



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 26, 2013

Date: September 16, 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**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project sponsor 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.

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."

SURROUNDING PROPERTIES AND NEIGHBORHOOD

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.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 6, 2013	September 4, 2013	22 days
Posted Notice	20 days	September 6, 2013	September 5, 2013	21 days
Mailed Notice	20 days	September 6, 2013	September 5, 2013	21 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 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.

ISSUES AND OTHER CONSIDERATIONS

- 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.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a Medical Use within the West Portal Avenue NCD, pursuant to Planning Code Section 303 and 729.51.

BASIS FOR RECOMMENDATION

- The project would locate a medical service use along transit and pedestrian friendly West Portal Avenue, and it will help to assure the continued availability of, and access to, medical services for City residents.

- The project does not propose additional construction or expansion of the existing building; thus, disruptions to tenants of the existing building and surrounding buildings are minimized.
- The project would not displace an existing retail tenant as the tenant space is currently vacant, with the previous tenant moving to a smaller space also on West Portal Avenue.
- Golden Gate Urgent Care is not a Formula Retail use and would serve residents of the immediate neighborhood.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map

Sanborn Map

Zoning Map

Aerial Photograph

Site Photo

Project Sponsor Submittal, including:

- Letters of Support

- Site Photographs

- Reduced 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 checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
| | <input type="checkbox"/> Residential Pipeline |

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

_____ CJN

Planner's Initials

KG: G:\Documents\CU\199 West Portal Avenue_2013.0641C\Report\ExecutiveSummary_199 West Portal.doc



SAN FRANCISCO PLANNING DEPARTMENT

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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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. 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 September 26, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

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 **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 **September 26, 2013** 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.

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/>

Sanborn Map*

SUBJECT PROPERTY

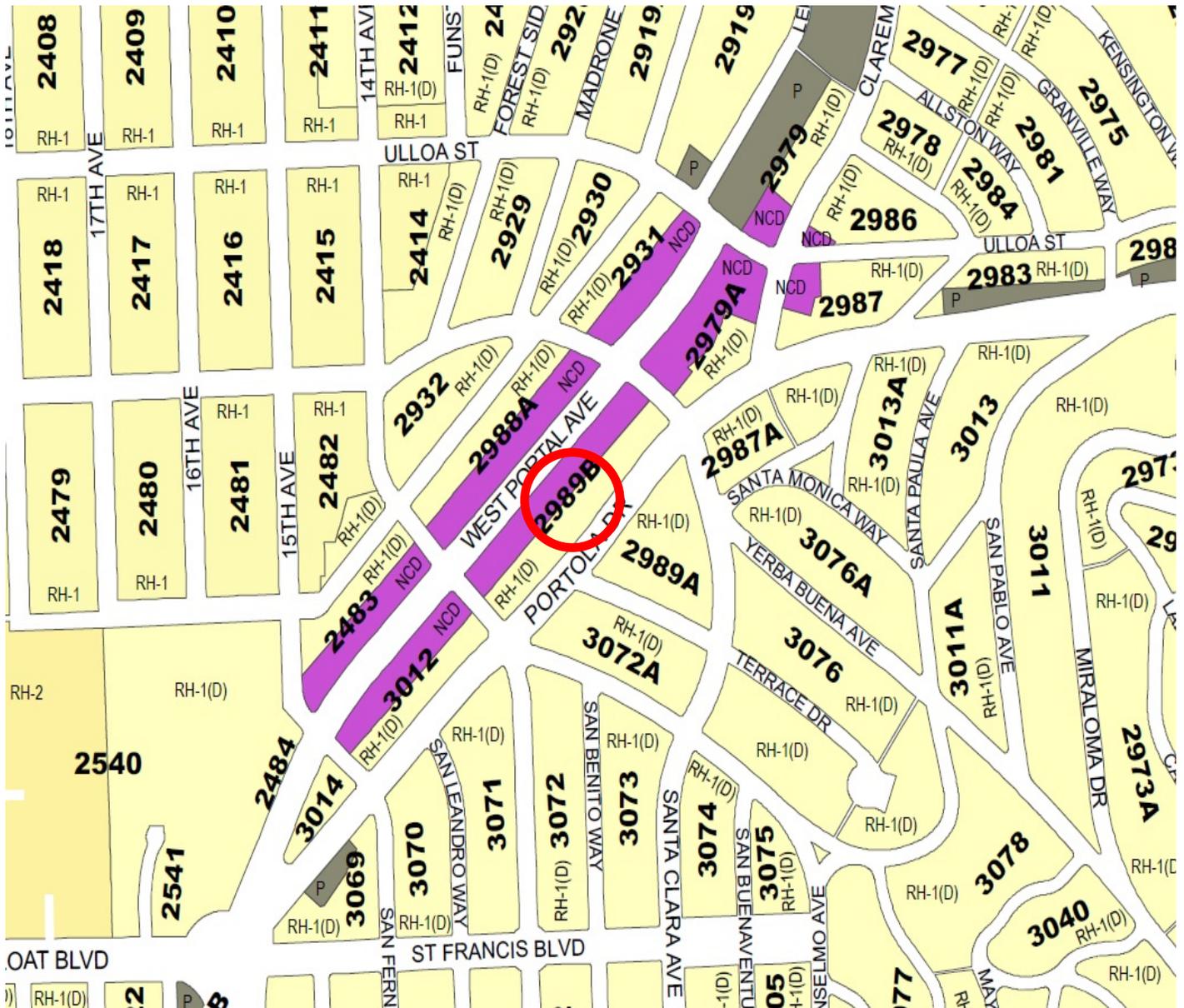


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



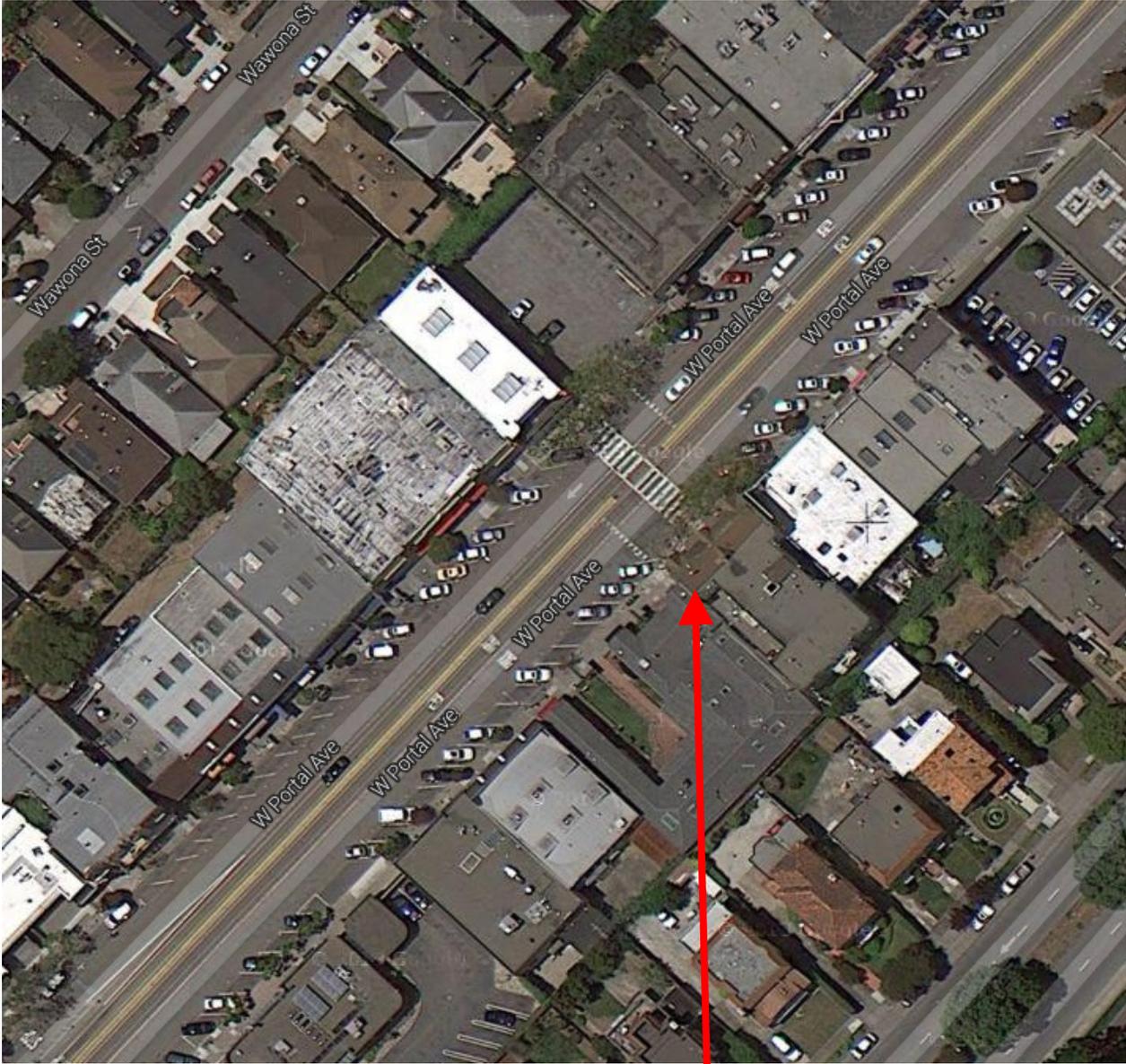
Conditional Use Authorization Hearing
Case Number 2013.0641C
199 West Portal Avenue

Zoning Map



Conditional Use Authorization Hearing
Case Number 2013.0641C
199 West Portal Avenue

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2013.0641C
199 West Portal Avenue

Site Photo



Conditional Use Authorization Hearing
Case Number 2013.0641C
199 West Portal Avenue



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September 9, 2013

San Francisco Planning Commission
c/o San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94013

RE: 199 West Portal Avenue: Golden Gate Urgent Care
2013.0641C
Block/Lot: 2989B/025
West Portal Neighborhood Commercial District

President Fong and Commissioners,

Overview and Requested Action

On September 26, 2013, Dr. Kurt Kunzel will be coming before you to ask for conditional use approval to open an urgent care facility at 199 West Portal Avenue, within an existing ground floor commercial space. While technically a "medical service," which requires Conditional Use on the ground floor in the West Portal Neighborhood Commercial District, the urgent care facility is decidedly more retail in nature than a typical medical use. It serves an itinerate clientele, much like any retail or personal service use, and permits walk-in patients, in the same fashion as the developing model of retail clinics emerging in malls and neighborhood shopping centers nationwide. The proposed use has the support of the Greater West Portal Neighborhood Association as well as the West Portal Merchants Association. The retail tenant currently occupying the subject location, who also supports the proposal, is moving to a smaller location across the street in order to accommodate a downsizing of her business.

We ask for your approval of the conditional use application.

The Business and Its Owner

Golden Gate Urgent Care (GGUC) is a small physician-owned business, unaffiliated with any hospital. It currently operates a single facility at 2395 Lombard Street, the only certified urgent care center in San Francisco. Its owner, Dr. Kurt Kunzel, would like to open a second small facility -- this one at 199 West Portal Avenue, the subject of the conditional use hearing.

Dr. Kunzel is Board-Certified by the American Board of Emergency Medicine. He holds an undergraduate degree from Stanford, a medical degree from Tulane and was awarded a fellowship in Emergency

Medicine at UCSF. He has taught at Highland General Hospital and UCSF. He has both staffed and supervised emergency rooms in several area hospitals.

Dr. Kunzel started Golden Gate Urgent Care with a Small Business Administration loan, his goal being to provide a low-cost service that fills a veritable vacuum between Emergency Room and standard doctor-office visits.

The Location

Dr. Kunzel chose the West Portal neighborhood for the second urgent care facility because of a lack of similar facilities in this part of the City, its proximity to public transit and a demographic supporting a need for the service. The proposed site is directly across the street from a public parking lot and is directly on the K, M and 91 night owl MUNI lines.

GGUC pledges to give preference to local residents and those committed to public transportation in its hiring practice and will prohibit employees from taking up metered public parking spaces as a condition of employment. It will offer employees a MUNI fast pass discount.

GGUC will also be promoting public transportation on its website, providing links to schedules for the lines serving the district, and will direct drivers to the lot across the street to park on weekdays and to the on-street parking near 15th Avenue during nights and weekends -- the areas with the lowest on-street parking occupancy rates.

The Need

Contributing to a national trend in providing episodic primary care in retail environments¹, GGUC seeks to help patients with medical issues that require immediate care but which are not of a magnitude requiring an emergency room visit. According to the Urgent Care Association of America, 63% of Americans *who have a regular physician* report difficulty in obtaining care on nights, weekends and holidays without going to an emergency room.² A recent article in the New York Times highlights this problem:

"Contrary to what many think, the rising use of emergency rooms for routine medical issues is not caused by poor people without insurance or a personal physician. The biggest increase has involved insured middle-class patients and those with personal physicians who could not reach or see their own doctors when they needed care³"

¹ Since the 1990s the number of urgent care facilities nationally has more than doubled -- in stark contrast to the number of emergency rooms, which have declined in number. Beginning in this decade urgent care facilities have sought out locations most convenient to patients: near their homes and in or near traditional retail centers. (Sources: "The Case for Urgent Care," UCAA, 9/1/11, "A Boom in Urgent Care Centers as Entitlement Cuts Loom," Forbes, 3/11/13 and "Avoiding Emergency Rooms," New York Times, 4/15/2013.)

² "The Case for Urgent Care," UCAA, 9/1/11, p. 2.

³ "Avoiding Emergency Rooms," New York Times, 4/15/2013.

GGUC will help fill this need. Its anticipated hours of operation on West Portal Avenue are 8 am to 8 pm Monday through Friday and 9 am to 4 pm Saturday and Sunday, ensuring patients can get quick appointments when their own physicians are fully booked and night and weekend appointments when their own doctors do not offer appointments.

The New England Healthcare Institute reported in 2010 that up to 56% of emergency room visits are avoidable, responsible for \$38 million in "wasteful spending."⁴ According to an oft-cited study published in the Annals of Internal Medicine in 2009, the average price, nationally, to treat three of the most common maladies treated in emergency rooms -- middle ear infection, pharyngitis and urinary tract infection -- was \$570 compared to \$156 for the same treatment in at an urgent care center.⁵ A national study on Emergency Room charges by UCSF researchers cited a median ER charge of over \$1,300 for urinary tract infections.⁶ Not surprisingly, costs at San Francisco Emergency Rooms are not widely reported, but one can assume they would not be at the low end of the spectrum. GGUC's average charge for middle ear infections, pharyngitis and urinary tract infections is \$162 cash and in some instances lower for some group-insured patients. GGUC is affordable even to the uninsured.

The Use

Although the proposed use is classified under the Planning Code just as a more traditional medical office is -- as a medical service, defined in Planning Code Section 790.114 -- the GGUC operates more like a personal service use (which is a permitted use), in that it accepts short-notice and walk-in customers and operates with a relatively quick turn-around time. GGUC expects to average 22-28 patients a day by the end of 1 year and 30-40 at the end of the 2nd year. At their Lombard clinic, which has been open about a year and is slightly larger in size, the clinic serves 44 patients per day. GGUC's extensive hours of operation (M-F, 8-8 and weekends 9-4) will provide an active storefront on par with most retail and personal service uses in the district. The front facade of the use will appear just as it has in the past -- as a retail storefront. GGUC's lobby will be 100% visually open to the sidewalk and street. These statistics and operational characteristics more closely resemble personal service and retail uses than traditional medical services defined under Code Section 790.114. Personal services and retail uses are both permitted uses on the ground floor in the West Portal NCD.

GGUC expects to staff the proposed retail clinic with one doctor and three other staff at most times. During the busiest periods -- typically weekends -- a doctor and up to five other staff might be onsite.

Patients coming to an urgent care clinic are more frequently accompanied by someone than patients going to a traditional doctor's appointment because of the immediate and moderately serious nature of their condition. But because the conditions are not serious in the way emergency room visits sometimes are, those accompanying the patients may be interested in visiting neighboring stores and shops while the patient they are with is being treated. The GGUC lobby will include information promoting the West

⁴ Ibid.

⁵ Summary page (including cost statistics): <http://annals.org/article.aspx?articleid=744702&issueno=5&atab=10>

⁶ "How Much Will I Be Charged at the Emergency Room?" UCSF study reported 2/17/2013 (<http://www.ucsf.edu/news/2013/02/13576/how-much-will-i-be-charged-emergency-room>).

Portal shops; GGUC intends to offer pagers to these persons so that they may visit other uses in the district, knowing they will be called back by the pager when the patient they came with is ready to go.

Patients needing a prescription filled might walk across the street to Walgreens after their visit, grab a drink at a coffee shop and get some cash at the bank. Employees will undoubtedly patronize district restaurants and shops during lunch and before and after work.

Neighborhood Support

The West Portal Neighborhood has two of the most active and involved neighborhood associations in the City. They played a key role in the development and initial passage of the West Portal NCD -- which was among the first named neighborhood commercial districts in the City in the early 1980's SUD/NCD rezoning effort -- and have been actively involved with subsequent zoning amendments to the controls and in conditional use applications on the street.

In April of this year, the Greater West Portal Neighborhood Association, the principal association of West Portal residents, voted to support the proposal. A confirming email is attached as Exhibit 1. In summary, the organization's president wrote,

"We feel (Dr. Kunzel) will provide a needed service to residents and are impressed with the reputation he has earned at his current location. We fully support Dr Kunzel's application for a conditional use permit (and any other permits he may need) and are anxious for him to start his business."

In June the board of the West Portal Merchants Association, the principal association of West Portal businesses, also put its support behind Dr. Kunzel. Confirming email attached as Exhibit 2. Association President Maryo Mogannam summarized the Merchant's support by noting,

"We believe Golden Gate Urgent Care will provide us with a 'value added service'... (and) can be an asset to the merchants as well as the neighbors."

The existing tenant at the proposed location, Marsha Fontes, has run an antique collective at 199 West Portal since 2000. Aged 75 and recently windowed, Ms. Fontes believed an ideal solution given her responsibilities and desires are to relocate into a smaller store-front, continuing but downsizing her business. Ms. Fontes has successfully signed a lease for the nearby space at 254 West Portal Avenue, which lease begins on September 16 and has indicated via email to planner Casey Noel that she believes Golden Gate Urgent Care "will be a welcome addition to the street."

Conditional Use Findings

Conditional Use applications in the West Portal NCD require the standard Sections 101.1 and 303 findings. In summary, the proposed use fulfills the finding requirements by providing a documented needed service at affordable cost in the format of retail-like operation, serving local residents and contributing to an active street frontage. A full delineation of findings is attached in Exhibit 3.

Summary

The proposed use fully meets the criteria set forth in the Planning Code and General Plan, has the support of both the neighborhood residential and business associations, and operates in the fashion of a principally permitted use. It brings a needed service to the City and neighborhood. And it is proposed by an experienced and thoughtful local physician whose goals are to bring a personalized, needed service directly to his clients, at a cost affordable to the broadest range of residents. This is a medical service model that compares favorably to and complements well those offered by area hospitals.

Sincerely,



Mary Gallagher
on behalf of Conditional Use Applicant
Dr. Kurt Kunzel

cc:
Dr. Kurt Kunzel
Casey Noel
File

EXHIBITS

1. Support from the Greater West Portal Neighborhood Association
2. Support from the West Portal Merchants Association
3. Conditional Use and Section 101.1 Findings

EXHIBIT 1

SUPPORT FROM THE GREATER WEST PORTAL NEIGHBORHOOD ASSOCIATION

From: Avrum Shepard <ashepard@well.com>
To: casey.noel@sfgov.org
Cc: mg@mgaplanning.com; kknurd@aol.com; Maryo Mogannam <maryo@postalchase.com>; Lee Hsu <leehsu@gmail.com>
Sent: Thursday, June 20, 2013 7:39 PM
Subject: 199 West Portal Avenue - Golden Gate Urgent Care

The Greater West Portal Neighborhood Association represents 2,200 households in the West Portal area. We have a close relationship with the merchants on West Portal Avenue and are greatly interested in their success and in the merchants who wish to locate and do business on the avenue.

In April, Dr Kurt Kunzel came to our regular meeting and presented his plans to open an urgent care facility at 199 West Portal Avenue. Dr Kunzel currently has an urgent care facility in the Marina and wants to expand and establish a business on West Portal Avenue. An opportunity has opened up for him at 199 West Portal Avenue, and he came to GWPNA for support.

After listening to his presentation of the type of medical care he will offer, and his plans for improving the property, we voted to support his efforts. We feel he will provide a needed service to residents and are impressed with the reputation he has earned at his current location. We fully support Dr Kunzel's application for a conditional use permit (and any other permits he may need) and are anxious for him to start his business.

If you have any questions or if I can be of any assistance, please call me at (415)661-9255.

Avrum Shepard
President, Greater West Portal Neighborhood Association

EXHIBIT 2

From: Maryo Mogannam <maryo@postalchase.com>
To: "Noel, Casey" <casey.noel@sfgov.org>; "kknerd@aol.com" <kknerd@aol.com>
Cc: "mg@mgaplanning.com" <mg@mgaplanning.com>
Sent: Thursday, September 5, 2013 9:40 AM
Subject: Re: letter on 199 West Portal

Hello Casey,

This is to state that the West Portal Merchants Association approves the Conditional Use proposal by Golden Gate Urgent Care at 199 West Portal Ave. Mr Kunzel has presented to us at our general meeting and has walked the Ave. to give outreach and explain his business model. We approve this C.U. We believe Golden Gate Urgent Care will provide us with a "value added service". Golden Gate Urgent Care can be an asset to the merchants as well as the neighbors. The current location would be very difficult to occupy, if vacated, with another retail business or any business that didn't require a CU. Please approve this application.

Maryo Mogannam, President
West Portal Avenue Association

EXHIBIT 3

CONDITIONAL USE AND 101.1 FINDINGS

Conditional Use Findings

(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.

The proposed use is an urgent care clinic, in the model of a retail use that draws its customers from the surrounding neighborhoods, has extended, retail-like hours of operation, more consistent with a personal service use than a traditional medical office. The neighborhood is currently underserved by this type of medical use.

Extensive data has documented that emergency rooms nationwide and locally are overburdened by visits that should be accommodated in a more readily available, cost-effective format such as the clinic proposed by GGUC. The west of Twin Peaks and Sunset neighborhoods served by the West Portal NCD are entirely without an urgent care facility.

The owner of the antique store that currently occupies the site wants to move her business to a smaller space within the district. The introduction of GGUC at this location will not materially affect the rich mix of uses within the district.

(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.

The site is a long-existing storefront, located mid-district, of a small-to-moderate size. Its retail storefront will be maintained and enhanced with energy-efficient clear glazing. Its size will not be enlarged.

(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.

District area on- and off-street public parking is currently at moderate occupancy levels weekdays, able to withstand the addition of a number of new uses and/or increase in intensity of existing uses. Area transit availability, which is extensive, is likely to serve patients and employees. Patients driving to the site will be directed to park on-street in the western border of the district and across the street at the off-street public parking lot, where occupancy levels have been shown to be lower than other locations within the district.

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

Noise, glare, dust and odor are not generated by urgent care clinics. The clinic disposes of fluids and used materials within a highly regulated protocol and not integrated in any way with standard public garbage disposal.

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

Of these elements, only signage will be new to the site. It will be in compliance with all applicable district and City regulations.

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

The proposal complies with all Planning Code Requirements and complies with the policies enumerated in the General Plan (also referred to as its Master Plan). Aspects of General Plan compliance that are most salient are described below:

Commerce and Industry Element

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.

The proposed use is consistent with the purposes of the West Portal NCD -- to serve "customers coming mainly from the surrounding west of Twin Peaks and Sunset" neighborhoods and maintain a "family oriented, village character." It will maintain an active retail frontage in much the same way as personal service uses do. The proposed use will be replacing a retail use which seeks a smaller space within which to operate.

Policy 6.2: Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

The proposed urgent care retail clinic is essentially an independent, single physician-owned start-up that seeks to fill a critical gap in the City's and neighborhood's health care environment. In the absence of larger hospitals stepping forward to provide much needed urgent care that is both affordable and easily accessible to neighborhood residents, GGUC has developed a new model of urgent healthcare for San Francisco.

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 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.

Policy 7.3: Promote the provision of adequate health and educational services to all geographic districts and cultural groups in the city.

As demonstrated by "Health Care Facilities and Transit in San Francisco," a graphic prepared by Harder and Company in connection with the development of the City's Health Care Master Plan (attached), 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.

Community Safety Element

Objective 3: Establish Strategies to Address the Immediate Effects of a Disaster.

In a citywide disaster of significant magnitude, the City's emergency rooms and public health centers will be operating beyond capacity. Most traditional medical offices do not have the expertise or equipment to address many of the injuries likely to be sustained in such a disaster. Neighborhood urgent care clinics such as GGUC will add to City's emergency resources; GGUC is likely to be the West Portal neighborhood's only facility capable of addressing likely injuries.

Health Care Services Master Plan

Ordinance No. 300-10 mandated the creation of a Health Care Services Master Plan (HCSMP) that identifies the current and projected needs for health care services in San Francisco and recommends methods to achieve and maintain as appropriate distribution of and equal access to such services.

As of the date the Conditional Use application for an urgent care retail clinic at 199 West Portal Avenue was filed, the developing HCSMP has not been adopted. In its current form it would not apply to a proposed medical service less than 10,000 sf, and so would not apply to the proposal at 199 West Portal.

However, the proposed project would nonetheless comply with perhaps the key concept promoted in this document, as described below:

*Promote the development of cost-effective health care delivery models that address patient needs.*⁷

The proposed use provides a service often unnecessarily rendered at emergency rooms at a fraction of the emergency room cost. Urgent care facilities of the retail nature proposed are few in number throughout the City and entirely absent in the West Portal neighborhood.

(4) With respect to applications filed pursuant to Article 7 of this Code, that such use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Neighborhood Commercial District, as set forth in zoning control category .1 of Sections 710 through 729 of this Code.

GGUC is a neighborhood-based and not citywide operation. Its ultimate goal is to open three urgent care retail clinics in San Francisco neighborhoods. It seeks to locate in this district specifically to serve citizens in the West Portal, west of Twin Peaks and Sunset neighborhoods -- those areas highlighted by the stated purpose of the neighborhood's zoning controls.

GGUC is a family-oriented use, as called for in the district guidelines. Unlike a traditional medical office, which might focus on pediatric or geriatric patients, GGUC serves patients of all ages, during extensive operating hours, on short notice.

The conditional use requirement on the ground floor of district properties seeks to limit medical uses such they do not harm the variety and retail nature of the district. As noted in more detail in the project description, GGUC is not a traditional medical office use. It is open from 8 to 8 weekdays and 9-4 weekends. It serves a number of clientele consistent with a retail or personal service use. It seeks to attract clients in the neighborhood and offers a needed service to district residents. The introduction of this use will not materially affect the rich variety of retail and personal services uses that characterizes the West Portal NCD.

Section 101.1 Findings

The following Priority Policies are hereby established. They shall be included in the preamble to the Master Plan and shall be the basis upon which inconsistencies in the Master Plan are resolved:

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

The proposed use will serve residents of the west of Twin Peaks and Sunset neighborhoods. It will provide employment opportunities for local residents. And it will operate in a manner consistent with the personal service use category (although it is classified as a medical use under Planning Code Section 790.114), such as hours of operation (8-8 M-F, 9-4 weekends), visually open retail frontage, and accepting short-notice and walk-in customers. The existing retail use at the site (an antique shop) intends to relocate to a smaller space within the district more suited to its needs.

⁷ "Final Report of the Health Care Services Master Plan Task Force," SFDPH, June 20, 2012, p.3.

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

The proposal will allow the installation of an urgent care facility within an existing retail space. It will have no effect on existing housing. It will serve to maintain existing neighborhood character. And it will add a much-needed service to the neighborhood, providing affordable and accessible urgent care to every neighborhood resident.

(3) That the City's supply of affordable housing be preserved and enhanced.

The proposal will allow the installation of an urgent care facility within an existing retail space. It will not have any effect on affordable housing.

(4) That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking.

The proposed site is well-served by public transit. MUNI night owl bus line 91 and streetcar lines K and M run along West Portal, with stops within a block of the site. Cross-town bus route 48 stops one and one-half blocks away, near the West Portal Station. Bus route 23 crosses Portola near the west boundary of the district, about two and one-half blocks away from the site.

The number of patients (up to 40/day, spread relatively evenly over a 7- to 12-hour timeframe) and employees (usually four and at most six) coming to and leaving from the 2,865 sf use would not overburden the extensive available public transit or public parking occupancy within the district.

(5) 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 proposal is not a commercial office development. It is an urgent care center owned by a Bay Area physician with deep roots in the local medical community. The use will provide employment opportunities for local residents.

(6) That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The use will occupy an existing commercial space and will comply with applicable City regulations pertaining to emergency preparedness. It is likely to be the only facility in the neighborhood capable of treating serious injuries in the event of an earthquake.

(7) That landmarks and historic buildings be preserved.

The subject building is not an Article 10-designated resource. The only proposed exterior changes consist of replacing non-historic windows and installation of code-complying signage.

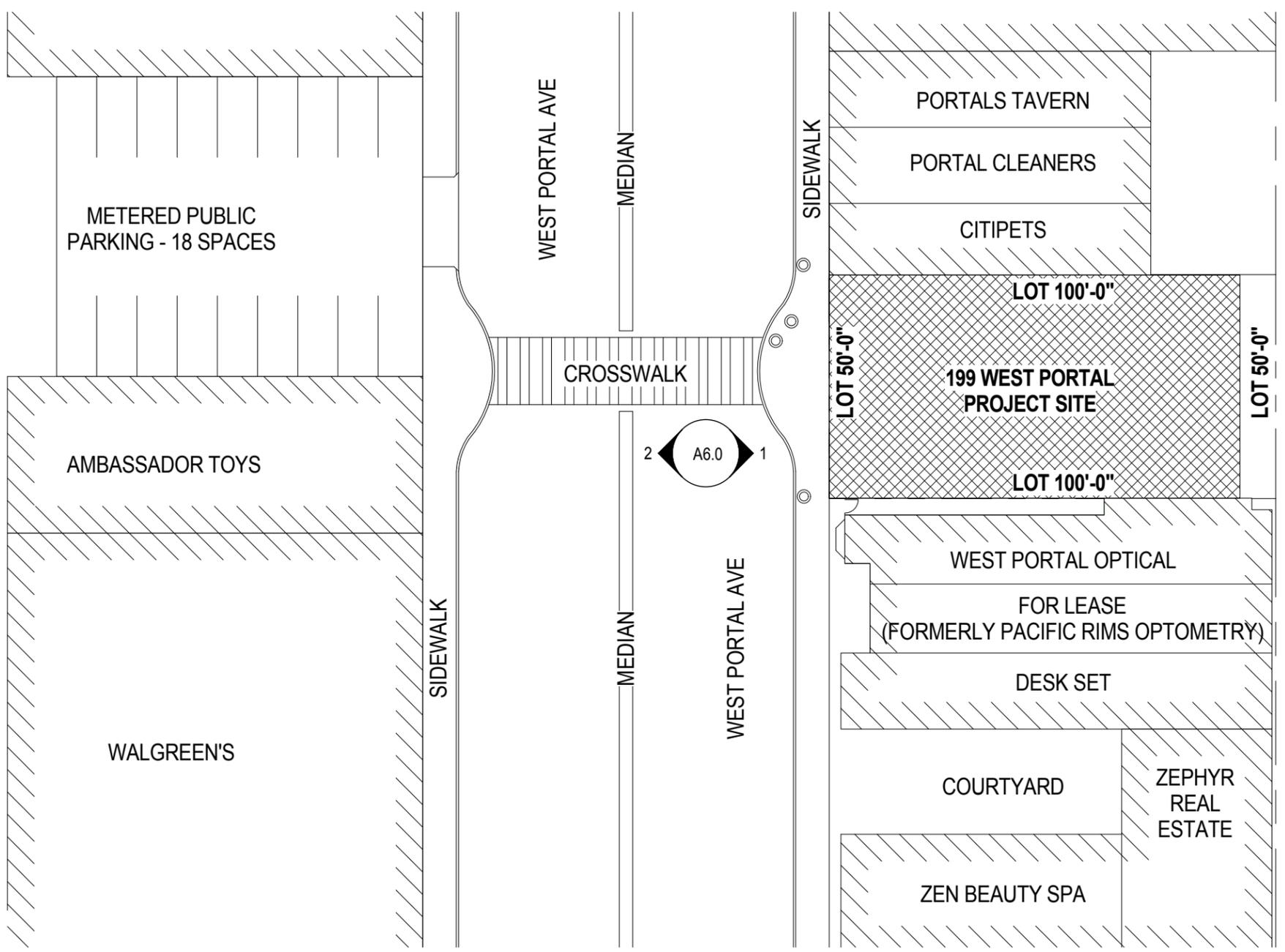
(8) That our parks and open space and their access to sunlight and vistas be protected from development.

The proposal will allow the installation of an urgent care facility within an existing retail space. It will not have any effect on parks or open space.

PROJECT LOCATION

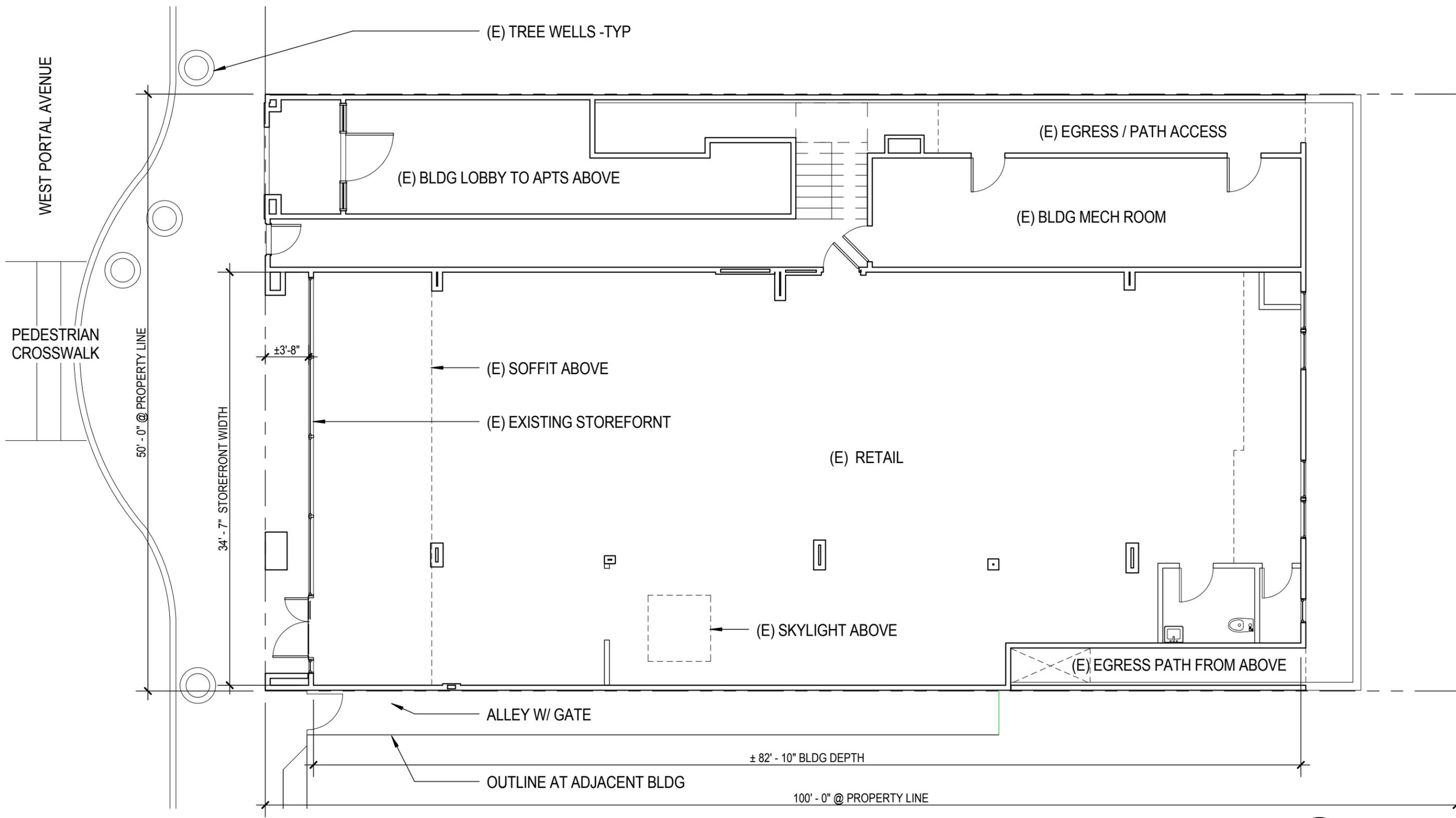


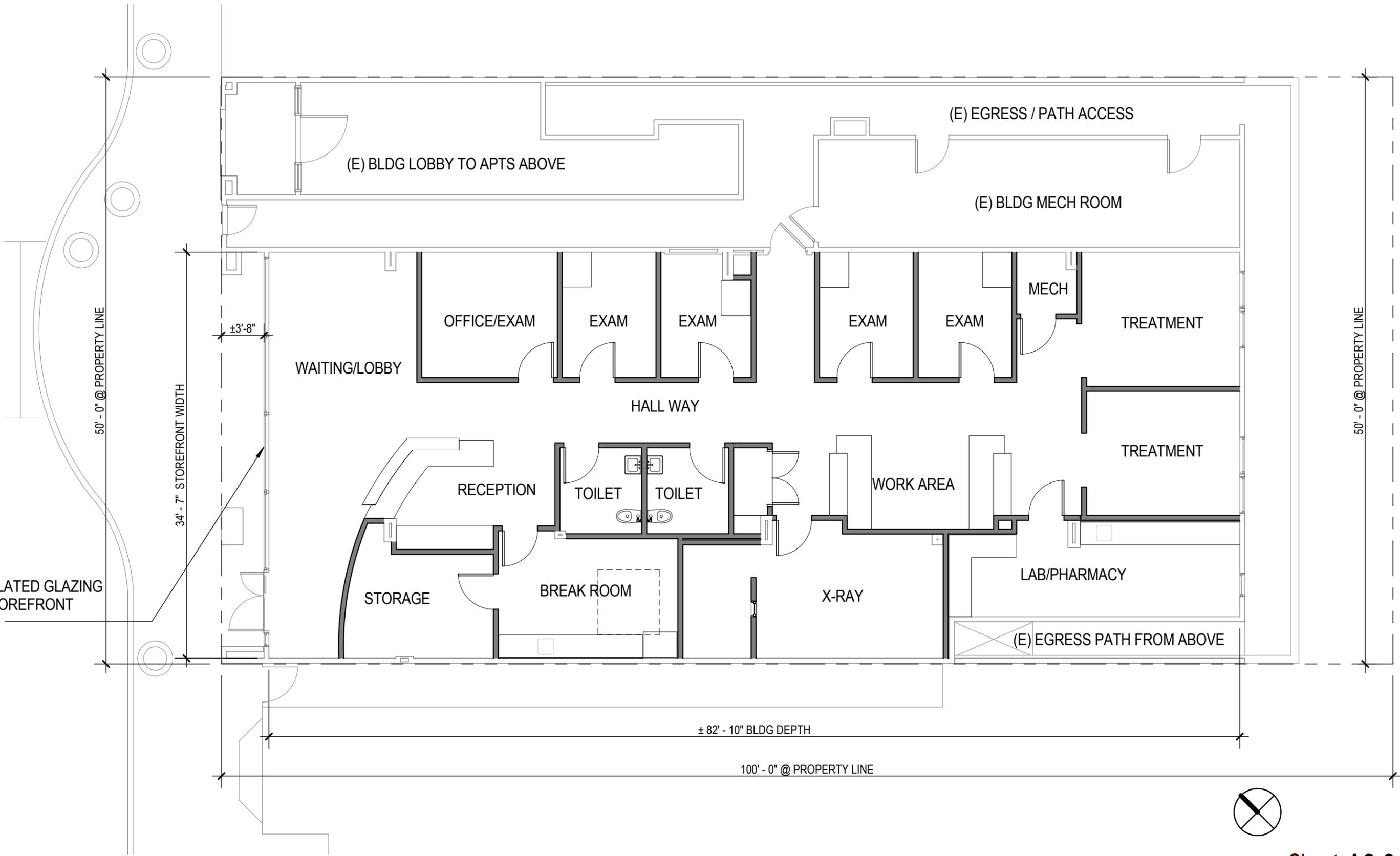
2 VICINITY MAP
SCALE: 3/4" = 1'-0"



1 SITE PLAN PHOTO KEY
SCALE: 1" = 30'-0"

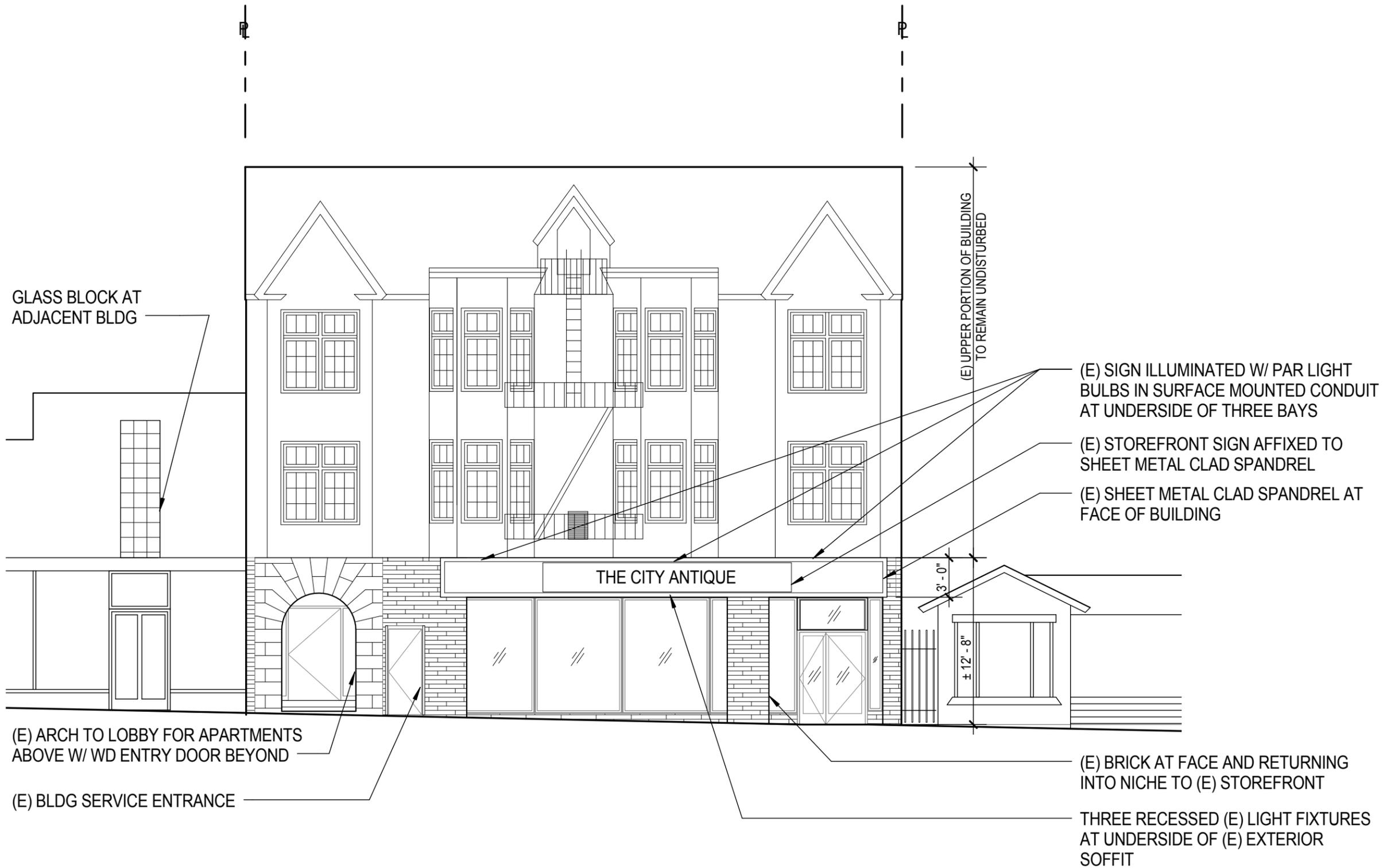


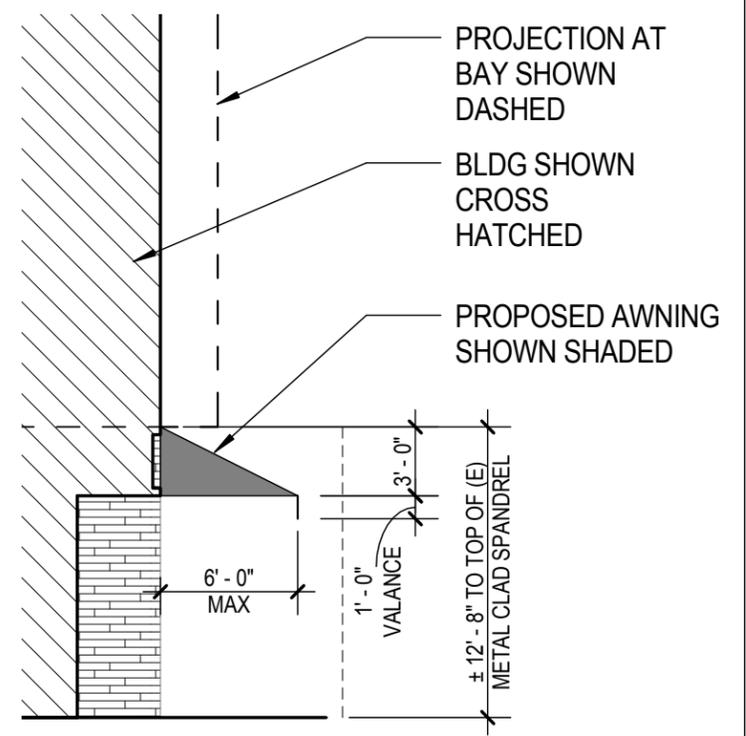




(N) INSULATED GLAZING
IN (E) STOREFRONT
SYSTEM







2 Section 1
SCALE: 1/8" = 1'-0"



1 IMAGES - EAST SIDE OF STREET
SCALE: 3/64" = 1'-0"



2 IMAGES - WEST SIDE OF STREET
SCALE: 3/64" = 1'-0"