



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: MAY 27, 2010

*Date:* May 20, 2010  
*Case No.:* **2010.0168 C**  
*Project Address:* **502 7th STREET**  
*Zoning:* UMU (Urban Mixed Use) District  
The South of Market Special Hall of Justice Legal Services District  
48-X Height and Bulk District  
*Block/Lot:* 3780/001  
*Project Sponsor:* David Bockholt  
P.O. Box 4633  
Foster City, CA 94404  
*Staff Contact:* Edgar Oropeza – (415) 558-6381  
[edgar.oropeza@sfgov.org](mailto:edgar.oropeza@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project proposes to change the use of the existing office building formerly housing San Francisco Police Operations, the California Community Dispute Services and the Court Accountability Case Management into an Ambulance Service use, dba "Bayshore Ambulance." Bayshore Ambulance is a private ambulance company. The primary focus is non-emergency ambulance and wheelchair transportation services, also providing Critical Care Transport inter-facility transports for ICU level patients with a registered nurse. Primary service areas consist of San Francisco, San Mateo, Santa Clara and Alameda Counties.

Bayshore Ambulance intends to move its Brisbane Station into San Francisco to better serve its customers in the City. The proposal would place one ambulance and a crew of two EMT's for 24-hour coverage at the proposed site. The unit would respond to calls in San Francisco, Alameda and San Mateo County as part of the transport operations of the company. Drivers are professionally trained and monitored by onboard cameras.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on the southeast corner of 7<sup>th</sup> and Bryant Streets. The subject lot measures 50 feet by 80 feet for a total square footage of 4000 square feet. No rear yard or usable open space of any type is present on the lot. The lot is improved with a 2 story office building (formerly used for associated San Francisco Police Operations, California Community Dispute Services and Court Accountability Case Management). Office uses / space are present on the first and second stories. Approximately 1/3 of the existing ground floor is improved solely for off-street parking.

The subject building's 7<sup>th</sup> street façade is the building's main pedestrian entrance and vehicle access / loading area. A significant portion of the building's main building wall is recessed from the street. Within this general area, there is an existing curb cut of approximately 33 feet in width immediately adjacent to the building's loading dock / car port.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The immediate neighborhood is chiefly anchored by 850 Bryant Street (The Hall of Justice), a public building housing the State's Jury Services division, Police Department, District Attorney, Superior Court, Sherriff Department and the City's jail. Several buildings on the south side of Bryant Street (800 Block) and located to the north of the project site, support the day to day activities of 850 Bryant Street including but not limited to the offices of bail bondsmen and attorneys, retail uses including restaurants and industrial buildings along with open unimproved lots used as public parking garages.

The 7<sup>th</sup> Street corridor exhibits primarily commercial and industrial buildings ranging from 1 to 3 stories in height. Uses range widely from office, industrial and retail uses including bars and restaurant uses, supporting office uses related to Superior Court, trade shops related to construction and food processing.

The site is near the I-80 Freeway and access ramps are located within one block of the site.

## **ENVIRONMENTAL REVIEW**

The Project was determined by the Department to be Categorical 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.

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	May 7, 2010	May 7, 2010	20 days
Posted Notice	20 days	May 7, 2010	May 7, 2010	20 days
Mailed Notice	20 days	May 7, 2010	May 7, 2010	20 days

## **PUBLIC COMMENT**

- The Department has not received public comment in regards to the subject proposal.

## **ISSUES AND OTHER CONSIDERATIONS**

- Bayshore Ambulance intends to station one Paramedic Ambulance at the 502 7<sup>th</sup> Street location. This location would be an asset to the Emergency Medical Services of San Francisco, which could be deployed anywhere in the City, and not limited to the area of the station.

- Not all calls for ambulances require red lights and sirens, and the ambulance sirens are usually used discretely when traffic warrants it. The site is in an area where emergency and police vehicles are already located. Therefore, cumulative impacts to noise are not expected to be severe.
- Bayshore Ambulance intends to station one Paramedic Ambulance at the 502 7<sup>th</sup> Street location and thereby should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. Due to the one-way streets located at 7<sup>th</sup> & Bryant, if an ambulance were sent on an emergency call from the station, they would be pointed north toward downtown/I-80 or east toward the Embarcadero, away from the immediate surrounding residential units in the neighborhood.

### **REQUIRED COMMISSION ACTION**

Conditional Use Authorization is required to establish a new Ambulance Service use within the UMU (Urban Mixed Use) district pursuant to Planning Code Sections 303, 843.47 and 890.2.

### **BASIS FOR RECOMMENDATION**

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

- This location would be an asset to the Emergency Medical Services of San Francisco, which could be deployed anywhere in the City, and not limited to the area of the station.
- The station is located in an environment where land uses support emergency vehicles. The project is consistent with this pattern. Further, the proposed project is consistent with the stated purposed of UMU (Urban Mixed Use) district in that the intended use maintains all characteristics of the existing building and preserves commercial and industrial nature of the area.
- The proposed Project meets all applicable requirements of the Planning Code.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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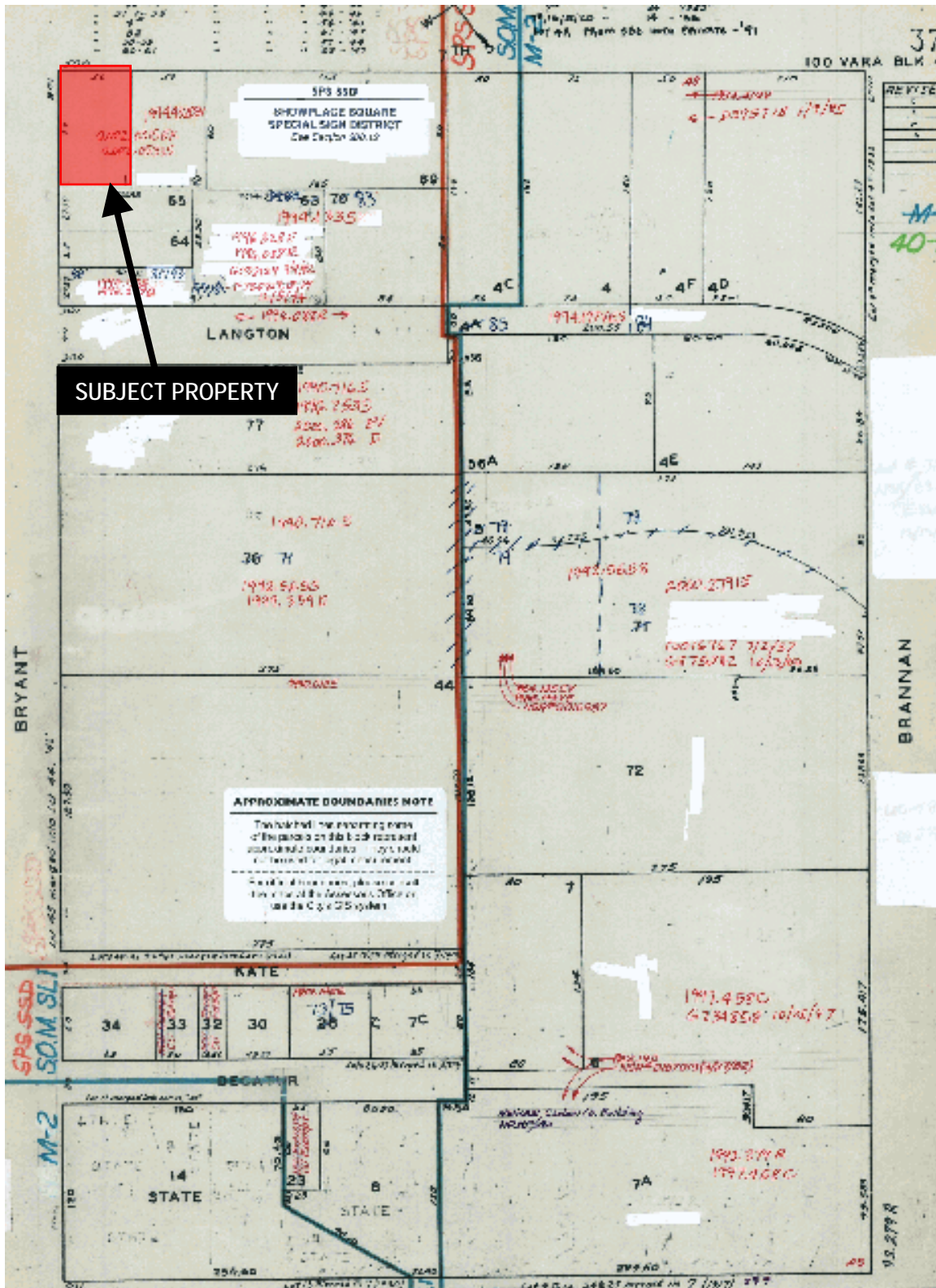
Attachment Checklist

- |                          |                             |                          |                                      |
|--------------------------|-----------------------------|--------------------------|--------------------------------------|
| X                        | Executive Summary           | X                        | Project sponsor submittal            |
| X                        | Draft Motion                |                          | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> | Environmental Determination | X                        | Check for legibility                 |
| X                        | Zoning District Map         |                          | Drawings: <u>Proposed Project</u>    |
| <input type="checkbox"/> | Height & Bulk Map           | <input type="checkbox"/> | 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



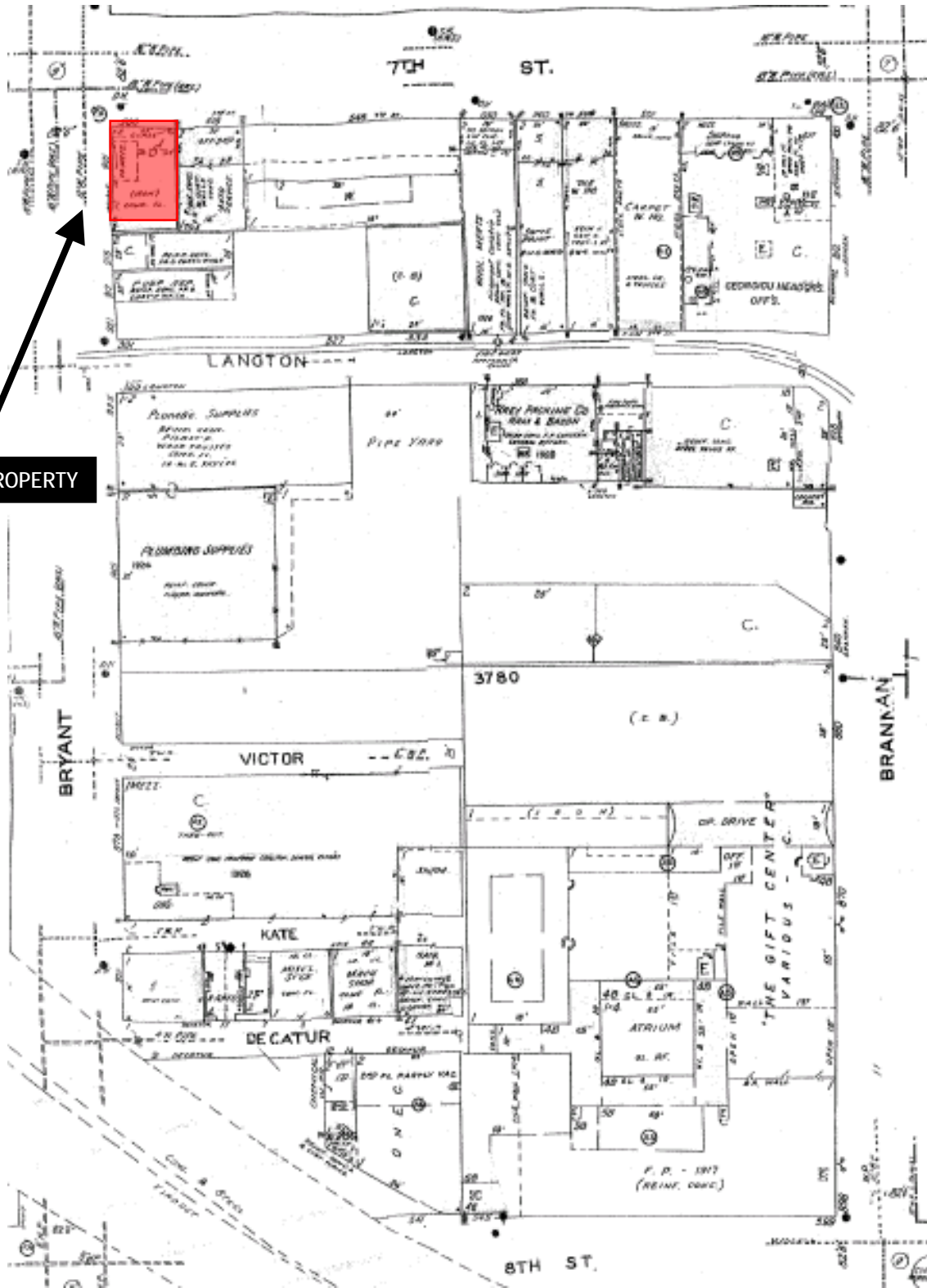
**SUBJECT PROPERTY**

**APPROXIMATE BOUNDARIES NOTE**  
 The boundary line separating parcels of the parcels on this block is based on aerial photography from 1940. The boundary line is based on the aerial photography from 1940. The boundary line is based on the aerial photography from 1940.

Conditional Use Hearing  
 Case Number 2010.0168C  
 502 07<sup>th</sup> Street



# Sanborn Map\*

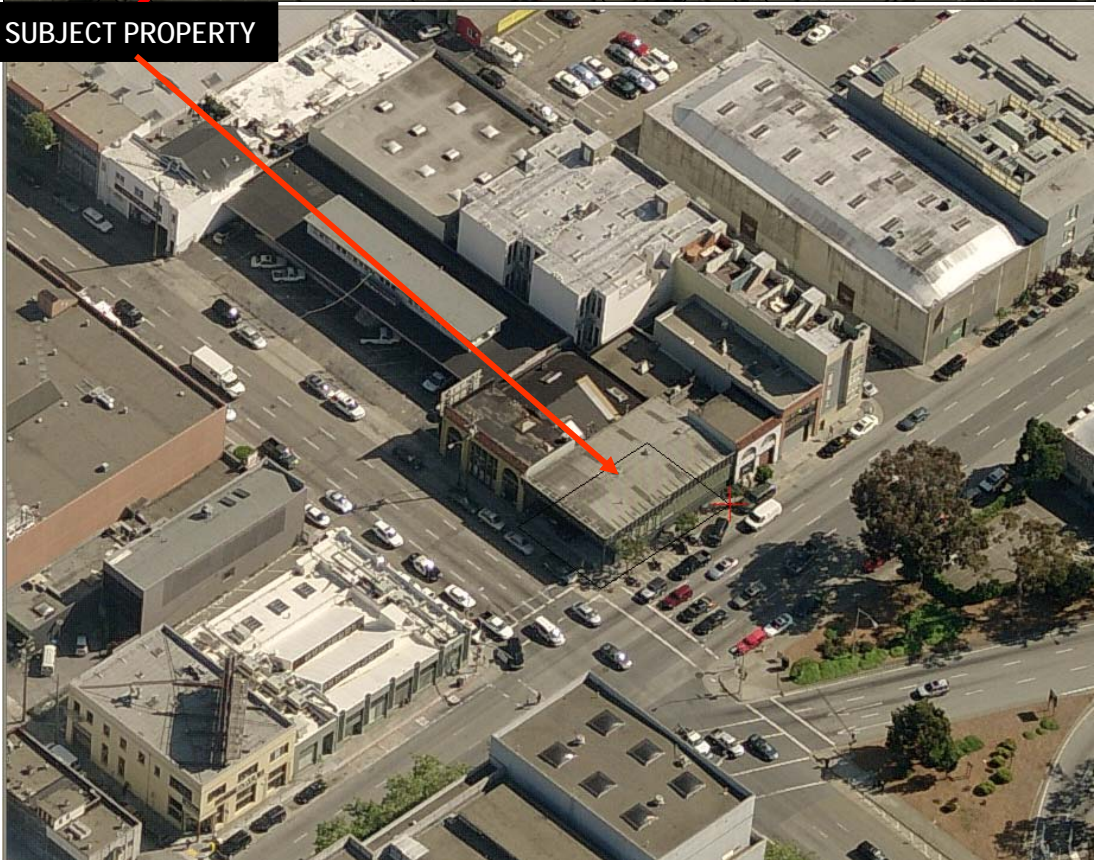
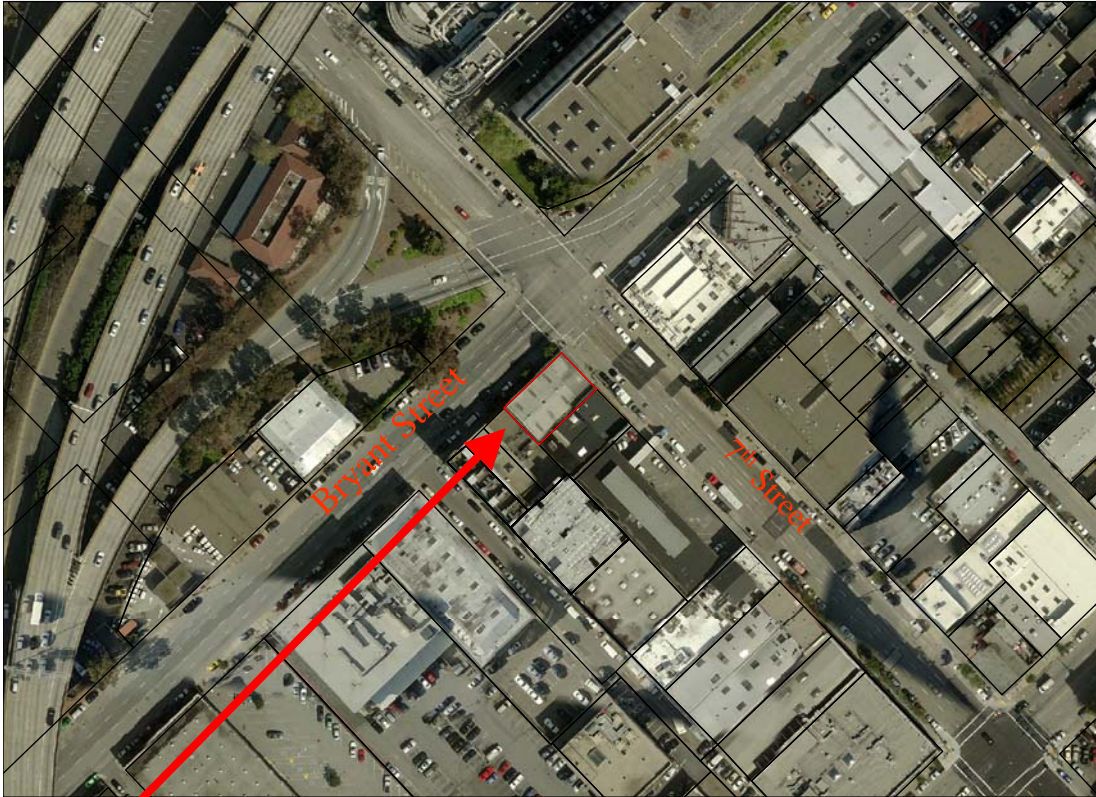


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
Case Number 2010.0168C  
502 07<sup>th</sup> Street

# Aerial Photos

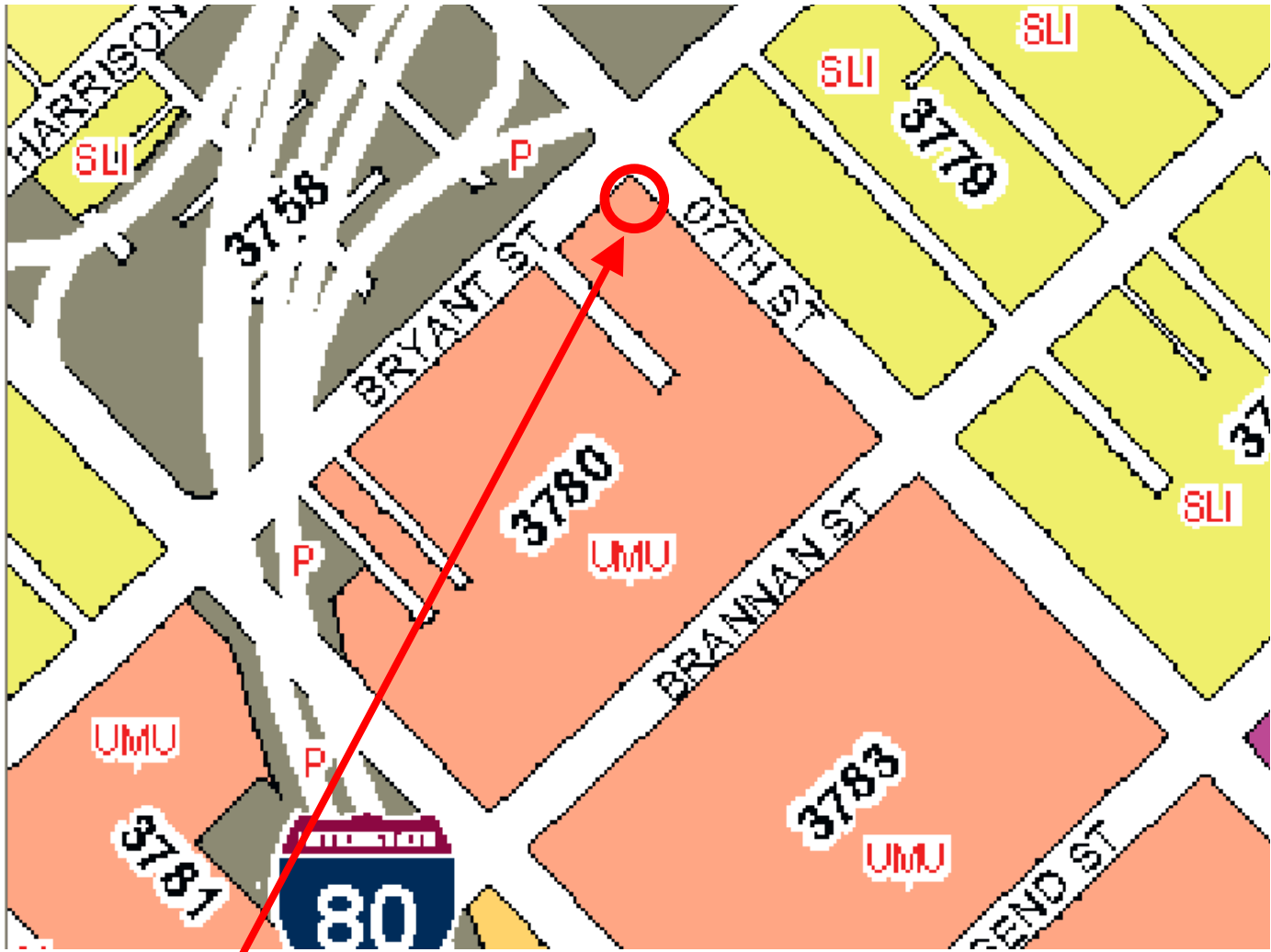


SUBJECT PROPERTY



Conditional Use Hearing  
Case Number 2010.0168C  
502 07<sup>th</sup> Street

# Zoning Map



**SUBJECT PROPERTY**

## ZONING USE DISTRICTS

### RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

### RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

### NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

### SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

### COMMERCIAL DISTRICTS

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

### INDUSTRIAL DISTRICTS

C-M M-1 M-2

### CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

### RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

### REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

### DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

### MISSION BAY DISTRICTS

MB-OS MB-O

### PUBLIC DISTRICT

P



Conditional Use Hearing Hearing  
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# Site Photos



Conditional Use Hearing Hearing  
Case Number 2010.0168C  
502 07th Street

# Context Photos



Conditional Use Hearing Hearing  
Case Number 2010.0168C  
502 07<sup>th</sup> Street

# Context Photos



Conditional Use Hearing Hearing  
Case Number 2010.0168C  
502 07<sup>th</sup> Street



P. O. Box 4622  
Foster City, CA 94404  
(650) 525-3857  
Fax (650) 578-1498  
1-800-525-9788

San Francisco Planning Commission:

Bayshore Ambulance is a private ambulance company, based in Foster City, California, established 20 years ago. The company is a California Corporation, with its founders and officers having worked as EMT's and Paramedics. Our primary focus is non-emergency ambulance and wheelchair transportation services. We also provide Critical Care Transport inter-facility transports for ICU level patients with a Registered Nurse. Take a look at our Jefferson Award presentation on CBS5.com <http://cbs5.com/video/?id=65165@kpix.dayport.com>

Our primary service area consists of San Francisco, San Mateo, Santa Clara and Alameda Counties. We have been providing routine basic ambulance service in San Francisco since 1993, supported by our Brisbane station.

Our fleet of 23 vehicles averages 500 thousand miles per year on the streets of our service area. All of our drivers are professionally trained, and monitored by onboard cameras. We have an outstanding safety record for our type of business, bringing excellent insurance premiums for workers comp and auto insurance.

What we do?

Hospitals, nursing homes, doctor's offices and clinics use basic ambulance services for transferring patients between facilities, home, or back to other parts of the state. All of our company ambulances are state licensed Emergency Vehicles. Rarely if ever, are red flashing lights or sirens needed. On some occasions, the local County dispatch center will request one of our ambulances to back fill a shortage in the 9-1-1 systems. Our services are available 24 hours a day, seven days a week, 365 days per year. We have an "A+" rating with the Better Business Bureau, and Dunn & Bradstreet rating of 1R-2. (The -2 is a scale from 1-5, with 1 being the best and 5 being not the best.) On May 5, 2010, we were the first ambulance company in California to receive the "Jefferson Award" for outstanding public service to the community, and encouraging volunteers in the workplace to serve the community.

We deploy our fleet from four locations, which consist of our main headquarters at 370 Hatch Drive, Foster City, and 3 remote stations located in Brisbane, Foster City, and San Jose.

Planned activity for 502 7<sup>th</sup> Street, San Francisco

Bayshore Ambulance wants to move its Brisbane Station into San Francisco to better serve customers in the City. This puts 1 ambulance and a crew of 2 EMT's up for 24-hour coverage. The unit would respond to calls in San Francisco, Alameda and San Mateo County as part of the transport operations of the company. Keeping a 24-hour station has benefits to the local businesses and residences. One example is security. Most business close by end of the day and are vacant through the night. Our crews come and go at random, which deters loitering. They and even have called police for suspicious activity near the stations.

Future activities potential: Install a 9-1-1 unit.

Bayshore Ambulance is currently in the process of obtaining an ALS (Advanced Life Support) permit in San Francisco from the Department of Emergency Management (D.E.M.). The City invited us to apply in October of 2008, so we may participate in the delivery of emergency medical care to the citizens of San Francisco who utilize the 9-1-1 System.


This process is long and tedious, and we are not sure when it will be completed. Once the permit is issued by the D.E.M., Bayshore Ambulance will station one Paramedic Ambulance at the 502 7<sup>th</sup> Street location. This will be an asset to the Emergency Medical Services of San Francisco, which will be used anywhere in the City, and not limited to the area of the station. The paramedics would report for duty at the station, pick up the ambulance and report to the County Communications Center for active status. The City will deploy them wherever needed. Not all calls for paramedics require Red lights and Sirens, and the ambulance sirens are usually used discretely when traffic warrants it. They are not as loud as the mechanical sirens used on fire trucks. Due to the one-way streets located at 7<sup>th</sup> & Bryant, if an ambulance were sent on an emergency call from the station, they would be pointed north toward downtown/I-80 or East toward the embarcadero, away from the immediate surrounding residential units in the neighborhood.

Having the ambulance station at this location would support the area in a disaster since off duty paramedics and EMT's would report to the station, which would have extra medical supplies available to help that section of town during the first critical 72 hours of the disaster.

The building at 502 7<sup>th</sup> Street has the right amenities with office space, garage space, restrooms, and a shower, to facilitate the needs of ambulance crews. With some fresh paint and carpet inside, the station will be ready for our use. Its location by the Hall of Justice, and major street and freeway access assures easy deployment anywhere in the City for a 9-1-1 unit, and to the central bay area counties for our transport unit.

For more information about our company, please call or visit our web site.

Thank you for your time!

David Bockholt   
Vice President, Bayshore Ambulance, Inc.  
PO Box 4622  
Foster City, CA 94404  
(650) 525-3855 x 101  
Fax (650) 578-1498  
[dave@bayshoreambulance.com](mailto:dave@bayshoreambulance.com)  
[www.bayshoreambulance.com](http://www.bayshoreambulance.com)

Project case# 2010.0168C  
Planner: Edgar Oropeza (415) 558-6381  
Commission meeting date: May 27<sup>th</sup>.



# Double the Care at Bayshore Ambulance

The old saying goes, “it is not work if you are having fun,” but imagine multiplying that by two. For the owners of Bayshore Ambulance, this statement could not be more true.

Dave and William Bockholt or “the twins” as they’re more commonly referred to, started their EMS career as medics for an ambulance company in San Mateo. After 10 years, the twins were feeling restless and felt they had something more that they could contribute to the industry. It was their desire to build an ambulance company that placed the care and comfort of its patients as the utmost priority. On June 25, 1990, Bayshore Ambulance was born.

However, the “twins” are not the only thing at Bayshore Ambulance that causes people to take a second glance. From the beginning, Bill and Dave made the decision to place into service the popular Cadillac professional cars from the 1970’s for their non-emergency transports. “The Caddy’s lend a touch of elegance to unpleasant situations,” says Dave Bockholt. Although their fleet of professional cars had grown to four, it soon became necessary to place them into storage with the exception of a 1972 Superior, which remains in service for special request transports.

The Company provides five levels of service—each tailored to the specific needs of the kind of patient requiring that particular level of care. Of particular note is Bayshore Ambulance’s Red Blanket service which is provided to people requiring long distance transports. The service is generally facilitated by using one of the Company’s Cadillac professional cars. The catchy name refers to the comfy blankets that patients are provided with during their transport.

Their Shore Excursions moniker is borrowed from the cruise ship industry and refers to the activities that take place off the ship to prevent cruisers from getting cabin fever. The



*Bill and Dave Bockholt celebrated nineteen years in business commemorated by this latest addition to their fleet, a 2009 Sprinter ambulance.*

same holds true for convalescent home patients. Often times, seniors residing in these facilities have limited opportunity to get outside and enjoy offsite activities. Bayshore Ambulance’s Shore

Excursions consists of a bus that can accommodate 5-8 guests for an afternoon of sightseeing, fresh air and maybe even a stop at an ice cream parlor.

The heart of Bayshore Ambulance business falls with providing Basic Life Support (BLS) care. The Company has been fortunate to have built a dedicated group of EMTs who have committed to ensuring as Bayshore Ambulance grows, their standards will not be compromised.



*Above: This 1972 Superior Coach, Cadillac ambulance came to Bayshore in 2000. It is currently the only professional car operating today. It is still used on specific transfers, parades and car shows.*



*Left: By 1992, Bayshore had 3 nicely done Miller Meteor Cadillac ambulances running in their fleet.*



## CAA Member Profile

### Milestones BAYSHORE AMBULANCE

Aside from providing quality pre-hospital and non-emergency transportation services, Bayshore Ambulance has become highly involved in the communities it serves. Their charitable nature becomes evident through their support of local youth sports activities such as AYSO soccer, Little League baseball and ice hockey. Their public education division keeps busy by teaching CPR classes, doing ambulance demos at preschools and elementary schools.

Bayshore Ambulance also keeps their skills sharp by



Bayshore Ambulance implemented Wheelchair Transportation in 1994.

*This Sprinter was used in the 2002 Salt Lake Winter Games. It was built in Germany, and American LaFrance finished the ambulance package.*

medical care must travel for hours to the nearest medical facility--often times in make-shift ambulances.

The creative paint scheme of Bayshore ambulances has gotten the attention of several Hollywood producers. The Company has had several vehicles featured in music videos from INXS, a segment on David Letterman, and an upcoming episode of the new television drama "Trauma" which is scheduled to air on November 23.

While the Company has strived to provide its customers with timely and quality services, they are faced with the same challenges all of California's ambulance providers must deal with. That is, the decline in reimbursement by Medicare and Medi-Cal and the increasing fuel costs and other expenses associated with operating an ambulance

Bayshore Ambulance on the set of "Trauma" for a Thanksgiving episode scheduled to air on Monday, November 23.

participating in disaster drills with other emergency responders.

However, the Company's charitable nature does not end within their service area. Over the past ten years, the "twins" have donated ambulances to Mexico, Honduras, Nicaragua and Eritrea where people in need of immediate

June 25, 1990  
Dave and Bill Bockholt start Bayshore Ambulance

1990  
Started with the first "car-less" phone from Motorola

1994  
Added Wheelchair Transport

1995  
Moved into own building in Foster City

1995  
Second ambulance company in California to implement the Right-CAD Zoll System

1997  
Bayshore Ambulance surpassed 50 employees

1998  
Added Critical Care Transport to the services provided

1999  
Established web presence with [www.bayshoreambulance.com](http://www.bayshoreambulance.com)

2002  
First in California to operate a Sprinter ambulance

2005  
First ambulance company in California to join the Catalyst Insurance Captive

service. Bayshore Ambulance became a member of the California Ambulance Association sixteen years ago, because they appreciated the support and resources provided by the Association. In addition, they believe that by the state's ambulance providers coming together under the Association, the CAA will have a stronger voice on their behalf.

# Commendation

THE BOARD OF SUPERVISORS OF SAN MATEO COUNTY, STATE OF CALIFORNIA  
RECOGNIZES

## BAYSHORE AMBULANCE COMPANY


FOR OUTSTANDING AND SIGNIFICANT CONTRIBUTIONS  
TO PERSONS WITH DISABILITIES  
IN SAN MATEO COUNTY.

DATED: SEPTEMBER 28, 2001

  
MICHAEL D. NEVIN, PRESIDENT



  
MARK CHURCH

  
JERRY HILL

  
RICHARD S. GORDON

  
ROSE JACOBS GIBSON



# Tom Lantos Keynote Speaker: Asian Americans in U.S. History

Congressman Tom Lantos will be the keynote speaker at a major Bay Area conference focusing on Asian American and Pacific Islander history and issues. The

conference will be held on Saturday, May 4, 2002 at the University of San Francisco.

The conference – “Reclaiming the Legacy: Asian Americans and Pacific

Islanders in United States History” – is sponsored by the National Archives and Records Administration (NARA) – Pacific Region in conjunction with the Angel Island Immigration Station Foundation, Chinese Historical Society of America, Filipino American National Historical Society, National Japanese American Historical Society, San Francisco State University, University of San Francisco, and the White House Initiative on Asian Americans and Pacific Islanders.

Tom Lantos has taken a personal interest in the availability of these records that are of such enormous significance for to the Asian American community. Earlier, when the Immigration and Naturalization Service and NARA planned to consolidate all immigration records at a single location in Missouri, he worked with federal officials to prevent the transfer from San Bruno of historic immigration files (“A-Files”).

The Bay Area is a focal point for the history of Asian Americans and Pacific Islanders in our country. The regional facility of the National Archives and Records Administration in San Bruno holds a wide selection of U.S. government records that are of great importance to family historians and genealogists.



*Congressman Tom Lantos congratulates Will and Mildred Swann, the parents of football star, and San Mateo hometown hero Lynn Swann, on his election to the National Football League's Hall of Fame. Although Tom does not play football himself, he's a big fan.*

## How Can I Help?

→ A recent issue of the Washington Report included an article entitled “How Can I Help?” It focused on what a Member of Congress can do to be of help in handling problems with the federal government.

Bill Bockholt, who, along with his twin brother, owns Bayshore Ambulance in Foster City, read that article and e-mailed an inquiry to Tom Lantos’ congressional office. Medicare, the federal program which helps assure that seniors receive medical treatment, was slow in paying for Bayshore Ambulance services for seniors covered under Medicare. The congressional office contacted Medicare officials, assisted in resolving problems, and arranged quick payment of over 200

ambulance transport claims to this small business.

Bayshore Ambulance continues to keep the congressional office updated on payment progress. Thanks to this congressional intervention, Medicare officials are rethinking their procedures in order to improve and speed-up processing of payments for service.

Bill expressed his thanks to the congressional office: “I was shocked that Tom Lantos could give us this kind of help at a time when we really needed it. Our business primarily serves seniors in San Mateo County, and this help is keeping us operating at a time when the local economy is faltering.”

If you need help in dealing with federal government agencies or information about federal programs or legislation, contact Congressman Tom Lantos:

### California Office

San Mateo County telephone –

(650) 342-0300

San Francisco telephone –

(415) 566-5257

California fax number –

(650) 375-8270

### Washington Office

Washington telephone –

(202) 225-3531

### Internet Address

<http://www.house.gov/lantos/>

# Assembly

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## CERTIFICATE OF RECOGNITION

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*David Bockholt*

*In Honor of:*

18 years service as a Vice President of Bayshore Ambulance, Foster City. Your dedication and commitment to improving the quality of life and health for community is exemplary.

Congratulations for receiving the "Star of Life" Award from the CA Ambulance Association

*March 5, 2008*



*Hector De La Torre*

Assemblymember  
Hector De La Torre  
50<sup>th</sup> Assembly District

AL I T O R N I A L E G I S L A T U R E

# Assembly

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## CERTIFICATE OF RECOGNITION

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*William Bockholt*

*In Honor of:*

18 years service as President of Bayshore Ambulance, Foster City.  
Your dedication and commitment to improving the quality of life and  
health for community is exemplary.

Congratulations for receiving the "Star of Life" Award from the  
CA Ambulance Association

*March 5, 2008*



*Hector De La Torre*

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Assemblymember  
Hector De La Torre  
50<sup>th</sup> Assembly District

**City and County of San Francisco**

**Department of Public Health  
Emergency Medical Services Agency**

In accordance with applicable provisions of the San Francisco  
Emergency Medical Services Agency policies and standards,  
the Department of Public Health, hereby issues

this **Certificate of Approval** to

**Bayshore Ambulance**

on this **first** day of **November**, **1993**,

as a **Accredited Ambulance Provider**

**Ambulance Provider for:  
Basic Life Support  
Services**



DIRECTOR OF PUBLIC HEALTH

*Richard E. Oliver*  
EMERGENCY MEDICAL SERVICES AGENCY  
MEDICAL DIRECTOR

Girl Scouts of the Mid Peninsula  
Treasured Community Partner Award 2010

Presented to

Bayshore Ambulance  
David Bockholt

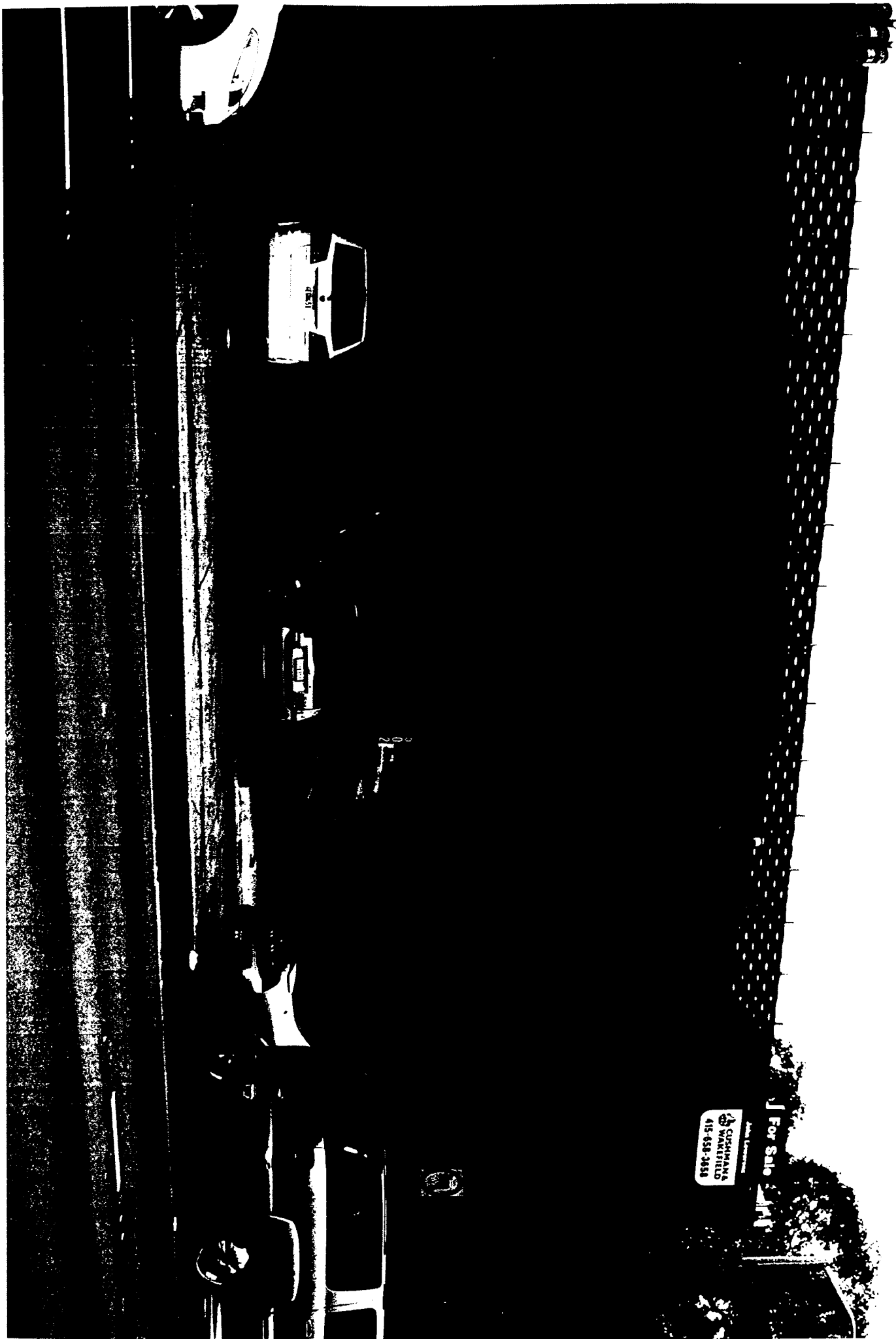
For being a valued partner in Girl Scouting of the Mid-Péninsula



Girl Scouts  
Where Girls Grow Strong

*Julianne Tjan* Association Coordinator

May 11, 2010



For Sale  
CASHMANA  
WAREFIELD  
415-658-3454



# 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                             |

1650 Mission St.  
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## Planning Commission Draft Motion

HEARING DATE: MAY 27, 2010

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The South of Market Special Hall of Justice Legal Services District  
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[edgar.oropeza@sfgov.org](mailto:edgar.oropeza@sfgov.org)

**ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 843.47 AND 890.2 OF THE PLANNING CODE TO ALLOW AN AMBULANCE SERVICE USE (DBA BAYSHORE AMBULANCE) WITHIN THE UMU (URBAN MIXED USE) DISTRICT THE SOUTH OF MARKET SPECIAL HALL OF JUSTICE LEGAL SERVICES DISTRICT, AND A 48-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On March 11, 2010 David Bockholt (Project Sponsor) filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 843.47 and 890.2 to establish an Ambulance Service use (dba Bayshore Ambulance) within the UMU (Urban Mixed Use) District, the South of Market Special Hall of Justice Legal Services District, and a 48-X Height and Bulk District.

On May 27, 2010, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.0168 C.

The Project was determined by the 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. 2010.0168 C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

### **FINDINGS**

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is located on the southeast corner of 7<sup>th</sup> and Bryant Streets. The subject lot measures 50 feet by 80 feet for a total square footage of 4000 square feet. No rear yard or usable open space of any type is present on the lot. The lot is improved with a 2 story office building (formerly used for associated San Francisco Police Operations, California Community Dispute Services and Court Accountability Case Management). Office uses / space are present on the first and second stories. Approximately 1/3 of the existing ground floor is improved solely for off-street parking.

The subject building's 7<sup>th</sup> street façade is the building's main pedestrian entrance and vehicle access / loading area. A significant portion of the building's main building wall is recessed from the street. Within this general area, there is an existing curb cut of approximately 33 feet in width immediately adjacent to the building's loading dock / car port.

3. **Surrounding Properties and Neighborhood.** The immediate neighborhood is chiefly anchored by 850 Bryant Street (The Hall of Justice), a public building housing the State's Jury Services division, Police Department, District Attorney, Superior Court, Sherriff Department and the City's jail. Several buildings on the south side of Bryant Street (800 Block) and located to the north of the project site, support the day to day activities of 850 Bryant Street including but not limited to the offices of bail bondsmen and attorneys, retail uses including restaurants and industrial buildings along with open unimproved lots used as public parking garages.

The 7<sup>th</sup> Street corridor exhibits primarily commercial and industrial buildings ranging from 1 to 3 stories in height. Uses range widely from office, industrial and retail uses



including bars and restaurant uses, supporting office uses related to Superior Court, trade shops related to construction and food processing.

The site is near the I-80 Freeway and access ramps are located within one block of the site.

4. **Project Description.** The project proposes to change the use of the existing office building formerly housing San Francisco Police Operations, the California Community Dispute Services and the Court Accountability Case Management into an Ambulance Service use, dba "Bayshore Ambulance." Bayshore Ambulance is a private ambulance company. The primary focus is non-emergency ambulance and wheelchair transportation services, also providing Critical Care Transport inter-facility transports for ICU level patients with a Registered Nurse. Primary service areas consist of San Francisco, San Mateo, Santa Clara and Alameda Counties.

Bayshore Ambulance intends to move its Brisbane Station into San Francisco to better serve its customers in the City. The proposal would place one ambulance and a crew of two EMT's for 24-hour coverage at the proposed site. The unit would respond to calls in San Francisco, Alameda and San Mateo County as part of the transport operations of the company. Drivers are professionally trained and monitored by onboard cameras.

5. **Public Comment.** The Department has not received public comment in regards to the subject proposal.
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. **Ambulance Service Use.** Planning Code Section 843.47 states that a Conditional Use Authorization is required to establish a new Ambulance Service use, as defined by Section 890.2 within the UMU (Urban Mixed Use) District.

*The Project Sponsor has applied for a Conditional Use in order to establish a new ambulance service use within the UMU District. The project scope does not include construction of any type as the existing building already contains the space to facilitate the needs of ambulance crews. Its location, in close proximity to the Hall of Justice, and major street and freeway access, assures easy deployment anywhere in the City for a 9-1-1 unit, and to the central Bay Area counties for a transport unit.*

- B. **Ambulance Service Defined.** Planning Code Section 890.2 defines an Ambulance Service use as a retail use which provides medically related transportation services.

*The operation of "Bayshore Ambulance" fits within the definition of an ambulance use as defined in Section 890.2.*

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 project proposes to reuse the existing office building and requires no major construction to establish the new use. At two stories tall the size of the existing building is in keeping with the scale of other buildings located within the immediate and greater area. Maintaining the existing building will ensure compatibility with the neighborhood.*

*Establishing an ambulance station at the subject site would help to further support the area in a major disaster since off duty paramedics and EMT's would report to the station, which would have extra medical supplies if needed during the first critical 72 hours following a disaster.*

*Bayshore Ambulance intends to station one Paramedic Ambulance at the 502 7<sup>th</sup> Street location. This location would be an asset to the Emergency Medical Services of San Francisco, which could be deployed anywhere in the City, and not limited to the area of the station.*

- 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. No construction is proposed. The change of use request will not alter the existing appearance or character of the project vicinity.*

- 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 any use within the Eastern Neighborhoods Mixed Use Districts. The proposed use is designed to meet the needs of the immediate and the greater neighborhood. Bayshore Ambulance intends to station one Paramedic Ambulance at the 502 7<sup>th</sup> Street location which should not generate significant amounts of vehicular trips.*

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

*Not all calls for paramedics require red lights and sirens, and the ambulance sirens are usually used discretely when traffic warrants it. The site is in an area where emergency and police vehicles are already located. Therefore, cumulative impacts to noise are not expected to be severe.*

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

*The proposed ambulance service use does not require any additional tenant improvements to the existing building. However, pursuant to Section 142, every off-street parking space not within a building, where not enclosed by solid building walls, shall be screened from view from all streets and alleys through use of garage doors or by some other means. Therefore, as a condition of approval the Department shall require that all ambulances are stored within the interior of the building.*

- 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.*

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

## COMMERCE ELEMENT

### 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 a necessary and desirable service to both the immediate and greater neighborhood. Establishing an ambulance station at the subject site would help to further support the South of Market area in a major disaster during the first critical 72 hours of the disaster.*

*The station is located in an environment where land uses support emergency vehicles. The project is consistent with this pattern. Further, the proposed project is consistent with the stated purposes of UMU (Urban Mixed Use) district in that the intended use maintains all characteristics of the existing building and preserves commercial and industrial nature of the area.*

**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 reuse and retain the existing commercial building and use, thereby enhancing the diverse economic base of the City.*

**OBJECTIVE 7:**

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL AND REGIONAL CENTER FOR GOVERNMENTAL, HEALTH, AND EDUCATIONAL SERVICES.

**Policy 7.2:**

Encourage the extension of needed health and educational services, but manage expansion to avoid or minimize disruption of adjacent residential areas.

*Bayshore Ambulance intends to station one Paramedic Ambulance at the 502 7<sup>th</sup> Street location and thereby should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. Not all calls for ambulances require Red lights and Sirens. Ambulance sirens are usually used discretely when traffic warrants it. They are not as loud as the mechanical sirens used on fire trucks. Due to the one-way streets located at 7<sup>th</sup> & Bryant, if an ambulance were sent on an emergency call from the station, they would be pointed north toward downtown/I-80 or east toward the Embarcadero, away from the immediate surrounding residential units in the neighborhood.*

**Policy 7.2:**

Promote the provision of adequate health and educational services to all geographical districts and cultural groups in the city.

*Establishing an ambulance station at the subject site would help to further support the South of Market area in a major disaster since off duty paramedics and EMT's would report to the station, which would have extra medical supplies available to help that specific section of town during the first critical 72 hours of the disaster. The project would further the City's preparedness to provide adequate health services.*

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 project site has historically housed office uses related to the Hall of Justice located one block east of the subject site. Therefore, the project does not displace any neighborhood serving retail uses.*

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

*The proposed project is consistent with the stated purpose of the UMU (Urban Mixed Use) district in that the intended use maintains and preserves all characteristics of the existing building. Moreover the subject zoning district is located in an area serving as a buffer between residential districts and PDR districts in the Eastern Neighborhoods.*

- 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 Planning Code does not require parking or loading for any use within the Eastern Neighborhoods mixed use districts. Bayshore Ambulance intends to station one Paramedic Ambulance at the 502 7<sup>th</sup> Street location and should not generate significant amounts of vehicular trips.*

- 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 and ownership opportunities.*

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

*No construction is proposed. However, future improvements shall conform to the structural and seismic safety requirements of the City Building Code.*

- G. That landmarks and historic buildings be preserved.

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

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

*The project will have no impact on existing parks and 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. 2010.0168C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application as received on May 20, 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 May 27, 2010.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 27, 2010

## Exhibit A

# Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Section 303, 843.47 and 890.2 of the Planning Code to establish an Ambulance Service use within the UMU (Urban Mixed Use) District, the South of Market Special Hall of Justice Legal Services District, and a 48-X Height and Bulk District, in general conformance with plans filed with the Application as received on May 20, 2007 and stamped "EXHIBIT B" included in the docket for **Case No. 2010.0168C**, reviewed and approved by the Commission on May 27, 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 3780, Lot 001), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion.
3. Regarding the garage entrance located at the 7<sup>th</sup> Street façade, the Project sponsor shall install an audio and visual pedestrian awareness system including mirrors to address potential pedestrian / vehicle conflicts. This system shall be reviewed and approved by the Planning Department before it's installed.
4. Pursuant to Planning Code Section 143 a total of six new street trees are required for the subject property. The street trees installed shall be a minimum of one 24-inch box tree for each 20 feet of frontage of the property along each street or alley. Within the Eastern Neighborhoods Mixed Use Districts, street trees shall be installed along all street frontages in the public right of way.
5. 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.
6. 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).
7. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition.
8. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.



9. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Applicant will keep the above parties apprised should a different staff liaison be designated.
  
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.