



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 8, 2014

CONSENT CALENDAR

Date: May 1, 2014
Case No.: **2013.1655C**
Project Address: **840 IRVING STREET (AKA 1280 - 10TH AVENUE)**
Zoning: Inner Sunset Neighborhood Commercial District (NCD)
40-X Height and Bulk District
Block/Lot: 1741/026
Project Sponsors: 1Life Healthcare
Contact: Rory Davis / Boe Hayward
130 Sutter Street, 2nd Floor
San Francisco, CA 94104
Marsha Garland
Garland Public & Community Relations
535 Green Street
San Francisco, CA 94133
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PROJECT DESCRIPTION

The proposal is a request for Conditional Use authorization pursuant to Planning Code Sections 303 and 730.51 to convert an approximately 2,565 square-foot vacant ground floor commercial tenant space (previously occupied by Park's Farmers Market) to a medical service use (d.b.a. One Medical Group, a member-supported primary care medical practice) within a mixed-use building located in the Inner Sunset NCD and a 40-X Height and Bulk District. The proposal will involve interior tenant improvements to the ground floor commercial tenant space, with no expansion of the existing building envelope. [Exterior tenant improvements to the storefront for the subject commercial tenant space and renovations to the residential portion of the building are filed under a separate permit.]

SITE DESCRIPTION AND PRESENT USE

The Project Site at 840 Irving Street is located on the northeast corner of Irving Street and 10th Avenue; Assessor's Block 1741; Lot 026. It is located within the Inner Sunset NCD and a 40-X Height and Bulk District. The subject lot is 3,260 square feet in area (32.60 feet wide by 100 feet deep) and is occupied by a mixed-use building constructed in 1904. The existing building is not listed in the Planning Department's 1976 Architectural Survey or the National and California Registers as having architectural significance. The subject ground floor commercial space fronting Irving Street was previously occupied by a grocery store use (d.b.a. Park's Farmers Market). The commercial space occupies the one-story portion of the building fronting Irving Street, while the residential portion of the mixed-use building consists of two stories towards the rear, with entry from 10th Avenue.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Inner Sunset Neighborhood. The surrounding development consists of a variety of commercial, residential, and mixed-use buildings. The scale of development in the area consists primarily of one- to four-story structures. The shopping area within the neighborhood contains a variety of small-scale convenience businesses which primarily include a mix of restaurants, specialty stores, grocery / liquor stores, financial institutions, personal service establishments, business service establishments, and medical service establishments (chiropractor, dental, optical). Some of the commercial establishments on the subject and opposite block include Reliable Rexall Drugs, United States Post Office, Sterling Bank & Trust, Radio Shack, Eight Thirty Seven, Pearl, Sushi Kazu, The Oasis Tourist and Travel Agency, Manna Korean Cuisine, Perilla Vietnamese Restaurant, Blackhorn, 828 Irving Market, Sheng Kee Bakery, Patxi's Pizza, and Bank of America. On 9th and 10th Avenues running north and south of the project site, there are one- to two-family dwellings and a few multi-family dwellings located within the RH-2 (Residential, House, Two-Family) District and the Inner Sunset NCD.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption as reviewed under Environmental Review Case No. 2013.1655E. Under Environmental Review Case No. 2013.1655E, staff reviewed the proposed project and determined that the building is considered a "Category C" (Not a Historic Resource) property for the purposes of the Planning Department's CEQA review procedures.

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|--------------------|-----------------|----------------------|--------------------|---------------|
| Classified News Ad | 20 days | April 18, 2014 | April 16, 2014 | 22 days |
| Posted Notice | 20 days | April 18, 2014 | April 18, 2014 | 20 days |
| Mailed Notice | 10 days | April 18, 2014 | April 17, 2014 | 21 days |

PUBLIC COMMENT

- As of April 30, 2014, the Department has received three phone calls requesting information on the scope of work of the proposed project. The Planning Department has received seven letters in support of the project from Inner Sunset merchants, residents, and the Sunset Heights Association of Responsible People (a neighborhood improvement association). The Department has not received any letters or phone calls in opposition to the project. The project sponsor has also conducted public outreach efforts and has an on-line petition (via website Change.org "[San Francisco Planning Commission: Help Bring One Medical Group to the Inner Sunset](#)") with over 600 signatures in support of the proposed project.

ISSUES AND OTHER CONSIDERATIONS

- According to the project sponsor, One Medical Group is a member-supported primary care medical practice that is redefining modern medical care by leveraging technology and innovative

best practices to provide patients with affordable, high-quality care. One Medical Group offers patients comprehensive primary medical care services – delivered conveniently from modern, professional offices and via online technology. One Medical Group has approximately 25 nationwide locations of which 11 locations are in San Francisco: 595 Castro Street, 3901 23rd Street, 3885 - 24th Street, 501 - 2nd Street, 201 Spear Street, 559 Clay Street, 4 Embarcadero Center, 2 Embarcadero Center, 2410 California Street, 110 Sutter Street, and 98 Gough Street. Services include same-day appointments, longer visits that start on time, on-site specialty services and an integrative approach that emphasizes prevention and nutrition.

- The proposed medical service use is not considered a formula retail use under Section 703.3 of the Planning Code.

REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization pursuant to Sections 303 and 730.51 of the Planning Code to convert an approximately 2,565 square-foot vacant ground floor commercial tenant space (previously occupied by Park's Farmers Market) to a medical service use (d.b.a. One Medical Group) located in a mixed-use building within the Inner Sunset NCD and a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The proposed project will occupy a vacant commercial tenant space on the subject block which will help diversify the mix of existing neighborhood-serving uses within the neighborhood. It will also provide new job opportunities to the City.
- The proposed project meets all applicable requirements of the Planning Code.
- The Department believes that this project is necessary and/or desirable for the following reasons:
 - a) The proposed project will enhance the economic diversity of the neighborhood by allowing a new medical service use (providing primary medical care services) in the area with a mix of restaurants, specialty stores, grocery / liquor stores, financial institutions, personal service establishments, business service establishments, and medical service establishments (chiropractor, dental, optical).
 - b) The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.
 - c) The proposed project would be consistent with the mixed commercial-residential character of this portion of the Inner Sunset NCD.

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| RECOMMENDATION: Approval with Conditions |
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Attachments:

- Zoning District Map
- Parcel Map
- Sanborn Map
- Aerial Photographs
- Site and Context Photographs
- Reduced Plans
- Public Correspondence

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

Planner's Initials

SMY: C:\840 Irving Street summary-smj.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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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 730.51 TO CONVERT AN APPROXIMATELY 2,565 SQUARE-FOOT VACANT GROUND FLOOR COMMERCIAL TENANT SPACE (PREVIOUSLY OCCUPIED BY PARK'S FARMERS MARKET) TO A MEDICAL SERVICE USE (D.B.A. ONE MEDICAL GROUP) WITHIN A MIXED USE BUILDING AT 840 IRVING STREET LOCATED IN THE INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 10, 2013, Marsha Garland and Rory Davis representing 1Life Healthcare (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 and 730.51 to convert an approximately 2,565 square-foot vacant ground floor commercial tenant space (previously occupied by Park's Farmers Market) into a medical service use (d.b.a. One Medical Group, a member-supported primary care medical practice) within a mixed-use building located in the Inner Sunset Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.

On May 8, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.1655C. The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption as reviewed under Environmental Review Case No. 2013.1655E. Under Environmental Review Case No. 2013.1655E, staff reviewed the proposed project and determined that the building is considered a "Category C" (Not a Historic Resource) property for the purposes of the Planning Department's CEQA review procedures.

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. 2013.1655C, 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 Site at 840 Irving Street is located on the northeast corner of Irving Street and 10th Avenue; Assessor's Block 1741; Lot 026. It is located within the Inner Sunset NCD and a 40-X Height and Bulk District. The subject lot is 3,260 square feet in area (32.60 feet wide by 100 feet deep) and is occupied by a mixed-use building constructed in 1904. The existing building is not listed in the Planning Department's 1976 Architectural Survey or the National and California Registers as having architectural significance. The subject ground floor commercial space fronting Irving Street was previously occupied by a grocery store use (d.b.a. Park's Farmers Market). The commercial space occupies the one-story portion of the building fronting Irving Street, while the residential portion of the mixed-use building consists of two stories towards the rear, with entry from 10th Avenue.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Inner Sunset Neighborhood. The surrounding development consists of a variety of commercial, residential, and mixed-use buildings. The scale of development in the area consists primarily of one- to four-story structures. The shopping area within the neighborhood contains a variety of small-scale convenience businesses which primarily include a mix of restaurants, specialty stores, grocery / liquor stores, financial institutions, personal service establishments, business service establishments, and medical service establishments (chiropractor, dental, optical). Some of the commercial establishments on the subject and opposite block include Reliable Rexall Drugs, United States Post Office, Sterling Bank & Trust, Radio Shack, Eight Thirty Seven, Pearl, Sushi Kazu, The Oasis Tourist and Travel Agency, Manna Korean Cuisine, Perilla Vietnamese Restaurant, Blackhorn, 828 Irving Market, Sheng Kee Bakery, Patxi's Pizza, and Bank of America. On 9th and 10th Avenues running north and south of the project site, there are one- to two-family dwellings

and a few multi-family dwellings located within the RH-2 (Residential, House, Two-Family) District and the Inner Sunset NCD.

4. **Project Description.** The proposal is a request for Conditional Use authorization pursuant to Planning Code Sections 303 and 730.51 to convert an approximately 2,565 square-foot vacant ground floor commercial tenant space (previously occupied by Park's Farmers Market) to a medical service use (d.b.a. One Medical Group, a member-supported primary care medical practice) within a mixed-use building located in the Inner Sunset NCD and a 40-X Height and Bulk District. The proposal will involve interior tenant improvements to the ground floor commercial tenant space, with no expansion of the existing building envelope. [Exterior tenant improvements to the storefront for the subject commercial tenant space and renovations to the residential portion of the building are filed under a separate permit.]
5. **Issues and Other Considerations.**
 - According to the project sponsor, One Medical Group is a member-supported primary care medical practice that is redefining modern medical care by leveraging technology and innovative best practices to provide patients with affordable, high-quality care. One Medical Group offers patients comprehensive primary medical care services – delivered conveniently from modern, professional offices and via online technology. One Medical Group has approximately 25 nationwide locations, of which, 11 locations are in San Francisco: 595 Castro Street, 3901 23rd Street, 3885 - 24th Street, 501 - 2nd Street, 201 Spear Street, 559 Clay Street, 4 Embarcadero Center, 2 Embarcadero Center, 2410 California Street, 110 Sutter Street, and 98 Gough Street. Services include same-day appointments, longer visits that start on time, on-site specialty services and an integrative approach that emphasizes prevention and nutrition.
 - The proposed medical service use is not considered a formula retail use under Section 703.3 of the Planning Code.
6. **Public Comment.** As of April 30, 2014, the Department has received three phone calls requesting information on the scope of work of the proposed project. The Planning Department has received seven letters in support of the project has received seven letters in support of the project from Inner Sunset merchants, residents, and the Sunset Heights Association of Responsible People (a neighborhood improvement association). The Department has not received any letters or phone calls in opposition to the project. The project sponsor has also conducted public outreach efforts and has an on-line petition (via website Change.org "[San Francisco Planning Commission: Help Bring One Medical Group to the Inner Sunset](#)") with over 600 signatures in support of the proposed project.
7. **Use District.** The project site is within the Inner Sunset Neighborhood Commercial District (NCD). The Inner Sunset NCD is located in the Inner Sunset neighborhood, consisting of the NC-2 Zoning District bounded by Lincoln Way on the north, Fifth Avenue on the east, Kirkham Street on the south, and Nineteenth Avenue on the west. The shopping area provides convenience goods and services to local Inner Sunset residents, as well as comparison shopping goods and services to a larger market area. The commercial district is also frequented by users of Golden Gate Park on

weekends and by City residents for its eating, drinking, and entertainment places. Numerous housing units establish the district's mixed residential-commercial character.

8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Medical Service Use within the Inner Sunset NCD.** Planning Code Section 730.51 allows for the establishment of a medical service use on the first and second stories, as defined by Planning Code Section 790.114, with Conditional Use authorization.

A Medical Service Use is defined under Planning Code Section 790.114 as a retail use which provides medical and allied health services to the individual by physicians, surgeons, dentists, podiatrists, psychologists, psychiatrists, acupuncturists, chiropractors, or any other health-care professionals when licensed by a State-sanctioned Board overseeing the provision of medically oriented services. It includes a clinic, primarily providing outpatient care in medical, psychiatric or other health services, and not part of a hospital or medical center, as defined in Section 790.44 of this Code. It also includes a massage establishment, as defined by Section 1900 of the Health Code, that is a sole proprietorship, as defined in California Business and Professions Code Section 4612(b)(1), and where the sole proprietor is certified pursuant to the California Business and Professions Code Section 4600 et seq., and one that employs or uses only persons certified by the state's Massage Therapy Organization, pursuant to the California Business and Professions Code Section 4600 et seq.

The current proposal is to allow the establishment of a Medical Service Use (d.b.a. One Medical Group, a member-supported primary care medical practice) in an approximately 2,565 square-foot vacant ground floor commercial tenant space on the project site.

- B. **Hours of Operation.** Planning Code Section 730.27 allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m., as defined by Planning Code Section 790.48.

The proposed hours of operation of the medical service use will be 8am-7pm Monday through Saturday.

- C. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 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.

Approximately 93% (72'-9") of the street frontage at the ground level of the subject commercial tenant space on 10th Avenue and approximately 99% (32'-5") of the street frontage at the ground level of the subject commercial tenant space on Irving Street will be fenestrated with transparent windows and doorways allowing for visibility to the inside of the building.

- D. **Off-Street Parking and Loading.** Planning Code Section 151 requires off-street parking for every 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Planning Code Section 152 requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

The subject commercial tenant space, with approximately 2,565 square feet of floor area, does not require any off-street parking or loading spaces.

- E. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.

9. **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 proposed project is to allow the establishment of a medical service use (d.b.a. One Medical Group) on the ground floor of a mixed-use building which will provide primary medical care services to its members. There will be interior tenant improvements and storefront modifications made to the existing commercial tenant space with no expansion of the existing building envelope. The proposed medical service use will be complimentary to the existing mix of commercial uses within this portion of the Inner Sunset NCD which include restaurants, specialty stores, grocery / liquor stores, financial institutions, personal service establishments, business service establishments, and medical service establishments (chiropractor, dental, optical).

- 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 size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building.

- 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;

Existing traffic patterns will not be significantly affected by the proposed project. Public transit (Muni Lines N-Judah and 44-O'Shauhnassy) is located within walking distance of the project site; a bus stop is located at the corner of 9th and Irving Streets. There is on-street parking in front of the subject property and in the surrounding neighborhood.

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

No noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed project.

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

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. All project signage and projections will be consistent with the controls of the Planning Code.

- 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 proposed 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 purpose of the Inner Sunset NCD in that the intended use is a neighborhood-serving business.

- 10. **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 medical service use would occupy a vacant ground floor commercial space with no expansion of the existing building envelope and will be compatible and complimentary with the type of uses characterizing this portion of the Inner Sunset NCD.

OBJECTIVE 2:

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

Policy 2.3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The proposed project will provide a neighborhood-serving medical service use and will enhance the 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 economic and technological innovation in the marketplace and society.

The proposed medical service use will provide its new and existing members with innovative primary medical care services in a new location within the Inner Sunset NCD.

Policy 6.9:

Regulate uses so that traffic impacts and parking problems are minimized.

The proposed project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. Many patrons would be able to walk from their residences or places of employment, and the project is well served by public transportation. There is on-street parking in front of the subject property and in the surrounding neighborhood.

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 proposed new location of One Medical Group will provide easier more convenient access to its members traveling from the Inner Sunset NCD since the existing other One Medical Group San Francisco locations are in the Financial District, SOMA, Pacific Heights, Castro, Noe Valley, and Hayes Valley neighborhoods.

11. **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 project will preserve and enhance the existing neighborhood-serving retail uses by occupying a vacant commercial tenant space on the subject property to serve the needs of residents by providing medical health services. The proposed project will provide job opportunities to the City by employing approximately 10-12 people.

- 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 project will preserve and enhance the cultural and economic diversity of the neighborhood by establishing a new medical service use in the area. Existing housing will not be affected by the proposed project.

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

The proposed project will not displace any affordable housing.

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

The proposed project would not significantly increase automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use which residents can access by walking or taking public transit.

- 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.

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.

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

The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- G. That landmarks and historic buildings be preserved.

The proposed project will not significantly affect any landmarks or historic buildings.

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

The proposed project will not affect any city-owned park or open space.

12. 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.
13. 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. 2013.1655C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 18, 2014, 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.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on May 8, 2014.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to convert an approximately 2,565 square-foot vacant ground floor commercial tenant space (previously occupied by Park's Farmers Market) into a medical service use (d.b.a. One Medical Group, a member-supported primary care medical practice) within a mixed-use building at 840 Irving Street (a.k.a. 1280 -10th Avenue) in Assessor's Block 1741, Lot 026 pursuant to Planning Code Sections 730.51 and 303 located in the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated March 18, 2014, and stamped "EXHIBIT B" included in the docket for Case No. 2013.1655C and subject to conditions of approval reviewed and approved by the Commission on May 8, 2014 under Motion No. XXXXX. 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 May 8, 2014 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a

Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

MONITORING - AFTER ENTITLEMENT

6. **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

7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

8. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>

9. **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>

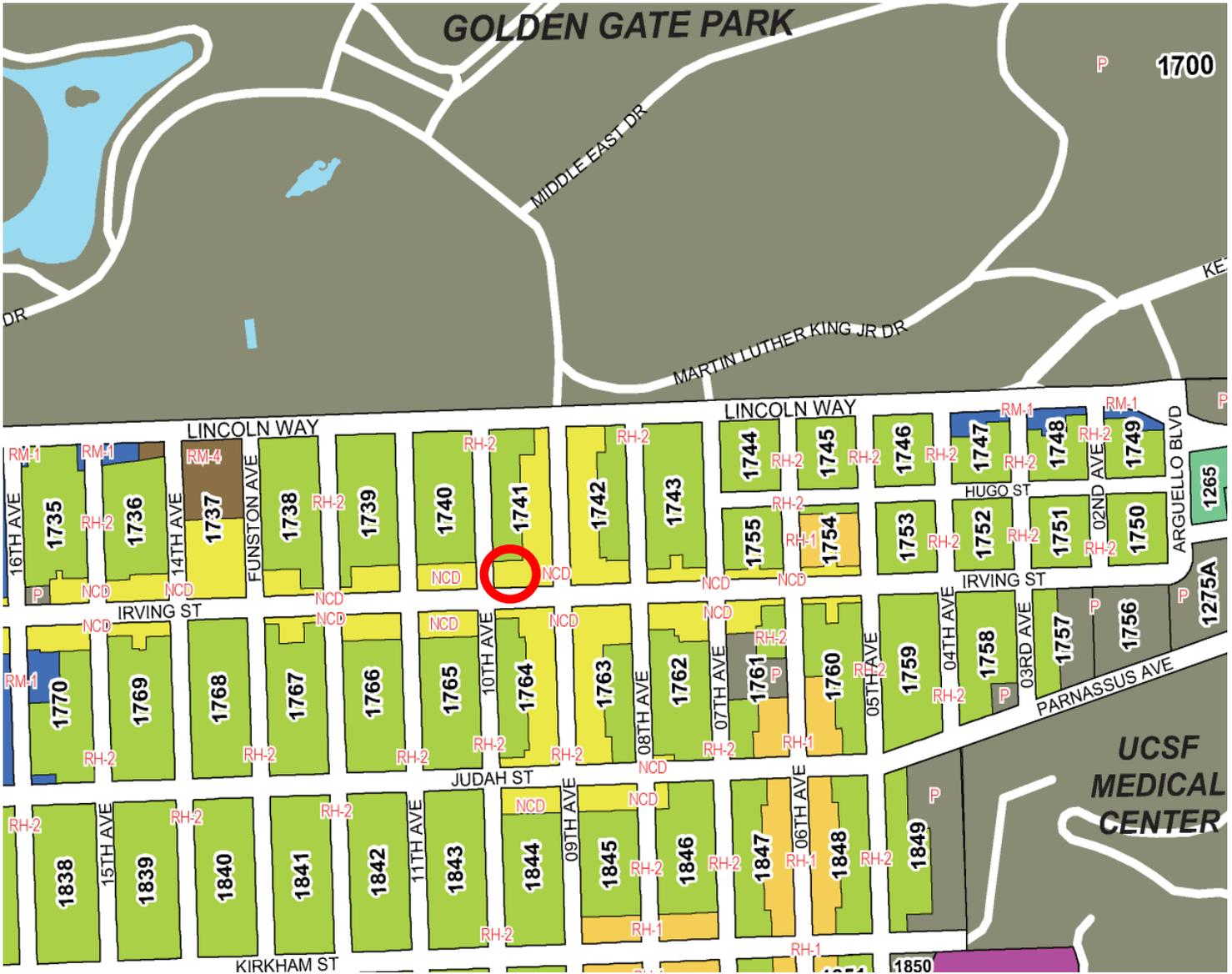
10. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the 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

11. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

Zoning Map



Conditional Use Hearing
Case Number 2013.1655C
840 Irving Street



Parcel Map

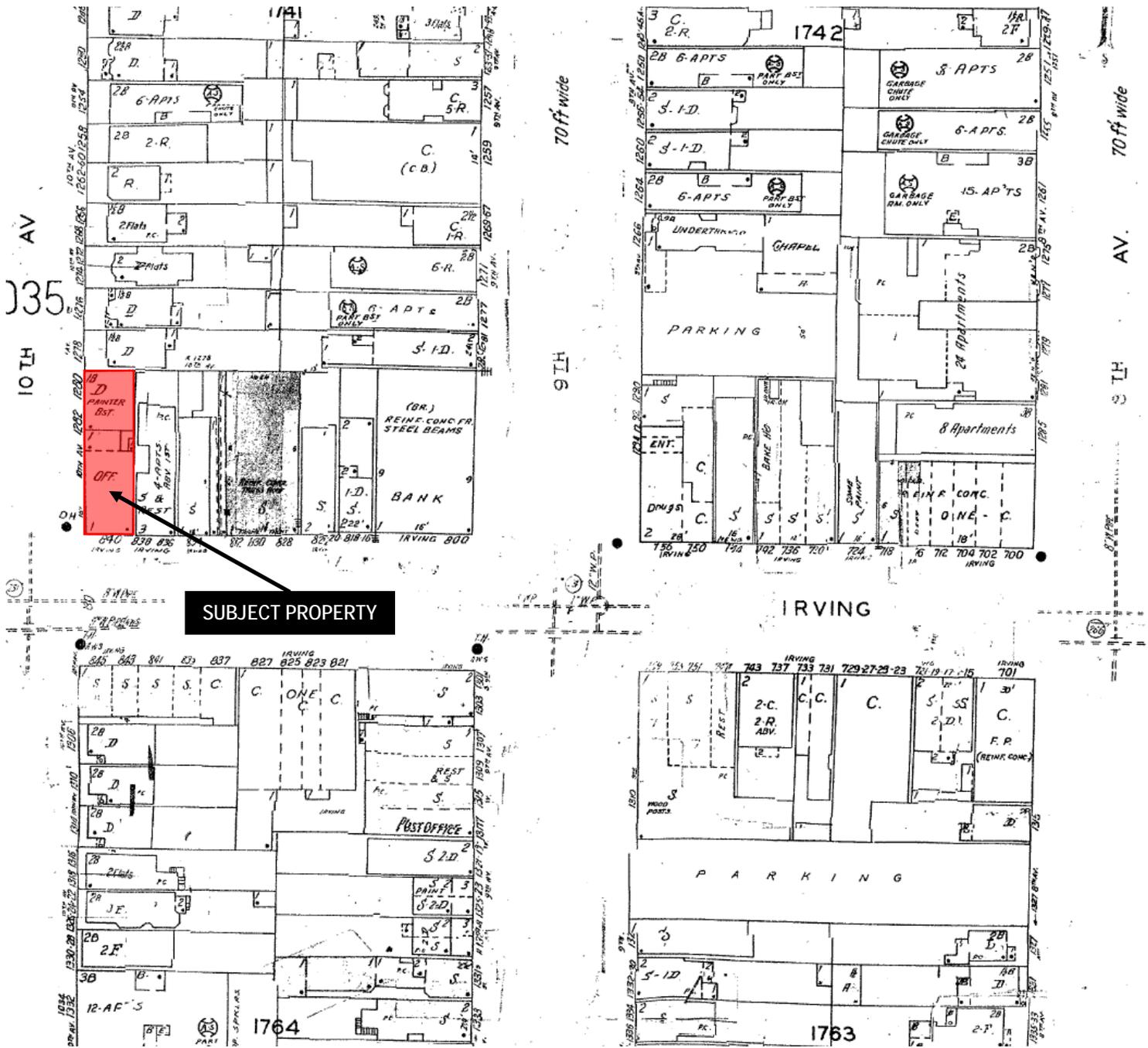


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2013.1655C
840 Irving Street

Sanborn Map*

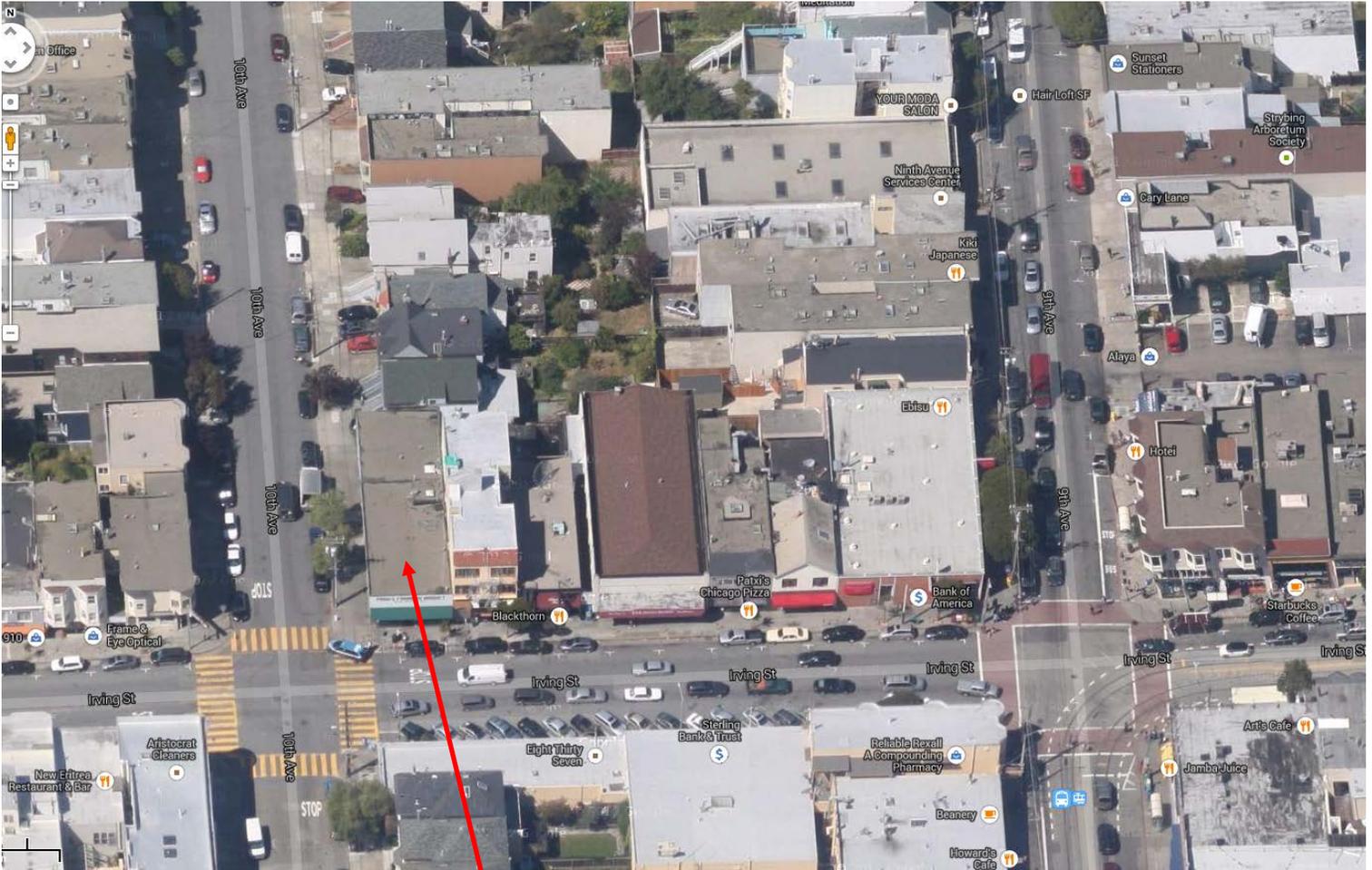


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
 Case Number 2013.1655C
 840 Irving Street



Aerial Photo

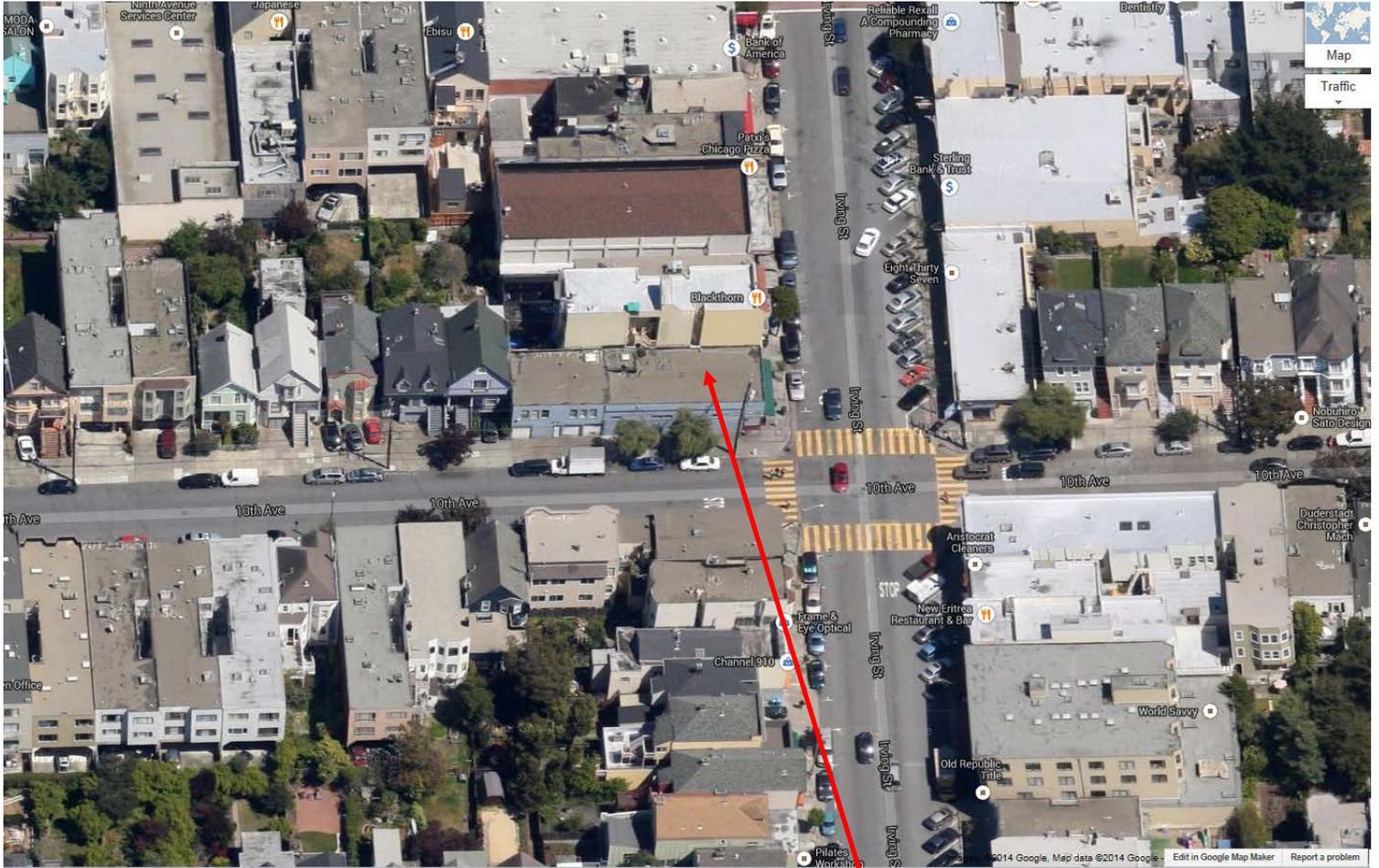


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2013.1655C
840 Irving Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2013.1655C
840 Irving Street

Site Photo

SUBJECT PROPERTY ON IRVING STREET



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2013.1655C
840 Irving Street

Site Photo

SUBJECT BLOCK ON 10TH AVENUE



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2013.1655C
840 Irving Street

Site Photo

SUBJECT BLOCK ON IRVING STREET



Conditional Use Hearing
Case Number 2013.1655C
840 Irving Street

13.1655 C

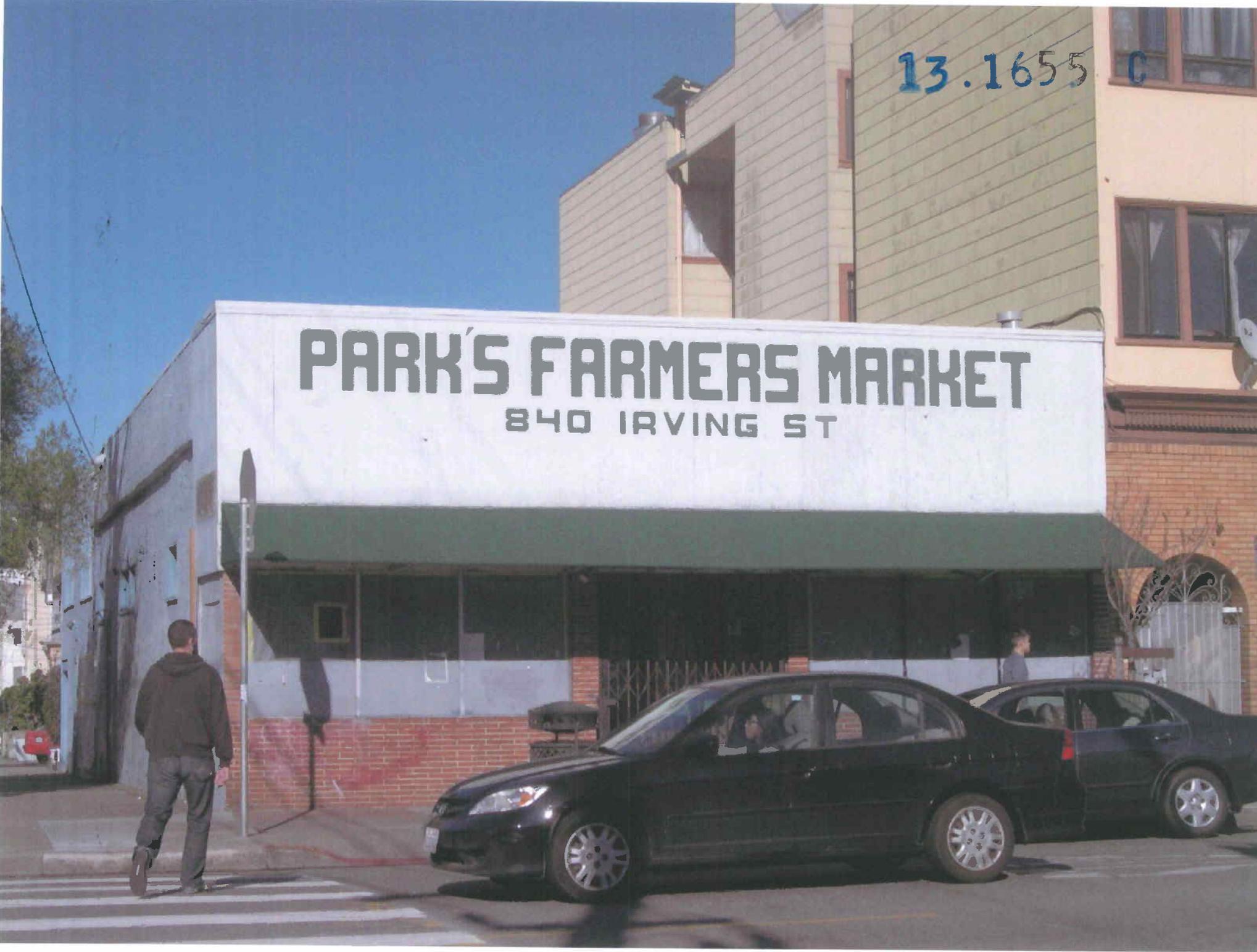


IRVING AND 10TH AVENUE

13.1655 C

PARK'S FARMERS MARKET

840 IRVING ST

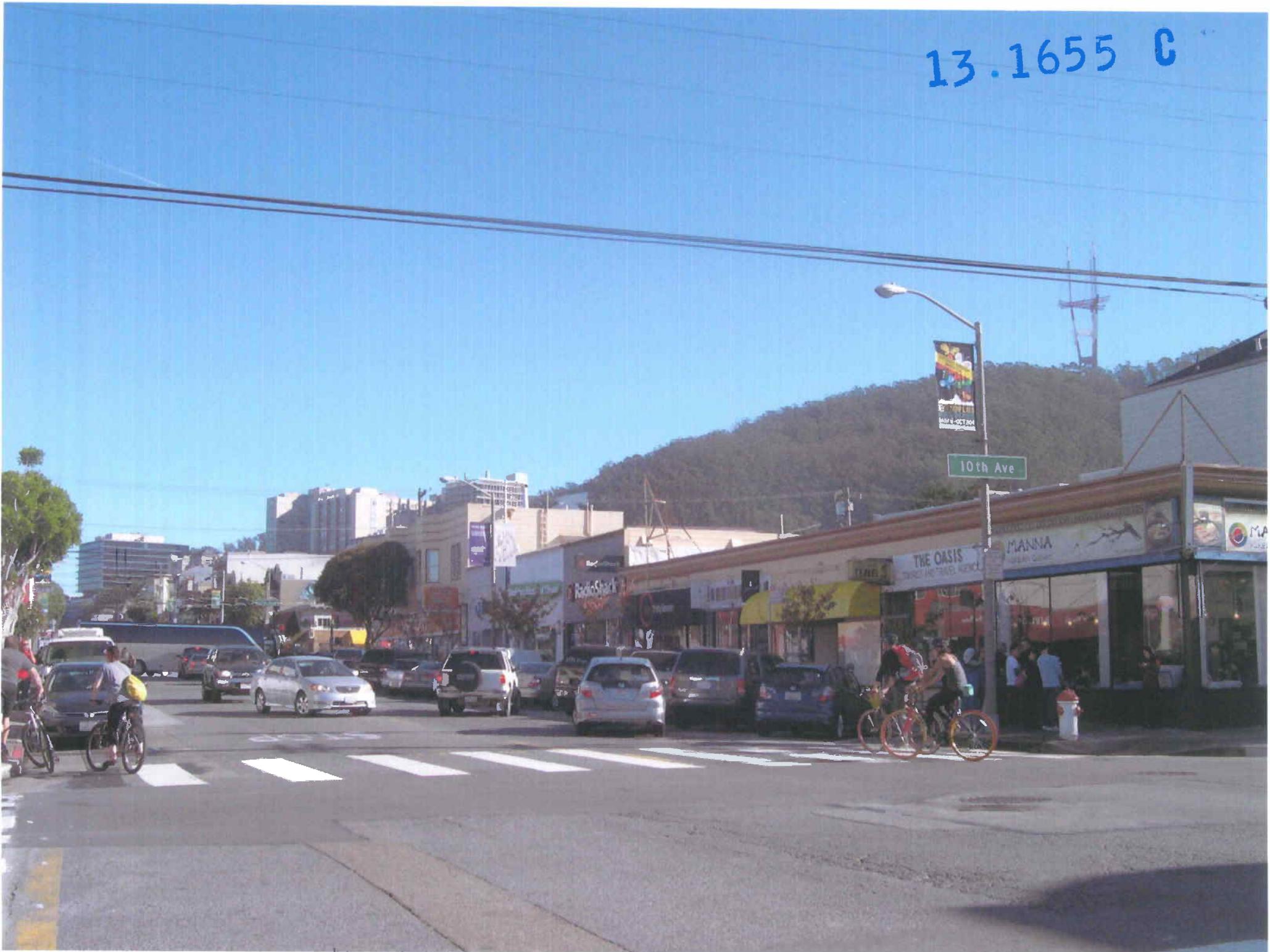


13.1655 C



IRVING AT 10TH AVENUE LOOKING EAST

13.1655 C



IRVING STREET AT 10TH AVENUE LOOKING SOUTH EAST

13.1655 C



IRVING & 10TH AVENUE LOOKING SOUTH WEST



13.1655 C

INTERIOR 840 IRVING



SUNSET HEIGHTS ASSOCIATION OF RESPONSIBLE PEOPLE

WWW.SHARPSF.COM

April 9, 2014

Sharon M. Young, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, California 94103

Re: Case No. 2013:1655C

Dear Ms. Young:

On behalf of the S.H.A.R.P. Board of Directors, I am writing you to let you know that we support issuance of a conditional use permit for One Medical Group at 1280 10th Avenue.

S.H.A.R.P. is a neighborhood improvement association that was founded over 100 years ago. Our mission includes supporting projects that we believe will enhance the lives of those who reside within our geographical boundaries, including the location where One Medical Group wishes to establish its medical practice.

We have determined that the establishment of a primary care medical practice at that location could serve a vital purpose in providing primary care at a convenient location to a wide variety of those who reside in the Inner Sunset. At a time when the need for primary care is expanding and the availability of physicians providing such care is waning, we are hopeful that One Medical Group will be a useful resource to the community.

Thank you for your consideration.

Very truly yours,

Sheila D' Ambrosio, President
1661 7th Avenue
San Francisco, CA 94122
email: president@sharpsf.com
telephone: 415-731-1222

From: [Lauriequach](#)
To: [Young, Sharon \(CPC\)](#)
Subject: 2013:1655C
Date: Friday, March 28, 2014 9:06:27 PM

Dear Ms. Young,

I would like to support the One Medical Group on 840 Irving Street because of the great contribution this business would be for our neighborhood. We own Irving Street Cafe at 716 Irving and this has been our family business for twenty years. A medical building is much needed and would be a great resource not only for the local residents but it would offer the opportunity for the students at UCSF as a helpful resource. Thank you for your consideration and I am in support of this business.

Sincerely,

Laurie Quach

Sent from my iPad

Inner Fog: A Wine Bar
545 Irving Street
San Francisco, CA 94122

Sharon Young, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Re: One Medical Group, 840 Irving Street at 10th Avenue
2013:1655C

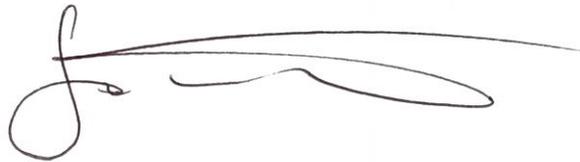
Dear Ms. Young:

As proprietor of Inner Fog, I welcome the arrival of One Medical Group at the corner of Irving and 10th. I know One Medical will greatly enhance our neighborhood and complement UC Medical Center, which is nearby.

Since opening my business a few years ago I have become active in the community and can see that One Medical will be an asset for the Inner Sunset.

Please don't hesitate to contact me at john@innerfog.com should you have any questions.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized initial 'J' followed by a long, horizontal, sweeping line that ends in a small loop.

John Nettesheim

From: [Marsha Garland](#)
To: [Young, Sharon \(CPC\)](#)
Cc: [Rory Davis](#); [Boe Hayward](#)
Subject: support from Misdirections Magic Shop
Date: Tuesday, April 29, 2014 2:14:27 PM



1236 - 9th Avenue
San Francisco, CA 94122

April 28, 2014

Re: One Medical Center, 840 Irving Street

Dear Planning Commissioners:

We are a long time, well-established business in the Inner Sunset and a destination for people involved in the magic arts and theater.

I am in full support of One Medical and believe it is necessary to have businesses like that in neighborhoods like ours. It will be convenient for residents as well as business owners especially given the hours of operation that are planned.

Therefore, I am in full support of the conditional use permit application.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe Pon", is written over a light blue background.

Joe Pon

Marsha Cowen Garland
Garland Public & Community Relations
535 Green Street
San Francisco, CA 94133
marshagarland@att.net
415/531/2911

From: [James Robinson](#)
To: [Young, Sharon \(CPC\)](#)
Subject: One Medical
Date: Monday, April 28, 2014 10:28:19 PM

Ms. Young,

> My wife and I have used the services of One Medical for the past eighteen months and we have been nothing short of delighted in every way. Delighted is not a descriptor often used when describing medical services. What appeals most to us is the very flexible scheduling to get an appointment at a moments notice. After all, when you need to see a doctor, you need to see a doctor! We've used two of their downtown locations based on what best fit our schedules. Each location accommodated us quickly according to our needs. Having another location that is MUNI accessible will benefit many busy households. Another thing that really impressed us is that their physicians seem to look at medical issues in a much broader view than most of their peers. Maybe we were lucky, but both of our doctors really took the time to discuss our diets and lifestyle before any recommendations were made. After all, who really wants yet another bottle in their medicine cabinet?

>

> Sincerely,

>

> James Robinson

From: [Marsha Garland](#)
To: [Young, Sharon \(CPC\)](#)
Cc: [Boe Hayward](#); [Rory Davis](#)
Subject: support for One Medical
Date: Tuesday, April 29, 2014 12:36:46 PM



Crawfish Station
1336 9th Avenue
San Francisco, CA 94122

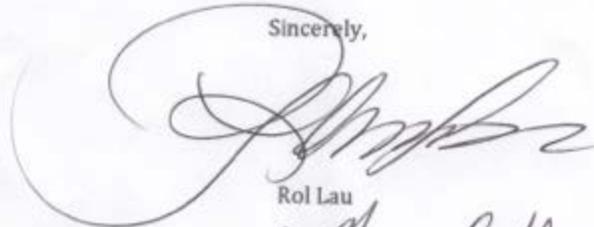
April 28, 2014

Dear Planning Commissioners:

I am in full support of the conditional use permit application for One Medical Group at 840 Irving (at 10th Avenue). I am an owner/partner of Crawfish Station, one and a half blocks away. I welcome the investment in our neighborhood as well as the use.

One Medical's clean up of the façade of that corner will make that particular intersection much more attractive and hopefully will inspire others to improve their facades as well.

Sincerely,



Rol Lau
General Manager

From: [Marsha Garland](#)
To: [Young, Sharon \(CPC\)](#)
Cc: [Rory Davis](#); [Boe Hayward](#)
Subject: Yellow Submarine Support for One Medical
Date: Tuesday, April 29, 2014 12:39:20 PM



503 Irving Street, San Francisco, CA 94122

Re: One Medical, 840 Irving Street

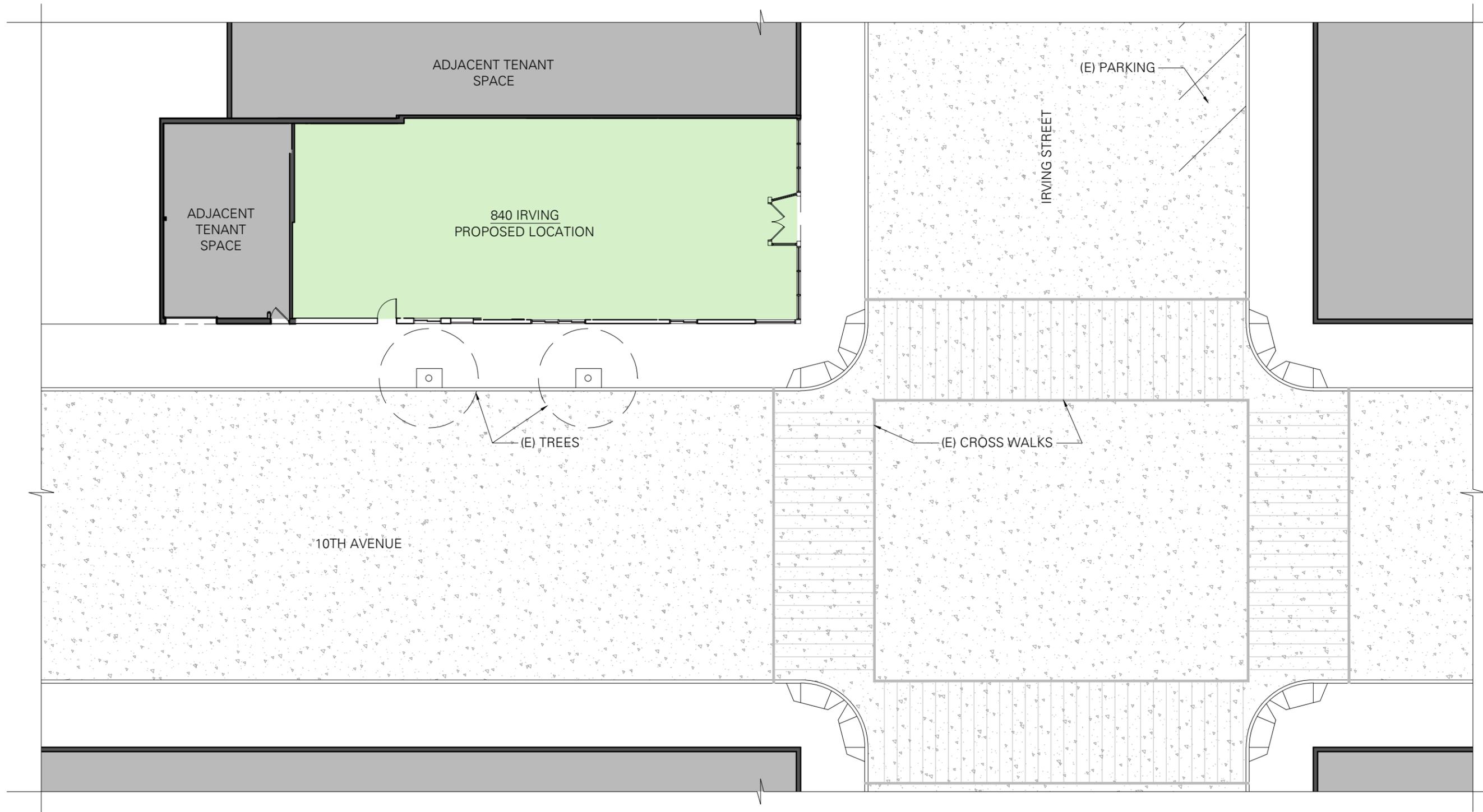
Dear Planning Commissioners:

I just heard that One Medical is moving to 10th and Irving. I think that's a great idea and want to lend my support to their request for permits. I own The Yellow Submarine on Irving and I think One Medical will be a great addition to our wonderful neighborhood.

Thank you.



Owner



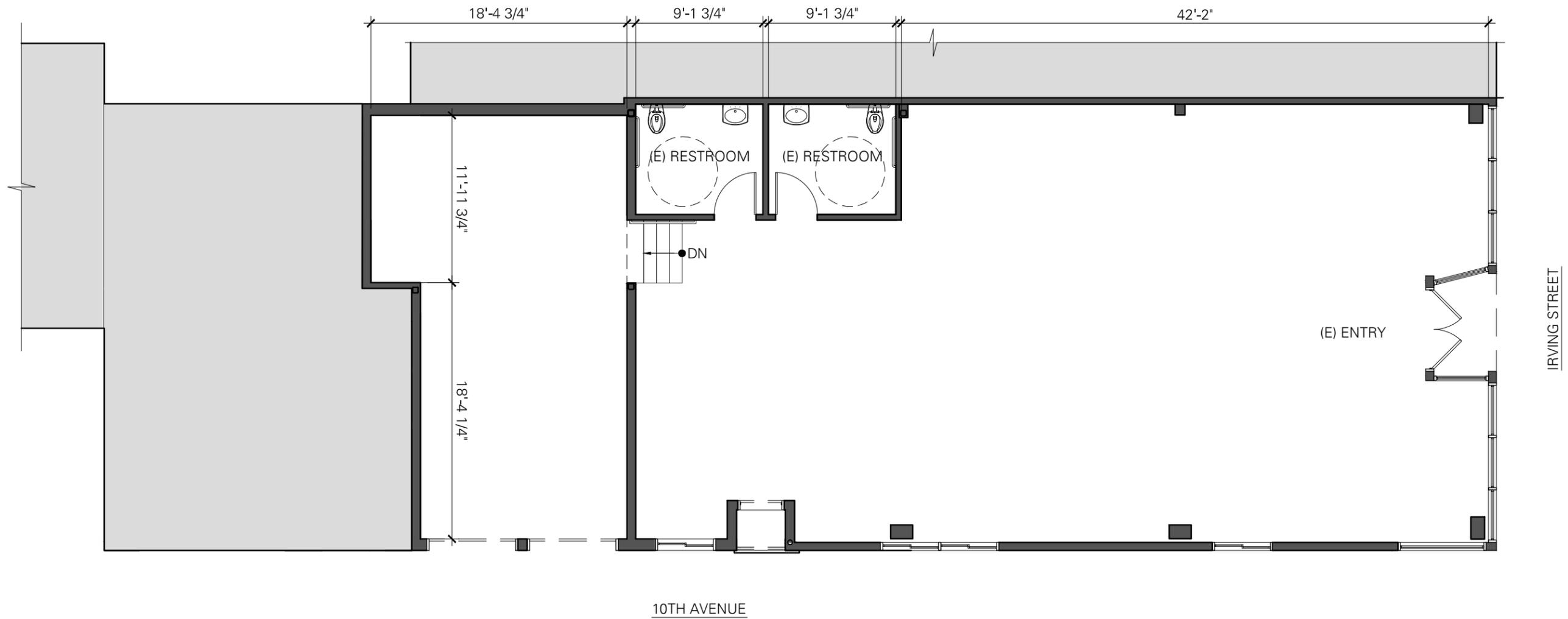
Conditional Use Application - Proposed Plot Plan

840 Irving
San Francisco, CA

PROJECT DESCRIPTION
 -(N) STOREFRONT CHANGES WILL BE FILED UNDER SEPARATE PERMIT.
 -CHANGE OF USE OF A VACANT GROUND FLOOR COMMERCIAL USE (PREVIOUSLY OCCUPIED BY A RETAIL GROCERY STORE) INTO A MEDICAL OFFICE USE UNDER CONDITIONAL USE CASE NO. 2013.1655C.
 -TOTAL GROUND FLOOR SQUARE FOOTAGE IS ±2,565 SQ. FT.

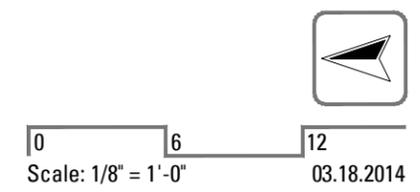
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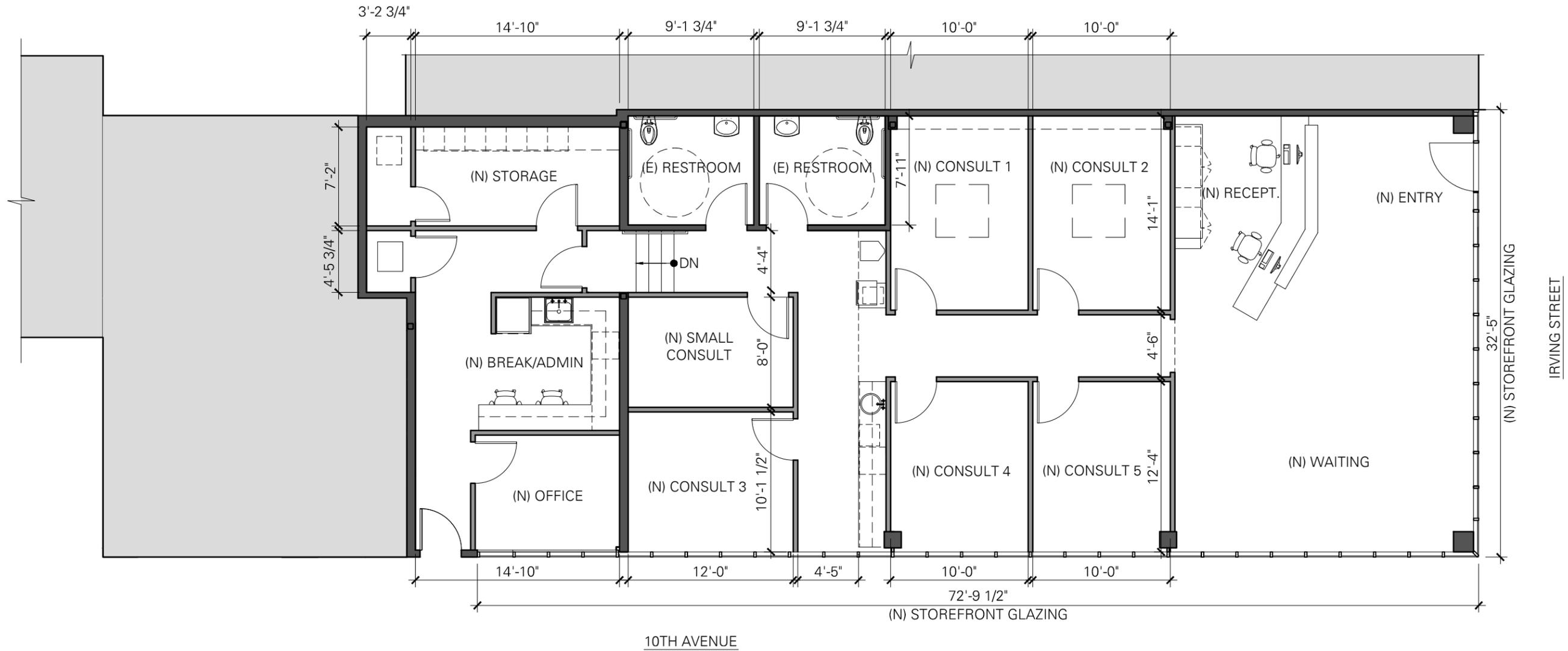


CONDITIONAL USE PERMIT - EXISTING FLOOR PLAN

840 IRVING
SAN FRANCISCO, CA



MARTINKOVIC MILFORD ARCHITECTS



(N) STOREFRONT CHANGES WILL BE FILED UNDER SEPARATE PERMIT: 2013-1223-4814

CONDITIONAL USE PERMIT - PROPOSED FLOOR PLAN

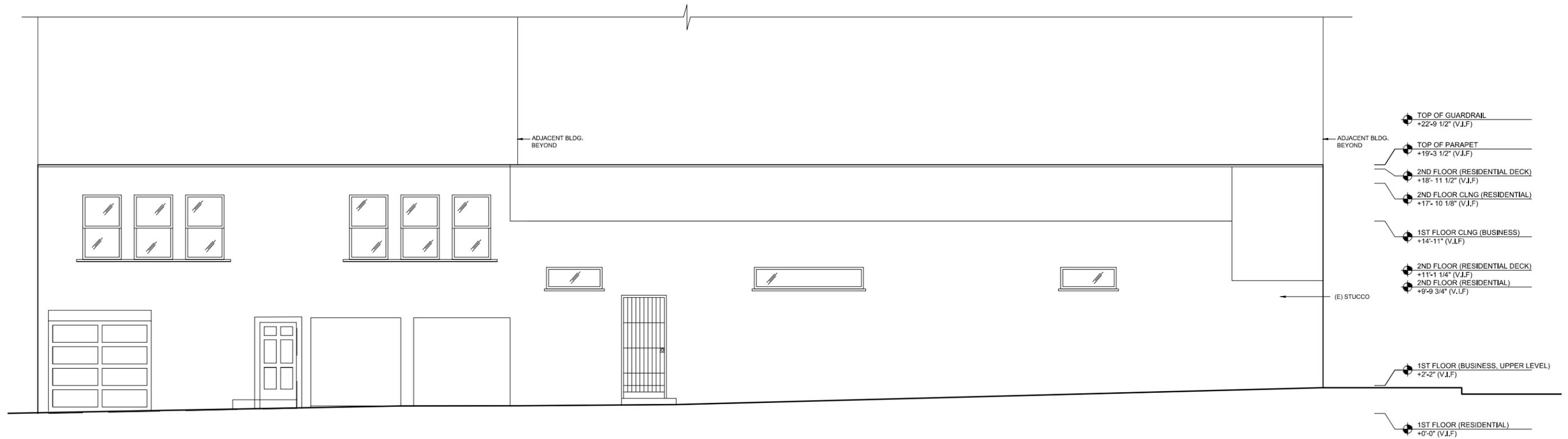
840 IRVING
SAN FRANCISCO, CA



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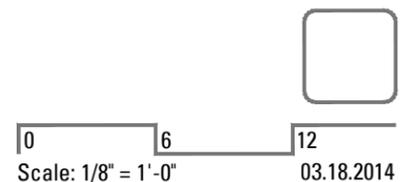


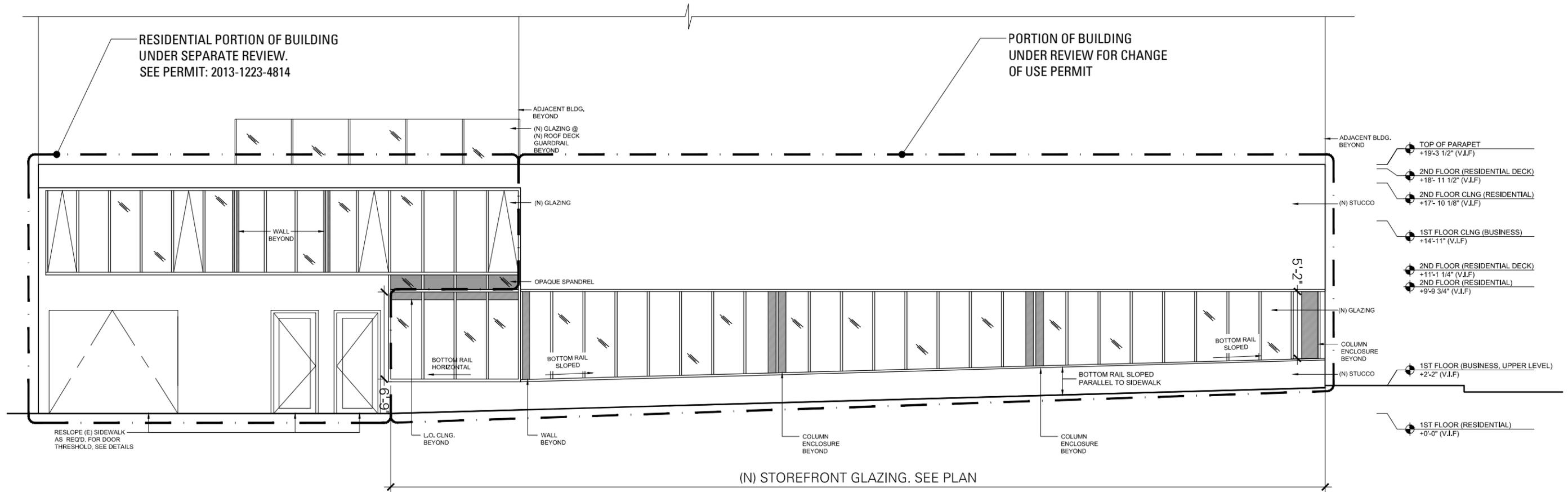
MARTINKOVIC MILFORD ARCHITECTS



CONDITIONAL USE PERMIT - EXISTING WEST ELEVATION

840 IRVING
SAN FRANCISCO, CA



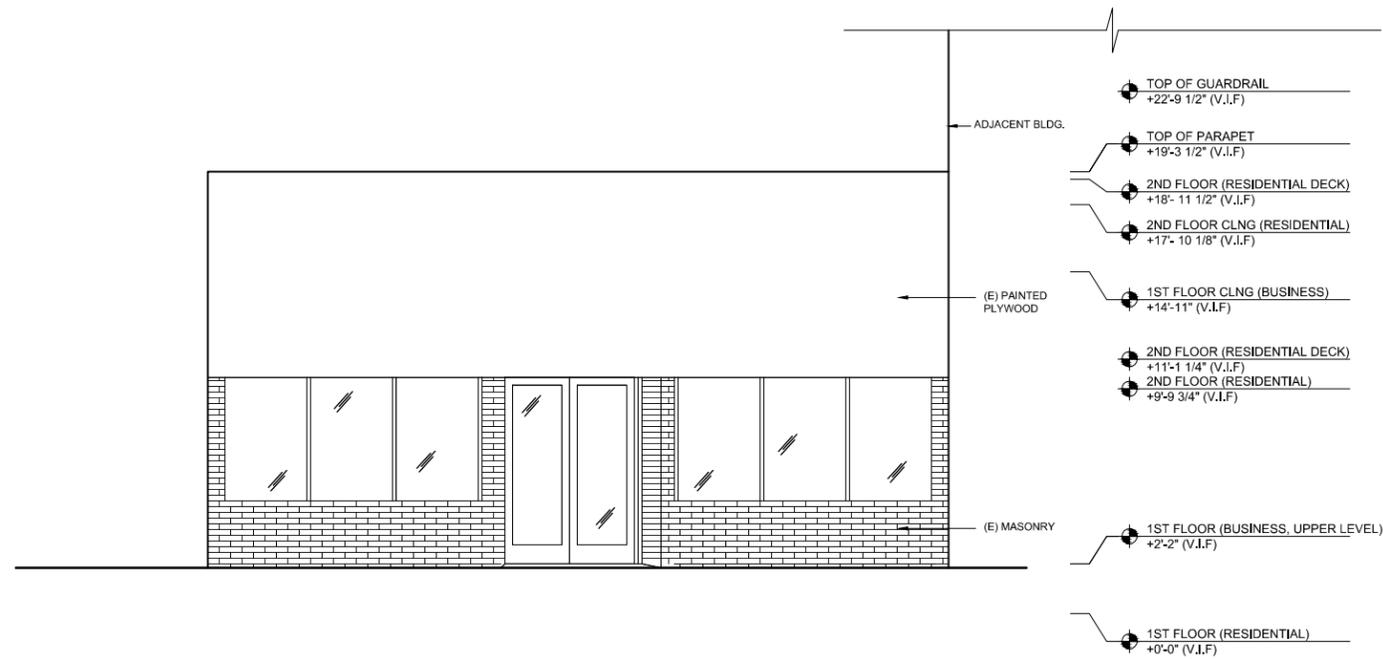


(N) STOREFRONT CHANGES WILL BE FILED UNDER SEPARATE PERMIT: 2013-1223-4814

CONDITIONAL USE PERMIT - PROPOSED WEST ELEVATION

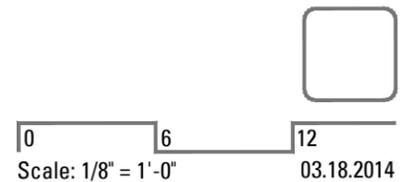
840 IRVING
SAN FRANCISCO, CA

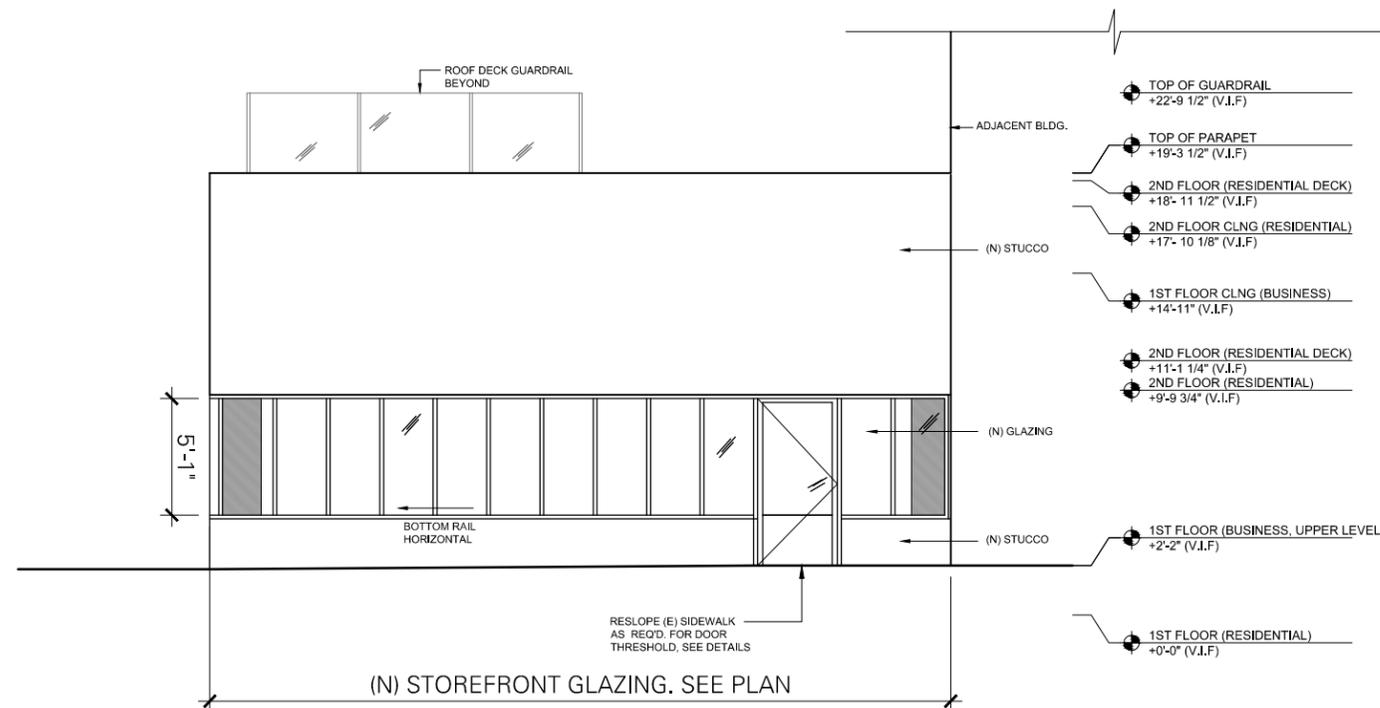




CONDITIONAL USE PERMIT - EXISTING SOUTH ELEVATION

840 IRVING
SAN FRANCISCO, CA



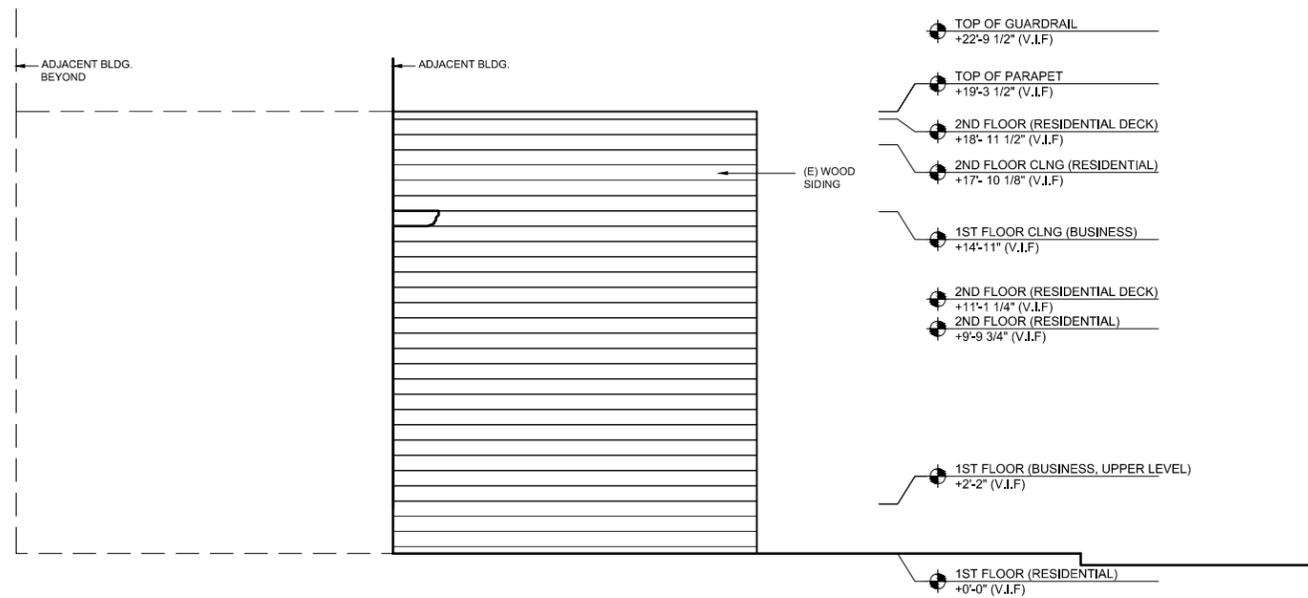


(N) STOREFRONT CHANGES WILL BE FILED UNDER SEPARATE PERMIT: 2013-1223-4814

CONDITIONAL USE PERMIT - PROPOSED SOUTH ELEVATION

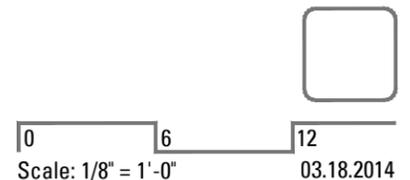
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SAN FRANCISCO, CA

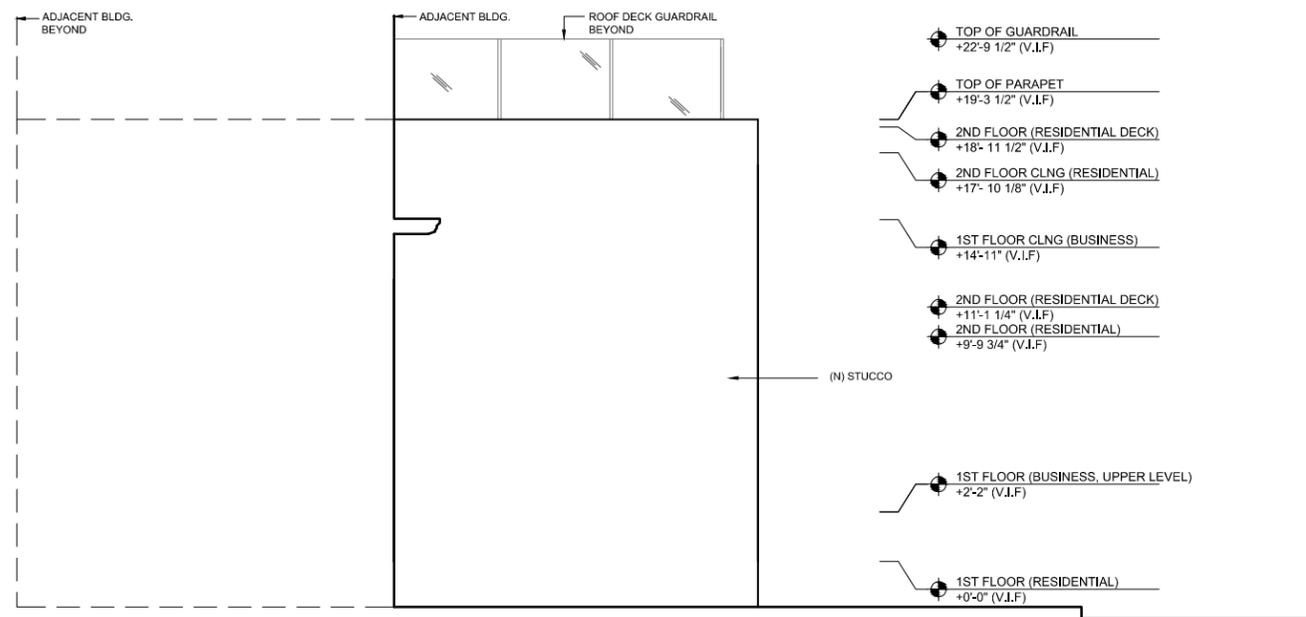
0 6 12
Scale: 1/8" = 1'-0" 03.18.2014



CONDITIONAL USE PERMIT - EXISTING NORTH ELEVATION

840 IRVING
SAN FRANCISCO, CA





CONDITIONAL USE PERMIT - PROPOSED NORTH ELEVATION

840 IRVING
SAN FRANCISCO, CA



03.18.2014