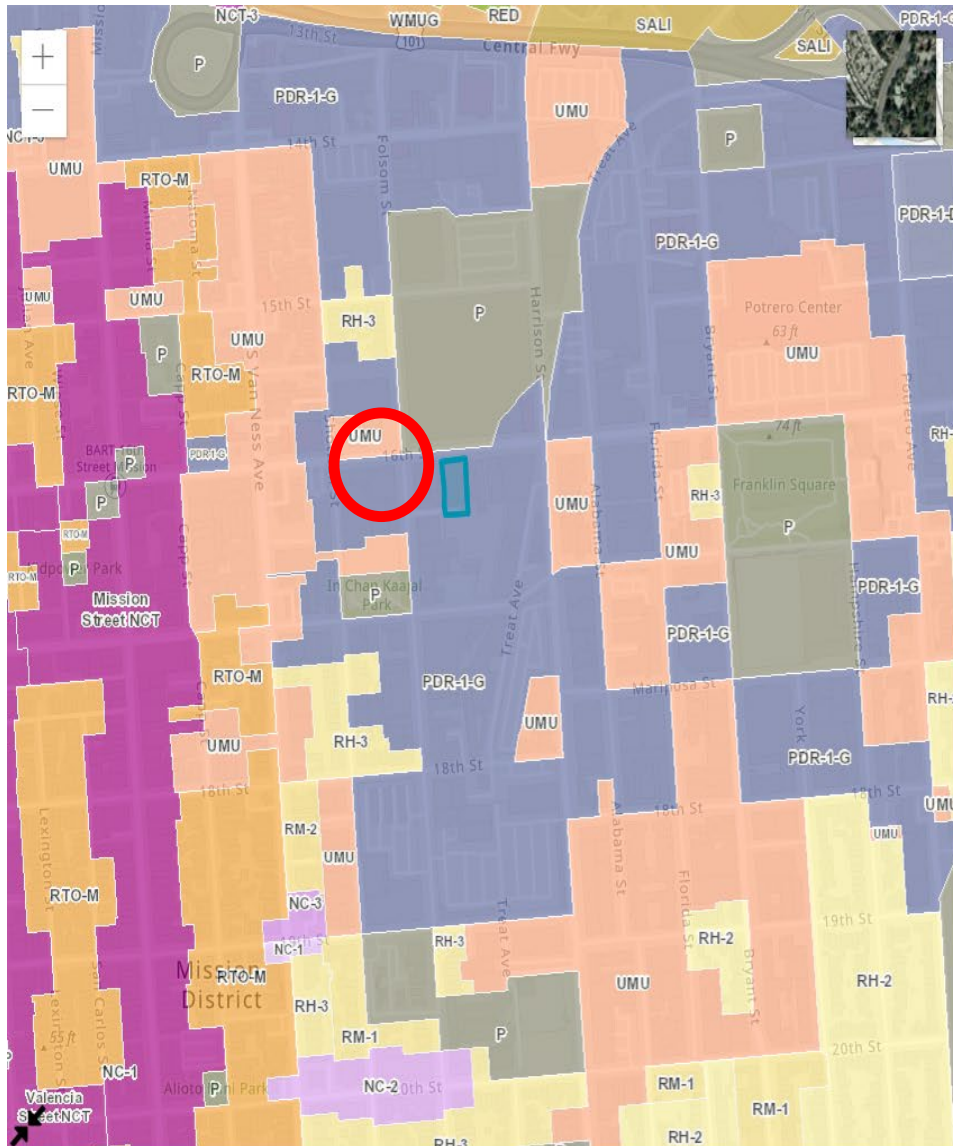


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-006584CUA
Change of Use to a Health Service Use
2765 16th Street

Zoning Map



Conditional Use Authorization
Case Number 2020-006584CUA
Change of Use to a Health Service Use
2765 16th Street

Site Photo



Conditional Use Authorization
Case Number 2020-006584CUA
Change of Use to a Health Service Use
2765 16th Street



PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance.

For more, see the [Project Application Informational Packet](#).

Cost for Time and Materials: Any time and materials exceeding initial fees charged for services provided are subject to billing.

For more information call 415.558.6377, or email the Planning Information Center (PIC) at pic@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415.575.9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

WHAT TO SUBMIT:

- One (1) complete and signed application.
- Two (2) hard copy sets of plans that meet the Department of Building Inspection's submittal standards. Please see the [Planning Department's Plan Submittal Guidelines](#) for more information.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more information.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See [Fee Schedule and/or Calculator](#)).

ENTITLEMENTS

HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), submit a Project Application with any required supplemental applications online at sfplanning.org/resource/prj-application, or to submit in person, submit an [Intake Request Form](#) to CPC.Intake@sfgov.org.

WHAT TO SUBMIT:

- One (1) complete and signed PRJ application, or complete online submittal, including the following:
- An electronic copy (online or USB drive) of plans formatted to print at 11" x 17". Please see the [Department's Plan Submittal Guidelines](#) for more information about the required contents of plan submittals.
- A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf.
- Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more information.
- Current or historic photograph(s) of the property.
- All supplemental entitlement applications (e.g., Conditional Use, Variance) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: _____

Block/Lot(s): _____

Property Owner's Information

Name: _____

Address: _____

Email Address: _____

Telephone: _____

Applicant Information

Same as above

Name: _____

Company/Organization: _____

Address: _____

Email Address: _____

Telephone: _____

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: _____ Email: bschlaak@spyglassinvestmentco.com Phone: _____

Please Select Primary Project Contact:

Owner

Applicant

Billing

RELATED APPLICATIONS

Related Building Permit Applications (any active building permits associated with the project)

N/A

Building Permit Application No(s): _____

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No: _____

PPA Letter Date: _____

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any required approvals (e.g. Variance) or changes to the Planning Code or Zoning Maps if applicable.

Project Details:

Change of Use New Construction Demolition Facade Alterations ROW Improvements
Additions Legislative/Zoning Changes Lot Line Adjustment-Subdivision Other _____

Residential: Senior Housing 100% Affordable Student Housing Dwelling Unit Legalization
Inclusionary Housing Required State Density Bonus Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: Rental Units Ownership Units Don't Know

Indicate whether a Preliminary Housing Development Application (SB-330) is or has been submitted: Yes No

Non-Residential: Formula Retail Medical Cannabis Dispensary Tobacco Paraphernalia Establishment
Financial Service Massage Establishment Other: _____

Estimated Construction Cost: _____

PROJECT AND LAND USE TABLES

All fields relevant to the project **must be completed** in order for this application to be accepted.

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

Project Features	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
	Hotel Rooms		
	Number of Building(s)		
	Number of Stories		
	Parking Spaces		
	Loading Spaces		
	Bicycle Spaces		
	Car Share Spaces		
	Roof Area GSF - Total		
	Living Roof GSF		
	Solar Ready Zone GSF		
	Other: _____		


Land Use - Residential	Studio Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
1a. General	Estimated construction duration (months):	N/A		
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc.)	Yes	No	
1c. General	Does the project involve a change of use of 10,000 square feet or greater?	Yes	No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes	No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow	Would the project result in any construction over 40 feet in height?	Yes	No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	Yes	No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes	No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	Yes	No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6a. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	Yes	No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: ● The project involves: ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 500 square feet outside of the existing building footprint. <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
6b. Geology and Soils	Does the project involve a lot split located on a slope equal to or greater than 20 percent?	Yes	No	A categorical exemption cannot be issued. Please contact CPC.EPIntake@sfgov.org , once a Project Application has been submitted.
7. Air Quality 	Would the project add new sensitive receptors (residences, schools, child care facilities, hospitals or senior-care facilities) within an Air Pollutant Exposure Zone?	Yes	No	If yes, submit an Article 38 Compliance application with the Department of Public Health.
8a. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	Yes	No	If yes, submit a Maher Application Form to the Department of Public Health and submit documentation of Maher enrollment with this Project Application. Certain projects may be eligible for a waiver from the Maher program. For more information, refer to the Department of Public Health's Environmental Health Division . <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>
8b. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	Yes	No	If yes, submit documentation of enrollment in the Maher Program (per above), or a Phase I Environmental Site Assessment prepared by a qualified consultant.

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Signature

Name (Printed)

Date

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



CONDITIONAL USE AUTHORIZATION

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding Conditional Use Authorization applications.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, San Francisco, where planners are available to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A CONDITIONAL USE AUTHORIZATION?

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning Commission will “condition” the use by applying operational conditions that may minimize neighborhood concerns as well as other conditions that may be required by the Department and the Planning Code. Conditional Use Authorizations are entitlements that run with the property, not the operator.

WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

For each Zoning District, the Planning Code contains use charts that list types of uses and whether each is permitted as of right (P), conditionally permitted (C), or not permitted (NP or blank). In addition to those particular uses, the Conditional Use Authorization process is utilized for various other applications included but not limited to dwelling unit removal, Planned Unit Developments (PUD's), and for off-street parking in certain Zoning Districts. Please consult a planner at the Planning Information Counter (PIC) for additional information regarding these applications.

Fees

Please refer to the [Planning Department Fee Schedule](#) available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 2765 16th Street

Block/Lot(s): 3572/020A

Action(s) Requested

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

Conversion of a vacant tile warehouse to a retail health services (dialysis clinic) use in excess of 5,000 sf, which requires Conditional Use Authorization under Section 210.3

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

See Attachment A

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Lawrence Badiner

Name (Printed)

July 14, 2020

Date

Planning Representative

415-602-9078

larry@badinerurbanplanning.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



Badiner Urban Planning, Inc.
95 Brady Street
San Francisco, CA 94103
Phone: (415) 865-9985

E-Mail: larry@badinerurbanplanning.com
Web: badinerurbanplanning.com

2765 16th Street Conditional Use Authorization Findings Attachment A

I. PLANNING CODE SECTION 303 CONDITIONAL USE FINDINGS

Introduction

The Project is to convert a largely vacant storage warehouse to a kidney dialysis center, a change of use. There will be minor exterior modifications to convert a roll-up industrial garage door to a storefront system and to eliminate the associated curb cut.

The 20,799 sf site is located on the south side of 16th Street between Folsom and Harrison Streets. Enterprise Street, an alley parallel to 16th Street, dead ends into the western property line. The rear of the property is unbuilt and is a paved parking lot for 9 cars accessed from Enterprise Street.

The site has a frontage of 104' on 16th Street and is 200' deep, with the southern 34' 6" occupied by parking. This existing building is 165'6" deep (all dimensions are approximate).

The existing building is approximately 20,160 sf and is a one-story building with a approximately 3,000 sf mezzanine at the front of the building. This mezzanine will be removed as part of the Project, thus reducing the use size to 17,160. The building was previously occupied for many years as a tile retailer (Dillon Tile, who relocated to Vallejo in 1995), and then as a wholesale storage warehouse for imported home décor, gifts, and other goods (Dynasty Gallery) for the past 25 years. The importer is the owner of the building and has placed the building on the market for sale. The importer has plans to sell the building and close down or substantially reduce and relocate, the operations for some time. Thus, the import company is not being otherwise displaced by the Project.

In medicine, dialysis is the process of removing excess water, solutes, and toxins from the blood in people whose kidneys can no longer perform these functions naturally. Dialysis is used as a temporary measure in either acute kidney injury or in those awaiting kidney transplant and as a permanent measure in those for whom a transplant is not indicated or



not possible. Dialysis treatments typically take 3-4 hours and must be performed 2-4 times a week. There are approximately 11 dialysis centers in San Francisco and all but three are located north of Market, primarily in the northeast part of the City. Of the three dialysis centers located south of Market Street, one is a pediatric center at the UCSF Campus in Mission Bay. Thus, the southern part of the city is underserved by dialysis centers.

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community;
If the proposed use exceeds the Non-Residential Use Size limitations for the district in which the use is located, the following shall be considered:
 - (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-servicing uses in the area; and
 - (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; and
 - (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; and

The existing building was constructed in 1929 but has been evaluated in the Showplace Square/Northeast Mission Historic Resource Survey and has been rated 6Z (Found ineligible for NR, CR or Local designation through survey evaluation). Thus, the building is not a historical resource. The size of the building and use has existing since the original construction. The building size will not change as part of the Project, but the square footage will be reduced by approximately 3,000 sf by the removal of the mezzanine.

The larger size use has existed since 1929 and has not been detrimental to the area, nor foreclosed other neighborhood-serving uses in the area. While larger than the 5,000 sf limit for retail uses in the PDR-1-G Districts, the Planning Code recognizes that medical uses may need to be larger by their very nature and allows for Conditional Use Authorization for these retail uses alone.

The provision of necessary medical services such as a dialysis center is both necessary and



desirable to provide services for the underserved Mission and other areas in the southeastern part of the City. The Mission area in general and the Latinx community in particular have been underserved by health care facilities which are concentrated in the City's northeastern quadrant. The Project will provide a more equitable distribution and service for those in need of dialysis. This use will serve the Mission, South of Market and the entire southeastern portion of the City.

There will be from 36 to 44 stations, to be determined in the final buildout. The number of employees will typically be from 10-15 at any one time

The building was built in 1929 as a five-bay structure and has been altered within the bays and with the addition of tiles to the surface of the 16th Street façade. The alterations include the addition of an industrial roll down garage door and the replacement of the bay infill with modern storefront systems. The Project will replace the vehicular entry with a storefront system in character with the building, but the five-bay articulation will remain, thus respecting the district's building scale.

Thus, the Project is both necessary AND desirable, and compatible with, the neighborhood or the community.

(2) Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

(A) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

As described above, the Project will not be detrimental to, but promote the health, safety, convenience or general welfare of persons residing or working in the vicinity by providing a necessary health service to the neighborhood and area-wide residents. The Project will not change the site's size and shape, and the proposed size, shape and arrangement of structures, which have existed since 1929 and have not been detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.

(B) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading and of proposed alternatives to off-street parking, including provisions of car-share parking



spaces, as defined in Section 166 of this Code;

Almost all of clinic patients will arrive via public transportation, ride-hailing services, private drop-off or medical transport (only a negligible amount drives themselves). The typical service hours are 7:00 a.m. through 5:00 p.m. Monday through Saturday, with a typical patient population at any given time equivalent to one-third to three-quarters of the facility's total count of 36-44 stations. Supplies deliveries and biomedical waste pickups are usually made a few times per week via vans and trucks (we assume these visits will probably be made from 16th Street but could also be made to the rear of the building). The service area is SF in general, but it is expected that most of the patient census will be from the surrounding area.

The Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to accessibility and traffic patterns. The curb cut on 16th Street will be removed, reducing conflict with pedestrians and traffic on 16th Street, including the 22-Fillmore, 33-Stanyan, 55-16th Street, 78-X Arena Express, 79-Van Ness Arena Express Muni Lines.

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

The Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to the safeguards afforded to prevent noxious or offensive emissions.

No materials or activities that result in noxious or offensive emissions, noise, glare, dust, or odors will be used or engaged in within the proposed Project. During construction, the General Contractor for construction of the Project will incorporate necessary measures to ensure this result. Once construction is completed, no loose gravel or dust will be present on the site. The Project will not use reflective or glare-producing materials there will be no unusual sound transmission. All medical waste will be stored and disposed pursuant to CDPH regulations.

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



The Project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to treatment given to landscaping, screening, open spaces, parking and loading areas, service areas, lighting or signs.

The removal of the front curb cut and vehicular entry for loading will be replaced with a loading space in the rear parking lot accessed off of Enterprise Street and provides adequate truck and loading access to the building in conformity with Planning Code Section 152.

The current building fills much of the entire site except the rear portion only accessible off of Enterprise Street, which dead ends into the property. The rear parking lot will contain approximately 9 angled surface parking spaces, similar to its current orientation.

The building is faced in tile, and a former tenant signage "Dillon Tile" will be removed and replaced with matching tile. Final signage has not been determined but will likely be directly illuminated commercial standard "eyebrow" or façade signage facing 16th Street, consistent with the size and scope of the building.

There are three mature street trees along the 16th Street frontage and the Project will add a new street tree where the vehicular entry is removed.

(3) Such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan; and

Section 210.3 of the Planning Code limits the square footage of general retail uses to 2,500 sf per lot in order to protect PDR uses, but specifically allows health service uses up to 5,000 sf per lot as of right, and above 5,000 sf per lot by Conditional Use Authorization.

This existing use is a largely vacant wholesale storage warehouse that has approximately 6 employees. Thus, it was not an employment generator. The Lane Family (present owner/seller of the building, ownership predecessor to Applicant) decided to put the property on the sales market in 2019. Despite broad marketing efforts through a local commercial real estate firm that was retained by the Lane Family, the property received limited interest from the market in general, and almost no interest from standard PDR users. The PDR-1-G controls limit the square footage of most retail in



order to encourage production, distribution and repair activities, but specifically recognizes that health services may require larger area than the typical retail uses and allows such larger uses by Conditional Use Authorization for such uses.

The paving repair and adding of a loading space is not subject to the screening requirements of Planning Code Section 142 (SCREENING AND GREENING OF PARKING AND VEHICULAR USE AREAS), since the parking lot modifications will not “... increase the number of existing parking spaces by either more than 20% or by more than four spaces, whichever is greater...” (Section 142 as modified by Ordinance No. 63-20

The Project will remove the front curb cut and loading door on 16th Street and provide a loading space within the parking lot accessed from Enterprise Street, thus complying with Planning Code Section 152 (SCHEDULE OF REQUIRED OFF-STREET FREIGHT LOADING SPACES IN DISTRICTS OTHER THAN C-3 AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS) which requires one loading space for retail uses from 10,001 to 60,000 occupied sf.

The Project will comply with Planning Code Section 155.2 (BICYCLE PARKING: APPLICABILITY AND REQUIREMENTS FOR SPECIFIC USES) by provided three Class 1 spaces within the building and a bike rack with a minimum of 4 spaces on 16th Street in compliance with the standards below:

Health Service	One Class 1 space for every 5,000 square feet of Occupied Floor Area.	One Class 2 space for every 15,000 square feet of Occupied Floor Area, but no less than four located near each public pedestrian entrance.
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Thus, the Project will comply with applicable provisions of the Planning Code through this Conditional Use application.

The project is in conformity with the General Plan as demonstrated below:

COMMERCE AND INDUSTRY ELEMENT
GOVERNMENT, HEALTH AND EDUCATION SERVICES

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.

The continued, controlled expansion of educational and medical institutions is important to the city in the provision of valuable and needed services to residents and employment opportunities. Medical care and hospitals are important in neighborhoods which would otherwise be relatively isolated from treatment facilities. Evening and adult schools provide possibilities for working individuals to extend their vocational or casual interests. These institutions also provide extensive employment opportunities and training opportunities. Institutional growth is also anticipated to create many new jobs for residents in areas of the city other than downtown.

The expansion needs of institutions often conflict with efforts to preserve and protect the scale and character of residential neighborhoods. Large educational and medical institutions attract people from outside a neighborhood, aggravating traffic and parking problems. Institutional buildings tend to be larger in scale and more intensely used than residential buildings which often surround them. In addition, institutional expansion often requires removal of housing and displacement of residents.

To minimize the disruption caused by institutional expansion, the city should continue its policy of reviewing expansion plans. This review examines the needs of adjacent resident areas for housing, on-street parking and safe, quiet streets as well as the needs of the institution. Educational and medical institutions are required to develop and submit master plans to the city prior to any specific expansion request. Such master plans define long-term and short-range development plans of the institution. The early review of institutional development plans will permit exploration of alternate ways to address the needs of the institution in order to minimize potential conflicts with the residential area.

The provision of a needed health service, a dialysis clinic in a PDR district conveniently located near residential district will expand health services to the under-served Mission District and the southeastern part of the city without impinging on the residential areas.

MISSION AREA PLAN



OBJECTIVE 1.7

RETAIN THE MISSION'S ROLE AS AN IMPORTANT LOCATION FOR PRODUCTION, DISTRIBUTION AND REPAIR (PDR) ACTIVITIES.

It is important for the health and diversity of the city's economy and population that production, distribution and repair (PDR) activities find adequate and competitive space in San Francisco. PDR jobs constitute a significant portion of all jobs in the Mission. These jobs tend to pay above average wages, provide jobs for residents of all education levels, and offer good opportunities for advancement. However, they usually lease business space and are therefore subject to displacement. This is particularly important in the Mission as average household sizes tend to be larger and incomes lower than the rest of the city. Also, half of Mission residents are foreign born with two-thirds coming from Latin America and Mexico. Half of all Mission residents are of Latino heritage. About 45 percent of Mission residents speak Spanish at home. PDR businesses provide accessible jobs to many of these residents.

PDR is also a valuable export industry. PDR businesses that design or manufacture products in San Francisco often do so because of advantages unique to being located in the city. These export industries present an opportunity to grow particular PDR sectors, strengthening and diversifying our local economy. PDR also supports the competitiveness of knowledge industries by providing critical business services that need to be close, timely and often times are highly specialized.

Many PDR businesses form clusters, including arts activities, that are unique to San Francisco and provide services and employment for local residents. Establishing space for PDR activities that is protected from encroachment by other uses responds to existing policy set forth in the city's General Plan, particularly the Commerce and Industry Element, which includes the following pertinent policies:

...

POLICY 1.7.1

In areas designated for PDR, protect the stock of existing buildings used by, or appropriate for, PDR businesses by restricting conversions of industrial buildings to other building types and discouraging the demolition of sound PDR buildings.



While the Project involves the conversion of a building used for a PDR business, none of the alterations proposed will preclude the future use of the building for PDR businesses. The Project involves tenant improvements to the interior of the building that may be reversed in the future. The removal of the front curb cut and vehicular entry may be replaced in the future, and the access from Enterprise Street provides adequate truck and loading access to the building.

OBJECTIVE 7.2

ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS THROUGHOUT THE EASTERN NEIGHBORHOODS

POLICY 7.3

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

The provision of necessary medical services such as a dialysis center is both necessary and desirable to provide services for the underserved Mission and other areas in the southeastern part of the City. The Mission area in general and the Latinx community in particular have been underserved by health care facilities which are concentrated in the City's northeastern quadrant. The Project will provide a more equitable distribution and service for those in need of dialysis. This use will serve the Mission, South of Market and the entire southeastern portion of the City.

TRANSPORTATION ELEMENT

MASS TRANSIT

OBJECTIVE 20

GIVE FIRST PRIORITY TO IMPROVING TRANSIT SERVICE THROUGHOUT THE CITY, PROVIDING A CONVENIENT AND EFFICIENT SYSTEM AS A PREFERABLE ALTERNATIVE TO AUTOMOBILE USE.

POLICY 20.2

Reduce, relocate or prohibit automobile facility features on transit preferential streets, such as driveways and loading docks, to avoid traffic conflicts and automobile congestion.



Limiting curb cuts allows traffic, specifically transit vehicles, to proceed more efficiently. New curb cuts for access to private property should be avoided when possible. In some instances, curb cuts are restricted.

The removal of a curb cut and loading entrance on 16th Street, a transit preferential street, will reduce conflicts with transit on the 22-Fillmore, 33 Stanyan, 55-16th Street, 78-X Arena Express, 79-Van Ness Arena Express Muni Lines.

- (4) Such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District; and

The PDR-1-G District: General is described as follows:

The intention of this District is to retain and encourage existing production, distribution, and repair activities and promote new business formation. Thus, this District prohibits Residential and Office uses, and limits Retail and Institutional uses. Additionally, this District allows for more intensive production, distribution, and repair activities than PDR-1-B and PDR-1-D but less intensive than PDR-2. Generally, all other uses are permitted. In considering any new land use not contemplated in this District, the Zoning Administrator shall take into account the intent of this District as expressed in this Section and in the General Plan.

This existing PDR use is a largely vacant wholesale storage warehouse that had approximately 6 employees. Thus, it was not an employment generator. While the purpose of the PDR-1-G District is to promote PDR uses, the purposes also recognize that Health Services uses are important and make special provision for them in the controls. The PDR-1-G controls limit the square footage of most retail uses in order to encourage production, distribution and repair activities, but specifically recognizes that Health Services may require larger area than the typical retail uses and allows such larger uses by Conditional Use Authorization for such uses.

Thus, the Project will comply with purposes of the PDR-1-G District.

- (5) The use or feature satisfies any criteria specific to the use or feature in Subsections (g), et seq. of this Section.

Subsections (g) – (z) are not applicable to the Project.



COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM (CB3P)

Checklist for Eligibility

The Community Business Priority Processing Program (“CB3P”) was adopted by the San Francisco Planning Commission on February 12, 2015 under Resolution Number 19323. The CB3P streamlines the Conditional Use process for certain small and mid-sized businesses applications. It is the successor program to the Planning Commission’s Small Business Priority Processing Pilot Program (“SB4P”).

Projects that qualify for, and enroll in, the CB3P are guaranteed (1) a hearing date within 90 days of filing a complete application and (2) placement on the Planning Commission’s consent calendar. The analysis of CB3P-projects is documented through a two-page Project Summary and Motion (“PS&M”) rather than the lengthier Executive Summary and Draft Motion documents prepared in connection with conventional applications.

WHAT TO SUBMIT:

1. One (1) complete checklist (available on the next page) documenting eligibility for participation.

After receiving status of the submitted CB3P Checklist, please follow the submittal instructions in the Conditional Use Authorization Application and Instruction Packet.

HOW TO SUBMIT:

Please send an email request along with the intake appointment request form and the CB3P Checklist for Eligibility to: CPC.Intake@sfgov.org. Intake request forms are available here: <https://sfplanning.org/resource/application-intake-appointment-request>.

For questions, you can stop by, call, or email the Planning Information Center (PIC), where planners are available to assist you.

Location: 1660 Mission Street
San Francisco, CA 94103-2479
Phone: (415) 558-6377
Email: pic@sfgov.org

THE PRE-APPLICATION PROCESS:

The following types of projects require a Pre-Application Meeting Notification. Please be aware that a Pre-Application meeting is also required prior to filing any Planning entitlement application (i.e. Conditional Use Authorization, Variance) for:

- Projects subject to 311 Notification;
- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- Community Business Priority Processing (CB3P); and
- Projects in PDR-I-G Districts subject to Section 313.

Please refer to the Pre-Application Meeting Instruction Packet for further detail or contact planning staff with questions.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415-575-9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415-575-9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415-575-9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



CB3P CHECKLIST FOR ELIGIBILITY

Property Information

Project Address: 2675 16th Street

Record Number and/or Building Permit Number:

Name of Business (if known):

Project Description

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

Applicant is seeking a Conditional Use Authorization under the CB3P program for use of the entire existing building (20,160 square foot wholesale storage building) for a retail Health Services clinic use (dialysis clinic). The exterior of the building would remain largely intact, with minor modifications to the entry area to replace the roll up door with a storefront system and remove a 3,000 sf interior mezzanine. The creation of 17,160 sf of Health Service space for a dialysis clinic requires Conditional Use Authorization to exceed 5,000 sf of retail in a PDR-1-G District.

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

Confirm Compliance with Each Criterion by Checking the Boxes Below		
<input checked="" type="checkbox"/>	Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting.
<input checked="" type="checkbox"/>	Formula Retail	The application does not seek to establish a new Formula Retail use, accepting one with fewer than 20 other establishments
<input checked="" type="checkbox"/>	Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
<input checked="" type="checkbox"/>	Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
<input checked="" type="checkbox"/>	Loss of Dwellings	The application does not seek to remove any dwelling units.
<input checked="" type="checkbox"/>	Alcohol Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
<input checked="" type="checkbox"/>	Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
<input checked="" type="checkbox"/>	Nature of Use	<p>The application involves only non-residential uses and does not seek to establish or expand any of the following:</p> <ul style="list-style-type: none"> • Massage Establishment • Tobacco Paraphernalia Establishment • Adult Entertainment Establishment • Cannabis Uses • Fringe Financial Service • Drive-up Facility • Wireless Telecommunications Site ("WTS") • Outdoor Activity Area • Bar • Nighttime Entertainment/Place of Entertainment (e.g. nightclubs, music venues) • Off-Street parking in excess of that allowed on an as-of-right basis • Office closed to the public located on the ground story

APPLICANT'S DECLARATION

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

Under penalty of perjury the following declarations are made:

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



Signature

Name (Printed)

July 14, 2020

415-865-9985

Lawrence Badiner

Date

Phone Number

Email Address

For Department Use Only

Check One:

ENROLLED

By:  Elizabeth Watty
Deputy Director of Current Planning

Date: 7/27/20

NOT ENROLLED
STATE REASON: _____

By: _____

Date: _____