



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

January 5, 2016

Vahram Massehian
California Pacific Medical Center (CPMC)
P.O. Box 7999
San Francisco, CA 94120

Site Address: 601 Duboce Avenue
Sutter Health/California Pacific Medical Center (CPMC)
Davies Campus - Hand Therapy Unit

Assessor's Block/Lot: 3539/001

Zoning District: H-3/ 40-X

Staff Contact: Elizabeth Gordon Jonckheer, (415) 575.8728 or
elizabeth.gordon-jonckheer@sfgov.org

Record No.: 2015-015254ZAD

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Dear Mr. Massehian:

This letter is in response to your request for a Letter of Determination regarding the property at 601 Duboce Avenue. This property houses the CPMC Davies campus and encompasses the entire city block bounded by Duboce Avenue to the north, Noe Street to the east, 14th Street to the south and Castro Street to the west. The parcel is located within the RH-3 [Residential House, Three-Family] Zoning District and 40-X Height and Bulk District.

A Letter of Determination was issued by the Zoning Administrator on March 3, 2006 to allow the construction of two temporary modular structures at the site on a portion of the existing middle-level surface parking lot accessed from 14th Street. The 2006 Letter of Determination allowed the temporary structures to operate from mid-2006 through mid-2008. Although the structures remain and continue to be operative through present day, a written extension for the temporary structures was not formally authorized by the Planning Department, nor included in recent entitlements for the property. The oversight was unintentional. The Letter of Determination Request seeks to extend the original allowance for the subject structures.

Background

The two modular structures are 24 feet wide and range from 11 to 19 feet high. One structure is 60 feet long, and the other 120 feet long. The structures were initially proposed in order to allow the existing hospital programs to continue to operate during seismic retrofit and upgrade on campus. All services within the temporary structures were projected for relocation to the South Tower upon completion of the seismic retrofit project. Programmatic requirements necessitated that the Hand Therapy unit could not move into a renovated South Tower. The Letter of Determination Request proposes, due to various constraints at the Outpatient Rehabilitation Building, that the Hand Therapy unit would remain housed within the existing temporary structures until the end 2018 when the Hand Therapy unit would then also be relocated to the Outpatient Rehabilitation Building.

Vahram Massehian
CPMC
P.O. Box 7999
San Francisco, CA 94120

January 5, 2016
Letter of Determination
601 Duboce Avenue

Determination

Per Planning Code Section 205.2(a) temporary structures authorized as a Temporary Use may only be approved for a period not to exceed two years. Therefore, the Hand Therapy unit structures must be treated as permanent structures. Functioning in this capacity, the structures and their use would be considered accessory to the site's principal hospital and medical office uses per Planning Code Section 204.

In regard to Accessory Uses, Planning Code Section 204 stipulates that such related minor uses must be either, (a) necessary to the operation or enjoyment of a lawful principal use or conditional use, or (b) appropriate, incidental and subordinate to any such principal use. The clinic space located in the temporary structures, as an accessory use to the Davies campus hospital and medical office uses, would be permitted provided it meets the limitations set forth in Section 204.2 and does not involve or require any of the following:

- (a) The use of more than ¼ of the site's total occupied floor area.
- (b) The use of show windows or window displays or advertising to attract customers or clients (except for an identifying sign, regulated in Article 6).
- (c) The conduct of any activity of a profit making or commercial nature, except as an integral part of the permitted principal or conditional use.

Based on review of information provided and staff research, the Hand Therapy unit housed within the existing modular structures meets the above criteria of Planning Code Section 204 and therefore can be considered a permitted accessory use. The continued use will not result in an intensification or expansion of existing uses on the site. The continued use of these facilities is also consistent with previous entitlements and conditions of approval for the Davies campus. The continued use of these facilities does not result in a change to existing parking configurations on site. These structures may remain on site for an indefinite period.

Please file a building permit application for the modular structures. The application will be subject to the Planning Code Section 311 permit notification process as applicable in residential districts. The Section 311 process provides for a 30-day notification period to owners and tenants, as well as interested neighborhood organizations. In the interim, please continue to work with the Duboce Triangle Neighborhood Association (DTNA) to improve the appearance around this portion of the Davies campus, including the maintenance of landscaping installed around the Hand Therapy Facility in October of 2015 and the improvement of pedestrian level lighting along the 14th Street perimeter.

APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez
Zoning Administrator

Vahram Massehian
CPMC
P.O. Box 7999
San Francisco, CA 94120

January 5, 2016
Letter of Determination
601 Duboce Avenue

cc: Elizabeth Gordon Jonckheer, Planner
Property Owner
Neighborhood Groups
Duboce Triangle Neighborhood Association (DTNA)
DTNA via email:
Erik Honda, Vice President
Danny Yadegar, Land Use Committee Chair

R # 2015 - 015254 ZAD
OK # 921474 \$ 645. -
D. WASHINGTON (SW)

California Campus
3700 California Street

Pacific Campus
2333 Buchanan Street

Mailing Address
P.O. Box 7999
San Francisco, CA 94120
415.600.6000

Davies Campus
Castro & Duboce Streets

St. Luke's Campus
3555 Cesar Chavez Street

To: Scott Sanchez, Zoning Administrator, City and County of San Francisco

From: Vahram Massehian, California Pacific Medical Center (CPMC)

Date: 11/16/2015

Subject Property: 601 Duboce Avenue Lot 1 in Assessor's Block 3539

Re: Letter of Determination for Davies Campus Hand Therapy Unit

Dear Mr. Sanchez,

A Letter of Determination was issued by the Zoning Administrator on March 3, 2006 (see attached letter) to allow the construction of two temporary structures (known as the Hand Therapy Temporary Facility) at the Davies Campus on a portion of the existing surface parking lot accessed from 14th Street (see attached map). CPMC is now asking for an extension of this allowance through the end of 2018.

It was originally anticipated that all the functions within the temporary facility would be relocated into the North Tower upon completion of the seismic retrofit project. It has since been determined that it makes the most programmatic sense to relocate the physical therapy and rehabilitation functions housed in the temporary facility within the Outpatient Rehabilitation Building which is located between the South Tower and 14th Street (again, please refer to attached map). Existing leases and current space constraints within the Outpatient Rehabilitation Building have initiated the need for space planning, test fits and program reconfigurations but we anticipate completing all these necessary steps to allow a permanent home for all the functions within the Hand Therapy unit at the Outpatient Rehabilitation Building by the end of 2018.

In the interim, CPMC will not intensify or expand the uses at the existing Hand Therapy Temporary Facility. We have worked with the Duboce Triangle Neighborhood Association to improve the appearance around this portion of the campus. Additional landscaping was installed around the Hand Therapy Facility in October of 2015. We are also working with DTNA to improve pedestrian level lighting along the 14th Street campus perimeter near the Hand Therapy unit in response to safety concerns, particularly during the evening hours.

Please feel free to contact me with any questions or concerns.

Sincerely,



Vahram Massehian

(415) 595-2898

masseh@sutterhealth.org



PLANNING DEPARTMENT

City and County of San Francisco . 1660 Mission Street, Suite 500 . San Francisco, California . 94103-2414

MAIN NUMBER	DIRECTOR'S OFFICE	ZONING ADMINISTRATOR	PLANNING INFORMATION	COMMISSION CALENDAR
(415) 558-6378	PHONE: 558-6411 4TH FLOOR FAX: 558-6426	PHONE: 558-6350 5TH FLOOR FAX: 558-6409	PHONE: 558-6377 MAJOR ENVIRONMENTAL FAX: 558-5991	INFO: 558-6422 INTERNET WEB SITE WWW.SFGOV.ORG/PLANNING

March 3, 2006

Ralph Marchese
Marchese Company
1388 Sutter Street, Ste. 805
San Francisco, CA 94109

'RE: **Letter of Determination**
Street Address: 601 Duboce Avenue
California Pacific Medical Center Davies Campus
Assessor's Block/Lot: Lot 1 in Assessor's Block 3539

Dear Mr. Marchese:

This letter is in response to your request for a determination on construction of two temporary structures on a portion of the existing middle-level surface parking accessed from 14th Street. The location of these structures is referenced on a site plan submitted with your letter, dated February 8, 2006. The structures are proposed in order to allow the existing hospital programs to continue to operate during the seismic retrofit and upgrade project on the Davies Hospital Campus. The structures are 24 feet wide and range from 11 to 19 feet high. One structure is 60 feet long, and the other is 120 feet long. The structures will house approximately 60 staff and visitors, will be accessed via a covered canopy connection to the existing hospital, and will be open Monday through Friday, 8 a.m. to 6 p.m. The structures are anticipated to remain on the site from mid-2006 through mid-2008. The vacated portions of the buildings undergoing seismic retrofit and upgrade during this period will remain unoccupied until the programs fully return to the existing hospital.

Given that there is no intensification of uses on the site and the proposal is consistent with the previous conditions of approval on the site, no Conditional Use authorization is required for the structures. The loss of parking (approximately 30 spaces) is offset by restoration of temporary parking on the podium level of the North Tower. The podium level can accommodate for up to 49 spaces, 19 more spaces than currently existing on the site. In addition, there appears to be adequate mature landscaping along the perimeter of the campus to help substantially screen the temporary structures from being seen from the adjacent streets and residents.

Given the proposed structures represent a non-residential use, they are not subject to notice. According to Section 311 of the Code, only residential building permits in the RH Districts are subject to neighborhood notification.

If you have any questions about this determination, please contact **Tina Tam**, Planner, at **(415) 558-6325**.

If you have any substantial reason to believe that there is an error in the interpretation of the provisions of the Planning Code or abuse of discretion on the part of the Zoning Administrator in this determination, you have fifteen (15) days from the date of this letter to appeal this determination to the Board of Appeals. For information regarding the appeals process, please contact the Board of Appeals, located at 1660 Mission Street, or call 415-575-6880.

Sincerely,

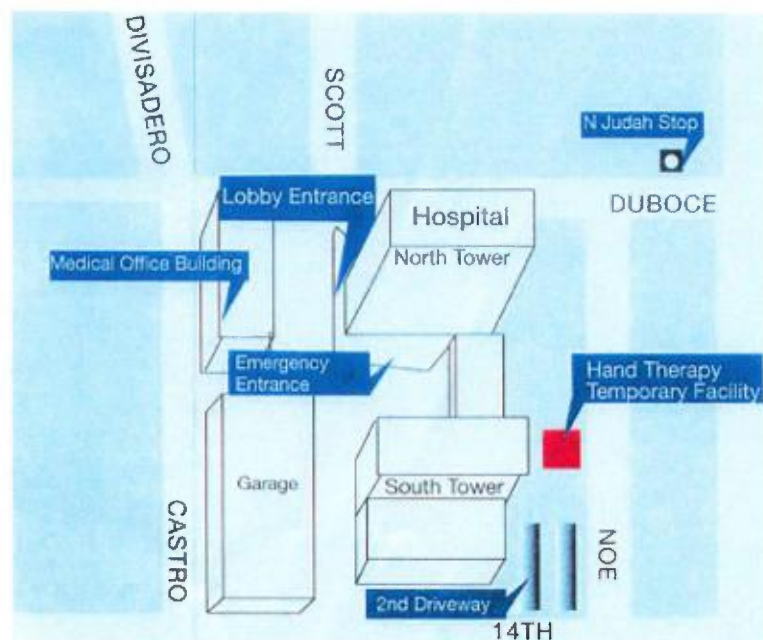
Lawrence B. Badiner
Zoning Administrator

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- Wheelchair entries near main entries of all buildings

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Directions to the Temporary Hand Therapy Facility



From the Parking Garage, Medical Office Building or the N Judah stop

Enter through the North Tower/ Hospital lobby, take the elevator to A Level

Once you exit the elevator, follow the signs down the long corridor (turn right and immediately left)
You will pass Nutritional Service, Mail Room and two elevators on your left.

When you have almost reached the end of the long corridor, turn left at the short hallway. You will pass Conference Room 04 on your right.

Exit the building through the sliding glass door.

The Hand Therapy Center is outside the glass doors, in the building across the driveway.

From the Emergency Driveway Entrance or Outpatient Rehabilitation Department

You are on the A level. Turn right. You will pass Occupational Health and the Institute of Plastic and Reconstructive surgery before you reach 2 elevators on your left. If you are at the Outpatient Rehabilitation Department, the elevators are across the hall.

Take the elevator down to B level.

Once you exit the elevator, turn left towards the EXIT sign.

Turn left again at the next hallway.

Exit the building through the sliding glass door.

The Hand Therapy Center is outside the glass doors, in the building across the driveway.

From Noe and 14th Street

From the corner of Noe and 14th, go uphill on 14th street and turn right at the second driveway.

The Hand Therapy Center is outside the glass doors, in the building across the driveway.

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