



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Motion No. 19079

SMALL BUSINESS PRIORITY PROCESSING PILOT PROGRAM

HEARING DATE: FEBRUARY 13, 2014

Date Prepared: February 6, 2014
Case No.: **2013.1817C**
Project Address: **1410 OCEAN AVENUE**
Zoning: Ocean Avenue NCT (Neighborhood Commercial Transit)
45-X Height and Bulk District
Block/Lot: 3197/007
Project Sponsor: Raymond Yu
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San Mateo, CA 94401
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PROJECT DESCRIPTION

The project would convert 2,000 square feet of ground and mezzanine level vacant retail storefront space into a district-serving canine day care facility (d.b.a. iPlayBow). The project has qualified for review under the Planning Commission's Small Business Priority Processing Pilot Program ("SB4P").

REQUIRED COMMISSION ACTION

A Zoning Administrator Interpretation of Planning Code Section 312 from January 2007 states that a pet day care facility that cares for more than 12 dogs at once, in a facility no more than 5,000 square feet, is to be regulated as if it were an Animal Hospital. The proposed facility would care for 25-45 dogs in a day. In the Ocean Avenue NCT Zoning District, Planning Code Section 737.62 requires that Animal Hospitals obtain Conditional Use Authorization. Pursuant to Planning Code Section 737.40, other retail sales and services such as dog grooming and dog-goods retail that are planned as incidental services and uses, are permitted at 1st and 2nd stories.

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 SB4P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application**

No. 2013.1817C subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated January 2, 2013, and stamped "EXHIBIT B."

SB4P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor's application	X			
SB4P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(p) findings for Eating and Drinking Uses			N/A	
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			N/A	
<small>list specific §§</small>				
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			

Additional Information	
Notification Period	01/23/14 – 02/13/14 (22 days)
Number and nature of public comments received	One comment in objection to dogs in the area; two comments supporting the business use, from a resident and from the Ocean Avenue Association (Community Benefits District)
Number of days between filing and hearing	60 days

Generalized Basis for Approval (max. one paragraph)
Pursuant to Section 303 and 737.62, the project must obtain conditional use authorization in order to proceed. The district-serving canine day care facility (d.b.a. iPlayBow) proposes to care for 25-45 dogs in a 2,000 square foot facility. The proposed project meets eligibility requirements of SB4P, meets all applicable requirements of the Planning Code and is consistent with the General Plan. Some interior alterations and minor storefront alterations are proposed. The proposal is compatible with the neighborhood and necessary and desirable.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 13, 2014.

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

NAYES: None

ABSENT: None

ADOPTED: February 13, 2014

Jonas P. Ionin
Planning 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.