



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: FEBRUARY 18TH, 2010

Date: February 11th, 2010
Case No.: **2009.1111 C**
Project Address: **373 WEST PORTAL AVENUE**
Zoning: West Portal NCD (Neighborhood Commercial District)
26-X Height and Bulk District
Block/Lot: 3012/016
Project Sponsor: Marc Dimalanta
1488 Harrison Street, #204
San Francisco, CA 94103
Staff Contact: Sharon Lai – (415) 575-9087
sharon.w.lai@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes to replace a vacant commercial space with a new animal hospital, “d.b.a. Four Paws Veterinary Hospital.” The animal hospital is to operate from Monday to Saturday to provide the following products and services: internal medicine; routine care (annual exams and vaccinations); radiology; anesthesia/surgery; dentistry; blood testing; acupuncture; herbal medications; pharmaceutical medications; and food supplements/vitamins. The hospital proposes to have a capacity for 8 small animal patients for day hospitalization or day procedures. No overnight hospitalization, boarding, or grooming services will be offered by the establishment. The establishment proposes to be operated by three to four employees including one veterinarian, business owner Adam Piaseczny DVM; one receptionist; and one to two veterinary technicians. This neighborhood serving use is a small and independently owned business. The Project Sponsor has stated a mission to “...help customers’ pets live long, happy and healthy lives.”

SITE DESCRIPTION AND PRESENT USE

The proposed project is located at 373 West Portal Avenue, on the eastern side of West Portal Avenue, between 14th and 15th Avenues, Block 3012, Lot 016. The property is located within the West Portal NCD (Neighborhood Commercial District) with 26-X height and bulk district. The property is developed with two commercial uses within the one-story building. The subject building is located on a mid-block lot measuring 50-feet wide by approximately 93-feet deep. The other tenant in the subject building located at 369 West Portal Avenue is a retail sales and services establishment, “d.b.a. Armstrong’s Carpet and Linoleum Co.” The subject commercial space has an existing mezzanine level that was approved in 2002,

under building permit number 2002.06.24.9744. The subject commercial space is currently vacant and was last occupied by a clothing retail use until October, 2009.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project site is located in the West Portal Neighborhood Commercial District, as defined in Section 729.1 of the Planning Code. The West Portal Avenue Neighborhood Commercial District is located in the southwestern part of the City, east of Highway 1 and north of Highway 35. The Neighborhood Commercial District stretches for three blocks along West Portal Avenue from Ulloa Street to 15th Avenue and extends one block east along Ulloa Street from the Twin Peaks Tunnel entrance to Claremont Boulevard. The West Portal Neighborhood Commercial District primarily provides goods and services for the surrounding west of Twin Peaks and Sunset residents located within the RH-1(D) (Residential House, One-Family Detached) and RH-1 (Residential House, One-Family) Districts.

The West Portal Avenue Neighborhood Commercial District is characterized as lively, small-scale retail frontage such as eating and drinking establishments and personal services with several locations by large-scale financial institutions. Except for a movie theater complex, West Portal offers minimal entertainment uses and its restaurants are mainly family-oriented.

ENVIRONMENTAL REVIEW

The Conditional Use Application was determined by the San Francisco Planning Department to be exempt from environmental review pursuant to Title 14, Class 1(a) of Category 15301 (Existing Facilities) of the California Administrative Code.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 29, 2010	January 29, 2010	20 days
Posted Notice	20 days	January 29, 2010	January 29, 2010	20 days
Mailed Notice	20 days	January 29, 2010	January 28, 2010	21 days

PUBLIC COMMENT

- The Department is not aware of any opposition to this project and has received two phone calls and two letters in support.

ISSUES AND OTHER CONSIDERATIONS

- The proposed operation will likely consist of four or less employees and the following hours of operation: Monday to Friday 8am-6pm, and Saturday 9am-2pm. The subject site is well served by public transit so that potential customers should not adversely affect the traffic flow.
- Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.

- The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. This is not a Formula Retail use and would serve the immediate neighborhood.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow for an animal hospital in the West Portal Neighborhood Commercial District.

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 project promotes small-business ownership.
- The project is a neighborhood serving use.
- The District is well served by transit, therefore customers should not impact traffic.
- 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
- Aerial Photographs
- Section 311Notice
- Photographs
- Reduced Plans

Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Letters of support |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

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

Planner's Initials

Enter Initials Here: G:\DOCUMENTS\ICU\373 West Portal Ave\2009.1111C\373 West Portal - CU Executive Summary.doc



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 Draft Motion

HEARING DATE: FEBRUARY 18TH, 2010

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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 729.62, 790.6, AND 303 OF THE PLANNING CODE TO CONVERT A RETAIL SPACE INTO A NEW ANIMAL HOSPITAL (DBA “FOUR PAWS VETERINARY HOSPITAL”). WITHIN THE WEST PORTAL NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) AND 26-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 3rd, 2009 Marc Dimalanta (Project Sponsor) filed an application with the Department for Conditional Use Authorization under Planning Code Section 729.62, 790.6, and 303 of the Planning Code to allow an animal hospital (d.b.a. “Four Paws Veterinary Hospital”), within the West Portal Avenue NCD (Neighborhood Commercial District) and a 26-X Height and Bulk District.

On February 18th, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2009.1111C.

The Project was determined by the San Francisco Planning Department (hereinafter “Department”) to be Categorically Exempt from the California Environmental Quality Act (“CEQA”) as a Class 1a exemption under CEQA Guidelines as described in the determination contained in the Planning Department files for this project. The Commission has reviewed and concurs with said determination.

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. 2009.1111C, 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 proposed project is located at 373 West Portal Avenue, on the eastern side of West Portal Avenue, between 14th and 15th Avenues, Block 3012, Lot 016. The property is located within the West Portal NCD (Neighborhood Commercial District) with 26-X height and bulk district. The property is developed with two commercial uses within the one-story building. The subject building is located on a mid-block lot measuring 50-feet wide by approximately 93-feet deep. The other tenant in the subject building located at 369 West Portal Avenue is a retail sales and services establishment, "d.b.a. Armstrong's Carpet and Linoleum Co." The subject commercial space has an existing mezzanine level that was approved in 2002, under building permit number 2002.06.24.9744. The subject commercial space is currently vacant and was last occupied by a clothing retail use until October, 2009.
3. **Surrounding Properties and Neighborhood.** The Project site is located in the West Portal Neighborhood Commercial District, as defined in Section 729.1 of the Planning Code. The West Portal Avenue Neighborhood Commercial District is located in the southwestern part of the City, east of Highway 1 and north of Highway 35. The Neighborhood Commercial District stretches for three blocks along West Portal Avenue from Ulloa Street to 15th Avenue and extends one block east along Ulloa Street from the Twin Peaks Tunnel entrance to Claremont Boulevard. The West Portal Neighborhood Commercial District primarily provides goods and services for the surrounding west of Twin Peaks and Sunset residents located within the RH-1(D) (Residential House, One-Family Detached) and RH-1 (Residential House, One-Family) Districts.

The West Portal Avenue Neighborhood Commercial District is characterized as lively, small-scale retail frontage such as eating and drinking establishments and personal services with several locations by large-scale financial institutions. Except for a movie theater complex, West Portal offers minimal entertainment uses and its restaurants are mainly family-oriented.

4. **Project Description.** The project proposes to replace a vacant commercial space with a new animal hospital, "d.b.a. Four Paws Veterinary Hospital." The animal hospital is to operate from Monday to Saturday to provide the following products and services: internal medicine; routine care (annual exams and vaccinations); radiology; anesthesia/surgery; dentistry; blood testing;

acupuncture; herbal medications; pharmaceutical medications; and food supplements/vitamins. The hospital proposes to have a capacity for 8 small animal patients for day hospitalization or day procedures. No overnight hospitalization, boarding, or grooming services will be offered by the establishment. The establishment proposes to be operated by three to four employees including one veterinarian, business owner Adam Piaseczny DVM; one receptionist; and one to two veterinary technicians. This neighborhood serving use is a small and independently owned business. The Project Sponsor has stated a mission to "...help customers' pets live long, happy and healthy lives."

5. **Public Comment.** The Department is not aware of any opposition to this project and has received two phone calls and two letters in support.
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. **Land Use.** Planning Code Section 729.62 states that a conditional use authorization is required to operate an animal hospital use on the ground floor, as defined by Planning Code Section 790.6 to be a retail use which provides medical care and accessory boarding services for animals, not including a commercial kennel as specified in Section 224(c) of this Code.

The proposed animal hospital complies with this code section, in that it proposes to provide medical and dental services for animals with no over-night boarding services.

- B. **Hours of Operation.** Planning Code Section 729.27 states that maintaining hours of operation from 6a.m. to 2a.m. is permitted, as defined by Planning Code Section 790.48.

The proposed hours of operation for "Four Paws Veterinary Hospital" are Monday to Friday from 8a.m. to 6p.m. and Saturday from 8a.m. to 2p.m., which complies within the permitted hours of operation.

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

The Subject Property contains approximately 1,780 square-feet of occupied floor area and thus does not require any off-street parking.

- D. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. 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 size of the proposed use is in keeping with other storefronts on the block face. The proposed animal hospital will not impact traffic or parking in the District because it is not a destination use and intended to serve the nearby neighborhood. This will compliment 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.

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

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

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed window and door modifications will not affect the 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 1,780 square-foot animal hospital. 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.

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

The proposed animal hospital will not create noxious or offensive emissions. Further, conditions 9 and 10 specifically obligates the project sponsor to mitigate odor and noise generated by the restaurant use.

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

The proposed animal hospital does not require any additional tenant improvements the Department shall review all lighting and signs proposed for the new business in accordance with conditions listed in Exhibit A.

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

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purposes of the West Portal Neighborhood Commercial Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed development will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will replace a currently vacant storefront with a neighborhood serving use, where one currently does not exist, 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.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

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.

An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

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 proposal would enhance the district by providing an animal hospital in a neighborhood commercial district where one does not exist. The business would be locally owned and it creates two to three more employment opportunities for the community. The proposed improvements are within the existing building footprint.

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

The existing units in the surrounding neighborhood would not be adversely affected.

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

No housing is removed for this Project.

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

The site is on West Portal Avenue and is well served by transit. It is presumable that the employees would commute by transit thereby mitigating possible impacts on street parking. West Portal Avenue is served by multiple MUNI rail lines (L, M, K or T) and bus lines (17, 48, and 91).

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

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

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

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2009.1111C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application as received on February 18, 2010 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 February 18th, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 18, 2010

Exhibit A

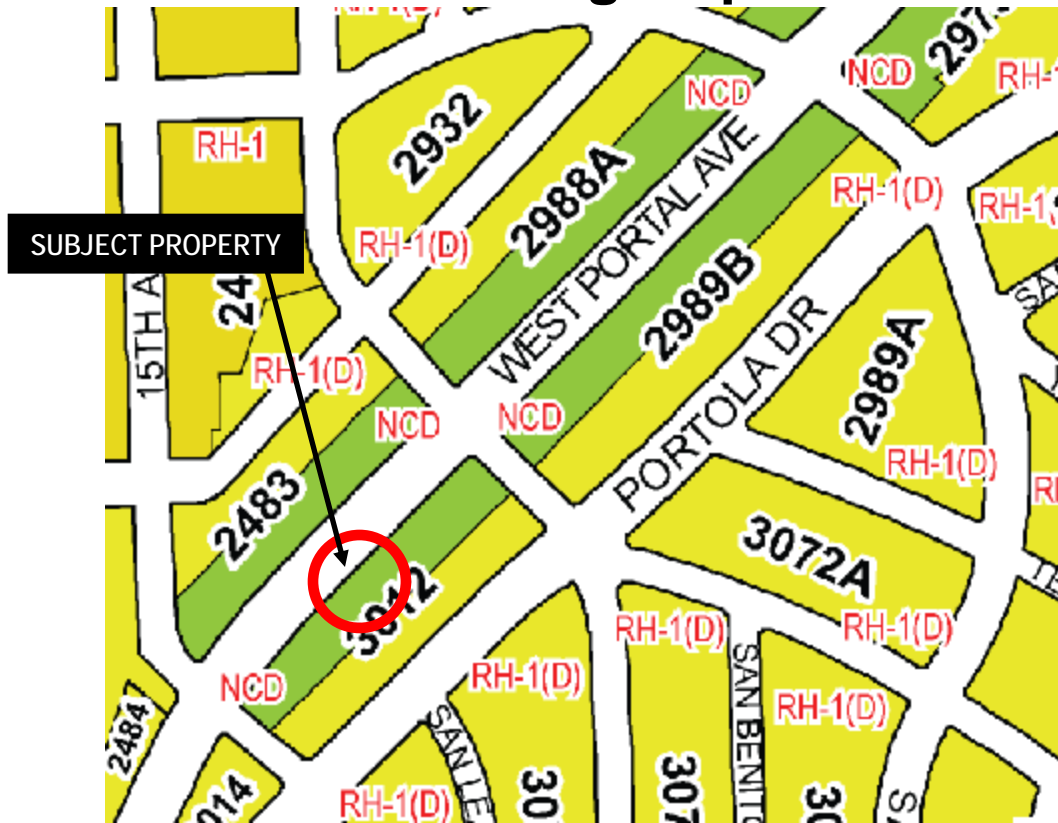
Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Section 729.62, 790.6 and 303 of the Planning Code to convert a retail establishment into a new animal hospital (d.b.a. "Four Paws Veterinary Hospital"), within the West Portal NCD (Neighborhood Commercial District) and a 26-X Height and Bulk District, in general conformance with plans filed with the Application as received on December 3, 2009 and stamped "EXHIBIT B" included in the docket for **Case No. 2009.1111C**, reviewed and approved by the Commission on February 18th, 2010.
2. Prior to the issuance of the Building Permit 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 premises (Assessor's 3012, Lot 016), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. 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 \$250 a day in accordance with Planning Code Section 176.
4. 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).
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. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
7. The Project Sponsor shall maintain an attractive storefront providing visibility of the animal hospital interior through the storefront windows.
8. 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.

9. The project sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive kitchen odors from escaping the premises.
10. The project sponsor shall operate the proposed animal hospital such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.
11. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until pick-up by the disposal company.
12. 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.

**373 West Portal
Avenue**

Zoning Map



ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3
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RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1	RM-2	RM-3	RM-4
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NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1	NC-2	NC-3	NCD	NC-S
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SOUTH OF MARKET MIXED USE DISTRICTS

SPD	RED	RSD	SLR	SLI	SSO
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COMMERCIAL DISTRICTS

C-2	C-3-S	C-3-G	C-3-R	C-3-O	C-3-O(SD)
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INDUSTRIAL DISTRICTS

C-M	M-1	M-2
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CHINATOWN MIXED USE DISTRICTS

CRNC	CVR	CCB
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RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3	RC-4
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REDEVELOPMENT AGENCY DISTRICTS

MB-RA	HP-RA
-------	-------

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR	TB DTR
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MISSION BAY DISTRICTS

MB-OS	MB-O
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PUBLIC DISTRICT

P



Conditional Use Hearing
 Case Number 2009.1111C
 Animal Hospital,
 Four Paw Veterinary Hospital
 373 West Portal Avenue

Aerial Photo

View from South



Conditional Use Hearing
Case Number 2009.1111C
Animal Hospital,
Four Paw Veterinary Hospital
373 West Portal Avenue

Aerial Photo

View from West



Conditional Use Hearing
Case Number 2009.1111C
Animal Hospital,
Four Paw Veterinary Hospital
373 West Portal Avenue

Site Photo



Conditional Use Hearing
Case Number 2009.1111C
Animal Hospital,
Four Paw Veterinary Hospital
373 West Portal Avenue

PHOTOS FOR 373 WEST PORTAL AVENUE



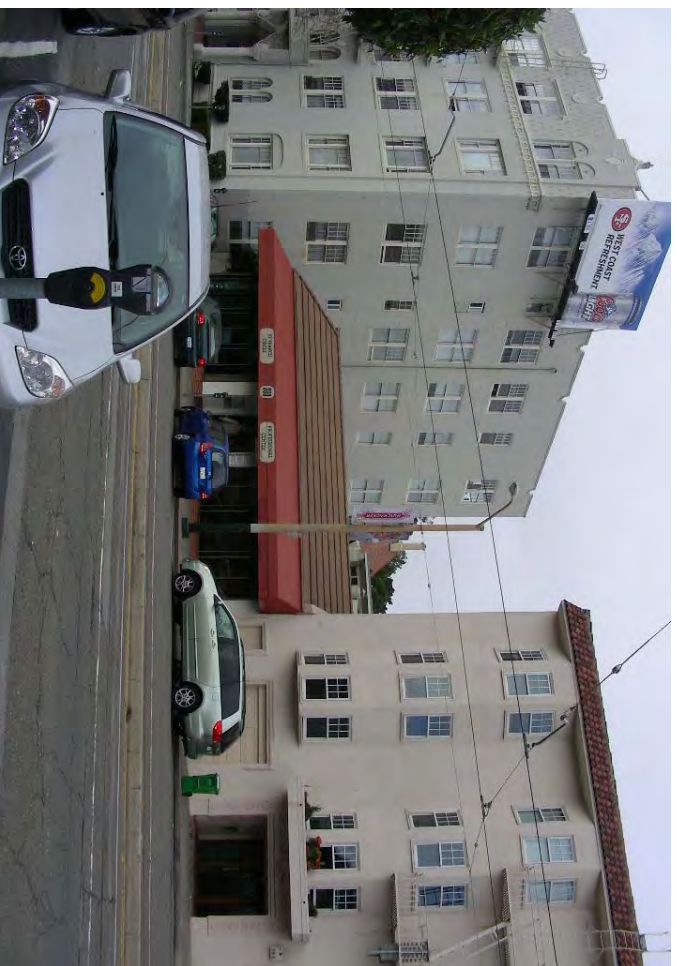
VIEW TOWARDS 15TH AVENUE



VIEW TOWARDS 15TH AVENUE



VIEW OF ADJACENT PROPERTY - ACROSS THE STREET



VIEW OF ADJACENT PROPERTY - ACROSS THE STREET

PHOTOS FOR 373 WEST PORTAL AVENUE



VIEW TOWARDS 14TH AVENUE



VIEW OF ADJACENT PROPERTY - ACROSS THE STREET



VIEW TOWARDS 14TH AVENUE



VIEW TOWARDS 14TH AVENUE

PARTITION NOTES

- A. CONTRACTOR SHALL VERIFY EXISTING COLUMN TO COLUMN DIMENSION. DIMENSIONS SHOWN ARE TAKEN FROM EXISTING CONTRACT DOCUMENTS. REPORT VARIATIONS THAT ARE MORE THAN 1/4" FROM ASSUMED DIMENSIONS AND THAT WILL HAVE CONSIDERABLE IMPACT TO THE ALIGNMENT OF PARTITIONS AND REQUIRED CLEARANCES. CONTRACTOR SHALL NOT PROCEED WITH SUCH PARTITION LAYOUT UNTIL THE OWNER ARCHITECT HAS RESOLVED SUCH CONFLICTS.
- B. LEGEND:
 XXXX ROOM NAME
 101 ROOM NUMBER
- C. CONTRACTOR TO VERIFY MECHANICAL, ELECTRICAL AND PLUMBING REQUIREMENTS FOR EQUIPMENT.

PARTITION KEY NOTES

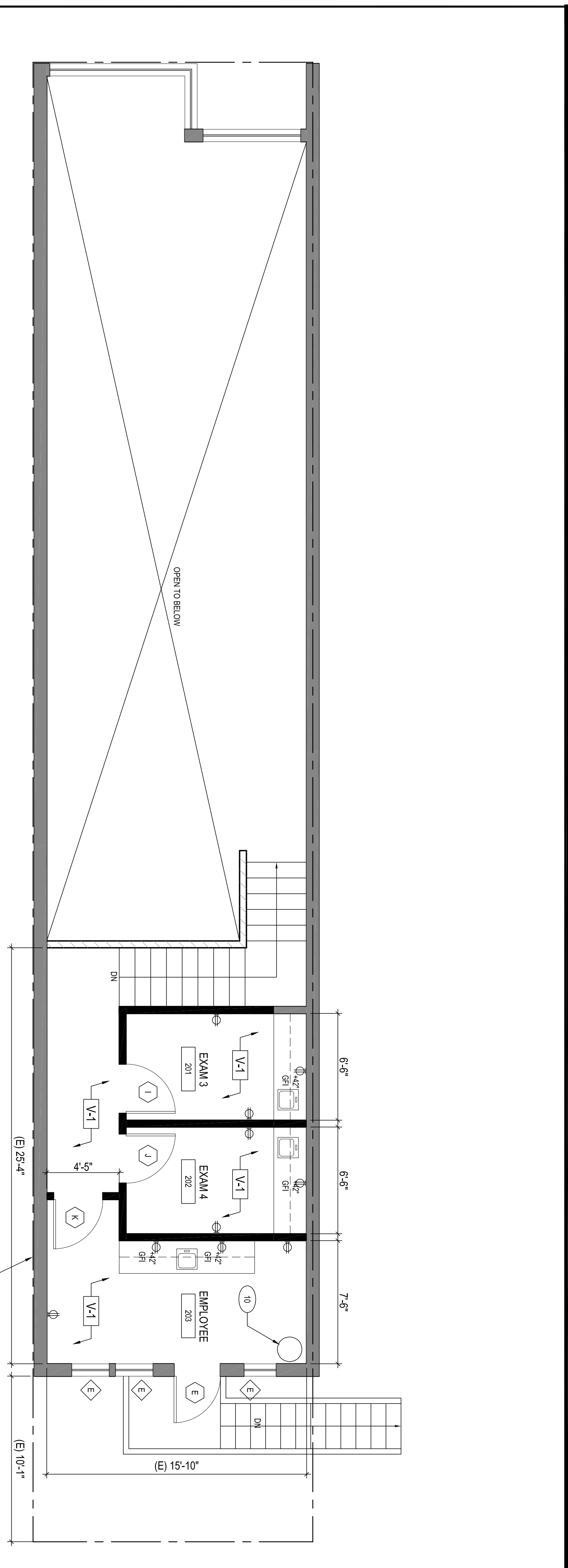
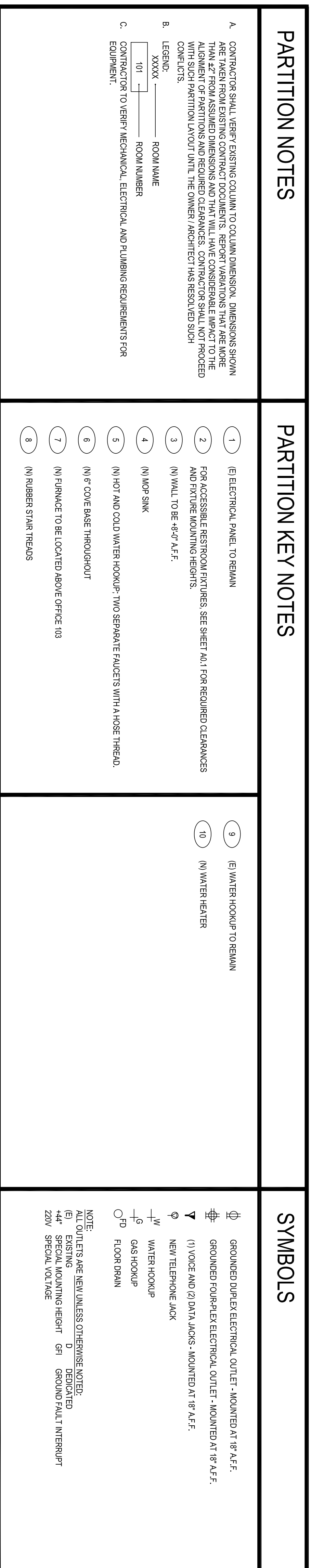
- 1 (E) ELECTRICAL PANEL TO REMAIN
- 2 FOR ACCESSIBLE RESTROOM FIXTURES, SEE SHEET A01 FOR REQUIRED CLEARANCES AND EXISTING MOUNTING HEIGHTS
- 3 (N) WALL TO BE 4'-0" A.F.F.
- 4 (N) MOP SINK
- 5 (N) HOT AND COLD WATER HOOKUP- TWO SEPARATE FAUCETS WITH A HOSE THREAD.
- 6 (N) 8" COVE BASE THROUGHOUT
- 7 (N) FURFACE TO BE LOCATED ABOVE OFFICE 103
- 8 (N) RUBBER'S PAIR THREADS
- 9 (E) WATER HOOKUP TO REMAIN
- 10 (N) WATER HEATER

SYMBOLS

- ⊕ GROUNDED DIVERX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
 - ⊕ GROUNDED FOUR-POLE ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
 - ⊕ (1) VOICE AND (2) DATA JACKS - MOUNTED AT 18" A.F.F.
 - ⊕ NEW TELEPHONE JACK
 - ⊕ WATER HOOKUP
 - ⊕ GAS HOOKUP
 - ⊕ FLOOR DRAIN
- NOTE:
 ALL OUTLETS ARE NEW/UNLESS OTHERWISE NOTED.
 4'-4" SPECIAL MOUNTING HEIGHT GFH GROUND FAULT INTERRUPT 220V SPECIAL VOLTAGE

WALL LEGEND

- EXISTING WALL TO REMAIN
- ▨ EXISTING HALF HEIGHT WALL TO REMAIN, U.O.N.
- - - EXISTING WALL TO BE REMOVED
- ▬ NEW WALL, U.O.N.



DOOR SCHEDULE

DOOR NUMBER	LOCATION	OPENING SIZE (WIDTH X HEIGHT)	DESCRIPTION
A	PHARMACY / LAB 102	3'-0" x 6'-8"	DUTCH
B	OFFICE 103	3'-0" x 6'-8"	
C	EXAM 1 104	3'-0" x 6'-8"	
D	EXAM 2 105	3'-0" x 6'-8"	
F	SURGERY 106	3'-0" x 6'-8"	
G	RADIOLOGY 107	3'-0" x 6'-8"	
H	BATH 110	3'-0" x 6'-8"	
I	EXAM 3 201	3'-0" x 6'-8"	
J	EXAM 4 202	3'-0" x 6'-8"	
K	EMPLOYEE 203	3'-0" x 6'-8"	
E	VARIES	VARIES	EXISTING DOOR TO REMAIN

WINDOW SCHEDULE

WINDOW NUMBER	LOCATION	OPENING SIZE (WIDTH X HEIGHT)	DESCRIPTION
1	PHARMACY / LAB 102	3'-0" x 3'-0"	FIXED
2	PHARMACY / LAB 102	6'-0" x 4'-0"	SLIDING
3	SURGERY 106	5'-0" x 4'-0"	FIXED
4	SURGERY 106	5'-0" x 4'-0"	FIXED
E	VARIES	VARIES	EXISTING WINDOW TO REMAIN

FINISH SCHEDULE

SYMBOL	MATERIAL	SPECIFICATION	NOTES
T-1	QUARRY TILE	METROPOLITAN CERAMICS - QUARRY BASICS - 505 PLAZA GRAY 6X6	
V-1	VINYL	ARMSTRONG - MEDINTECH - 88451 GOLDEN GLOW	
V-2	VINYL	ARMSTRONG - MEDINTECH - 88496 TEA GARDEN GREEN	

CONTACT STEVE BALESTRIERI FROM ARMSTRONG'S CARPET AND LINOLEUM CO. FOR VINYL FLOORING.

T: 415.751.2827
 F: 415.751.7940

**FOUR PAWS
 VETERINARY
 HOSPITAL**
 373 WEST PORTAL AVE
 SAN FRANCISCO, CA
 BLOCK 3012, LOT 016

Dscheme Studio
 Dream :: Design :: Develop

1488 HARRISON STREET, STE. 204
 SAN FRANCISCO, CA 94103
 T: 415.252.0888
 F: 415.252.8388
 WWW.DSCHEME.COM

DATE	DESCRIPTION
11.12.09	PROGRESS SET
11.17.09	PRICING SET
12.03.09	SUBMITTAL FOR PLANNING DEPT. CUA SET

JOB NUMBER:
 DRAWN BY: **JW**
 DATE: **12.03.09**
 CHECKED BY: **MD**
 SCALE:
 SHEET TITLE: **PARTITION / POWER PLANS**

SHEET NUMBER:

A1.1

FOUR PAWS VETERINARY HOSPITAL

373 WEST PORTAL AVE
SAN FRANCISCO, CA
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WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING HALF-HEIGHT WALL TO REMAIN, U.O.N.
- EXISTING WALL TO BE REMOVED
- NEW WALL, U.O.N.

SYMBOLS

- 2"x4" X4'0" SMOOTH, SCRIBABLE VINYL-CLAD UNDERLAYMENT ON SUSPENDED CEILING GRID
 - ACUSTICAL CEILING TILE
 - WALL-MOUNTED OCCUPANCY SENSOR - CENTERLINE MOUNTED AT +4' A.F.F.
 - STARTING POINT FOR SUSPENDED CEILING LAYOUT
 - WALL-MOUNTED OCCUPANCY SENSOR - CENTERLINE MOUNTED AT +4' A.F.F.
 - ACUSTICAL CEILING TILE
 - 2' X 4' X 5/8" VINYL FACED PAINT CEILING GRID AND TILE
 - EXIT SIGN (ARROW INDICATES EXIT DIRECTION)
 - EXIT SIGN (WALL MOUNTED)
 - SWITCH
 - ROOM NUMBER
 - CEILING HEIGHT
 - DINING ROOM NUMBER
 - B.O. GYP. BD. CEILING MATERIAL
- NOTE: EXIT SIGN SHALL BE ILLUMINATED AT ALL TIMES AND PROVIDED WITH AN EMERGENCY ELECTRICAL SYSTEM FROM STORAGE BATTERIES TO INSURE CONTINUED ILLUMINATION FOR AT LEAST 1.5 HOURS IN CASE OF PRIMARY POWER LOSS. CBC SECTION 1003.2.8.5.

LIGHTING SCHEDULE

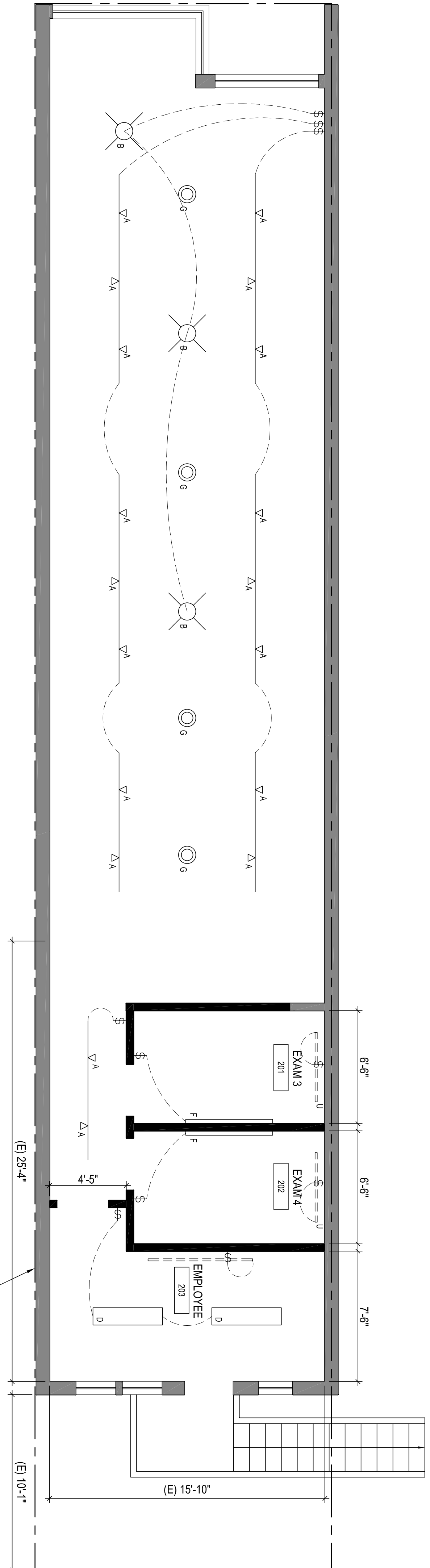
TYPE	SYMBOL	DESCRIPTION	MANUFACTURER
A		TRACK - INCANDESCENT	ALLOW \$100 EA
B		CEILING FAN	ALLOW \$100 EA
C		WALL SCONCE - FLUORESCENT	ALLOW \$100 EA
D		CEILING MOUNTED FIXTURE - FLUORESCENT	ENERGIE - ENTERIO 1X4, 2 LAMP
F		WALL MOUNTED FIXTURE - FLUORESCENT	OCL - ILLUSION - IL1-SISA-80-GW-BAL-2L-F35-120-DMA
G		TUBULAR SKYLIGHT	TRU-LIGHT - 12" DIAMETER
U		UNDER CABINET FIXTURE - FLUORESCENT	ALCO SF-332-R5W

REFLECTED CEILING PLAN NOTES

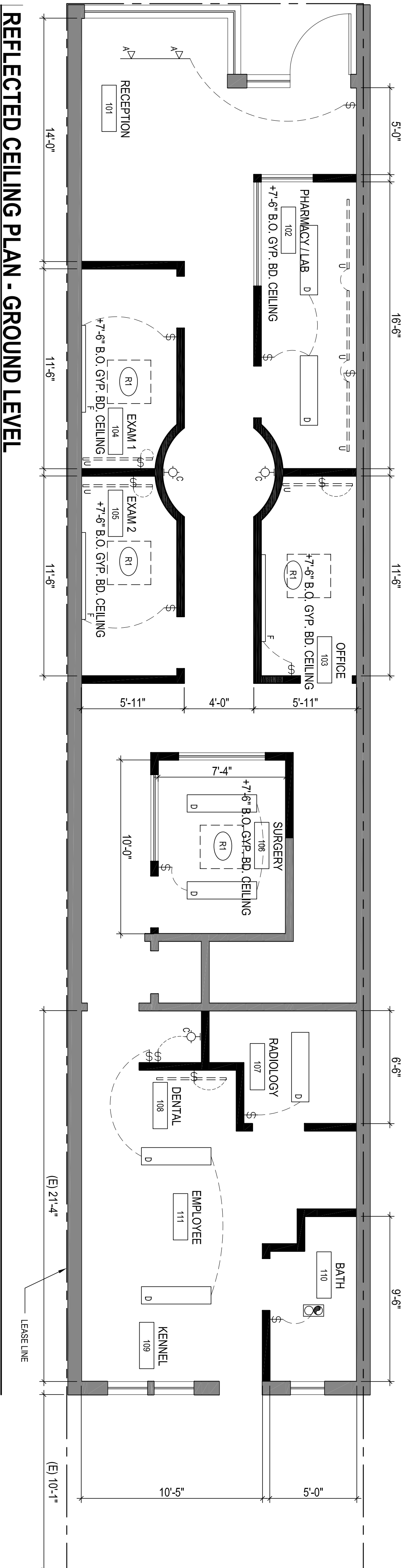
- CEILING CONSTRUCTION SHALL CONFORM WITH UBC REQUIREMENTS. PROVIDE LATERAL SEISMIC BRACING OF DIAGONAL WIRES AT EVERY 80 SQ. FT., 10" ON MAXIMUM ON CENTER, IF NO DRIFT STRUT IS USED, OR EVERY 144 SQ. FT., 12" ON CENTER, IF DRIFT IS USED.
- ALL CIRCUITS TO BE DEDICATED TO THE TENANT SPACE FOR LIGHTING AND WALL OUTLETS. SEISMIC REQUIREMENTS.
- ALL JUNCTION BOX, CONDUIT, AND SPEAKER INSTALLATION SHALL MEET CURRENT SEISMIC REQUIREMENTS.
- MECHANICAL GRILLS SHALL BE ATTACHED TO THE CEILING GRID PER CBC STANDARDS SECTION 23.2.4.
- AT ANY TIME THE BUILDING IS OCCUPIED, THE MEANS OF EGRESS SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1 FOOT CANDLE AT FLOOR LEVEL. (UBC 1003.2.9)

REFLECTED CEILING PLAN NOTES

(N) OPERABLE SKYLIGHT - 30X30



2 REFLECTED CEILING PLAN - MEZZANINE LEVEL



1 REFLECTED CEILING PLAN - GROUND LEVEL

DATE	DESCRIPTION
11.12.09	PROGRESS SET
11.17.09	PRICING SET
12.03.09	SUBMITTAL FOR PLANNING DEPT. CUA SET

DATE	DESCRIPTION
11.12.09	PROGRESS SET
11.17.09	PRICING SET
12.03.09	SUBMITTAL FOR PLANNING DEPT. CUA SET

JOB NUMBER: DRAWN BY: JW
DATE: 12.03.09 CHECKED BY: MD
SCALE:

REFLECTED CEILING PLANS

SHEET NUMBER:

A1.3

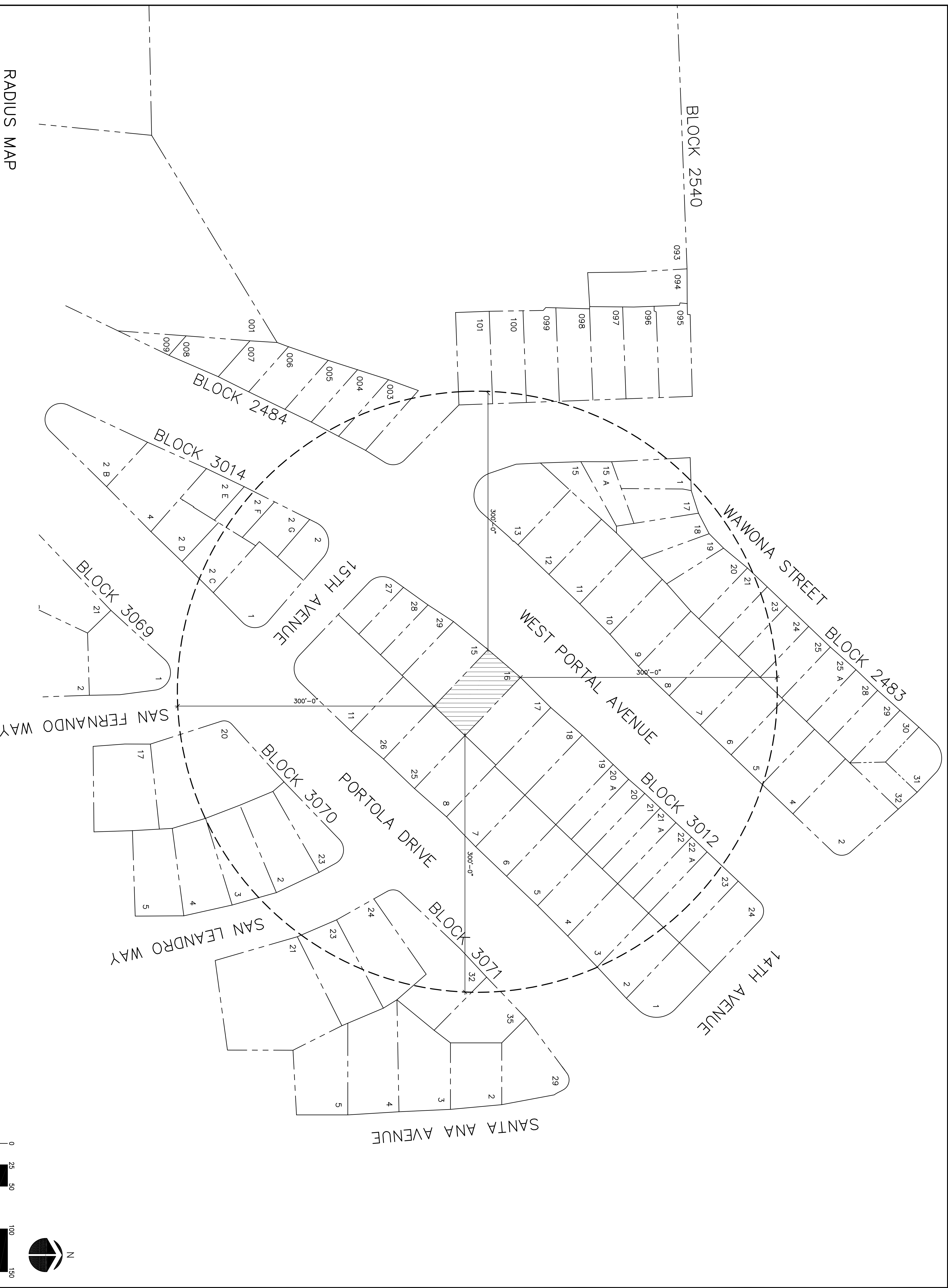
373 WEST PORTAL AVENUE

SAN FRANCISCO, CALIFORNIA 94127

(BLOCK 3012, LOT 016)

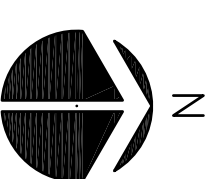
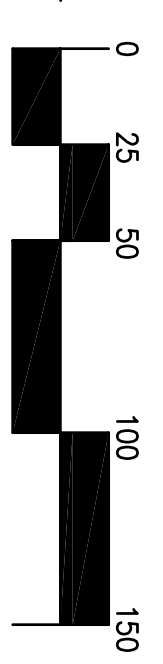
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SAN FRANCISCO, CA 94103
T: 415.252.0888
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www.dscheme.com



RADIUS MAP

1" = 50'-0"



JOB NUMBER: DRAWN BY: JF
DATE: 12.03.09 CHECKED BY: MID
SCALE: 1" = 50'-0"
SHEET TITLE: RADIUS MAP
SHEET NUMBER:

SK-1

JUDITH HARLESS
1550 PORTOLA DRIVE
SAN FRANCISCO, CA 94127

January 29, 2010

Planning Commission
City and County of San Francisco
1650 Mission Street
San Francisco, CA 94103-2414

Re: Four Paws Veterinary Hospital

Dear Commissioners,

I am a neighbor of the proposed Four Paws Veterinary Hospital at 373 West Portal Avenue. I am writing to offer my support for this business enterprise.

As a property owner in close proximity to the proposed clinic, I think that Four Paws Veterinary Hospital will provide needed veterinary services to neighborhood pet owners. I understand that Dr. Adam Piaseczny, the chief clinician and practice manager, has the ability to succeed in this business because of his enthusiasm, commitment, and past experience. I also think a veterinary service will fill a vacancy in the neighborhood. The expectation that the practice will generate employment opportunities for several staff positions also is a positive development during these tough economic times. I also like the idea that the animal hospital will offer Senior Citizens a 10% discounts on services for their pets.

I was impressed that Dr. Adam contacted local property owners and neighbors to share his plans, elicit our support, alleviate any potential concerns, and invite our participation in establishing this venture in the neighborhood. I understand that an architect is designing the animal holding area to be fully insulated to minimize noise pollution, which also will also be assured by the fact that there will be no overnight animal stays. The hours of operation – 8:00 am to 6:00 pm Monday through Friday and 8:00 am to 3:00 pm on Saturdays – are reasonable and considerate of surrounding neighbors. Additionally, I understand that Dr. Adam has committed to maintaining a clean and sanitary sidewalk in front and adjacent to the clinic.

I think that Four Paws Veterinary Hospital will become a positive contribution to West Portal, and I therefore encourage you to approve the needed permits.

Thank you.

Very truly yours,


Judith Harless

cc: Dr. Adam Piaseczny

Planning Commission
City and County of San Francisco
1650 Mission Street
San Francisco, CA 94103-2414

January 30, 2010

Dear Commissioners,

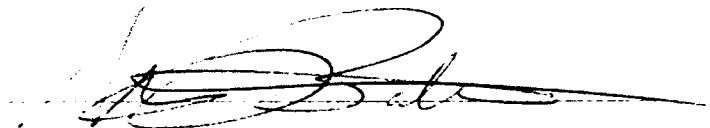
My name is Steve Balestrieri, owner of Armstrong Carpet and Linoleum Company, which is located right next door to the proposed site for Four Paws Veterinary Hospital at 373 West Portal Avenue. I am also the building owner for the property owner of 369-371 West Portal Avenue. I am writing this letter in support of Four Paws Veterinary Hospital locating in our building. It is our hope that you approve the permits necessary to allow this new and valuable service in our neighborhood.

I am confident in Dr. Adam Piaseczny's ability to succeed providing medical service to local pet owners that is not currently available on West Portal Avenue. His experience in previous veterinary practices, his current business plan along with his degree from Cornell University more than qualifies him. By approving this Veterinary Hospital, there will be one less vacant retail/ service establishment on the street. This is an opportunity for San Francisco to welcome a new business that will create new jobs.

From the very beginning, Adam has been proactive in sharing his plans and addressing any potential concerns for the neighborhood. He is working with an architect that has experience with the same type of facilities that Dr. Piaseczny is proposing.

In our opinion, Dr. Adam Piaseczny's Four Paws Veterinary Hospital will be an asset to our business area on West Portal Avenue and I urge you to approve his permits.

Sincerely,



Steve Balestrieri
Armstrong Carpet and Linoleum Co.
369 West Portal Avenue
San Francisco, Ca. 94127