



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Motion No. 18975

HEARING DATE: SEPTEMBER 26, 2013

Date: September 26, 2013
Case No.: **2013.0641C**
Project Address: **199 West Portal Avenue**
Zoning: West Portal Neighborhood Commercial District
26-X Height and Bulk District
Block/Lot: 2989B/025
Project Sponsor: Kurt Kunzel
Golden Gate Urgent Care
2395 Lombard Street
San Francisco, CA 94123
Staff Contact: Casey Noel – (415) 575-9125
casey.noel@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 and 729.51 OF THE PLANNING CODE TO ALLOW A MEDICAL SERVICE USE (D.B.A. GOLDEN GATE URGENT CARE) WITHIN THE WEST PORTAL AVENUE NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) AND A 26-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 20, 2013 Dr. Kurt Kunzel (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 729.51 to allow a medical service use (d.b.a. Golden Gate Urgent Care) within the West Portal Avenue NCD (Neighborhood Commercial District) and a 26-X Height and Bulk District.

On September 26, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0641C.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.0641C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the southeast side of West Portal Avenue, between 14th Avenue and Vicente Street, Block 2989B, Lot 025. The subject property is located within the West Portal Avenue Neighborhood Commercial District ("NCD") and the 26-X Height and Bulk District. The property is a developed three-story residential over commercial building. The tenant space at 199 West Portal Avenue is currently vacant, but was previously occupied by an antique store known as "The City Antiques."
3. **Surrounding Properties and Neighborhood.** The project site is located on West Portal Avenue between 14th Avenue and Vicente Street, within the West Portal Avenue NCD. West Portal Avenue NCD encompasses a merchant corridor that runs three blocks along both sides of West Portal Avenue from Ulloa Street to 15th Street, and extends one block east along Ulloa Street from the Twin Peaks tunnel/West Portal MUNI station entrance to Claremont Boulevard. The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the West Portal Avenue NCD, including restaurants, medical and dentistry offices, small-scale groceries, apparel stores and jewelry boutiques, and some large-scale financial institutions. Buildings in the vicinity typically range from one to three stories in height. Upper floors of buildings are generally occupied by offices or residential units.
4. **Project Description.** The applicant proposes to establish a medical service use, known as "Golden Gate Urgent Care," to replace an existing groundfloor retail use at 199 West Portal Avenue, pursuant to Planning Code Sections 303 and 729.51. Golden Gate Urgent Care ("GGUC") is a small, physician-owned business (unaffiliated with any hospital) with one existing urgent care retail clinic at 2395 Lombard Street. GGUC seeks to help patients with medical issues that require immediate care but which are not of a magnitude requiring an emergency room visit. The clinic's anticipated hours of operation are 8 am to 8 pm Monday through Friday and 9 am to 4 pm Saturday and Sunday. The project includes interior tenant improvements and minor

alterations to the existing storefront. The existing tenant space measures approximately 2,865 square feet, and the size would not change as part of the project or exceed the use size limitations.

Per the Conditional Use application, Golden Gate Urgent Care seeks to help patients with medical issues that require immediate care but which are not of a magnitude requiring an emergency room visit. The result is a relatively low-cost and prompt medical service for the patient, and a relief valve to the much higher cost and overburdened emergency rooms in the City. The West Portal neighborhood was selected as prime candidate for a GGUC retail clinic because of a lack of similar facilities in this part of the City, the proximity to public transit and a demographic with demonstrable need for this service.

5. **Public Comment.** The Department has received communications in support of the project from the Greater West Portal Neighborhood Association and the West Portal Merchants Association. The Department has not received any communications in opposition to the proposal.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Hours of Operation.** Planning Code Section 710.27 states that a Conditional Use Authorization is required for maintaining hours of operation from 11p.m. to 2 a.m, as defined by Planning Code Section 790.48.

The proposed hours of operation for GGUC are 8 am to 8 pm Monday through Friday and 9 am to 4 pm Saturday and Sunday; therefore, the applicant does not require a Conditional Use Authorization for Hours of Operation.

- B. **Parking.** Planning Section 151 of the Planning Code requires off-street parking for every 200 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

The Subject Property contains approximately 2,865 square-feet of occupied floor area and thus does not require any off-street parking.

- C. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind

ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 34'-7" of frontage on West Portal Avenue with approximately 30' devoted to either the medical clinic entrance or window space. There are no changes proposed to the commercial frontage.

- D. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department

Any proposed signage shall be subject to the review of the Planning Department and required to meet all provisions set forth in Article 6 of the Planning Code pending the approval of this application.

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

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

The size of the proposed use is in keeping with other storefronts on the block face. The size of the proposed use is in keeping with other storefronts on the block face. The proposed medical facility will provide much needed services for its patients residing in the West Portal Avenue District. Users of the clinic will be predominantly neighborhood residents, and the clinic will therefore provide a package of services that is necessary and desirable for the neighborhood and for the community.

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

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope. The new facility will be compatible with the nearby commercial, residential, and retail uses, and will not significantly alter the neighborhood character or context. The proposed project will provide neighborhood-serving health and wellness services.

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

The Planning Code does not require parking or loading for a 2,865 square-foot use. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The Project area is well-served by MUNI. The Property is less than one block from the West Portal MUNI station, providing easy access to the KT, L, and M Muni lightrail lines, and the 17, 48, 91, K-OWL, L-OWL, and M-OWL bus lines.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

During the construction phase of the tenant improvements, some noise will be generated. The proposed project, like all projects, is subject to the City's Noise Ordinance as outlined in the Police Code. Construction will be limited to Monday through Saturday between the hours of 7:00AM and 6:00PM, and from 8:00AM to 5:00PM on Sundays. Upon completion of the proposed tenant improvement work, the proposed project will not generate any offensive odors, noxious fumes, glare, noise, or dust..

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

The proposed clinic does not require any additional tenant improvements the Department shall review all lighting and signs proposed for the new business in accordance with Condition 7 of Exhibit A.

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

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

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

The proposed project is consistent with the stated purposes of NC Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

The proposed development will provide desirable goods and health services to the neighborhood and will provide resident employment opportunities to those in the community. The proposed project will occupy a vacant space and does not propose a physical expansion, thus minimizing negative consequences to the surrounding neighborhood character. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will retain an existing commercial activity and will enhance the diverse economic base of the City.

OBJECTIVE 6:

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

Policy 6.1:

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

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

Policy 6.2:

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

OBJECTIVE 7:

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

Policy 7.3:

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

The affordable and accessible urgent care that GGUC seeks to provide benefits not only the West Portal, west of Twin Peaks and Sunset neighborhoods but the City's overwrought emergency rooms. It is a small-scale venture that operates in a retail/personal services envelope consistent with the nature and size of existing uses on West Portal Avenue. It is not affiliated with any hospital and will not disrupt residential areas in any way. While the West Portal and immediately surrounding neighborhoods are moderately well served by small, traditional medical offices, these areas (and many like them throughout the City) are without urgent care centers outside of hospital emergency rooms.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposed new use for the subject building as a neighborhood-serving health clinic will neither displace any existing business nor detract from the existing character of the neighborhood corridor. The proposed new use will preserve and enhance existing neighborhood-serving retail uses by providing a new, compatible service to local residents and by increasing foot traffic in the area. The proposed alterations are within the existing building footprint.

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

The existing units in the surrounding neighborhood would not be adversely affected. The neighborhood is diverse in uses, scale, and architectural styles. The proposed new health clinic will enhance the neighborhood by generating needed community services, and will have a positive impact on the cultural and economic diversity of the district by serving local residents

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

No housing is removed for this Project. The proposed project will not impact existing or future affordable housing projects.

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

The site is on West Portal Avenue and is well served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking. West Portal Avenue has access to the West Portal MUNI station (KT, L, and M Muni lightrail lines) and MUNI bus lines (17, 48, 91, K-OWL, L-OWL, and M-OWL).

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

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.0641C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 16, 2013, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 18975. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 26, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES: Commissioners Sugaya, Fong, Antonini, Borden, Moore, and Wu

NAYES: None

ABSENT: Commissioner Hillis

ADOPTED: September 26, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a medical services use (d.b.a. **Golden Gate Urgent Care**) located at 199 West Portal Avenue, Block 2989B and Lot 025 pursuant to Planning Code Section(s) **303 and 729.51** within the **West Portal Avenue Neighborhood Commercial** District and a **26-X** Height and Bulk District; in general conformance with plans, dated **April 16, 2013**, and stamped "EXHIBIT B" included in the docket for Case No. **2013.0641C** and subject to conditions of approval reviewed and approved by the Commission on **September 26, 2013** under Motion No. **18975**. 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 **September 26, 2013** under Motion No. **18975**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **18975** 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

DESIGN

2. **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 architectural addenda. 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.

MONITORING

3. **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.
4. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

OPERATION

5. **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/>