



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: AUGUST 31, 2017

Date: August 24, 2017
Case No.: 2016-001443CUA
Project Address: 2708 24th Street
Zoning: 24th Street-Mission Neighborhood Commercial Transit ([NCT](#)) District
65-X Height and Bulk District
Calle 24 Special Use District
[Mission Alcoholic Beverage Special Use District](#)
Block/Lot: 4211/035
Project Sponsor: Kam Li
351 Chadborne Avenue
Millbrae, CA 94030
kamli2k@gmail.com or (415) 632-6188
Staff Contact: Michael Christensen – (415) 575-8742
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposed project (“Project”) involves a change in use of a ground floor space from personal service to restaurant (d.b.a. “Destapas”) in an existing two-story mixed-use building. No exterior modifications to the building are proposed as part of the project. Any related exterior signage would be submitted under a separate sign permit application.

SITE DESCRIPTION AND PRESENT USE

The site (“Project Site”), Lot 035 in the Assessor’s Block 4211, is located on the northwest corner of the intersection of Potrero Avenue and 24th Street in the 24th Street-Mission Neighborhood Commercial Transit ([NCT](#)) District. The property is developed with four commercial storefronts (2700-2708 24th St.) and five residential units within a two-story building. The subject tenant space is currently vacant, and the previous use was a personal service use (barber/beauty salon). Other commercial uses in the building include Almanac Beer Taproom, N&V Liquor and Grocery, and Wok and Go. The subject property is a corner lot, with approximately 100 feet of frontage on 24th Street and 85 feet of frontage on Potrero Avenue. The subject commercial space is approximately 1,122 square feet in size and occupies approximately 20 feet of frontage on 24th Street. In total, the site is approximately 8,500 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located at the intersection of 24th Street and Potrero Avenue, in the 24th Street-Mission Neighborhood Commercial Transit ([NCT](#)) District, which is intended to provide convenience goods to its immediate neighborhood as well as comparison shopping goods and services to a wider trade area. The street has a great number of Latin American restaurants, grocery stores, and bakeries as well as other gift and secondhand stores. Most commercial businesses are open during the day while the district's bars and restaurants are also active in the evening. Dwelling units are frequently located above the ground-story commercial uses. Properties surrounding the commercial corridor are residential in nature, with properties to the north of the subject site zoned RH-2 (Residential-House, Two Family) or RH-3 (Residential-House, Three Family). Properties directly across 24th Street from the project site are zoned RM-3 (Residential-Mixed, Medium Density).

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 11, 2017	August 9, 2017	22 days
Posted Notice	20 days	August 11, 2017	August 11, 2017	20 days
Mailed Notice	20 days	August 11, 2017	August 11, 2017	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- The Department has received no formal comments regarding the proposal.

ISSUES AND OTHER CONSIDERATIONS

- The project requires **Conditional Use Authorization** from the Planning Commission, pursuant to Planning Code Sections 249.59, 249.60, 303, and 763 to authorize a change in use from a vacant Personal Service use to a Restaurant (d.b.a. Destapas). The proposed use is not a Formula Retail use.
- The [Commerce and Industry Element](#) of the General Plan contains Guidelines that discourage the overconcentration of eating and drinking establishments within NCD's. While the proposed use is an eating establishment, the percent of commercial frontage in the subject zoning district within 300' feet of the project site that would be devoted to restaurant and limited-restaurant uses would increase from 13.54% to 15.01%, remaining below the 25% maximum that Planning Code Section 303 states should be maintained.

- The project is located in the Calle 24 Special Use District. This SUD prohibits projects which would increase the percent of total commercial frontage in the immediate area devoted to eating and drinking establishments to more than 35%. The project is exempt from this requirement based upon its filing date; however, as the project would result in a total concentration of approximately 15.01%, the project would be compliant if the requirement did apply.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow a change of use from personal service to full-service restaurant, pursuant to Planning Code Sections 249.59, 249.60, 303, and 763.

BASIS FOR RECOMMENDATION

- The Project promotes small-business ownership.
- The District is well served by transit; therefore customers should not impact traffic.
- The Project meets all applicable requirements of the Planning Code.
- The Project is consistent with the intent of the 24th Street-Mission Neighborhood Commercial Transit (NCT) District and the Calle 24 Special Use District.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion
Block Book Map
Sanborn Map
Zoning Map
Height and Bulk Map
Aerial Photograph
Site Photographs
Environmental Determination
Restaurant Concentration Map
Project Plans

Attachment Checklist:

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

MAC

Planner's Initials



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: AUGUST 31, 2017

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 249.59, 249.60, 303, AND 763 OF THE PLANNING CODE TO ALLOW A CHANGE OF USE FROM PERSONAL SERVICE TO A RESTAURANT (D.B.A. DESTAPAS) AT 2708 24TH STREET, ASSESSOR’S BLOCK 4211, LOT 035 WITHIN THE 24TH STREET-MISSION NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) DISTRICT, THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT, THE CALLE 24 SPECIAL USE DISTRICT, AND A 65-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On April 18, 2016, Kam Li (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization for the subject property at 2708 24th Street, Lot 035 in Assessor’s Block 4211, (hereinafter “subject property”), pursuant to Planning Code Sections 249.59, 249.60, 303, and 763 to establish a full-service restaurant (d.b.a. Destapas) in the 24th Street-Mission Neighborhood Commercial Transit (NCT) District, the Calle 24 Special Use District, the Mission Alcoholic Beverage Special Use District, and 65-X Height and Bulk Districts.

The Planning Department Commission Secretary is the custodian of records; the file for Case No. 2016-001443CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On August 31st, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-001443CUA.

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. 2016-001443CUA, 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 site ("Project Site"), Lot 035 in the Assessor's Block 4211, is located on the northwest corner of the intersection of Potrero Avenue and 24th Street in the 24th Street-Mission Neighborhood Commercial Transit ([NCT](#)) District. The property is developed with four commercial storefronts (2700-2708 24th St.) and five residential units within a two-story building. The subject tenant space is currently vacant, and the previous use was a personal service use (barber/beauty salon). Other commercial uses in the building include Almanac Beer Taproom, N&V Liquor and Grocery, and Wok and Go. The subject property is a corner lot, with approximately 100 feet of frontage on 24th Street and 85 feet of frontage on Potrero Avenue. The subject commercial space is approximately 1,122 square feet in size and occupies approximately 20 feet of frontage on 24th Street. In total, the site is approximately 8,500 square feet.
3. **Surrounding Properties and Neighborhood.** The subject property is located at the intersection of 24th Street and Potrero Avenue, in the 24th Street-Mission Neighborhood Commercial Transit ([NCT](#)) District, which is intended to provide convenience goods to its immediate neighborhood as well as comparison shopping goods and services to a wider trade area. The street has a great number of Latin American restaurants, grocery stores, and bakeries as well as other gift and secondhand stores. Most commercial businesses are open during the day while the district's bars and restaurants are also active in the evening. Dwelling units are frequently located above the ground-story commercial uses. Properties surrounding the commercial corridor are residential in nature, with properties to the north of the subject site zoned RH-2 (Residential-House, Two

Family) or RH-3 (Residential-House, Three Family). Properties directly across 24th Street from the project site are zoned RM-3 (Residential-Mixed, Medium Density).

4. **Project Description.** The proposed project (“Project”) involves a change in use of a ground floor space from personal service to restaurant (d.b.a. “Destapas”) in an existing two-story mixed-use building. No exterior modifications to the building are proposed as part of the project. Any related exterior signage would be submitted under a separate sign permit application.
5. **Public Comment.** The Department has received no formal comments regarding the proposal. One email was received requesting additional information and indicating general support for the project.
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. **Restaurant Use.** Planning Code Section 763 allows a Restaurant on the first story within the 24th Street-Mission Neighborhood Commercial Transit District with Conditional Use Authorization from the Planning Commission.

The Project Sponsor seeks to change the use from personal service to Restaurant and is seeking Conditional Use Authorization for the project.

- b. **Use Size.** Planning Code Section 121.2 requires non-residential uses to be limited to a maximum of 2,500 square feet in size within the 24th Street-Mission NCT Zoning District.

The size of the existing ground floor non-residential tenant space is approximately 1,122 gross square feet in size and thus complies with this requirement.

- c. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. This Section requires certain treatment of facades of buildings on block frontages that are entirely within an NC District. 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. It is noted that the provisions of this Section apply to any building facing such street even though the building may also have frontage on another street that is not entirely within an NC District, however the provisions apply only to that facade of the building fronting the street which is entirely within an NC District.

The proposed Restaurant Use is a permitted active use per Section 145.4. The subject commercial space has approximately 20 feet of frontage on 24th Street with all of subject frontage devoted to either window or entrance space to the restaurant. The existing ground level street-facing frontage on 24th

Street is more than 60 percent fenestrated with transparent windows, and the windows are clear and unobstructed. There are no changes proposed to the commercial frontage on 24th Street.

- d. **Hours of Operation.** Principally permitted hours of operation are from 6 a.m. to 2 a.m. and conditionally permitted hours of operation are from 2 a.m. to 6 a.m. in the 24th Street-Mission NCT District. Permitted hours of operation pertain specifically to the hours which a commercial establishment may be open for business.

The proposal does not include a request for Conditional Use Authorization to operate between 2 a.m. and 6 a.m. The proposed restaurant must comply with the permitted hours of operation of the Zoning District.

- e. **Calle 24 Special Use District (SUD) Eating and Drinking Establishments.** This SUD, which was put in effect in 2017, is intended to preserve the prevailing neighborhood character of the Calle 24 Latino Cultural District while accommodating new uses and recognizing the contributions of the Latino community to the neighborhood and San Francisco. The SUD prohibits projects which would increase the percent of total commercial frontage in the immediate area devoted to eating and drinking establishments to more than 35%.

The project is exempt from this requirement as the development application was received prior to March 31, 2017. However, the project would be compliant with this requirement if it did apply, as the total concentration of eating and drinking establishments with the project would equal 15.01%.

- f. **Mission Alcoholic Beverage Special Use District (SUD).** This SUD, which has been in effect since 1987, was established to prohibit new establishments or expansion of existing establishments, selling alcoholic beverages within the area (generally bounded by Guerrero Street, San Jose Avenue, Randall Street, Mission Street, Cesar Chavez Street, Potrero Avenue and Fourteenth Street) and to prohibit the transfer of liquor licenses. However, certain alcohol-related uses are allowed within the SUD, including a Restaurant Use. Per Sections 781.8 and 249.60 of the Planning Code, a Restaurant Use, operating as a Bona Fide Eating Place, shall be permitted to serve alcoholic beverages in this SUD.

The Restaurant Use is proposed to operate as a Bona Fide Eating Place. Thus, the project is permitted by the SUD to serve alcohol in conjunction with a bona-fide eating place.

- g. **Eating and Drinking Uses.** Planning Code Section 202.2 outlines the location and operating conditions for eating and drinking uses. Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;

- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
 - Balance of retail sales and services;
 - Current inventory and composition of eating and drinking establishments;
 - Total occupied commercial linear frontage, relative to the total district frontage;
 - Uses on surrounding properties;
 - Available parking facilities, both existing and proposed;
 - Existing traffic and parking congestion; and
 - Potential impacts on the surrounding community.

As stated in the Conditions of Approval, the proposed Restaurant use will be required to comply with the conditions outlined in Section 202.2 as it relates to keeping the main entrance and surrounding streets and sidewalks clear of trash and debris; ensuring that the space is properly insulated to prevent noise in excess of the noise levels specified in the San Francisco Noise Control Ordinance; installation of proper odor control equipment to prevent any noxious or offensive odors from escaping the premises; and the proper storage and disposal of garbage, recycling and composting.

- h. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department. All proposed signage must conform to Article 6 of the Planning Code.
7. **Conditional Use Authorization.** 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 1,122 square feet restaurant use is appropriately sized for the district, which consists of small-scale buildings and neighborhood serving uses, which include barber/beauty salons, convenience markets, and produce markets. The restaurant use will provide services which are compatible with the neighborhood and desirable for the community.

- 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 proposed Restaurant use will operate within the existing commercial space measuring 1,122 square feet, and no expansion of the building envelope is proposed.

- 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 in the 24th Street-Mission NCT District. Loading requirements apply to uses that are 10,000 gross square feet or more. The gross square footage of the Project is approximately 1,122 square feet, therefore loading is not required. The subject site is well-served by public transit, minimizing the need for private vehicle trips.

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

The proposed use is subject to the standard conditions of approval for a restaurant use as outlined in Exhibit A. These conditions specifically obligate the Project Sponsor to mitigate odor and noise generated by the restaurant use.

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

The Planning Code does not require any parking or loading for the proposed project. There is no proposed addition of or change to signs as part of the Conditional Use Authorization. No additional landscaping is proposed. The 24th Street frontage is lined with mature street trees which provide an attractive pedestrian environment at the project site.

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

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

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

The proposed Restaurant and Retail are consistent with the stated purposes of the 24th Street-Mission Neighborhood Commercial Transit District in that the intended use is located at the ground floor, will provide compatible convenience goods, retail and an eating and drinking establishment for the immediately surrounding neighborhoods and is in character with the unique mix of specialty commercial uses found within the Zoning District.

- 8. **Additional Conditional Use Criteria for Restaurant Uses.** Planning Code Section 303(o) establishes criteria with regard to a Conditional Use Authorization application for a Restaurant use in a Neighborhood Commercial District. Section 303(o) requires the Planning Commission to

consider, in addition to the criteria set forth in Code Section 303(c), the existing concentration of eating and drinking uses in the area. Such concentration should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of Code Section 303(o), the immediate area shall be defined as all properties located within 300 feet of the subject property and also located within the same zoning district.

Based on a land use survey completed by the Project Sponsor and field verified by Department staff, the total commercial frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site is approximately 13.54% of the total commercial frontage as measured in linear feet. With the subject change of use from a personal service use to a Restaurant use, the total aforementioned commercial frontage dedicated to eating and drinking establishments will increase by 1.47%, for a total of 15.01%. Therefore, the proposal would be in compliance with the requirements of Code Section 303(o). There are six other eating and drinking establishments within 300 feet of the subject site.

9. **Additional Conditional Use Criteria for the Calle 24 SUD.** Per Planning Code Section 249.59, the Calle 24 SUD establishes two additional criteria for the Planning Commission to consider for any projects requiring Conditional Use Authorization:

- a. Any physical improvements associated with the proposed use are, on balance, in conformity with any Calle 24 Design Guidelines adopted by the Planning Commission; and

The project does not propose any physical improvements to the site. The proposed use supports the purposes for establishing the SUD by preserving the unique character of the district by retaining the existing storefront and architectural expression of the structure, promoting a neighborhood serving business which enhances the economic opportunities of local residents, and providing goods and services to residents of the Mission neighborhood.

- b. The use supports at least four of the purposes for establishing the Calle 24 Special District set forth in Section [249.59\(b\)](#).

The project meets the following criteria established in the Calle 24 Special Use District:

- 1) *Preserve and enhance the unique character of the Calle 24 Special Use District and recognize Latino cultural heritage through contextual architectural design, storefront size, signage, streetscape enhancements, artwork, and other elements of the built environment;*

The proposed restaurant would occupy an existing storefront and does not propose modifications to the structure which would impact its architectural significance. The existing storefront is appropriately sized for the district, which limits the size of commercial tenant spaces to preserve a diversity of small businesses on the corridor.

- 2) *Support the production or offerings of local or Latino artwork, arts activities, and crafts by retaining, developing, promoting, or offering these within the Calle 24 Special Use District;*

While the proposed use does not directly involve the production of artwork or crafts, the project sponsor has planned to include the work of local and Latino artists within the space to showcase their work and embrace the unique environment of the corridor.

- 3) *Preserve the contributions of Legacy Businesses to the history and identity of the Special Use District and the Calle 24 Latino Cultural District by preserving a Legacy Business;*

No Legacy Business exists at this site.

- 4) *Retain, enhance and promote neighborhood serving businesses and institutions that serve a variety of households by making services and products available and accessible to residents, including immigrant and low-income and moderate-income households;*

The proposed use will provide services and products to the local community, and the project sponsor has worked with local merchant and community groups to ensure that the nature of the business is compatible and inviting to local residents.

- 5) *Retain, enhance, and promote neighborhood-serving businesses and institutions that strengthen economic opportunities for local residents by developing partnerships amongst existing and new local businesses, institutions, vendors, and micro entrepreneurs; and*

The proposed use is a neighborhood serving business, and the project sponsor has planned to be actively involved with local merchant and business groups. This desire has been demonstrated by ongoing meetings with local merchant and business groups over the course of the planning of this project.

- 6) *Retain, enhance and promote neighborhood-serving businesses and institutions that enhance economic and workforce opportunities for local residents by coordinating with the Office of Economic and Workforce Development to engage with the City's workforce system to provide employment opportunities, career trainings, and formal partnerships to identify and address both business and community workforce needs.*

The project sponsor has met with staff of the Office of Economic and Workforce Development to engage with the City's workforce system in anticipation of the additional economic activity and opportunities created by this project.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed development will provide desirable goods and services to the residents of the neighborhood and will provide resident employment opportunities to those in the community. The proposed project is consistent with purpose of the 24th Street-Mission Neighborhood Commercial Transit District.

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 proposed Project permits the replacement of a personal service use with a restaurant use. The previous personal service use has been vacant, so no existing activity is displaced. The restaurant use will provide more activity and vitality to the corridor.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced and the project would not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood.

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

There is a concern with the potential over-concentration of food-service establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy an overconcentration of commercial frontage. Proposals for eating and drinking establishments which would increase the proportion of total occupied commercial frontage above what is prescribed in the Planning Code should be reviewed to ensure that they would not reduce the variety of neighborhood-serving uses; nor create substantial noise, traffic, parking problems, or other nuisances in the district or surrounding neighborhood." Planning staff has performed a site survey of the 24th Street-Mission Neighborhood Commercial Transit District, where the proposed project is located. Currently, approximately 13.54% of the commercial frontage of the 24th Street-Mission Neighborhood Commercial Transit District within 300 feet of the project site is attributed to eating and drinking establishments and will increase 1.47% with the addition of the Project, to a total of 15.01%. As per Planning Code Section 303(o) the concentration should not exceed 25% as measured in linear feet within the immediate area of the subject site; therefore the proposed change of use from retail to retail and restaurant will be within the prescribed 25% linear feet as per Planning Code.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

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

MISSION AREA PLAN

Objectives and Policies

OBJECTIVE 1.8:

MAINTAIN AND STRENGTHEN THE MISSION'S COMMERCIAL AREAS.

Policy 1.8:

Ensure that the Mission's neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

The proposed project will increase the capacity of the existing eating establishment to serve the needs of the residents of the Mission and San Francisco as a whole.

11. **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 proposes to change an existing personal service use to a restaurant use and will continue to serve the neighborhood and serve as a source of employment for neighborhood residents.

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

The existing units in the surrounding neighborhood would not be adversely affected. The proposal proposes to utilize an existing storefront and commercial space which has existed at the subject location for many years. No residential units will be lost and no exterior modifications to the building will be made.

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

The Project will not involve any modifications to the existing residential units in the building, thus preserving the supply of housing.

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

The proposed project is at the corner of 24th Street and Potrero Avenue and is well-served by transit. It is highly likely that both employees and customers of the proposed project will either walk or use transit to arrive at the subject location as several bus lines operate within a few blocks of the site. Additionally, the 24th Street BART station is located approximately 0.7 miles from the site.

- 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 does not include the creation of commercial office development, and will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project. In fact, the Project will increase the opportunity for future ownership and service sector employment by establishing a new restaurant use.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

The Project will not involve any exterior modifications to the existing building and will not impact any landmarks or historic buildings.

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

The Project is located within an existing building and will have no negative impact on existing parks and open spaces.

12. 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.
13. 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. 2016-001443CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 9, 2017, 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. 19918. 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 August 31, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 31, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a change in use from retail to Restaurant (d.b.a. Amado's) located at 2708 24th Street, Block 4211, Lot 035 pursuant to Planning Code Sections 249.59, 249.60, 303 and 763, within the 24th Street-Mission Neighborhood Commercial Transit District and 65-X Height and Bulk District; in general conformance with plans, dated January 9, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2016-001443CUA and subject to conditions of approval reviewed and approved by the Commission on August 31, 2017 under Motion No. XXXXX. 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 August 31, 2017 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

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 to the approved plans may be approved administratively by the Zoning Administrator. Significant 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.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal, or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

MONITORING - AFTER ENTITLEMENT

6. **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

7. **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

8. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

10. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

11. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

12. **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

13. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section 102, shall be subject to the following conditions:

- A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works.

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health.

For information about compliance with construction noise requirements, contact the Department of Building Inspection.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department.

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutant standards, contact the Bay Area Air Quality Management District (BAAQMD) and Code Enforcement, Planning Department.

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works.

Parcel Map

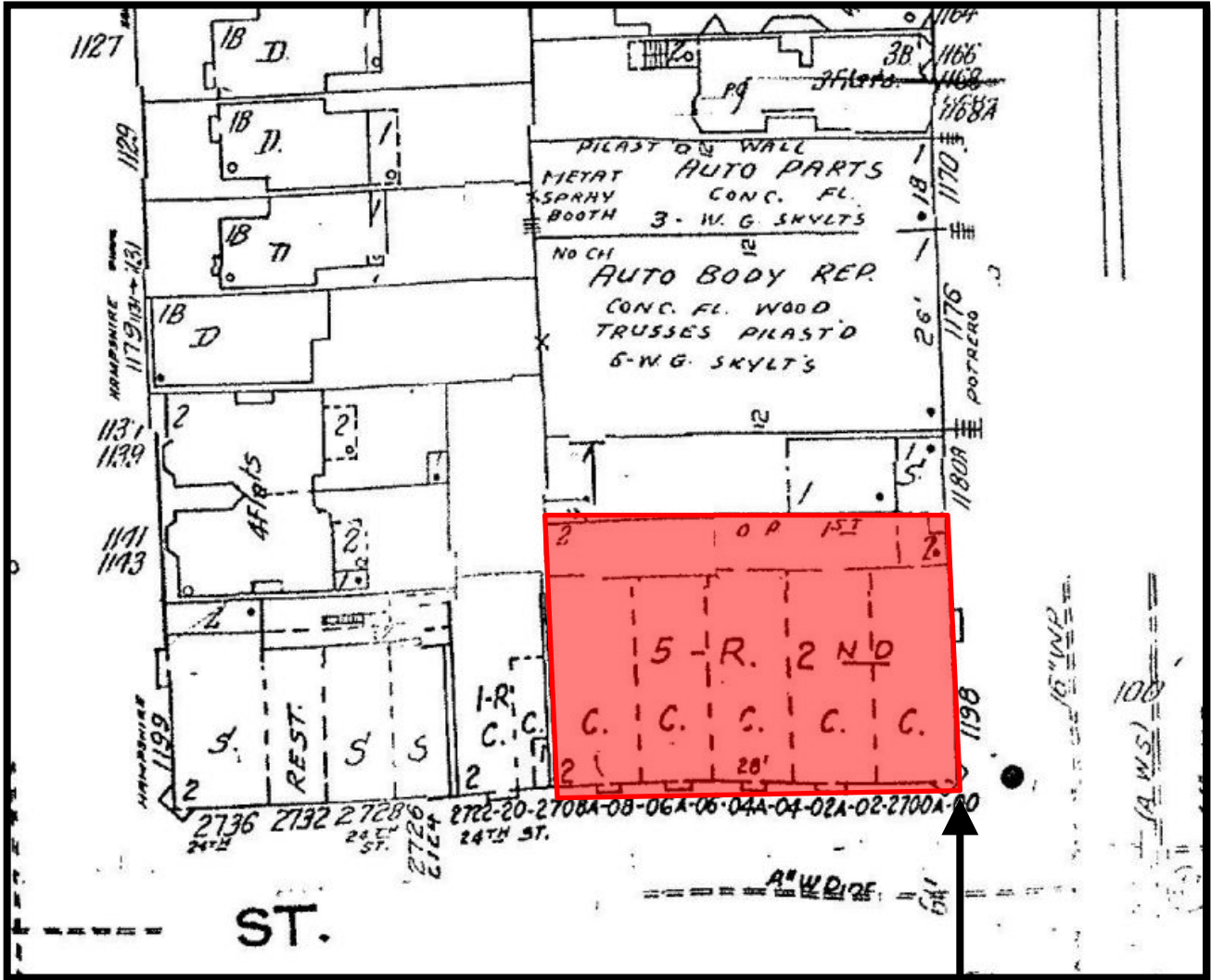


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-001443CUA
2708 24th Street

Sanborn Map*



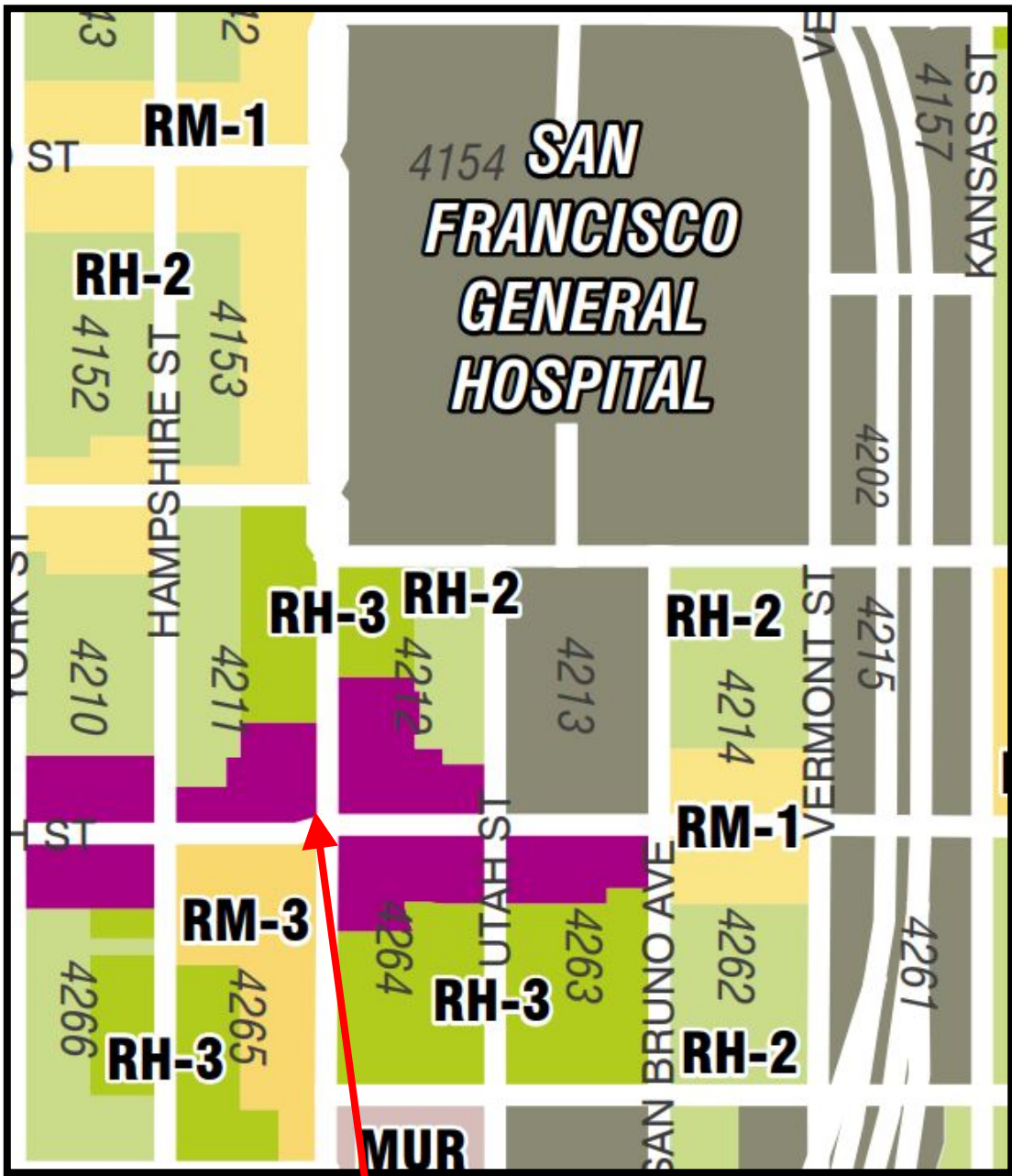
SUBJECT PROPERTY

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



Conditional Use Authorization Hearing
 Case Number 2016-001443CUA
 2708 24th Street

Zoning Map

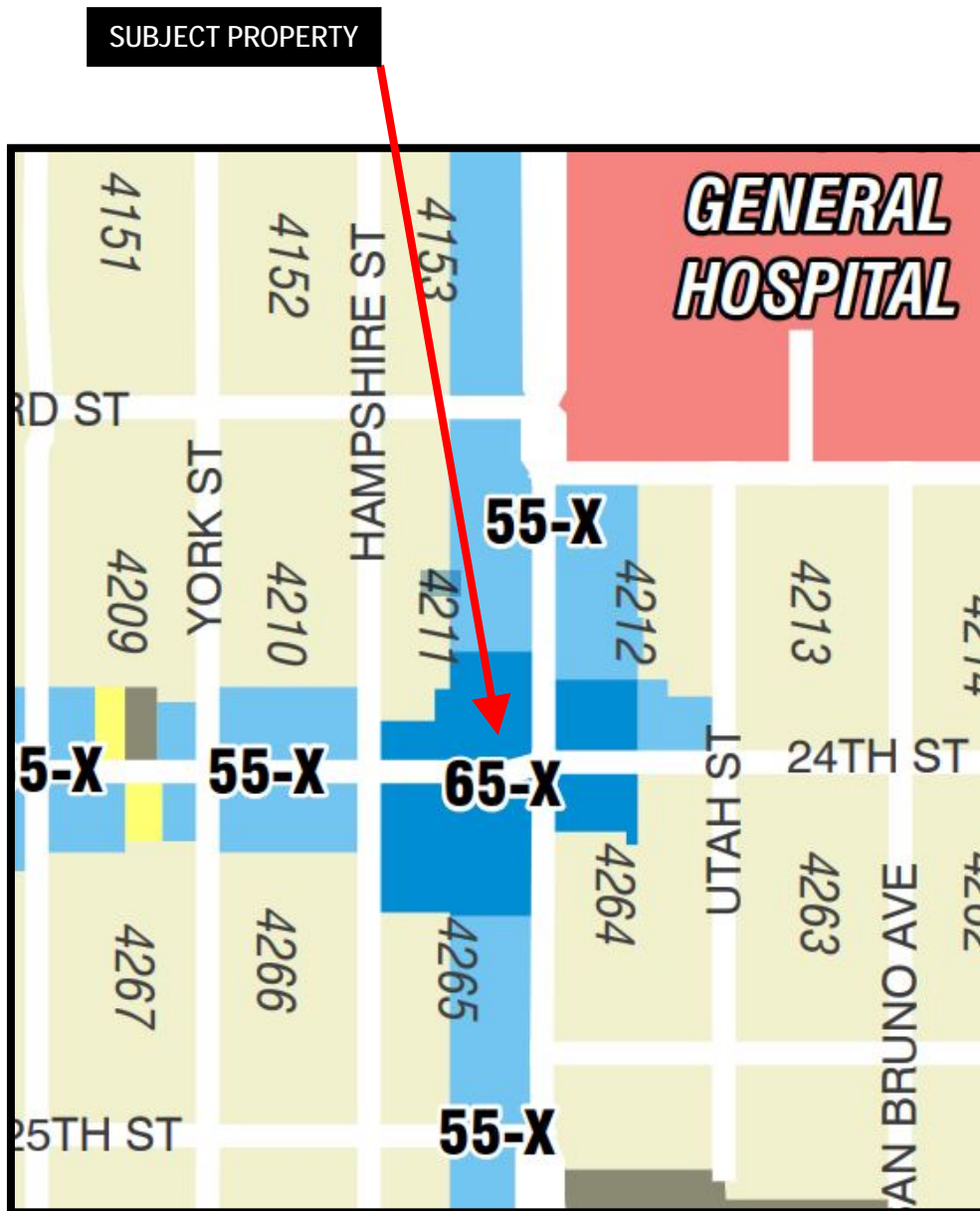


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-001443CUA
2708 24th Street

Height & Bulk Map



Conditional Use Authorization Hearing
Case Number 2016-001443CUA
2708 24th Street

Aerial Photo

SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-001443CUA
2708 24th Street

Site Photo



2708 24th Street (Google Maps)

Conditional Use Authorization Hearing
Case Number 2016-001443CUA
2708 24th Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ___

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS - HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

**STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior’s Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"><input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C</p> <p style="padding-left: 40px;">a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p style="padding-left: 40px;">b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature:</p>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name:</p>	<p>Signature:</p>
	<p>Project Approval Action:</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION




<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

Vicinity Map with Approximate Frontage of Eating/Drinking Establishments



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Legend

-  Subject Property
-  Existing Eating and Drinking Establishments
-  300 Foot Buffer

Establishment	Block/Lot	Address	Frontage
Dynamo Donut & Coffee	4210/016	2760 24th St	25
D' Maizel Restaurant	4210/018	2778 24th St	25
Dagwood & Scoop Sandwich	4211/017	2736 24th St	40
Manivanh Thai Restaurant	4211/017	2732 24th St	35
Wok & Go Restaurant	4211/035	2700 24th St	20
Alumamac Beer Taproom	4211/035	2704 24th St	40
Destapas (proposed)	4211/035	2708 24th St	20

Total	205
Total Frontage	1366
% With Project	15.01%

0 75 150 300 Feet

GENERAL NOTES

Verify all dimensions of the lot, easement, and soil conditions including excavation, underpinning, drainage and utility lines at this property, as well as, at adjacent properties. All construction work shall conform to local building code.

The drawings are intended to describe and provide for a finished piece of work. The contractor shall understand that the work herein described shall be completed in every detail although every necessary item involved is not particularly mentioned. The contractor will be held responsible to provide all the materials and labor necessary for the entire completion of the work intended to be described and shall not avail himself manifestly of any unintentional error or omission should such exists.

Should any error or inconsistency appears or occurs in the drawing, the contractor shall notify the owner and Architect/Engineer for proper adjustment before proceeding with the work, and in no case, shall proceed with the work in uncertainty.

Work included:
Except as otherwise specifically stated, the contractor shall provide and pay all materials, labor, tools, equipment, and building permits including encroachment and hauling permits.

Alterations:
If alterations of design or plan are made without the written consent of the Architect/Engineer, the Architect/Engineer shall not be responsible for such alterations made by or agreed upon between owner and contractor.

Information confidential
All plans, drawings, specifications and/or information furnished herewith are and shall remain the property of the Architect/Engineer & be held confidential and not be used for any purposes other than those for which they have been supplied and prepared. These drawings are not to be copied or duplicated without the Architect's/Engineer's written permission.

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES.
2. CONTRACTOR SHALL FIELD INSPECT JOB SITE PRIOR TO COMMENCEMENT OF WORK AND SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTOR, SAFETY, BUILDING ACCESS, AND THE USE OF FACILITIES AS SET BY THE BUILDING OWNER, BUILDING DEPARTMENT, FIRE DEPARTMENT STATE AUTHORITIES.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITION OF THE JOB SITE, INCLUDING SAFELY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUS AND NOT BE LIMITED TO WORKING HOURS.
4. ANY MECHANICAL, ELECTRICAL AND LIGHTING, PLUMBING, STRUCTURAL, AND FIRE PROTECTION ENGINEERING DESIGNATED TO BE 'DESIGN BUILD BY OTHER' ARE THOSE RESPONSIBLE FOR ENGINEERING, PERMITS, FEES, CALCULATIONS, REPORTS, DRAWINGS, ETC. REQUIRED BY LOCAL AND ALL OTHER GOVERNING AGENCIES.
5. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES ENCOUNTERED ON THE DRAWINGS. SUCH DISCREPANCIES SHALL BE RESOLVED TO THE SATISFACTION OF THE ARCHITECT PRIOR TO START OF AFFECTED WORK.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS TO INSURE A TIMELY COMPLETION OF THE JOB. NO ALLOWANCE SHALL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER CO-ORDINATION.
7. THE SUBCONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIC AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING IN ANY WAY FINISHED AREAS IN OR OUTSIDE JOB SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PROPOSE.
8. GENERAL AND SUBCONTRACTORS ARE RESPONSIBLE FOR INSPECTING THE PREMISES DURING BIDDING TO ASCERTAIN EXISTING CONDITIONS WHICH MIGHT AFFECT THE COST OR SCHEDULE OF CONSTRUCTION. DISCREPANCIES AND/OR CONFLICTS SHALL BE REPORTED TO THE ARCHITECT AND TENANT BEFORE BID DATE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION AND/OR DEMOLITION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR CONSTRUCTION RESULTING FROM WORK OF CONTRACTOR AND/OR SUBCONTRACTORS, AND SHALL REPAIR ALL SUCH DAMAGE TO ORIGINAL CONDITION AT NO ADDITIONAL COST.
11. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EXECUTION OF WORK ACCORDANCE WITH CONSTRUCTION DOCUMENTS. BIDDING ON DOCUMENT CONSIDERED ACCEPTANCE OF ALL INFORMATION HEREIN.
12. THE CONSTRUCTION DOCUMENT ARE PROVIDE TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP THROUGHOUT. THE GENERAL CONTRACTOR, IN ASSUMING RESPONSIBILITY FOR WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
13. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION AS REQUIRED.
14. MATERIALS ARE SPECIFIED BY THEIR BRAND NAME TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO THE ARCHITECT/DESIGNER FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL.
15. ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK OS DONE IN CONFORMANCE WITH MANUFACTURE'S REQUIREMENTS.
16. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AS REQUESTED FOR FABRICATED ITEMS, CUTS OF ALL FIXTURES AND EQUIPMENT, AND SAMPLES OF ALL FINISHES CALLED FOR THE ARCHITECT / DESIGNER FOR APPROVAL PRIOR TO INSTALLATION.
17. CONTRACTOR SHALL CONFINE OPERATIONS TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS, AND THE CONTRACT DOCUMENTS, AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIAL OR EQUIPMENT.
18. ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND/OR DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE JOB SITE AT THE COMPLETION OF WORK. CLEANING SHALL INCLUDE WINDOWS, FLOORING / CARPET, CABINETS, WALLS AND CEILINGS.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE PREMISES.

APPLICABLE CODES:

CALIFORNIA BUILDING CODE,2013 EDITION
CALIFORNIA MECHANICAL CODE,2013 EDITION
CALIFORNIA PLUMBING CODE,2013 EDITION
CALIFORNIA ELECTRIC CODE,2013 EDITION
CALIFORNIA ENERGY CODE,2013 EDITION
CURRENT SAN FRANCISCO AMENDMENTS FOR ALL CODES

DRAWING INDEX:

- A-1.0 GENERAL NOTE, VICINITY MAP
- A-1.1 EXISTING SITE/ROOF PLAN
- A-1.2 PROPOSED SITE/ROOF PLAN
- A-1.3 GREEN BUILDING AND SITE PERMIT CHECK LIST
- A-2.1 EXISTING & PROPOSED FIRST FLOOR PLAN
- A-3.1 EXISTING FRONT ELEVATION, EXISTING & PROPOSED REAR ELEVATIONS
- A-3.2 EXISTING LEFT & RIGHT ELEVATIONS
- A-3.3 EXISTING SECTION (A-A,B-B)

PROJECT DATA:

JOB ADDRESS: — 2708 24TH STREET
SAN FRANCISCO, CA

BLOCK: — 4211 LOT: — 035

TYPE OF CONSTRUCTION: TYPE-V SINGLE STORY
CONNERICAL

SCOPE OF AREA: 1122 SQ-FT

	FLOOR	BASE BD	WALL	WAINSCOT	CEILING
Kitchen (133 sq-ft)	Quarry tile	Quarry tile cove	SG paint	FRP 8' ht	T- bar/vinyl dad tile
Back Bar	Quarry tile	Quarry tile cove	SG paint	None	T- bar/vinyl dad tile
Dinning Area (519 sq-ft)	Ceramic tile	Wood	Flat paint	None	T- bar/ Gyp- bd
Bath Room (71 sq-ft)	Ceramic tile	Ceramic tile cove	SG paint	FRP 5' ht	SG paint
Storage (35 sq-ft)	VCT	Rubber	Flat paint	None	T- bar

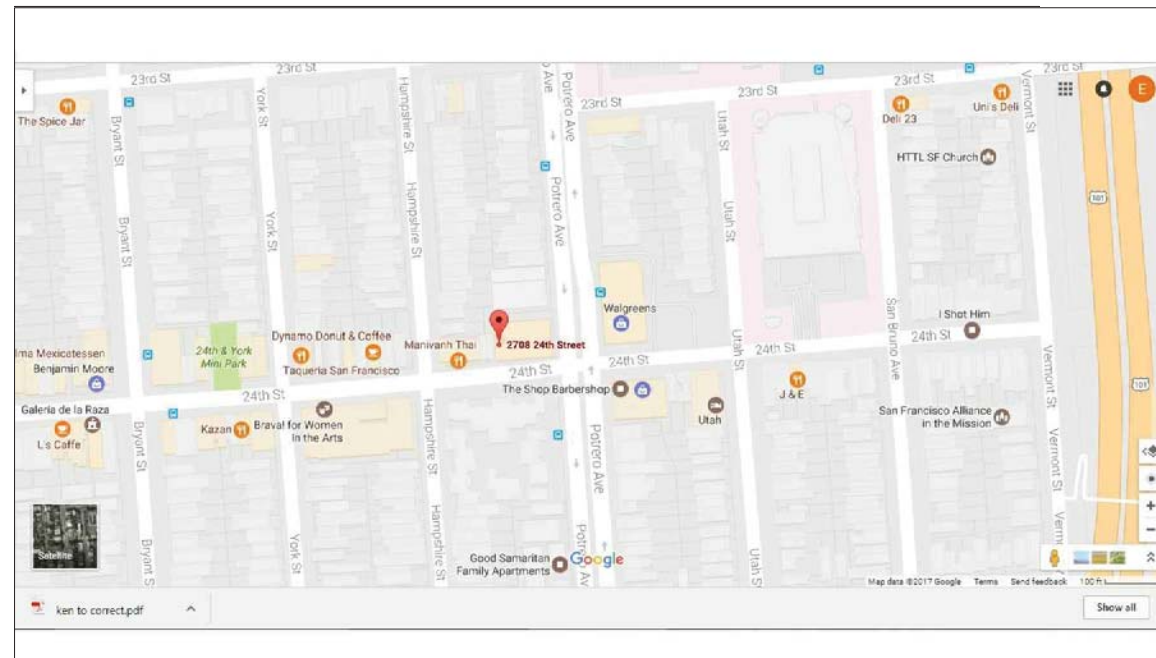
SCOPE OF WORK:

CHANGE OF USE FORM EXISTING BEAUTY SALOON TO A FULL SERVICE RESTAURANT. INSTALL INTERNAL PARTITIONS FOR KITCHEN, CEILING, KITCHEN EQUIPMENTS. KITCHEN HOOD, FIRE SUPPRESSION SYSTEM, MPE ARE UNDER SEPARATE PERMIT. STORE SIGNAGE IS UNDER A SEPARATE PERMIT. ATM MACHINE IS UNDER A SEPARATE PERMIT.

LEGEND:

SYMBOLS	
	SECTION NO. SHEET NO.
	DETAIL SHEET NO.
	REVISION NO.

VICINITY MAP



REVISIONS BY

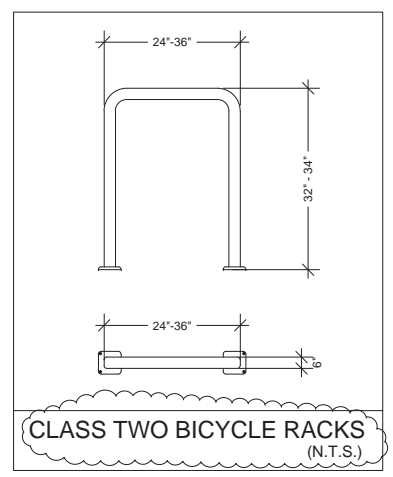
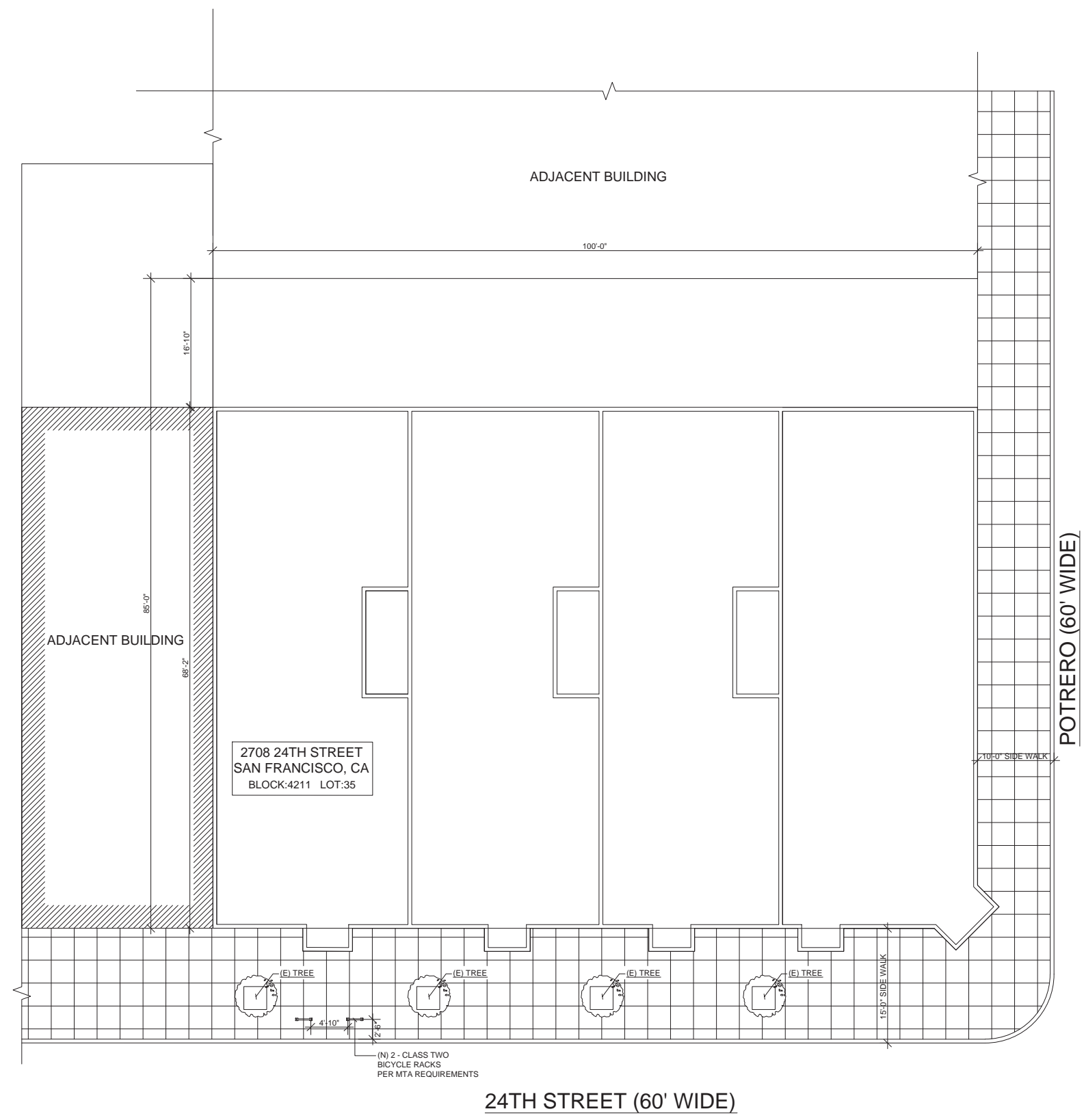
GENERAL NOTES, VICINITY MAP

BLOCK: 4211 LOT:035
2708 24TH STREET
SAN FRANCISCO,CA 94124

DATE 1.9.17
SCALE AS SHOWN
DRAWN TM
JOB

A-1.0
OF SHEETS

REVISIONS	BY



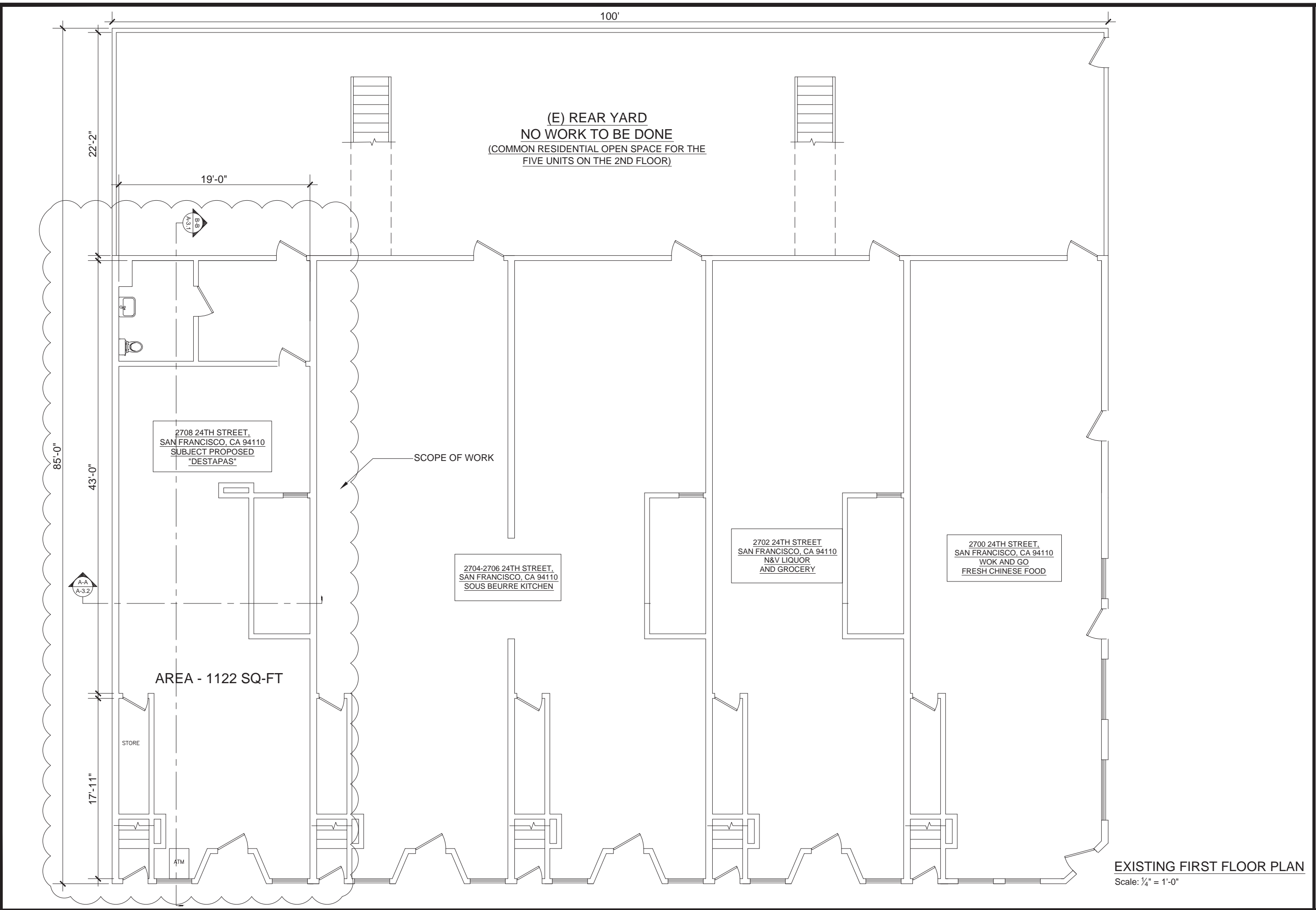
PROPOSED SITE/ROOF PLAN
SCALE : 1/8"=1'-0"

PROPOSED SITE/ROOF PLAN

BLOCK: 4211 LOT:035
2708 24TH STREET
SAN FRANCISCO, CA 94124

DATE 1.9.17
SCALE AS SHOWN
DRAWN TM
JOB

A-1.2
OF SHEETS



REVISIONS	BY

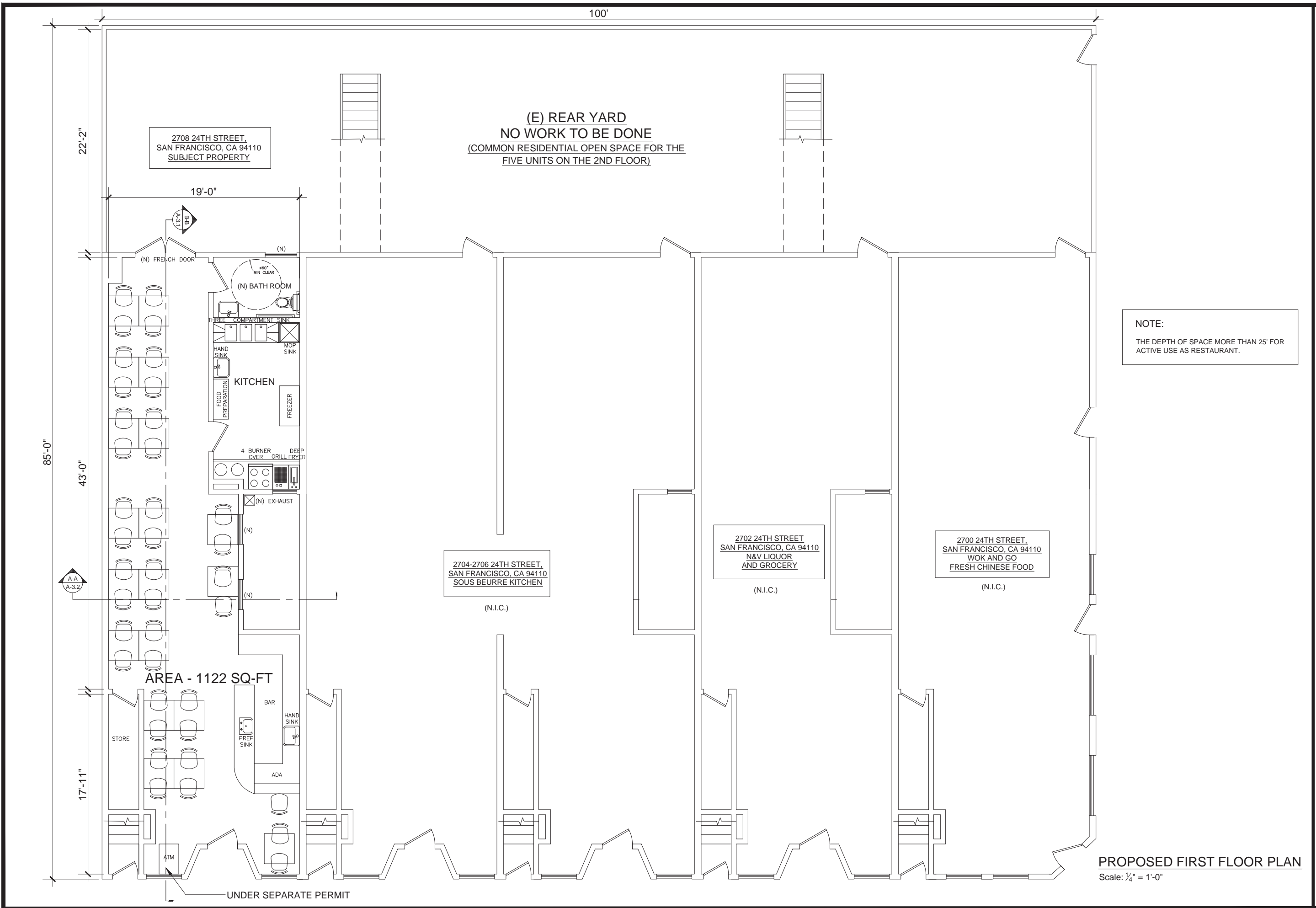
EXISTING FIRST FL FLOOR PLAN

BLOCK: 4211 LOT: 035
2708 24TH STREET
SAN FRANCISCO, CA 94124

DATE 1.9.17
SCALE AS SHOWN
DRAWN TM
JOB

A-2.0
OF SHEETS

EXISTING FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



2708 24TH STREET,
SAN FRANCISCO, CA 94110
SUBJECT PROPERTY

(E) REAR YARD
NO WORK TO BE DONE
(COMMON RESIDENTIAL OPEN SPACE FOR THE
FIVE UNITS ON THE 2ND FLOOR)

NOTE:
THE DEPTH OF SPACE MORE THAN 25' FOR
ACTIVE USE AS RESTAURANT.

2704-2706 24TH STREET,
SAN FRANCISCO, CA 94110
SOUS BEURRE KITCHEN

2702 24TH STREET,
SAN FRANCISCO, CA 94110
N&V LIQUOR
AND GROCERY

2700 24TH STREET,
SAN FRANCISCO, CA 94110
WOK AND GO
FRESH CHINESE FOOD

AREA - 1122 SQ-FT

PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

UNDER SEPARATE PERMIT

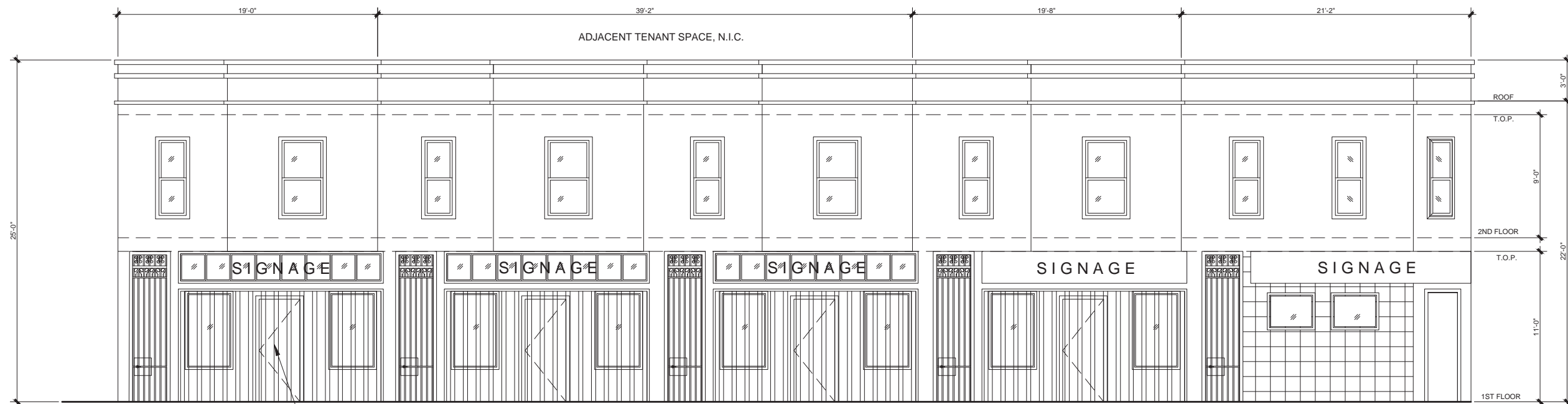
REVISIONS	BY

PROPOSED FIRST FL FLOOR PLAN

BLOCK: 4211 LOT: 035
2708 24TH STREET
SAN FRANCISCO, CA 94124

DATE 1.9.17
SCALE AS SHOWN
DRAWN TM
JOB

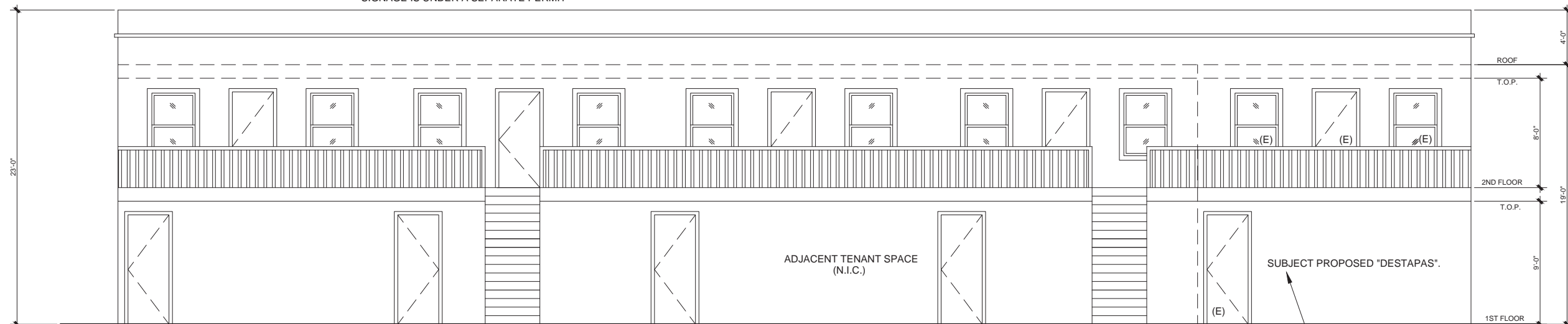
A-2.1
OF SHEETS



SUBJECT PROPOSED "DESTAPAS".
2708 24TH STREET, SAN FRANCISCO, CA
*SIGNAGE IS UNDER A SEPARATE PERMIT

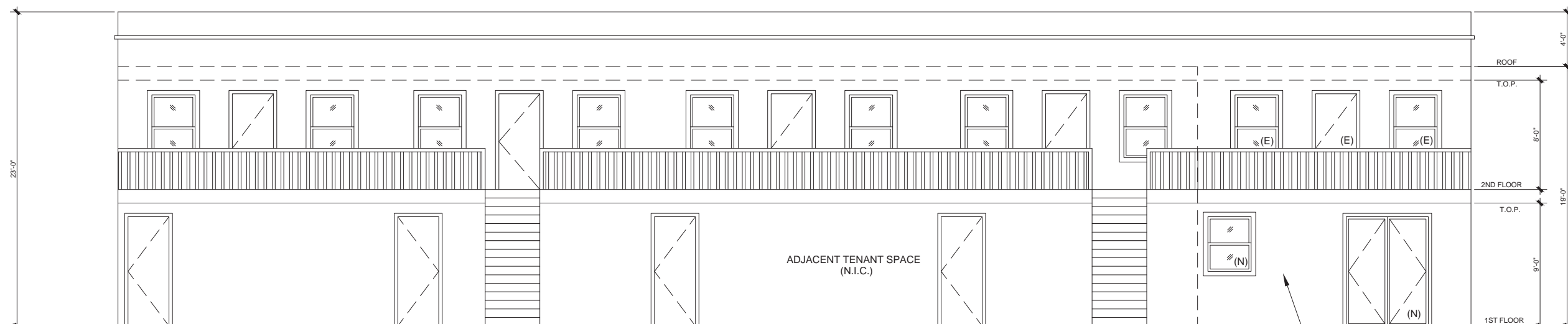
EXISTING FRONT ELEVATION

Scale: 1/4" = 1'-0"



EXISTING REAR ELEVATION

Scale: 1/4" = 1'-0"



PROPOSED REAR ELEVATION

Scale: 1/4" = 1'-0"

REVISIONS	BY

**EXISTING FRONT ELEVATION,
EXISTING & PROPOSED REAR ELEVATIONS**

BLOCK: 4211 LOT: 035
2708 24TH STREET
SAN FRANCISCO, CA 94124

DATE	1.9.17
SCALE	AS SHOWN
DRAWN	TM
JOB	

A-3.0

OF SHEETS