SAN FRANCISCO
PLANNING DEPARTMENT

Planning Commission Project Summary and Motion No. _____

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COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: AUGUST 30, 2018

Date Prepared:	August 23, 2018
Case No.:	**2018-000751CUAVAR**
Project Address:	**1501 CALIFORNIA STREET**
Zoning:	Polk Street NCD (Neighborhood Commercial) District 65-A Height and Bulk District
Block/Lot:	0645/001
Project Sponsor:	Elmer Lin 2120 18th Avenue San Francisco, CA 94116
Staff Contact:	Mathew Chandler – (415) 575-9048 mathew.chandler@sfgov.org

PROJECT DESCRIPTION

The project would convert 695 square feet of vacant ground level commercial space to Restaurant Use (d.b.a Akiko's Restaurant). The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Section 723, Conditional Use approval is required to establish a Restaurant Use at the ground floor for properties within the Polk Street NCD.

REQUIRED ZONING ADMINISTRATOR ACTION

The project also seeks a Variance from Planning Code Section 136, from the Zoning Administrator, to permit the installation of one exterior exhaust vent extending from the tenant space to the roof. This vent will project 2 feet over the adjacent sidewalk at Larkin Street.

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application**

No. 2018-000751CUA subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated June 29, 2018, and stamped "EXHIBIT B."

CB3P CHECKLIST	Required Criteria			
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	Comments (if any)
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses	X			Concentration of Eating and Drinking Uses within the vicinity will increase from 11.33% to 15.28%. The concentration of eating and drinking uses in the Polk Street NCD shall not exceed 35% of the total commercial frontage within the vicinity.
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt as Class 1 Exemption

Additional Information	
Notification Period	8/10/2018 – 8/30/2018 (20 days mailing, newspaper, and posted)
Number and nature of public comments received	No correspondence from public
Number of days between filing and hearing	232 Days from filing of CU request, **99 days from complete application to hearing**. The additional variance request requires the item to be heard on the Regular Calendar, thus increasing the timeline from date of filing to hearing.

Generalized Basis for Approval (max. one paragraph)
The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1, 303(c), 303(o), and findings submitted as part of the application. The proposed use and character is compatible with the surrounding area and is on balance with the General Plan and Use District. Conditional Use approval to establish the Restaurant Use would activate a vacant ground floor corner commercial space which is well served by transit and pedestrian circulation, thus enhancing neighborhood-serving retail options and employment opportunities. The concentration of Eating and Drinking Uses within the vicinity would remain significantly under the permitted amount of 35%. The project has considered and aims to mitigate potential noxious or offensive noises and odors with equipment compliant with the Health Department Noise Ordinance and other applicable code requirements. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 30, 2018.

AYES:
NAYS:
ABSENT:
ADOPTED: August 30, 2018

Jonas P. Ionin
Commission Secretary

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. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day per iod has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

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.

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Restaurant Use (d.b.a. **Akiko's Restaurant**) located at 1501 California Street, Lot 001 of Assessors Block 0645, pursuant to Planning Code Sections 723 and 303 within the Polk Street NCD (Neighborhood Commercial) District and a 65-A Height and Bulk District; in general conformance with plans, dated **June 29, 2018**, and stamped "EXHIBIT B" included in the docket for Case No. **2018-000751CUA** and subject to conditions of approval reviewed and approved by the Commission on **August 30, 2018** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **August 30, 2018** 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. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the design, including signs and awnings. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

7. **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

8. **Signs and Awnings.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code. Any awnings or canopies must have a permit and shall comply with the requirements of Planning Code Section 136.1 and be reviewed by the Department's historic preservation staff for consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.
   For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the Building Permit Application if any rooftop mechanical equipment is proposed as part of the Project. Any such equipment is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
   For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

10. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the Project is operational, the Building Permit Application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.
    For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

11. **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

12. **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

1. **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 at 415-554-.5810, http://sfdpw.org.

   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 at (415) 252-3800, www.sfdph.org.

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

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

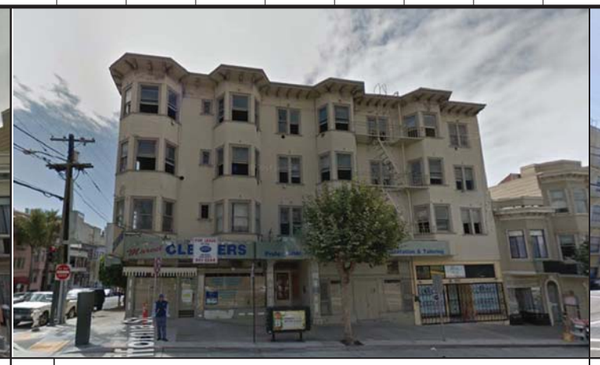
C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.
For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

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 at 415-554-.5810, http://sfdpw.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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3 CALIFORNIA 2016



2 CALIFORNIA 2014

1 CALIFORNIA 2009

6 LARKIN 2013

5 LARKIN 2009

4 CALIFORNIA 2017

8 LARKIN 2017

7 LARKIN 2016

AGENCY

EXHIBIT B

CONSULTANT

ARCHITECT

CONSORTIUM
2120 Eighteenth Avenue
San Francisco CA 94116
t.: 415.566.7442 f.:415.566.1431
Info@consortium-sf.com

PROJECT

Commercial Alterations to:
1501 California Street
San Francisco, CA 94109

No.	Revision	Release
	VARIANCE APPLICATION	05/16/18
1	CU REVISION 1	02/23/18
	CU APPLICATION	12/21/17

Job Code: 1501CAL

Scale:

Historical Photos

A0.0

ABBREVIATIONS

&	AND	GA.	GAUGE	S.	SOUTH
<	LESS THAN	GALV.	GALVANIZED	SAD.	SEE ARCHITECTURAL DRAWINGS
@	AT	G.B.	GRAB BAR	SC.	SOLID CORE
A.B.	ANCHOR BOLT	GFRC.	GLASS FIBER REINFORCED CONC.	SCHED.	SCHEDULE
ABV.	ABOVE	GLS.	GLASS	SED.	SEE ELECTRICAL DRAWINGS
ACOUS.	ACOUSTICAL	GND.	GROUND	SECT.	SECTION
A.D.	AREA DRAIN	GR.	GRADE	SHT.	SHEET
ADJ.	ADJUSTABLE or ADJACENT	GSM.	GALVANIZED SHEET METAL	SHWR.	SHOWER
A.F.F.	ABOVE FINISH FLOOR	GYP. BD.	GYPSUM BOARD	SIM.	SIMILAR
AG.	ABOVE GRADE			SJ.	SEISMIC JOINT
AGGR.	AGGREGATE			SLD.	SEE LANDSCAPE DRAWINGS
ALUM.	ALUMINUM	HB.	HOSE BIB	SMD.	SEE MECHANICAL DRAWINGS
ALT.	ALTERNATE	HC.	HOLLOW CORE	SPEC.	SPECIFICATION
APPROX.	APPROXIMATE	HDG.	HOT-DIPPED GALVANIZED	SQ.	SQUARE
ARCH.	ARCHITECT	HDR.	HEADER		
ARCH'L.	ARCHITECTURAL	HDWD.	HARDWOOD	SSD.	SEE STRUCTURAL DRAWINGS
ASPH.	ASPHALT	HT.	HEIGHT	SSTL.	STAINLESS STEEL
		H.H.B.	HEX HEAD BOLT	STA.	STATION
B.	BATHROOM	H.H.C.S.	HEX HEAD CAP SCREW	STL.	STEEL
BD.	BOARD	HM.	HOLLOW METAL	SPEC.	SPECIFICATION
B.H.C.S.	BUTTON HEAD CAP SCREW	HORIZ.	HORIZONTAL	SQ.	SQUARE
BITUM.	BITUMINOUS	HR.	HOUR	SSD.	SEE STRUCTURAL DRAWINGS
BLDG.	BUILDING	HW.	HOT WATER	SSTL.	STAINLESS STEEL
BLK'G.	BLOCKING	HDWR.	HARDWARE	STA.	STATION
BM.	BEAM			STL.	STEEL
B.O.	BOTTOM OF	ID.	INSIDE DIAMETER	STD.	STANDARD
BR.	BEDROOM	INSUL.	INSULATION	STOR.	STORAGE
BTM.	BOTTOM	INT.	INTERIOR	STD.	STANDARD
BJ.R.	BUILT-UP ROOF	INV.	INVERT	STOR.	STORAGE
				STRUC.	STRUCTURE
CAB.	CABINET	JAN.	JANITOR	SUSP.	SUSPENDED
CPT.	CARPET	JT.	JOINT		
C.B.	CATCH BASIN			T.	TREAD
CHAN.	CHANNEL	KIT.	KITCHEN	TEL.	TELEPHONE
CLG. HT.	CEILING HEIGHT			TEMP.	TEMPERED
C.I.	CAST IRON	LAM.	LAMINATE	T & G	TONGUE AND GROOVE
C.J.	CONTROL JOINT	LAV.	LAVATORY	THK	THICK
CL.	CENTERLINE	LBS.	POUNDS	THRU.	THROUGH
CG.	CORNER GUARD	LKR.	LOCKER		
CLK'G.	CAULKING	LOC.	LOCATION	TN.	TOENAIL
CLO.	CLOSET	LTG.	LIGHTING	T.O.	TOP OF
C.O.	CLEAN OUT			TOP.	TOP OF PLATE
CLR.	CLEAR	MACH.	MACHINE	TOS.	TOP OF SLAB / SHEATHING
COL.	COLUMN	MAG.	MAGNETIC	TV.	TELEVISION
COMP.	COMPOSITION	MATL.	MATERIAL	TOW.	TOP OF WALL
CONC.	CONCRETE	MAX.	MAXIMUM	TYP.	TYPICAL
CONN.	CONNECTION	MB.	MACHINE BOLT		
CONSTR.	CONSTRUCTION	MC.	MEDICINE CABINET	UNF.	UNFINISHED
CONT.	CONTINUOUS	MDF.	MEDIUM DENSITY FIBERBOARD	UON.	UNLESS OTHERWISE NOTED
C.M.U.	CONCRETE MASONRY UNIT	MDO.	MEDIUM DENSITY OVERLAYMENT	UR.	URINAL
C.T.	CERAMIC TILE	MECH.	MECHANICAL	VAR.	VARIES
CTR.	CENTER	MEMB.	MEMBRANE	VCT.	VINYL COMPOSITION TILE
CTSK.	COUNTERSUNK	MFR.	MANUFACTURERS	VIF.	VERIFY
C.W.	COLD WATER	MH.	MANHOLD	VERT.	VERTICAL
		MIN.	MINIMUM / MINUTE	VGDF.	VERTICAL GRAIN DOUGLAS FIR
DBL.	DOUBLE	MISC.	MISCELLANEOUS	VTR.	VENT THROUGH ROOF
DEPT.	DEPARTMENT	MP.	MEASURING POINT		
DET.	DETAIL	MTD.	MOUNTED	W.	WEST
DIA.	DIAMETER	MTL.	METAL	W/	WITH
DIM.	DIMENSION	MUL.	MULLION	WC.	WATER CLOSET
D.W.	DISH WASHER			WD.	WOOD
DISP.	DISPOSAL	(N)	NEW	W/D	WASHER / DRYER
DN.	DOWN	N.	NORTH	WDO.	WINDOW
D.O.	DOOR OPENING	NAT.	NATURAL	WG.	WIRE GLASS
DS.	DOWNSPOUT	NIC.	NOT IN CONTRACT	WH.	WATER HEATER
DWG.	DRAWING	NO.	NUMBER	WM.	WALL MOUNTED
DWR.	DRAWER	NOM.	NOMINAL	WO.	WHERE OCCURS
		NTS.	NOT TO SCALE	W/O	WITHOUT
(E)	EXISTING			WP.	WATERPROOFING
E.	EAST	OBS.	OBSCURE	WR.	WATER RESISTENT
EA.	EACH	OC.	ON CENTER	WSCT.	WANSCOT
EF.	EXHAUST FAN	OD.	OUTSIDE DIAMETER	ST.	WEIGHT
E.J.	EXPANSION JOINT	OFF.	OFFICE	WWF.	WELDED WIRE FABRIC
ELEV.	ELEVATOR	OPER.	OPERABLE	WWM.	WELDED WIRE MESH
ELEC.	ELECTRICAL	OPNG.	OPENING		
EL.	ELEVATION	OPP.	OPPOSITE		
EMER.	EMERGENCY	OPP. HD.	OPPOSITE HAND		
ENG.	ENGINEER				
EQ.	EQUAL	PAV.	PAVING		
EQUIP.	EQUIPMENT	PERF.	PERFORATED		
EA. SIDE	EACH SIDE	PERP.	PERPENDICULAR		
EXT.	EXTERIOR	PL.	PLATE		
		P.L.	PROPERTY LINE		
F.A.	FIRE ALARM	PLAM.	PLASTIC LAMINATE		
F.A.U.	FORCED AIR UNIT	PLAS.	PLASTIC		
FB.	FLAT BAR	PLYWD.	PLYWOOD		
FD.	FLOOR DRAIN	PR.	PAIR		
FE.	FIRE EXTINGUISHER	PROP.	PROPERTY		
FEC.	FIRE EXTINGUISHER CABINET	PTD.	PAINTED		
FCO.	FLOOR CLEAN OUT	PVC.	POLYVINYL CHLORIDE		
FFL.	FINISH FLOOR LEVEL				
FHCS.	FLAT HEAD CAP SCREW	QT.	QUARRY TILE		
FHMS.	FLAT HEAD MACHINE SCREW	QTY.	QUANTITY		
FHWS.	FLAT HEAD WOOD SCREW				
FIN.	FINISH	R.	RISER		
FIXT.	FIXTURE	RAD.	RADIUS		
FLR.	FLOOR	RC.	RESILIENT CHANNEL		
FLASH'G.	FLASHING	RCP.	REFLECTED CEILING PLAN		
FLUOR.	FLUORESCENT	RD.	ROOF DRAIN		
FND.	FOUNDATION	REF.	REFERENCE		
F.O.	FACE OF	REFR.	REFRIGERATOR		
F.O.C.	FACE OF CONCRETE	REGTR.	REGISTER		
F.O.F.	FACE OF FINISH	REINF.	REINFORCED		
F.O.M.	FACE OF MASONRY	REQ'D.	REQUIRED		
F.O.S.	FACE OF STUDS	RESIL.	RESILIENT		
F.S.	FIRE SPRINKLER	REV.	REVISION		
FTG.	FOOTING	RM.	ROOM		
FR.	FRAME	RO.	ROUGH OPENING		
		RWD.	REDWOOD		
		RWL.	RAIN WATER LEADER		

GENERAL NOTES

1 ALL CONSTRUCTION AND INSTALLATION SHALL EXCEED OR CONFORM TO THE LATEST EDITION OF CODES ADOPTED BY THE LOCAL GOVERNING AGENCIES, AND ALL OTHER GOVERNING CODES, ORDINANCES, AMENDMENTS & REQUIREMENTS ADOPTED BY GOVERNING AGENCIES.

2 CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS, THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES, NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.

3 MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS ARE SHOWN FOR SCHEMATIC INTENT ONLY, FINAL DESIGN, DRAWINGS, LAYOUT, AND INSTALLATION FOR THESE SYST~MS ARE TO BE DESIGN-BUILD AND TO BE PREPARED AND PERFORMED BY THE CONTRACTOR.

4 THE CONTRACTOR RECOGNIZES THAT THE PROJECT INVOLVES ADDITIONS, ALTERATIONS, AND/OR REPAIRS TO EXISTING FACILITIES. WORK WHICH IS REQUIRED TO BE PERFORMED IN-ORDER TO PROPERLY PROVIDE A COMPLETE INSTALLATION OF THE WORK, BUT WHICH MAY NOT BE SPECIFICALLY INCLUDED OR DESCRIBED IN THE PLANS, SHALL BE PERFORMED BY THE CONTRACTOR AND INCLUDED IN HIS BID.

5 DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.

6 ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER AND THE OWNER BEFORE PROCEEDING WITH THE WORK.

7 COORDINATE ALL LOCATIONS OF MECHANICAL, ELECTRICAL, AND PLUMBING FINISH FIXTURES WITH PROJECT MANAGER IN FIELD,

8 CONTRACTOR SHALL NOTIFY GEOTECHNICAL ENGINEER FOR INSPECTION OF ANY GRADING, SITE WORK, FOUNDATION POURING AND EXCAVATION, COMPACTION, AND BACKFILLING AS APPLICABLE.

9 WINDOW SIZES AND DOOR HEAD HEIGHTS ARE NOMINAL DIMENSIONS, REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.

10 PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOTLI-AITED TO GLAZING WITHIN 18" OF WALKING SURFACE, GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS SHALL BE IN ACCORDANCE WITH CBC SECTION 2406.3.

11 ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER CSC SECTION 2406,2.

12 OPENINGS IN 1- OR 2-HOUR FIRE-RATED PARTITIONS AND ENCLOSURES SHALL BE PROTECTED WITH 1-OR 2-HOUR FIRE-RATED ASSEMBLIES, RESPECTIVELY.

13 PRIOR TO COMMENCING ANY WORK AND REPORT ANY DISCREPANCIES TO THE OWNER AND ARCHITECT FOR FURTHER INSTRUCTIONS,

14 DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE, DETAILED DRAWINGS SHALL TAKE PRECEDENCE OVER ALL PLANS AND ELEVATIONS.

15 ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED,

16 COORDINATION ALL LOCATIONS OF MECHANICAL, ELECTRICAL, AND PLUMBING FINISH FIXTURES WITH ARCHITECT IN THE FIELD.

17 INSTALL ALL MATERIALS, EQUIPMENT, AND FIXTURES IN CONFORMANCE WITH MANUFACTURERS INSTRUCTIONS WHETHER INDICATED ON THE DRAWINGS OR NOT,

18 CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHTING FIXTURES, ELECTRICAL UNITS, PLUMBING FIXTURES, HEATING EQUIPMENT, AND ALL ITEMS REQUIRING SUPPORT.

19 CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING CONDITIONS IMMEDIATELY ADJACENT TO PROJECT SITE AND AREAS AFFECTED BY THE PROJECT.

20 CONTRACTOR TO PROVIDE ANY NECESSARY TEMPORARY SHORING OR NEW STRUCTURE AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE,

21 CONSTRUCTION OPERATIONS SHALL NOT INVOLVE THE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL SERVICES TO OTHER OCCUPANTS WITHOUT PRIOR WRITTEN NOTICE TO THE OWNERS.

22 ALL EXISTING CONDITIONS TO BE FULLY PROTECTED FROM DAMAGE DUE TO INCLEMENT WEATHER OR CONSTRUCTION.

23 CONTRACTOR IS SOLELY RESPONSIBLE FOR ANY DAMAGE OR INJURIES CAUSED BY OR RELATED TO THE EXECUTION OF THE WORK.

DRAWING SYMBOLS

DRAWING TITLE 01 — 1/4" = 1'-0" — DRAWING TITLE

1 / A301 — BUILDING SECTION OR EXTERIOR ELEVATION

1 / A301 — INTERIOR ELEVATION

1 / A301 — DETAIL

C1 — GRID LINE

D2, W2, P2, L2, M2 — DOOR NO., WINDOW NO., PLUMBING FIXTURE NO., LIGHTING NO., MERCHANDISING NO.

+18-4 1/2" B.O. (E) DECK — DIMENSION POINT / BENCHMARK

1 — REVISION NOTE

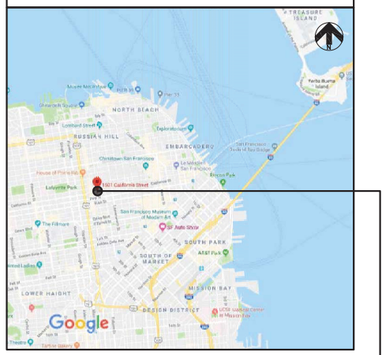
A — FINISH TYPE

ROOM NAME 100 — ROOM NAME / ROOM NUMBER

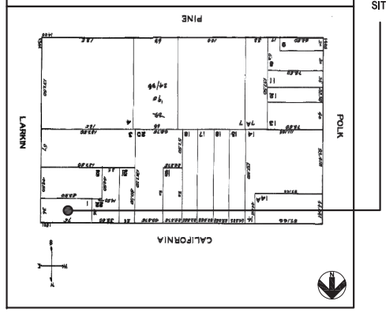
1 — DRAWING NOTE

A — WALL ASSEMBLY TYPE

VICINITY MAP



PARCEL MAP



PROJECT SITE

PROJECT DESCRIPTION & CODE ANALYSIS - INTERIOR IMPROVEMENTS

PROJECT DESCRIPTION	This application Involves an application for a variance In Planning Sec. 136 to permit a exterior exhaust ducting to the roof above an existing sidewalk.	
ASSESSORS PARCEL NO.	0645-001	
APPLICABLE CODES	California Building Code 2016 edition.	California Fire Code 2016 edition.
	California Mechanical Code 2016 edition.	California Energy Code, 2016 edition.
	California Plumbing Code 2016 edition.	NFPA Fire Protection Standards.
	California Electrical Code 2016 edition.	San Fracnsico Municipal Code, current edition
PROJECT DATA	EXISTING	PROPOSED
FLOOR AREA	Retail: 659 SF RR: 36 SF Total: 695 SF	Kitchen + Dish: 312 SF RR + Waiter: 89 SF Dining + Entry: 294 SF Total: 695 SF
ZONING	NCD-Polk St.	
OCCUPANT TYPE Per CBC Chapter 3 Table 1004.1.1	Retail (M-Occupancy)	Restaurant (B-Occupancy)
CONSTRUCTION TYPE	V-B	No Change
NO. OF STORIES / HEIGHT LIMIT	4 / 65-A	No Change
FIRE SPRINKLERS Per CBC Table 4-1	Fully Sprinklered	No Change

PROJECT DIRECTORY

TENANT	Akikos Restaurant 431 Bush Street San Francisco, California 94109 Contact: Ray Lee	T: (415) 397-3218 W: ray@akikosrestaurant.com
AGENCY	City & County of San Francisco Dept. of Building Inspections 1660 Mission Street San Francisco, California 94103	T: (415) 558-6088 F: (415) 558-6401 W: www.sfgov.org/site/dbi_index.asp
ARCHITECT	CONSORTIUM 2120 18th Avenue San Francisco, California 94116 Contact: Elmer Lin, RA, NCARB	T: (415) 566-7442 F: (415) 566-1431 E: elmerl@consortium-sf.com
ENERGY CONSULTANT	TITLE-24 DATA CORP. 633 Monterrey Tr. P.O. Box 2199 Frazier Park, California 93225	T: (800) 237-8824 F: (661) 245-6374 E: title24@frazmtn.com

DRAWING LIST

rev.	dwg #	drawing name	CU Application	Planning Intake Submittal	Revised Addition
	A0.0	HISTORICAL PHOTOS	O		
	A0.1	PROJECT INFORMATION	O		
	A1.1	SITE PLAN / NEIGHBORHOOD PLAN	O		
	A2.1	EXISTING FLOOR & ROOF PLAN	O		
	A2.2	PROPOSED FLOOR PLANS	O		
	A4.1	PROPOSED EAST ELEVATION	O		
	A4.2	PROPOSED NORTH ELEVATION	O		

AGENCY

EXHIBIT B

CONSULTANT

ARCHITECT

CONSORTIUM
2120 Eighteenth Avenue
San Francisco CA 94116
t: 415.566.7442 f:415.566.1431
Info@consortium-sf.com

PROJECT

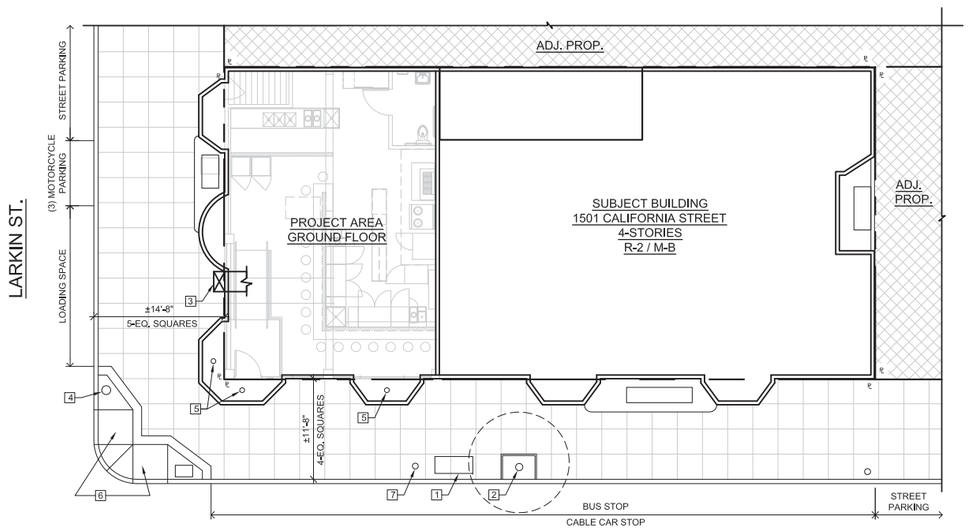
Commercial Alterations to:
1501 California Street
San Francisco, CA 94109

No.	Revision	Release
	VARIANCE APPLICATION	05/16/18
1	CU REVISION 1	02/23/18
	CU APPLICATION	12/21/17

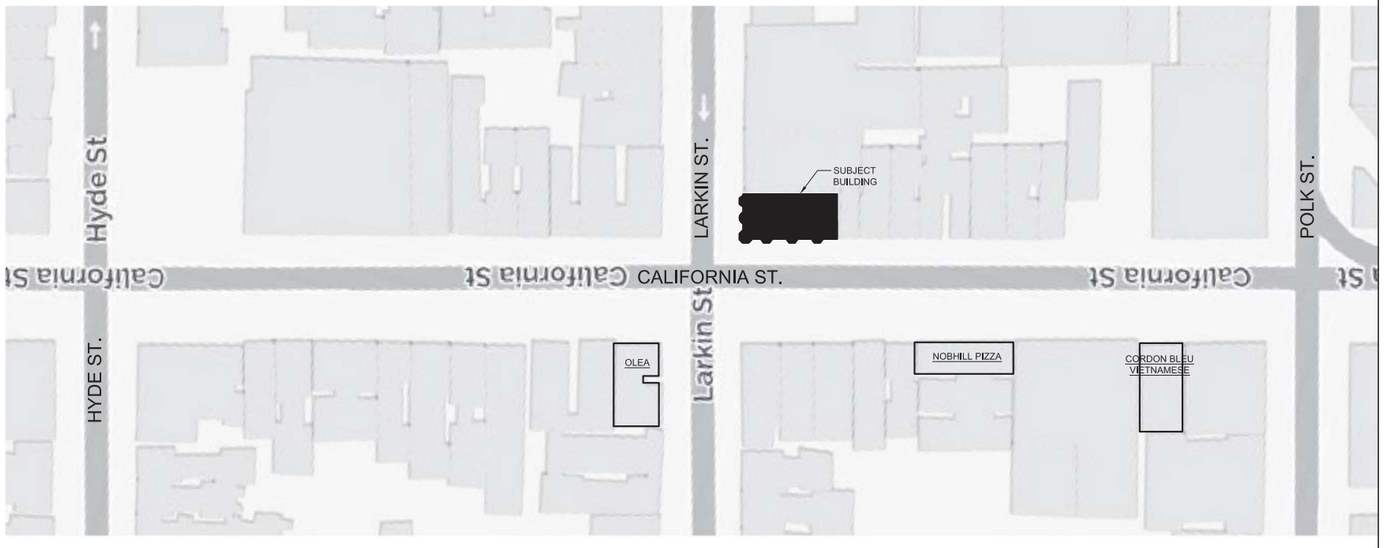
Job Code: 1501CAL

Scale:

Project Information — A0.1



SITE PLAN / ROOF PLAN 01
1/8" = 1'-0"



NEIGHBORHOOD PLAN 02
N.T.S.

PLAN NOTES:

1. NEWS BOX
2. (E) 10" DIA. STREET TREE
3. PROPOSED COOKING EXHAUST DUCT TO ROOF
4. (E) FIRE HYDRANT
5. (N) SHIELDED SURFACE MTD. DOWNLIGHT.
6. (E) HC. ACCESSIBLE CURB RAMPS, VIF.
7. CABLE CAR STOP.

AGENCY

EXHIBIT B

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PROJECT

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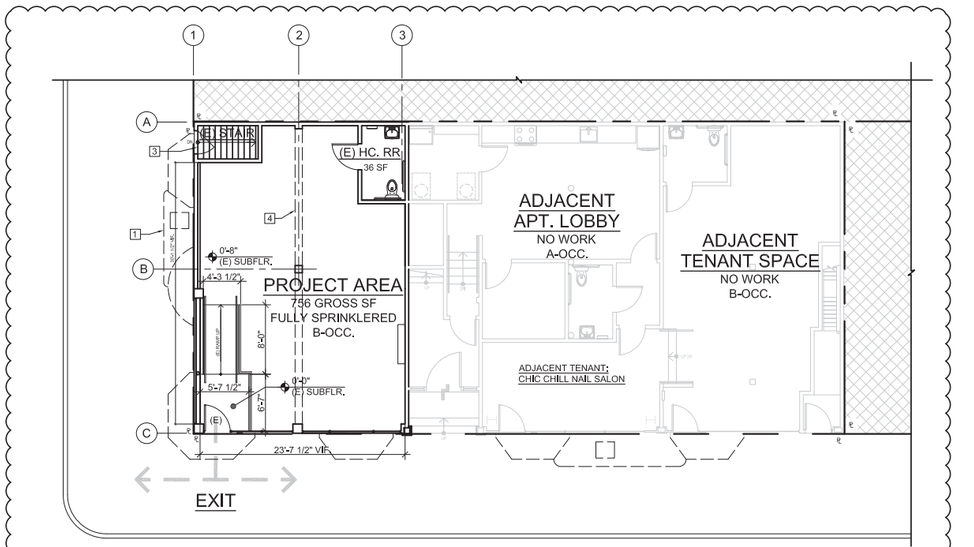
1501 California Street
San Francisco, CA 94109

No.	Revision	Release
1	CU REVISION 1	02/23/18
	CU APPLICATION	12/21/17

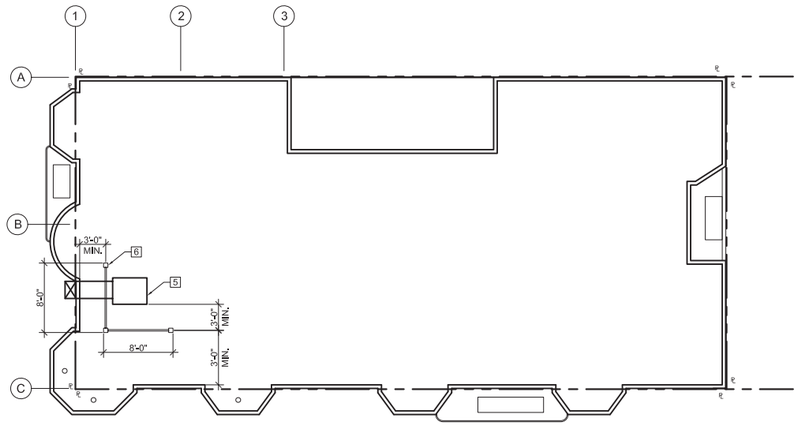
Job Code: 1501CAL

Scale:

Site Plan / Neighborhood Plan | A1.1



EXISTING FLOOR PLAN 01
1/8" = 1'-0"



EXISTING PARTIAL ROOF PLAN 02
1/8" = 1'-0"

EXISTING PLAN NOTES:

1. (E) WINDOW BAYS ABV. VIF.
2. (E) ENTRY DR. AND STOREFRONT TO REMAIN.
3. (E) STAIR DOWN TO BASEMENT.
4. (E) 12x12 WD. BM. VIF.
5. (N) EXHAUST FAN AND MAKE UP AIR BLOWER, TBD. BY ENG'R. INSTALL PER CMC. CH. 5 AND SF DPH. NOISE ORDINANCE REQUIREMENTS.
6. (N) EQUIPMENT SCREENING TO MATCH HT. OF MECH. EQUIP. ON 2 STREET FACING SIDES. PTD. FIN. TO MATCH BUILDING.

AGENCY

EXHIBIT B

CONSULTANT

ARCHITECT

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PROJECT

Commercial Alterations to:
1501 California Street
San Francisco, CA 94109

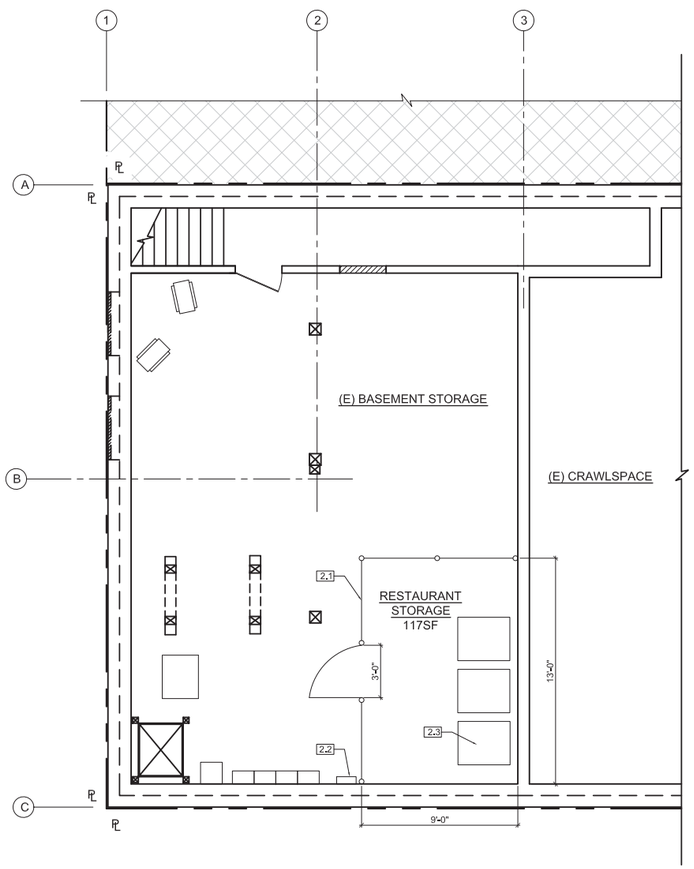
No.	Revision	Release
1	CU REVISION 1	02/23/18
	CU APPLICATION	12/21/17

Job Code: 1501CAL

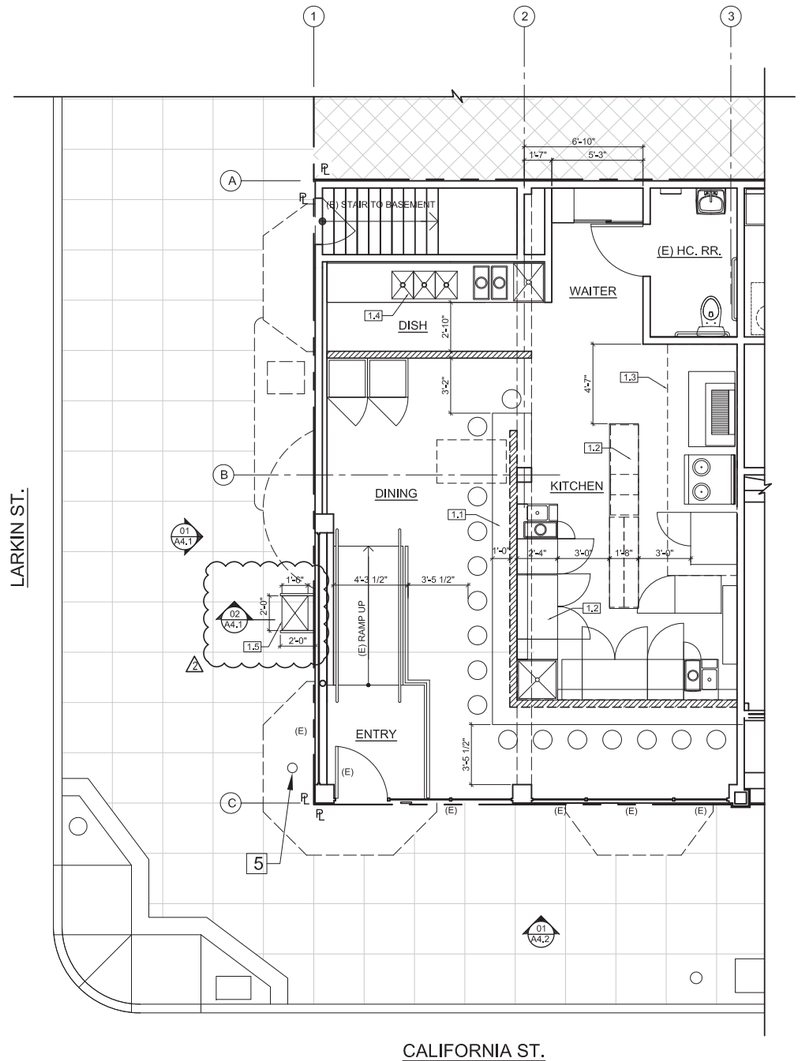
Scale:

Existing Floor & Roof Plan

A2.1



PROPOSED BASEMENT FLOOR PLAN 02
1/4" = 1'-0"



PROPOSED GROUND FLOOR PLAN 01
1/4" = 1'-0"

GROUND FLOOR SHEET NOTES:

1.1 WOOD DINING COUNTER

1.2 SSTL. FOOD PREP COUNTER

1.3 TYPE-1 EXHAUST HOOD

1.4 3-COMP. SCULLERY SINK

1.5 (N) TYPE-1 EXHAUST DUCT TO ROOF.

BASEMENT SHEET NOTES:

2.1 GALV. CHAINLINK FENCING W/ VINYL SLATS AND LOCKING GATE FASTENEN POSTS INTO (E) CONC. SLAB.

2.2 (E) ELECT. PANEL, VIF.

2.3 MIN. (3) 96 GAL. TOTER 2-WHEEL TRASH CARTS FOR RECYCLING, REFUSE, AND COMPOST PER SF PLANNING CODE SEC. 202.2(a)(1).

GENERAL NOTES:

A: PROJECT TO CONFIRM TO ARTICLE 6 REGARDING SIGNAGE AND SECTION 145.1(C)(6) FOR TRANSPARENCY REQUIREMENTS OF THE SF. PLANNING CODE, ALL EXTERIOR SIGNAGE SHALL BE UNDER SEPARATE BUILDING PERMIT APPLICATION.

B: STOREFRONT WINDOWS/DOORS SHALL REMAIN W/ TRANSPARENT GLAZING NOT LESS THAN 60% OF THE STREET FRONTAGE AT THE GROUND LEVEL.

C: DOOR SIGNAGE SHALL REFLECT OPERATING HOURS OF THE ESTABLISHMENT AS:
LUNCH: MONDAY-FRIDAY 11:30A-2:30P
DINNER: MONDAY-SATURDAY 5:30P-9:30P

AGENCY

EXHIBIT B

CONSULTANT

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Info@consortium-sf.com

PROJECT

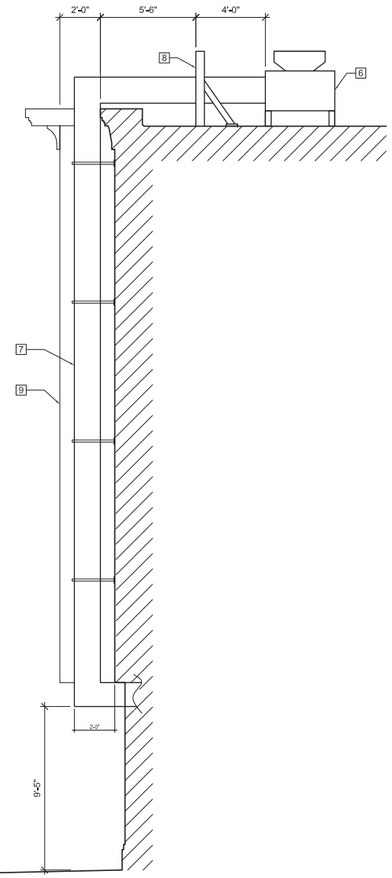
Commercial Alterations to:
1501 California Street
San Francisco, CA 94109

No.	Revision	Release
2	CUA COMMENTS	06/27/18
	VARIANCE APPLICATION	05/16/18
1	CU REVISION 1	02/23/18
	CU APPLICATION	12/21/17

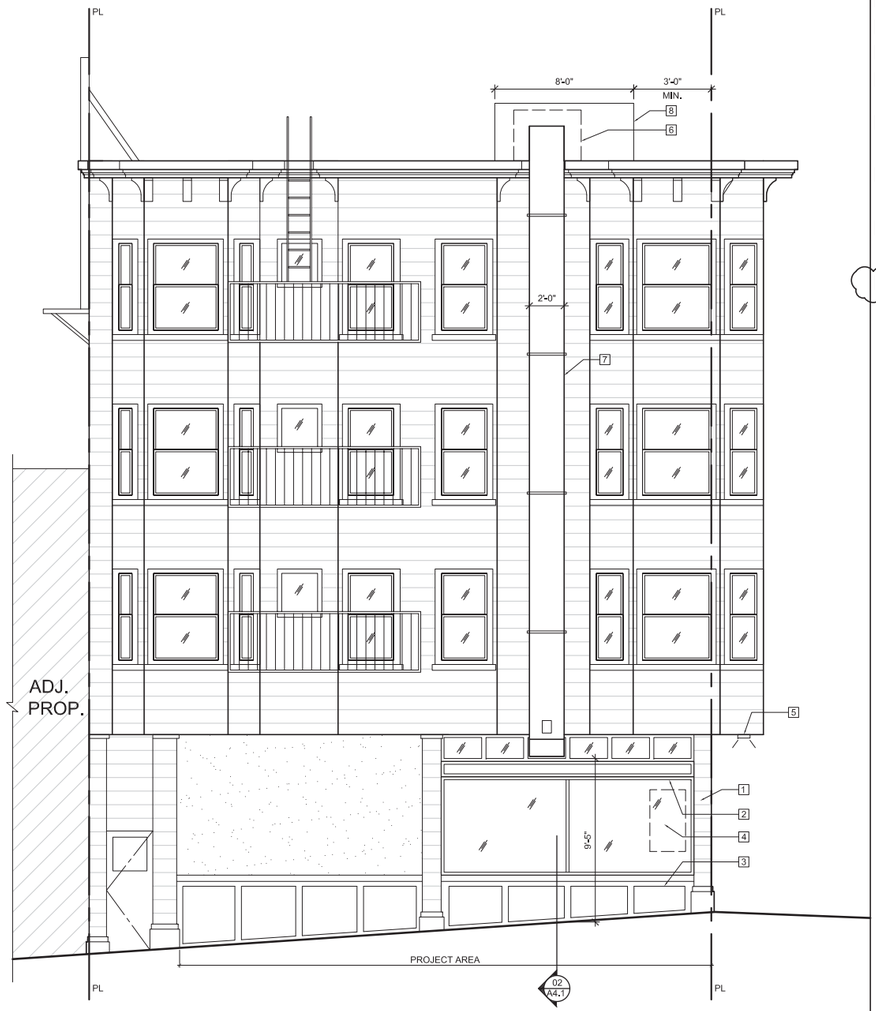
Job Code: 1501CAL

Scale:

Proposed Floor Plans — A2.2



PARTIAL SECTION - AT EAST ELEVATION (LARKIN STREET) 02
1/4" = 1'-0"



PROPOSED EAST ELEVATION (LARKIN STREET) 01
1/4" = 1'-0"

SHEET NOTES:

1. (E) STUCCO / PTD. FIN.
2. (E) WD. STOREFRONT W/ PTD. FIN.
3. (E) WD. TRIM W/ PTD. FIN.
4. (N) INTERIOR SIGN.
5. (N) SHIELDED SURFACE MTD. DOWNLIGHT. SEE LIGHTING PLAN.
6. (N) EXHAUST FAN AND MAKE UP AIR BLOWER, TBD. BY ENG'R. INSTALL PER CMC. CH. 5 AND SF DPH. NOISE ORDINANCE REQUIREMENTS.
7. (N) EXHAUST DUCT TBD BY ENG'R. INSTALL PER CMC. CH. 5 AND SF FIRE DEPT. REQUIREMENTS. PTD. FIN. TO MATCH WALL BEHIND.
8. (N) EQUIPMENT SCREENING TO MATCH HT. OF MECH. EQUIP. ON 2 STREET FACING SIDES. PTD. FIN. TO MATCH BUILDING.
9. PROFILE OF BAY WINDOW BEYOND. (2)

AGENCY

EXHIBIT B

CONSULTANT

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San Francisco CA 94116
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PROJECT

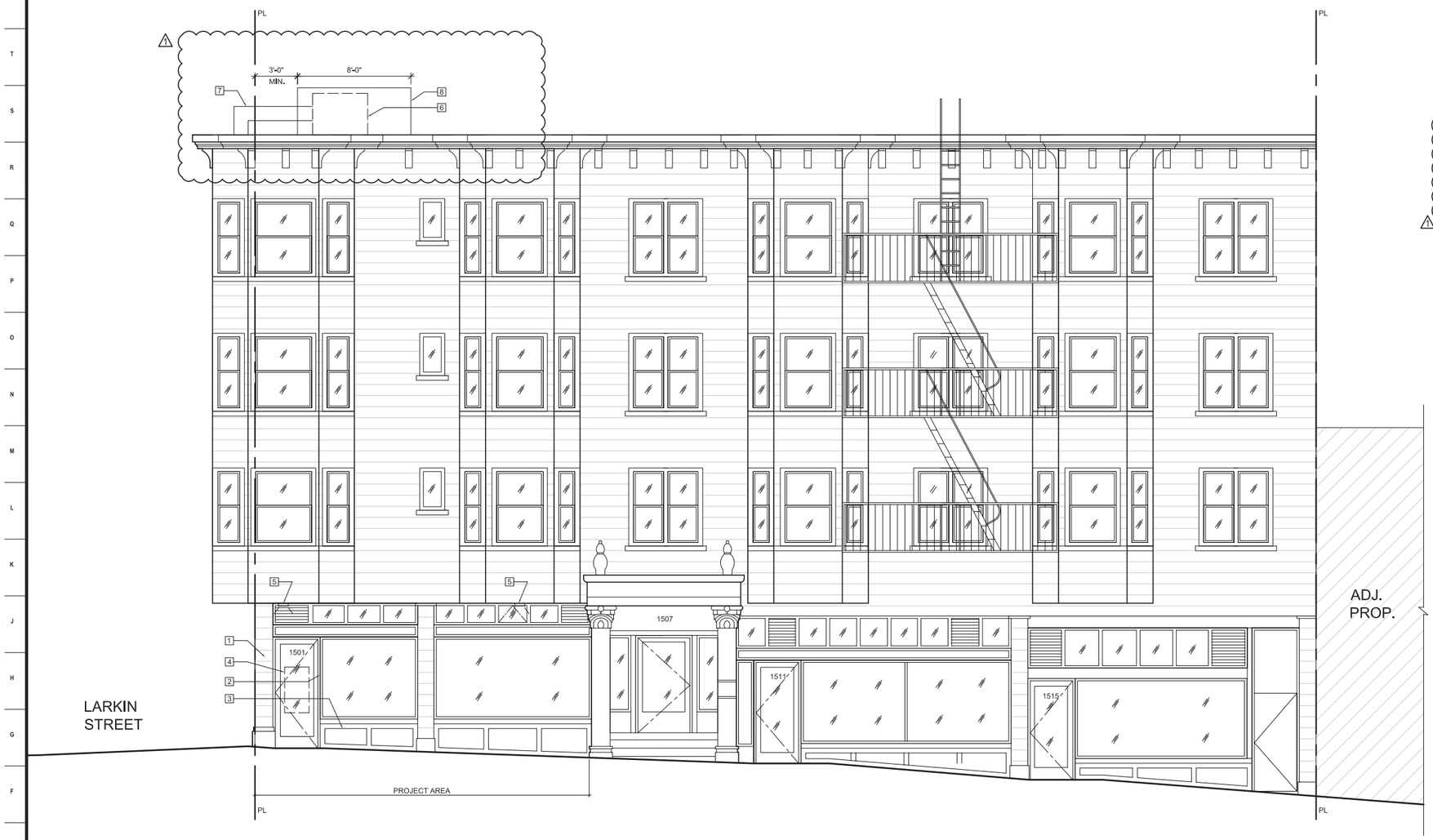
Commercial Alterations to:
1501 California Street
San Francisco, CA 94109

No.	Revision	Release
2	CUA COMMENTS	06/27/18
	VARIANCE APPLICATION	05/16/18
1	CU REVISION 1	02/23/18
	CU APPLICATION	12/21/17

Job Code: 1501CAL

Scale:

Exterior Elevation — A4.1



PROPOSED NORTH ELEVATION (LARKIN STREET) 01
1/4" = 1'-0"

SHEET NOTES:

1. (E) STUCCO / PTD. FIN.
2. (E) WD. STOREFRONT W/ PTD. FIN.
3. (E) WD. TRIM W/ PTD. FIN.
4. (N) DECAL SIGN ON ENTRY DOOR.
5. (N) SHIELDED SURFACE MTD. DOWNLIGHT. SEE LIGHTING PLAN.
6. (N) EXHAUST FAN AND MAKE UP AIR BLOWER, TBD. BY ENG'R. INSTALL PER CMC. CH. 5 AND SF DPA. NOISE ORDINANCE REQUIREMENTS.
7. (N) EXHAUST DUCT TBD BY ENG'R. INSTALL PER CMC. CH. 5 AND SF FIRE DEPT. REQUIREMENTS.
8. (N) EQUIPMENT SCREENING TO MATCH HT. OF MECH. EQUIP. ON 2 STREET FACING SIDES.

AGENCY

EXHIBIT B

CONSULTANT

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info@consortium-sf.com

PROJECT

Commercial Alterations to:
1501 California Street
San Francisco, CA 94109

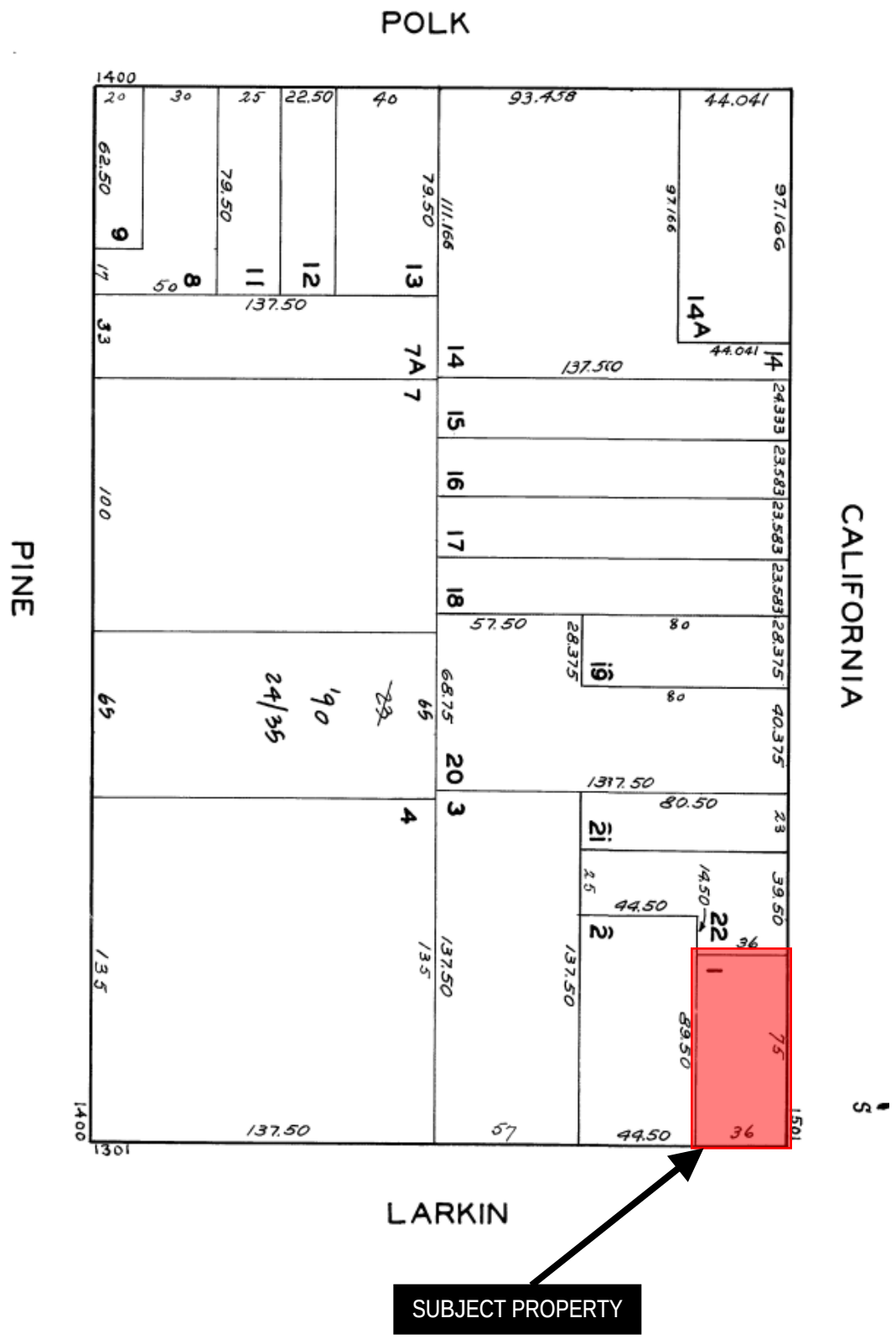
No.	Revision	Release
1	CU REVISION 1	02/23/18
	CU APPLICATION	12/21/17

Job Code: 1501CAL

Scale:

Exterior Elevation — A4.2

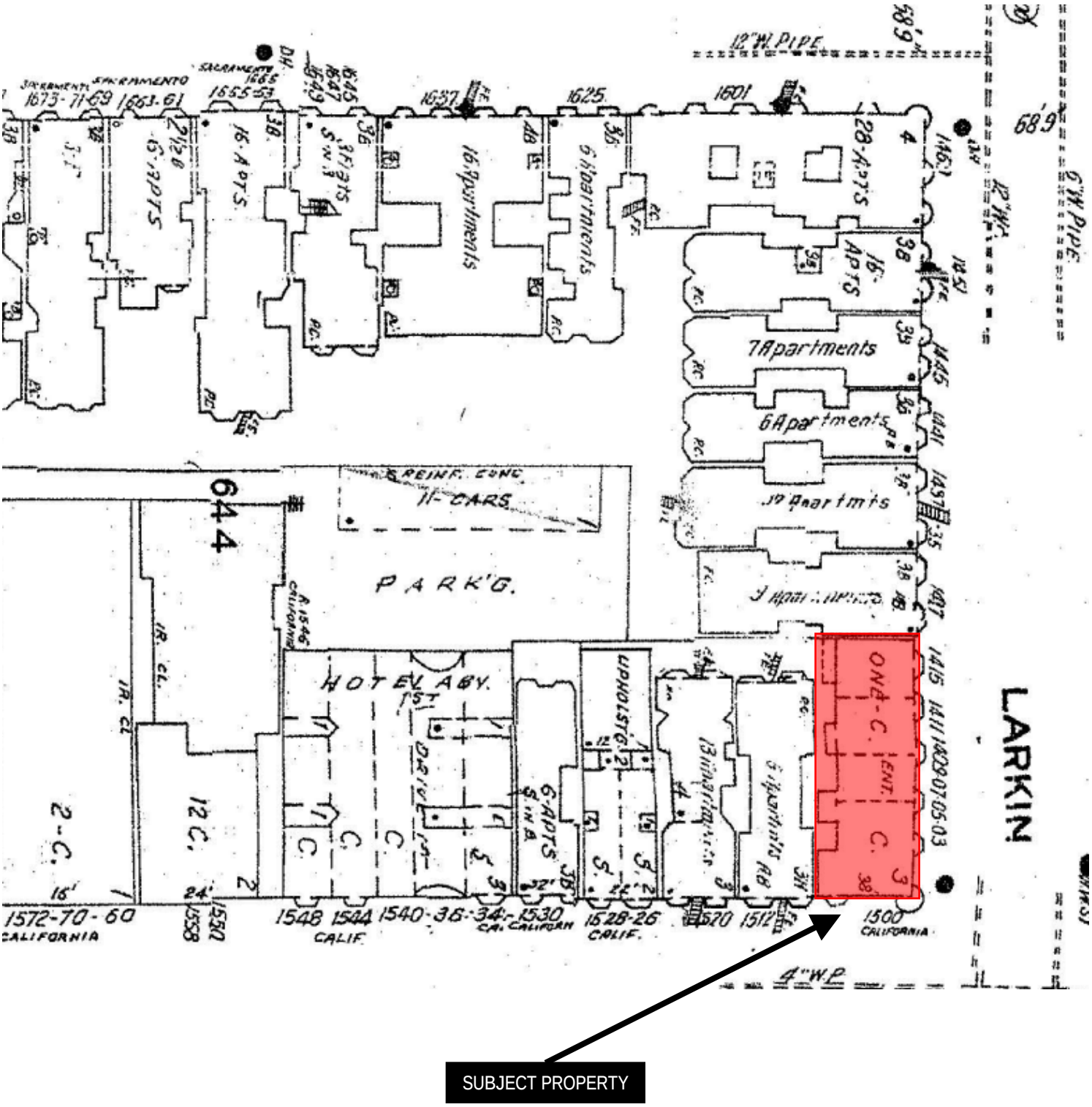
Parcel Map



Conditional Use Authorization/ Variance
Case Number 2018-000751CUAVAR
Akiko's Restaurant
1501 California Street

SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*

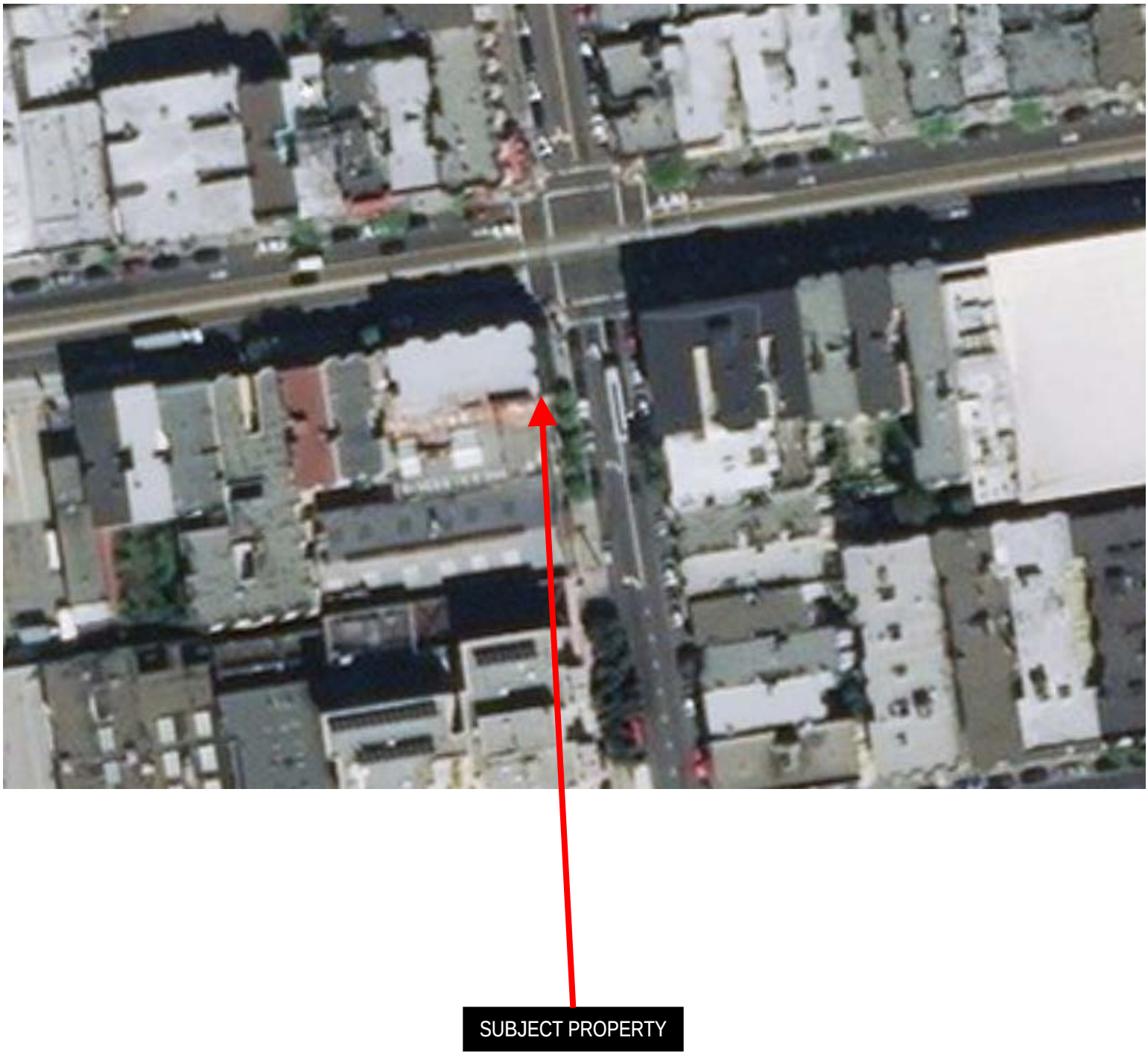


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization/ Variance
Case Number 2018-000751CUAVAR
Akiko's Restaurant
1501 California Street

SAN FRANCISCO
PLANNING DEPARTMENT

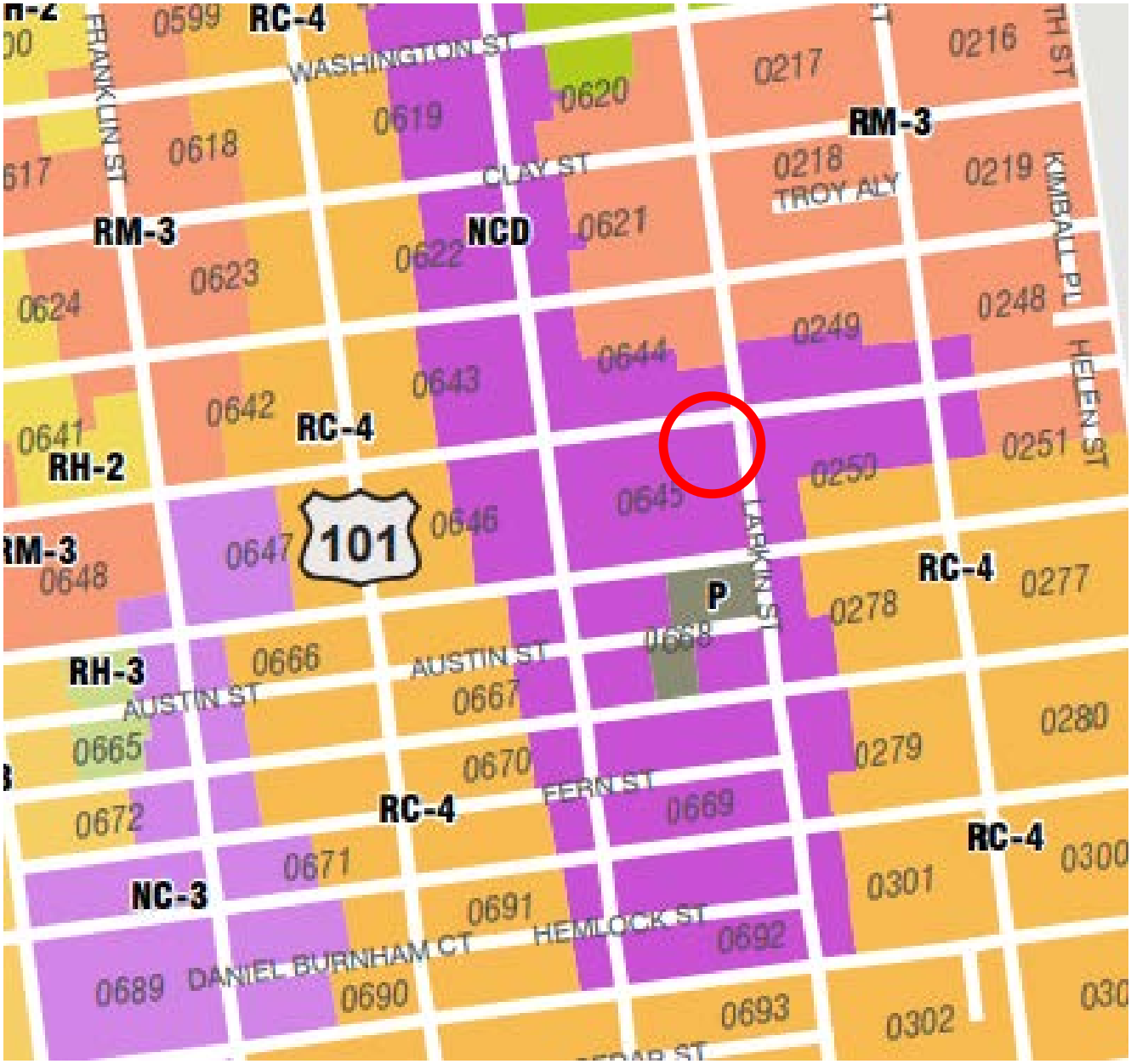
Aerial Photo



Conditional Use Authorization/ Variance
Case Number 2018-000751CUAVAR
Akiko's Restaurant
1501 California Street

SAN FRANCISCO
PLANNING DEPARTMENT

Zoning Map


RC-4
WASHINGTON ST
FRANKLIN ST
0599
0620
0619
0618
0617
0217
0216
RM-3
0218
TROY ALY
0219
CLAY ST
NCD
0621
0622
0623
0624
0248
0249
0644
0643
0642
0641
RC-4
RH-2
0251
0250
0645
101
0646
0647
0648
RM-3
RC-4
0277
P
0278
0668
AUSTIN ST
0666
0667
RH-3
AUSTIN ST
0665
0280
0279
0670
PERN ST
0669
0672
RC-4
RC-4
0671
0300
0301
NC-3
0691
HEMLOCK ST
0692
DANIEL BURNHAM CT
0689
0690
0693
0302

Site Photo

Conditional Use Authorization/ Variance
Case Number 2018-000751CUAVAR
Akiko's Restaurant
1501 California Street

Application for **Conditional Use**

CASE NUMBER: For Staff Use only: 2018-000751 CUA

APPLICATION FOR
Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:
1515 California Street Associates LLC / Mark A. Mason

PROPERTY OWNER'S ADDRESS:
750 Battery Street, 5th Floor
San Francisco, CA 94111

TELEPHONE:
(415) 722-7061

EMAIL:
Mark.Mason@marcusmillichap.com

APPLICANT'S NAME:
Elmer Lin
Same as Above ☐

APPLICANT'S ADDRESS:
2120 18th Ave. SF, CA 94116

TELEPHONE:
(415) 566-7442

EMAIL:
elmerl@consortium-sf.com

CONTACT FOR PROJECT INFORMATION:
Applicant
Same as Above ☑

ADDRESS:

TELEPHONE:
( )

EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):
Same as Above ☒

ADDRESS:

TELEPHONE:
( )

EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:
1501 California St.

ZIP CODE:
94109

CROSS STREETS:
Larkin St.

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0645 / 001	36x75	2700	NCD-Polk St,	65-A

3. Project Description

(Please check all that apply)	ADDITIONS TO BUILDING:	PRESENT OR PREVIOUS USE:	
☒ Change of Use	☐ Rear	RETAIL - vacant and unoccupied	
☐ Change of Hours	☐ Front	PROPOSED USE:	
☐ New Construction	☐ Height	RESTAURANT	
☒ Alterations	☐ Side Yard	BUILDING APPLICATION PERMIT NO.:	DATE FILED: 12/05/17
☐ Demolition			
☐ Other Please clarify:			

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	42 units	42 units	0	
Hotel Rooms	N/A			
Parking Spaces	0	0	0	
Loading Spaces	1	1	0	
Number of Buildings	1	1	0	
Height of Building(s)	Approx. 80 feet	Approx. 80 feet	0	
Number of Stories	4 w/ 1 basement	4 w/ 1 basement	0	
Bicycle Spaces	0	0	0	
GROSS SQUARE FOOTAGE (GSF)				
Residential	7802	7802	0	
Retail	1998	1303	-695	-695
Office	0	0		
Industrial/PDR *Production, Distribution, & Repair*	0	0		
Parking	0	0		
Other (Specify Use)		Restaurant: 695	0	695
TOTAL GSF	9800	9800	0	0

Please describe any additional project features that are not included in this table:
(Attach a separate sheet if more space is needed)

Approval for restaurant use with a Type 41 ABC license requiring a bona fide eating place.

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Section 723: Polk St. NCD Zoning Controls, Restaurants, Condition Use on first floor (3) POLK STREET LIQUOR LICENSES FOR RESTAURANTS.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

   (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

   (b) 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;

   (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

   (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

1. The proposed restaurant will be a small neighborhood eating place of no more than 49 persons similar to other small scale businesses typical for the area. New restaurants are desirable for activating neighborhoods providing places for interaction during day and evening times.

2a. The proposed restaurant utilizes an existing retail tenant space and will not include any construction of new buildings. Thereby reinforcing small-scale, fine grain storefronts typical for the area.

2b. The proposed restaurant will be entered near the corner of the building and will have business signage on two street frontages thus activating the corner of the street where no other business currently operate out of the building. No additional traffic will be added with this proposed business.
Delivery truck will utilize loading space on Larkin St. and metered parking on California St. in front of adjacent property.

2c. No additional noise will be produced by the business. The rooftop exhaust blower will be designed to comply with the Health Dept Noise Ordinance and sufficiently separated from any operable windows by a minimum of 10 feet as required by the Mechanical Code.

2d. Exterior lighting at the Entrance to the restaurant will be discretely installed and be shielded to prevent excessive glare to residents in and adjacent to the building.

3. The proposed use will comply with applicable provisions of the Planning Code and will not adversely affect the Master Plan.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

   The proposed restaurant will not adversely affect existing neighborhood serving retail uses as the subject location is a currently vacant storefront. The restaurant will enhance future opportunities for resident employment.

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

   The proposed restaurant will occupy existing ground floor tenant space without displacing residents or sacrificing existing housing. The character of the existing storefront will remain typically small-scale, and fine grain, thus protecting the cultural and economic diversity of the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced;

   No housing units will be displaced or removed. See finding 2 above.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

   The proposed restaurant of less than 49 occupants will not impede the existing bus stop on the California St side or overburden the streets or adversely affect neighborhood parking. An existing loading zone on the Larkin St. side will be maintained. Existing quantity of street parking on Larkin St. and metered parking on California St. will be maintained.

5. 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 proposed restaurant will not adversely affect existing service sectors but contribute additional services to the neighborhood.

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

The proposed restaurant will be housed in a building with recent structural strengthening and is fully fire sprinklered, thereby protecting it's inhabitants from loss of life in an earthquake and fire.

7. That landmarks and historic buildings be preserved; and

The character of the existing storefront will remain and be preserved, thus protecting the integrity of the 1907 apartment building and economic diversity of the neighborhood.

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

The proposed restaurant will not adversely affect parks and open space and their access to sunlight.

Estimated Construction Costs

TYPE OF APPLICATION: Conditional Use Authorization	
OCCUPANCY CLASSIFICATION: A-2 < 49 occupants = B	
BUILDING TYPE: V-B, Fully Sprinklered	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 695	BY PROPOSED USES: Restaurant
ESTIMATED CONSTRUCTION COST: $100,000	
ESTIMATE PREPARED BY: Architect	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:
a: The undersigned is the owner or authorized agent of the owner of this property.
b: The information presented is true and correct to the best of my knowledge.
c: The other information or applications may be required.

Signature:  Date: 12/05/17

Print name, and indicate whether owner, or authorized agent:
Elmer Lin, RA

Owner / Authorized Agent (circle one)

Application for **Conditional Use**

CASE NUMBER:
For Staff Use only

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	☐ X
300-foot radius map, if applicable	☐ X
Address labels (original), if applicable	☐ X
Address labels (copy of the above), if applicable	☐ X
Site Plan	☐ X
Floor Plan	☐ X
Elevations	☐ X
Section 303 Requirements	☒ for formula retail, not req'd. 303(o) Submittal
Prop. M Findings	☐ X
Historic photographs (if possible), and current photographs	☐ N/A
Check payable to Planning Dept.	☐
Original Application signed by owner or agent	☐
Letter of authorization for agent	☒ X
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	☐

NOTES:

☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

Typically would not apply. Nevertheless, in a specific case, staff may require the item.

○ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only
Application received by Planning Department:

By: _____ Date: 1/10/2017

SAN FRANCISCO
PLANNING
DEPARTMENT

CB3P
Community Business Priority Processing Program Checklist for Eligibility

The Community Business Priority Processing Program ("CB3P") was adopted by the San Francisco Planning Commission on February 12, 2015 under Resolution Number 19323. The CB3P streamlines the Conditional Use process for certain small and mid-sized businesses applications. It is the successor program to the Planning Commission's Small Business Priority Processing Pilot Program ("SB4P").

Projects that qualify for, and enroll in, the CB3P are guaranteed (1) a hearing date within 90 days of filing and (2) placement on the Planning Commission's consent calendar. The analysis of CB3P-projects is documented through a two-page Project Summary and Motion ("PS&M") rather than the lengthier Executive Summary and Draft Motion documents prepared in connection with conventional applications.

Applicants for the CB3P must (1) complete this checklist documenting eligibility for participation, (2) complete the Conditional Use application and provide associated materials and (3) conduct a Pre-Application Meeting, as discussed below. **Planning Department Staff are available to assist you at the Planning Information Center ("PIC"), located on the ground floor of 1660 Mission Street, during regular business hours. You can also call the PIC at (415) 558.6377**

Information about Pre-Application Meetings can be found at sfplanning.org > Permits & Zoning > Permit Forms > "Neighborhood Notification - Pre-Application Meeting Packet". A Pre-Application Meeting is a mandatory form of community outreach conducted by a project sponsor in order to receive initial feedback prior to the submittal of an application to the Planning Department. A Pre-Application Meeting is hosted by a project sponsor to discuss a project and review associated plans; it is typically held at or near the project site. A project sponsor is required to send notice of the meeting to abutting property owners and occupants, property owners and occupants directly across the street, and all neighborhood associations (available at www.sfplanning.org).

Project Information

Please complete all fields.

PROPERTY ADDRESS:	RECORD NUMBER AND/OR BUILDING PERMIT NUMBER:
1501 California St.	

NAME OF BUSINESS (IF KNOWN):

Akikos Restaurant

BRIEF DESCRIPTION OF PROJECT:

40 seat restaurant serving seasonal Japanese cuisine consisting of raw and cooked foods along with offering beer, wine, and sake beverages. Tenant improvements include a cooking area, dining counter, dish room, and reuse of an existing handicapped accessible restroom. No changes to the existing storefronts.

Checklist for CB3P Eligibility

The following checklist is to be completed by applicants and reviewed by Planning Department Staff.

	CONFIRM COMPLIANCE WITH EACH CRITERION BY CHECKING BOXES	
☑	Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting as set forth on the reverse side of this page
☑	Application Type	The application is for Conditional Use Authorization.
☐	Formula Retail	The application does not seek to establish a new Formula Retail use, excepting one with fewer than 20 other establishments.
☐	Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
☐	Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
☐	Loss of Dwellings	The application does not seek to remove any dwelling units.
☐	Alcoholic Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
☐	Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
☐	Nature of Use	The application involves only non-residential uses and does not seek to establish or expand any of the following: ✓ Massage Establishment ✓ Tobacco Paraphernalia Establishment ✓ Adult Entertainment Establishment ✓ Medical Cannabis Dispensary ✓ Fringe Financial Service ✓ Drive-up Facility ✓ Wireless Telecommunications Site ("WTS") ✓ Outdoor Activity Area ✓ Bar ✓ Nighttime Entertainment / Place of Entertainment (e.g. nightclubs, music venues) ✓ Liquor Store ✓ Off-Street parking in excess of that allowed on an as-of-right basis ✓ Office closed to the public located on the ground story

Applicant's Declaration

I hereby attest under penalty of perjury that the information I have provided is true and correct to the best of my knowledge, that I intend to complete the project described herein in compliance with the eligibility requirements of the CB3P Program, that I have read and understood this form, and that I am (a) the property owner or authorized agent of the property owner, (b) familiar with the property, and (c) able to provide accurate and complete information. I understand that knowingly or negligently providing false or misleading information may lead to denial or rescission of my permit and/or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action along with the imposition of administrative fines.

Signature	Date	Email Address
	12/14/17	elmerl@consortium-sf.com
Elmer Lin, Architect		415-566-7442
Print Name and check one: ☐ OWNER or ☑ AUTHORIZED AGENT		Phone Number

For Staff Use Only:
Check One:

☒ **ENROLLED**

✓ **CHECKLIST REVIEWED AND FOUND TO BE ACCURATE AND REFLECTIVE OF PROJECT**

✓ **PRE-APPLICATION MEETING COMPLETE; DOCUMENTATION RECEIVED**

✓ **CONDITIONAL USE APPLICATION RECEIVED**

☐ **NOT ENROLLED**
STATE REASON:

Elizabeth Watty, [signature] 12/28/17
Name, Date and Signature of Current Planning Staff

PROVIDE A COPY OF THIS FORM TO THE DIRECTOR'S OFFICE

AFFIDAVIT FOR
Formula Retail Uses

1. Location and Classification

STREET ADDRESS OF PROJECT:		
1501 California St.		
ASSESSORS BLOCK/LOT:	**ZONING DISTRICT:**	**HEIGHT/BULK DISTRICT:**
0645/001 /	NCD - POLK ST.	65-A

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8):	
EATING & DRINKING USE	
PROPOSED BUSINESS NAME:	
AKIKOS	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES:	
40 seat restaurant serving seasonal Japanese cuisine consisting of raw and cooked foods along with offering beer, wine, and sake beverages in an intimate atmosphere	
BUILDING PERMIT APPLICATION NO.: (if applicable)	**PLANNING DEPARTMENT CASE NO.: (if applicable)**
	#2018-000751CUA

3. Quantity of Retail Locations

		TOTAL
3.a	How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	1
3.b	How many of the above total locations are in San Francisco?	1

If the number entered on Line 3.a above is 11 or more, then the proposed use ***may*** be a Formula Retail Use. *Continue to section 4 below.*

If the number entered on Line 3.a above is 10 or fewer, no additional information is required. Proceed to section 5 on the next page and complete the Applicant's Affidavit.

4. Standardized Features

Will the proposed business use any of the following Standardized Features?

	FEATURES	YES	NO
A	Array of Merchandise	☐	☐
B	Trademark	☐	☐
C	Servicemark	☐	☐
D	Décor	☐	☐
E	Color Scheme	☐	☐
F	Façade	☐	☐
G	Uniform Apparel	☐	☐
H	Signage	☐	☐
	TOTAL		

Enter the total number of Yes/No answers above.

If the total **YES** responses are **two (2) or more**, then the proposed use is a Formula Retail Use.

5. Applicant's Affidavit

NAME: ELMER LIN, ARCHITECT	☐ Property Owner ☑ Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) 2120 18th Avenue, San Francisco, CA 94116	
PHONE: (415 254-9681	EMAIL: ELMERL@CONSORTIUM-SF.COM

Under penalty of perjury the following declarations are made:
a: The undersigned is the owner or authorized agent of the owner of this property.
b: The information presented is true and correct to the best of my knowledge.
c: Other information or applications may be required.

Applicant's Signature: _____ Date: 02/14/18

PLANNING DEPARTMENT USE ONLY

PLANNING CODE SECTION(S) APPLICABLE:

HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?

- ☐ Principally Permitted
- ☐ Principally Permitted, Neighborhood Notice Required (Section 311/312)
- ☐ Not Permitted
- ☐ Conditional Use Authorization Required

COMMENTS:

VERIFIED BY:

Signature: _____ Date: _____

Printed Name: _____ Phone: _____

FOR MORE INFORMATION:
Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **http://www.sfplanning.org**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
Planning staff are available by phone and at the PIC counter. No appointment is necessary.

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		**Block/Lot(s)**
1501 CALIFORNIA ST		0645001
Case No.		**Permit No.**
2018-000751PRJ		
■ **Addition/ Alteration**	☐ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.

Change of use to establish a 695 sf Restaurant Use (d.b.a Akiko's Restaurant) at an existing ground floor corner commercial tenant space within the Polk Street NCD.

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an *Environmental Evaluation Application* is required.

■	**Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
☐	**Class 3 - New Construction.** Up to three new single-family residences or six 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.
☐	**Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. **FOR ENVIRONMENTAL PLANNING USE ONLY**
☐	**Class ____**

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.	
☐	**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, etc.)? (*refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)*
☐	**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. *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 Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).*
☐	**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?
☐	**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? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)*
☐	**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? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*)
☐	**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? (*refer to EP_ArcMap > CEQA Catex Determination Layers > Topography*) **If box is checked, a geotechnical report is required.**
☐	**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? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report is required.**
☐	**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? *(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)* **If box is checked, a geotechnical report will likely be required.**
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.	
Comments and Planner Signature (*optional*): Mathew Chandler	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*	
☐	**Category A:** Known Historical Resource. **GO TO STEP 5.**
■	**Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
☐	**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.	
■	1. **Change of use and new construction.** Tenant improvements not included.
☐	2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
☐	3. **Window replacement** that meets the Department's *Window Replacement Standards*. Does not include storefront window alterations.
☐	4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐	5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
■	6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
☐	7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
☐	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.	
☐	Project is not listed. **GO TO STEP 5.**
☐	Project **does not conform** to the scopes of work. **GO TO STEP 5**.
☐	Project involves **four or more** work descriptions. **GO TO STEP 5.**
■	Project involves **less than four** work descriptions. **GO TO STEP 6.**

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
☐	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.
☐	2. **Interior alterations to publicly accessible spaces**.
☐	3. **Window replacement** of original/historic windows that are not "in-kind" but are consistent with existing historic character.
■	4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
☐	5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
☐	6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

☐	7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.
☐	8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (*specify or add comments*):
■	9. **Other work** that would not materially impair a historic district (specify or add comments): Exterior mechanical vent is minimal in size, to be painted to match the building and will be installed with minimal penetrations. Vent is temporary and removable, and will not obscure or remove any character-defining features. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*
☐	10. **Reclassification of property status**. *(Requires approval by Senior Preservation Planner/Preservation* ☐ Reclassify to Category A ☐ Reclassify to Category C a. Per HRER dated *(attach HRER)* b. Other *(specify)*:
	Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.
☐	**Further environmental review required.** Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted. **GO TO STEP 6.**
■	**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.**
Comments (*optional*):	
Preservation Planner Signature:	Marcelle Boudreaux

STEP 6: CATEGORICAL EXEMPTION DETERMINATION

TO BE COMPLETED BY PROJECT PLANNER

☐	**Further environmental review required.** Proposed project does not meet scopes of work in either *(check all that apply)*: ☐ Step 2 - CEQA Impacts ☐ Step 5 - Advanced Historical Review **STOP! Must file an *Environmental Evaluation Application.***	
■	**No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.**	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	**Signature:** Mathew Chandler 08/17/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. 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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

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)
1501 CALIFORNIA ST		0645/001
Case No.	Previous Building Permit No.	New Building Permit No.
2018-000751PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	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

☐	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:**