



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: AUGUST 11, 2016

CONSENT CALENDAR

Date: August 1, 2016
Case No.: **2016-002372CUA**
Project Address: **559 Divisadero Street**
Zoning: Divisadero Street NCT (Neighborhood Commercial Transit)
65-A Height and Bulk District
Block/Lot: 1204/002
Project Sponsor: Javier Solorzano
3288 21st Street #49
San Francisco, CA 94110
Staff Contact: Wayne Farrens – (415) 575-9172
wayne.farrens@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project proposes to extend operating hours for the existing Restaurant (dba "Seniore's Pizza") beyond 2:00 AM. The business is currently open to the public from 11:00 AM to 2:00 AM. The project sponsor requests to change these hours to 11:00 AM until 4:00 AM. The project does not propose any construction or change of use. Seniore's Pizza is a locally owned business with a total of six locations in the Bay Area. The Divisadero Street location opened in May of 2015.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Divisadero Street, between Hayes and Fell Streets, Block 1204, Lot 002. The property is located within the Divisadero Street NCT (Neighborhood Commercial Transit) Zoning District and the 65-A Height and Bulk District. The parcel measures approximately 2,031 square feet and is developed with an approximately 3,320 square-foot mixed use building consisting of the subject ground floor commercial space and two residential units above. The subject commercial tenant space is approximately 1,343 square feet in size.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located on the Divisadero Street commercial corridor on the west side of Divisadero Street. The Divisadero Street NCT covers approximately 13 blocks of Divisadero Street between O'Farrell Street in the north and Haight Street in the south. The surrounding development consists of a variety of commercial and mixed-use buildings mostly featuring residential uses above ground-floor commercial establishments. The scale of development in the area consists of a mix of two- to four-story structures mostly built between 1900 and the 1930s. The Divisadero Street NCT is intended to provide convenience

goods and services to the surrounding neighborhoods as well as comparison shopping goods and services on a specialized basis for a wider trade area. Commercial businesses are active during the day and evening and include a number of bars, restaurants, specialty groceries, and specialty clothing stores. The surrounding zoning is primarily RM-1 (Residential Mixed, Low Density).

ENVIRONMENTAL REVIEW

The proposal is not considered a project under the California Environmental Quality Act ("CEQA") and requires no further environmental review.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 22, 2016	July 20, 2016	22 days
Posted Notice	20 days	July 22, 2016	July 22, 2016	20 days
Mailed Notice	20 days	July 22, 2016	July 22, 2016	20 days

The proposal does not require a Section 312 neighborhood notification.

PUBLIC COMMENT

As of August 1, 2016, the Planning Department has not received any public comment regarding this proposal.

ISSUES AND OTHER CONSIDERATIONS

- The property owner has acknowledged the potential for noise impacts to nearby residents and has agreed to improve soundproofing of the subject tenant space in the event of noise complaints from neighbors.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow the extension of operating hours beyond 2:00 AM for an existing Restaurant (dba "Seniore's Pizza") in the Divisadero Street NCT, pursuant to Planning Code Sections 303 and 746.27.

BASIS FOR RECOMMENDATION

- The project supports other late-night businesses in the Divisadero Street NCT.
- The business has been operating until 2:00 AM in this location for over a year without any known complaints.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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Executive Summary
Hearing Date: August 11, 2016

CASE NO. 2016-002372CUA
559 Divisadero Street

Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photo
Site Photo
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 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

WF
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

Planning Commission Draft Motion

HEARING DATE: AUGUST 11, 2016

Date: August 1, 2016
Case No.: **2016-002372CUA**
Project Address: **559 Divisadero Street**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 746.27 OF THE PLANNING CODE TO ALLOW AN EXTENSION OF OPERATING HOURS BEYOND 2:00 AM FOR AN EXISTING RESTAURANT (DBA “SENIORE’S PIZZA”) IN THE DIVISADERO STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND THE 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 23, 2016, Javier Solorzano (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 746.27 to allow an extension of operating hours beyond 2:00 AM for an existing Restaurant (dba “Seniore’s Pizza”) in the Divisadero Steet NCT (Neighborhood Commercial Transit) Zoning District and the 65-A Height and Bulk District.

On August 11, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-002372CUA.

The proposal is not considered a project under the California Environmental Quality Act ("CEQA") and requires no further environmental review.

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. 2016-002372CUA, 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.** The project is located on the west side of Divisadero Street, between Hayes and Fell Streets, Block 1204, Lot 002. The property is located within the Divisadero Street NCT (Neighborhood Commercial Transit) Zoning District and the 65-A Height and Bulk District. The parcel measures approximately 2,031 square feet and is developed with an approximately 3,320 square-foot mixed use building consisting of the subject ground floor commercial space and two residential units above. The subject commercial tenant space is approximately 1,343 square feet in size.
3. **Surrounding Neighborhood.** The project site is located on the Divisadero Street commercial corridor on the west side of Divisadero Street. The Divisadero Street NCT covers approximately 13 blocks of Divisadero Street between O'Farrell Street in the north and Haight Street in the south. The surrounding development consists of a variety of commercial and mixed-use buildings mostly featuring residential uses above ground-floor commercial establishments. The scale of development in the area consists of a mix of two- to four-story structures mostly built between 1900 and the 1930s. The Divisadero Street NCT is intended to provide convenience goods and services to the surrounding neighborhoods as well as comparison shopping goods and services on a specialized basis for a wider trade area. Commercial businesses are active during the day and evening and include a number of bars, restaurants, specialty groceries, and specialty clothing stores. The surrounding zoning is primarily RM-1 (Residential Mixed, Low Density).
4. **Project Description.** The project proposes to extend operating hours for the existing Restaurant (dba "Seniore's Pizza") beyond 2:00 AM. The business is currently open to the public from 11:00 AM to 2:00 AM. The project sponsor requests to change these hours to 11:00 AM until 4:00 AM. The project does not propose any construction or change of use. Seniore's Pizza is a locally owned business with a total of six locations in the Bay Area. The Divisadero Street location opened in May of 2015.

5. **Public Comment.** As of August 1, 2016, the Planning Department has not received any public comment regarding this proposal.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

A. Hours of Operation. Pursuant to Planning Code Section 746.27, the principally permitted hours of operation are from 6:00 AM to 2:00 AM. Hours outside of these times are permitted with Conditional Use authorization.

The proposed hours of operation are from 11:00 AM to 4:00 AM, seven days a week. Conditional Use authorization is required to extend the hours from 2:00 AM to 4:00 AM.

B. Conditional Use Authorization. Planning Code Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. The project does comply with said criteria in that:

- i. 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 subject property is surrounded by several late night uses, including bars, nightclubs, and entertainment venues. The proposal will provide a service that is both desirable and compatible with the existing neighborhood context.

- ii. 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:

Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The project sponsor is aware of the potential for noise impacts to adjacent neighbors and has agreed to actively address any such complaints. The conditions of approval will ensure that the use meets minimum, reasonable performance standards.

- iii. 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 project would not have any effect on accessibility or traffic patterns for persons or vehicles.

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

The conditions of approval will ensure that the use meets minimum, reasonable performance standards.

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

The project is a change of operating hours only and no physical changes to the site are proposed.

- vi. 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.

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

The proposed project is consistent with the stated purpose of the Divisadero Street NCT (Neighborhood Commercial Transit) Zoning District, which is intended to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood.

- 7. **General Plan Compliance.** The project is consistent with the Objectives and Policies of the General Plan.

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

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 extension of hours will increase revenue for the subject business, helping to retain this commercial activity in this location. Furthermore, a late-night restaurant option supports the other late-night uses in the vicinity, including bars and entertainment venues.

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.

The project improves the provision of neighborhood-serving goods and respects the Divisadero Street NCT's identity as a late-night destination for both residents and visitors.

8. **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 will help preserve the existing neighborhood-serving use by increasing revenue for the subject business.

- 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 would not have any effect on housing. The proposed late-night hours are consistent with the existing neighborhood character.

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

The proposal would not have any effect on the City's supply of affordable housing.

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

The project will not impede MUNI services or overburden streets or neighborhood parking.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

This proposal will not affect the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

The project does not involve a landmark or historic building.

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

The project will have no effect on existing parks and open spaces.

I. 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 will contribute to the overall economic vitality of the district, thereby preserving and enhancing future opportunities for resident employment and business ownership.

9. 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.
10. 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. 2016-002372CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 23, 2016, 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 August 11, 2016.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the extension of operating hours beyond 2:00 AM for an existing Restaurant (dba "Seniore's Pizza"), located at 559 Divisadero Street, Block 1204, Lot 002 pursuant to Planning Code Sections 303 and 746.27 within the **Divisadero Street NCT (Neighborhood Commercial Transit) Zoning District** and the **65-A** Height and Bulk District; in general conformance with plans, dated **February 23, 2016** and stamped "EXHIBIT B" included in the docket for Case No. **2016-002372CUA** and subject to conditions of approval reviewed and approved by the Commission on **August 11, 2016** 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 11, 2016** 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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

7. **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

8. **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

9. **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>

- 10. 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>

- 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. 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

Section 25 Plat Map Data:

Parcel Number	Owner / Association	Acreage
1		81.25
2		25
3		25
4		25
5		25
6		25
7		25
8		25
9		25
10		25
11A		20.25
11		82.917
12		25
13		25
14		25
15	2014 67&68	25
16		25
17		25
18		25
19		25
20		106.25
21		25
22		25
24		25
26	2012 61to63	106.25
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33		25
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37		25

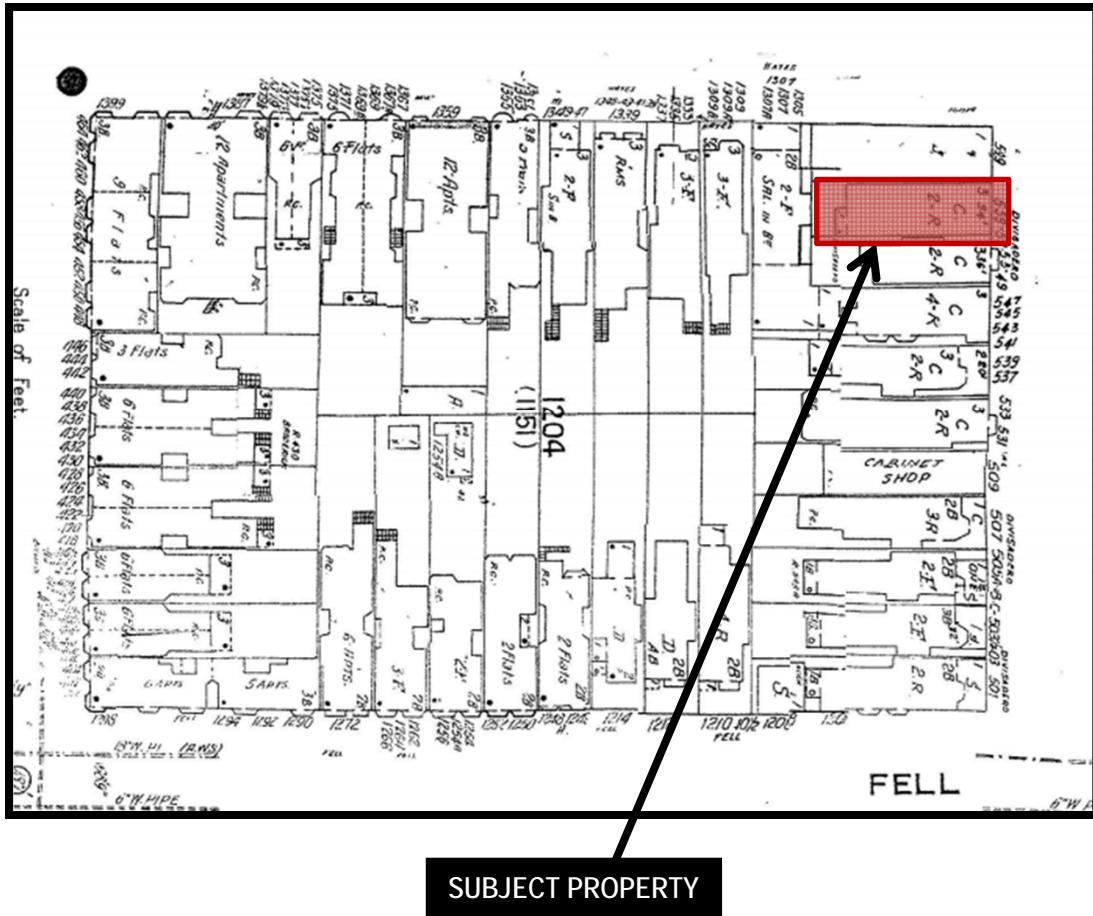
Section 25 Dimensions:

- North: Hayes (1301)
- South: Fell (1200)
- West: Broderick (400)
- East: Divisadero (1301)

Section 25 Subdivisions:

- Top Left: 27, 28, 29 (106.25)
- Top Right: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11A, 11 (82.917)
- Middle Left: 30, 32, 33, 34, 35, 36, 37 (137.50)
- Middle Right: 19, 18, 17, 16, 15, 14, 13, 12 (137.50)
- Bottom Left: 20, 21, 22, 24 (106.25)
- Bottom Right: 25 (137.50)

Sanborn Map*



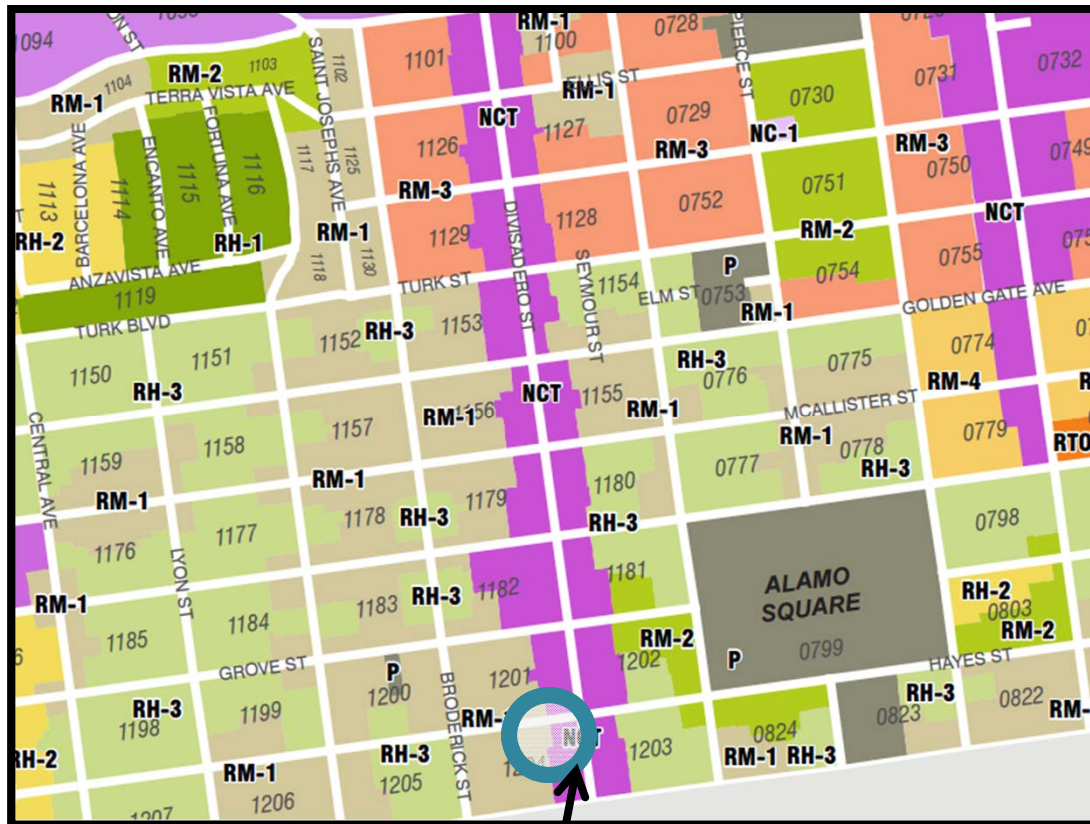
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-002372CUA
559 Divisadero Street
Block 1204 Lot 002

Zoning Map



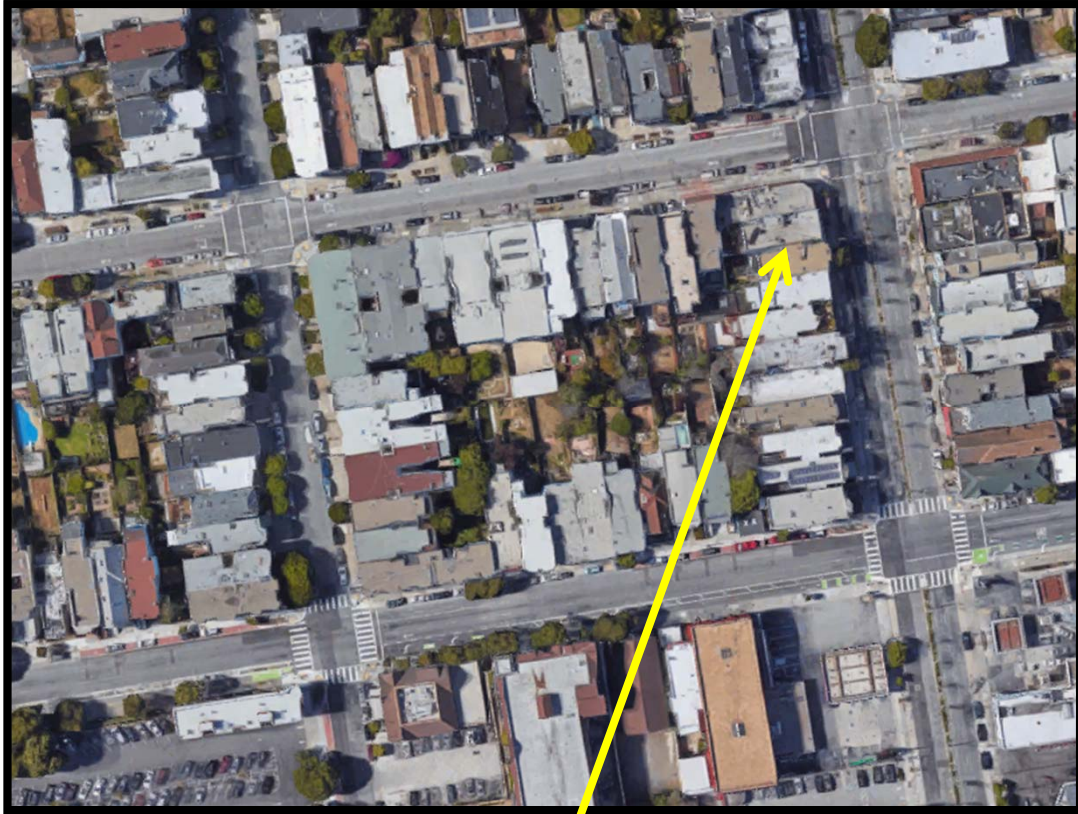
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-002372CUA
559 Divisadero Street
Block 1204 Lot 002

Aerial Photo



SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-002372CUA
559 Divisadero Street
Block 1204 Lot 002

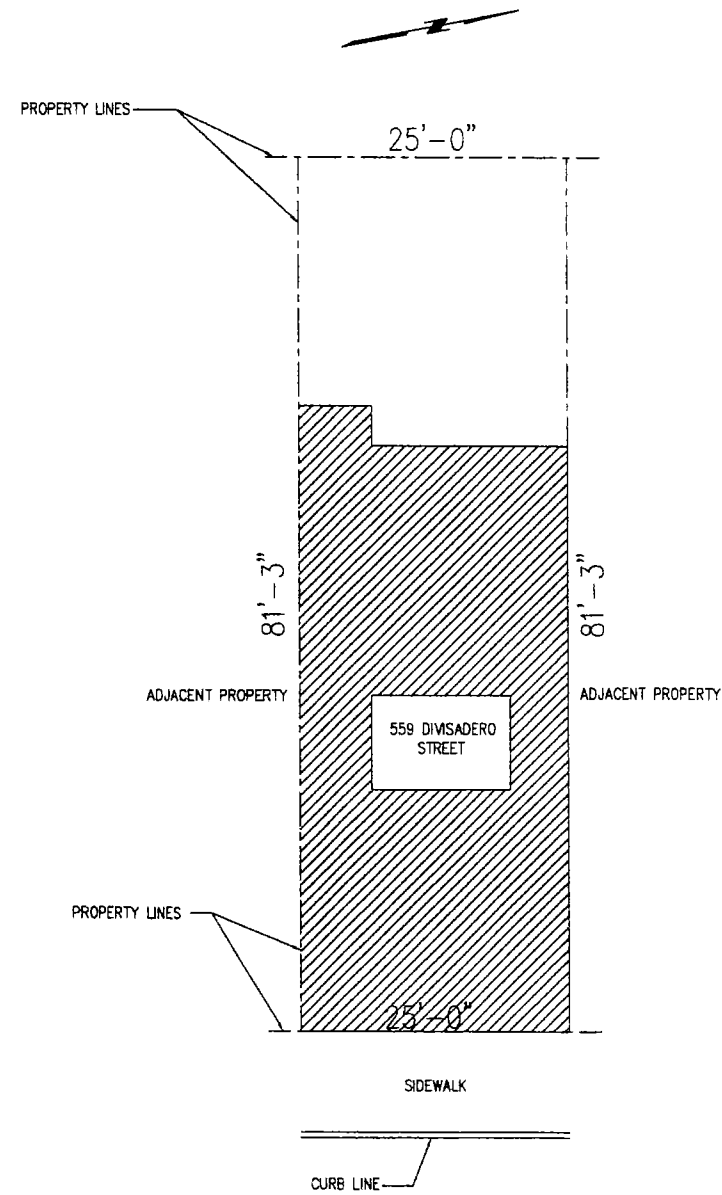
Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2016-002372CUA
559 Divisadero Street
Block 1204 Lot 002



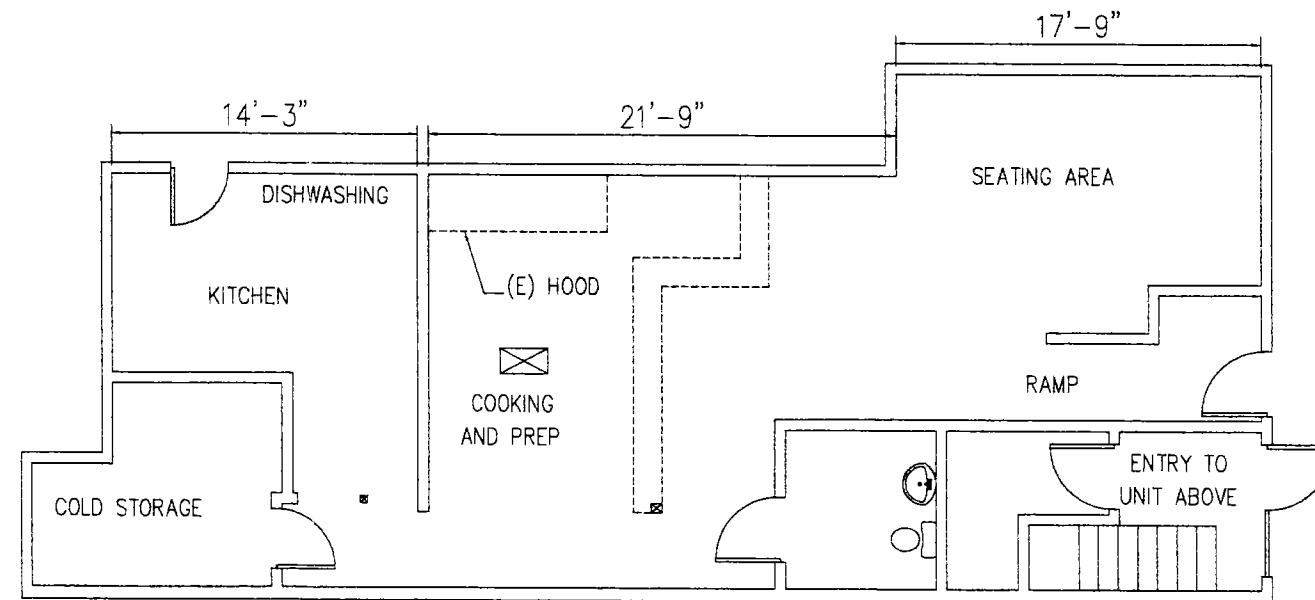
DIVISADERO STREET

SITE PLAN
SCALE 1/8" = 1'-0"

PROJECT DATA
RESTAURANT/APARTMENTS
ZONING: NCT - DIVISADERO , 65A
BUILDING TYPE: V-B
OCCUPANCY: R-2
LOT SIZE: 25.00' x 81.25'
LOT SQUARE FOOTAGE: 2,031.25 S.F.

SCOPE OF WORK
CHANGE OF HOURS

DRAWING INDEX
1 GENERAL NOTES AND SITE PLAN



EXISTING FLOOR PLAN
SCALE 1/4" = 1'-0"

WALL LEGEND

EXISTING WALL TO REMAIN

REVISION	BY

DESIGNER: JAVIER SOLORZANO
3288 21st STREET #49
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FLOOR PLAN AND
SITE PLAN

CHANGE OF HOURS
559 DIVISADERO ST
SAN FRANCISCO, CALIFORNIA
BLOCK 1204, LOT 002

Date 01/12/16
Scale AS NOTED
Drawn VFS
Job
Sheet
1
Of 1 Sheets