



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: NOVEMBER 2, 2017

Date: October 26, 2017
Case No.: **2017-008253CUA**
Project Address: **2598 FOLSOM STREET**
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District
55-X Height and Bulk District
[Mission Alcoholic Beverage Special Use District](#)
Block/Lot: 3614/069
Project Sponsor: Valerie Luu
555 Golden Gate Avenue
San Francisco, CA 94102
hello@ricepaperscissors.com or (408) 204-3389
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project involves a change in use of a ground floor space from retail sales and service to restaurant (d.b.a. Rice Paper Scissors) with an outdoor activity area at the frontages along 22nd and Folsom Streets. 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.

The Project Sponsor has operated Rice Paper Scissors as a weekly pop-up shop out of nearby local restaurant (d.b.a. Mojo Bicycle Café) and has been doing cooperative catering for approximately six years and is now seeking to operate independently at 2598 Folsom Street. This will be the Project Sponsors' first restaurant and consists of a casual Vietnamese menu. The outdoor activity area will accommodate up to 28 patrons. The hours of operation for the restaurant and outdoor seating area will be from 11:00 a.m. to 10:00 p.m. Tuesday through Sunday and will serve breakfast, lunch and dinner for dine-in and take-out.

SITE DESCRIPTION AND PRESENT USE

The site ("Project Site"), Lot 069 in the Assessor's Block 3614, is located on the western side of Folsom Street, on the northwest corner of the intersection with 22st Street in the Neighborhood Commercial, Moderate Scale (NC-3) Zoning District, the Mission Alcohol Special Use Sub-District, and a 55-X Height and Bulk District. The property is developed with three commercial storefronts (2590, 2592 and 2598 Folsom St.) within a single-story building. The subject tenant space is currently vacant, and the previous use was a specialty grocery store and delicatessen. Other commercial uses in the building include Mission de Flores flower shop (2590) and NOMAD (2592). The subject property is a corner lot, with

approximately 63 feet of frontage on Folsom Street and 40 feet of frontage on 22nd Street. The subject commercial space is approximately 1,363 square feet in size with a 472 square foot mezzanine and occupies approximately 20 feet, 9 inches of frontage on Folsom Street and approximately (64 feet, 11 inches) on 22nd Street. In total, the site is approximately 2,600 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located at the intersection of Folsom and 22nd Streets, in the Neighborhood Commercial, Moderate Scale Zoning District, which is intended to provide a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. The street is home to a variety of neighborhood-serving retail and commercial establishments, including a bakery, grocery stores, restaurants and laundromats. Most commercial businesses are open during the day while the District's bars and restaurants are also active in the evening. Dwelling units are generally located above the limited ground-story commercial uses along Folsom and 22nd Street within the NC-3 Zoning District. The surrounding neighborhood, which is predominantly residential, are located within the RH-3 (Residential House, Three-Family) District.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 13, 2017	October 13, 2017	20 days
Posted Notice	20 days	October 13, 2017	October 13, 2017	20 days
Mailed Notice	20 days	October 13, 2017	October 13, 2017	20 days

The proposal requires neighborhood notification per Planning Code Section 312, which was conducted in conjunction with hearing notification for the Conditional Use Authorization.

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 Section 303 and the Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865) to authorize a change in use from a vacant Retail Sales and Service use to a Restaurant (d.b.a. Rice Paper Scissors). The proposed use is not a Formula Retail use. The Project will not displace a retail tenant in that the tenant space is currently vacant.

- The [Commerce and Industry Element](#) of the General Plan contains Guidelines that discourage the overconcentration of eating and drinking establishments within NCD's. There are currently no other eating and drinking establishments within 300 feet from the Project site.

MISSION ACTION PLAN 2020

The project site falls within the area of the ongoing Mission Action Plan 2020 (MAP2020). MAP2020 is community initiated collaboration between community organizations and the City of San Francisco. The goals are to create and preserve affordable housing and retain and attract low to moderate income residents and community-serving businesses, artists, and nonprofits in order to strengthen and preserve the socioeconomic and cultural diversity of the Mission neighborhood.

One of the chief concerns of the community is the loss of neighborhood-serving retail establishments to destination venues, and in particular those serving alcohol. Community advocates have indicated their desire for regulations and incentives that retain and favor community serving retail and cultural institutions and prevent the overconcentration of restaurants and other alcohol dispensing establishments.

These community concerns gave rise to the Mission Interim Zoning Controls, adopted by the Planning Commission on January 14, 2016. The Mission Interim Controls provide the Commission with additional information to consider in its deliberation related to a project's contribution to the goals of neighborhood stabilization and whether they are addressing any potential negative effects such as direct displacement of residents or businesses. The Mission Interim Controls can be found here:

http://sfplanninggis.org/docs/PlanningProvisions/MissionIntCont2017MGB_FINAL.pdf

The Mission Interim Controls also afford the City, working with community stakeholders, time to craft permanent land use regulations and neighborhood stabilization strategies. Staff, in conjunction with the community, is in the process of exploring the following:

- Controls for restaurants and other alcohol dispensing uses related to concentration of establishments and other space (e.g. size) and operating characteristics (e.g. hours of operation);
- Retention and attraction strategies for community serving retail establishments;
- Production, Distribution and Repair (PDR) and Arts Activities retention strategies;

While these strategies are explored, the Mission Interim Controls help inform the Commission's decision-making process. More information on the neighborhood trends, the MAP2020 process and the Mission Action Plan endorsed by the Commission on March 2017 can be found at:

<http://sf-planning.org/mission-action-plan-2020>

MISSION 2016 INTERIM ZONING CONTROLS

Planning Commission Resolution No. 19865 requires any restaurant to obtain a Conditional Use Authorization from the Planning Commission per Planning Code Section 303.

Planning Code Section 712 principally permits a Restaurant on the first story within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District.

Per the Mission 2016 Interim Zoning Controls currently in effect through January 2018, Conditional Use Authorization is required for any project which proposes a change of use to Restaurant within the Interim Control Area.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow a change of use from retail sales and service to a full-service restaurant in the Neighborhood Commercial, Moderate Scale (NC-3) District, pursuant to Planning Code Section 303 and [Mission 2016 Interim Zoning Controls](#) (Planning Commission Resolution No. 19865).

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 Neighborhood Commercial, Moderate Scale (NC-3) District.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Draft Motion
- Block Book Map
- Sanborn Map
- Aerial Photograph
- Zoning Map
- Height and Bulk Map
- Site Photographs
- Public Comments
- 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 checked="" 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

LAH
Planner's Initials

LAH: I:\Current Planning\Cases\2017\201008253CUA - 2598 Folsom St.



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 Motion No. *****

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 Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTION 303 OF THE PLANNING CODE AND THE MISSION 2016 INTERIM ZONING CONTROLS (PLANNING COMMISSION RESOLUTION 19865) TO ALLOW A CHANGE OF USE FROM RETAIL SALES AND SERVICE TO A FULL-SERVICE RESTAURANT (D.B.A. RICE PAPER SCISSORS) AT 2598 FOLSOM STREET, WITHIN THE NEIGHBORHOOD COMMERCIAL, MODERATE SCALE (NC-3) DISTRICT AND THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT, AND A 55-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 28, 2017, Valerie Luu (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization for the subject property at 2598 Folsom Street, Lot 069 in Assessor’s Block 3614, (hereinafter “subject property”), pursuant to Planning Code Section 303 and the Mission 2016 Interim Zoning Controls (Planning Commission Resolution 19865) to establish a full-service restaurant (d.b.a. Rice Paper Scissors) in the Neighborhood Commercial, Moderate Scale (NC-3) District, the Mission Alcoholic Beverage Special Use District, and 55-X Height and Bulk Districts.

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

The Planning Department Commission Secretary is the custodian of records; the file for Case No. 2017-008253CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On November 2, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-008253CUA.

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. 2017-008253CUA, 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 069 in the Assessor's Block 3614, is located on the western side of Folsom Street, on the northwest corner of the intersection with 22nd Street in the Neighborhood Commercial, Moderate Scale (NC-3) Zoning District, the Mission Alcohol Special Use Sub-District, and a 55-X Height and Bulk District. The property is developed with three commercial storefronts (2590, 2592 and 2598 Folsom St.) within a single-story building. The subject tenant space is currently vacant, and the previous use was a specialty grocery store and delicatessen. Other commercial uses in the building include Mission de Flores flower shop (2590) and NOMAD (2592). The subject property is a corner lot, with approximately 63 feet of frontage on Folsom Street and 40 feet of frontage on 22nd Street. The subject commercial space is approximately 1,363 square feet in size with a 472 square foot mezzanine and occupies approximately 20 feet, 9 inches of frontage on Folsom Street and approximately (64 feet, 11 inches) on 22nd Street. In total, the site is approximately 2,600 square feet.
3. **Surrounding Properties and Neighborhood.** The subject property is located at the intersection of Folsom and 22nd Streets, in the Neighborhood Commercial, Moderate Scale Zoning District, which is intended to provide a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. The street is home to a variety of neighborhood-serving retail and commercial establishments, including a bakery, grocery stores, restaurants and laundromats. Most commercial businesses are open during the day while the District's bars and

restaurants are also active in the evening. Dwelling units are generally located above the limited ground-story commercial uses along Folsom and 22nd Street within the NC-3 Zoning District. The surrounding neighborhood, which is predominantly residential, are located within the RH-3 (Residential House, Three-Family) District.

4. **Project Description.** The project involves a change in use of a ground floor space from retail to retail and restaurant (d.b.a.Rice Paper Scissors) with an outdoor activity area at the frontages along 22nd and Folsom Streets. 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.

The Project Sponsor has operated Rice Paper Scissors as a weekly pop-up shop out of nearby local restaurant (d.b.a. Mojo Bicycle Café) and has been doing corporate catering for approximately six years and is now seeking to operate independently at 2598 Folsom Street. This will be the Project Sponsors' first restaurant and consists of casual Vietnamese menu. The outdoor activity area will accommodate up to 28 patrons. The hours of operation for the restaurant and outdoor seating area will be from 11:00 a.m. to 10:00 p.m. Tuesday through Sunday and will serve breakfast, lunch and dinner for dine-in and take-out.

5. **Public Comment.** The Department has received no formal comments regarding the 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. **Restaurant Use.** Planning Code Section 712 principally permits a restaurant use within the NC-3 Zoning District. However, the Mission 2016 Interim Zoning Controls require a Conditional Use Authorization from the Planning Commission for the establishment of a new restaurant.

The Project Sponsor seeks to change the use from a formerly Retail Sales and Service use to Restaurant in the Neighborhood Commercial, Moderate Scale District and is seeking Conditional Use Authorization pursuant to the 2016 Mission Interim Controls.

- b. **Use Size.** Planning Code Section 121.2 requires non-residential uses to be limited to a maximum of 4,000 square feet in size on Folsom Street and within the NC-3 Zoning District. Modifications to this requirement may be granted through the Conditional Use Authorization process.

The size of the existing ground floor non-residential tenant space is approximately 1363 gross square feet with a 472 square foot office mezzanine 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, 9 inches of frontage on Folsom Street with all of subject frontage devoted to either window or entrance space to the restaurant. The existing street-facing frontage on Folsom 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 Folsom Street.

- d. **Outdoor Activity Area.** Section 145.2 of the Planning Code outlines the requirements for outdoor activity areas. Within the NC-3 Zoning District, an outdoor activity area is principally permitted in the front of the building and conditional permitted if located elsewhere.

The Project includes an outdoor activity area and outdoor seating area immediately adjacent to the restaurant, continuous with the property lines on Folsom and 22nd Streets. The outdoor seating area will be separated from the residential use at 2584 Folsom Street by an existing side yard on the property and the two adjacent tenant spaces (approximately 36 feet, 9 inches) and approximately 15 feet from the adjacent building located at 3014 22nd Street. This minimizes impact to residents of adjacent properties. Therefore, the Project meets the requirements for a principally-permitted outdoor activity area.

- e. **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 NC-3 District. Permitted hours of operation pertain specifically to the hours which a commercial establishment may be open for business.

Rice Paper Scissors' proposed hours of operation are Tuesdays through Sundays: 11:00am to 10:00pm; therefore, the Project complies with this requirement.

- 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, as defined in Section 790.91, operating as a Bona Fide Eating Place, as defined in Section 790.142, shall be permitted to serve alcoholic beverages in this SUD.

The Restaurant Use is proposed to operate as a Bona Fide Eating Place as defined by Planning Code Section 790.142. Thus, the Project is permitted 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.** Article 6 of the Planning Code outlines the requirements for signage.

Any proposed signage shall comply with the limitations of the Planning Code and individual signs are subject to the review and approval of the Planning Department. The Project Sponsor will work with staff to propose signage that is aligned with the intent of the Sign Regulations.

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 1,363 square foot restaurant use is appropriately sized for the district, which consists of small-scale buildings and neighborhood serving uses, which include laundromats and convenience 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, 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 NC-3 District. Loading requirements apply to uses that are 10,000 gross square feet or more. The gross square footage of the Project is approximately 1,835 square feet (including mezzanine); 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. There are two existing trees on the Folsom Street frontage, and one trees on the 22nd Street frontage.

- 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 is consistent with the stated purposes of the Neighborhood Commercial, Moderate Scale District in that the intended use is located at the ground floor, will provide compatible convenience goods and an eating and drinking establishment for the immediately surrounding neighborhoods and is in character with the 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 Department staff, there are currently no existing eating and drinking establishments located within 300 feet of the Project Site. With the subject change of use from a Retail Sales and Service use to a Restaurant use, the total aforementioned commercial frontage dedicated to eating and drinking establishments will be approximately 15 percent. Therefore, the proposal would be in compliance with the requirements of Code Section 303(o).

9. **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 project 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 activities of the commercial land use plan of the Neighborhood Commercial, Moderate Scale 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 retail use with a restaurant use. The previous retail sales and service use has been vacant, so no existing activity is being 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 Neighborhood Commercial, Moderate Scale District, where the proposed project is located. Currently, none of the commercial frontage of the Neighborhood Commercial, Moderate Scale District within 300 feet of the subject site is attributed to eating and drinking establishments and will increase 2% with the addition of the Project. 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 sales and service to 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 establish an existing eating establishment to serve the needs of the residents of Folsom Street, by providing a restaurant that will serve all residents of San Francisco.

10. **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 retail sales and service use to a restaurant which will continue to serve the neighborhood that serves 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 Folsom and 22nd Streets and is well-served by transit. It is highly likely that both employees and customers of the proposed project will either walk or use Muni 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 0.5 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.

11. 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.

12. 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. 2017-008253CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 16, 2017 and June 29, 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. *****. 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 November 2, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 2, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a change in use from retail sales and service to Restaurant (d.b.a. Rice Paper Scissors) located at 2598 Folsom Street, Block 3614, Lot 069 pursuant to Planning Code Sections 303 and the 2016 Mission Interim Controls (Planning Code Resolution 19865), within the Neighborhood Commercial, Moderate Scale District and 55-X Height and Bulk District; in general conformance with plans, dated June 16, 2017 and June 29, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2017-008253CUA and subject to conditions of approval reviewed and approved by the Commission on November 2, 2017 under Motion No. *****. 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 November 2, 2017 under Motion No. *****.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. ***** 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. **Hours of Operation.** The Outdoor Activity Area will operate in conjunction with the restaurant hours of operation which are 11:00 a.m. to 10:00 p.m. Tuesday to Sunday. No patrons may remain in the Outdoor Activity Area after closing time. Staff may remain as necessary for cleaning and other duties related to the operations of the Outdoor Activity Area one hour past the closing hour stated above. No employees may be in the Outdoor Activity Area after the clean-up time.

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

13. **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

14. **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.

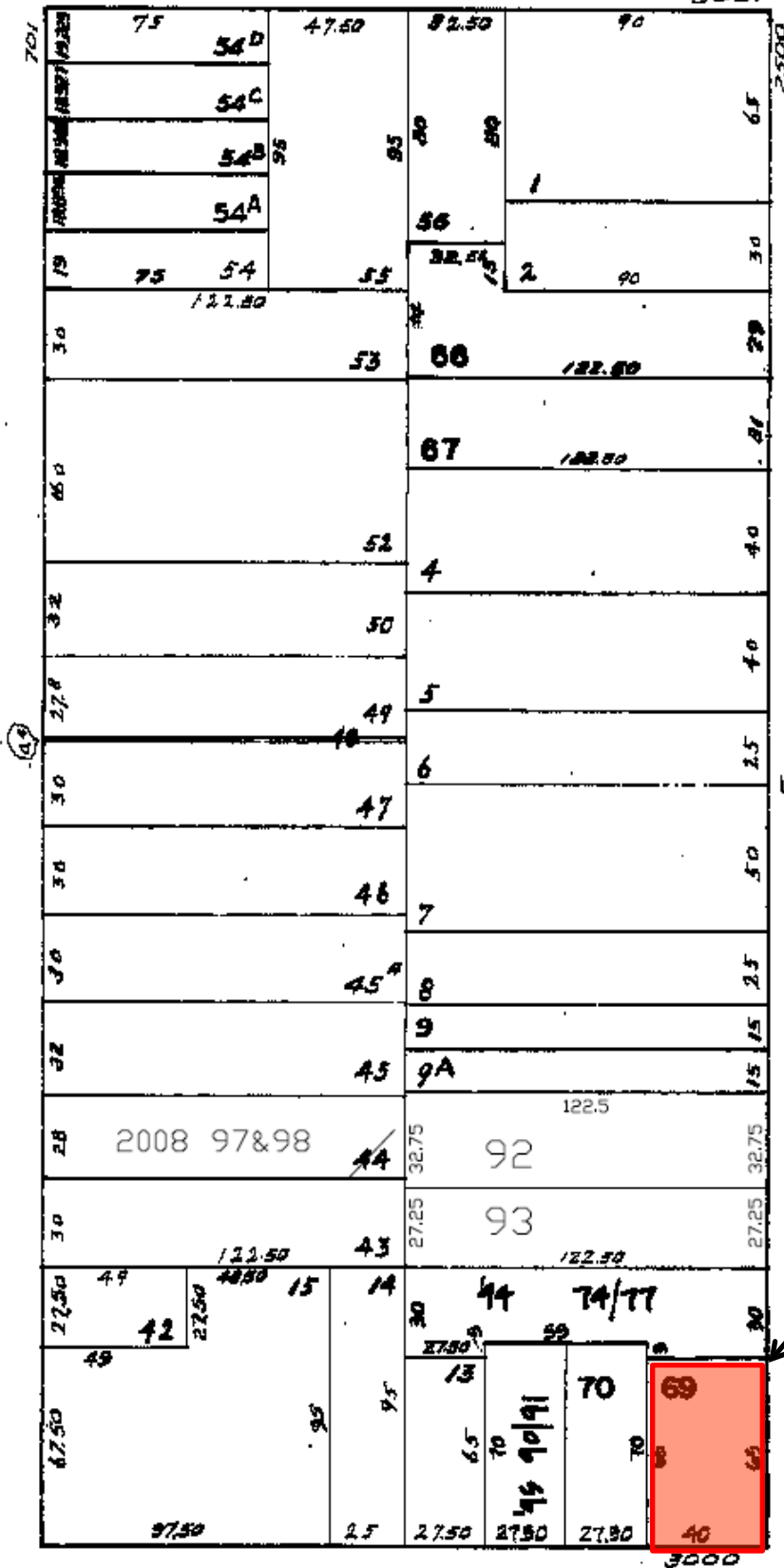
For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works

21ST

3001

SHOTWELL

FOLSOM



Subject Property

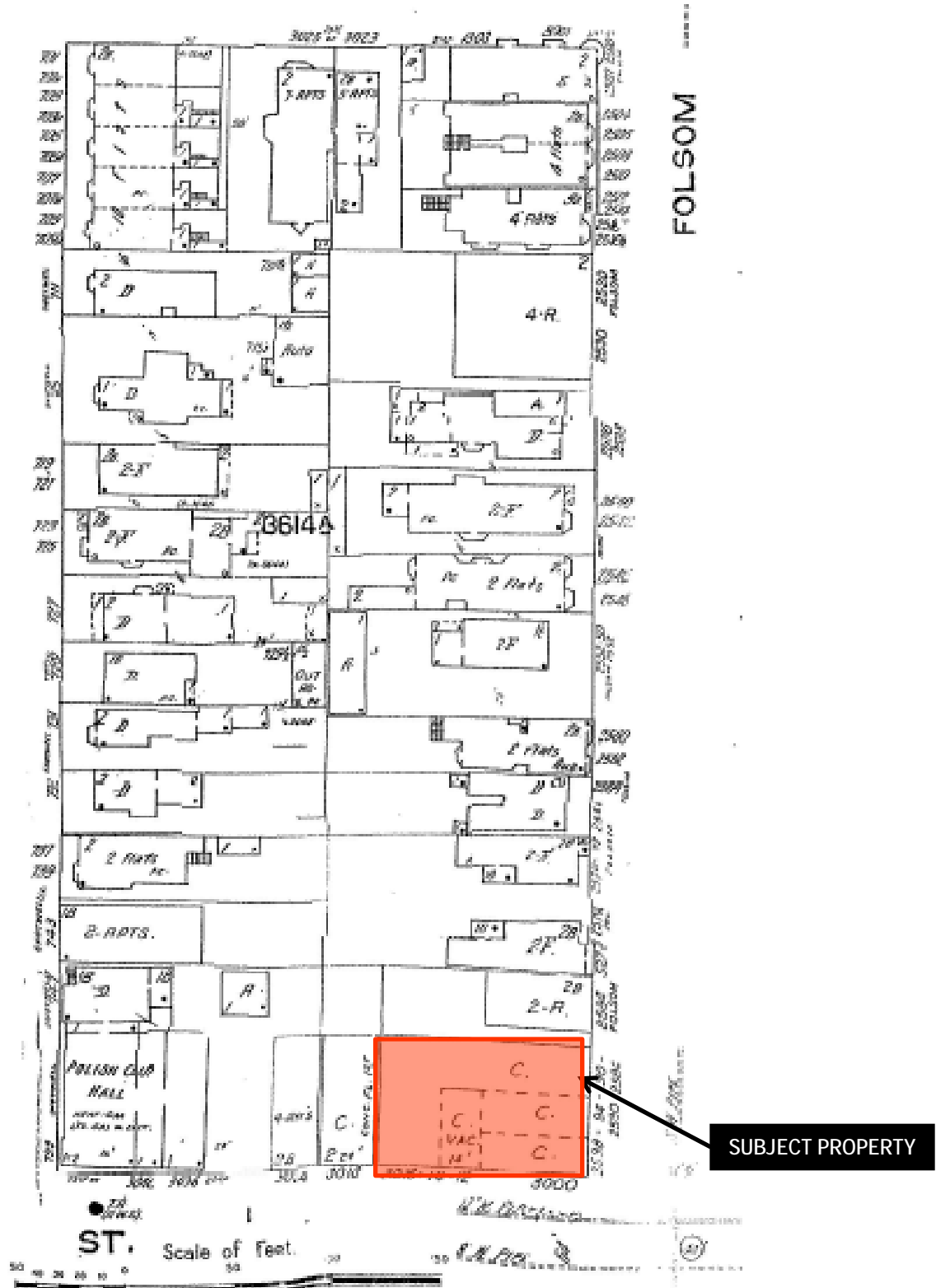
22ND

3000



Conditional Use Authorization
Case Number 2017-008253CUA
2598 Folsom Street

Sanborn Map*

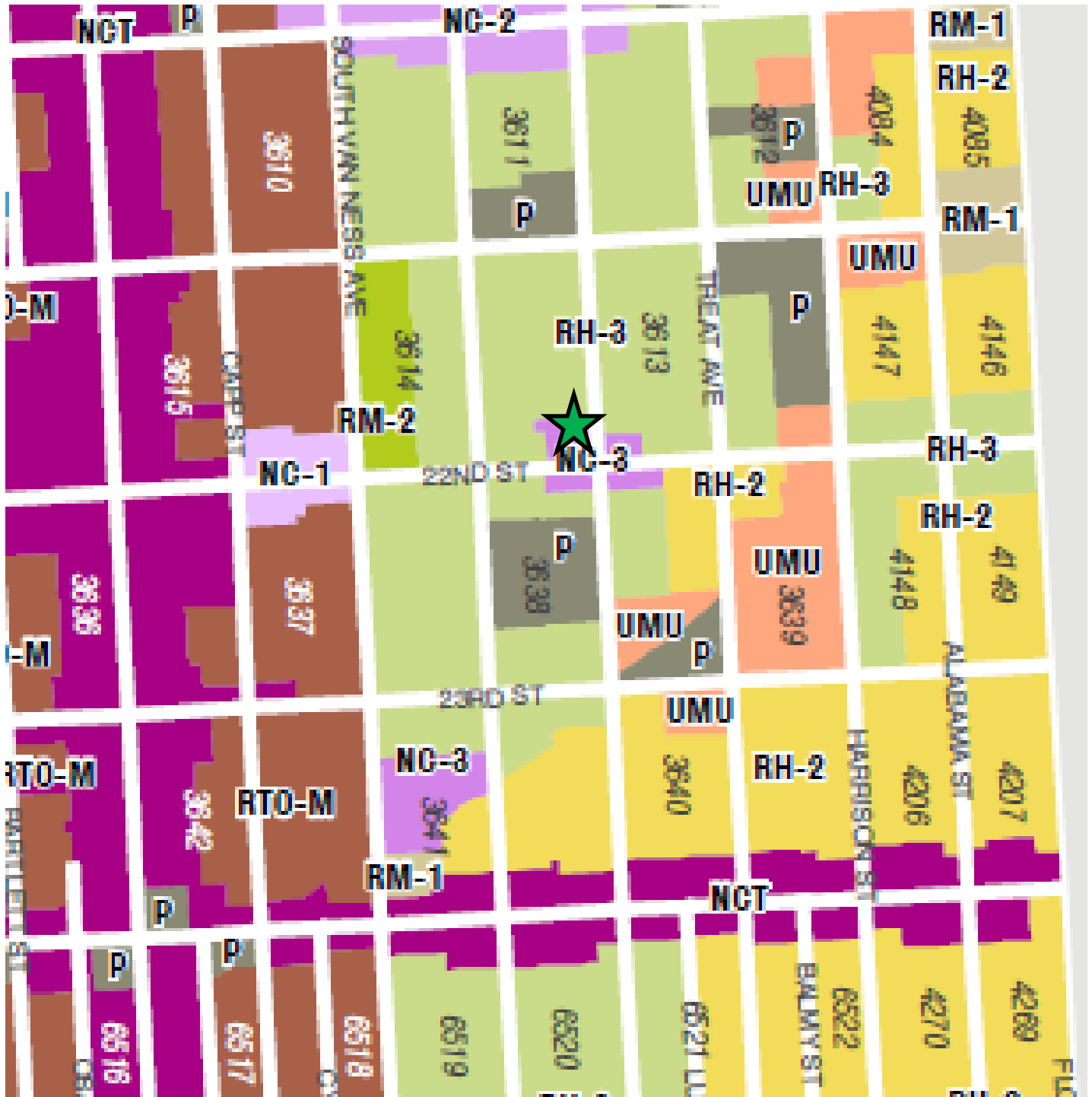


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization
Case Number 2017-008253CUA
2598 Folsom Street



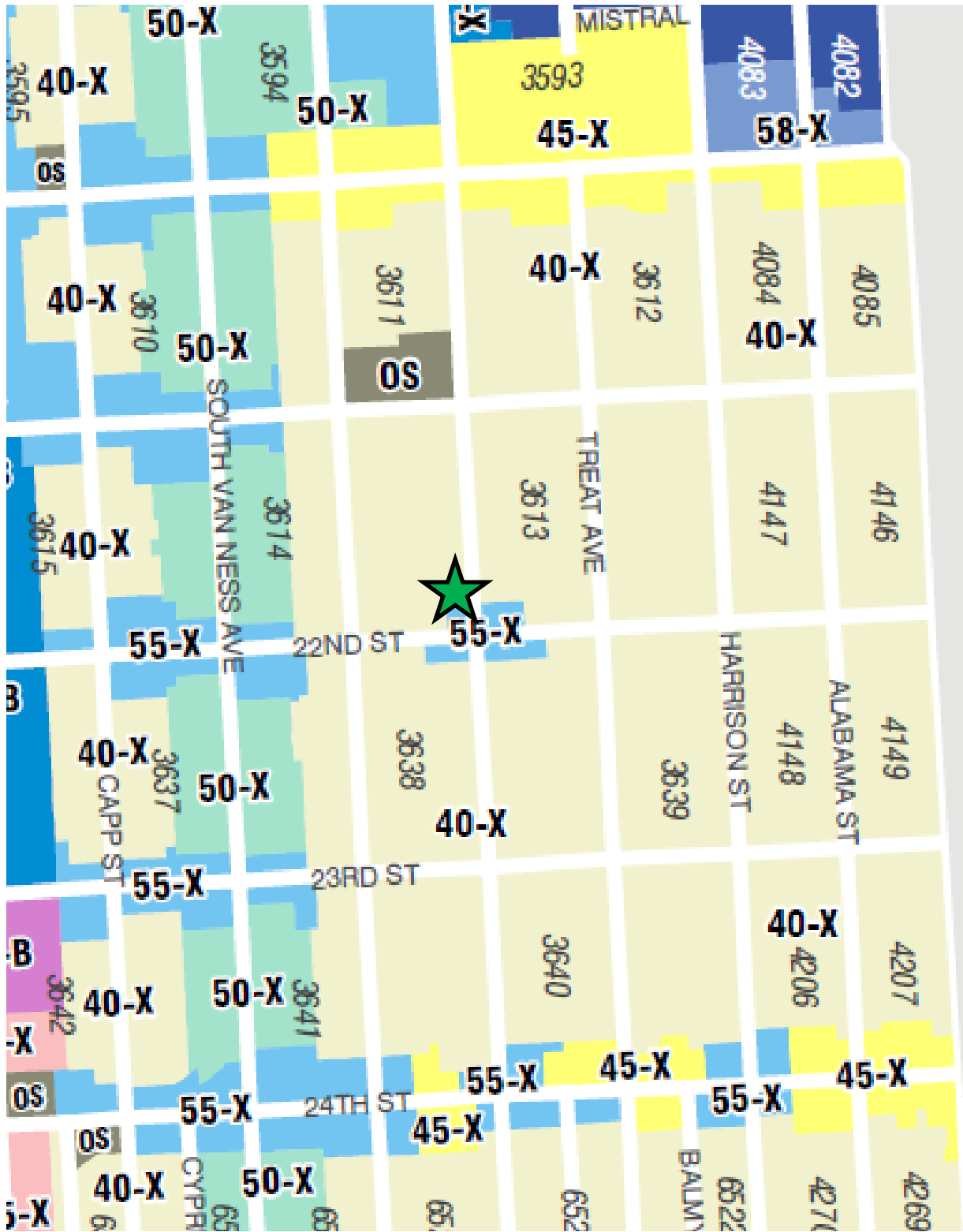
Zoning Map



Conditional Use Authorization
 Case Number 2017-008253CUA
 2598 Folsom Street

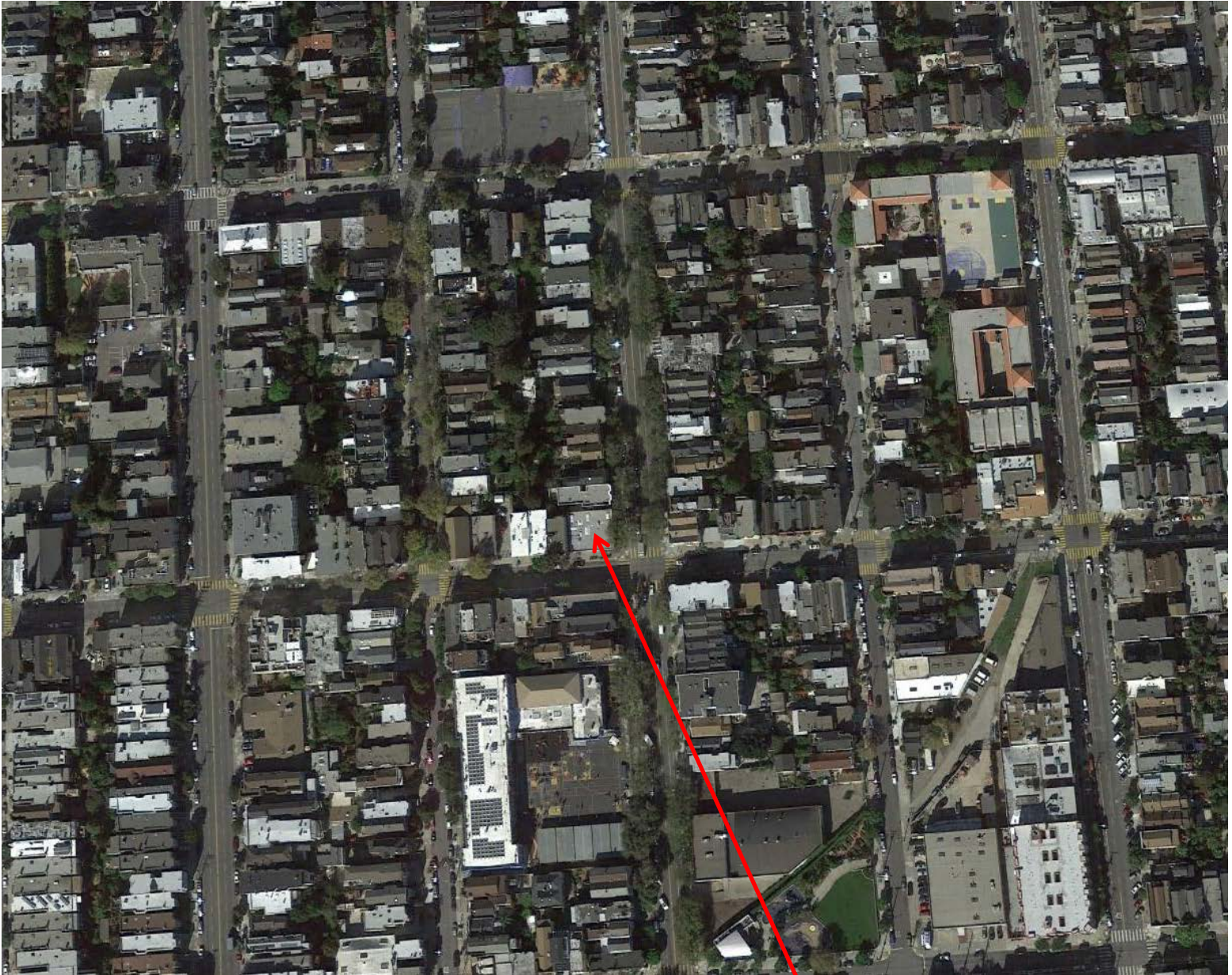


Height and Bulk Map



Conditional Use Authorization
Case Number 2017-008253CUA
2598 Folsom Street

Aerial Photo

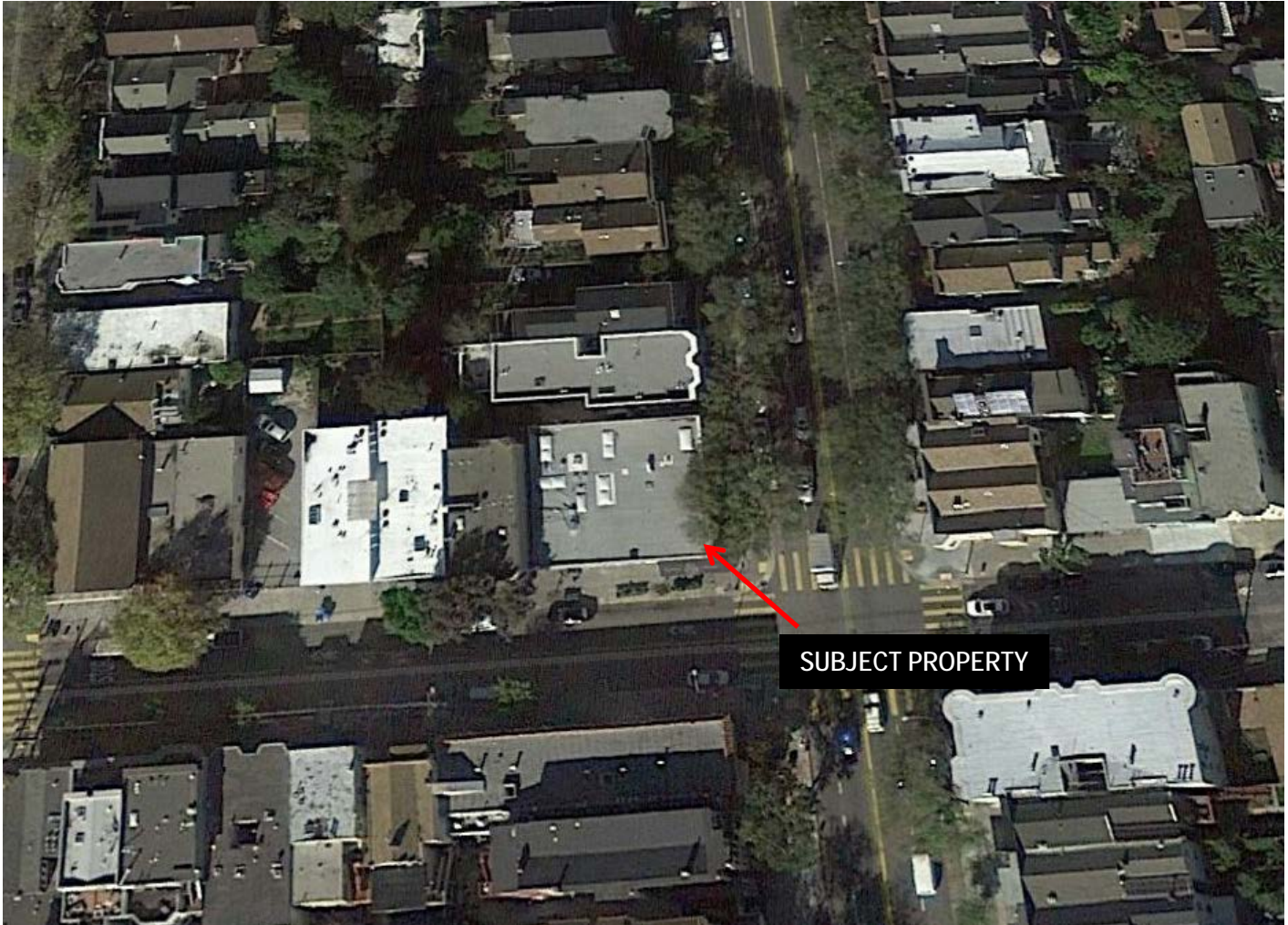


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2017-008253CUA
2598 Folsom Street

Aerial Photo



Context Photos

SUBJECT PROPERTY ON FOLSOM STREET

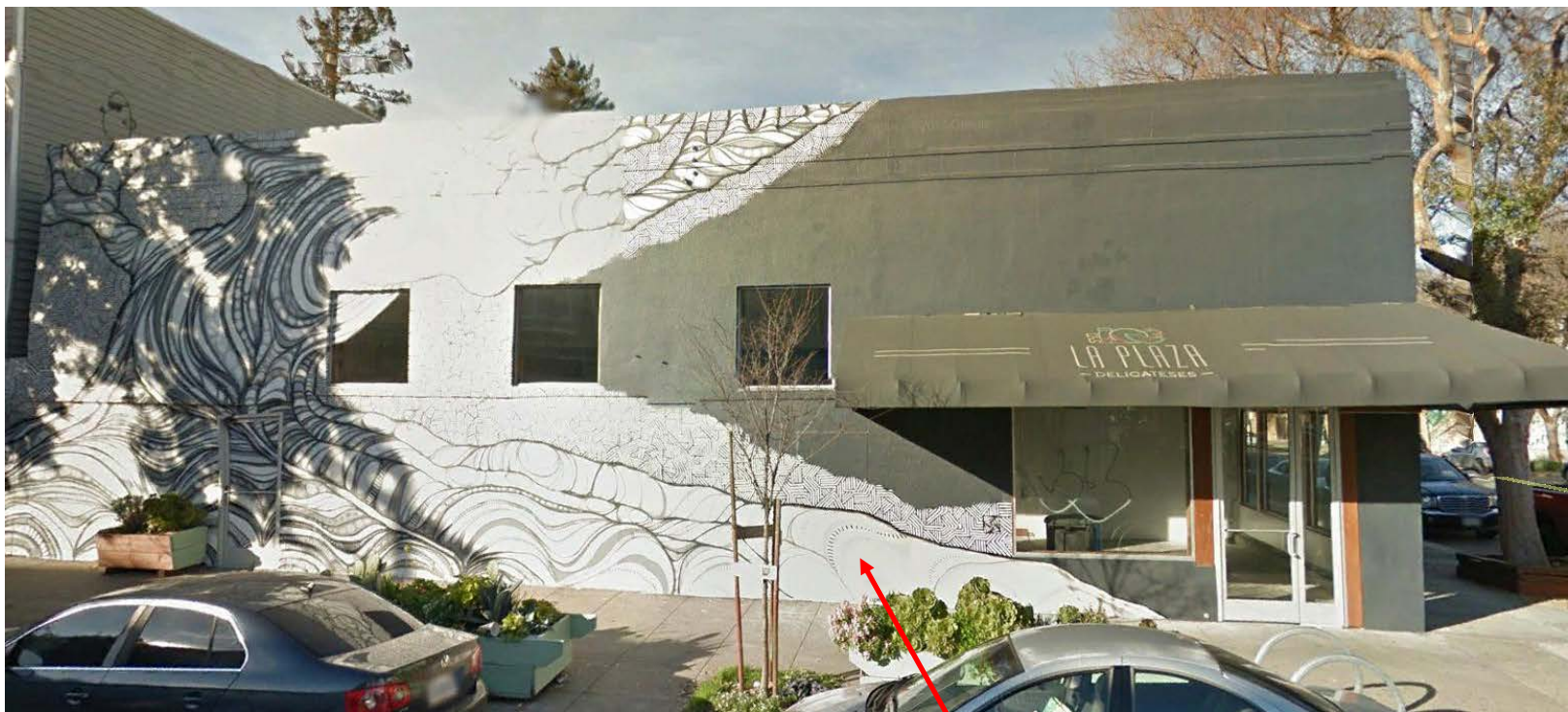


SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2017-008253CUA
2598 Folsom Street

Context Photos

SUBJECT PROPERTY ON 22nd STREET



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2017-008253CUA
2598 Folsom Street

Site Photo

PORTION OF SUBJECT BLOCK ON FOLSOM STREET



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2017-008253CUA
2598 Folsom Street

Site Photo

PORTION OF OPPOSITE BLOCK ON FOLSOM STREET @ 22nd St



Conditional Use Authorization
Case Number 2017-008253CUA
2598 Folsom Street

Site Photo

PORTION OF SUBJECT BLOCK ON 22nd Street



Conditional Use Authorization
Case Number 2017-008253CUA
2598 Folsom Street

Site Photo

PORTION OF OPPOSITE BLOCK ON 22nd Street



Conditional Use Authorization
Case Number 2017-008253CUA
2598 Folsom 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>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>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 <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> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Planner Name:</p> </td> <td style="width: 50%; padding: 5px;"> <p>Signature:</p> </td> </tr> <tr> <td style="padding: 5px;"> <p>Project Approval Action:</p> </td> <td style="padding: 5px;"></td> </tr> </table> <p style="font-size: small; padding-top: 10px;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>		<p>Planner Name:</p>	<p>Signature:</p>	<p>Project Approval Action:</p>	
<p>Planner Name:</p>	<p>Signature:</p>					
<p>Project Approval Action:</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:		

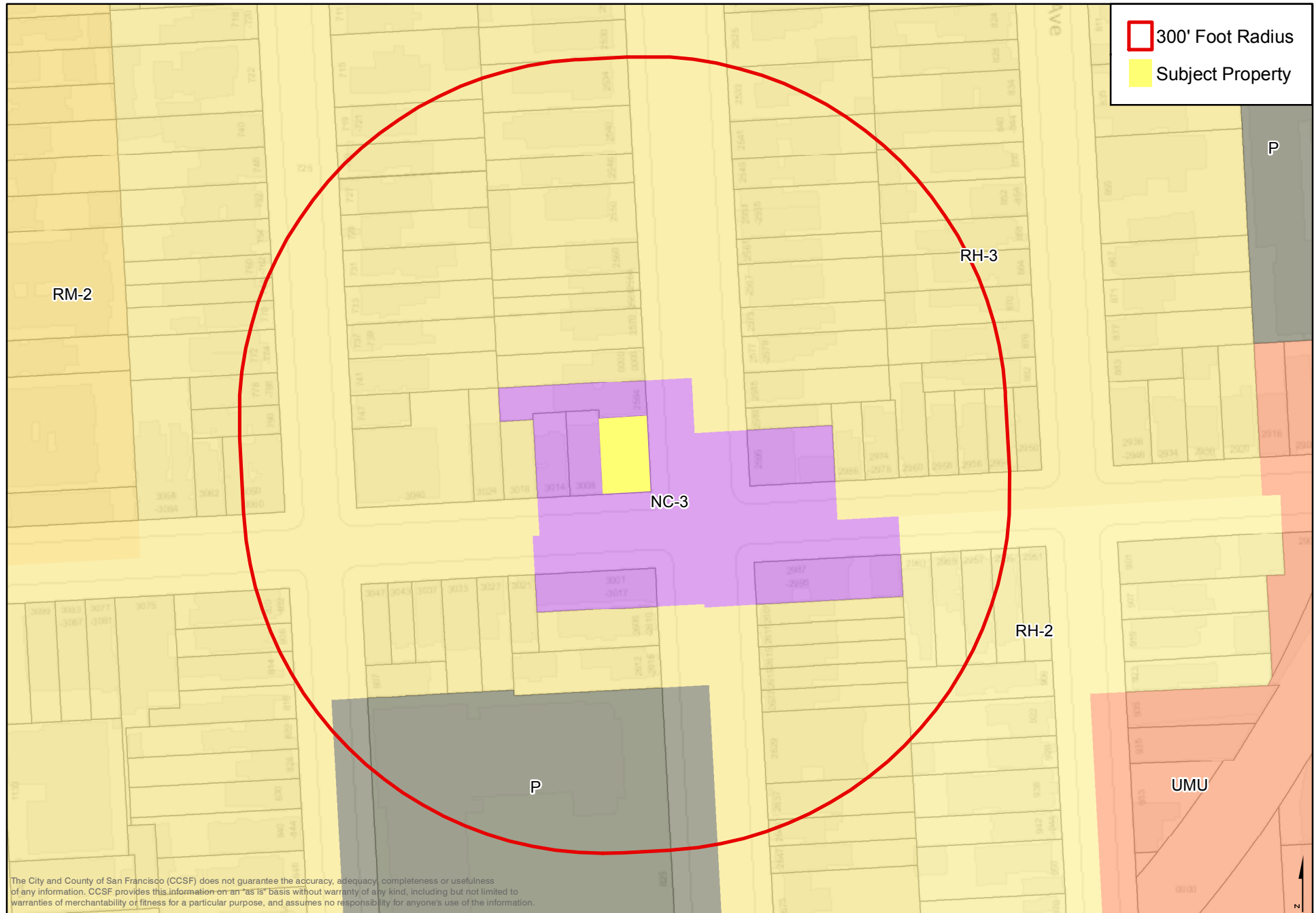
DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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:

Restaurants within 300 feet of Project Site and within NC-3



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.

0 75 150 300 Feet

ABBREVIATIONS	
A.C.	ACCESS COMPLIANT
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
A.F.F.	OR ADJACENT ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
ASSY.	ASSEMBLY
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM	BEAM
B.O.	BOTTOM OF BUILDING PAPER
B.P.	BUILDING PAPER
B.U.	BUILT UP
CAB.	CABINET
CEM.	CEMENT
CER.	CERAMIC
C.J.	CONTROL JOINT
C.L.	CENTERLINE
C.M.U.	CONCRETE MASONRY UNIT
C.O.	CLEANOUT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT.	CARPET
C.T.	CERAMIC TILE
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
D.S.	DOWNSPOUTS
DWG.	DRAWING
(E)	EXISTING
EA.	EACH
ELEC.	ELECTRIC OR ELECTRICAL
EL.	ELEVATION
ELEV.	ELEVATOR
ENCL.	ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT
EXH.	EXHAUST
FIN.	FINISH
F.E.C.	FIRE EXTINGUISHER CABINET
FD.	FLOOR DRAIN
FL.	FLOOR
FO.	FACE OF
F.O.F.	FACE OF FINISH
F.R.	FIRE RATED
F.R.P.	FIBERGLASS REINFORCED PANEL
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GYP. BD.	GYP. BOARD
HDR.	HEADER
HDWR.	HARDWARE
HDWD.	HARDWOOD
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HT.	HEIGHT
INSUL.	INSULATION
INT.	INTERIOR
JT.	JOINT
LAM.	LAMINATE
LAV.	LAVATORY
LT. FIXT.	LIGHT FIXTURE
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OPPOSITE HAND
OPNG	OPENING
OPP.	OPPOSITE
P.G.	PAINT GRADE
P.LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
POL.	POLISHED
P.T.	PRESSURE TREATED
PTD.	PAINTED
PTN.	PARTITION
R.	RADIUS
R.D.	ROOF DRAIN
REF.	REFERENCE
REINF.	REINFORCED
RESIL.	RESILIENT
R.O.	ROUGH OPENING
RM.	ROOM
S.C.D.	SEE CIVIL DRAWINGS
S.S.	STAINLESS STEEL
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
SPEC.	SPECIFICATIONS
SQ.	SQUARE
S.S.D.	SEE STRUCTURAL DRAWINGS
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUC.	STRUCTURAL
SUSP.	SUSPENDED
TEL.	TELEPHONE
T	TEMPERED
T&G	TONGUE AND GROOVE
THK.	THICK
THOLD	THRESHOLD
TRANS.	TRANSPARENT
T.O.	TOP OF
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VEST.	VESTIBULE
V.I.F.	VERIFY IN FIELD
WD.	WOOD

SYMBOL LEGEND	
	ELEVATION REFERENCE
	ELEVATION NUMBER/ SHEET NUMBER WHERE FOUND
	SECTION REFERENCE
	SECTION NUMBER/ SHEET NUMBER WHERE FOUND
	DETAIL REFERENCE
	DETAIL NUMBER/ SHEET NUMBER WHERE FOUND
	ENLARGE DETAIL REFERENCE
	DETAIL NUMBER/ SHEET NUMBER WHERE FOUND
	WINDOW TAG
	EQUIPMENT TAG
	FURNITURE TAG
	PLUMBING TAG
	FINISH TAG
	REVISION REFERENCE
	REVISION NUMBER
	ALIGN
	PARTITION TYPE REFERENCE
	NORTH ARROW
	DOOR TAG
	DATUM/REFERENCE POINT
	(E) CONSTRUCTION TO REMAIN
	(E) CONSTRUCTION TO BE DEMOLISHED
	NEW CONSTRUCTION
	KITCHEN ROOM NAME
	ROOM NUMBER (FINISH KEY)

BUILDING PERMIT

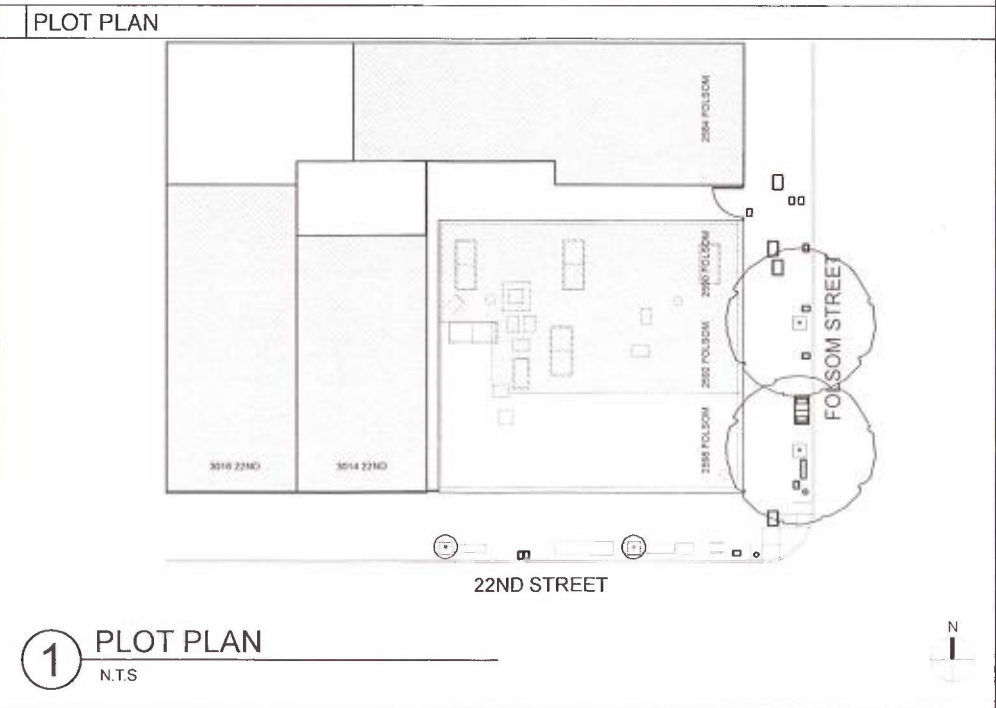
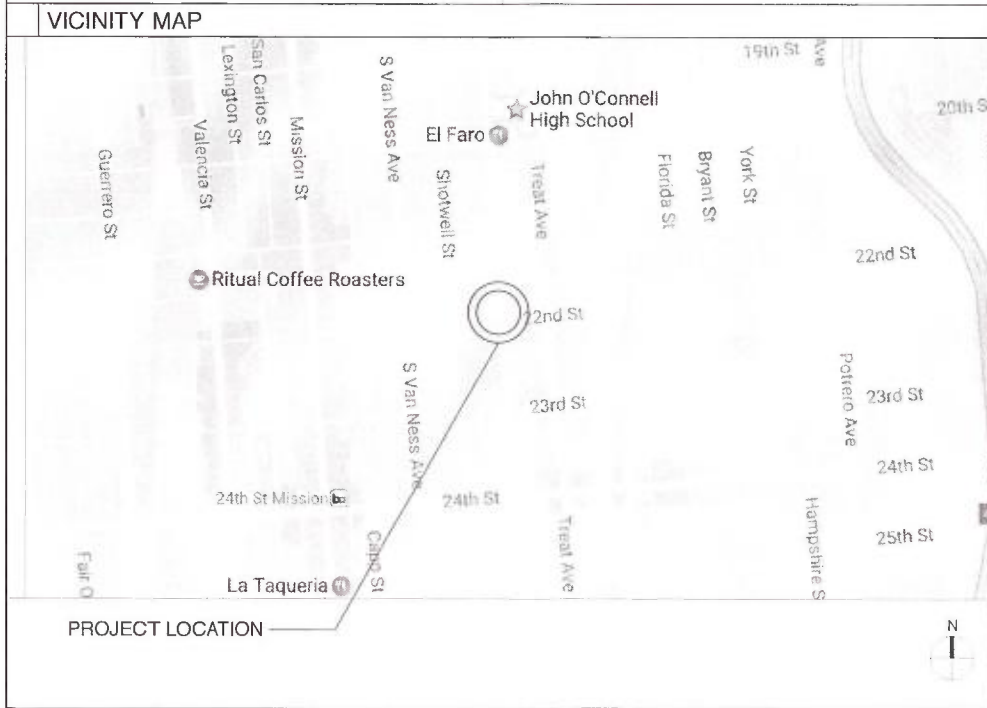
TENANT IMPROVEMENT 2598 FOLSOM STREET SAN FRANCISCO, CA 94110

DRAWING INDEX		CHANGE OF USE	NEIGHBOR NOTIFICATION
		04.16.17	06.10.17
ARCHITECTURAL			
A0.00	COVER SHEET	●	●
A0.50	EXISTING AND PROPOSED PLOT PLAN	●	●
A1.00	DEMO FLOOR PLANS	●	●
A2.00	PROPOSED FLOOR PLANS	●	●
A3.00	EXTERIOR ELEVATIONS	●	●
MECHANICAL			
M0.0	MECHANICAL GENERAL NOTES, LEGENDS, SCHEDULES, AND ROOF PLAN	●	
M0.1	MECHANICAL SITE LINE ELEVATIONS	●	

PROJECT INFORMATION		
CLIENT:	KATIE KWAN & VALERIE LUU RICE PAPER SCISSORS	
SITE ADDRESS:	2598 FOLSOM STREET SAN FRANCISCO, CA 94110	
BLOCK / LOT:	3614/069	
ZONING:	NC-3, MODERATE-SCALE NEIGHBORHOOD COMMERCIAL	
PROPOSED AREA OF WORK:	1,847 S.F.	
	EXISTING	PROPOSED
NO. OF STORIES:	1 STORY W/ MEZZANINE	NO CHANGE
OVERALL BUILDING HEIGHT:	21' - 6"	NO CHANGE
OVERALL BUILDING S.F.:	4,644 S.F.	NO CHANGE
UNIT GROUND FLOOR S.F.:	1,363 S.F.	NO CHANGE
UNIT MEZZANINE S.F.:	472 S.F.	NO CHANGE
OCCUPANCY TYPE:	M - MERCANTILE	B - BUSINESS (ASSEMBLY WITH OL < 50)
CONSTRUCTION TYPE:	VB	NO CHANGE
SPRINKLERS:	NONE	NO CHANGE
SCOPE OF WORK: CHANGE OF USE FOR GROCERY RETAIL TO LIMITED SERVICE RESTAURANT. INTERIOR REMODEL TO INCLUDE (N) PARTITIONS, FIXTURES, AND EQUIPMENT. NO EXTERIOR / FACADE WORK TO BE DONE		
BUILDING CODES 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA FIRE CODE 2016 CALIFORNIA ENERGY CODE TITLE 24 AND ALL LOCAL AND STATE AMENDMENTS		

TENANT IMPROVEMENT
2598 FOLSOM STREET
SAN FRANCISCO, CA 94110
RICE PAPER SCISSORS

PROJECT ARCHITECT
RACHEL MALCHOW ARCHITECT INC
632 OAK STREET
SAN FRANCISCO, CA 94117
TEL: (415) 710-9093
HELLO@RICEPAPERSCISSORS.COM



PROJECT DIRECTORY		
CLIENT KATIE KWAN & VALERIE LUU RICE PAPER SCISSORS 2598 FOLSOM STREET SAN FRANCISCO, CA 94110 TEL: (415) 878-6657 HELLO@RICEPAPERSCISSORS.COM	ARCHITECT RACHEL MALCHOW ARCHITECT INC 632 OAK STREET SAN FRANCISCO, CA 94117 TEL: (415) 710-9093 CONTACT: RACHEL MALCHOW	CONTRACTOR TBD

APPLICATION PLANS

SUBMITTED ON: 6/20/17

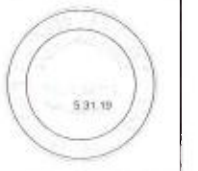
APPLICATION NO.: 2017-008253CVA

DATE	ISSUE	DATE
04.16.17	CHANGE OF USE	04.16.17
06.10.17	NEIGHBOR NOTIFICATION	06.10.17

5.31.18

A0.00

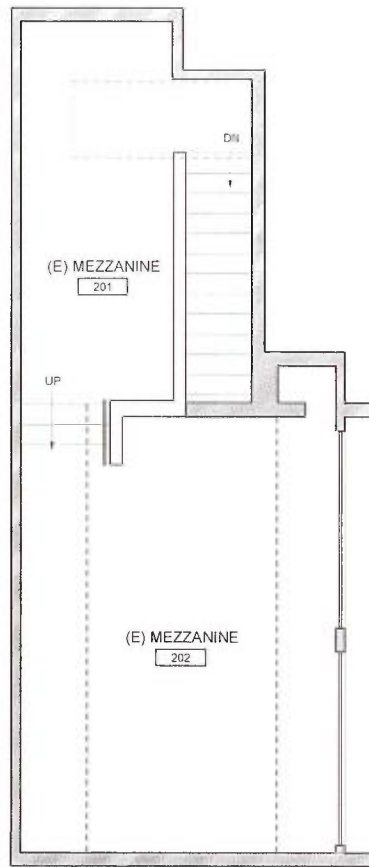
DATE	ISSUE	DATE
04/18/17	CHANGE OF USE	04/18/17
05/18/17	NEIGHBOR NOTIFICATION	05/18/17



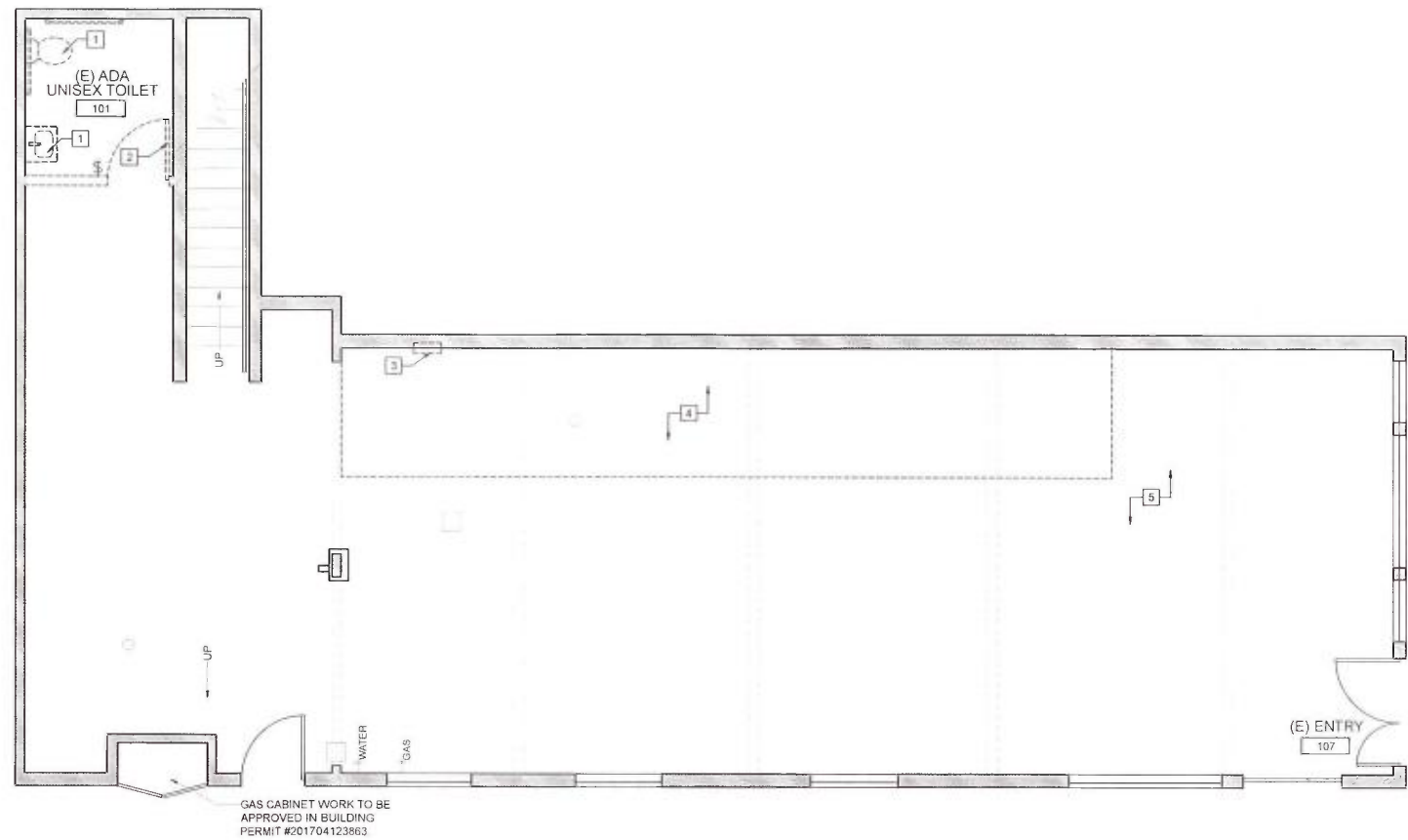
SHEET NAME
 DEMO FLOOR PLANS

SHEET NO

A1.00



1 MEZZANINE DEMO PLAN
 SCALE: 1/4" = 1' - 0"



2 GROUND FLOOR DEMO PLAN
 SCALE: 1/4" = 1' - 0"



GENERAL NOTES

1.

DEMO NOTES

- 1 REMOVE PLUMBING.
- 2 REMOVE DOOR.
- 3 REMOVE (E) PAVER TILING.
- 4 RELOCATE ELEC. PANEL. SEE 2/A7.00.
- 5 GRIND (E) CONCRETE TO LEVEL SURFACE WITH MAX SLOPE OF 2%.

LEGEND

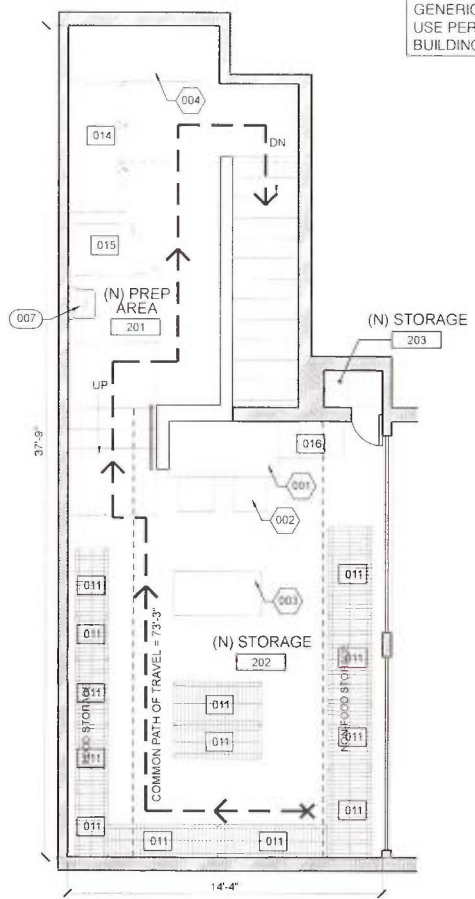
- EXISTING WALL TO REMAIN
 - NEW WALL
 - EXISTING PARTIAL HEIGHT WALL
 - DEMO WALL
- ROOM NAME
 100 ROOM NUMBER

FFE SCHEDULES

EQUIPMENT SCHEDULE		
CODE	PRODUCT TYPE	NOTES
001	FRYER	PROVIDED BY CLIENT
002	CHARBROILER	PROVIDED BY CLIENT
003	STOVE AND GRIDDLE	PROVIDED BY CLIENT
004	STOCK BURNER	PROVIDED BY CLIENT
005	ICE MACHINE	PROVIDED BY CLIENT
006	COFFEE MACHINE	PROVIDED BY CLIENT
007	COFFEE GRINDER	PROVIDED BY CLIENT
008	UNDERCOUNTER REFRIGERATOR	PROVIDED BY CLIENT
009	CORNER DISWASHER	PROVIDED BY CLIENT
010	MICROWAVE	PROVIDED BY CLIENT
011	WIRE SHELVING	PROVIDED BY CLIENT
012	POS	PROVIDED BY CLIENT
013	BLENDER	PROVIDED BY CLIENT
014	UNDERCOUNTER REFRIGERATOR	PROVIDED BY CLIENT
015	FREEZER	PROVIDED BY CLIENT
016	EMPLOYEE LOCKERS	PROVIDED BY CLIENT

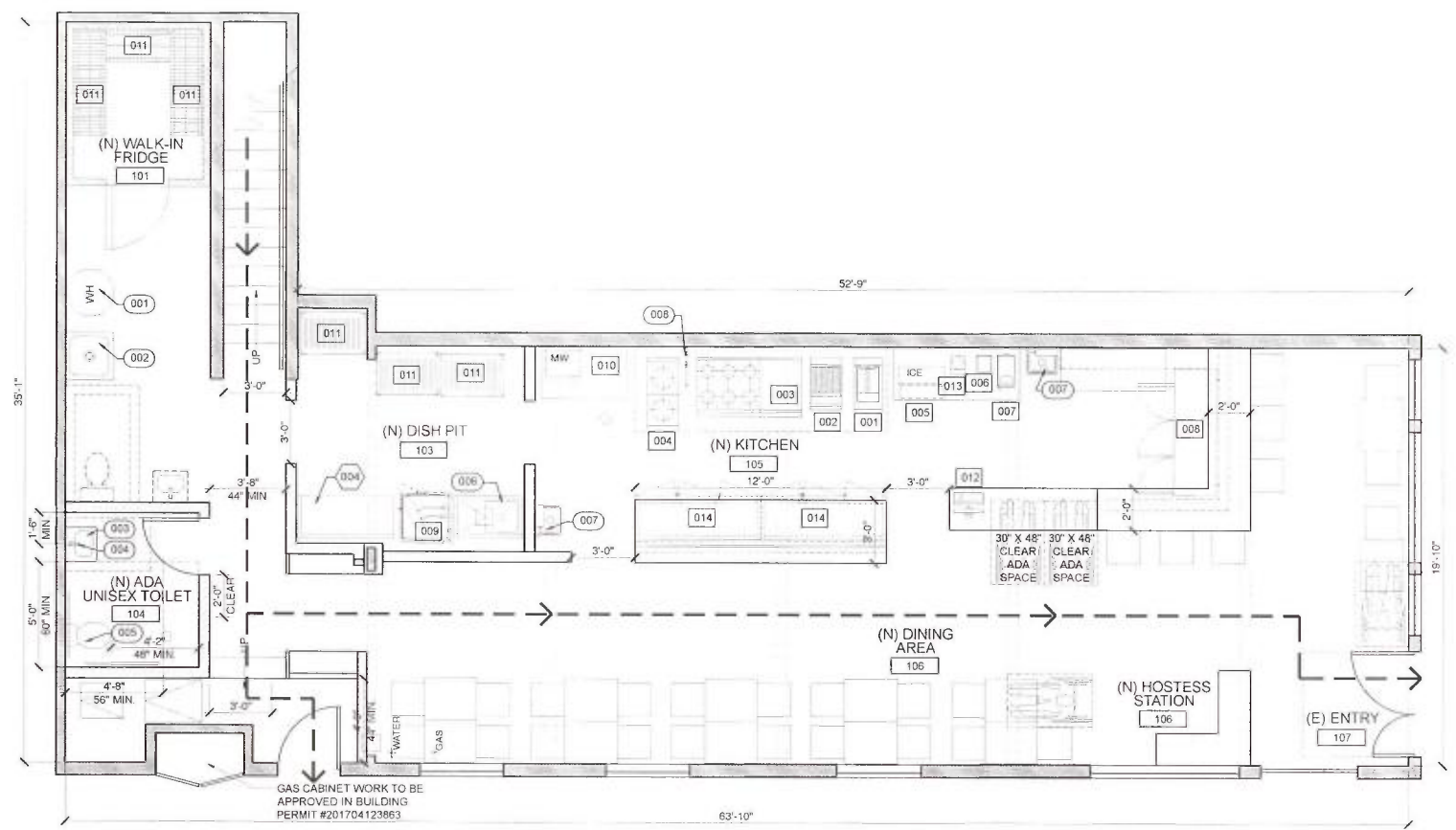
PLUMBING SCHEDULE		
CODE	PRODUCT TYPE	NOTES
001	WATER HEATER	PROVIDED BY CLIENT
002	MOP SINK	PROVIDED BY CLIENT
003	ADA LAVATORY	PROVIDED BY CLIENT
004	ADA FAUCET	PROVIDED BY CLIENT
005	ADA TOILET	PROVIDED BY CLIENT
006	PREP SINK	PROVIDED BY CLIENT
007	HAND SINK	PROVIDED BY CLIENT
008	WATER SPIGOT	PROVIDED BY CLIENT

FURNITURE SCHEDULE		
CODE	PRODUCT TYPE	NOTES
001	TABLE	PROVIDED BY CLIENT
002	CHAIR	PROVIDED BY CLIENT
003	STEEL WORKTABLE	PROVIDED BY CLIENT
004	STEEL WORKTABLE	PROVIDED BY CLIENT



1 PROPOSED MEZZANINE FLOOR PLAN
SCALE: 1/4" = 1' - 0"

DIMENSIONS, LAYOUT AND EQUIPMENT GENERICALLY SHOWN FOR CHANGE OF USE PERMIT. TO BE FINALIZED IN FUTURE BUILDING PERMIT.



2 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1' - 0"

GENERAL NOTES

1.

KEY NOTES

① xxxx

LEGEND

- ===== EXISTING WALL TO REMAIN
- ===== NEW WALL
- ===== EXISTING PARTIAL HEIGHT WALL
- DEMO WALL
- - - - - EGRESS PATH
- ROOM NAME
100 - ROOM NUMBER

RACHEL MALCHOW
ARCHITECT INC.
572 WAL STREET
SALFORD, CA 94133
415-435-3884
415-435-3885

TENANT IMPROVEMENT
2598 FOLSOM STREET
SAN FRANCISCO, CA 94110
RICE PAPER SCISSORS

SHEET	DATE	DATE
CHANGE OF USE	04.14.17	
NEIGHBOR NOTIFICATION	06.15.17	

SHEET TITLE
PROPOSED FLOOR PLANS

SHEET NO.
A2.00

RACHEL MALCROW
 ARCHITECT INC
 412 SAN STREET
 SAN FRANCISCO, CALIF
 T 415-421-7225
 F 415-774-8723

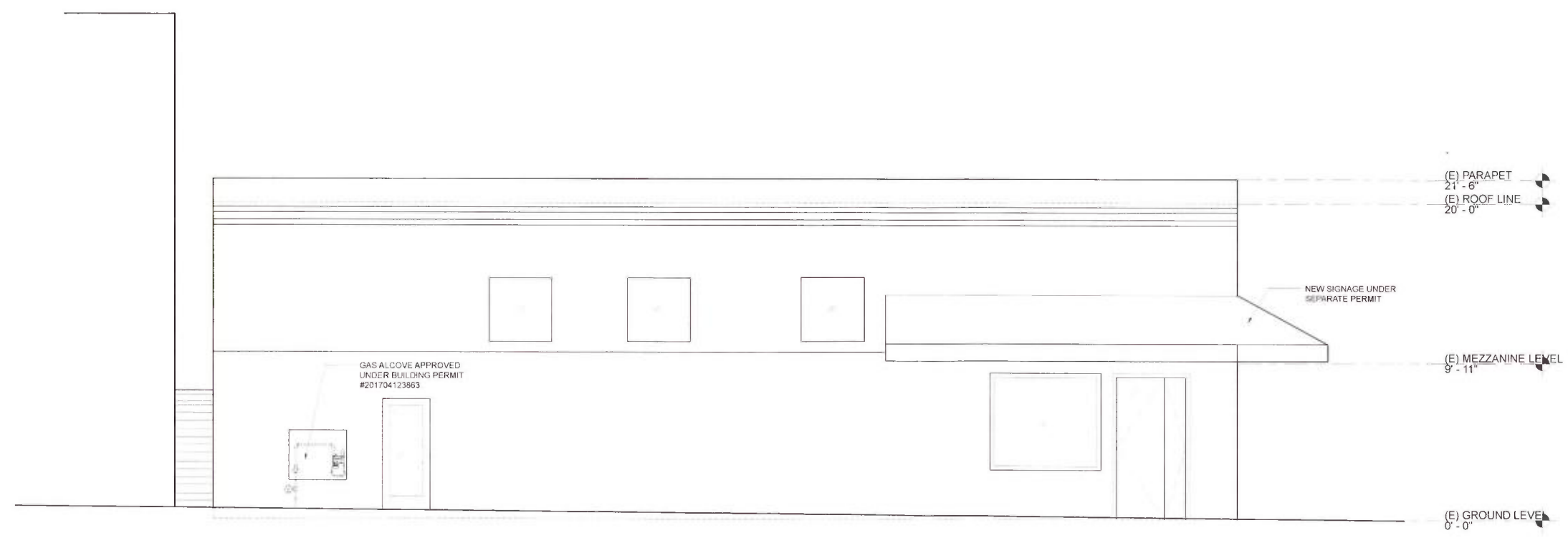
TENANT IMPROVEMENT
 2598 FOLSOM STREET
 SAN FRANCISCO, CA 94110
 CLIENT: RICE PAPER SCISSORS

DATE	ISSUE	DATE
	CHANGE OF LINE	04/18/17
	NEIGHBOR NOTIFICATION	08/02/17
		
SHEET NAME EXTERIOR ELEVATIONS		

SHEET NO
A3.00



1 EAST ELEVATION
 SCALE: 1/4" = 1' - 0"



2 SOUTH ELEVATION
 SCALE: 1/4" = 1' - 0"