



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: AUGUST 4, 2011
CONSENT CALENDAR

Date: July 28, 2011
Case No.: **2011.0543C**
Project Address: **1244 9th Avenue**
Zoning: Inner Sunset Neighborhood Commercial District (NCD)
40-X Height and Bulk District
Block/Lot: 1742/028
Project Sponsor: Susannah Wise
1543 Willard Street
San Francisco, CA 94117
Staff Contact: Christine Lamorena – (415) 575-9085
christine.lamorena@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to convert vacant commercial space previously occupied by an insurance office (d.b.a. Stewart Title Guaranty Company) into a medical service use as a pediatric dental and orthodontic office (d.b.a. Park Smile Children's Dentistry and Orthodontics) on the ground floor of a two-story mixed-use building. The 1,800 square foot dental office will consist of a reception and waiting area, patient treatment rooms, a consultation area, a lab, restrooms and storage. No exterior modifications or expansion to the existing building envelope is proposed.

The proposed hours of operation are Monday through Friday from 8 a.m. to 6 p.m. and Saturday 8 a.m. to 11 a.m. (closed on Sunday). Pursuant to Planning Code Section 730.27, the proposed dental office is allowed to operate between the hours of 6 a.m. until 2 a.m. as of right. An estimated four employees will operate the office.

SITE DESCRIPTION AND PRESENT USE

The project site is located at 1242-1244 9th Avenue, on the east side between Lincoln Way and Irving Street on Assessor's Block 1742, Lot 028. The project site is located within the Inner Sunset Neighborhood Commercial District (NCD), 40-X Height and Bulk District and is 3,000 square feet in size (25 feet wide by 120 feet deep). The existing two-story building is occupied by a vacant commercial space of approximately 1,800 square feet on the ground floor with one dwelling unit on the second floor.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the Inner Sunset neighborhood. The surrounding development consists of a variety of commercial and mixed-use buildings featuring ground floor commercial units with a few residential units above. The scale of development in the area consists primarily of one- to three-story structures. The shopping area contains a variety of small-scale businesses which include a mix of cafes, restaurants, specialty stores, variety merchandise stores, financial institutions, and personal service establishments.

The property immediately adjacent to the north at 1238-1240 9th Avenue is a two-story commercial building containing a full-service restaurant (d.b.a. Park Chow). The property immediately adjacent to the south at 1246-1248 9th Avenue is a three-story mixed-use building containing two residential units and a retail store (d.b.a. Sunset Stationers Inc.) on the ground floor.

On Lincoln Way, running north of the project site, there are a mix of one- to three- story mixed-use buildings while on Irving Street, running south of the project site, there are predominantly one-story commercial buildings with a few two-story mixed-use buildings.

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	July 15, 2011	July 13, 2011	22 days
Posted Notice	20 days	July 15, 2011	July 15, 2011	20 days
Mailed Notice	20 days	July 15, 2011	July 14, 2011	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 not received any letters or phone calls in support of or opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- The Project Sponsor has indicated that the proposed pediatric dental and orthodontic office will greatly benefit the Inner Sunset neighborhood considering that there are no other known dental or orthodontic practices in the vicinity primarily serving children, ranging in age from birth to adolescence.

- The proposed office will be independently and locally owned as the founding practitioners are San Francisco residents.
- Existing traffic patterns will not be significantly affected by the proposed project. There is on-street parking in front of the subject property and in the surrounding neighborhood. In addition, the project site is well served by transit. MUNI light rail line N-Judah is within walking distance of the project site and there are nearby stops for bus lines 16X-Noriega Express, 44-O'Shaughnessy, 71-Haight/Noriega, and 71L-Haight/Noriega Limited.
- There is no known opposition to the project.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow a medical service use as a pediatric dental and orthodontic office within the Inner Sunset NCD, pursuant to Planning Code Section 730.51.

BASIS FOR RECOMMENDATION

- The proposed project will occupy vacant commercial space and will enhance the economic diversity of the neighborhood by allowing a new business in the area.
- The proposed project is a neighborhood-serving use to which residents can access by walking or taking public transit.
- The proposed use would be consistent with the mixed commercial-residential character of the Inner Sunset NCD.
- The proposed project promotes small-business ownership.
- The proposed project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photograph
- Site Photograph
- Reduced Plans

Attachment Checklist

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

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

CL _____
Planner's Initials

CL: G:\DOCUMENTS\2011\CU\2011.0543\1244 9th Ave_Exec Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Draft Motion

HEARING DATE: AUGUST 4, 2011

Date: July 28, 2011
Case No.: **2011.0543C**
Project Address: **1244 9th Avenue**
Zoning: Inner Sunset Neighborhood Commercial District (NCD)
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 1543 Willard Street
 San Francisco, CA 94117
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 730.51 OF THE PLANNING CODE TO CONVERT VACANT COMMERCIAL SPACE PREVIOUSLY OCCUPIED BY AN INSURANCE OFFICE (D.B.A. STEWART TITLE GUARANTY COMPANY) INTO A MEDICAL SERVICE USE AS A PEDIATRIC DENTAL AND ORTHODONTIC OFFICE (D.B.A. PARK SMILE CHILDREN’S DENTISTRY AND ORTHODONTICS) WITHIN THE INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 24, 2011 Susannah Weiss (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 vacant commercial space previously occupied an insurance office (d.b.a. Stewart Title Guaranty Company) into a medical service use as a pediatric dental and orthodontic office (d.b.a. Park Smile Children’s Dentistry and Orthodontics) within the Inner Sunset Neighborhood Commercial District (NCD) and a 40-X Height and Bulk District.

On August 4, 2011, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0543C.

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

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. 2007.0543C, 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 at 1242-1244 9th Avenue, on the east side between Lincoln Way and Irving Street on Assessor's Block 1742, Lot 028. The project site is located within the Inner Sunset Neighborhood Commercial District (NCD), 40-X Height and Bulk District and is 3,000 square feet in size (25 feet wide by 120 feet deep). The existing two-story building is occupied by a vacant commercial space of approximately 1,800 square feet on the ground floor with one dwelling unit on the second floor.
3. **Surrounding Properties and Neighborhood.** The project site is located within the Inner Sunset neighborhood. The surrounding development consists of a variety of commercial and mixed-use buildings featuring ground floor commercial units with a few residential units above. The scale of development in the area consists primarily of one- to three-story structures. The shopping area contains a variety of small-scale businesses which include a mix of cafes, restaurants, specialty stores, variety merchandise stores, financial institutions, and personal service establishments.

The property immediately adjacent to the north at 1238-1240 9th Avenue is a two-story commercial building containing a full-service restaurant (d.b.a. Park Chow). The property immediately adjacent to the south at 1246-1248 9th Avenue is a three-story mixed-use building containing two residential units and a retail store (d.b.a. Sunset Stationers Inc.) on the ground floor.

On Lincoln Way, running north of the project site, there are a mix of one- to three- story mixed-use buildings while on Irving Street, running south of the project site, there are predominately one-story commercial buildings with a few two-story mixed-use buildings.

4. **Project Description.** The proposal is to convert vacant commercial space previously occupied by an insurance office (d.b.a. Stewart Title Guaranty Company) into a medical service use as a

pediatric dental and orthodontic office (d.b.a. Park Smile Children's Dentistry and Orthodontics) on the ground floor of a two-story mixed-use building. The 1,800 square foot dental office will consist of a reception and waiting area, patient treatment rooms, a consultation area, a lab, restrooms and storage. No exterior modifications or expansion to the existing building envelope is proposed.

The proposed hours of operation are Monday through Friday from 8 a.m. to 6 p.m. and Saturday 8 a.m. to 11 a.m. (closed on Sunday). Pursuant to Planning Code Section 730.27, the proposed dental office is allowed to operate between the hours of 6 a.m. until 2 a.m. as of right. An estimated four employees will operate the office.

5. **Public Comment.** The Department has not received any letters or phone calls in support of or opposition to the 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. **Medical Service Use.** Planning Code Section 730.51 states that a Conditional Use Authorization is required for Medical Service Use, as defined by Planning Code Section 790.114.

The proposed office intends to provide pediatric dental and orthodontic services at the vacant ground floor commercial space.

B. **Hours of Operation.** Planning Code Section 730.27 states that maintaining hours of operation from 6 a.m. until 2 a.m. is permitted, as defined by Planning Code Section 790.48.

The proposed hours of operation are Monday through Friday from 8 a.m. to 6 p.m. and Saturday 8 a.m. to 11 a.m. (closed on Sunday).

C. **Street Frontages.** Planning Code Section 145.1 states that street frontages with active uses should be pedestrian-oriented, fine-grained, and appropriate and compatible with the buildings and uses in Neighborhood Commercial Districts.

The proposed office will occupy the ground floor of the existing building. Although the proposed project does not intend to modify the existing storefront, the current configuration provides a street frontage that is pedestrian-oriented, appropriate and compatible with the surrounding neighborhood.

D. **Parking.** Planning Code Section 151 requires off-street parking for every 200 square-foot of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

The proposed office contains approximately 1,800 square-feet of occupied floor area and thus does not require any off-street parking.

E. **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 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 office will provide a use that will be compatible with the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront. In addition, the proposed dental and orthodontic office will serve the needs of residents by providing dental and orthodontic services primarily for children, ranging in age from birth to adolescence.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and the project will not alter the existing appearance or character of the project vicinity. There will be no expansion to the existing building envelope.

ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading for a 1,800 square-foot dental and orthodontic office. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. There is on-street parking in front of the subject property and in the surrounding neighborhood. In addition, the project site is well served by transit. MUNI light rail line N-Judah is within walking distance of the project site and there are nearby stops for bus lines 16X-Noriega Express, 44- O'Shaughnessy, 71-Haight/Noriega, and 71L-Haight/Noriega Limited.

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

There will not be any noxious or offensive emissions associated with 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;

The existing building, like most buildings on the block, is built to the front property line providing no on-site landscaping. There will be no addition of open space, parking or loading areas, or service areas. All project signage and lighting 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 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.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

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 dental and orthodontic office will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the project site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The proposed dental and orthodontic office will replace a currently vacant storefront with a neighborhood-serving use, thereby enhancing the diverse economic base of the City.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

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

Policy 6.2:

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

The proposed dental and orthodontic office will be independently and locally owned as the founding practitioners are San Francisco residents.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposed project will preserve and enhance the existing neighborhood-serving uses by occupying a vacant commercial space to serve the needs of residents by providing dental and orthodontic services primarily for children. The proposed project will provide new job opportunities to the City by hiring up to four employees.

- 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 allowing a new business in the area. Existing housing will not be affected by the 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 traffic congestion or the availability of parking in the neighborhood. The proposed project is a neighborhood-serving use to which residents and employees can access by walking or taking public transit. MUNI light rail line N-Judah is within walking distance of the project site and there are nearby stops for bus lines 16X-Noriega Express, 44-O'Shaughnessy, 71-Haight/Noriega, and 71L-Haight/Noriega Limited.

- 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 or affect any service or industry establishment. 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 site was retrofitted for earthquake safety in 2003. All alterations as part of the proposed project will conform to the structural and seismic safety requirements of the City Building Code.

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

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2007.05436C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 16, 2011, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 4, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 4, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to convert vacant commercial space previously occupied by an insurance office (d.b.a. Stewart Title Guaranty Company) into a medical service use as a pediatric dental and orthodontic office (d.b.a. Park Smile Children's Dentistry and Orthodontics) within the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated June 16, 2011, and stamped "EXHIBIT B" included in the docket for Case No. 2011.0543C and subject to conditions of approval reviewed and approved by the Commission on August 4, 2011 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on August 4, 2011 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

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

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

DESIGN

3. **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

MONITORING

4. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

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

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

OPERATION

6. **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>

7. **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>

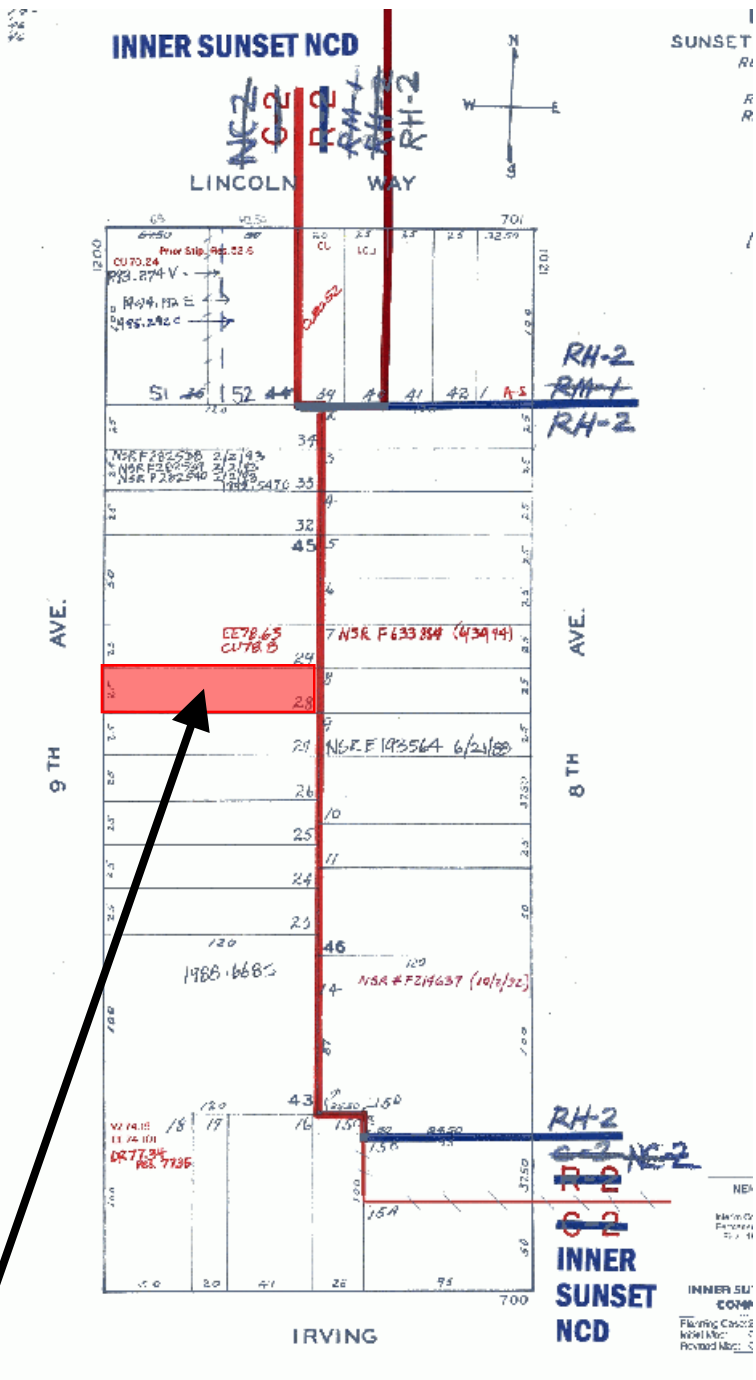
8. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the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

9. **Hours of Operation.** The proposed hours of operation are Monday through Friday from 8 a.m. to 6 p.m. and Saturday 8 a.m. to 11 a.m. (closed on Sunday).

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

Block Book Map

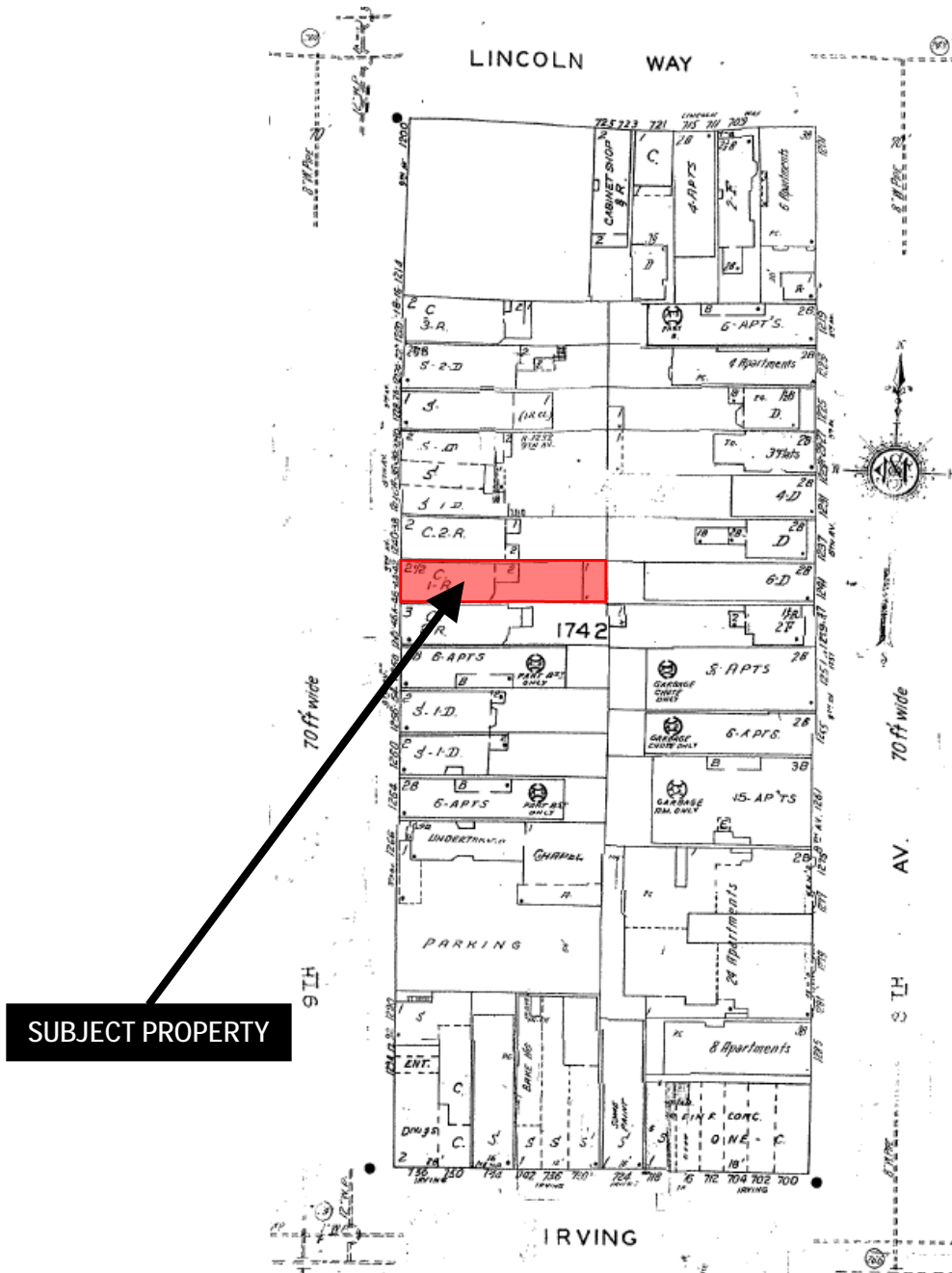


SUBJECT PROPERTY

Conditional Use Hearing
 Case Number 2011.0543C
 1244 9th Avenue
 Block 1742 Lot 028



Sanborn Map*

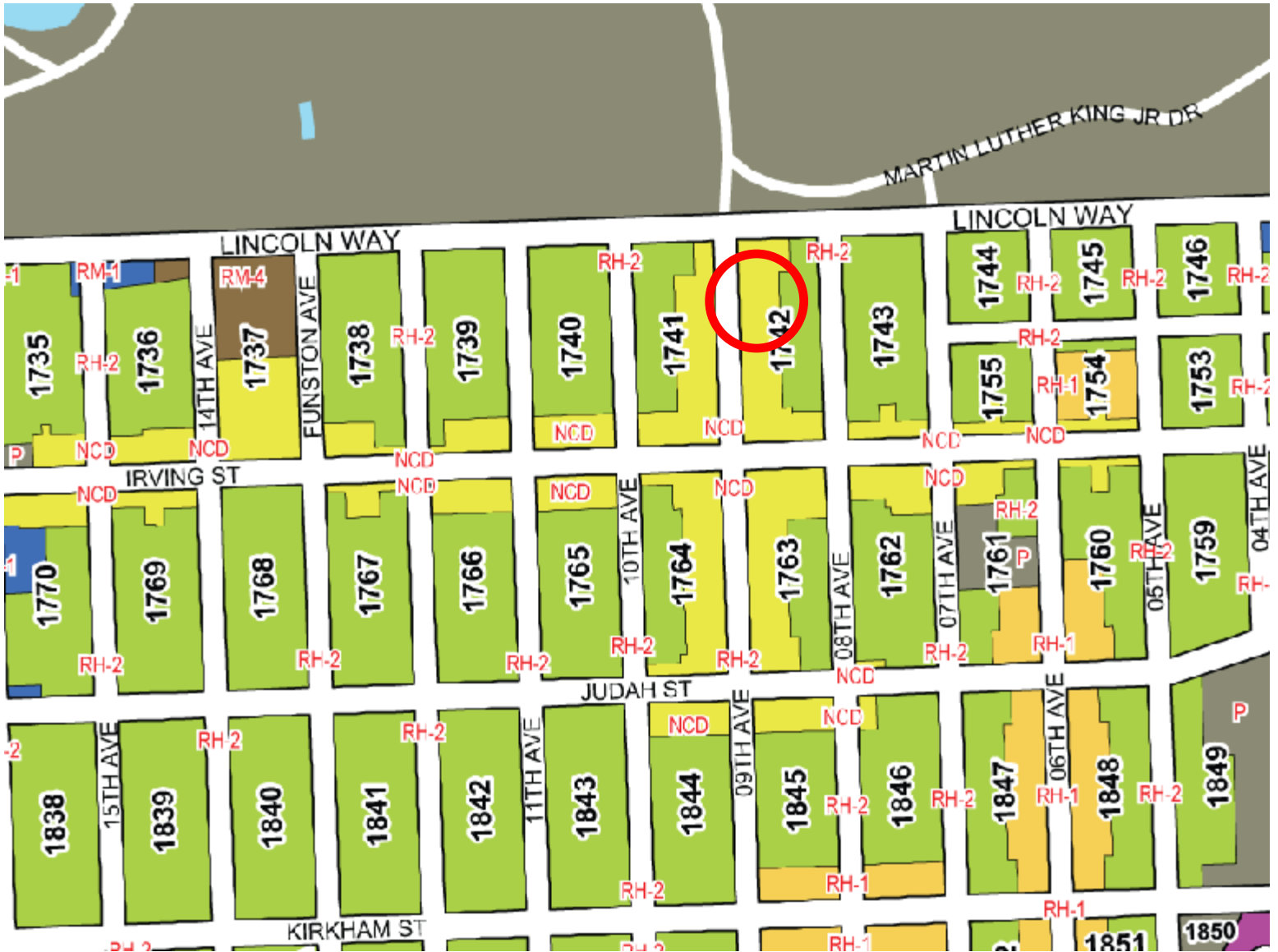


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2011.0543C
1244 9th Avenue
Block 1742 Lot 028

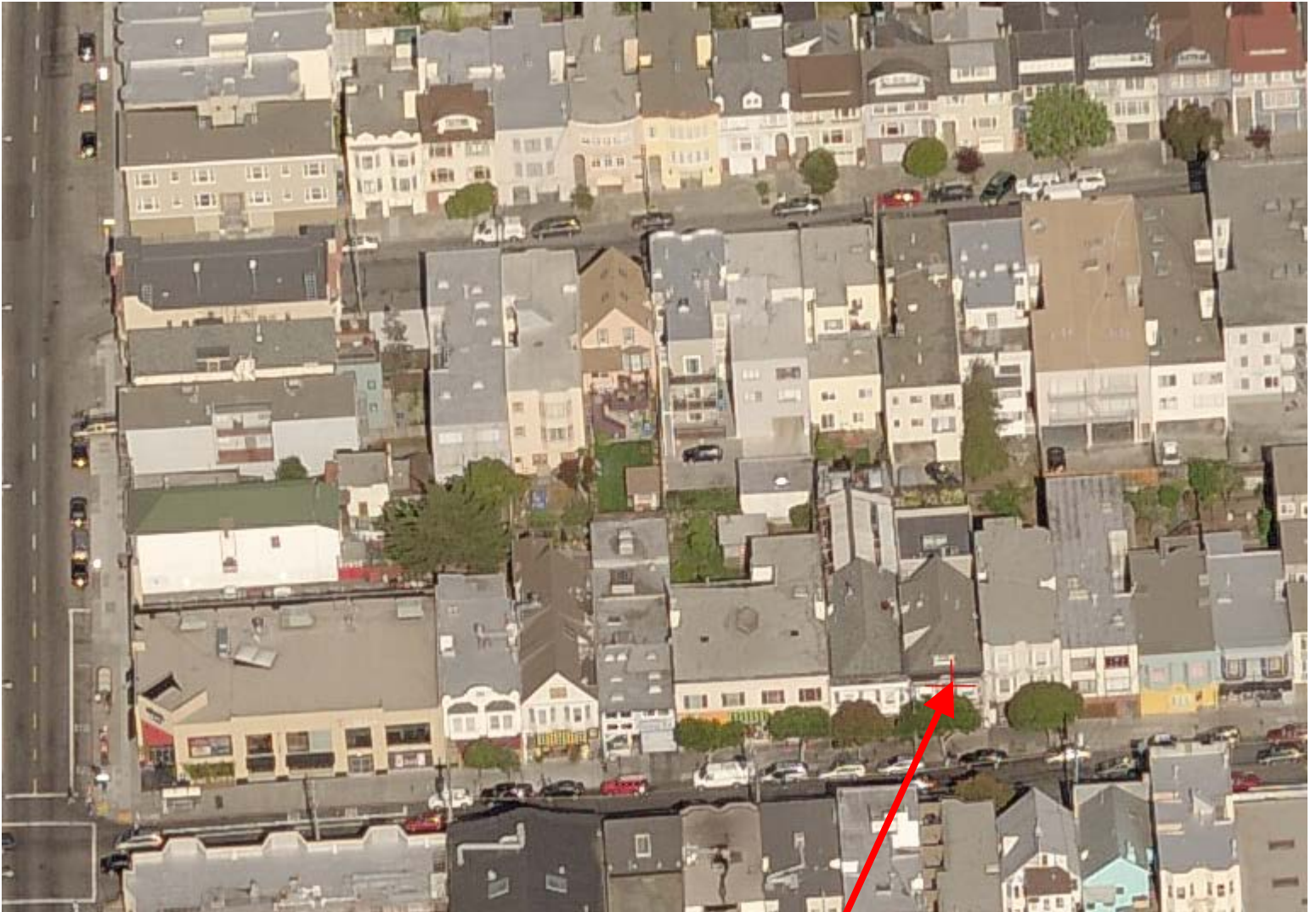
Zoning Map



Conditional Use Hearing
Case Number 2011.0543C
1244 9th Avenue
Block 1742 Lot 028

Aerial Photo

(looking east)



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2011.0543C
1244 9th Avenue
Block 1742 Lot 028

Site Photo



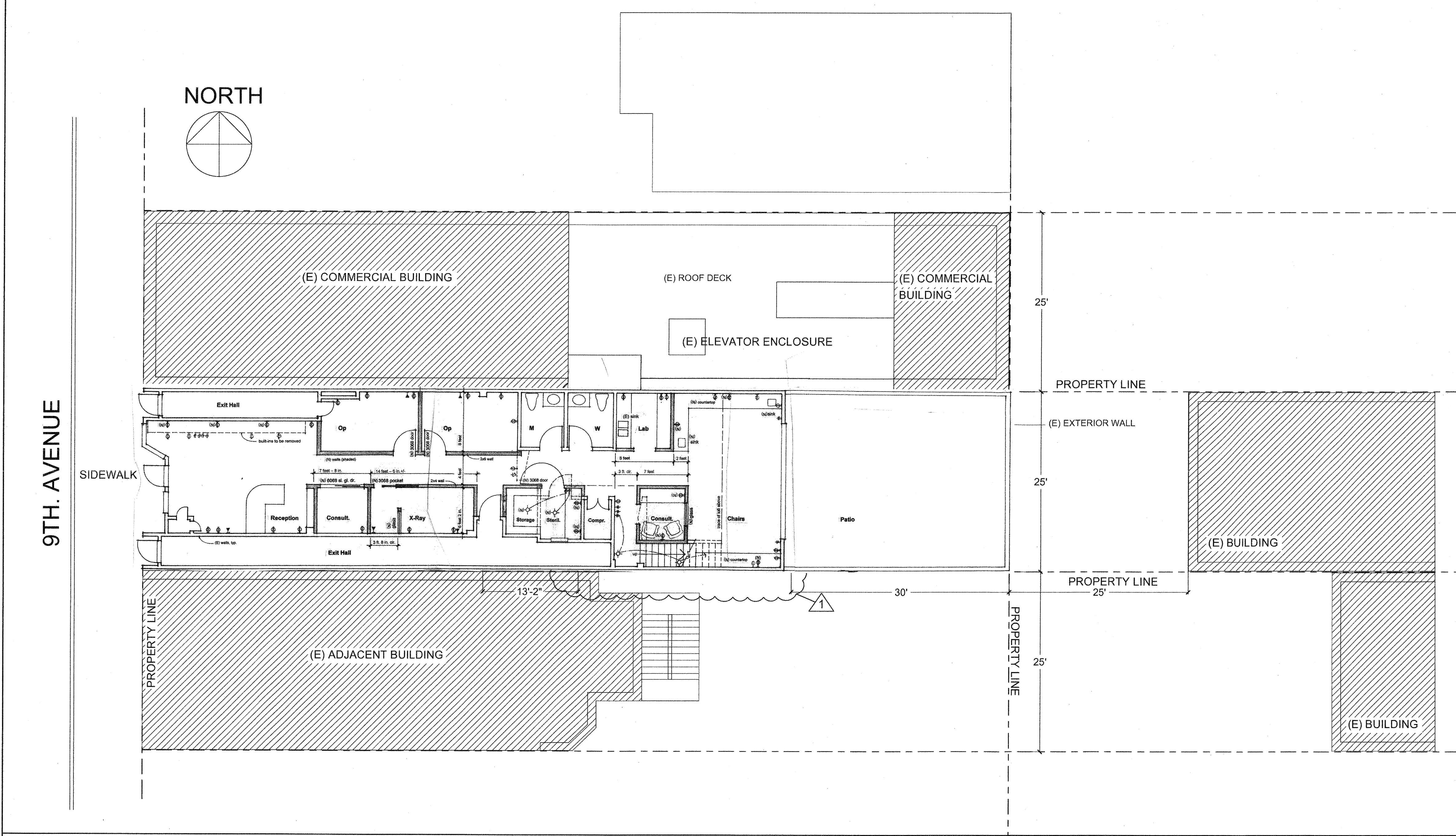
Conditional Use Hearing
Case Number 2011.0543C
1244 9th Avenue
Block 1742 Lot 028

Site Photo



Conditional Use Hearing
Case Number 2011.0543C
1244 9th Avenue
Block 1742 Lot 028

AB.	ANCHOR BOLT	M.C.	MEDICINE CABINET
ACCOUB.	ACCOUSTICAL	MATL.	MATERIAL
AD.	AREA DRAIN	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	MECH.	MECHANICAL
AGGR.	AGGREGATE	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINUM	MIR.	MIRROR
APROX.	APPROXIMATE	MISC.	MISCELLANEOUS
ARCH.	ARCHITECT ARCHITECTURAL	MTL.	METAL
BD.	BOARD	(N)	NEW
BET.	BETWEEN	NEC.	NECESSARY
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BLKG.	BLOCKING	NO.#	NUMBER
BOT.	BOTTOM	N.T.S.	NOT TO SCALE
BSMT.	BASEMENT	O/	OVER
B.W.	BOTTOM OF WALL	O.A.	OVERALL
C.A.R.	COLD AIR RETURN	OPS.	OBSCURE
CAB.	CABINET	O.C.	ON CENTER
C/C	CENTER TO CENTER	O.D.	OUTSIDE DIMETER
CEM.	CEMENT	OFF.	OFFICE
CER.	CERAMIC	OPG.	OPENING
C.F.M.	CUBIC FEET PER MINUTE	OPP	OPPOSITE
C.G.	CEILING	OPP.HD.	OPPOSITE HAND
C.O.	CLOSET	O.S.C.I.	OWNER SUPPLIED CONTRACTOR
CLR.	CLEAR		INSTALLED
C.M.U.	CONCRETE MASONARY	P.D.L.	PERFORATED DRAIN LINE
CNTR.	CENTER	PERF.	PERFORATED
COL.	COLUMN	PLAS.	PLASTER
CONC.	CONCRETE	PL.LAM.	PLASTIC LAMINATE
CONSTR.	CONSTRUCTION	PL	PLATE OR PERFORATED LINE
CONT.	CONTINUOUS	PL.PLYMD	PLYWOOD
CTR.	COUNTER		
DBL.	DOUBLE	PRECAST	PRECAST
DEPT.	DEPARTMENT	PT	POINT
DET.	DETAIL	P.T.D.	POWER TOWEL DISPENSER
DIAM.	DIAMETER	QUAN.	QUANTITY
DIM.	DIMENSION	(R)	RE-USED
DISP.	DISPOSAL	R	RISER
DN.	DOWN	RD	ROOF DRAIN
DR	DOOR	RAD.	RADIUS
DS	DOWNSPOUT	REF.	REFERENCE
D.W.	DISHWASHER	REFR.	REFRIGERATOR
DWG.	DRAWING	REQ'D	REQUIRED
DWR	DRAWER	RGR.	REGISTER
(E)	EXISTING	R.H.	ROBE HOOK
EA.	EACH	RM.	ROOM
ELEC.	ELECTRICAL	R.O.	ROUGH OPENING
EL.	ELEVATION	R/W	RETAINING WALL
ELEV.	ELEVATOR	RWD	REDWOOD
ENCL.	ENCLOSURE	R.W.L.	RAIN WATER LEADER
EQ.	EQUAL	SC	SOLID CORE
EQUIP	EQUIPMENT	S.D.	SOAP DISPENSER
E.W.	EACH WAY	SEC	SECURITY
EXTR.	EXTERIOR	SECT.	SECTION
F.D.	FLOOR DRAIN	S.F.	SQUARE FOOT
FDN.	FOUNDATION	SH	SHELF
F.F.	FINISH FLOOR	SH.	SHEET
FIN.	FINISH	SHG.	SHEATING
FLASH.	FLASHING	SIM.	SIMILAR
FLR.	FLOOR	SPEC.	SPECIFICATION
FLUOR.	FLUORESCENT	SO.	SQUARE
F.O.S.	FACE OF STUDE	S/S	STAINLESS STEEL
FRMG.	FRAMING	SID	STANDARD
FRFP.	FIREPROOF	SIL	STEEL
FLUR.	FLOORING	STRUCT	STRUCTURAL
GA.	GALVANIZED	SYM.	SYMMETRICAL
GALV.	GALVANIZED	T.	TREAD
GEN.	GENERAL	T.B.	TOWEL BAR
G.F.I.	GROUND FAULT INTERRUPTED	T.C.	TOP OF CURB
GL.	GLAZING	T.D.L.	TIGHT DRAIN LINE
GL.B.	GLUE LAMINATED BEAM	TEL.	TELEPHONE
GL.LAM.	GLUE LAMINATED	TEMP.	TEMPERED
GRD.	GROUND	T&G	TONGUE AND GROOVE
GYP.BD.	GYP.SUM	TH.	THICK
H.B.	HOSE BIB	TK.	TOILET PAPER
H.C.	HOLLOW CORE	T.P.	TYPICAL
H.D.	HOLD DOWN	U/	UNDER
HDWR.	HARDWARE	UNF.	UNFINISHED
HPWE.	HORIZONTAL	UNL.N.	UNLESS OTHERWISE NOTED
HORIZ.	HORIZONTAL	VERT.	VERTICAL
HR.	HOUR	V.I.F.	VERIFY IN FIELD
HT.	HEIGHT	W/	WITH
LD.	INSIDE DIMENSION	W.A.R.	WARM AIR REGISTER
IN.	INCH	W.C.	WATER CLOSET
INCL.	INCLUDE	WD.	WOOD
INFO.	INFORMATION	WDV.	WINDOW
JAN.	JANITOR	WH.	WATER HEATER
JST.	JOIST	W/O	WITHOUT
JOI.	JOINT	WP.	WATERPROOF
KIT	KITCHEN	WT	WEIGHT
LAV.	LAVATORY	W.W.M.	WELDED WIRE MESH
LAM.	LAMINATE	YR.	YEAR
//	PARALLEL	&	AND
⊥	PERPENDICULAR	∠	ANGLE
#	POUND OR NUMBER	⊙	AT



1 SITE PLAN scale 1/8" = 1'-0"

SWITCH	BATT INSULATION
DUPLEX OUTLET	NEW WALL (SHADED)
SWITCHED DUPLEX OUTLET	EXISTING WALL TO BE REMOVED (DOTTED)
220 OUTLET	EXISTING WALL
QUADRUPLUX OUTLET	POST; CONTINUOUS TROUGH PLATES OR FLOOR LEVEL SHOWN (AS APPLICABLE)
GROUND FAULT INTERRUPTER OUTLET	POST; ABOVE FRAMING LEVEL ONLY
CEILING RECESSED MOUNTED LIGHT FIXTURE	POST; BELOW FRAMING LEVEL ONLY
CEILING SURFACE MOUNTED LIGHT FIXTURE	METAL JOIST, RAFTER, OR BEAM HANGER
WALL MOUNTED LIGHT FIXTURE	WALL REGISTER
FLUORESCENT FIXTURE	FLOOR REGISTER, CEILING REGISTER
FAN	SUB FLOOR ELEVATION
TELEPHONE JACK	APPENDIX OR REVISION NUMBER
TELEVISION OUTLET	DOOR NUMBER
THERMOSTAT	WINDOW LETTER
SMOKE DETECTOR	DETAIL:
CABLE TELEVISION	TOP: DRAWING NUMBER OR LETTER
HOSE BIB	BOTTOM: SHEET NUMBER
GAS CONNECTION	SECTION:
WATER CONNECTION	TOP: SECTION NUMBER OR LETTER
COLD WATER CONNECTION	BOTTOM: SHEET NUMBER
HOT WATER CONNECTION	INTERIOR ELEVATIONS, FOR SMALL SPACES:
BEAMS HEADERS OR GULLAMS AS NOTED	TOP: ELEVATION NUMBER OR LETTER
PROPERTY LINE	BOTTOM: SHEET NUMBER
BLOCKING	
CONTINUOUS FRAMING	
SHR WALL	NUMBER INDICATE ELEVATION



PROJECT NOTES	Commercial Tenant	Scott Lebus, D.D.S. 7 North Knoll Road #2 Mill Valley, California 94941 415-388-6710
	Architect	Michael Moyer 239 Miller Avenue #6 Mill Valley, California 94941 415-388-0167
	Project Address	1244 9th Avenue San Francisco, California
	Assessor's Parcel #	Block 1742, Lot 28
	Scope of Work	Interior remodel of existing retail space to orthodontist office and treatment space
	Square Footage	2082, existing and proposed
	Parking	None on site
SHEET SCHEDULE	Sheet #	Description
	1	Vicinity Map, Site Plan, Notes and Symbols, Project Notes, Index
	2	Existing and Proposed Lower Level Floor Plans
	3	Section A-A, Front Elevation, Rear Elevation

ABBREVIATIONS

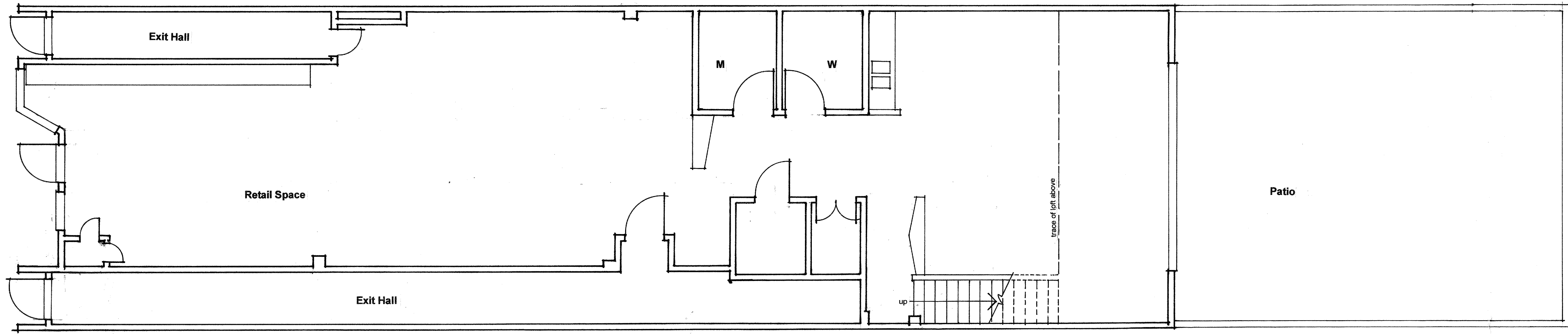
SYMBOLS

VICINITY MAP

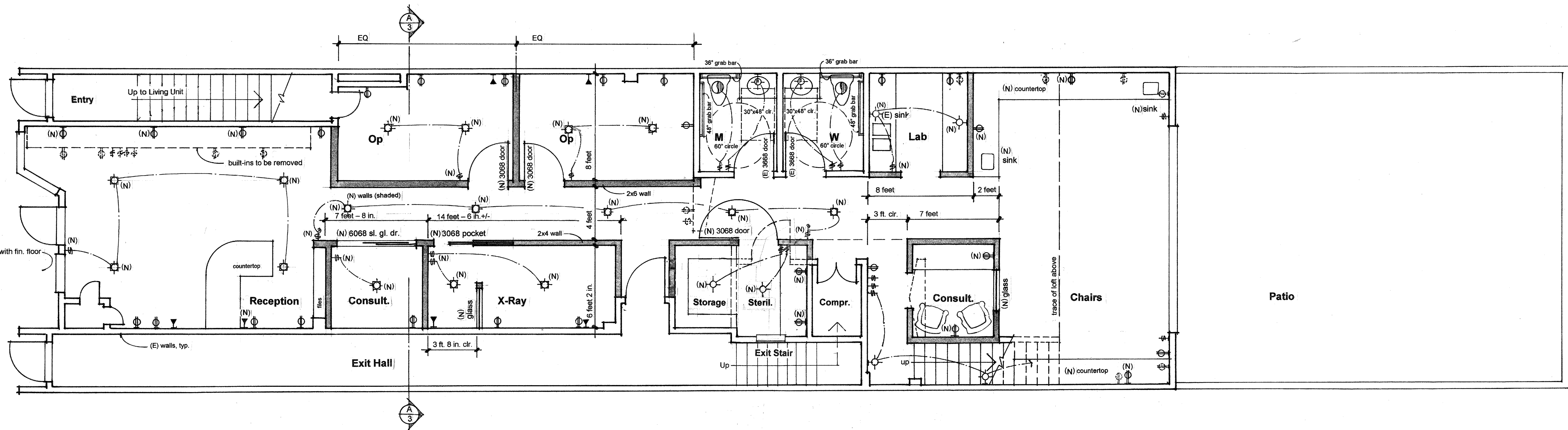
MICHAEL MOYER/ARCHITECT 239 MILLER AVE., MILL VALLEY, CA. 94941 415-388 0167

Block 1742-Lot 28

1244 9th Avenue San Francisco, California



Existing Floor Plan
Scale: 1/4" = 1 foot



Proposed Floor Plan
Scale: 1/4" = 1 foot

LEGEND

- existing wall to remain
- existing wall to be removed
- new stud wall

SYMBOLS

- Junction Box
- Ceiling Fixtures
- Wall-Hung Fixture
- Wall-Hung Fixture: Fluorescent
- Recessed Light Fixture
- Recessed Light Fixture : Fluorescent



Exhaust Fan and Light Combo



Exhaust Fan Only



110-V Duplex Convenience Outlet (note height if other than 12");
Outlets in baths, garage, outdoors, and in kitchen shall be ground-fault interrupted



110-V Duplex Convenience Outlet under or above cabinet



Floor Outlet



1/2 Hot Outlet



220-V Outlet



Weatherproof Outlet



Single-Pole Switch at 48" high



Three-way Switch at 48" high



Telephone Jack at 12" typical



Television Jack at 12" high

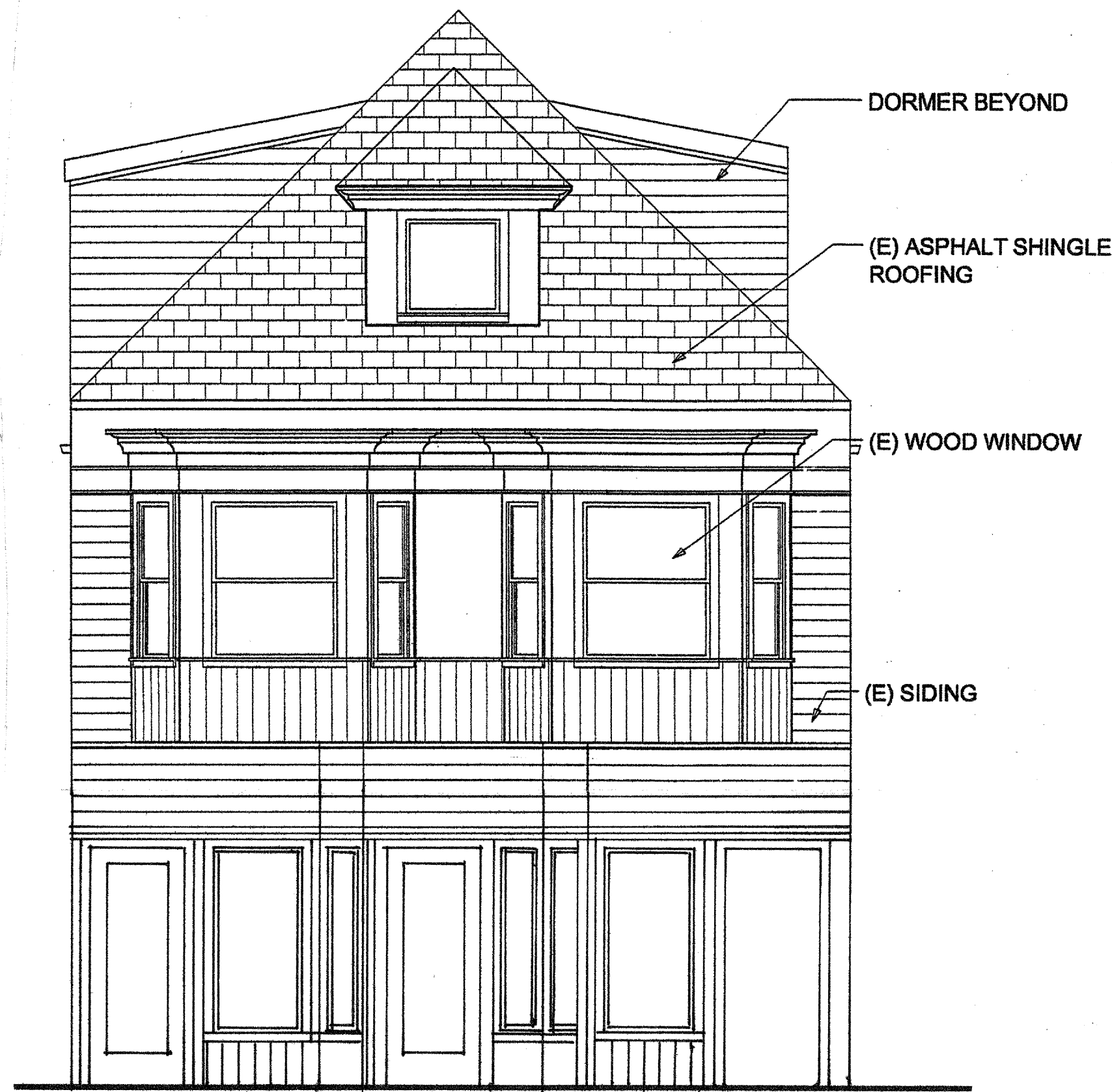
Note

All electric outlets, switches and phone jacks are existing unless noted otherwise. All new lighting to be high efficacy.

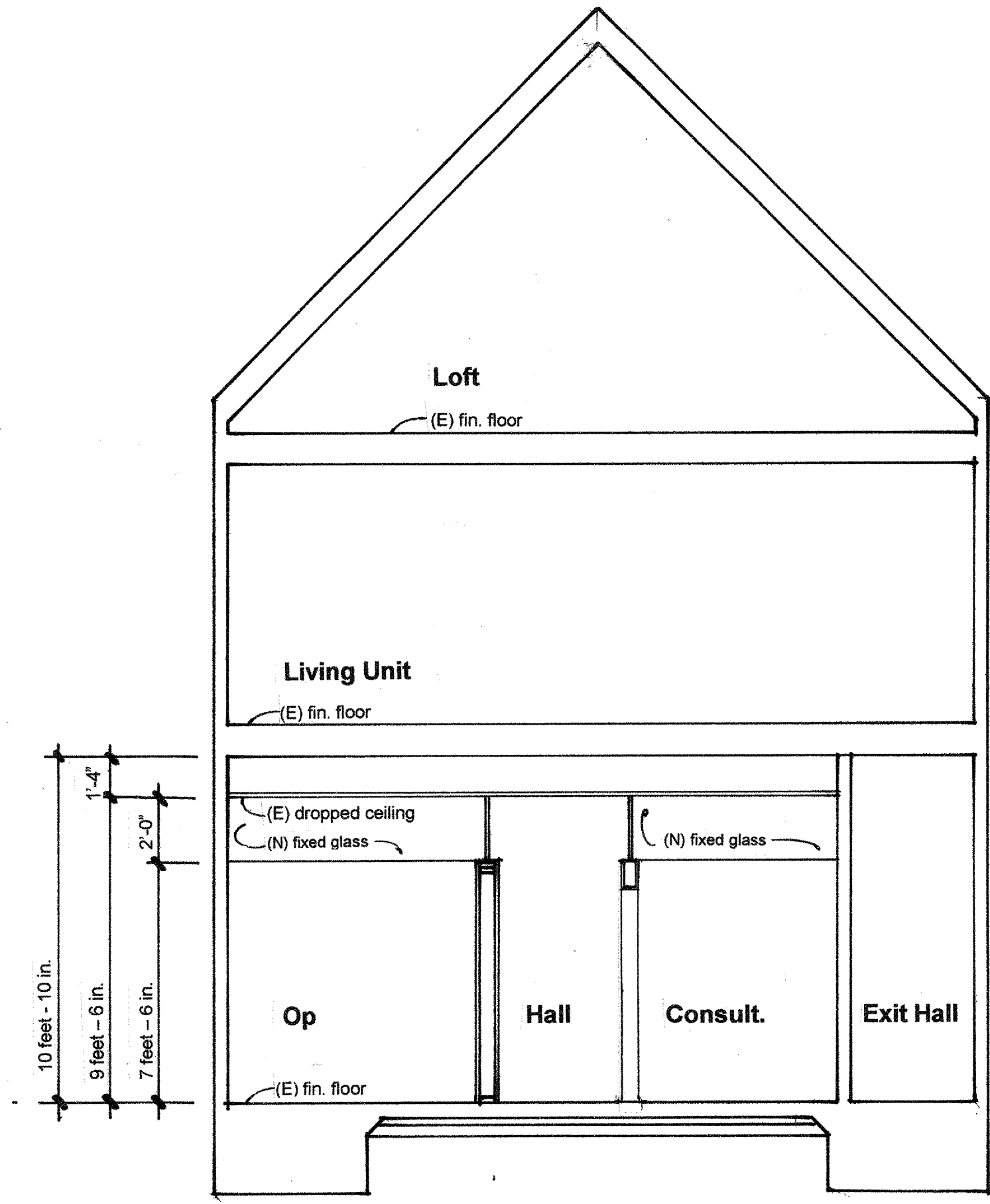
All new walls are non-bearing and non-structural.



Rear Elevation
Scale: 1/4" = 1 foot



Front Elevation
Scale: 1/4" = 1 foot



Section A-A
Scale: 1/4" = 1 foot