



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: AUGUST 4, 2011

*Date:* July 28, 2011  
*Case No.:* **2011.0253 C**  
*Project Address:* **555 MINNA STREET**  
*Zoning:* RED (Residential Enclave District) District  
45-X Height and Bulk District  
*Block/Lot:* 3726/092  
*Project Sponsor:* Gonzalo Castro  
1340 Clayton Street  
San Francisco, CA 94114  
*Staff Contact:* Diego R Sánchez – (415) 575-9082  
[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project proposes to demolish the existing vacant commercial building and erect in its place a one-story adjunct structure to the existing South of Market Health Center at 551 Minna Street. This adjunct structure would house counseling services, administrative space and the reception for both the proposed counseling service and the existing South of Market Health Center. The new structure would provide a rear courtyard area of 325 square feet and would serve as the entrance to both the existing South of Market Health Center and the proposed adjunct structure.

### SITE DESCRIPTION AND PRESENT USE

The Project is located on the south side of Minna Street, between Russ and 7th Streets, within the South of Market Neighborhood. The subject lot, 25 feet wide and 75 feet deep, is currently improved with a two story vacant building, last used as storage. The existing vacant building, covering the entire lot, is in a state of disrepair.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding properties are generally residential but a number of non-residential uses do exist. The prevailing height is 2 stories but there are instances of four-story residential buildings. To the north of the project is a four-story multifamily building; to the east is a childcare center; to the west are two and three story residential buildings; and to the south are two and three story residential buildings. The surrounding properties are located within the MUG (Mixed Use General), RED (Residential Enclave District) and the SOMA Neighborhood Commercial Transit Districts.

## ENVIRONMENTAL REVIEW

On July 27, 2011 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 and 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 8, 2011	July 8, 2011	20 days
Posted Notice	20 days	July 8, 2011	July 8, 2011	20 days
Mailed Notice	20 days	July 8, 2011	July 8, 2011	20 days

The proposal requires a Section 312 neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

## PUBLIC COMMENT

- To date, the Department has not received any public comment regarding the proposed Project..

## ISSUES AND OTHER CONSIDERATIONS

- The proposal is not an expansion of the medical services currently provided by the South of Market Health Center. No medical services will be provided in the new structure. The proposal will provide adjunct counseling services to the menu of services that the South of Market Health Center currently provides.
- The South of Market Health Center has provided comprehensive high quality healthcare to underserved individuals and families in the South of Market our community for over 30 years.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow the establishment of a social service use (d.b.a. South of Market Health Center) within the RED (Residential Enclave District) district, pursuant to Planning Code Section 813.21.

## BASIS FOR RECOMMENDATION

- The Project is in conformity with the intentions of the RED district in that it is a low-scale, light intensity use that provides a necessary amenity to the neighborhood.
- The Project does not displace an existing use as the current building has been vacant for many years and has lost all rights with respect to the continuation of a non-conforming use.

- The Project will support the continued operation of a long standing service provider that has served the South of Market community for over 30 years.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for, and compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

Block Book Map  
Sanborn Map  
Zoning Map  
Context Images  
Aerial Photographs  
Existing and Proposed Plans

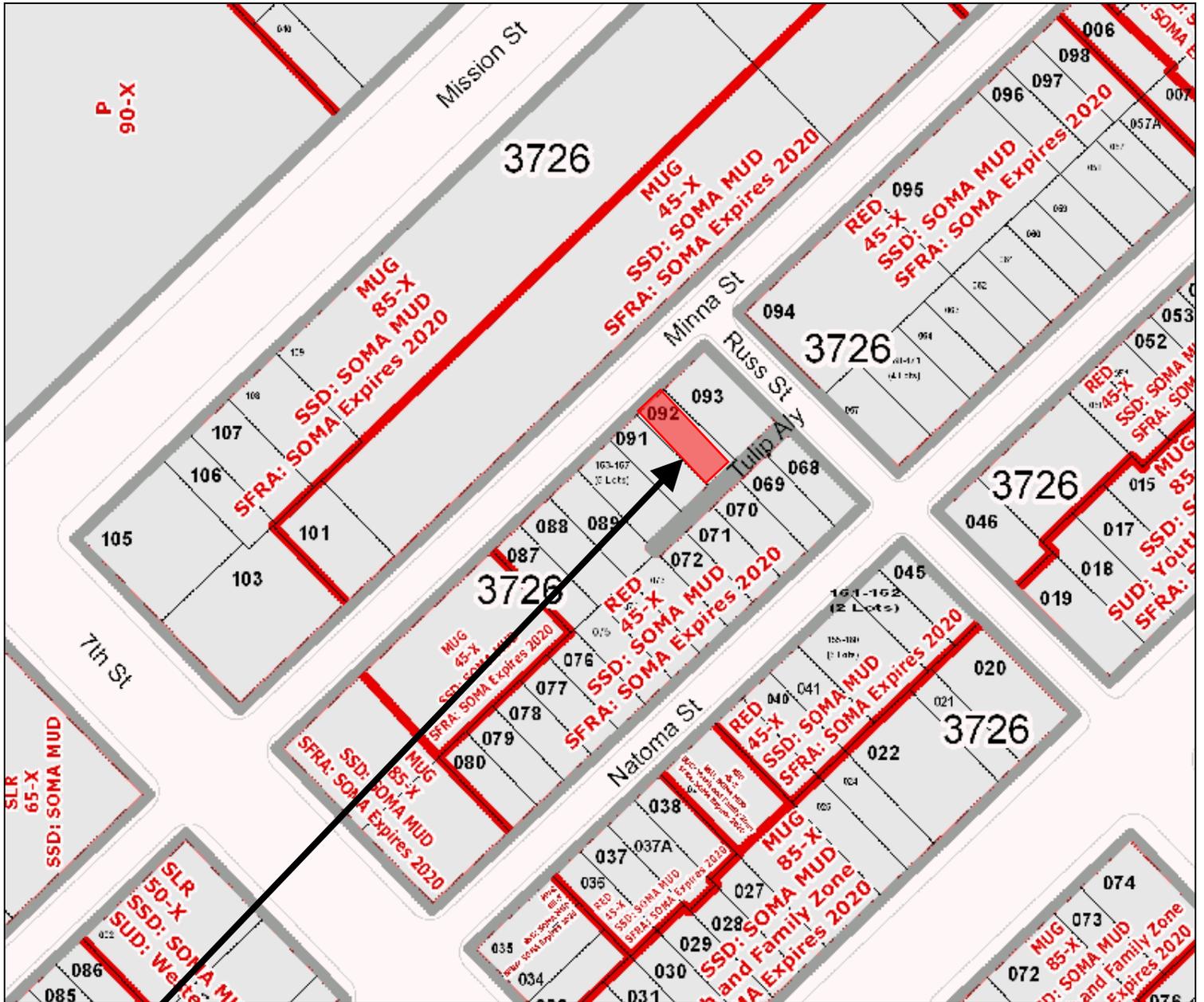
Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal                                 |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>  |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>   |
| <input type="checkbox"/> Height & Bulk Map              | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Parcel Map          | <input type="checkbox"/> Health Dept. review of RF levels                                     |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/> RF Report  |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> Community Meeting Notice   |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos         |   |

Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_  
Planner's Initials

# Parcel Map

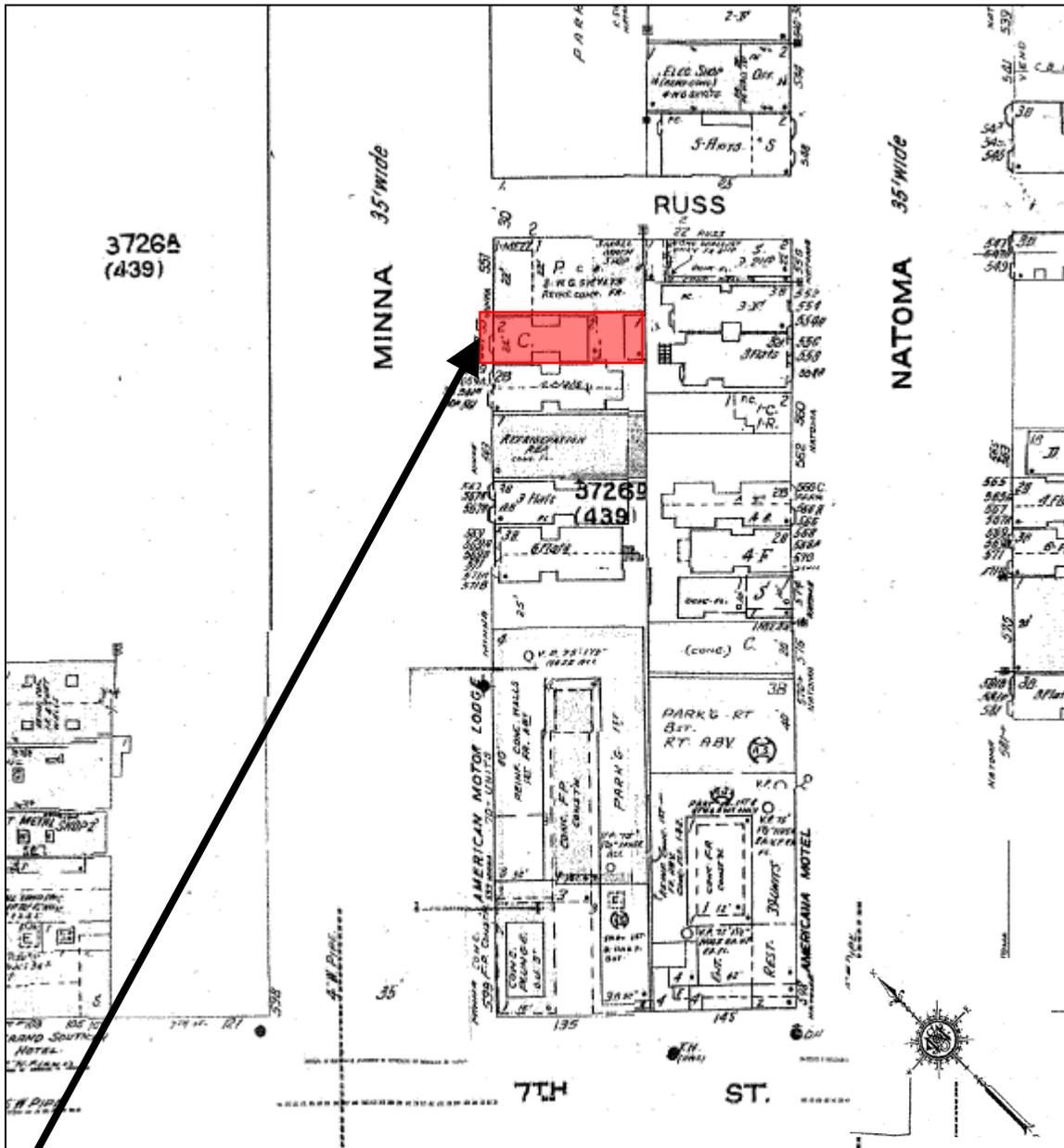


**SUBJECT PROPERTY**



Conditional Use authorization  
Case Number 2011.0253C  
Social Service Use – Counseling Services  
555 Minna Street

# Sanborn Map\*



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

**SUBJECT PROPERTY**

Conditional Use authorization  
Case Number 2011.0253C  
Social Service Use – Counseling Services  
555 Minna Street

# Aerial Photo

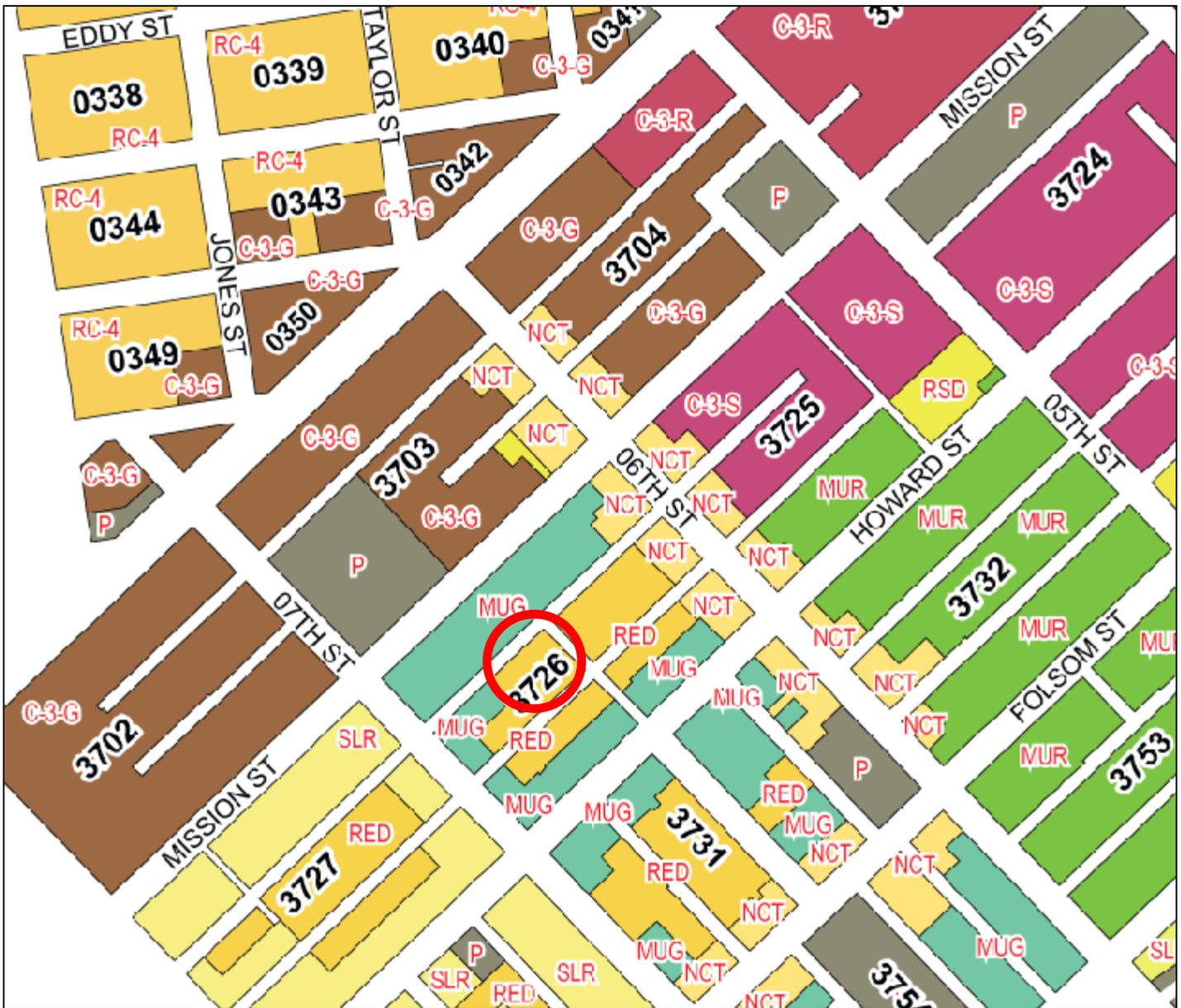


SUBJECT PROPERTY



Conditional Use authorization  
Case Number 2011.0253C  
Social Service Use – Counseling Services  
555 Minna Street

# Zoning Map

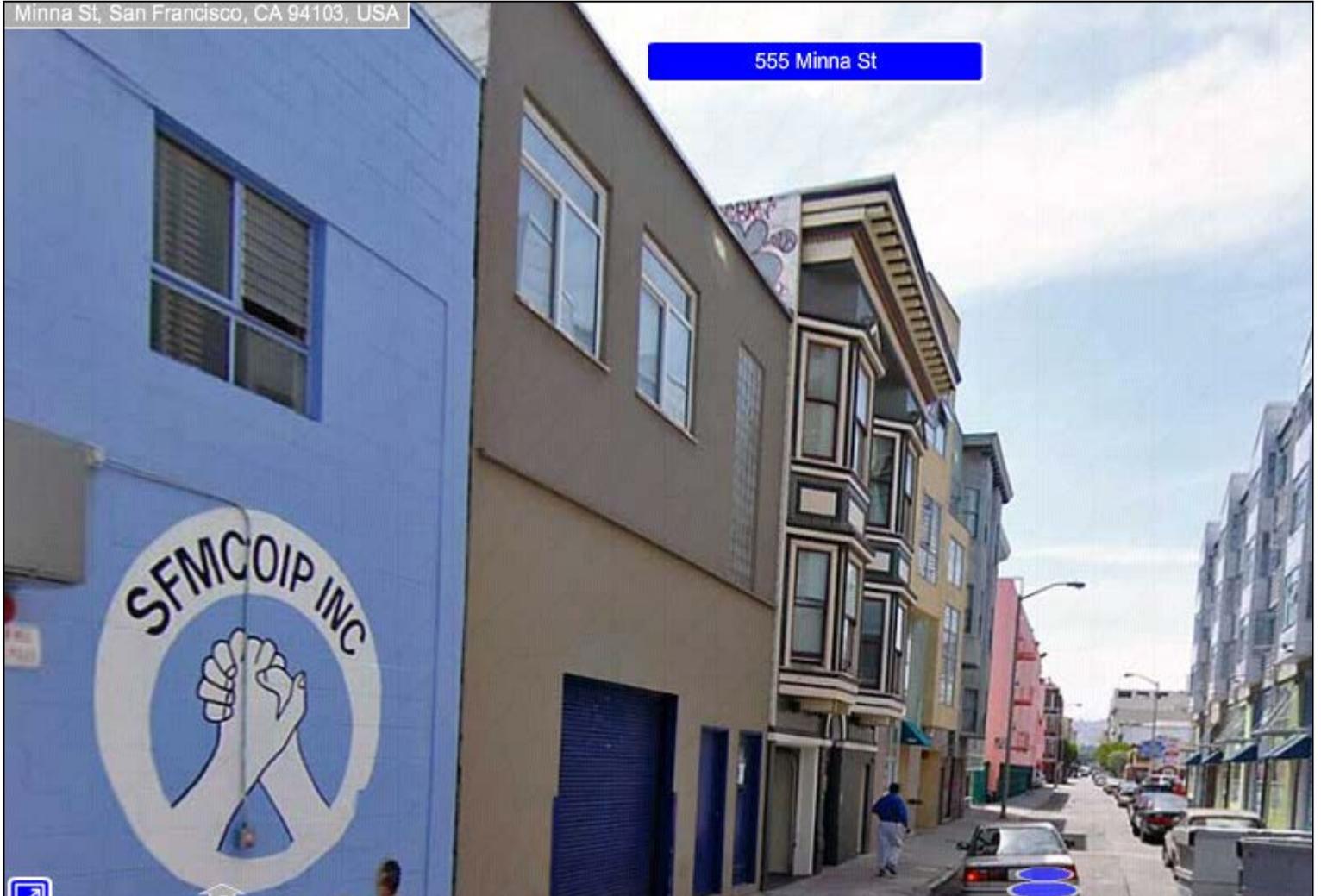


Conditional Use authorization  
Case Number 2011.0253C  
Social Service Use – Counseling Services  
555 Minna Street

# Site Photo

Minna St, San Francisco, CA 94103, USA

555 Minna St



Conditional Use authorization  
Case Number 2011.0253C  
Social Service Use – Counseling Services  
555 Minna Street



# SAN FRANCISCO PLANNING DEPARTMENT

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Subject to: (Select only if applicable)

- |  |  |
|--|--|
| <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 Draft Motion

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[diego.sanchez@sfgov.org](mailto:diego.sanchez@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 813.21 OF THE PLANNING CODE TO ALLOW A SOCIAL SERVICE USE (D.B.A. SOUTH OF MARKET HEALTH CENTER) WITHIN THE RED (RESIDENTIAL ENCLAVE DISTRICT) DISTRICT AND A 45-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On March 17, 2011 Gonzalo Castro (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section 813.21 and 303 of the Planning Code to allow a social service use (d.b.a. South of market Health Center) within the RED (Residential Enclave District) District and a 45-X Height and Bulk District.

On August 4, 2011, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0253C.

On July 27, 2011 the Project was determined to be exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 and 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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. 2011.0253C, 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 south side of Minna Street, between Russ and 7<sup>th</sup> Streets, within the South of Market Neighborhood. The subject lot, 25 feet wide and 75 feet deep, is currently improved with a two story vacant building, last used as storage. The existing vacant building, covering the entire lot, is in a state of disrepair.
3. **Surrounding Properties and Neighborhood.** The surrounding properties are generally residential but a number of non-residential uses do exist. The prevailing height is 2 stories but there are instances of four-story residential buildings. To the north of the project is a four-story multifamily building; to the east is a childcare center; to the west are two and three story residential buildings; and to the south are two and three story residential buildings. The surrounding properties are located within the MUG (Mixed Use General), RED (Residential Enclave District) and the SOMA Neighborhood Commercial Transit Districts.
4. **Project Description.** The Project proposes to demolish the existing vacant commercial building and erect in its place a one-story adjunct structure to the existing South of Market Health Center at 551 Minna Street. This adjunct structure would house counseling services, administrative space and the reception for both the proposed counseling service and the existing South of Market Health Center. The new structure would provide a rear courtyard area of 325 square feet and would serve as the entrance to both the existing South of Market Health Center and the proposed adjunct structure.
5. **Public Comment.** The Department has not received any input from the public regarding the proposed Project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Rear Yard.** Planning Code Section 134 requires lots in the RED to provide a rear yard equal to 25% of lot depth, but in no case less than 15 feet, at the lowest story containing a dwelling unit and at each succeeding level or story of the building.

*The Project does not propose a dwelling unit and therefore is not required to provide a rear yard of 25% of lot depth. However, the Project is voluntarily providing a rear yard of 17% of lot depth.*

- B. **Non-residential Usable Open Space.** Planning Code Section 135.3 requires a minimum of 1 square foot of usable open space per 250 square feet of occupied floor area for social service uses in the RED District.

*The Project is required to provide approximately 5 square feet of usable open space and is proposing 325 square feet of usable open space at the rear of the lot.*

- C. **Off-street Parking.** Planning Code Section 151 requires one off-street parking space for each 300 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

*The occupied floor area of the proposed new structure is less than 5,000 square feet and therefore does not require off-street parking. The Project is not providing off-street parking.*

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 proposal will be an adjunct use to the existing South of Market Health Center, an agency that has providing services to the South of Market Neighborhood in excess of 35 years. The size and intensity of the use is both necessary and desirable and is compatible with the character of the area, an area whose non-residential uses are of a low intensity and within one and two-story buildings.*

- 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 proposed new structure is smaller than the existing vacant building as the new structure will provide a rear yard. This size is consistent with the overall character of the area where the majority of non-residential uses are within one- and two-story buildings.*

- 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 an approximately 1,200 square-foot social service 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.*

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

*Given the nature of the use, counseling services, it is not anticipated that there will be noxious or offensive emissions such as noise, glare, dust and odor.*

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

*The proposed new structure will adequately landscape the proposed front and rear yards.*

- 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.*

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

## **URBAN DESIGN**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

#### **Policy 1.3:**

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts

*The proposed new structure will be one-story, which is common for non-residential uses in the area. This proposed height follows the prevailing pattern and complements the overall character of the district.*

**OBJECTIVE 3:**

MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

**Policy 3.2:**

Avoid extreme contrasts in color, shape and other characteristics which will cause new buildings to stand out in excess of their public importance

**Policy 3.6:**

Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

*The proposal is modest in size and while of contemporary design, it does not create an extreme contrast when compared to the adjacent buildings. The bulk of the proposed new structure is less than that of the existing vacant building and relates well with the prevailing scale of development in the area.*

**COMMUNITY FACILITIES**

**Objectives and Policies**

**OBJECTIVE 3:**

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

**Policy 3.1:**

Provide neighborhood centers in areas lacking adequate community facilities.

**Policy 3.3:**

Develop centers to serve an identifiable neighborhood.

**Policy 3.4:**

Locate neighborhood centers so they are easily accessible and near the natural center of activity.

**Policy 3.5:**

Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

*The proposed new structure will provide adjunct services to the existing South of Market Health Center, a non-profit agency that has served the South of Market neighborhood with services for over three decades. The proposed new structure is within walking distance of the 6th Street corridor, an area that is home to a number of individuals in need of social services, including counseling. As an adjunct building to the*

*existing South of Market Health Center, the proposal adds counseling services to the menu of services already provided at the South of Market Health Center.*

## EAST SOMA AREA PLAN

### Objectives and Policies

#### **OBJECTIVE 3.1:**

PROMOTE AN URBAN FORM THAT REINFORCES EAST SOMA'S DISTINCTIVE PLACE IN THE CITY'S LARGER FORM AND STRENGTHENS ITS PHYSICAL FABRIC AND CHARACTER

#### **Policy 3.1.3:**

Relate the prevailing heights of buildings to street and alley width throughout the plan area

#### **Policy 3.1.6:**

New buildings should epitomize the best in contemporary architecture, but should do so with full awareness of, and respect for, the height, mass, articulation and materials of the best of the older buildings that surrounds them.

*The proposed new structure will be one-story, which is common for non-residential uses in the area. This proposed height follows the prevailing pattern, respects the 35 foot width of Minna Street and complements the overall character of the district. The contemporary design of the building respects the existing height and mass of the structures in the area, including the older buildings that surround the subject site.*

#### **OBJECTIVE 7.1:**

ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS THROUGHOUT THE EASTERN NEIGHBORHOODS

#### **Policy 7.2.1:**

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

*The Project proposes to augment the existing South of Market Health Center with an adjunct structure that will provide counseling services. This addition will aid in the operation of the South of Market Health Center, a center that serves the low-income and immigrant communities within the South of Market neighborhood.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project 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 proposal will not affect the existing neighborhood-serving retail as the proposal is a social service use.*

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

*The proposed new structure will conserve the existing neighborhood character as the height is one-story, as are many other non-residential uses in the area.*

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

*No housing is removed for this Project.*

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

*The site is served by multiple public transit lines and it is anticipated that the users of the site will commute either by public transit or by walking.*

- 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 as the existing building has been vacant for many years.*

- 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. 2011.0253C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 30, 2011, 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. XXXXX. 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 August 04, 2011.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 04, 2011

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a social service use (d.b.a. South of Market Health Center) located at 555 Minna Street, Lot 092 in Assessor's Block 3726 pursuant to Planning Code Section(s) **813.21 and 303** within the **RED** District and a **45-X** Height and Bulk District; in general conformance with plans, dated **June 30, 2011**, and stamped "EXHIBIT B" included in the docket for Case No. **2011.0253C** and subject to conditions of approval reviewed and approved by the Commission on **August 4, 2011** 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 **August 4, 2011** 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 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](http://www.sf-planning.org)*

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

### DESIGN

3. **Street Trees.** Pursuant to Planning Code Section 138.1 (formerly 143), the Project Sponsor shall submit a site plan to the Planning Department prior to Planning approval of the building permit application indicating that street trees, at a ratio of one street tree of an approved species for every 20 feet of street frontage along public or private streets bounding the Project, with any remaining fraction of 10 feet or more of frontage requiring an extra tree, shall be provided. The street trees shall be evenly spaced along the street frontage except where proposed driveways or other street obstructions do not permit. The exact location, size and species of tree shall be as approved by the Department of Public Works (DPW). In any case in which DPW cannot grant approval for installation of a tree in the public right-of-way, on the basis of inadequate sidewalk width, interference with utilities or other reasons regarding the public welfare, and where installation of such tree on the lot itself is also impractical, the requirements of this Section 428 may be modified or waived by the Zoning Administrator to the extent necessary.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING

4. **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](http://www.sf-planning.org)*
5. **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](http://www.sf-planning.org)*

## OPERATION

6. **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/>*
7. **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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



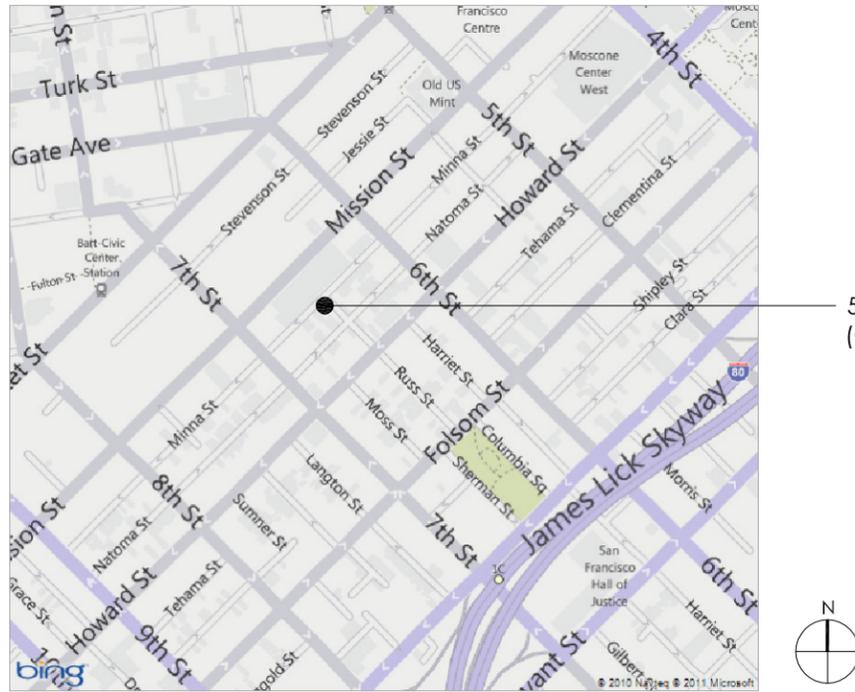
**LOPREST BUILDING**

551-555 MINNA ST  
SAN FRANCISCO CA 94103

PAULETT TAGGART ARCHITECTS

07.25.2011

# VICINITY MAP



551/555 MINNA STREET  
(@RUSS STREET)



# PLOT MAP (PROPOSED)



555 MINNA ST

551 MINNA ST



# PROJECT DATA:

## PLANNING DEPARTMENT NOTES

**PROJECT DESCRIPTION:** 551 MINNA STREET: REMODEL AND RETROFIT EXISTING 2-STORY CLINIC  
555 MINNA STREET: DEMOLITION OF 2-STORY BUILDING AND NEW CONSTRUCTION OF 1-STORY BUILDING

**PROJECT/LEGAL ADDRESS:** 551 MINNA STREET: Block 3726, LOT 093  
555 MINNA STREET: Block 3726, LOT 092

**ZONING DISTRICT:** RED (RES. ENCLAVE DISTRICT)  
**SPECIAL USE DISTRICT:** SOUTH OF MARKET EARTHQUAKE RECOVERY AREA (SFRA)

**CURRENT USE:** 551 MINNA STREET: CLINIC-MEDICAL-DENTAL  
555 MINNA STREET: OFFICE-OFFICE

**LOT SIZE:** 551 MINNA STREET: 41' X 75' = 3,075 S.F.  
555 MINNA STREET: 25' X 75' = 1,875 S.F.

**EASEMENTS:** None

**HEIGHT/BULK:** 45-X, NO BULK (551 MINNA EXISTING: +/- 23'-4")  
**MAX. DENSITY:** NONRESIDENTIAL DENSITY FAR 1.0 to 1 (TABLE 124)  
**USABLE OPEN SPACE:** NONE EXISTING; REAR COURTYARD PROPOSED  
**PARKING:** 551 MINNA STREET: (0) EXISTING, (0) PROPOSED  
555 MINNA STREET: (1) EXISTING, (0) PROPOSED (PARKING VARIANCE UNDER REVIEW)

## BUILDING DEPARTMENT NOTES

OCCUPANCY GROUP:	B			
	551 MINNA		555 MINNA	
ALLOWABLE NUMBER OF STORIES:	2		2	
PROPOSED STORIES:	2		1	
MAXIMUM ALLOWABLE AREA PER FLOOR:	9,000 SF		9,000 SF	
MAXIMUM ALLOWABLE TOTAL BUILDING AREA:	18,000 SF		9,000 SF	
<b>GENERAL BUILDING INFO</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>EXISTING</b>	<b>PROPOSED</b>
CONSTRUCTION TYPE	V-B (NON-RATED)	V-B (NON-RATED)	V-B (NON-RATED)	V-B (NON-RATED)
NO. OF STORIES:	2	2	2	1
NO. BASEMENTS:	0	0	0	0
<b>BUILDING SQ. FT. INFO</b>	<b>EXISTING FL. AREA*</b>	<b>PROPOSED</b>	<b>EXISTING FL. AREA*</b>	<b>PROPOSED</b>
FIRST FLOOR AREA:	3,203 SF	3,252 SF	1,887 SF (+494 SF MEZZ.)	1,556 SF
SECOND FLOOR AREA:	3,273 SF	3,216 SF	1,136 SF	n/a
TOTAL FLOOR AREA	6,476 SF	6,468 SF	3,516 SF	1,556 SF
YARD	0 SF	0 SF	0 SF	330 SF
*GROSS INTERIOR FLOOR AREA (EXCLUDING EXTERIOR WALLS)				

LOPREST 551 & 555 MINNA STREET  
SAN FRANCISCO CA 94103

DESIGN DEVELOPMENT

DATE 07.25.11

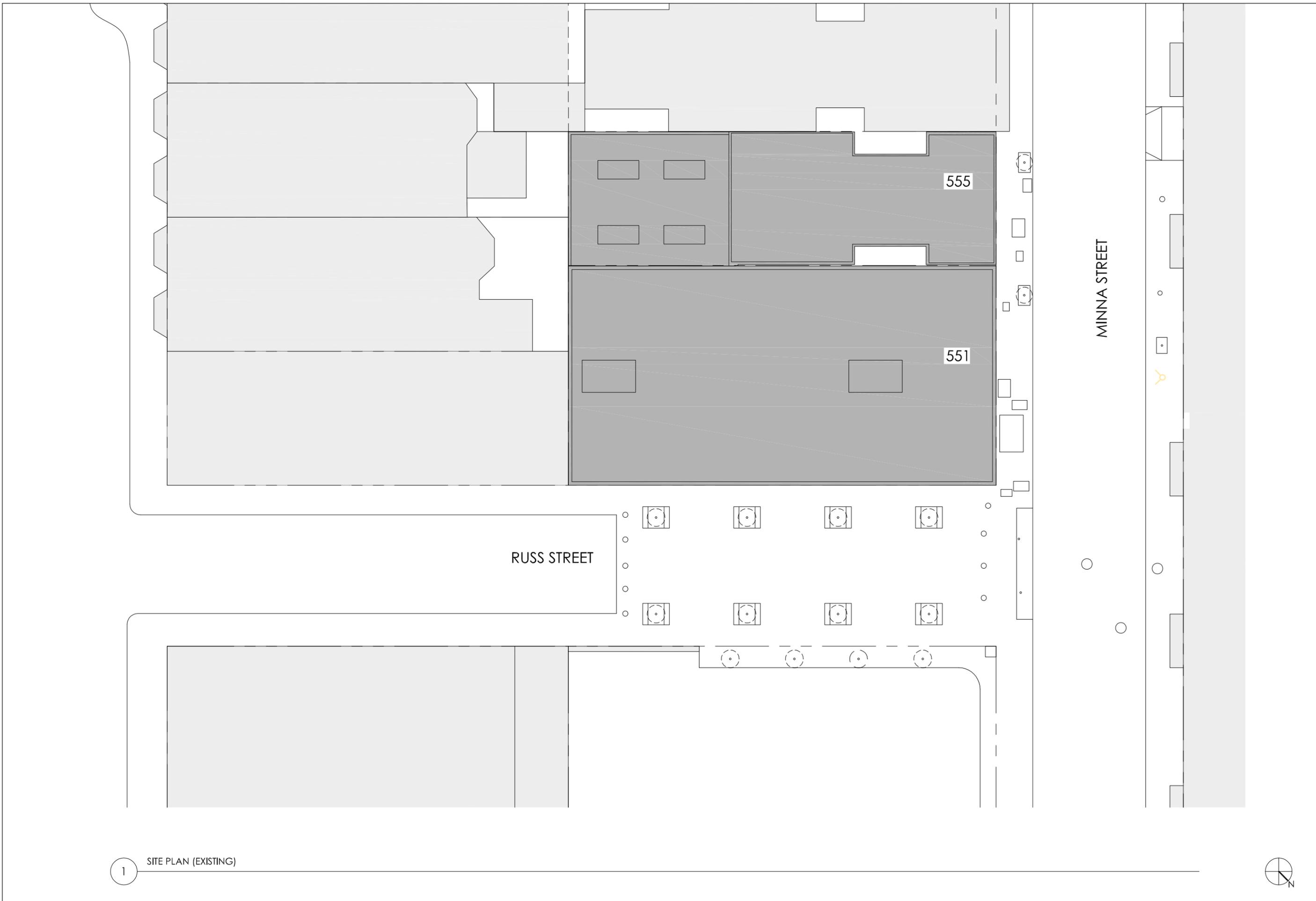
SCALE 1/16"=1'-0"

JOB NO. 1111

DRAWN BY CC

DRAWING:  
EXISTING SITE PLAN

A0.1



1 SITE PLAN (EXISTING)



LOPREST 551 & 555 MINNA STREET  
SAN FRANCISCO CA 94103

DESIGN DEVELOPMENT

DATE 07.25.11

SCALE 1/16"=1'-0"

JOB NO. 1111

DRAWN BY CC

DRAWING:  
PROPOSED SITE PLAN

A0.2



1 SITE PLAN (PROPOSED)



DESIGN DEVELOPMENT

DATE 07.25.11

SCALE 1/8"=1'-0"

JOB NO. 1111

DRAWN BY CC

DRAWING:  
PROPOSED 1FL PLAN

A2.1



1 FIRST FLOOR PLAN (PROPOSED)

DESIGN DEVELOPMENT

DATE 07.07.11

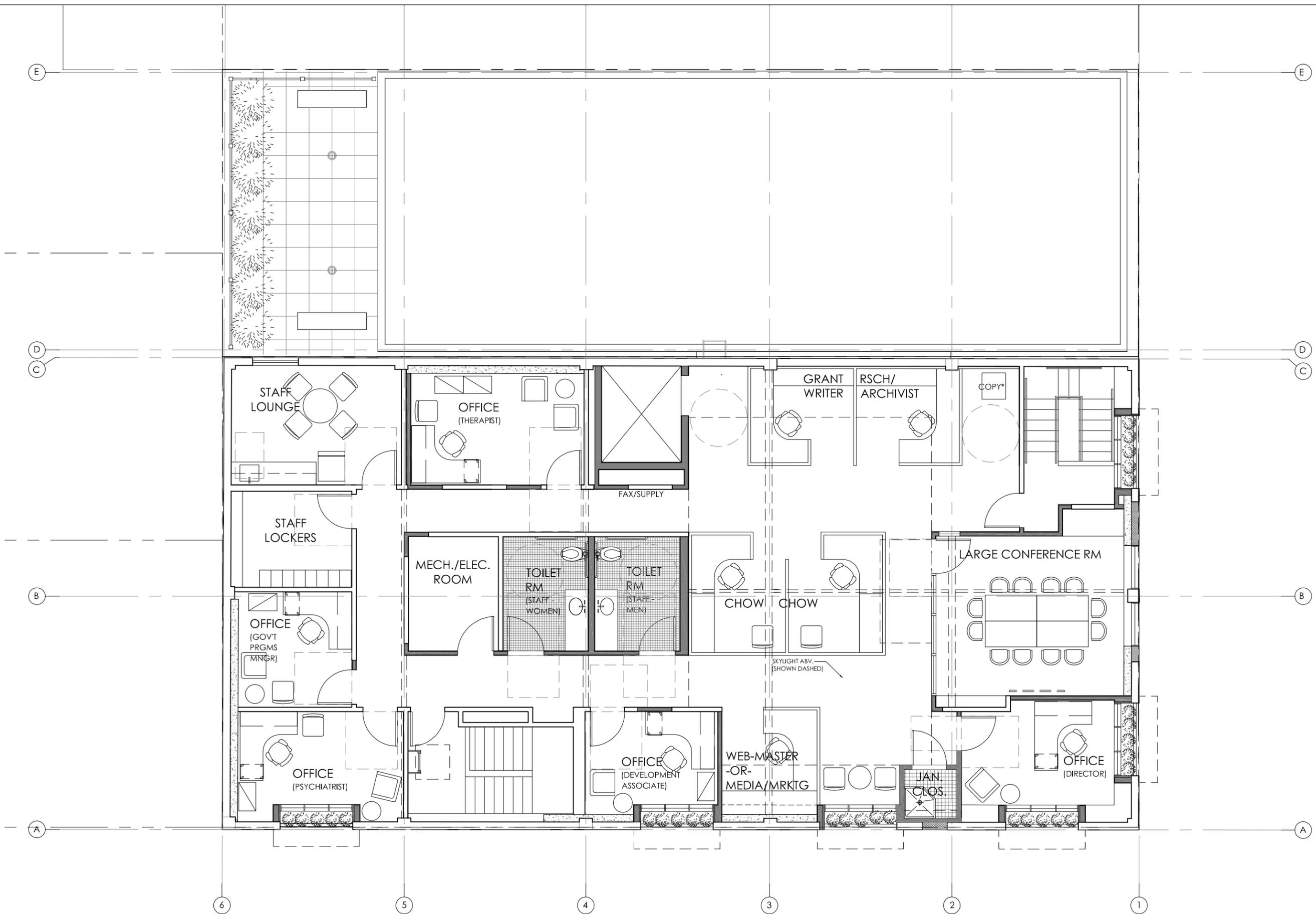
SCALE 1/8" = 1'-0"

JOB NO. 1111

DRAWN BY CC

DRAWING:  
PROPOSED 2FL PLAN

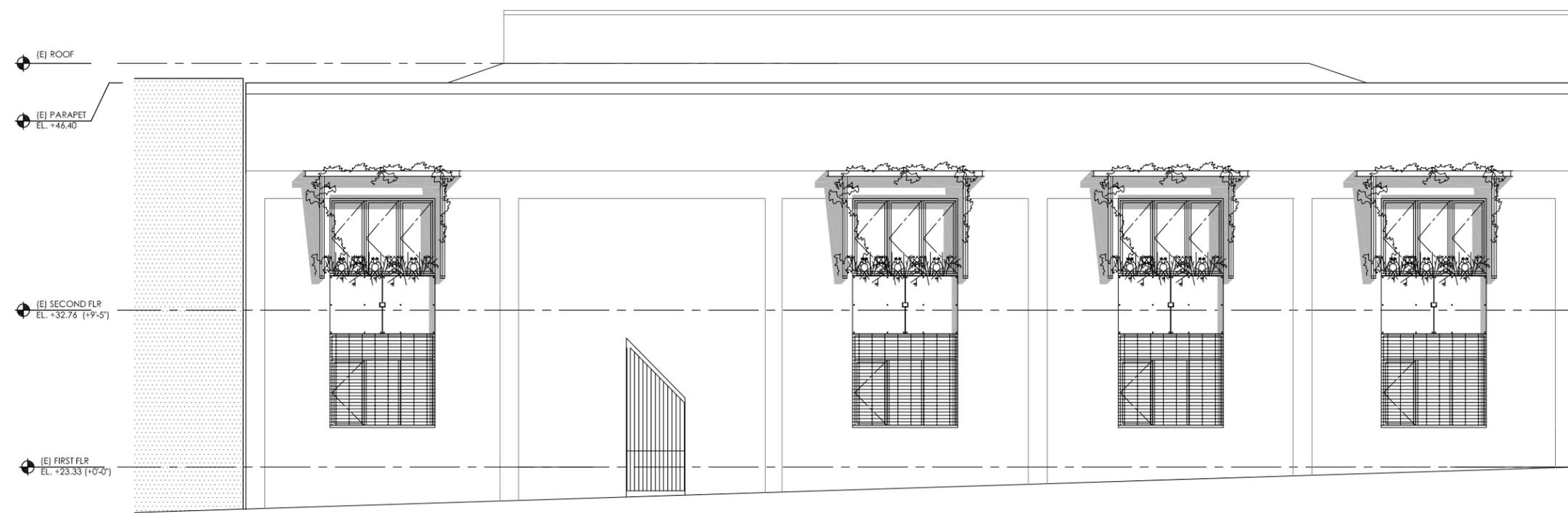
A2.2



1 SECOND FLOOR PLAN (PROPOSED)



2 EXTERIOR ELEVATION, MINNA STREET (NORTHWEST) - PROPOSED



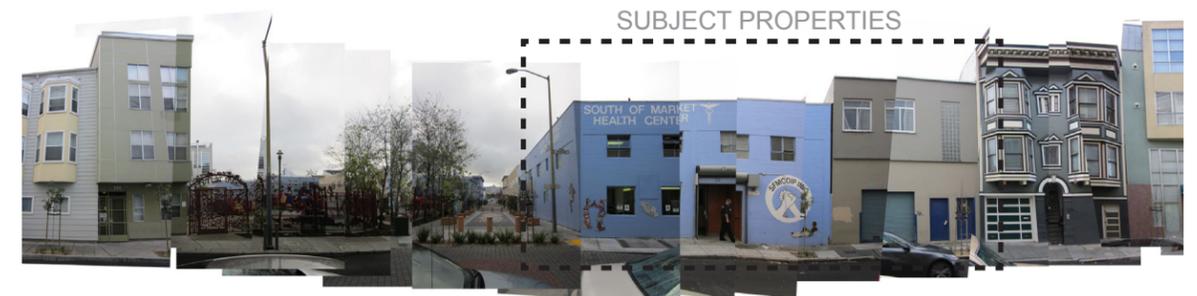
1 EXTERIOR ELEVATION, RUSS STREET (NORTHEAST) - PROPOSED

DESIGN DEVELOPMENT	
DATE	07.25.11
SCALE	1/8" = 1'-0"
JOB NO.	1111
DRAWN BY	CC
DRAWING:	PROPOSED EXT. ELEV.

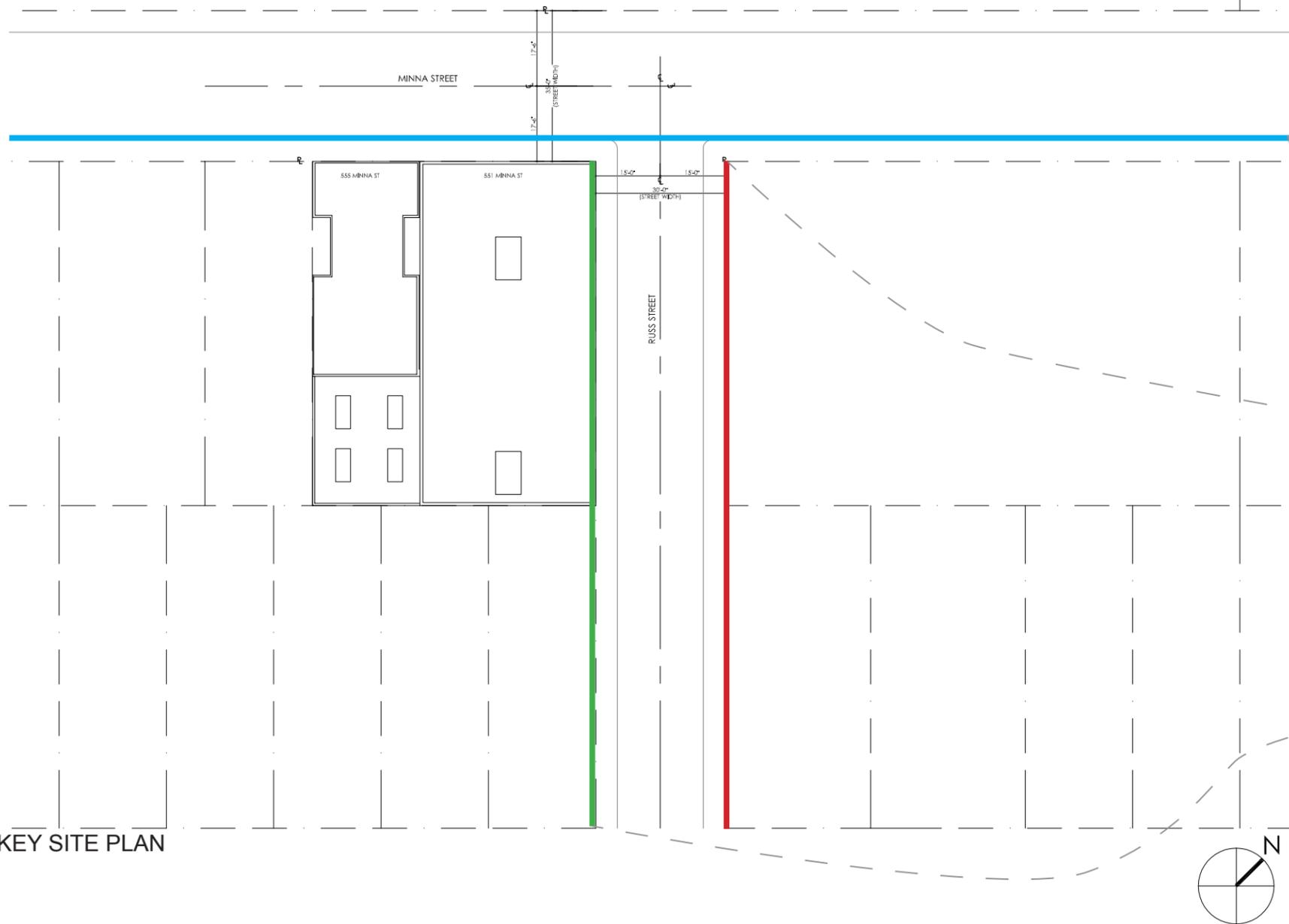
A3.4



MINNA STREET - NORTH SIDE



MINNA STREET - SOUTH SIDE



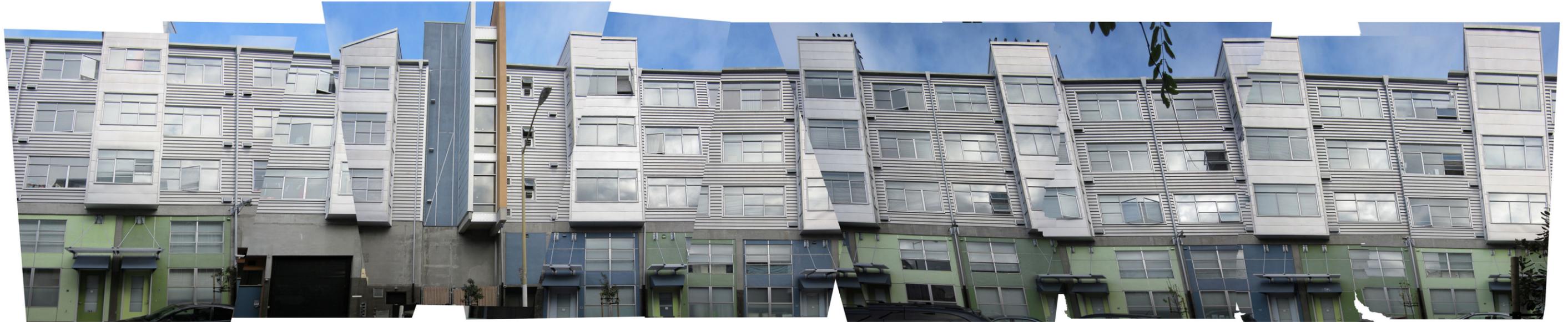
KEY SITE PLAN



RUSS STREET - EAST SIDE



RUSS STREET - WEST SIDE



MINNA STREET - NORTH SIDE



MINNA STREET - SOUTH SIDE



RUSS STREET - EAST SIDE



RUSS STREET - WEST SIDE