



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: OCTOBER 9, 2014

CONSENT CALENDAR

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* October 2, 2014  
*Case No.:* **2014.0564C**  
*Project Address:* **2527 MISSION STREET**  
*Zoning:* Mission Street NCT (Neighborhood Commercial Transit)  
65-B Height and Bulk District  
*Block/Lot:* 3615/026  
*Project Sponsor:* Gary Bell  
PO Box 647  
San Francisco, CA 94937  
*Staff Contact:* Erika S. Jackson – (415) 558-6363  
[erika.jackson@sfgov.org](mailto:erika.jackson@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

The project sponsor proposes to establish a new three-story approximately 6,800 square foot medical services building and accessory retail (dba Mosaddegh Vision Institute) and an Outdoor Activity area for an approximately 340 square foot roof deck along the rear property line. The project exceeds the use size limitation of 6,000 square feet in the Mission Street NCT Zoning District. The business will be owned and operated by a local optometrist. The ground floor will contain areas for a retail showroom, offices, eye care examination rooms, and a waiting area. The second floor will contain offices, an operating room, and a break room. The third floor will contain offices, a conference room, and a roof deck along the rear property line.

### SITE DESCRIPTION AND PRESENT USE

The Project site is located on the east side of Mission Street, between 21<sup>st</sup> and 22<sup>nd</sup> Streets, within the Mission Street Neighborhood Commercial Transit District and a 65-B Height and Bulk District. The Proposed Project is located on an approximately 3,675 square foot vacant lot. The Proposed Project would occupy 30 linear feet of frontage on Mission Street.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located toward the center of the Mission Street Neighborhood Commercial Transit Zoning District. A number of neighborhood serving uses including bars, eating establishments, general grocery stores, liquor stores, automobile-related uses, professional and personal service uses and retail sales and services uses characterize this neighborhood commercial district. In general, residential uses

are found in the immediate vicinity. Properties in the vicinity are located within the RTO-M (Residential, Transit-Oriented, Mission Neighborhood), NC-1 (Neighborhood Commercial, Cluster) and P (Public Use) Districts. The site is well served by transit. Immediately to the north and south of the project site are two story mixed use buildings with retail on the ground floor and residential on the second floor.

## 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 19, 2014	September 19, 2014	20 days
Posted Notice	20 days	September 19, 2014	September 19, 2014	20 days
Mailed Notice	20 days	September 19, 2014	September 18, 2014	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 no public comment other than two phone calls requesting information about the proposed project.

## ISSUES AND OTHER CONSIDERATIONS

- The Project is desirable because there is a lack of medical facilities for vision care serving residents living in the Mission neighborhood. There is a significant demand for this type of facility, which the proposed project will help satisfy. The Proposed Project is also desirable because it adds to the City's economic base, creates new opportunities for jobs for City residents, and replaces a vacant lot with new development.
- The proposed medical center will employ between 7 and 10 full-time employees.
- The Conditional Use Authorization to increase the use size beyond the maximum 6,000 square feet will allow the business to provide an 800 square foot operating room on the second floor.
- The Planning Commission has already approved a larger building at the same location on June 1, 2006 under Conditional Use Authorization Motion 17254. The proposal was for the new construction of a 48 foot tall 4 story mixed use building with 4 dwelling units on the third and fourth floors, 3,550 square feet of business and financial services on the second Floor, and 3,550 square feet of retail on the ground floor with no off-street parking.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a new three-story approximately 6,800 square foot medical services building and accessory retail (dba Mosaddegh Vision Institute) and an Outdoor Activity area for an approximately 340

square foot roof deck along the rear property line on the third floor within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and a 65-B Height and Bulk District, pursuant to Planning Code Sections 121.2, 145.2, and 303.

### **BASIS FOR RECOMMENDATION**

- The proposed eye care use will be owned and operated by a local optometrist.
- The Proposed Project is consistent with the stated purposed of the Mission Street NCT District in that the intended use provides retail at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods.
- The new building has been designed to fit within the existing neighborhood in terms of size, height, mass, and shape.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.
- The project will enhance the neighborhood and it will attract individuals to patronize and strengthen other commercial activities in the area.
- The project will be subject to Eastern Neighborhood Impact Fees and Transit Impact Development Fees.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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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 checked="" 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 checked="" 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 |

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

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

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# SAN FRANCISCO PLANNING DEPARTMENT

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Subject to: (Select only if applicable)

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

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## Planning Commission Draft Motion

HEARING DATE: OCTOBER 9, 2014

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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 121.2, 145.2, AND 303 OF THE PLANNING CODE TO ESTABLISH A A NEW THREE-STORY APPROXIMATELY 6,800 SQUARE FOOT MEDICAL SERVICES BUILDING AND ACCESSORY RETAIL (DBA MOSADDEGH VISION INSTITUTE) AND AN OUTDOOR ACTIVITY AREA FOR AN APPROXIMATELY 340 SQUARE FOOT ROOF DECK ALONG THE REAR PROPERTY LINE ON THE THIRD FLOOR WITHIN THE MISSION STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND A 65-B HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On April 17, 2014, Gary Bell (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 121.2, 145.2, and 303 to establish a new three-story approximately 6,800 square foot medical services building and accessory retail (dba Mosaddegh Vision Institute) and an Outdoor Activity area for an approximately 340 square foot roof deck along the rear property line on the third floor within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and a 65-B Height and Bulk District.

On October 9, 2014, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0564C.

On August 7, 2014 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2014.0564C, 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 is located on the east side of Mission Street, between 21<sup>st</sup> and 22<sup>nd</sup> Streets, within the Mission Street Neighborhood Commercial Transit District and a 65-B Height and Bulk District. The Proposed Project is located on an approximately 3,675 square foot vacant lot. The Proposed Project would occupy 30 linear feet of frontage on Mission Street.
3. **Surrounding Properties and Neighborhood.** The Project site is located toward the center of the Mission Street Neighborhood Commercial Transit Zoning District. A number of neighborhood serving uses including bars, eating establishments, general grocery stores, liquor stores, automobile-related uses, professional and personal service uses and retail sales and services uses characterize this neighborhood commercial district. In general, residential uses are found in the immediate vicinity. Properties in the vicinity are located within the RTO-M (Residential, Transit-Oriented, Mission Neighborhood), NC-1 (Neighborhood Commercial, Cluster) and P (Public Use) Districts. The site is well served by transit. Immediately to the north and south of the project site are two story mixed use buildings with retail on the ground floor and residential on the second floor.
4. **Project Description.** The project sponsor proposes to establish a new three-story approximately 6,800 square foot medical services building and accessory retail (dba Mosaddegh Vision Institute) and an Outdoor Activity area for an approximately 340 square foot roof deck along the rear property line. The project exceeds the use size limitation of 6,000 square feet in the Mission Street NCT Zoning District. The business will be owned and operated by a local optometrist. The

ground floor will contain areas for a retail showroom, offices, eye care examination rooms, and a waiting area. The second floor will contain offices, an operating room, and a break room. The third floor will contain offices, a conference room, and a roof deck along the rear property line.

5. **Public Comment.** The Department has received no public comment other than two phone calls requesting information about the proposed project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Outdoor Activity.** Planning Code Section 736.24 states that a Conditional Use Authorization is required for an Outdoor Activity Area, as defined by Planning Code Section 790.70.

*The Outdoor Activity included with this proposal is an approximately 340 square foot roof deck along the rear property line on the third floor.*

- B. **Use Size.** Planning Code Section 121.2 allows an use size of 6,000 square feet for non-residential uses within the Mission NCT Zoning District.

*The Project proposes approximately 6,800 square feet of non-residential space.*

- C. **Rear Yard Requirement in the Mission Street NCT Zoning District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet. It also states that rear yards shall be provided at the lowest level containing a dwelling unit.

*The proposal does not contain dwelling units, and therefore a rear yard is not required.*

- D. **Parking.** Planning Section 151 of the Planning Code requires no off-street parking within an NCT Zoning District.

*The project proposes no off-street parking spaces. Although parking is permitted for medical offices up to one per 300 square feet of occupied floor area, no parking is required within the Mission Street NCT Zoning District.*

- E. **Bicycle Parking.** Planning Code Section 155 requires one Class 1 bicycle parking space for every 5,000 square feet of medical office space.

*The project proposes one Code required Class 1 bicycle parking space.*

- F. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that NC Districts containing specific uses have at least ½ the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or

decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

*The subject commercial space has approximately 30 feet of frontage on Mission Street with approximately 19.5 feet devoted to window space for the retail showroom. The windows are clear and unobstructed.*

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

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the Proposed 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 Project is desirable because there is a lack of medical facilities for vision care serving residents living in the Mission neighborhood. There is a significant demand for this type of facility, which the proposed project will help satisfy. The Proposed Project is also desirable because it adds to the City's economic base, creates new opportunities for jobs for City residents, and replaces a vacant lot with new development.*

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 Proposed 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 immediate neighborhood is characterized by two and three story buildings on lots between 25 and 30 feet wide with retail at the ground floor and residential above. The new structure replaces a 30 foot wide vacant lot with a building that has been designed to fit within the existing neighborhood in terms of size, height, mass, and shape. The proposed building will be three stories in height and will have a retail space on the ground floor along the street frontage.*

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 in the Mission Street NCT. The proposed use should not generate significant amounts of vehicular trips from the immediate neighborhood or*

*citywide because the neighborhood is well served by public transit. The purpose is to provide medical services to the local residents who are currently under served by this type of service in their neighborhood. Therefore, it is expected that most patrons will walk or take public transit to the medical center. As a result, the Proposed Project will not generate new commuter traffic nor will it add traffic to surrounding streets or impact neighborhood parking.*

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

*The proposed use is subject to the standard conditions of approval regarding noise, glare, dust and odor. However, the proposed use is a medical office for eye care and is not expected to create such emissions.*

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

*The Department shall review all lighting and signs proposed for the new business in accordance with Condition 7 of Exhibit A. Landscaping and screening of the outdoor activity area will be reviewed by the Planning Department during review of the Building Permit Application.*

- 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 purposes of the Mission Street NCT District in that the intended use provides retail at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods, and will contribute to the street's mixed-use character and activity. Parking is not required in the Mission Street NCT District. Finally, the Mission Street NCT District is intended to encourage pedestrian-oriented ground floor uses and serve a wider trade area.*

- 8. **Use Size.** Planning Code Section 121.2 requires a Conditional Use Authorization for a non-residential use that is larger than 6,000 square feet within the Mission Street NCT Zoning District. This applies both to the square footage of the entire project or the square footage of one use. The Project proposes to establish a new three-story approximately 6,800 square foot medical services building and accessory retail. Planning Code Section 121.2 sets forth additional criteria which the Commission shall consider in addition to those of Section 303 when reviewing an application for a non-residential use size in excess of that which is permitted as-of-right:

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

*The Mission NCT is a vibrant and intense cluster of businesses and dwellings. The proposed use is for a medical center that provides eye care. Other neighborhood serving uses would continue to locate in the Mission NCT; approval of the Proposed Project would not preclude this. The proposal supports the intention of the neighborhood commercial zoning districts in that it would promote the establishment of a business owned by a local optometrist.*

- B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

*The purpose of the Proposed Project is to provide medical services to the local residents who are currently underserved by this type of service in their neighborhood. The 6,800 square foot medical service building will provide eye care services to local residents so they do not have to travel to outside of their neighborhood for such services. The eye care center requires a larger size to be able to serve the large number of patients that are expected in the immediate neighborhood with a variety of eye care services that are present in other neighborhoods. The eye care center will exceed the use size limits by 800 square feet. The medical center will be owned and operated by a local optometrist, who also intends to provide educational and training opportunities to stakeholders in the field of optometry within the facility.*

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

*The immediate neighborhood is characterized by two and three story buildings on lots between 25 and 30 feet wide with retail at the ground floor and residential above. The new structure replaces a 30 foot wide vacant lot with a building that has been designed to fit within the existing neighborhood in terms of size, height, mass, and shape. The proposed building will be three stories in height and will have a retail showroom on the ground floor along the street frontage. Department Staff has worked with the architect to make minor changes in material to ensure that the building is designed with discrete elements that respect the scale of development in the district.*

9. **Additional Criteria for Outdoor Activity Areas 145.2(a)(2).** An Outdoor Activity Area is subject to additional criteria that the Planning Commission shall find that:

- A. The nature of the activity operated in the Outdoor Activity Area is compatible with surrounding uses;

*The subject property is located within the Mission NCT Zoning District which is characterized by a mixture of uses with neighborhood-serving uses occupying the ground floor and residential units on upper stories. The proposed use is in keeping with the other ground floor commercial use establishments on the property and within the broader neighborhood.*

- B. The operation and design of the Outdoor Activity Area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences;

*The Outdoor Activity Area is located at the rear of the third floor. It will be used for occasional gatherings for fundraising and patient education. It will have a lesser impact than an Outdoor Area operated by a restaurant with continuous use.*

- C. The hours of operation of the activity operated in the Outdoor Activity Area are limited so that the activity does not disrupt the viability of surrounding uses.

*The Outdoor Activity Area is expected to be used during afternoon and evening hours, but no later than 10:00pm. Expected hours of operation for the medical center will be 8:30am to 6:00pm.*

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

## COMMERCE AND INDUSTRY ELEMENT

### Objectives and Policies

#### General/Citywide

##### 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.

##### 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. The expanded scope of the existing business to include outdoor activity will not result in undesirable consequences. Further, the Project Site is located within a Neighborhood Commercial Transit 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 subject property contains a vacant lot. Therefore, the Proposed Project will not displace an existing commercial or industrial activity. The addition of the proposed use will enhance the diverse economic base of the City.*

**OBJECTIVE 3:** PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

**Policy 3.1:**

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

**Policy 3.2:**

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

*The Proposed Project will provide employment opportunities. The medical center will employ between 7 and 10 full-time employees.*

**Neighborhood Commerce**

**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 Proposed Project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.*

**URBAN DESIGN ELEMENT**

**Objectives and Policies**

**OBJECTIVE 3:**

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

**Policy 3.1:**

Promote harmony in the visual relationships and transitions between new and older buildings.

**Policy 3.2**

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

**Policy 3.3**

Promote efforts to achieve high quality of design for buildings to be constructed at prominent locations.

*The project site is located in a highly mixed urban area, with major arterial streets such as Mission and Valencia Streets dominated by commercial, light industrial, and office uses, while the smaller perpendicular streets are comprised mainly of residential uses, including multi-unit apartment and condominium buildings, and two and three unit buildings. The Proposed Project blends well with the immediate area as it is of comparable height and displays a contemporary architectural style. The massing generally compliments the bulk and scale of buildings in the vicinity, with a ground floor commercial component.*

**MISSION AREA PLAN**

**Objectives and Policies**

**Land Use**

**OBJECTIVE 1.1:**

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

**Policy 1.1.3:**

Maintain the successful Mission Street, 24th Street, and Valencia Street Neighborhood Commercial districts; recognize the proximity to good transit service by eliminating density limits and minimum parking requirements.

**Policy 1.1.6:**

Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.

*The proposed addition of a medical center will allow a local optometrist to provide medical and retail services to the local residents who are currently underserved by this type of service in their neighborhood. The use will compliment this district. The location and size of the proposed building will serve to promote a small business. Traffic and parking will not be affected by the proposed project.*

**OBJECTIVE 1.5 :**

MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS AND ENSURE GENERAL PLAN NOISE REQUIREMENTS ARE MET.

**Policy 1.5.1:**

Reduce potential land use conflicts by providing accurate background noise-level data for planning.

**Policy 1.5.2:**

Reduce potential land use conflicts by carefully considering the location and design of both noise generating uses and sensitive uses in the Mission.

*The proposed use is subject to the standard conditions of approval for an Outdoor Activity Area as outlined in Exhibit A. The Project Sponsor shall operate the proposed Outdoor Activity Area such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.*

**OBJECTIVE 1.8:**

MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS.

**Policy 1.8.2:**

Ensure that the Mission's neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

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

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 proposal would enhance the district by providing a medical service building for eye care in an area that is underserved by this type of service. The business would be locally owned and operated.*

- 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 housing and neighborhood character in the surrounding neighborhood would not be adversely affected.*

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

*No housing is removed for this Project.*

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

*The site is on Mission Street and is well served by transit. It is presumable that the employees and patrons would commute by transit thereby mitigating possible effects on street parking.*

- 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.*

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. 2014.0564C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 16, 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 August 09, 2007.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 9, 2014

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a medical service use (d.b.a. Mosaddegh Vision Institute) located at 2527 Mission Street, Block, 3615, Lot 026 pursuant to Planning Code Section(s) 121.2, 145.2, and 303 within the Mission Street Neighborhood Commercial Transit Zoning District and a 65-B Height and Bulk District; in general conformance with plans, dated April 16, 2014, and stamped "EXHIBIT B" included in the docket for Case No. 2014.0564C and subject to conditions of approval reviewed and approved by the Commission on October 9, 2014 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 October 9, 2014 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 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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

### DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to

Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

7. **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 building permit plans. 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](http://www.sf-planning.org)*

8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

9. **Transformer Vault.** The location of individual project PG&E Transformer Vault installations has significant effects to San Francisco streetscapes when improperly located. However, they may not have any impact if they are installed in preferred locations. Therefore, the Planning Department recommends the following preference schedule in locating new transformer vaults, in order of most to least desirable:

- On-site, in a basement area accessed via a garage or other access point without use of separate doors on a ground floor façade facing a public right-of-way;
- On-site, in a driveway, underground;
- On-site, above ground, screened from view, other than a ground floor façade facing a public right-of-way;
- Public right-of-way, underground, under sidewalks with a minimum width of 12 feet, avoiding effects on streetscape elements, such as street trees; and based on Better Streets Plan guidelines;
- Public right-of-way, underground; and based on Better Streets Plan guidelines;
- Public right-of-way, above ground, screened from view; and based on Better Streets Plan guidelines;
- On-site, in a ground floor façade (the least desirable location).

Unless otherwise specified by the Planning Department, Department of Public Work's Bureau of Street Use and Mapping (DPW BSM) should use this preference schedule for all new transformer vault installation requests.

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

10. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

*For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, [www.sfmta.org](http://www.sfmta.org)*

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

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

## PARKING AND TRAFFIC

12. **Bicycle Parking** Pursuant to Planning Code Sections 155.1 and 155.4., the Project shall provide no fewer than **one** Class 1 bicycle parking space.

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

## PROVISIONS

13. **Transit Impact Development Fee.** Pursuant to Planning Code Section 411, the Project Sponsor shall pay the Transit Impact Development Fee (TIDF) as required by and based on drawings submitted with the Building Permit Application. Prior to the issuance of a temporary certificate of occupancy, the Project Sponsor shall provide the Planning Director with certification that the fee has been paid.

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

14. **Eastern Neighborhoods Infrastructure Impact Fee.** Pursuant to Planning Code Section 423, the Project Sponsor shall comply with the Eastern Neighborhoods Public Benefit Fund provisions through payment of an Impact Fee pursuant to Article 4.

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

## MONITORING - AFTER ENTITLEMENT

15. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the

enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

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

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

## OPERATION

17. **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>*

18. **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>*

19. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

*For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org)*

*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org)*

*For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org)*

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

the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2527 Mission St.		3615/026	
Case No.	Permit No.	Plans Dated	
2014.0564E		10/1/13	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. New construction of a >10,000 sf three-story medical office on a vacant lot.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input checked="" type="checkbox"/>	<b>Class 3 – New Construction.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class__

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>

<input type="checkbox"/>	<b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input checked="" type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>
<input type="checkbox"/>	<b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
<b>*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b> Noise report submitted (Vibro-Acoustic Consultants 8/5/14).	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 50 years of age). <b>GO TO STEP 4.</b>
<input checked="" type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 50 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST**  
**TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	3. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW**  
**TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Reclassification of property status</b> to Category (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature:	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**  
**TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name:</b>  <b>Project Approval Action:</b> <b>Planning Commission Hearing</b> <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	<b>Signature or Stamp:</b>  <div style="font-size: 2em; font-weight: bold;">Jean Poling</div> <small>Digitally signed by Jean Poling  DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning,  ou=Environmental Planning, cn=Jean Poling,  email=jeanie.poling@sfgov.org  Date: 2014.08.07 18:10:16 -0700'</small>
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT  
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required</b>	

**CATEX FORM**

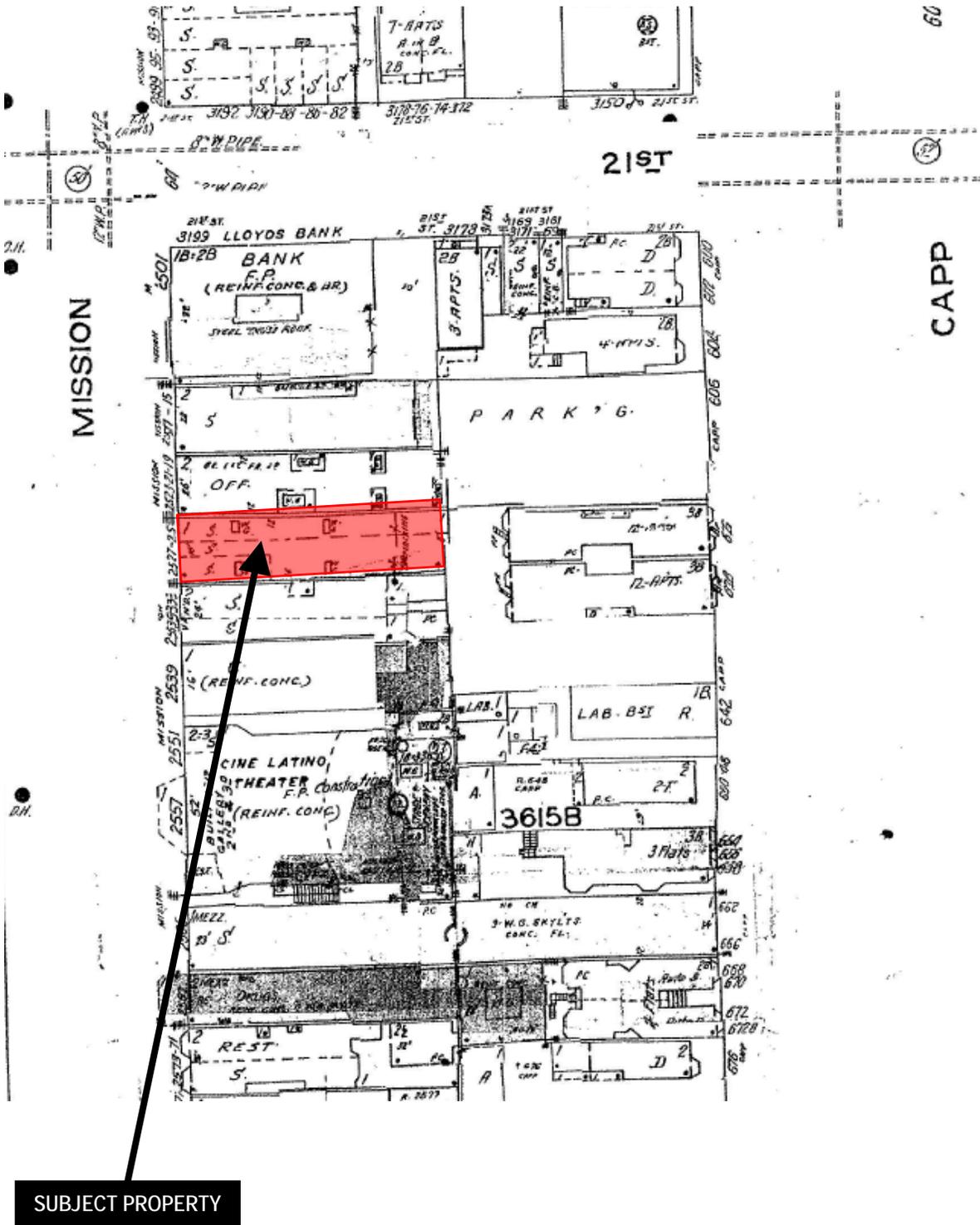
**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
<b>Planner Name:</b>	<b>Signature or Stamp:</b>





# 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 2014.0564C  
 2527 Mission Street  
 3615/026



# Aerial Photo

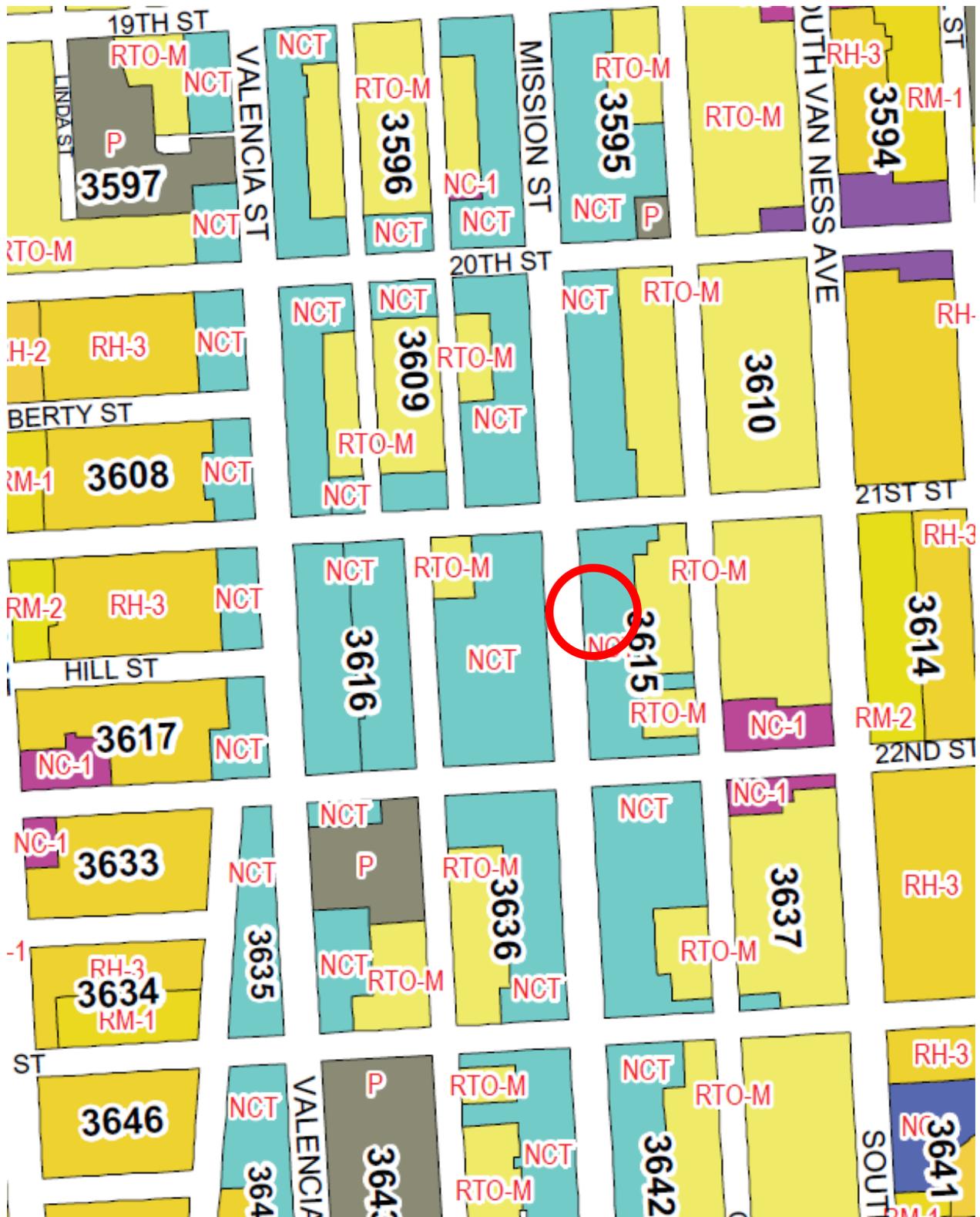


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2014.0564C  
2527 Mission Street  
3615/026

# Zoning Map



Conditional Use Hearing  
Case Number 2014.0564C  
2527 Mission Street  
3615/026

# Site Photo

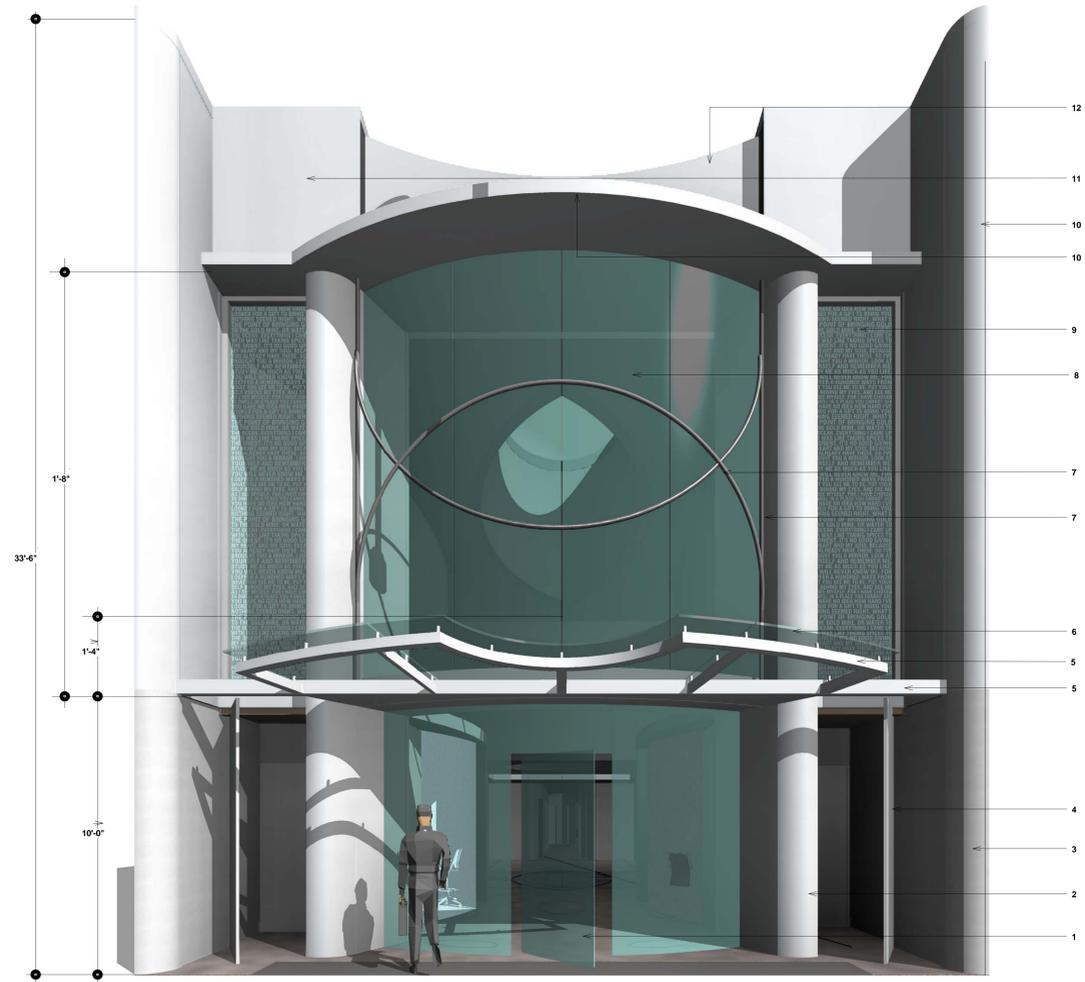


Conditional Use Hearing  
Case Number 2014.0564C  
2527 Mission Street  
3615/026

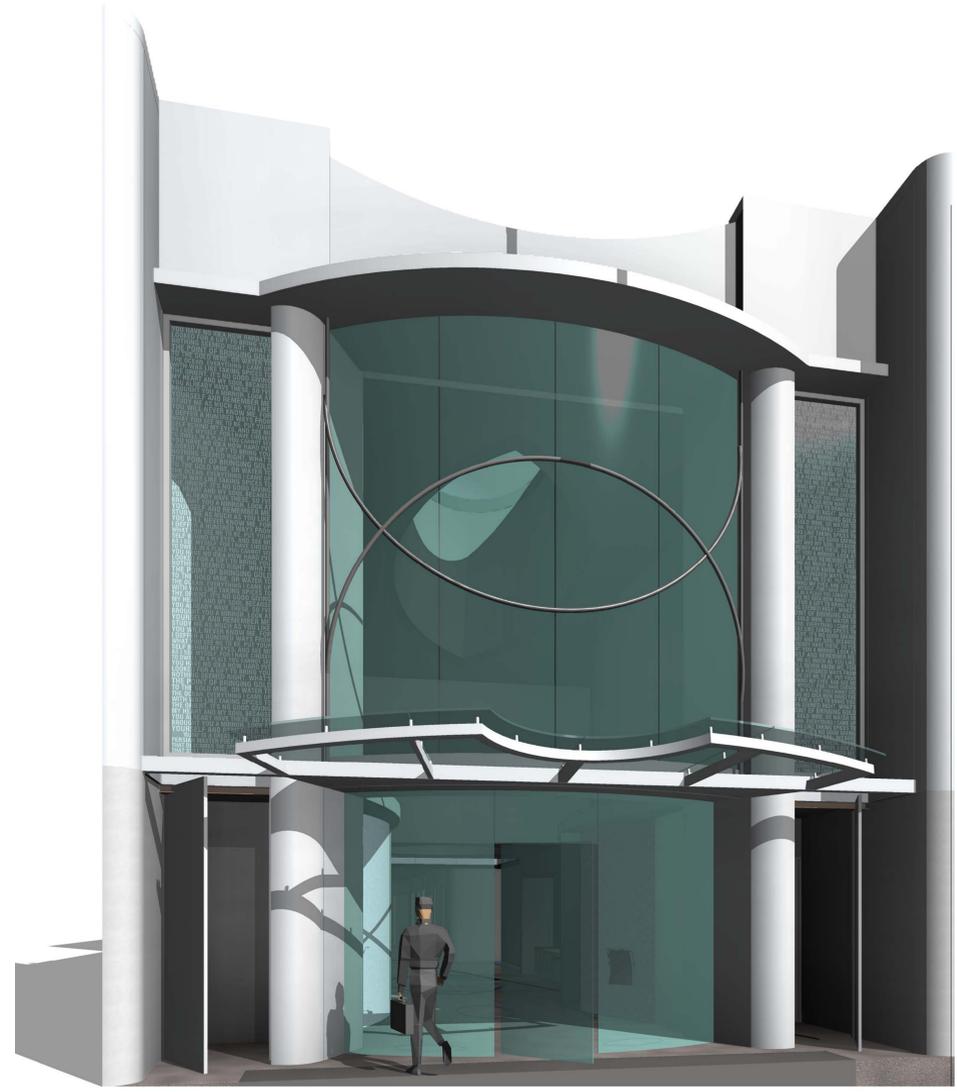




- 1 4' x 8' CURVED LAMINATED GLASS " BALANCED ENTRY DOORS"
- 2 FORMED COMPOSITE METAL PANELS " ALUMINUM COLOR KYNAR COATED FINISH"
- 3 PRECAST CONCRETE BOTTOM WALL PANELS (NATURAL GRAY COLOR) (BOTTOM 10' SECTION)
- 4 RECESSED REQUIRED SECOND EXIT DOORS
- 5 WELDED STEEL CANOPY FRAME- GLASS WHITE
- 6 3/4" LAMINATED GLASS CANOPY TOP
- 7 #4 LINEAR BRUSHED STAINLESS STEEL TUBE ORNAMENTAL FRAME WORK
- 8 CURVED (18' RADIUS) GREEN TINTED GLASS IN FRAMELESS ASSEMBLY
- 9 OBSCURE "TEXT-TEXTURED" GLASS PANEL. CUSTOM FABRICATED INSULATED UNIT COMPOSED OF EXTERIOR LOW-REFLECTIVE CLEAR GLASS LAMINATION 9LAYER #1). CLEAR PLASTIC LAYER WITH "BOTTLE GLASS FROSTED LETTERING" COLOR TINTING (LAYER #2) AND THE INNER PPG SOLEXIA GLASS (LAYER #3)
- 10 FORMED COMPOSITE METAL SIDE WALL PANELS "MEDIUM GRAY COLOR" KYNAR COATED FINISH
- 11 COMPOSITE METAL PANELS- "WHITE COLOR" KYNAR COATED FINISH
- 12 COMPOSITE METAL PANELS- "ALUMINUM COLOR" KYNAR COATED FINISH



1 Front Elevation Perspective View



9 Front View side Angle



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2319 K STREET  
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**TITLE**  
**Mission Street  
Project**

Front Elevation  
Perspective Views

**ADDRESS**  
**2527 Mission Street  
San Francisco, CA  
94110**

**APN 3615-026**

**FILE**  
**13.0617  
Mission**

**DATE**  
**Aug. 25, 2014**

**REVISIONS**

No.	Description	Date

**SCALE**  
(FOR 42x30 PRINTS)

**DRAWING  
NUMBER**  
CU 3





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**TITLE**

**Mission Street Project**

Floor Plan- Third Floor

**ADDRESS**

2527 Mission Street  
San Francisco, CA  
94110

**APN 3615-026**

**FILE**

13.0617

Mission

**DATE**

Apr. 16, 2014

**REVISIONS**

No.	Description	Date

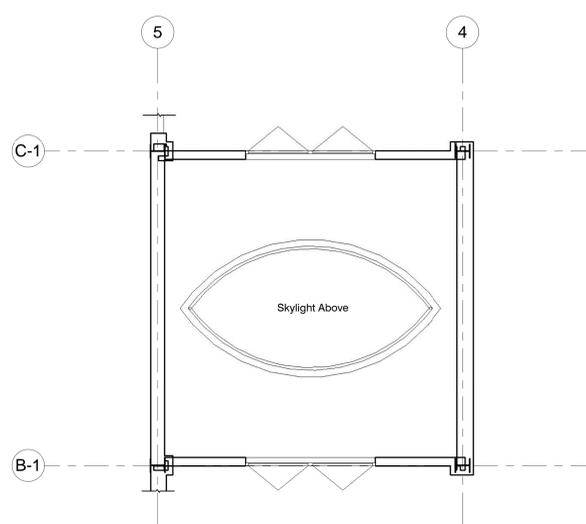
**SCALE**

(FOR 42x30 PRINTS)

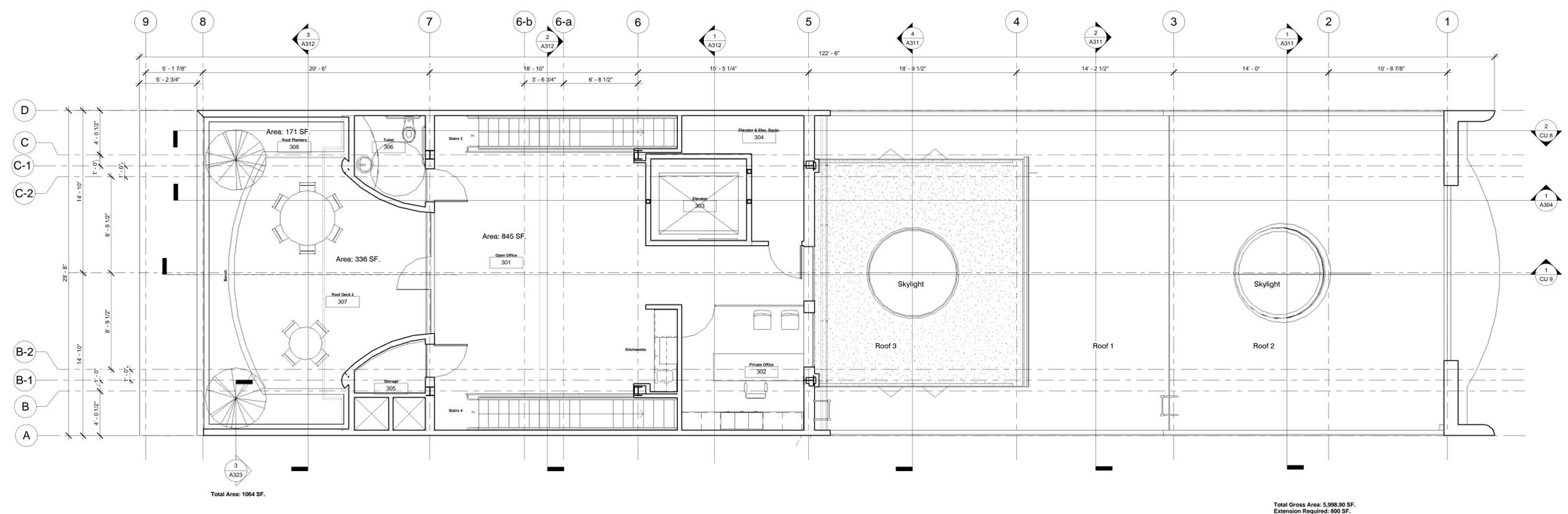
1/4" = 1'-0"

**DRAWING NUMBER**

CU 5



2 Level 3- Lounge Cover Plan  
1/4" = 1'-0"



1 Level 3- Floor Plan  
1/4" = 1'-0"



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**TITLE**

**Mission Street Project**

Roof Plan

**ADDRESS**

2527 Mission Street  
San Francisco, CA  
94110

APN 3615-026

**FILE**

13.0617  
Mission

**DATE**

Apr. 16, 2014

**REVISIONS**

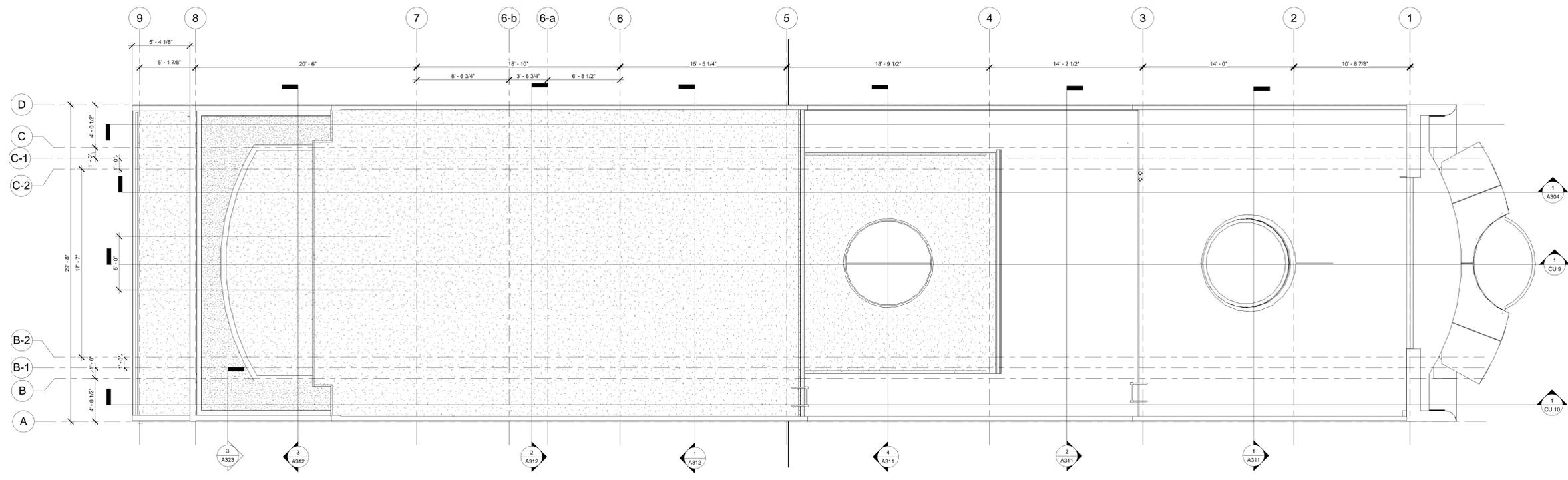
No.	Description	Date

**SCALE**

(FOR 42x30 PRINTS)

1/4" = 1'-0"

**DRAWING NUMBER**  
CU 6



1 **Roof Plan**  
1/4" = 1'-0"







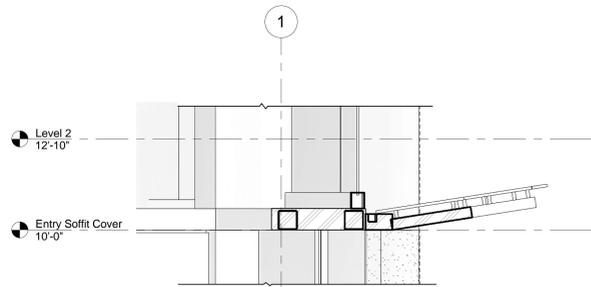












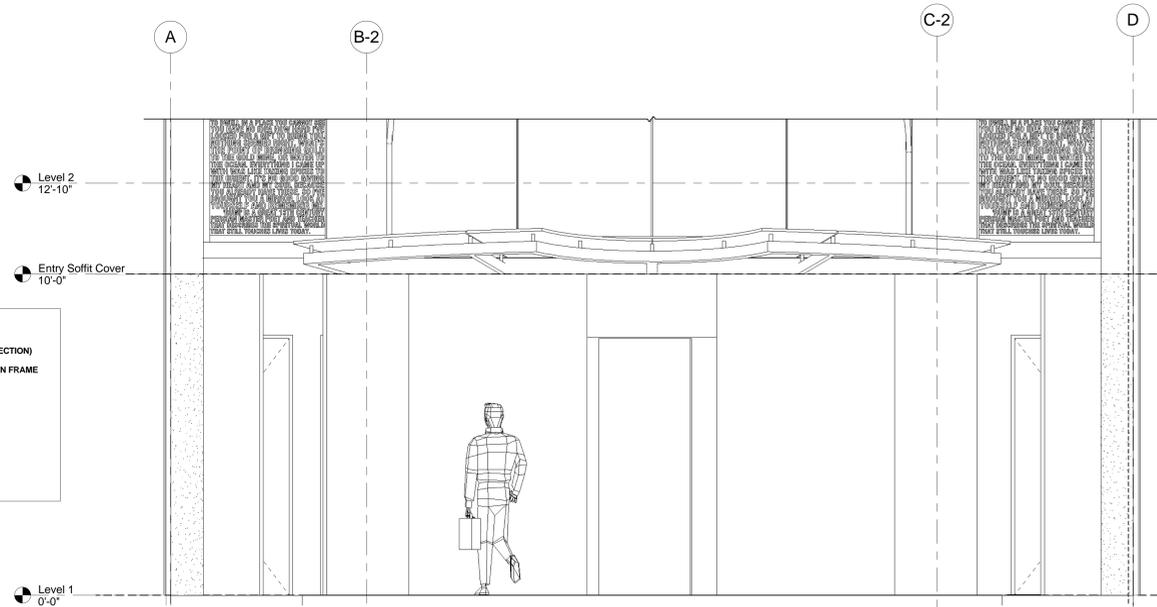
3 Canopy- Mid Section

1/2" = 1'-0"

**NOTE:**

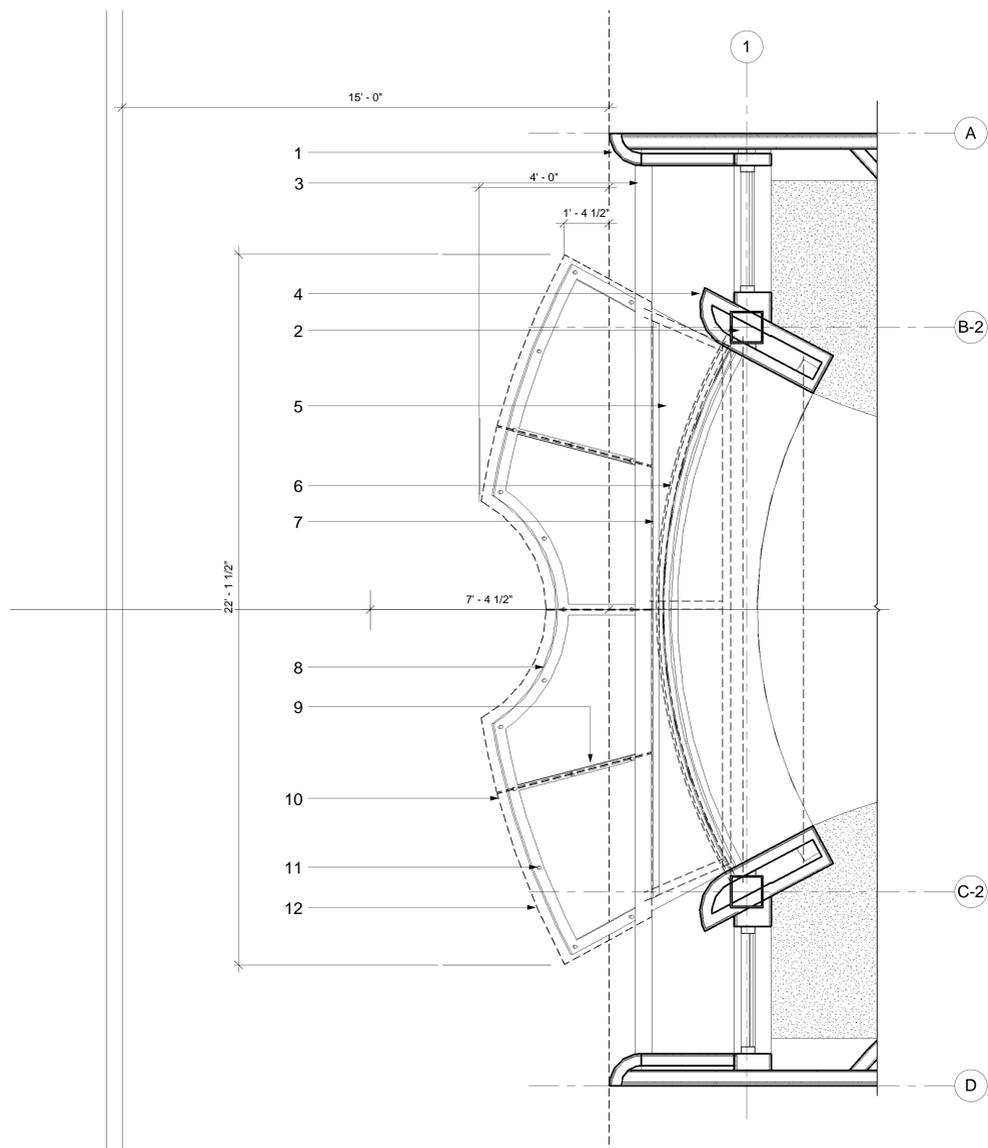
FOR DESIGN & REVIEW USES ONLY  
SIZE & DIMENSIONS SUBJECT TO CHANGE

- 1 PRECAST CONCRETE BOTTOM WALL PANELS (NATURAL GRAY COLOR) (BOTTOM 10' SECTION)
- 2 4 X 4 TUBE STEEL STRUCTURE COLUMN
- 3 STEEL TUBE COVERED BY ALUM. KYNAR COATED WHITE SIDE OF CANOPY EXTENSION FRAME
- 4 FORMED COMPOSITE METAL PANELS ALUMINUM KYNAR COATED FINISH
- 5 TUBE STEEL CANOPY EXTENSION FRAME WELDED TO STEEL STRUCTURE BEAM
- 6 CURVED TUBE STEEL 7' X 7' BEAM AS GLASS CURTAIN WALL BASE SUPPORT
- 7 GUTTER
- 8 4 X 6 WELDED TUBE STEEL CANOPY FRAME
- 9 2 X 6 WELDED TUBE STEEL
- 10 3/4" LAMINATED GLASS CANOPY TOP
- 11 GLASS SUPPORT FITTING (TYP.)
- 12 3/4" LAMINATED GLASS CANOPY



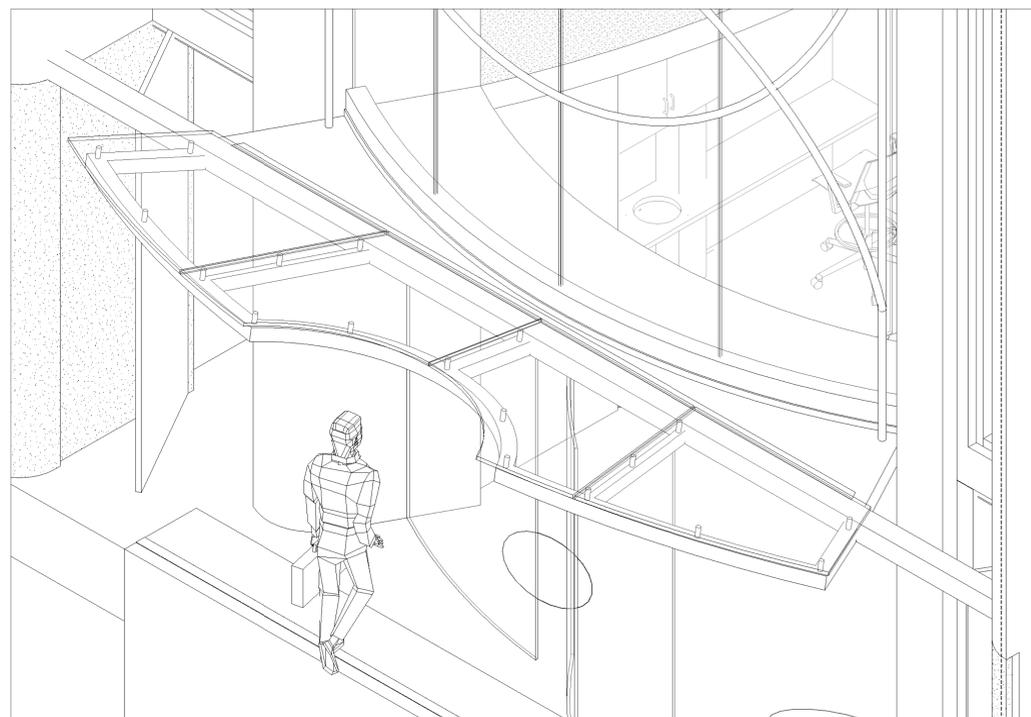
4 Canopy Front View

1/2" = 1'-0"



1 Canopy Plan View

1/2" = 1'-0"



2 Axonometric View of Canopy



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**TITLE**

Mission Street  
Project

Canopy

**ADDRESS**

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San Francisco, CA  
94110

APN 3615-026

**FILE**

13.0617  
Mission

**DATE**

Aug. 25, 2014

**REVISIONS**

No.	Description	Date

**SCALE**

(FOR 42x30 PRINTS)

1/2" = 1'-0"

**DRAWING  
NUMBER**

CU 16