



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: AUGUST 5, 2010

Date: July 29, 2010
Case No.: **2009.1095C**
Project Address: **80 JULIAN AVENUE**
Zoning: Valencia Street Neighborhood Commercial Transit District
45-X Height and Bulk District
Block/Lot: 3547/ 027
Project Sponsor: Cort Gross, Agent for
"Native American Health Center"
220 Montgomery Street, Suite 905
San Francisco, CA 94104
Staff Contact: Edgar Oropeza – (415) 558-6381
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project proposes to demolish the existing two-story single family dwelling with 15 guest bedrooms and construct a four-story, 45-foot tall 16,000 square foot building operated by the Native American Health Center (NAHC) consisting of medical and dental clinics, office space, and transitional housing for single mothers within the Valencia Street Neighborhood Commercial Transit District with a 45-X Height and Bulk Designation.

Native American Health Center was established in 1972 in San Francisco to meet the health care needs of one of the largest populations of American Indians in the country. American Indians had little access to mainstream health care systems motivating Indian community leaders to seek funding from the federal Indian Health Service to create the Native American Health Center.

The Valencia Street Neighborhood Commercial Transit District is located near the center of San Francisco in the Mission District. It lies along Valencia Street between 14th and Cesar Chavez (Army) Street, and includes a portion of 16th Street extending west toward Dolores Street. The Valencia Street District has a pattern of large lots and businesses, as well as a sizable number of upper-story residential units.

SITE DESCRIPTION AND PRESENT USE

The project site measures 66 feet in width by 100 feet in depth for a total square footage of approximately 6,600 square feet. The site is improved with a 2-story single family dwelling with 15 guest bedrooms and

is located on a through lot fronting Julian Avenue and Caledonia Street, between 14th and 15th Streets. Caledonia Street is a narrow alleyway measuring only 15 feet in width property line to property line.

The building's original use was as a residential hotel. In May of 1994, Friendship House Association of American Indians (FHAAI) was granted Conditional Use Authorization per Motion No. 13691 at 80 Julian Avenue to establish an Other Institution, Large use (residential care facility, drug and alcohol treatment center) for up to 20 persons in five bedrooms. FHAAI vacated the building approximately eight years ago.

The building has been vacant, red tagged and boarded up for the last two years. The use of the building in recent years as reported by the Mission District precinct police, the City Attorney's office and FHAAI has been a "crash pad", including drug use and prostitution. The Department of Building Inspection has cited the property in the past four years for numerous code violations, which have been never addressed.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Julian Avenue is located in the northern area of the Mission District. It is in close proximity to the 16th Street Mission Street BART Station and runs parallel to both Valencia and Mission Streets running from 14th to 16th Streets. Its development is mixed including six at grade parking lots, an apartment complex, the Friendship House Complex, and the Armory building. Overall the northern portion of Julian Avenue is developed with taller buildings than the south end.

The adjacent property to the north (56 Julian Avenue) houses the Friendship House Association of American Indians, Inc. It is a nonprofit community-based organization that provides residential substance abuse treatment for American Indians. Since its founding in 1963, Friendship House has maintained a strong track record of providing holistic prevention, treatment, and recovery services that are culturally-relevant to American Indians.

Friendship House operates a residential treatment facility, an 80-bed four-story healing center for adults. The residential treatment facility is licensed and certified by the State of California Department of Alcohol and Drug Programs. Additionally, Friendship House is nationally accredited by the Commission on Accreditation of Rehabilitation Facilities.

To the west is Valencia Street. This portion of Valencia Street is improved with a wide variety of building types with different uses, with large apartment blocks and industrial type buildings ranging from 2 to 4 stories in height. Specific uses include residential, retail, office, gym and industrial (auto repair) uses.

VARIANCE APPLICATION

The project also includes a rear yard modification request and usable open space request per Planning Code Sections 134 (e) and 135.

ENVIRONMENTAL REVIEW

On June 23, 2010 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") per Section 15183 of the California Quality Act and California Public Resources Code Section 21083.3 as described in the determination contained in the Planning Department files for this Project

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 25, 2010	June 25, 2010	20 days
Posted Notice	20 days	June 25, 2010	June 25, 2010	20 days
Mailed Notice	20 days	June 25, 2010	June 25, 2010	20 days

PUBLIC COMMENT

The Department has received one comment in opposition to the project proposal. An adjacent neighbor to the west, opposite Caledonia Street (Valencia Street) has voiced concern that light and air to his dwelling and open space (located on a roof deck) would be considerably impacted if the Project were built as proposed.

Project sponsor has had multiple outreach meetings primarily with concerned residents along the Valencia Street corridor to address their issues with the subject proposal.

ISSUES AND OTHER CONSIDERATIONS

- Native American Health Center was established in 1972 in San Francisco to meet the health care needs of one of the largest populations of American Indians in the country. American Indians had little access to mainstream health care systems motivating Indian community leaders to seek funding from the federal Indian Health Service to create the Native American Health Center.
- The existing property has not been leased successfully for residential uses in more than 30 years. It is currently red tagged and boarded up. The proposed use is restricted to a nonprofit ownership and commercial activity serving very low-income people.
- The property has a long history of serious, continuing code violations and has not been maintained as decent, safe or sanitary housing.
- Although the existing structure is more than 50 years old, a review of the supplemental information resulted in a determination that the structure is not a historical resource.
- The Project does not convert rental housing to other forms of tenure or occupancy, as the existing building was already converted into a residential care facility, drug and alcohol treatment center (Other Institutions, Large) in 1993 per case No. 93.743C. The new project creates eight new clean and safe bedrooms for transitional housing, a significant improvement over the building's recent use.

- A defunct and unsafe residence is being replaced with 8 bedrooms for single mothers and their infant children, in a newly constructed project that, as a health clinic and transitional housing facility, advances and supplements the neighborhood character, referring to the more than 40 years of history of Native American community and its neighbors in the Mission District and deepening an already well-established healing presence on this block in the City. The Project is designed to use the courtyard that already exists adjacent to the property, and the Project will be integrated with the residential care facility at 56 Julian Avenue in its programmatic use.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to demolish the existing two-story single family dwelling with 15 guest bedrooms, to allow a use size greater than 2,999 square feet, allow an Other Institution, Large use on the second floor and above and to allow an outdoor activity area within the Valencia Street Neighborhood Commercial Transit District with a 45-X Height and Bulk Designation.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The use and size of the proposed project is compatible with the immediate neighborhood. The project is a commercial building that will house a medical and dental clinic, allowing significant expansion of services NAHC already provides in the neighborhood from its current site at 160 Capp Street. The project will also provide transitional housing for single mothers through a lease to a partner organization. The Native American community has historically recognized the proposed project's location in an area where social, medical, and residential services can be afforded to Native Americans. With NAHC's history with the neighborhood and historical recognition among Native American community, the project's location is desirable and compatible with the neighborhood.
- The project would demolish a vacant two story building allegedly used illicitly by trespassers as a place of prostitution and drug use and would construct a four story medical clinic providing transitional housing and medical services. The site is currently vacant, red tagged and has been boarded up for approximately two years.
- The Project is an appropriate urban intervention on the built environment. The design of the Project is compatible with the scale and context of the surrounding neighborhood, and will activate Julian Avenue further by introducing a pedestrian-friendly use along Julian Avenue. The NAHC has planned a new building on the site using a lot line adjustment with FHAAI. The Project, along with FHAAI, will establish a state of the art campus for healing and care based on close to 40 years of work in the neighborhood, reflecting the unique cultural heritage and needs of the Native American community while incorporating its spiritual values.

- The District is well served by transit, therefore customers should not impact traffic. The project site is in close proximity to the 16th Street Mission Bart Station with several bus lines along Mission Street and the surrounding areas. Since the proposed project serves the homeless and low-income population in the neighborhood, the participants usually cannot afford to purchase cars and typically take public transportation.

- The proposed project is consistent with the stated purpose of the Valencia Street Neighborhood Commercial Transit District. The existing property, as recently maintained, is an eyesore, fire hazard and neighborhood detriment. The new property is designed to better compliment the neighborhood and to conform to the existing character of the block, particularly with the adjoining Native American Friendship House Healing Center at 56 Julian Avenue. Since the Native American Community has historically recognized the proposed project's location as a neighborhood where social, medical and residential services can be afforded to Native Americans, the construction of a new health care and residential facility with supportive services for Native Americans and their neighbors will retain the cultural fabric of the neighborhood.

RECOMMENDATION: Approval with Conditions
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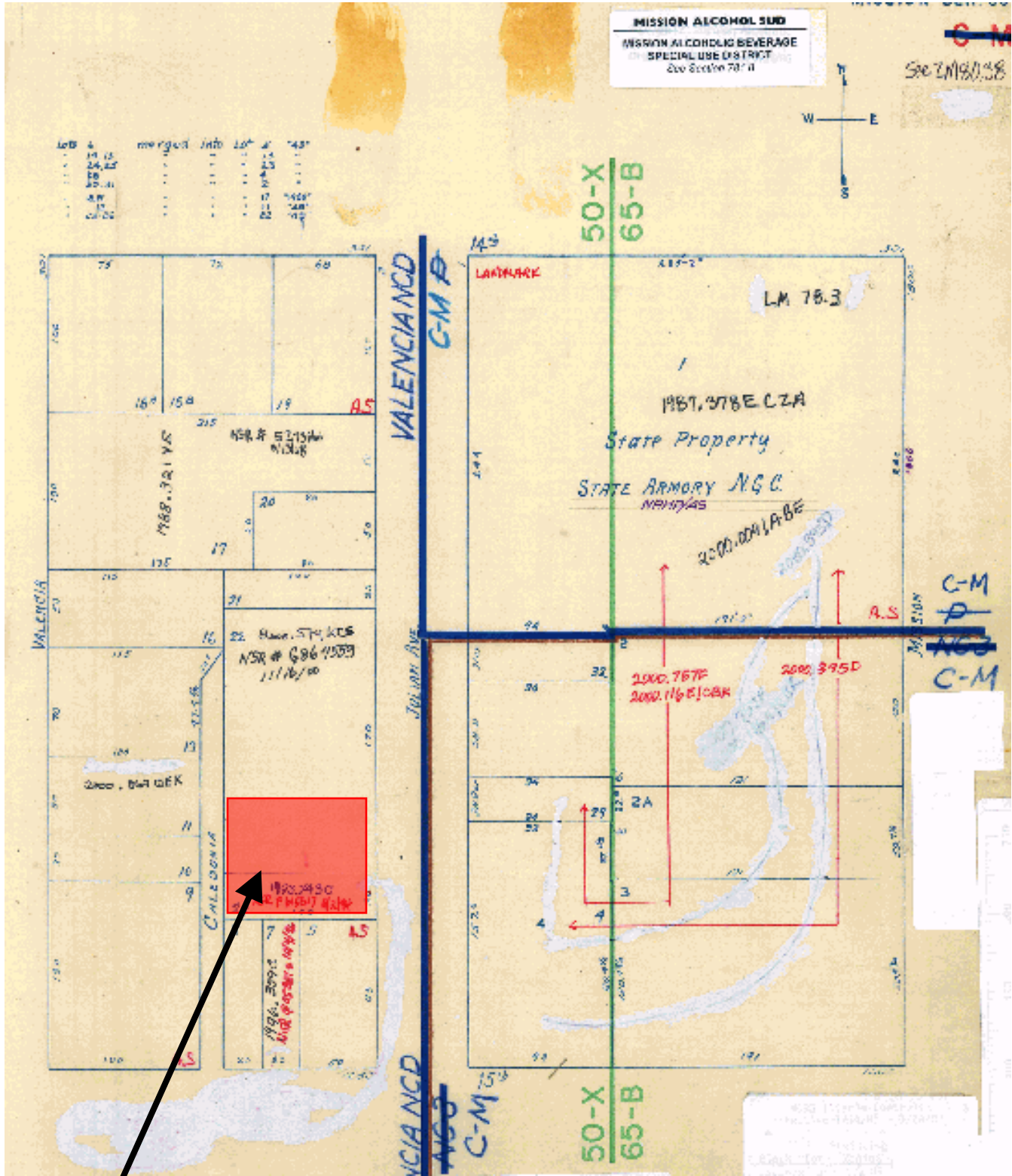
Attachment Checklist

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

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

Planner's Initials

Parcel Map

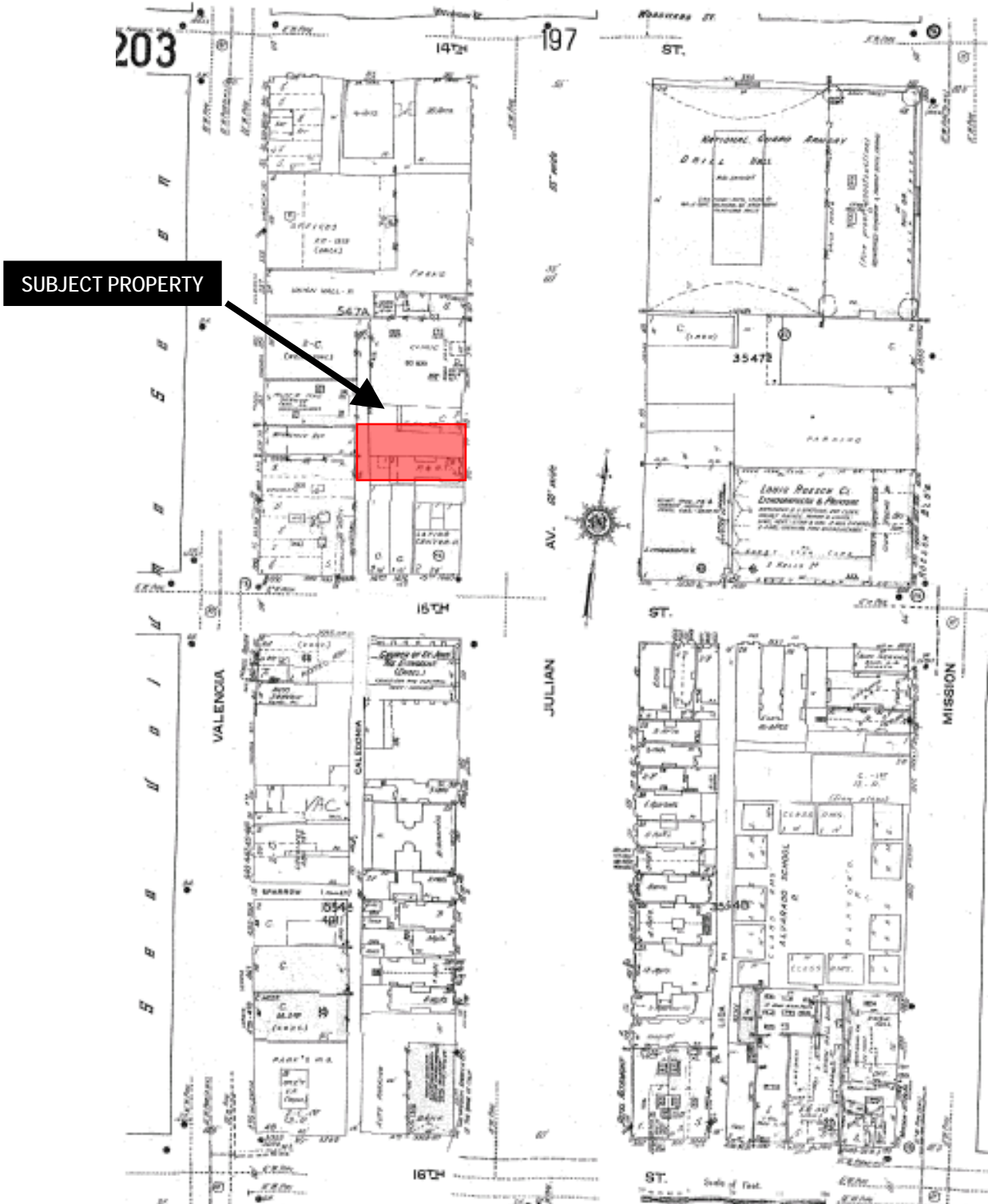


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2009.1095C
80 Julian Avenue

Sanborn Map*

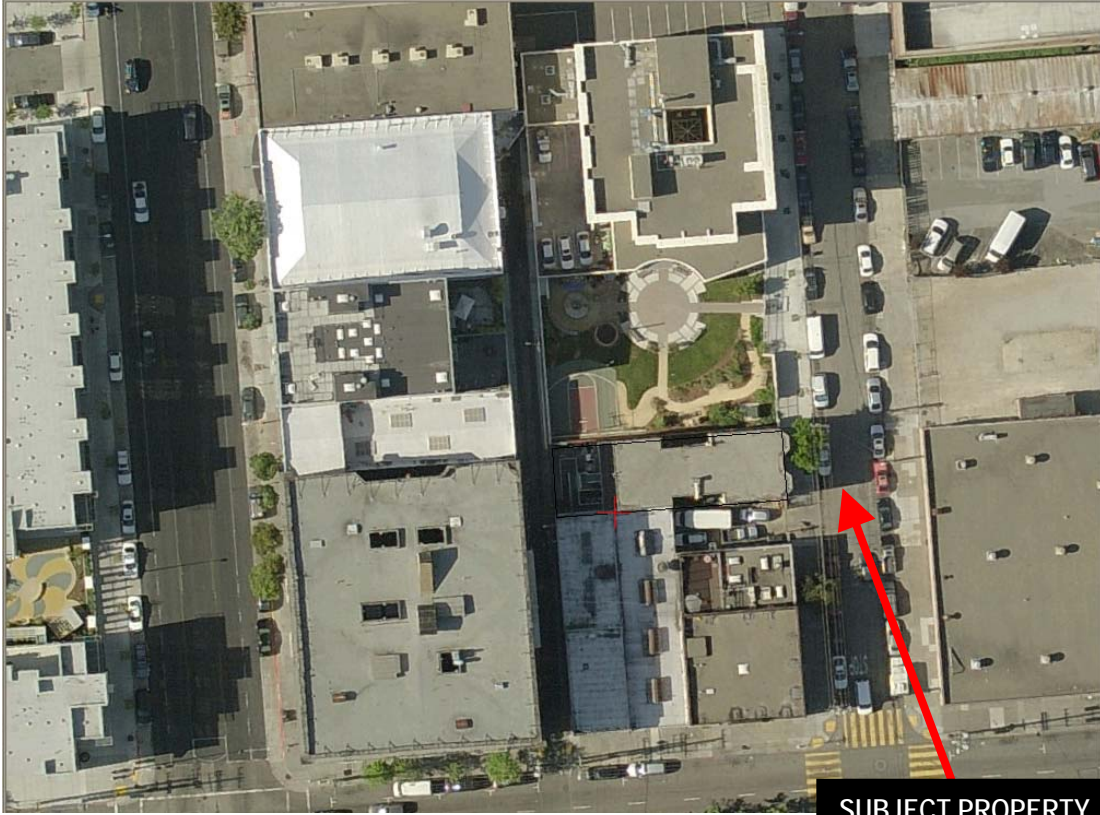


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

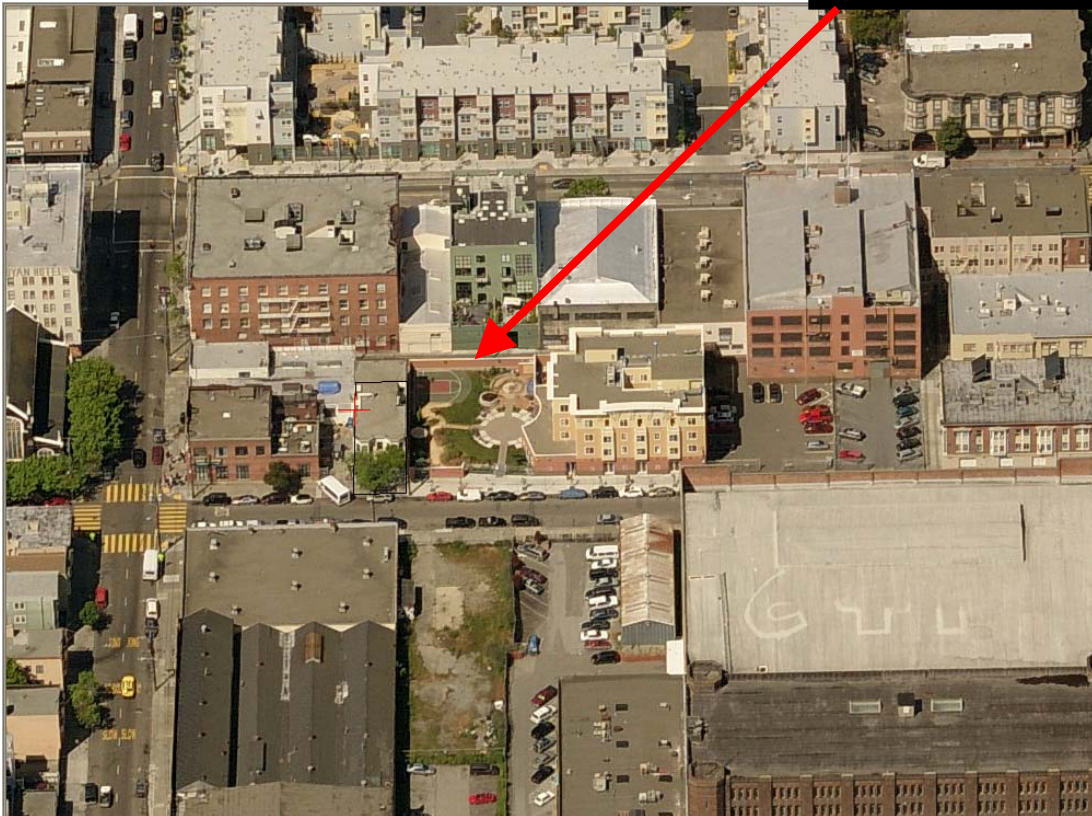


Conditional Use Hearing
Case Number 2009.1095C
80 Julian Avenue

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2009.1095C
80 Julian Avenue

Zoning Map



Conditional Use Hearing
 Case Number 2009.1095C
 80 Julian Avenue

Site Photos



Conditional Use Hearing
Case Number 2009.1095C
80 Julian Avenue

Site Photos



Conditional Use Hearing
Case Number 2009.1095C
80 Julian Avenue

Site Photos



Conditional Use Hearing
Case Number 2009.1095C
80 Julian Avenue

Block Photos



Conditional Use Hearing
Case Number 2009.1095C
80 Julian Avenue

Site Photos Caledonia St.



Conditional Use Hearing
Case Number 2009.1095C
80 Julian Avenue

80 Julian Ave and surrounding areas



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Printed: 1 July, 2010



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other |

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Planning Commission Motion No.

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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 121.2, 317, 790.86, 726.21, 726.81 AND 726.24 FOR THE DEMOLITION OF A RESIDENTIAL UNIT, PROPOSING A USE SIZE GREATER THAN 2,999 SQUARE FEET AND TO ESTABLISH AN OTHER INSTITUTIONS, LARGE USE WITH AN OUTDOOR ACTIVITY AREA (DBA NATIVE AMERICAN HEALTH CENTER) WITHIN THE VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT WITH A 45-X HEIGHT AND BULK DESIGNATION.

PREAMBLE

On November 30, 2009, Cort Gross agent for the "Native American Health Center," (Project Sponsor) filed an application with the Planning Department for Conditional Use Authorization under Planning Code Sections 303, 121.2, 317, 790.86, 726.21, 726.81 and 726.24 to demolish the existing two-story single family dwelling with 15 guest bedrooms, and to construct a four-story, 45-foot tall 16,000 square foot building operated by the Native American Health Center (NAHC) consisting of medical and dental clinics, office space, and transitional housing for single mothers, and including an outdoor activity area, within the Valencia Street Neighborhood Commercial Transit District with a 45-X Height and Bulk Designation.

On August 5, 2010, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2009.1095C.

On June 23, 2010 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") per Section 15183 of the California Quality Act and California Public Resources Code Section 21083.3 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. 2009.1095C, 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. **Project Description.** The project proposes to demolish the existing two-story single family dwelling with 15 guest bedrooms and construct a four-story, 45-foot tall 16,000 square foot building operated by the Native American Health Center (NAHC) consisting of medical and dental clinics, office space, and transitional housing for single mothers within the Valencia Street Neighborhood Commercial Transit District with a 45-X Height and Bulk Designation.

Native American Health Center was established in 1972 in San Francisco to meet the health care needs of one of the largest populations of American Indians in the country. American Indians had little access to mainstream health care systems motivating Indian community leaders to seek funding from the federal Indian Health Service to create the Native American Health Center.

The Valencia Street Neighborhood Commercial Transit District is located near the center of San Francisco in the Mission District. It lies along Valencia Street between 14th and Cesar Chavez (Army) Street, and includes a portion of 16th Street extending west toward Dolores Street. The Valencia Street District has a pattern of large lots and businesses, as well as a sizable number of upper-story residential units.

3. **Site Description and Present Use.** The project site measures 66 feet in width by 100 feet in depth for a total square footage of approximately 6,600 square feet. The site is improved with a 2-story single family dwelling with 15 guest bedrooms and is located

on a through lot fronting Julian Avenue and Caledonia Street. Caledonia Street is a narrow alleyway measuring only 15 feet in width property line to property line.

The building's original use was as a residential hotel. In May of 1994, Friendship House Association of American Indians (FHAAI) was granted Conditional Use Authorization per Motion No. 13691 at 80 Julian Avenue to establish an Other Institution, Large use (residential care facility, drug and alcohol treatment center) for up to 20 persons in five bedrooms. FHAAI vacated the building approximately eight years ago.

The building has been vacant, red tagged and boarded up for the last two years. The use of the building in recent years as reported by the Mission District precinct police, the City Attorney's office and FHAAI has been a "crash pad", including drug use and prostitution. The Department of Building Inspection has cited the property in the past four years for numerous code violations, which have been never addressed.

- 4. Surrounding Properties and Neighborhood.** Julian Avenue is located in the northern area of the Mission District. It is in close proximity to the 16th Street Mission Street BART Station and runs parallel to both Valencia and Mission Streets. Its development is mixed including six at grade parking lots, an apartment complex, the Friendship House Complex, and the Armory building. Overall the northern portion of Julian Avenue is developed with taller buildings than the south end.

The adjacent property to the north (56 Julian Avenue) houses the Friendship House Association of American Indians, Inc. It is a nonprofit community-based organization that provides residential substance abuse treatment for American Indians. Since its founding in 1963, Friendship House has maintained a strong track record of providing holistic prevention, treatment, and recovery services that are culturally-relevant to American Indians.

Friendship House operates a residential treatment facility, an 80-bed four-story healing center for adults. The residential treatment facility is licensed and certified by the State of California Department of Alcohol and Drug Programs. Additionally, Friendship House is nationally accredited by the Commission on Accreditation of Rehabilitation Facilities.

To the west is Valencia Street. This portion of Valencia Street is improved with a wide variety of building types with different uses, with large apartment blocks and industrial type buildings ranging from 2 to 4 stories in height. Specific uses include residential, retail, office, gym and industrial (auto repair) uses.

- 5. Environmental Review.** The Planning Department determined that the project is exempt from environmental review per Section 15183 of the California Environmental Quality Act (CEQA) Guidelines and California Public Resources Code Section 21083.3. The Eastern Neighborhoods EIR incorporated and adequately addressed all potential impacts of the proposed 80 Julian Avenue project. The 80 Julian Avenue project would

not have any additional or peculiar significant adverse effects not examined in the Eastern Neighborhoods EIR, nor has any new or additional information come to light that would alter the conclusions of the Eastern Neighborhoods EIR. Thus, the proposed 80 Julian Avenue project would not have any new significant or peculiar effects on the environment not previously identified in the Final EIR for the Eastern Neighborhoods Rezoning and Area Plans, nor would any environmental impacts be substantially greater than described in the Eastern Neighborhoods EIR. No mitigation measures previously found infeasible have been determined to be feasible, nor have any new mitigation measures or alternatives been identified but rejected by the project sponsor. Therefore, in addition to being exempt from environmental review under Section 15183 of the CEQA Guidelines, the proposed project is also exempt under Section 21083.3 of the California Public Resources Code.

6. **Variance Application.** The project also includes a rear yard modification request and usable open space request per Sections 134 (e) and 135.
7. **Public Comment.** The Department has received one comment in opposition to the project proposal. An adjacent neighbor to the west (Valencia Street) has voiced concern that light and air to his dwelling and open space (located on a roof deck) would be considerably impacted if the Project were built as proposed.

Project sponsor has had multiple outreach meetings primarily with concerned residents along the Valencia Street corridor to address their issues with the subject proposal.

8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Residential Demolition – Section 317:** Pursuant to Planning Code Section 317, Conditional Use Authorization is required for applications proposing to remove residential units within the Valencia Street Neighborhood Commercial Transit District. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

As the project requires Conditional Use Authorization per the requirements of the Section 317, the additional criteria specified under Section 317 have been incorporated as findings as part of this Motion. See “Additional Findings pursuant to Section 317” below.
 - B. **Use Size.** Planning Code Section 121.2 states that a new use greater than 2,999 square feet requires Conditional Use within the Valencia Street NCT Districts.

The Project proposes an Other, Institutions Large Use of approximately 16,000 square feet operated by the Native American Health Center (NAHC) consisting of medical and dental clinics, office space, and transitional housing for single mothers and has applied for Conditional Use Authorization before the Planning Commission. See additional findings under “Conditional Use Findings.”

- C. **Use.** Planning Code Section 726.81 states that Other Institutions, Large Uses, as defined per Code Section 790.50 are principally permitted on the ground floor and require conditional use on the second story and above.

The Project proposes an Other, Institutions Large Use on all floors (1-4) and has applied for Conditional Use Authorization before the Planning Commission.

- D. **Outdoor Activity Area.** Planning Code Section 726.24 states that an outdoor activity area as defined per Code Section 790.70 requires Conditional Use Authorization if not located at the front of the property.

The Project proposes an outdoor activity area for the Other, Institutions, Large use at the side yard and has applied for Conditional Use authorization.

- E. **Height.** Planning Code Section 260 requires that all structures be no taller than the height prescribed in the subject height and bulk district. The proposed Project is located in a 45-X Height and Bulk District.

The project proposes a replacement building at 45 feet in height. The proposed building will not cast shadows on properties owned by the Park and Recreation Department.

- F. **Rear Yard Requirement.** Planning Code Section 134 requires a rear yard measuring 25 percent of the total depth.

The Project does not propose a rear yard but rather a side yard that is contiguous to the adjacent open space to the north. The project sponsor is seeking a rear yard modification pursuant to Planning Code Section 143(e).

The project proposes significant amounts of open space primarily located on roof decks as shown on the architectural plans in lieu of a rear yard.

- G. **Open Space Requirement.** Planning Code Section 135 states that for group housing structures, the minimum amount of usable open space provided for use by each bedroom shall be 1/3 the amount required for a dwelling unit as specified in paragraph (d) (1).

In this case the project proposes eight new bedrooms for a total of sixteen beds on-site. The Valencia Street NCT District requires 106 square feet of common usable open space per person. Therefore, the open space requirement would be approximately 280 square feet. The proposed courtyard does not meet the minimum dimension requirements to be credited as usable open space. The project sponsor is seeking a variance from the open space requirement.

- H. **Floor Area Ratio.** The FAR limit in the Valencia Street NCT District is 2.5 to 1 pursuant to Section 124, and applies to non-residential uses only.

The existing lot dimensions are 66 feet in width by 100 feet in depth or approximately 6,600 square feet. In this case a non-residential building may be up to but not exceed 16,500 square feet. The proposed building's square footage is approximately 16,000 square feet in size.

- I. **Shadow Study:** Section 295 requires review of buildings over 40 feet in height to determine any potential shadowing on property under the jurisdiction of the Recreation and Park Commission.

On June 10, 2010, the Department performed a shadow study (Case No. 2009.1095K) and determined that the 45-foot building would not create a shadow impact on any property under the jurisdiction of the Recreation and Park Department.

9. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The use and size of the proposed project is compatible with the immediate neighborhood. The project is a commercial building that will house a medical and dental clinic, allowing significant expansion of services NAHC already provides in the neighborhood from its current site at 160 Capp Street. The project will also provide transitional housing for single mothers through a lease to a partner organization. The Native American community has historically recognized the proposed project's location in an area where social, medical, and residential services can be afforded to Native Americans. With NAHC's history with the neighborhood and historical recognition among Native American community, the project's location is desirable and compatible with the neighborhood.

- i. In Neighborhood Commercial Districts, if the proposed use is to be located at a location in which the square footage exceeds the limitations found in Planning Code § 121.2(a) or 121.2(b), the following shall be considered:
- 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-servicing uses in the area;

Community facilities are key elements that can help to create a strong sense of community and identity. They are an integral element of socially and sustainable communities and they include community anchors like schools and libraries, childcare facilities, community centers (where youth, after school, and other activities can occur), cultural and arts centers, clinics and a range of other amenities.

The project is not expected to foreclose the locations of other needed neighborhood servicing uses in the general area of the project site.

- 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 project is designed to compliment the neighborhood and to conform to the existing character of the block. Particularly with the adjoining Native American Friendship House Healing Center at 56 Julian Avenue. The Native American Community has historically recognized the proposed project's location as a neighborhood where social, medical and residential services can be afforded to Native Americans, the construction of a new health care and residential facility with supportive services for Native Americans and their neighbors will retain the cultural fabric of the neighborhood.

In the Eastern Neighborhoods, the expected level of need for these community facilities is based on existing needs as well as future ones, derived from projected population growth and new development demand.

- 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 project proposes a well-designed building that further activates the street face and is in keeping with the existing built scale of the immediate neighborhood.

An expert architectural team designed the project with deep sensitivity to the neighborhood and cultural issues--the same architects who designed the neighboring property at 56 Julian Avenue that this new property is designed to compliment.

- 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 project would demolish a vacant two story building allegedly used illicitly by trespassers as a place of prostitution and drug use and would construct a four story medical clinic providing transitional housing and medical services. The site is currently vacant, red tagged and has been boarded up for approximately two years.

The Project is an appropriate urban intervention on the built environment. The design of the Project is compatible with the scale and context of the surrounding neighborhood, and will activate Julian Avenue further by introducing a pedestrian-friendly use along Julian Avenue. The NAHC has planned a new building on the site using a lot line adjustment with FHAAL. The Project, along with FHAAL, will establish a state of the art campus for healing and care based on close to 40 years of work in the neighborhood, reflecting the unique cultural heritage and needs of the Native American community while incorporating its spiritual values.

- 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 project site is in close proximity to the 16th Street Mission BART Station with several bus lines along Mission Street and the surrounding areas. Since the proposed project serves the homeless and low-income population in the neighborhood, the participants usually cannot afford to purchase cars and typically take public transportation.

The Mission District's compact built environment and its varied mix of uses make walking, bicycling and public transit attractive, high-demand transportation modes. Abundant transit options (local and regional), vibrant, pedestrian-scale commercial corridors (Mission Street, Valencia Street and 24th Street) and a popular network of bicycle lanes and routes make the Mission a great neighborhood to get around in without a car.

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

Due diligence standard construction practices in reducing noise, glare, dust and odor will be maintained during the construction process. Utmost care will be taken during the construction and operations to ensure that no noxious or offensive emissions are produced, from either construction related activities or the activities of a medical or dental clinic in their normal course of business.

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

The design of the project will share a landscape entry court, perimeter fencing and street trees as well as exterior lighting to enhance security.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

While the Project complies with the majority of relevant requirements and standards of the Planning Code, the project requires a rear yard modification and an open space variance request. The project 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 District.

The proposed project is consistent with the stated purpose of the Valencia Street Neighborhood Commercial Transit District. The existing property, as recently maintained, is an eyesore, fire hazard and neighborhood detriment. The new property is designed to better compliment the neighborhood and to conform to the existing character of the block. Particularly with the adjoining Native American Friendship House Healing Center at 56 Julian Avenue. Since the Native American Community has historically recognized the proposed project's location as a neighborhood where social, medical and residential services can be afforded to Native Americans, the construction of a new health care and residential facility with supportive services for Native Americans and their neighbors will retain the cultural fabric of the neighborhood.

10. **Additional Findings pursuant to Section 317** establishes criteria for the Planning Commission to consider when reviewing applications to demolish or convert Residential Buildings. On balance, the Project does comply with said criteria in that:

- i. Whether the Project Sponsor has demonstrated that the residential structure is unsound, where *soundness* is an economic measure of the feasibility of upgrading a residence that is deficient with respect to habitability and Housing Code requirements, due to its original construction. The *soundness factor* for a structure shall be the ratio of a construction upgrade to the replacement cost, expressed as a percent. A building is unsound if its soundness factor exceeds 50-percent. A residential building that is unsound may be approved for demolition.

The existing property has not been leased successfully for residential uses in more than 30 years. It is currently red tagged and boarded up. It is not suitable for habitation.

The proposed use is restricted to a nonprofit ownership and commercial activity serving very low-income people. Sponsor's analysis of the market value of the property for housing demonstrates that it is extremely limited. The proposed use is demonstrably superior to all market uses, including market rate housing.

The demolition of the structure is outweighed by overriding considerations provided by the proposed use, namely the social services and transitional housing for single mothers, that on balance, justify the demolition of the unsafe dwelling.

- ii. Whether the property is free of a history of serious, continuing code violations;

The property has a long history of serious, continuing code violations.

- iii. Whether the housing has been maintained in a decent, safe, and sanitary condition;

The building has not been maintained as decent safe or sanitary. It has been red tagged by the City and has been reported as a spot for illegal and disruptive activity.

- iv. Whether the property is an “historic resource” under CEQA;

Although the existing structure is more than 50 years old, a review of the supplemental information resulted in a determination that the structure is not a historical resource.

- v. Whether the removal of the resource will have a substantial adverse impact under CEQA;

Not applicable. The structures are not historical resources.

- vi. Whether the Project converts rental housing to other forms of tenure or occupancy;

The Project does not convert rental housing to other forms of tenure or occupancy, as the existing building was already converted into a residential care facility, drug and alcohol treatment center (Other Institutions, Large) in 1993 per case No. 93.743C. The new project creates eight new clean and safe bedrooms for transitional housing, a significant improvement over the building’s recent use.

- vii. Whether the Project removes rental units subject to the Rent Stabilization and Arbitration Ordinance;

No rent-controlled units will be removed.

- viii. Whether the Project conserves existing housing to preserve cultural and economic neighborhood diversity;

Its use for most of the last 3 decades, until very recent has been as a residential care facility operating under the Native American Healing paradigm. To the extent that the caring and social service aspects of the site’s history since the early 70’s are being revitalized, the project represents not merely preservation of character, but a deepening and strengthening of it. With regards to economic diversity, the presence of a new health and dental clinic will diversify the block positively and considerably. Finally, the project will result in transitional housing targeted to single mothers, which is a much needed housing type.

- ix. Whether the Project conserves neighborhood character to preserve neighborhood cultural and economic diversity;

A defunct and unsafe residence is being replaced with 8 bedrooms for single mothers and their infant children, in a newly constructed project that, as a health clinic and transitional housing facility, advances and supplements the neighborhood character, referring to the more than 40 years of history of Native American community and its neighbors in the Mission District and deepening an already well-established healing presence on this block in the City. The Project is designed to use the courtyard that already exists adjacent to the property, and the Project will be integrated with the residential care facility at 56 Julian Avenue in its programmatic use.

- x. Whether the Project protects the relative affordability of existing housing;

No permanent affordable housing will be lost. Eight bedrooms of transitional housing, a stepping stone for their residents towards capacity to live in permanently affordable housing, will be created. The affordable nature of the neighborhood, given the property's nonprofit ownership and mission will be maintained.

- xi. Whether the Project increases the number of permanently affordable units as governed by Section 315;

The Project is not subject to the provisions of Planning Code Section 315, as the project does not technically propose dwelling units.

- xii. Whether the Project locates in-fill housing on appropriate sites in established neighborhoods;

The project is not permanent housing but can be described as in-fill, making the best possible use of the site with commercial uses serving the poor's health and transitional dwelling needs.

- xiii. Whether the Project creates quality, new family housing;

New permanent family housing is not created.

- xiv. Whether the Project creates new supportive housing;

While permanent supportive housing will not be created, transitional supportive housing will. Units for eight households consisting of mothers with their infant children will occupy the ground floor.

- xv. Whether the Project promotes construction of well-designed housing to enhance existing neighborhood character;

An expert architectural team designed the project with deep sensitivity to the neighborhood and cultural issues--the same architects who designed the neighboring property at 56 Julian Avenue that this new property is designed to compliment. As discussed above, the Project will further enhance the cultural presence of Native Americans in this neighborhood.

- xvi. Whether the Project increases the number of on-site dwelling units;

There will be no new permanent dwelling units on site.

- xvii. Whether the Project increases the number of on-site bedrooms.

There will be bedrooms for eight households on site.

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

HOUSING ELEMENT (2004)

**OBJECTIVE 2:
RETAIN THE EXISTING SUPPLY OF HOUSING.**

Policy 2.1:
Discourage the demolition of sound existing housing.

The Project does not convert rental housing to other forms of tenure or occupancy. Although the structure is sound it is in disrepair and unsafe. The new project creates eight new bedrooms for transitional housing, a significant improvement over recent use and current use. This new housing will be safe, clean and will be built to current building code and habitable standards.

**OBJECTIVE 11:
IN INCREASING THE SUPPLY OF HOUSING, PURSUE PLACE MAKING AND
NEIGHBORHOOD BUILDING PRINCIPLES AND PRACTICES TO MAINTAIN
SAN FRANCISCO'S DESIRABLE URBAN FABRIC AND ENHANCE LIVABILITY IN
ALL NEIGHBORHOODS.**

Policy 11.2:
Ensure housing is provided with adequate public improvements, services, and amenities.

Well-designed buildings are amenities to neighborhoods. The project proposes a well-designed building that further activates the street face, provides eight units (bedrooms) of transitional housing for single mothers and their infant children and is in keeping with the existing built scale of the immediate neighborhood.

URBAN DESIGN

OBJECTIVE 1:

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

Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

Policy 1.3:

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

The proposed replacement building reflects the existing neighborhood character and development pattern, particularly by proposing buildings of similar mass, width and height as the existing structures along the block-face.

OBJECTIVE 2:

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

Policy 2.6:

Respect the character of older development nearby in the design of new buildings.

The massing of the replacement buildings' main front façades has been designed to be compatible with the prevailing street wall height, particularly the height and proportions of the adjacent buildings. Although interpreted in a contemporary architectural style, the proposed building proportions and exterior materials have been selected to be compatible with the adjacent buildings and the immediate neighborhood character.

VISUAL HARMONY

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 visual relationships and transitions between new and older buildings.

Policy 3.3:

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

NEIGHBORHOOD ENVIRONMENT

Objectives and Policies

OBJECTIVE 4:

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

Policy 4.12:

Install, promote and maintain landscaping in public and private areas.

The Project will provide pedestrian-level interest by including a tall ground floor commercial space along the Julian Avenue frontage. The new building will be compatible in use and design with other buildings in the neighborhood.

MISSION AREA PLAN

OBJECTIVE 7.1:

PROVIDE ESSENTIAL COMMUNITY SERVICES AND FACILITIES.

Policy 7.1.1:

Support the siting of new facilities to meet the needs of a growing community and to provide opportunities for residents of all age levels.

Policy 7.1.2:

Recognize the value of existing facilities, including recreational and cultural facilities, and support their expansion and continued use.

OBJECTIVE 7.2:

ENSURE CONTINUED SUPPORT FOR HUMAN SERVICE PROVIDERS THROUGHOUT THE EASTERN NEIGHBORHOODS.

Policy 7.2.1:

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

Nonprofit providers often serve under contract with City agencies, leverage substantial additional funding from state, federal, corporate, foundation and private sources. In a 2001 survey, nonprofit human service providers laid claim to exactly how important it was to be located close to their clients, in their own neighborhoods: the majority stated that it was "essential" that their activities were located in a specific neighborhood; the neighborhoods most often cited were the Mission,

Potrero Hill, and SoMa. This information demonstrates how important the existing facilities are to the local communities of the Eastern Neighborhoods, and how critical it is that services continue.

Community facilities are key elements that can help to create a strong sense of community and identity. They are an integral element of socially and sustainable communities and they include community anchors like schools and libraries, childcare facilities, community centers (where youth, after school, and other activities can occur), cultural and arts centers, clinics and a range of other amenities. In the Eastern Neighborhoods, the expected level of need for these community facilities is based on existing needs as well as future ones, derived from projected population growth and new development demand.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1:

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

The Project will redevelop an underused lot with a community facility use. The Project is consistent with the objectives of the Mission Area plan and the Valencia Street NCT District by proposing a development that provides active ground floors and up to 8 bedrooms for transitional housing. The Project's active ground floor commercial component will help augment a neighborhood commercial area that is accessible to City residents.

The Project will enhance this District by reinforcing the urban nature of the street pattern, and by creating a unified street wall along Julian Avenue. The Project will result in a better utilization of the Project Site than that of the existing improvements that have not been in operation for almost 10 years. The Project will contribute positively to the neighborhood context and Mission District.

- 12. 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.

No retail uses will be changed and a new business use will be created. A health and dental clinic will be constructed on site as well as administrative office. Additionally, space will also be leased for transitional housing. Consumer's uses will increase on site with approximately 20 new employees –new to the site but not to the greater neighborhood as well as regular foot traffic from clients of the health clinic.

- 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 property, as recently maintained, is an eyesore, fire hazard and neighborhood detriment. The new property is designed to better compliment the neighborhood and to conform to the existing character of the block particularly with the adjoining Native American Friendship House Healing Center at 56 Julian Avenue. Since the Native American Community has historically recognized the proposed project's location as a neighborhood where social, medical and residential services can be afforded to Native Americans, the construction of a new health care and residential facility with supportive services for Native Americans and their neighbors will retain the cultural history of the neighborhood.

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

With the demolition of the existing dwelling and guest rooms, the existing rooms will be replaced with eight rooms for transitional housing for single mothers and their infant children.

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

The project site is in close proximity to the 16th Street Mission Bart Station with several bus lines along Mission Street and the surrounding areas. Since the proposed project serves the homeless and low-income population in the neighborhood, the participants usually cannot afford to purchase cars and typically take public transportation.

The Mission District's compact built environment and its varied mix of uses make walking, bicycling and public transit attractive, high-demand transportation modes. Abundant transit options (local and regional), vibrant, pedestrian-scale commercial corridors (Mission Street, Valencia Street and 24th Street) and a popular network of bicycle lanes and routes make the Mission a great neighborhood to get around in without a car.

- 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 represents a relatively new economic use for the block and the immediate neighborhood, although the Sponsor did operate a similar facility at this approximate site for many years until 2002. New jobs will be provided both construction and operation of the dental and medical clinics as well as the congregate residence facility.

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

The replacement structures would be built in compliance with San Francisco's current Building Code Standards and would meet all earthquake safety requirements.

- G. That landmarks and historic buildings be preserved.

The project proposes to demolish a structure built in 1911, however it has been determined by preservation staff that 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's height is proposed to be approximately 45 feet tall. A shadow study was performed pursuant to Planning Code Section 295. It was determined that no new shadows would be created as a result of the proposed construction on existing parks owned by the Park and Recreation Department.

13. 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.
14. 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. 2009.1095C** subject to the following conditions attached hereto as "EXHIBIT A" 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. 17820. 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 94012.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on August 5, 2010.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSED:

ADOPTED: August 5, 2010

Exhibit A

Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 303, 317, 790.86, 726.21, 726.81 and 726.24 to demolish the existing two-story single family dwelling with 15 guest bedrooms building and construct a four-story, 45-foot tall 16,000 square foot building operated by the Native American Health Center (NAHC) consisting of medical and dental clinics, office space, and transitional housing for single mothers all within the Valencia Street Neighborhood Commercial Transit District with a 45-X Height and Bulk Designation, in general conformance with plans filed with the Application dated 11/30/2009 and stamped "EXHIBIT B" included in the docket for **Case No. 2009.1095C** reviewed and approved by the Commission on **August 5, 2010**.
2. Mitigation Measures described in the Certificate of Determination Exemption from Environmental Review dated June 23, 2010 attached as Exhibit C are necessary to avoid potential significant effects of the proposed project and have been agreed to by the project sponsor. Their implementation is a condition of project approval.
3. Final design, materials, glazing, color, texture, and detailing shall be reviewed and approved by the Planning Department prior to the approval of any building permit application.
4. The use of all outdoor areas shall be restricted such that noise levels do not disturb the neighboring properties.
5. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
6. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.
7. The Project Sponsor shall assure the execution and recordation of the specified conditions as a Notice of Special Restrictions at the Office of the County Recorder / County Clerk.

8. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$500 a day in accordance with Planning Code Section 176.
9. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
10. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

MANY GENERATIONS

a Native American Healing Center project by the
NATIVE AMERICAN HEALTH CENTER

80 Julian Ave, San Francisco



(approximate rendering)

San Francisco Planning Commission Review
August 5, 2010

MANY GENERATIONS

a Native American Healing Center project by the
Native American Health Center

80 Julian Ave, San Francisco

Contents:

- A. Project Introduction and Summary
- B. Conditional Use and Proposition M Findings
- C. Entitlement processing and projected Project development timeline
- D. Site photographs, before and after
- E. Neighboring views, before and after
- F. Building design drawings

A. Project Introduction and Summary

The **Native American Health Center (NAHC)** has purchased a condemned building on a site at 80 Julian in the Mission District immediately adjacent to NAHC's long time partner, the Friendship House Association of American Indians (FHAAI). The organizations plan to adjust the lots, increasing the size of the lot NAHC recently purchased, demolish the existing three story building, and then build a new four story building that will house NAHC's San Francisco medical and dental clinic and FHAAI's transitional housing program for single mothers with children.

Founded in San Francisco more than 30 years ago, NAHC has been operating at a site at 160 Capp Street for about ten years, when it vacated the site FHAAI now occupies. FHAAI demolished the building NAHC had occupied and built a new building for its programs and administration, vacating the building at 80 Julian, which it had occupied for almost 20 years, in the process. Both organizations are extremely excited about the opportunity to bring their operations together again on the same site, in some ways completing a circle that was begun more than a generation ago.

As planned and submitted for conditional use, site development, and demolition permit approval, the project consists of a new wood frame 16,000 sf commercial building owned by NAHC. The ground floor will be leased to FHAAI, which will provide transitional housing for up to eight homeless women and their children, a program FHAAI currently operates in a building owned by NAHC in Oakland. The second and third floors will house medical and dental clinics serving homeless and very poor families that NAHC currently operates on Capp Street, and will allow for significant expansion of services. Close to 3,000 new patient visits are projected per year, with the total number of clients seen by NAHC increasing by 800, most of them dental (NAHC is the only clinic in the Mission District that provides dental services to the uninsured.) The fourth floor will provide administrative space, as well as rooms for social service and mental health counseling.

The project cost is estimated at \$11.14 million. NAHC has already invested close to \$1 million, and is actively seeking other lenders and investors to complete project financing. The proposed financial structure, using new markets tax credits, is very similar to that of NAHC's completed Seven Directions project in Oakland.

NAHC and FHAAI have worked in concert diligently to reach out to the surrounding community, clarifying their intent and soliciting input and criticism. While feedback has generally been very positive, to the extent neighbors have expressed concern, NAHC has committed to an appropriate response.

The **Many Generations** project will strengthen and carry forward the financial and programmatic capacity of the two strongest nonprofit groups serving low income Native Americans and their neighbors in the Bay Area. The project will provide significant benefit to the neighborhood in terms of construction jobs and new jobs through operations, and it will lower NAHC's operating costs, a factor that is especially important in the current economic environment. Most important, as part of a new Native American Healing Center, the Many Generations project represents both the culmination and inauguration of an urban community of healing—the end of more than 30 years of hard work and care, the beginning of many generations more.

B. Conditional Use and Proposition M Findings

Native American Health Center
80 Julian Ave, lot 27, block 3547, San Francisco,
Findings, Conditional Use and Variance request

The Native American Health Center (NAHC) is proposing to demolish a building at 80 Julian Street in San Francisco, and to build a larger one in its place. The project is a commercial building that will house a medical and dental clinic, allowing significant expansion of services NAHC already provides in the neighborhood from its current site at 160 Capp Street, as well as the provision of transitional housing for single mothers through a lease to a partner organization.

The existing 3,000 square foot 80 Julian site is currently occupied by a circa 1911 wood frame three story wood frame building of approximately 6,430 sf that was used by Friendship House Association of American Indians (FHAAI), the owner of the neighboring site, as a residential care facility for almost 20 years, serving homeless individuals suffering from substance abuse. When FHAAI vacated the building approximately seven years ago to occupy the new building they constructed immediately adjacent, at 56 Julian, the building's owner at 80 Julian converted its permitted use to an SRO, but never leased to a residential tenant. The actual use of the building in recent years, as reported by the Mission District precinct police, the City Attorney's office, and FHAAI, has been as a crash pad, along with notable drug use and prostitution. The Department of Building Inspection also cited the property and its past owner in the past four years or so for numerous code violations, which were not addressed, and levied several fines, which were not paid.

The building had been vacant, red-tagged, and boarded up for almost a year before NAHC was able to purchase it in May of 2009. In cooperation with the City Attorney's office, NAHC purchased the property subject to a Stipulated Preliminary Injunction recorded against the property by the City, which requires that all code violations be corrected with all due speed by the new owner. NAHC intends to address the code violations by demolishing the building. Pursuant to this intent, two important City approvals have already been obtained by NAHC. The City's Historic Preservation Commission approved City staff's request for a finding of No Historical Significant of the building in April 2010. DPW also approved NAHC's request for a lot line adjustment in early 2010, under which lots 27 and 22 will be adjusted, shrinking lot 22, and creating a new, larger lot 27 to accommodate a larger building footprint at the 80 Julian address.

As noted, the ground floor of the new building will be leased to FHAAI, which will provide transitional housing for homeless women and their children, a program FHAAI currently operates in a building owned by NAHC in Oakland. The second and third floors will house medical and dental clinics serving homeless and very low income clients that NAHC currently operates on Capp Street, but will allow for significant expansion of services.

FHAAI's use, as well as the entry lobby and billing and eligibility intake point on Julian for the dental and medical clinics, will provide an "active use" as per Planning Code at well over the first 25 feet of building depth on the ground floor. The new building will complement the existing building at 56 Julian, set back and overlooking the existing landscaped courtyard at the 56 Julian site. Several green and landscaped elements will also be incorporated in to the new building's design. The new building, as proposed, will extend to the lot line in the front of the building, or the east side of the lot, at Julian street, but will be set back ten feet at the first floor on its north, courtyard side, allowing for residential windows and appropriate floor area ratios and open space requirements, and also set back ten feet at the second floor level on the west, Caledonia street, side, consistent with recently regulated City zoning

requirements. The commercial entry and floors on the east, Julian street side, will provide 14 foot ceilings. The west, Caledonia street side, will be a residential use only at the ground floor, and will provide ceilings of slightly lesser height. The courtyard, as proposed, will be shared by NAHC and FHAAl. At 3,472 square feet after the lot line adjustment, the project team judges that it comfortably complies with useable open space requirements for both properties. We nonetheless ask for a variance to confirm that the joint use of the courtyard can address the 15 foot requirement on this matter.

Parking needs, traffic flows, and their neighborhood impact have been carefully considered. While the new building will unquestionably result in a significant increase in foot traffic on the block, the nature of the pedestrian traffic—primarily low income and homeless people without the use of automobiles—will not change traffic flows in any measurable way. Utmost care will also be taken during construction and operations to ensure that no noxious or offensive emissions are produced, from either construction related activities or the activities of a medical or dental clinic in their normal course of business.

A Proposition M certification has been supplied separately. In general, the project will provide significant benefit to the neighborhood in terms of construction jobs and new jobs through operations, it will lower NAHC's operating costs, and most important, its construction will add to a deep healing presence, both increasing and sustaining NAHC's already significant work.

The following conditional uses are requested:

- **Facility Uses as an Other Institutions, Large (Planning Code Section 726.81)** for two non-profit community serving agencies providing Congregate Residence at the Ground Floor, Dental at the Second Floor, Outpatient Medical at the Third Floor and Counseling/Prevention Programs and Medical Offices at the Fourth Floor.

(Please note if this facility was considered only as Medical Service (Planning Code Section 726.51), it would be permitted at Ground Floor and Conditional Use at Second Floor but not permitted above Second Floor. Also, Business or Professional Service is Permitted at the Ground Floor, a Conditional Use at the Second Floor and Not Permitted above the Second Floor under Planning Code Section 726.53.)

- **Use Size <Non-Residential> (Planning Code Section 726.21):** Use size exceeds 3,000 square feet (Section 121.2).
- **Outdoor Activity Area (Planning Code Section 726.24):**
- **Residential Demolition (Planning Code Section 726.38):** Demolition of Existing Residential Building by Conditional Use.

The following variances are also requested:

- **Rear Yard Modification under Planning Code Section 134(e)1** states that *"The rear yard requirement in NC Districts may be modified or waived by the Zoning Administrator pursuant to the procedures which are applicable to variances."*

(Valencia Street Neighborhood Commercial District - Planning Code Section 726.12 mentions 25% Rear Yard required at the Second Story and above and at all residential levels. Adjacent south property has full lot coverage. With Lot Line Adjustment, the resulting property will be 66'-1" x 100' = 6,608 square feet. 25% rear yard from Julian Avenue is equal to 1,652 square feet. The provided north side yard (exclusive of 256 square feet for PG&E transformer) is 1,404 square feet and the south side patio is 160 square feet for a total of 1,564 square feet. Additionally, the proposed project provides an additional 1,700 square feet of roof deck area.

- **Useable Open Space (Common Open Space for Group Housing – Planning Code Section Sec. 135(d)(2)** *“The minimum amount of usable open space provided for use by each bedroom shall be 1/3 the amount required for a dwelling unit...For Purposes of these calculations, the number of bedrooms on a lot shall in no case be considered to be less than one bedroom for each two beds. Where the actual number of beds exceeds an average of two beds for each bedroom, each two beds shall be considered equivalent to one bedroom.”*

City Planning Case No. _____
Address 80 Julian Avenue
Block and Lot No. 3547 / Lots 22 and 27

PRIORITY MASTER PLAN POLICIES FINDINGS

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

No retail uses will be changed. A new business use will be created. A health clinic and dental clinic will be constructed on site, as well as administrative offices. The space will also be leased for provision of transitional housing. Consumer use will increase on site with approximately 20 new employees—new to the site but not to the greater neighborhood—as well as regular foot traffic from clients of the health clinic.

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

The existing property, as recently maintained, is an eyesore, fire hazard, and neighborhood detriment. The new property is designed better to complement neighborhood use, and to conform to the existing character of the block, particularly with the adjoining Native American Friendship House Healing Center at 56 Julian. Since the Native American community has historically recognized the proposed project's location as a neighborhood where social, medical and residential services can be afforded to Native Americans, the construction of a new health care and residential facility with supportive services for Native Americans and their neighbors will retain the cultural history of the neighborhood.

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

With the demolition of the Existing Single Residential Occupancy Hotel, the 14 Existing Single Residential Occupancy Rooms will be replaced with 8 rooms for transitional housing for single mothers and their infant children.

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

Since the residents and the participants of the new residential care facility typically use public transportation and can not afford a car, the commuter traffic will not impede Muni transit service nor overburden our streets. Also, the Valencia Street NCT Zoning does not require off-street parking and none will be provided.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The project represents a relatively new economic use for the block and the immediate neighborhood, although the Sponsor did operate a similar facility at this approximate site for many years until about 2002. New jobs will be provided, both for construction and operation of the dental and medical clinics as well as for the congregate residence facility.

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

The existing vacant building is a fire-safety and health risk to neighboring buildings. With the demolition of the existing building, life-safety will be improved with the new construction designed and built to the current seismic San Francisco Building Code and construction techniques.

7. That landmarks and historic buildings be preserved; and

The existing building is not historically significant as determined by Historic Architects, Page & Turnbull, Inc. with their Historic Resources Evaluation, which judgment was confirmed by City staff and ratified unanimously by the City's Historic Preservation Commission in April 2010.

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

The access to sunlight and vistas for public parks and open space will be protected with the construction of this new residential care facility with supportive services. The design of the new building steps back from the north to the south to allow a lower height and scale at the Ground Floor adjacent to the landscaped courtyard to the north and reduces the amount of shadow cast upon the landscaped courtyard.

C. Entitlement processing and projected Project development timeline

Many Generations

80 Julian, San Francisco

ENTITLEMENT PROCESSING AND PROJECTED PROJECT DEVELOPMENT TIMELINE

May 2009	Site Acquisition
October 2009	Conditional Use, Variance, Environmental Evaluation Submissions
January 2010	DPW lot line adjustment request approval
April 2010	Historic Preservation Commission finding of no historical significance
August 2010	Planning Commission review, of CU, Variance and site permit requests
September 2010	Demolition of existing building
May 2011	Start of construction
September 2012	Stabilized occupancy

D. Site photographs, before and after

MANY GENERATIONS

80 Julian Ave and surrounding areas



0 10 20 30 40 Yards Printed: 1 July, 2010

Current footprint

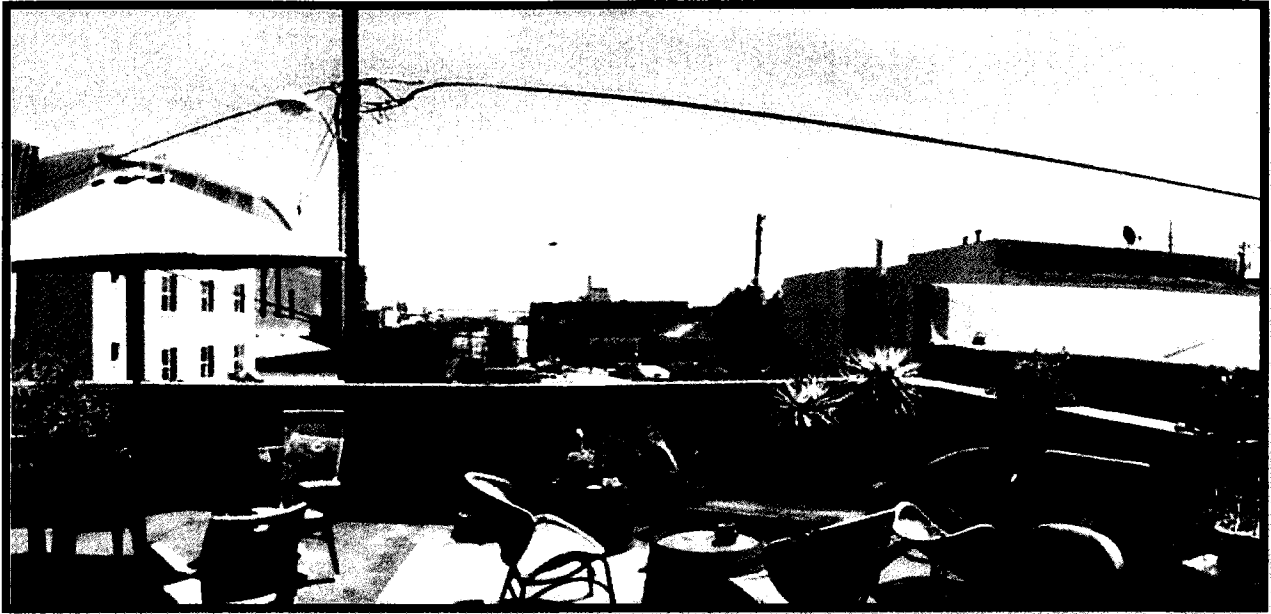
80 Julian Ave and surrounding areas



0 10 20 30 40 Yards Printed: 1 July, 2010

Projected footprint

MANY GENERATIONS
Neighborhood impacts

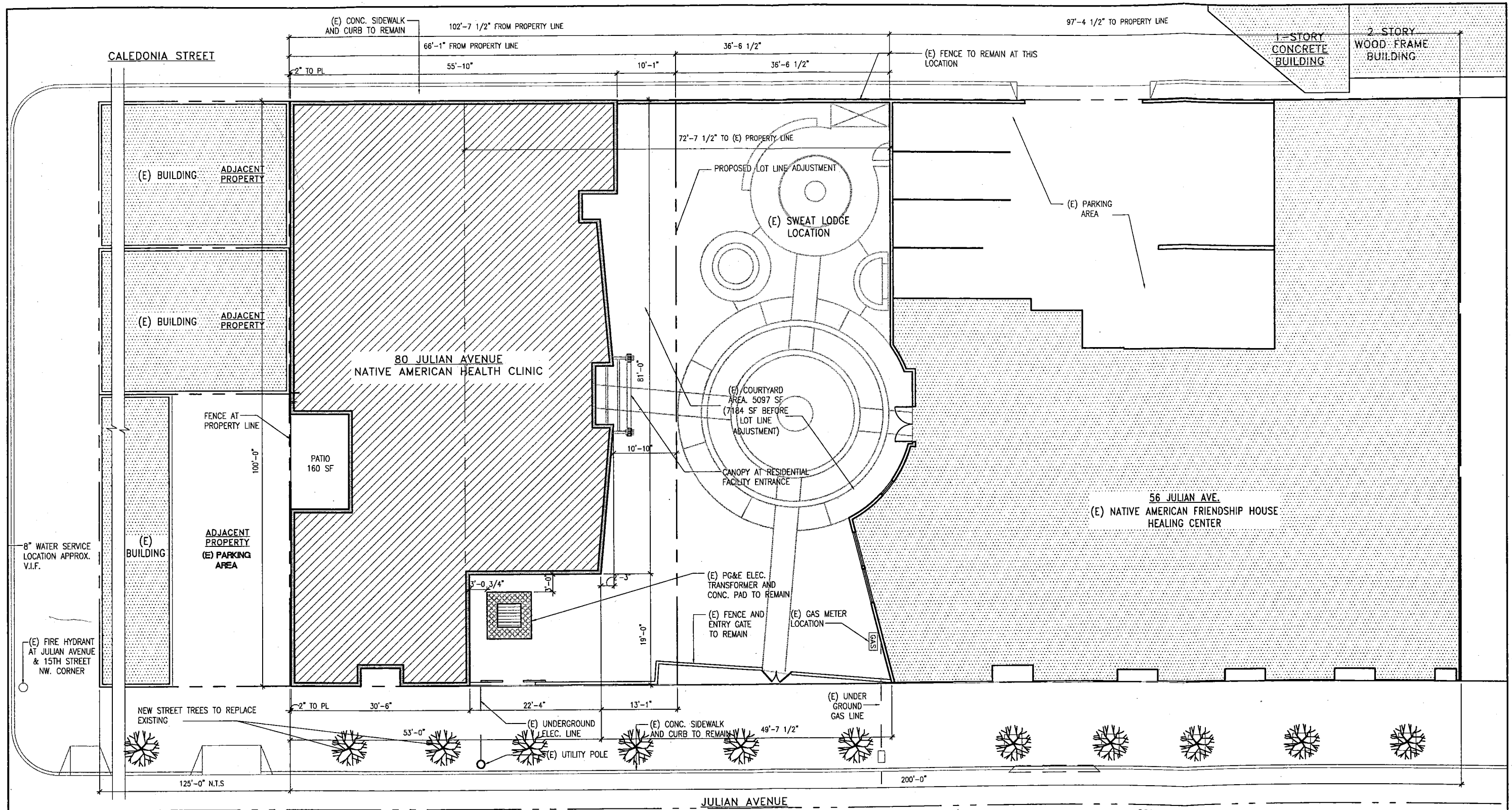


Current view from 363 Valencia



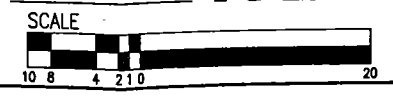
Projected view from 363 Valencia

F. Building design drawings



1 SITE PLAN

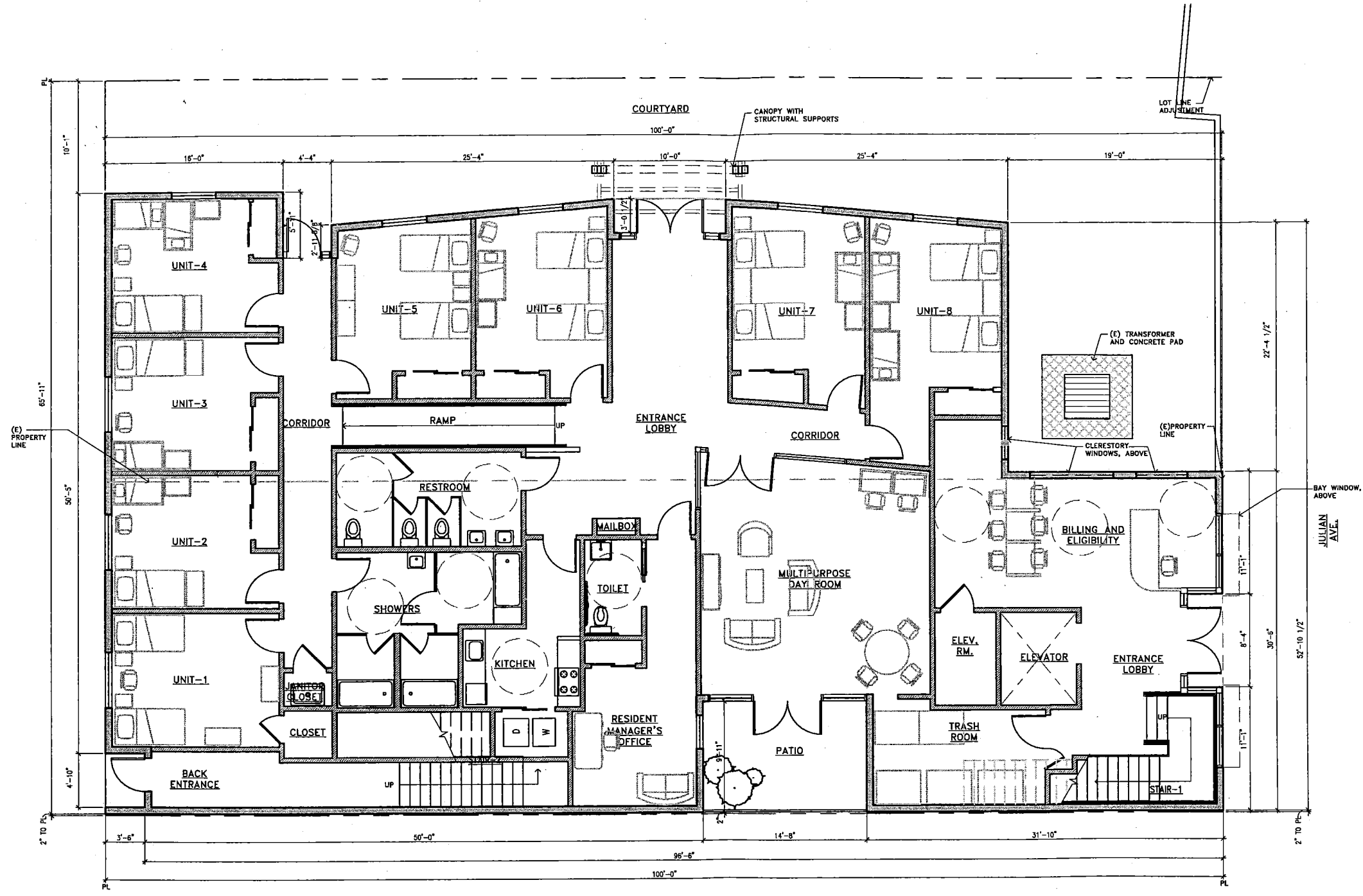
NORTH



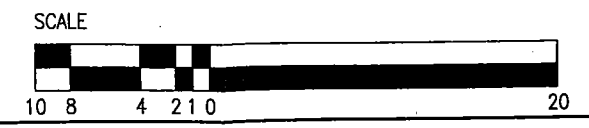
NATIVE AMERICAN HEALTH CENTER INC.
 Date: 04.12.2010
 Job: 09.022.10

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SAN FRANCISCO CA. 94103

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 San Francisco, CA 94103
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1 GROUND FLOOR PLAN

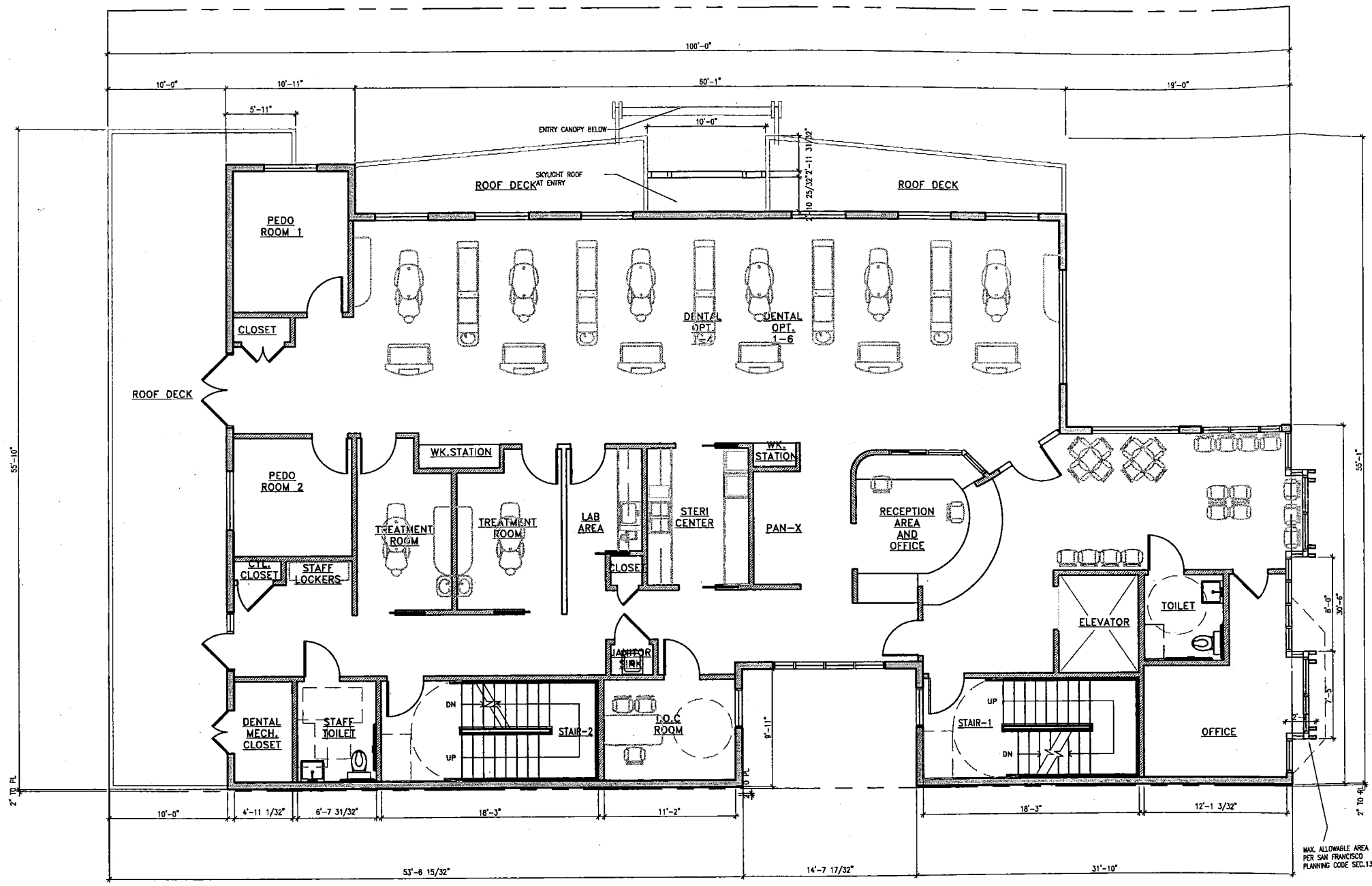


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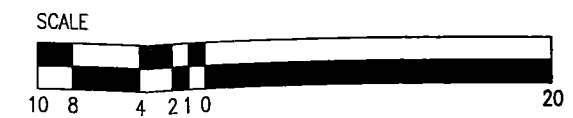
Date: 04.12.2010
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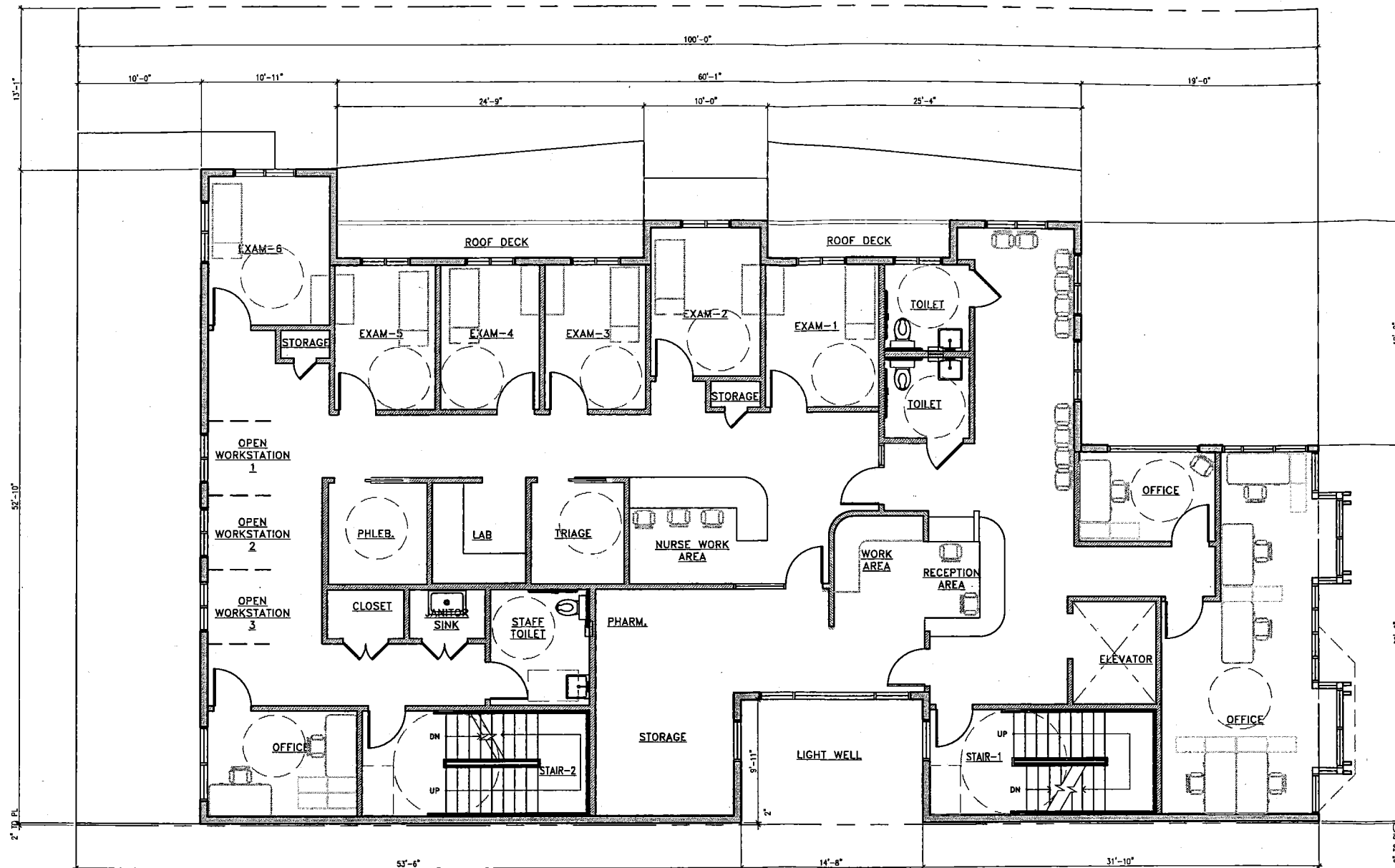
1 SECOND FLOOR PLAN
DENTAL CLINIC LAYOUT



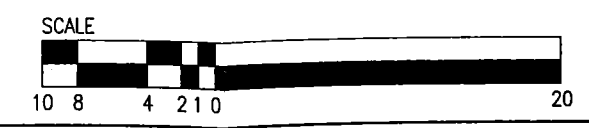
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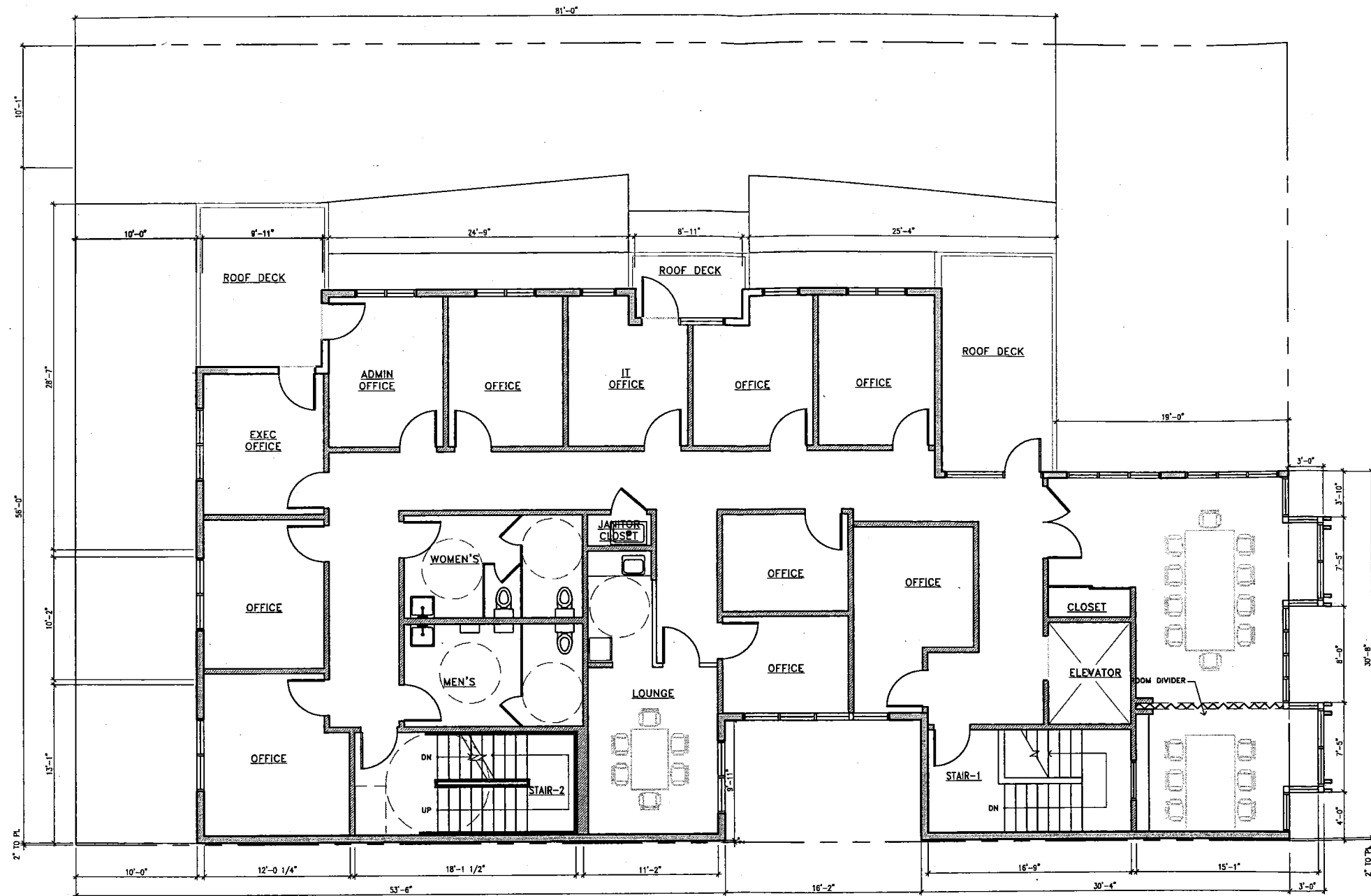
1 THIRD FLOOR PLAN
 MEDICAL CLINIC PLAN



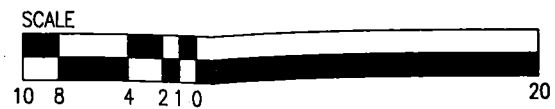
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1 FOURTH FLOOR PLAN
ADMINISTRATION

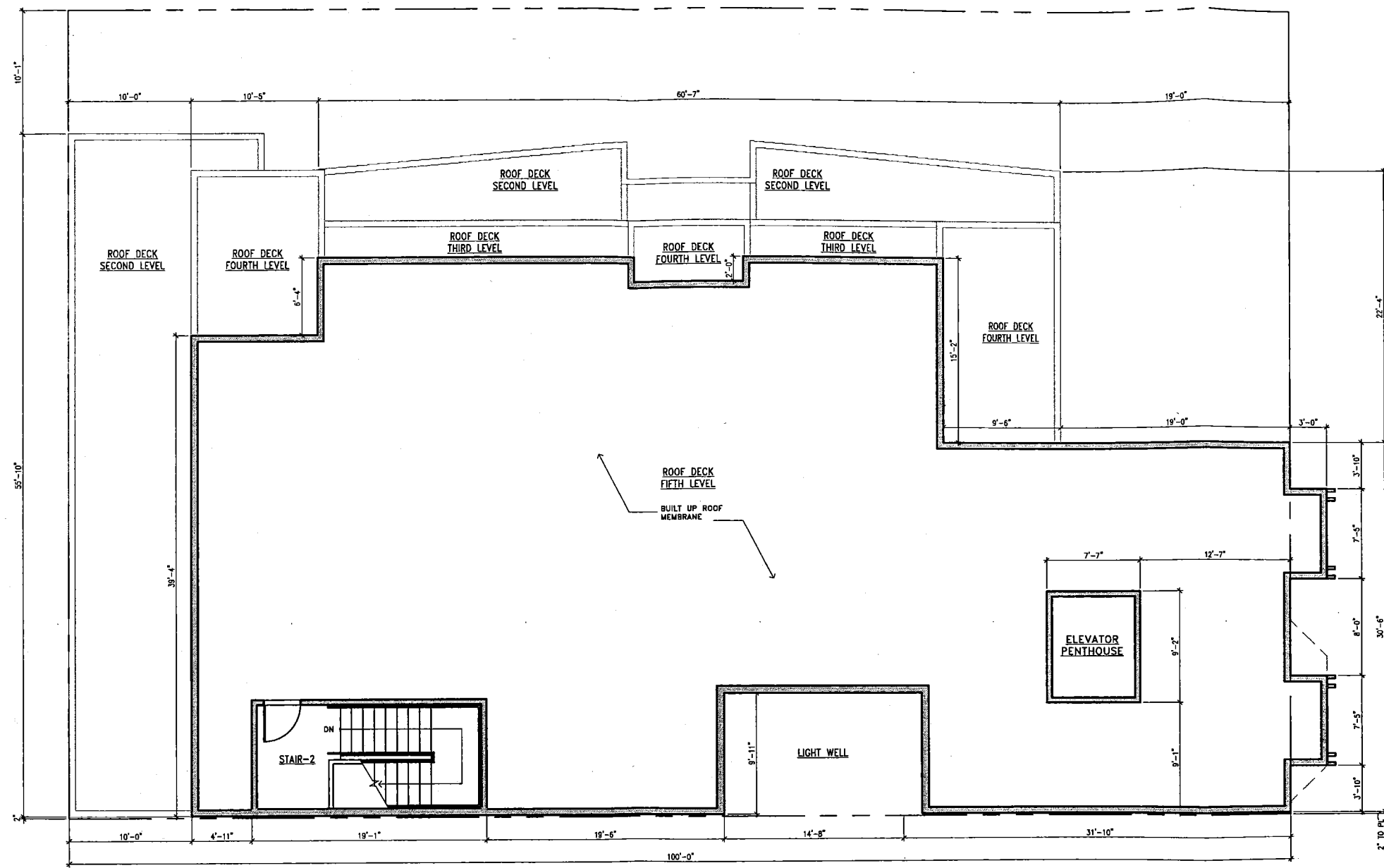


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1 ROOF PLAN  NORTH

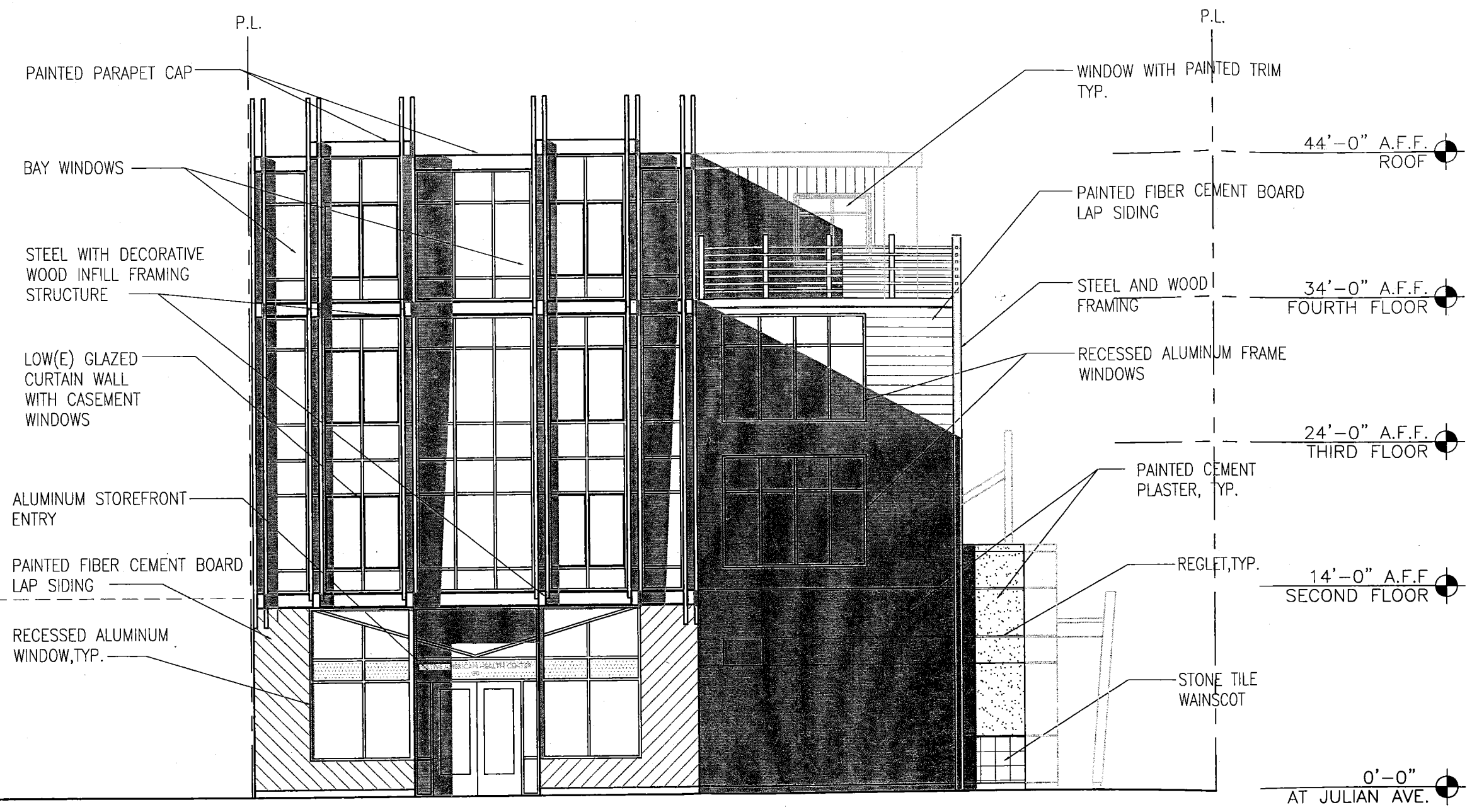


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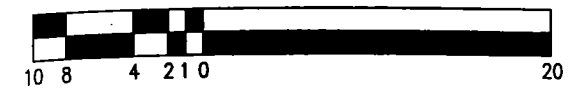
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1 EAST ELEVATION
JULIAN AVE.



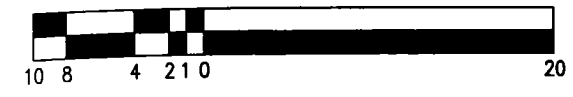
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1 NORTH ELEVATION
COURTYARD



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P.L.



1 WEST ELEVATION
 CALEDONIA ST.

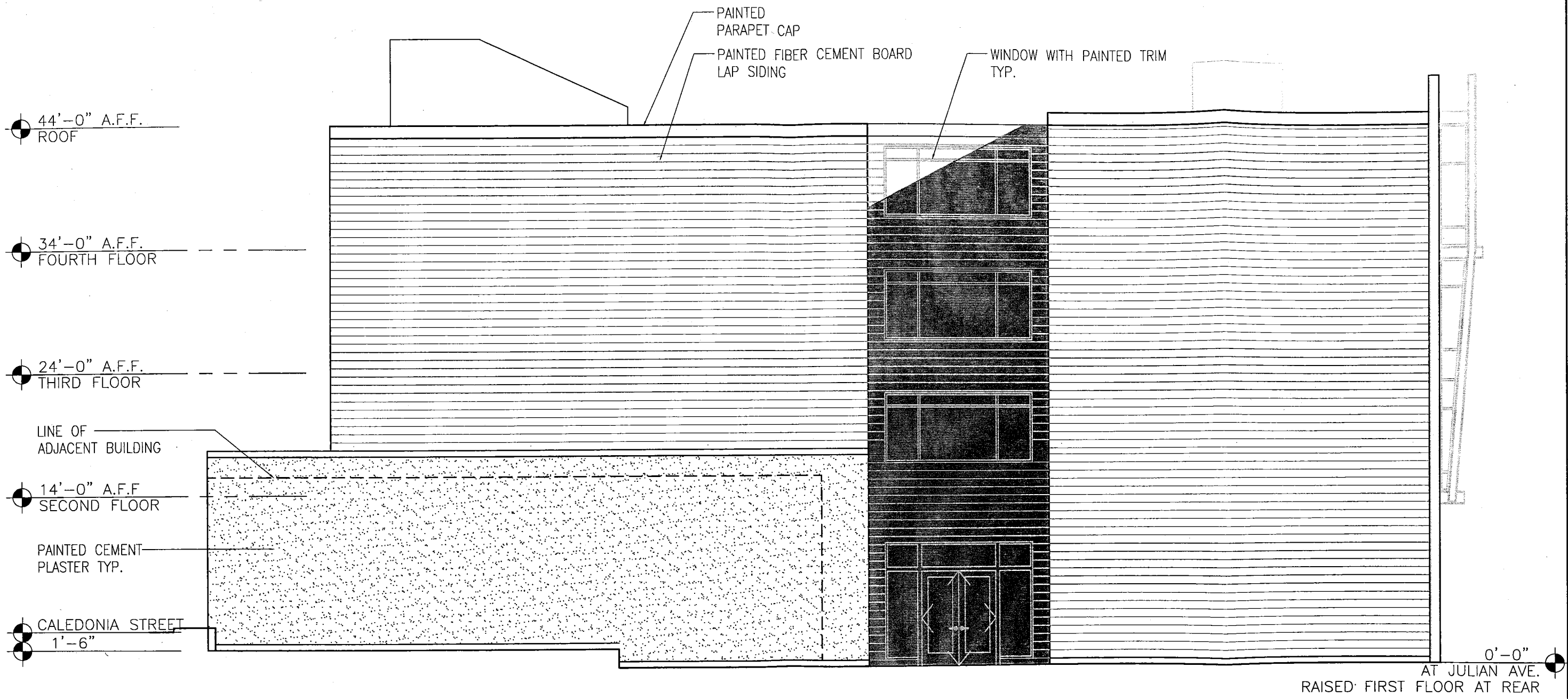


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1 SOUTH ELEVATION
PROPERTY LINE

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