



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JANUARY 8, 2015
CONSENT CALENDAR

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: December 31, 2014
Case No.: **2014.1547C**
Project Address: **3481 18TH STREET**
Zoning: RTO-Mission (Residential, Transit Oriented-Mission Neighborhood)
Mission Alcoholic Beverage Special Use District
55-X Height and Bulk District
Block/Lot: 3589/145
Project Sponsor: David Cumby
351 9th Street Ste. 301
San Francisco, CA 94103
Staff Contact: Kimberly Durandet – (415) 575-6816
kimberly.durandet@sfgov.org

Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The Project Sponsor proposes to extend the permitted hours of operation for an existing restaurant d.b.a. "Regalito". Current hours of operation are Monday through Friday from 5:00pm to 10:00pm; Saturday and Sunday from 11:00am to 10:00pm. The Project Sponsor proposes daily hours of operation from 9:00am to 10:00pm. No expansion to seating or other changes are proposed.

SITE DESCRIPTION AND PRESENT USE

The project site is a 2,125 square foot lot located on the south side of 18th Street, between Valencia and Lexington Streets. The lot is flat and has approximately 25 feet of frontage on 18th Street and lot depth of 85 feet. The property is developed with a ground floor commercial unit and one residential unit on the second floor. The ground floor commercial unit is approximately 1,376 square feet and is authorized as a Limited Commercial Use currently operating as a restaurant (d.b.a. "Regalito"). The restaurant contains an outdoor seating area. The property is located within the RTO-Mission (Residential, Transit-Oriented-Mission Neighborhood) Zoning District and a 55-X Height and Bulk District.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The surrounding properties in the neighborhood are located within the RTO-Mission (Residential, Transit Oriented-Mission Neighborhood), RH-3 (Residential House, Three-Family), Valencia NCT (Neighborhood Commercial Transit), and Mission NCT Districts. The surrounding area consists of single, two, and three-family residential buildings as well as commercial and a few industrial buildings which are predominately used as auto repair facilities. The NCT Districts contain a mixture of food and

beverage establishments, personal services, small retail establishments, and other commercial uses. The adjacent property to the east is a five unit residential building. To the west is a parking lot. To the southeast is a single family dwelling, and to the southwest is a commercial building.

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	December 19, 2014	December 17, 2014	22 days
Posted Notice	20 days	December 19, 2014	December 19, 2014	20 days
Mailed Notice	20 days	December 19, 2014	December 19, 2014	20 days

PUBLIC COMMENT

- To date, the Department has received no public comment.

ISSUES AND OTHER CONSIDERATIONS

- The proposal to extend operating hours will not change the existing use on the project site (restaurant) and will make the restaurant more consistent with the majority of other eating and drinking establishments in the area in terms of operation hours. Additionally, since opening in 2012, there have been no complaints filed with the Planning Department, Department of Building Inspection, or Police Department.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization under Planning Code Section(s) 178, 186, and 303 to extend the hours of operation of an existing Limited Commercial Use authorized as a restaurant (d.b.a. Regalito).

BASIS FOR RECOMMENDATION

- The extension of hours of operation would add food service earlier in the day and no change to the evening hours is proposed.
- The added service would create additional employment opportunities.
- The project promotes the continued operation of an established, locally-owned business and contributes to the viability of the adjacent NCT Districts.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood, and would not result in a net increase in the number of restaurants in the area.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

Zoning Map

Block Book Map

Sanborn Map

Aerial Photographs

Public Correspondence (see also Project Sponsor Submittal)

Project Sponsor Submittal, including:

- Correspondence in Support

- Site 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 type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

_____ KJD _____
Planner's Initials

KJD: I:\Current Planning\SE Team\KDurand\Conditional Use\3481 18th Street (Extended Hours of Operation)\Draft Documents



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Draft Motion HEARING DATE: JANUARY 8, 2015

Date: December 31, 2014
Case No.: **2014.1547C**
Project Address: **3481 18TH STREET**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 178(c), 186, AND 303 OF THE PLANNING CODE TO EXTEND THE HOURS OF OPERATION OF AN EXISTING LIMITED COMMERCIAL USE AUTHORIZED AS A RESTAURANT (D.B.A. REGALITO) WITHIN THE RTO-MISSION (RESIDENTIAL, TRANSIT ORIENTED-MISSION NEIGHBORHOOD) ZONING DISTRICT AND MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 9, 2014 David Cumby (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 178, 186, and 303 to extend the hours of operation of an existing Limited Commercial Use authorized as a restaurant (d.b.a. Regalito) within the RTO-Mission (Residential, Transit Oriented-Mission Neighborhood) Zoning District and Mission Alcoholic Beverage Special Use District and 55-X Height and Bulk District.

On January 8, 2015 the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.1547C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption.

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. 2014.1547C, 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 a 2,125 square foot lot located on the south side of 18th Street, between Valencia and Lexington Streets. The lot is flat and has approximately 25 feet of frontage on 18th Street and lot depth of 85 feet. The property is developed with a ground floor commercial unit and one residential unit on the second floor. The ground floor commercial unit is approximately 1,376 square feet and is authorized as a Limited Commercial Use currently operating as a restaurant (d.b.a. "Regalito"). The restaurant contains an outdoor seating area. The property is located within the RTO-Mission (Residential, Transit-Oriented-Mission Neighborhood) Zoning District and a 55-X Height and Bulk District.
3. **Surrounding Properties and Neighborhood.** The surrounding properties in the neighborhood are located within the RTO-Mission (Residential, Transit Oriented-Mission Neighborhood), RH-3 (Residential House, Three-Family), Valencia NCT (Neighborhood Commercial Transit), and Mission NCT Districts. The surrounding area consists of single, two, and three-family residential buildings as well as commercial and a few industrial buildings which are predominately used as auto repair facilities. The NCT Districts contain a mixture of food and beverage establishments, personal services, small retail establishments, and other commercial uses. The adjacent property to the east is a five unit residential building. To the west is a parking lot. To the southeast is a single family dwelling, and to the southwest is a commercial building.
4. **Project Description.** The Project Sponsor proposes to extend the permitted hours of operation for an existing restaurant d.b.a. "Regalito". Current hours of operation are Monday through Friday from 5:00pm to 10:00pm; Saturday and Sunday from 11:00am to 10:00pm. The Project Sponsor proposes daily hours of operation from 9:00am to 10:00pm. No expansion to seating or other changes are proposed.
5. **Public Comment.** The Department has received no public comment.

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. **Hours of Operation.** Planning Code Section 186(b)(3) states that hours of operation for Limited Commercial Uses (LCU) shall be limited to the period between 6:00am and 10:00pm.

The hours of operation for the existing restaurant (d.b.a Regalito) are currently restricted by Planning Commission Motion No. 18521 which limited the hours of operation Monday through Friday from 5:00pm to 10:00pm; Saturday and Sunday from 11:00am to 10:00pm. The Project Sponsor proposes daily hours of operation from 9:00am to 10:00pm to be more consistent with the principally permitted hours of operation allowed Limited Commercial Uses. However, because the original approval motion limited the hours of operation, a new Conditional Use Authorization is required to amend the Conditions of Approval to extend the hours of operation.

- B. **Street Frontage.** Section 186(d) of the Planning Code requires that LCU's shall comply with Planning Code Section 145.1(c)(6) and (7). Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 25 feet of frontage. The ground floor façade fenestration and doorway to the restaurant entrance are clear and unobstructed. There are no changes proposed to the commercial frontage.

- C. The project is consistent with other Planning Code provisions, as applicable, as it is an existing use.

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 proposed hours of operation for the restaurant will not impact traffic or parking in the District because it is not a destination restaurant. The proposal increase food services available in the district

and contribute to the economic vitality of the neighborhood. The project would also promote the viability of a locally owned business.

- 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 hours of operation will not affect the building structure.

- 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 in the RTO-M District. 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 increase hours of operation would only add additional meal services to an existing restaurant. The Department has not received any complaints regarding the current operation.

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

The proposed restaurant does not require any additional tenant improvements.

- 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.

Although the project is not in a NC District, it abuts the Valencia Street NCT. The proposed project is consistent with the stated purpose of such NC Districts in that the intended use is located at the

ground floor and it 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.

The proposal to extend the hours of operation is intended to apply the same performance standard that is applied to the majority of other businesses in the area and to give the restaurant more flexibility to help ensure it maximizes net economic benefits to the area and City.

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 retain an existing commercial activity and will enhance the diverse economic base of the City.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The proposed project will continue to provide enhanced opportunities for employment by adding additional meal service increasing employment opportunities in the food service industry.

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.

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.

The existing restaurant is located between the Mission and Valencia Street Neighborhood Commercial Transit Districts. The proposed extension of hours of operation will increase services in this area and will strengthen the viability of the commercial corridor. The business is currently owned and operated by a local small business owner.

MISSION AREA PLAN

Objectives and Policies

OBJECTIVE 6.1

SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS.

POLICY 6.1.3

Provide business assistance for new and existing small businesses in the Eastern Neighborhoods.

The existing restaurant is located between the Mission and Valencia Street Neighborhood Commercial Transit Districts. The proposed extension of hours of operation will increase services in this area and will strengthen the viability of the commercial corridor. The business is currently owned and operated by a local small business owner.

OBJECTIVE 6.2

INCREASE ECONOMIC SECURITY FOR WORKERS BY PROVIDING ACCESS TO SOUGHT-AFTER JOB SKILLS.

POLICY 6.2.1

Provide workforce development training for those who work in and live in the Eastern Neighborhoods, particularly those who do not have a college degree.

The proposed project will continue to provide enhanced opportunities for employment by adding additional meal service increasing employment opportunities in the food service industry which does not usually require a college degree.

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 to extend operating hours to be consistent with other restaurants in the area will provide the existing restaurant more flexibility in its operation to enhance its neighborhood-serving presence on the corridor.

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

The proposal to extend operating hours will not change the existing use on the project site (restaurant) and will make the restaurant more consistent with the majority of other eating and drinking establishments in the area. Additionally, since opening in 2012, there have been no complaints filed with the Planning Department, Department of Building Inspection, or Police Department.

- 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 proposal to extend operating hours will not change the existing use on the project site (restaurant). Therefore, there will be no significant increase in any type of traffic or parking associated with this use.

- 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 proposal to extend operating hours will not change the existing use on the project site (restaurant). Ownership of industrial or service sector businesses will not be affected by this project. The project will provide employment opportunity for local residents.

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

The proposal to extend operating hours will not change the existing use on the project site (restaurant) and will not include any new construction or alterations to the existing building.

- 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. 2014.1547C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 9, 2014, 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.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on January 8, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to extend the hours of operation of an existing Limited Commercial Use authorized as a restaurant (d.b.a. Regalito) located at 3481 18th Street, Block 3589 and Lot 145 pursuant to Planning Code Section(s) 178, 186, and 303 within the RTO-Mission (Residential, Transit Oriented-Mission Neighborhood) Zoning District and Mission Alcoholic Beverage Special Use District and a 55-X Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on January 8, 2015 under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use 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 subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on January 8, 2015 under Motion No. **XXXXXX**.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. Once hours of operation have commenced pursuant to this Motion, said hours of operation shall be deemed vested and allowed to continue.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

MONITORING

2. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

3. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

OPERATION

4. **Hours of Operation.** The subject establishment is limited to the following hours of operation: The Project Sponsor proposes daily hours of operation from 9:00am to 10:00pm. The outdoor activity area will operate in conjunction with the restaurant hours. No patron may remain in the outdoor activity area after closing time. Staff may remain as necessary for cleaning and other duties related to the operations of the outdoor activity area one hour past the closing hour stated above. No employees may be in the outdoor activity area after the clean-up time.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

5. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to

deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Zoning Map



Conditional Use Authorization
Case Number 2014.1547C
3481 18th Street



Parcel Map

SUBJECT PROPERTY

BLOCK 3589

Printed: 29 December

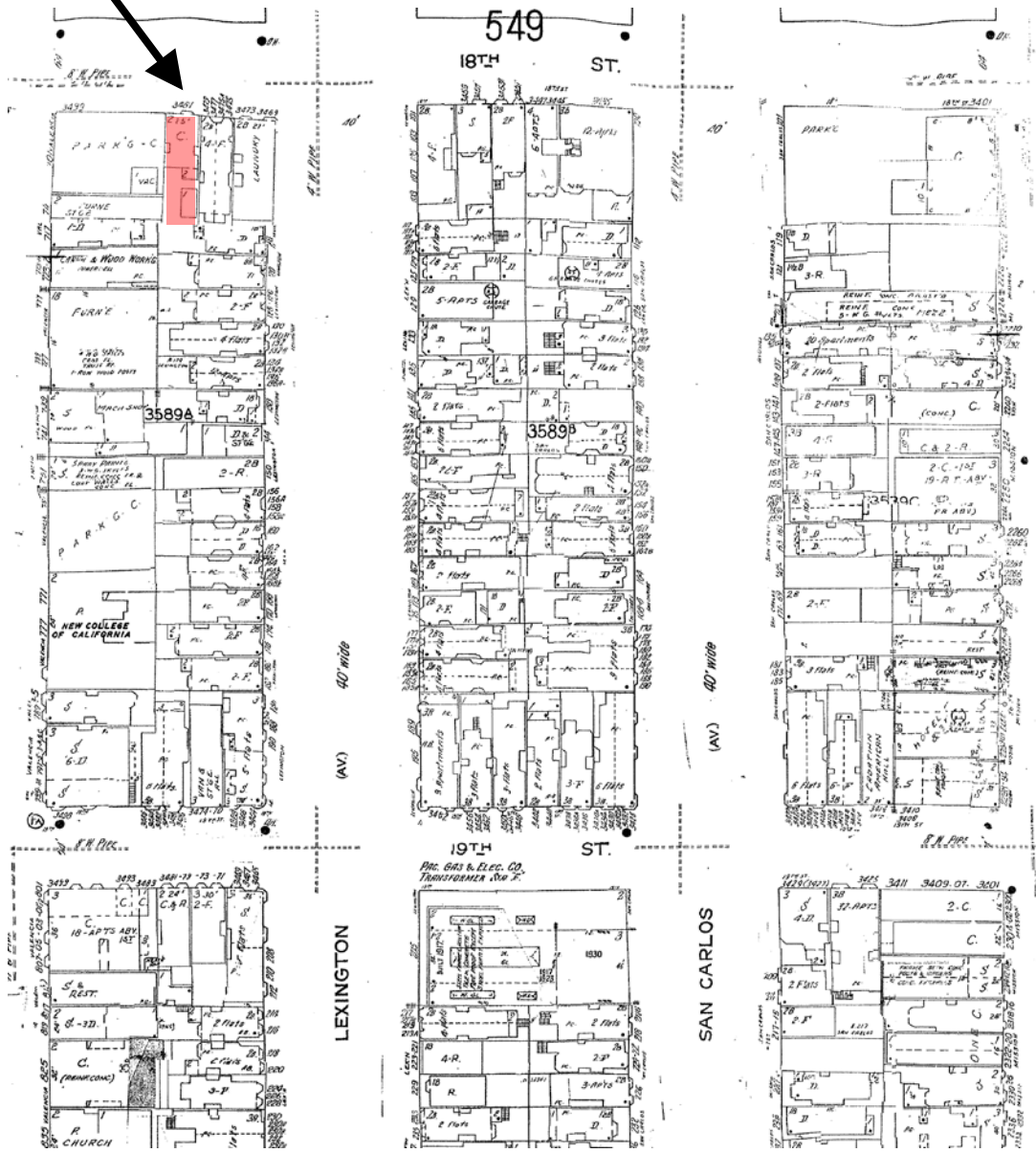


Conditional Use Authorization
 Case Number 2014.1547C
 3481 18th Street



Sanborn Map*

SUBJECT PROPERTY



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



Conditional Use Authorization
Case Number 2014.1547C
3481 18th Street

Aerial Photo

SUBJECT PROPERTY



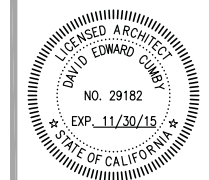
Conditional Use Authorization
Case Number 2014.1547C
3481 18th Street

Aerial Photo 2

SUBJECT SITE



Conditional Use Authorization
Case Number 2014.1547C
3481 18th Street



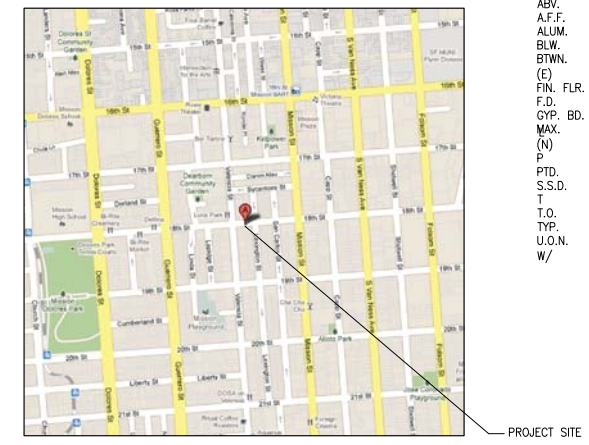
PROJECT DESCRIPTION

CHANGE HOURS OF OPERATION FOR EXISTING OUTDOOR SEATING AT REAR YARD AT EXISTING RESTAURANT

THE EXISTING HOURS OF OPERATION ARE:
5PM-10PM MONDAY THRU FRIDAY
11AM-10PM SATURDAY AND SUNDAY

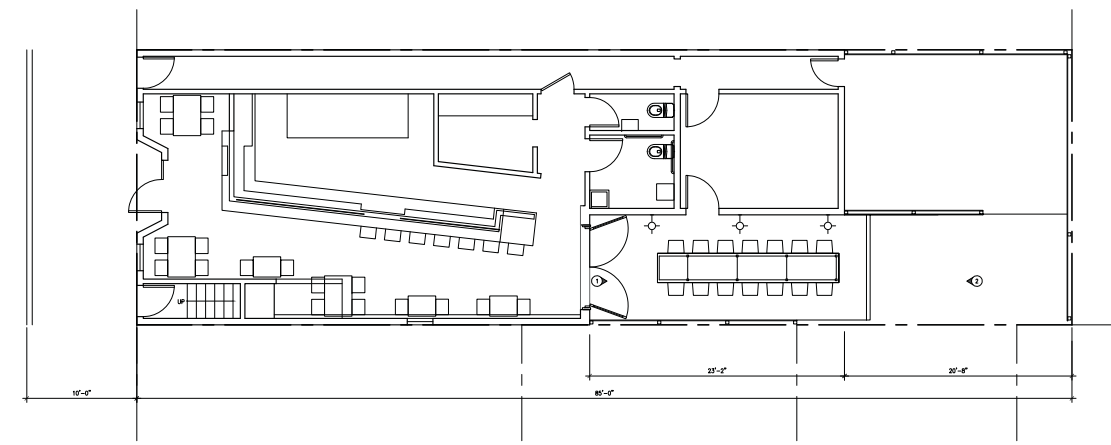
THE PROPOSED HOURS OF OPERATION ARE:
9AM-10PM, SEVEN DAYS A WEEK

LOCATION MAP:



SYMBOLS/ABBREVIATIONS:

- | | |
|-----------|-------------------------|
| ABV. | ABOVE FINISHED FLOOR |
| A.F.F. | ALUMINUM |
| ALUM. | BELOW |
| BLW. | BETWEEN |
| BTWN. | EXISTING |
| (E) | EXISTING FLOOR |
| FIN. FLR. | FLOOR DRAIN |
| F.D. | GYP. BD. |
| GYP. BD. | MAXIMUM |
| MAX. | NEW |
| (N) | PROPERTY LINE |
| P | PAINTED |
| PTD. | SEE STRUCTURAL DRAWINGS |
| S.S.D. | TEMPERED |
| T | TOP OF |
| T.O. | TYPICAL |
| TYP. | UNLESS OTHERWISE NOTED |
| U.O.N. | WITH |
| W/ | |



2 EXISTING SEATING PLAN WITH PHOTO LOCATION REFERENCES

1/8"=1'-0"

NOTE: A TOTAL OF 39 SEATS PROVIDED
MAX. NUMBER OF EMPLOYEES AT ONE TIME: 4

DRAWING LIST

- ARCHITECTURAL
A1.0 PROJECT INFORMATION, PLOT PLAN

PROJECT INFORMATION:

BLOCK/LOT: 3589/145
OCCUPANCY: B (SUBJECT OF THIS PERMIT)
R3 ABOVE
ZONING: RT0-M/55-X
LOT AREA: 2,215 SF

	AREA	LOAD FACTOR	OCCUPANTS
EXISTING DINING FLOOR AREA:	390 SF	15	26
EXISTING KITCHEN FLOOR AREA:	400 SF	200	2
EXISTING STORAGE, BATHROOMS, PASSAGEWAY:	586 SF		
EXISTING DINING PATIO:	240 SF	15	16

44 OCCUPANTS

CONSTRUCTION TYPE

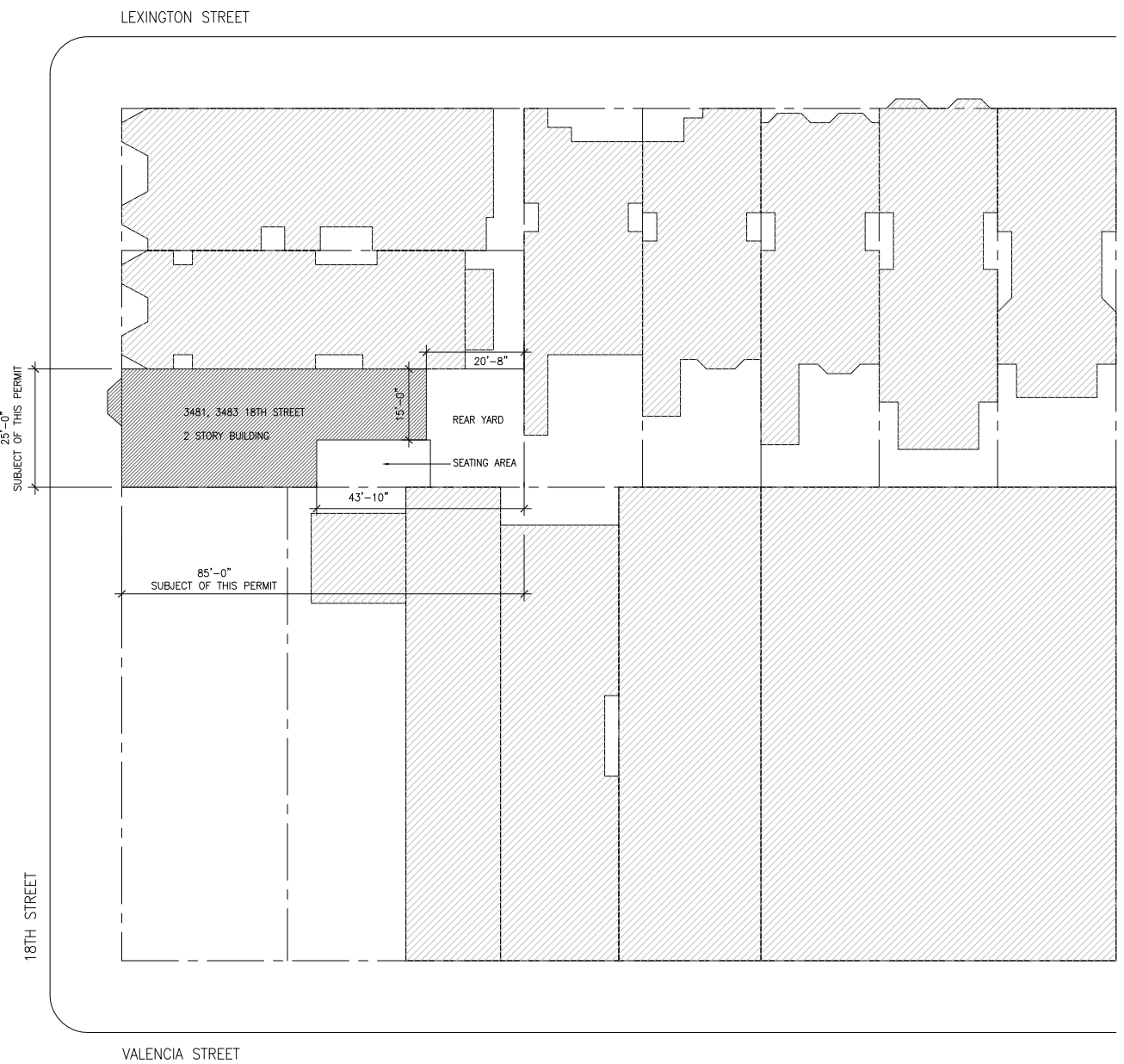
V-B

APPLICABLE CODES:

- 2013 CALIFORNIA BUILDING CODE
- 2013 SAN FRANCISCO BUILDING CODE
- 2013 CALIFORNIA MECHANICAL CODE WITH SAN FRANCISCO AMENDMENTS
- 2013 CALIFORNIA PLUMBING CODE WITH SAN FRANCISCO AMENDMENTS
- 2013 CALIFORNIA ELECTRICAL CODE WITH SAN FRANCISCO AMENDMENTS
- 2013 CALIFORNIA FIRE CODE WITH SAN FRANCISCO AMENDMENTS
- ENERGY CODE - TITLE 24 - CALIFORNIA CODE OF REGULATIONS

DRAWING LEGEND:

- PHOTO REFERENCE



1 EXISTING PLOT PLAN - NO CHANGES UNDER THIS PERMIT





Picture 1

Regalito - Outdoor Seating at Rear Yard

Conditional Use Application

October 9, 2014



Picture 2

Regalito - Outdoor Seating at Rear Yard

Conditional Use Application

October 9, 2014

December 13, 2014

To Whom It May Concern:

I own the flat and live at 3483 18th st, directly above Regalito Rosticeria. I am in full support of updating Regalito's hours of operation permit for the outdoor seating area to 9am-10pm. Regalito has always been an excellent, conscientious neighbor, and I've had no complaints or problems in the past.

Let us know if I can be of any further assistance in the matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'C. Nash', written in a cursive style.

Christopher Nash
3483 18th St
San Francisco CA 94110
415.519.9023

December 13, 2014

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San Francisco CA 94110
415.519.9023

I am a neighbor of Regalito Rosticeria. I would like to offer my support of the proposed expanded hours of operation for the existing outdoor seating at the rear yard of the restaurant. I have had no issues or complaints of the restaurant in the past.

Lidia Zenteno 12-13-14

Lidia Zenteno
3475 18th street.
San Francisco, CA 94116
415-535-6270