

APPLICATION FOR Health Care Services Master Plan Consistency Determination

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Van Ness Post Center, LLC	
PROPERTY OWNER'S ADDRESS: 23 Geary Street, Suite 510 San Francisco, CA 94108	TELEPHONE: (415) 788-1133
	EMAIL: dchang@united-mgmt.com

APPLICANT'S NAME: Jim Abrams Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: One Maritime Plaza, Suite 1900 San Francisco, CA 9411	TELEPHONE: (415) 999-4402
	EMAIL: jabrams@jabramslaw.com

CONTACT FOR PROJECT INFORMATION: Applicant Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Applicant Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

2. Location and Project Description

STREET ADDRESS OF PROJECT: 1200 Van Ness Avenue	ZIP CODE: 94109
CROSS STREETS: Van Ness Avenue, Post Street, Hemlock Street	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0691 / 005 & 003	Approx 120' x 316'	Approx 37,920	RC-4, Van Ness SUD	130-V

PROJECT TYPE:	BUILDING PERMIT NUMBER(S):	DATE FILED:
<input type="checkbox"/> Change of use to Medical Use > 10,000 gsf	201609299193	9/26/16
<input checked="" type="checkbox"/> Addition to existing Medical Use > 5,000 gsf	CASE NUMBER: 2015-012577	DATE FILED: 9/21/2015

Compliance with the HCSMP Recommendations and Guidelines

<p>1. Please describe the overall project proposal. (attach additional pages as needed)</p> <p>See attached.</p>
<p>2. Please summarize and provide proof of how the project addresses the HCSMP Guidelines and Recommendations, including whether there are innovative ways in which your project addresses them. (attach data and additional information as needed)</p> <p>See attached.</p>
<p>3. Does your project meet any of the Guidelines labeled “eligible for incentives”? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, is your project seeking incentives? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, please list below or attach additional information.</p>

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature:  _____ Text _____ Date: March 19, 2020

Print name, and indicate whether owner, or authorized agent:

Jim Abrams
Owner Authorized Agent (circle one)

PLANNING DEPARTMENT USE ONLY

DPH RECOMMENDATION: (attach additional pages as needed)

See below Memorandum from DPH.

PLANNING DEPARTMENT DETERMINATION BASED ON DPH RECOMMENDATION/FINDINGS:

- Project is **Inconsistent** with the HCSMP
- Project is **Consistent** with HCSMP
- Project is **Consistent** with the HCSMP and **Recommended for Incentives**.
Projects incentives will be determined on a case-by-case basis.

COMMENTS:

VERIFIED BY PLANNER:

Signature: Mary C. Woods Date: 9/9/2021

Printed Name: Mary Woods Phone: (628) 652-7350

VERIFIED BY DIRECTOR:

Signature: _____ Date: _____

Printed Name: _____



City and County of San Francisco
London N. Breed
Mayor

San Francisco Department of Public Health
Grant Colfax, MD
Director of Health

Office of Policy and Planning

MEMORANDUM

TO: Mary Woods, Senior Planner, San Francisco Planning Department

CC: Nick Roosevelt, J. Abrams Law, P.C.
Van Ness Post Center, LLC

FROM: Claire Lindsay, Senior Health Program Planner, Office of Policy and Planning

DATE: September 3, 2021

RE: Health Care Services Master Plan: 1200 Van Ness, Consistency Determination

On August 10th, 2020, Van Ness Post Center, LLC (Project Sponsor) submitted a Health Care Services Master Plan (HCSMP) Consistency Determination Application for review by the San Francisco Department of Public Health (SFDPH). Due to the COVID-19 pandemic and Planning hearing timeline, SFDPH staff reviewed the application in April of 2021. On August 30th, 2021, Van Ness Post Center, LLC submitted a revision to the square footage plan for health services; reflected in this September 3, 2021, memorandum. SFDPH recommends a finding of Consistent with the HCSMP recommendations and guidelines, as specified below. Consistent applications are health service projects that address one or more of the HCSMP recommendations and guidelines.

I. Consistency Determination Application

A. The Proposed Project

The Project Sponsor, Van Ness Post Center, LLC, plans to demolish the existing medical service building and above-grade parking structures at 1200 Van Ness Avenue (Project Site) and develop a new building that will expand medical uses at the Project Site. The project will expand the existing medical service square footage from 38,711 to 118,437 gross square feet.

The proposed Project will expand outpatient health services on the Van Ness Corridor near the CPMC Van Ness Campus and Dignity Health Saint Francis Memorial Hospital. The health services are accessible by public transit, including the under-construction Van Ness BRT. The Project includes new residential uses, promoting a mixed-use environment where residents can live close to available medical services in the city. The Project includes streetscape improvements that will create three new accessible on-street loading spaces on Van Ness Avenue and Post Street and a patient drop off area to further promote accessible passenger loading for patients.

Future outpatient services have not been finalized; however, the Project Sponsor has stated that future outpatient services are anticipated to be similar to outpatient services in the existing building. Recent medical uses at the Project Site include an ophthalmologist surgery center, a medical imaging center and a dialysis center. It is currently unknown whether these exact uses will be reinstated at the Project Site after Project completion due to factors outside of Project Sponsor's control, including current medical service tenant relocation plans during Project construction and the exact date of Project completion, which depends on the timing of remaining Project approvals.

B. About Van Ness Post Center, LLC

Van Ness Post Center, LLC has owned and managed the building at 1200 Van Ness Avenue for the last 23 years.

C. Applicability of Proposed Project to HCSMP Consistency Determination

Per Section 342 of the San Francisco Planning Code, medical use projects that are subject to a HCSMP Consistency Determination include:

1. Projects that require a change of use from non-medical to medical occupying more than 10,000 gross square feet; or
2. Projects that expand an existing medical use by more than 5,000 gross square feet.

The proposed project would expand an existing medical use by approximately 79,000 square feet.

II. SFDPH Review of Van Ness Post Center, LLC's Consistency Determination Application

Below is a summary of Van Ness Post Center, LLC's Consistency Determination Application and SFDPH's review of the application. Planning Code Section 342 requires that an expansion of a medical use by more than 5,000 gross square feet be consistent with the HCSMP. Consistent applications are health service projects that address one or more of the HCSMP recommendations and guidelines.

HEALTH PRIORITY 1: Ensure Safe + Healthy Living Environments

HCSMP RECOMMENDATION 1.1: Address identified social and environmental factors that impede and prevent access to optimal care, including but not limited to violence and safety issues, transportation barriers, environmental hazards, and other built environment issues.

The Project addresses HCSMP Recommendation 1.1 by reducing transportation barriers to health services and by improving the built environment near the Project site. The Project expands health services on the Van Ness Corridor. The health services available at 1200 Van Ness will be accessible by numerous means of public transit, including the under-construction Van Ness BRT. The Project also includes pedestrian-oriented streetscaping improvements to enhance the built environment.

The Project addresses the following guideline:

1. **Guideline 1.1.3** - Establish “health safety zones” (i.e., areas surrounding facilities that deter violence and improve feelings of safety, health, and wellbeing through streetscaping or other means).

DPH Staff Assessment - The proposed Project at 1200 Van Ness Avenue improves the safety, health and wellbeing of the surrounding area through pedestrian-oriented streetscape improvements.

The Project proposes ground-level residential uses on Hemlock Street, which will activate a street that does not currently support a pedestrian-oriented feeling of safety and health. The Project includes pedestrian-oriented streetscape improvements, including:

1. Implementation of three accessible passenger loading spaces located on Van Ness Avenue and Post Street.
2. Construction of a new sidewalk extension into Post Street near its intersection with Van Ness Avenue to support a pedestrian-friendly and safer crossing environment at the intersection of the two busy streets.
3. An interior driveway connecting Post Street and Hemlock Street that will accommodate accessible patient drop off, including access by paratransit vans and ambulances. The interior driveway access to the medical offices will also create a second, securable means of accessing the elevators to the medical office uses in the building.
4. New trees along Post Street will improve pedestrian wellbeing and create a friendlier walking environment.

HEALTH PRIORITY 2: Increase Healthy Eating + Physical Activity

HCSMP RECOMMENDATION 2.1:

Support “healthy” urban growth.

The Project addresses HCSMP Recommendation 2.1 by locating new health services and residential uses along the Van Ness Avenue corridor, which is centrally located near many public transit, bicycle and pedestrian routes. The project also includes new retail and restaurant uses which will support local business activity.

The Project addresses the following guideline:

2. **Guideline 2.1.3** - Encourage residential and mixed-use projects to incorporate healthy design - design encouraging walking and safe pedestrian environments.

DPH Staff Assessment - the proposed Project at 1200 Van Ness Avenue is a mixed-use project that will improve the area to be safer and more accessible for pedestrians.

As described in the sections above, the Project will locate new health services and residential uses along the Van Ness Avenue corridor. In addition to the streetscape improvements described above, this mixed-use project will encourage walking and the use of transit, specifically the Van Ness BRT, through safety improvements to the pedestrian spaces on the three surrounding streets - Post Street, Van Ness Avenue and Hemlock Street. Finally, these improvements will also include new trees along Post Street to create a friendlier walking environment for patients, residents, and the public.

HEALTH PRIORITY 3: Increase Access to High Quality Health Care + Services

HCSMP RECOMMENDATION 3.5:

Ensure that San Francisco residents – particularly those without regular car access – have available a range of appropriate transportation options (e.g., public transportation, shuttle services, bike lanes, etc.) that enable them to reach their health care destinations safely, affordably, and in a timely manner.

The Project is consistent HCSMP Recommendation 3.5, by expanding health services close to the CPMC Van Ness Campus and Dignity Health Saint Francis Memorial Hospital. The proposed health services will be accessible by numerous means of public transit, including the under-construction Van Ness BRT, and will also include bike storage options and a bike repair station to promote biking.

The Project addresses the following guidelines:

3. **Guideline 3.5.3** - *As part of transit demand management efforts for patients, develop safe health care transit options beyond public transportation system (e.g., bike storage, health care facility shuttle service, etc.) to increase health care access for those without regular car access.*

DPH Staff Assessment - The proposed Project at 1200 Van Ness Avenue adds bicycle storage and improves bicycle infrastructure around the Project Site.

The proposed project will include the addition of approximately 127 new secure bicycle spaces for tenants and approximately 26 new sidewalk bicycle spaces along Post Street. The proposed expansion of secure bicycle spaces will increase convenient bicycle storage in the area where there was no bicycle storage before. In addition to safe bicycle spaces, the Project also includes a bike repair station within the building for convenience and to promote biking.

4. **Guideline 3.5.8** - *Increase awareness of transportation options to health care facilities during facility hours. This may include but not be limited to providing relevant transit information in providers' offices.*

DPH Staff Assessment - The proposed Project at 1200 Van Ness Avenue will increase awareness of transportation options to health care facilities through real-time transportation information displays, increased transportation signage throughout the Project Site, and by providing transportation information material to office tenants.

The proposed project's draft Transportation Demand Management plan (currently under review by the Planning Department) includes installation of a real-time transportation information display, which would be visible from the medical office lobby to provide medical office staff and patients real-time information on area transit services as they exit the building. The Project will also incorporate transit signage to promote awareness and the use of those services. The Project includes a bike repair station within the building to promote biking. Finally, the medical office tenants and employees in the building will receive tailored transportation marketing services to increase awareness of alternatives to driving to the site.

III. Conclusion

SFDPH staff recommends a finding of Consistent for Van Ness Post Center, LLC's application for the Project Site of 1200 Van Ness Avenue. The application for Consistency Determination has demonstrated consistency with the HCSMP guidelines and recommendations as specified in this review of the application.