



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use Authorization

HEARING DATE: 03/07/2019

### CONSENT

*Record No.:* 2018-012727CUA  
*Project Address:* 3372 19TH STREET  
*Zoning:* Mission Street NCT (Neighborhood Commercial Transit) Zoning District  
55-X Height and Bulk District  
Mission Alcoholic Beverage Special Use Subdistrict  
Mission Street Formula Retail Restaurant Subdistrict  
*Block/Lot:* 3590/020A  
*Applicant:* David Villa-Lobos, CLA Consulting  
P.O. Box 642201, San Francisco, CA 94164  
*Staff Contact:* Veronica Flores – (415) 575-9173  
[veronica.flores@sfgov.org](mailto:veronica.flores@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project is to legally establish a Restaurant use (d.b.a Bissap Baob) within an existing one-story commercial building. The commercial space is approximately 2,532 square feet in size. There will be no building expansions or façade alterations as a part of this project.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303, 754, and 781.8, to allow a change of use to legalize a Restaurant use (d.b.a. Bissap Baob) within the Mission Street NCT.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Department has not received any communications regarding the Project.
- **Existing Tenant:** The existing Restaurant has operated at the Project Site since 2013. The most recent land uses prior to this include other eating and drinking establishments. The business will not change as a result of the Project; instead the Project will legally establish the existing restaurant use.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will retain an existing neighborhood-serving restaurant use. The existing façade, which will not be altered, is in keeping with the neighborhood context. The Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

## **ATTACHMENTS:**

Draft Motion – Conditional Use Authorization

Exhibit A – Conditions of Approval

Exhibit B – Plans

Exhibit C – Land Use Data

Exhibit D – Maps and Context Photos

Exhibit E – Project Sponsor Submittal



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: MARCH 7, 2019

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

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Mission Street Formula Retail Restaurant Subdistrict  
*Block/Lot:* 3590/020A  
*Project Sponsor:* David Villa-Lobos, CLA Consulting  
P.O Box 642201  
San Francisco, CA 94164  
*Property Owner:* 3388 19<sup>th</sup> Street  
San Francisco, CA 94110  
*Staff Contact:* Veronica Flores – (415) 575-9173  
[veronca.flores@sfgov.org](mailto:veronca.flores@sfgov.org)

**ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 303, 754, 781.5 AND 781.8, TO LEGALLY ESTABLISH A RESTAURANT USE (D.B.A BISSAP BAOB) WITHIN AN EXISTING ONE-STORY COMMERCIAL BUILDING, LOCATED AT 3372 19<sup>TH</sup> STREET, LOT 020A IN ASSESSOR'S BLOCK 3590, WITHIN THE MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT ZONING DISTRICT, MISSION ALCOHOLIC RE AND A 55-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On September 17, 2018, David Villa-Lobos of CLA Consulting (hereinafter "Project Sponsor") filed Application No. 2018-012727CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization, pursuant to Planning Code Sections 303, 754, and 781.8, to legally establish a Restaurant use (d.b.a Bissap Baob) within an existing one-story commercial building, located at 3372 19th Street, Lot 020A in Assessor's Block 3590 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-012727CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On March 7, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-012727CUA.

The project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

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 Authorization as requested in Application No. 2018-012727CUA, 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. **Project Description.** The Project would legally establish a Restaurant use (d.b.a Bissap Baob) within an existing one-story commercial building. The commercial space is approximately 2,532 square feet in size. The proposed hours of operation are Tuesdays through Sundays from 11:00a.m. to 1:45a.m. There will be no building expansions or façade alterations as a part of this Project.
3. **Site Description and Present Use.** The Project is located on the north side of 19<sup>th</sup> Street, between Mission and Cap Streets. The Project Site measures approximately 2,550 square feet of size and has approximately 42 feet 6 inches of frontage along 19<sup>th</sup> Street. The Project Site contains an existing one-story commercial space. Bissap Baob has been operating at this site since 2013. The most recent prior uses also include Restaurants.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Mission Street NCT and the Mission Area Plan. The immediate context is mixed in character with residential and commercial uses. The surrounding neighborhood includes one-to-three-story structures with diverse architectural styles. The Project Site is within proximity to the main Mission Street commercial corridor. Other zoning districts near the Project Site includes the RTO-M (Residential Transit Oriented-Mission) Zoning District.
5. **Public Outreach and Comments.** To date, the Department has not received any communications regarding the Project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** Planning Code Section 754 states that a Conditional Use Authorization is required for Restaurant uses on the ground floor, so long as the total number of eating and drinking establishments within the District does not exceed 167.

*The Project is requesting Conditional Use Authorization to legally establish the Restaurant use (d.b.a. Bissap Baob). Legalizing this use will bring the total number of eating and drinking establishments within the Mission Street NCT to 146. Bissap Baob is not considered Formula Retail use.*

- B. **Hours of Operation.** Planning Code Section 754 does not restrict the hours of operation, as defined by Planning Code Section 102.

*The current hours of operation for Bissap Baob are Tuesdays through Sundays from 11:00a.m. to 1:45a.m.*

- 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. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The subject commercial space has approximately 43 feet of frontage on 19<sup>th</sup> Street with 100% devoted to the Restaurant entrance or window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.*

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 size of the proposed use, measuring approximately 2,532 square feet, is in keeping with other storefronts on the block face. The proposed full-service restaurant will not impact traffic or parking in*

*the District because it is not a destination restaurant. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood.*

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity.*

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Planning Code does not require parking or loading for a 2,532 square-foot full-service restaurant. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

- (3) 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 full-service restaurants and outlined in Exhibit A. Condition 9 specifically obligates the project sponsor to mitigate odor and noise generated by the restaurant use.*

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

*The proposed full-service restaurant does not require any additional tenant improvements and/or streetscape improvements.*

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

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

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

*The Project is consistent with the stated purposed of Mission Street NCT in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.*

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

## **NEIGHBORHOOD COMMERCE**

### **Objectives and Policies**

#### **OBJECTIVE 1:**

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

#### **Policy 1.3:**

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

#### **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.

#### **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.

### **Eating and Drinking Establishments**

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.

## MISSION AREA PLAN

### LAND USE

#### Objectives and Policies

##### OBJECTIVE 1.1:

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

*The Project will support the retention of an existing Restaurant use. The Project includes legalizing an existing business that has been operating at the Project Site for approximately six years. The Project would not impact the existing storefronts, nor impact the mix of commercial goods and services. The Project is well served by transit and is not anticipated to have a negative impact on parking or traffic. Bissap Baob employs nine people, many of whom bike or take public transit to work. The subject business is not considered Formula Retail and there is no known opposition to the Project. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies 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 will retain an existing neighborhood-serving Restaurant.*

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



*The Project Site does not possess any existing housing.*

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

*The Project does not currently possess any existing affordable housing.*

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

*The Project is not anticipated to result in any noticeable impact on transit services or neighborhood parking as the Project Site is well served by nearby public transportation options. The Project is located a block away from two Muni bus lines (14-Mission and 49-Van Ness/Mission) and is within walking distance of the BART Station at 16th and Mission Streets.*

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

*The Project will not displace any service or industry establishment and does not involve commercial office development. The Project will not affect industrial or service sector related employment or ownership opportunities.*

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

*The existing building is not being altered by this Project. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks or historic buildings.*

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

*The Project does not involve the physical expansion of the existing building.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-012727CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 18, 2018, 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. 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 March 7, 2019.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 7, 2019

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a Restaurant Use (d.b.a. Bissap Baob) located at 3372 19<sup>th</sup> Street, Block 3590, and Lot 020A pursuant to Planning Code Sections 303, 754, and 781.8 within the Mission Street Neighborhood Commercial Transit District, Mission Area Plan, and a 55-X Height and Bulk District; in general conformance with plans, dated June 18, 2018, and stamped "EXHIBIT B" included in the docket for Record No. 2018-012727CUA and subject to conditions of approval reviewed and approved by the Commission on **March 7, 2019** 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 **March 7, 2019** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** 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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

9. **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](http://www.sfdph.org).*

*For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, [www.sfdbi.org](http://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](http://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](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://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>.*

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

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

11. **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](http://www.sf-planning.org)*

12. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Tuesdays through Sundays from 11:00a.m. to 1:45a.m.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



# EXHIBIT B

## Job Information

Job: Bissap Baobob  
 Site: 3372 19th Street  
 Project: 2,532 Sq. Ft.  
 Zoning: NCT- Mission Neighborhood  
 Code: 2016 California Building Code  
 2016 California Electrical Code  
 2016 California Mechanical Code  
 2016 California Plumbing Code  
 2016 California Green Building Code  
 Local City Building Code and Amendments

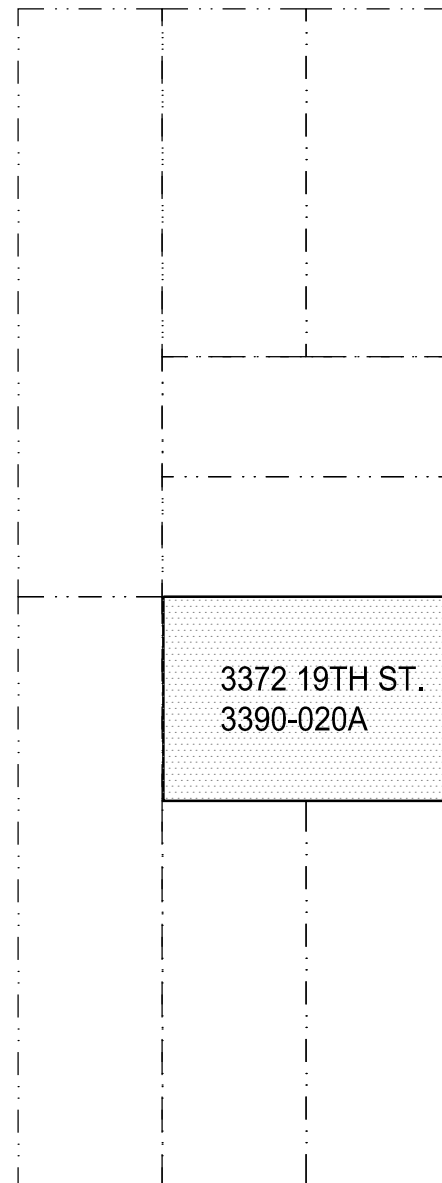
Occupancy: B/A.2  
 Const. Type: V-A  
 Historic Rating: 'B'  
 Lot: 020A  
 Block: 3390

### Project Description:

Conditional use as restaurant.

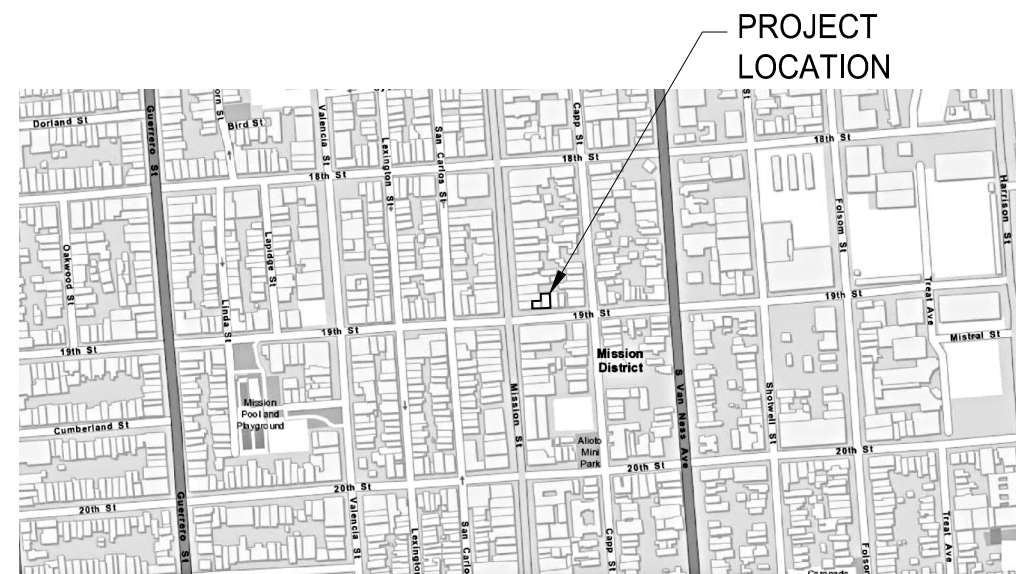
Peter Petruzzi, RA., NCARB  
 1165 Francisco Street Suite 7  
 San Francisco, California, 94109  
 415-674-8039

CAPP STREET



19TH STREET

MISSION STREET



PROJECT LOCATION

## Sheet Index

- A0 Cover Sheet
- A1 Existing Plan
- A2 Elevation

**Bissap Baobob Restaurant**  
 3372 19th Street  
 San Francisco Ca.

Date: 1.2.19

Revisions

- △
- △
- △
- △
- △

Sheet Title

Cover

Checked By

Sheet Number

A0

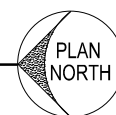
Job No. #: 18-098

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2

SITE PLAN

1"=10'



1

LOCATION MAP

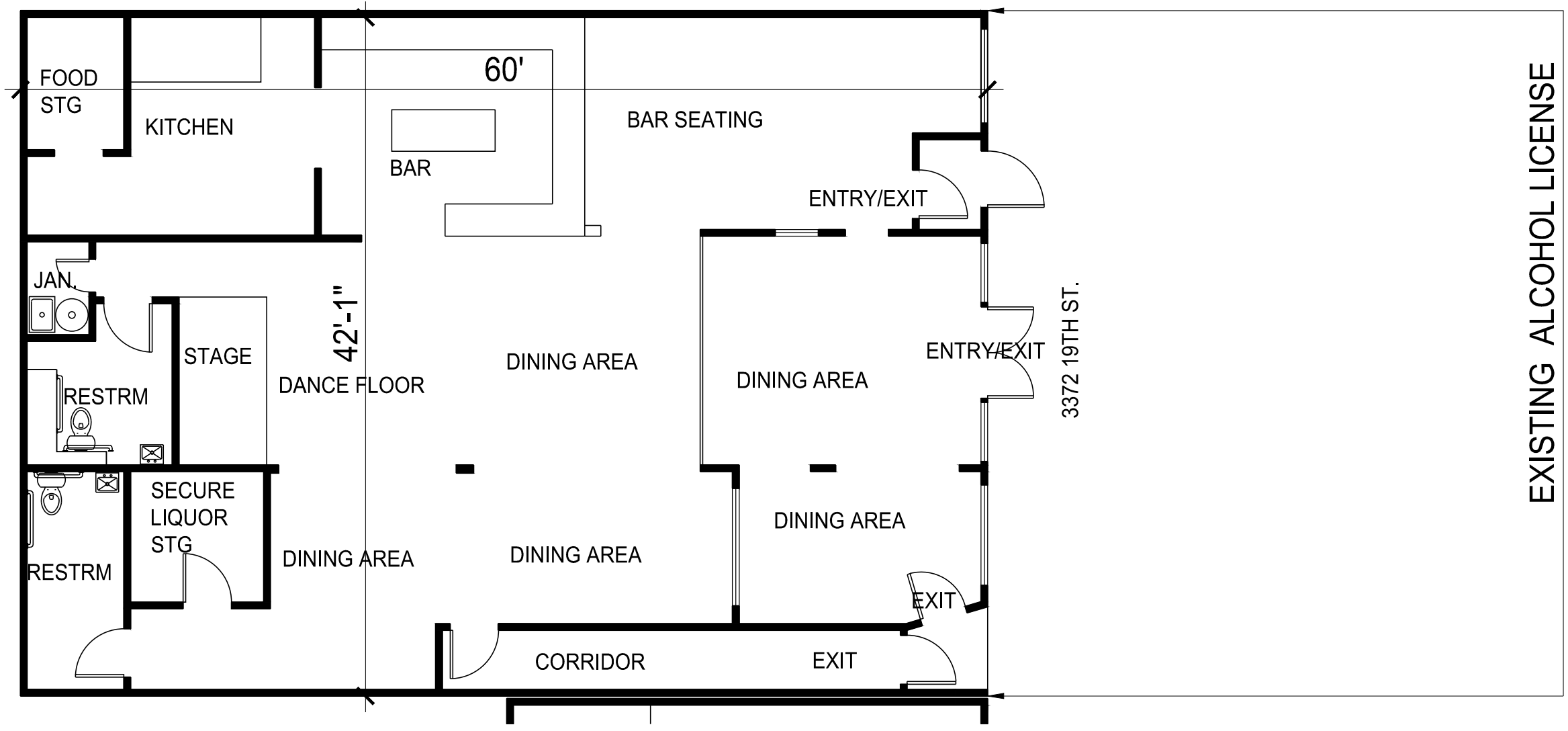
N.T.S.



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Peter Petruzzi, RA., NCARB  
1165 Francisco Street Suite 7  
San Francisco, California, 94109  
415-674-8039



EXISTING ALCOHOL LICENSE

**Bissap Baobob Restaurant**  
3372 19th Street  
San Francisco Ca.

Date: 6.18.18  
Revisions  
△  
△  
△  
△  
△

Sheet Title  
**Existing Plan**

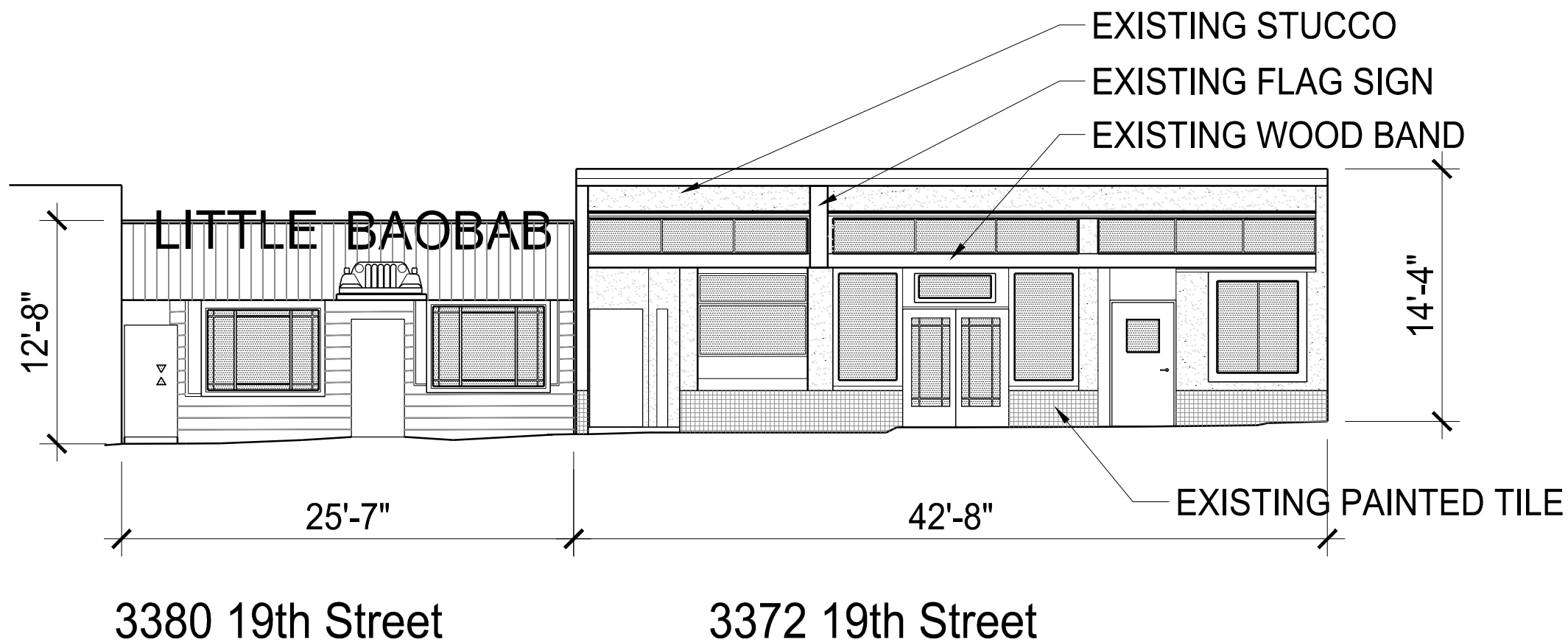
Checked By  
Sheet Number

**A1**

Job No. #: 18-098

**1 Existing Floor Plan**  
1/8"=1'-0"

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 1165 Francisco Street Suite 7  
 San Francisco, California, 94109  
 415-674-8039



**2 Existing Elevation**  
 1/8"=1'-0"

**Bissap Baobob Restaurant**  
 3372 19th Street  
 San Francisco Ca.

Date: 6.18.18

Revisions

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△	
△	
△	
△	

Sheet Title  
**ELEVATIONS**

Checked By \_\_\_\_\_  
 Sheet Number \_\_\_\_\_

**A2**

Job No. #: 18-098

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# SAN FRANCISCO PLANNING DEPARTMENT

## Land Use Information

PROJECT ADDRESS: 3372 19TH ST  
RECORD NO.: 2018-012727CUA

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

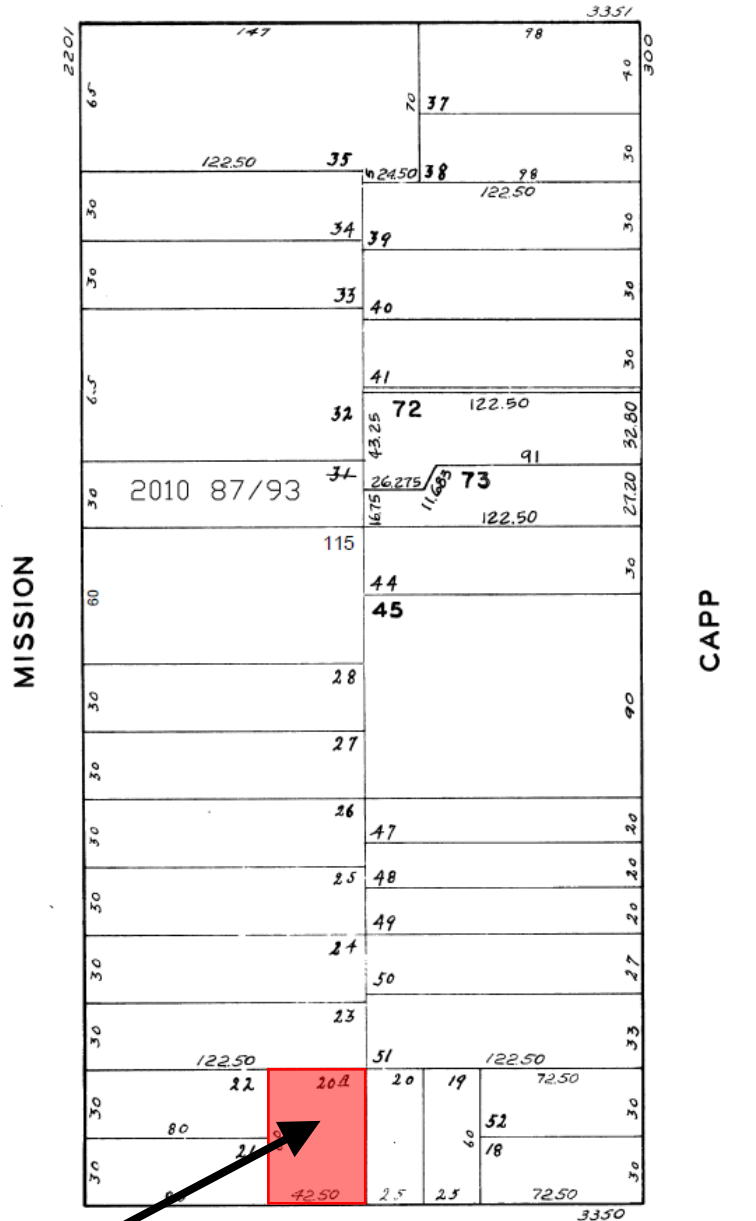
Planning  
Information:  
**415.558.6377**

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	2.532	2.532	2.532
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ( )			
<b>TOTAL GSF</b>	<b>2.532</b>	<b>2.532</b>	<b>2.532</b>
	<b>EXISTING</b>	<b>NET NEW</b>	<b>TOTALS</b>
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable			
Dwelling Units - Market Rate			
Dwelling Units - Total			
Hotel Rooms			
Number of Buildings			
Number of Stories	1	1	1
Parking Spaces			
Loading Spaces			
Bicycle Spaces			
Car Share Spaces			
Other ( )			

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# EXHIBIT D Parcel Map

18<sup>TH</sup>



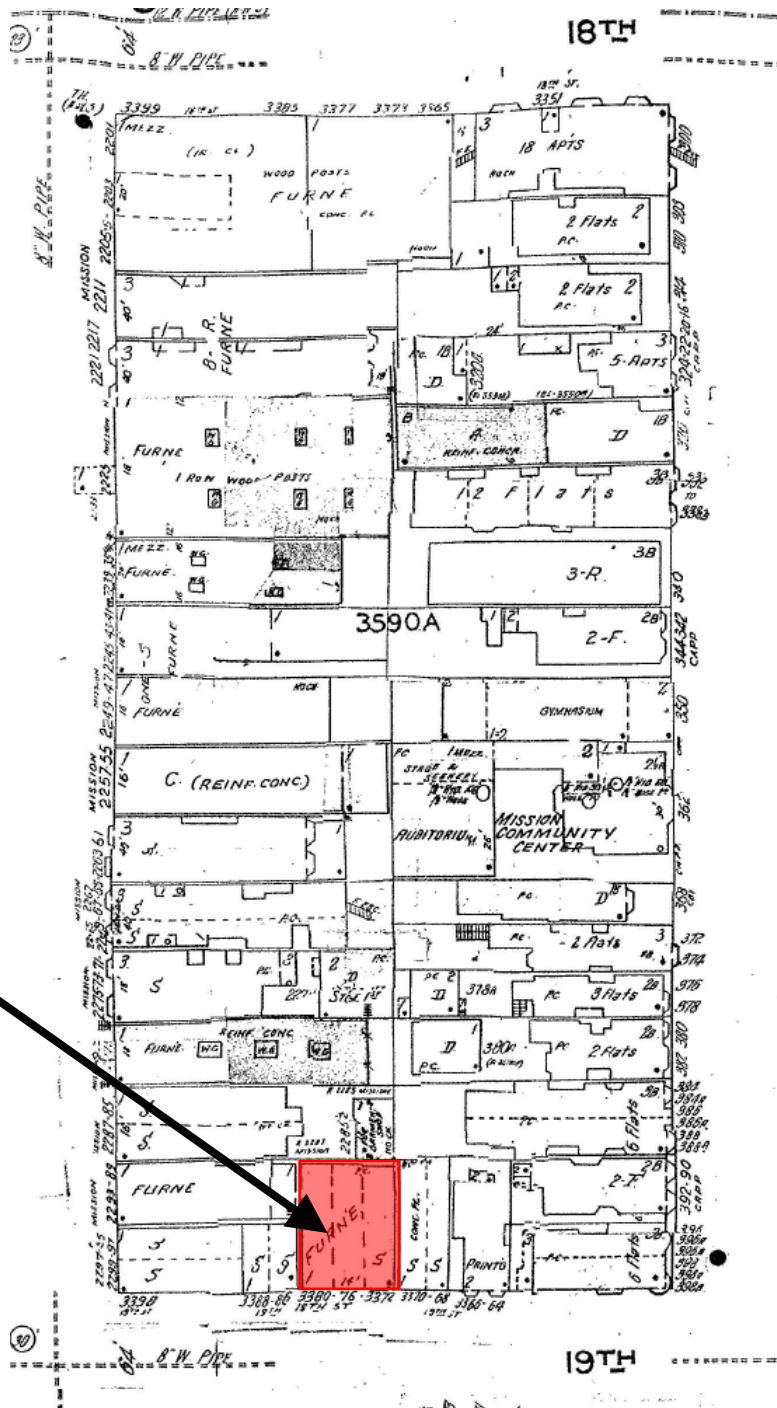
**SUBJECT PROPERTY**

19<sup>TH</sup>



Conditional Use Authorization Hearing  
Case Number 2018-012727CUA  
3372 19<sup>th</sup> Street

# Sanborn Map\*



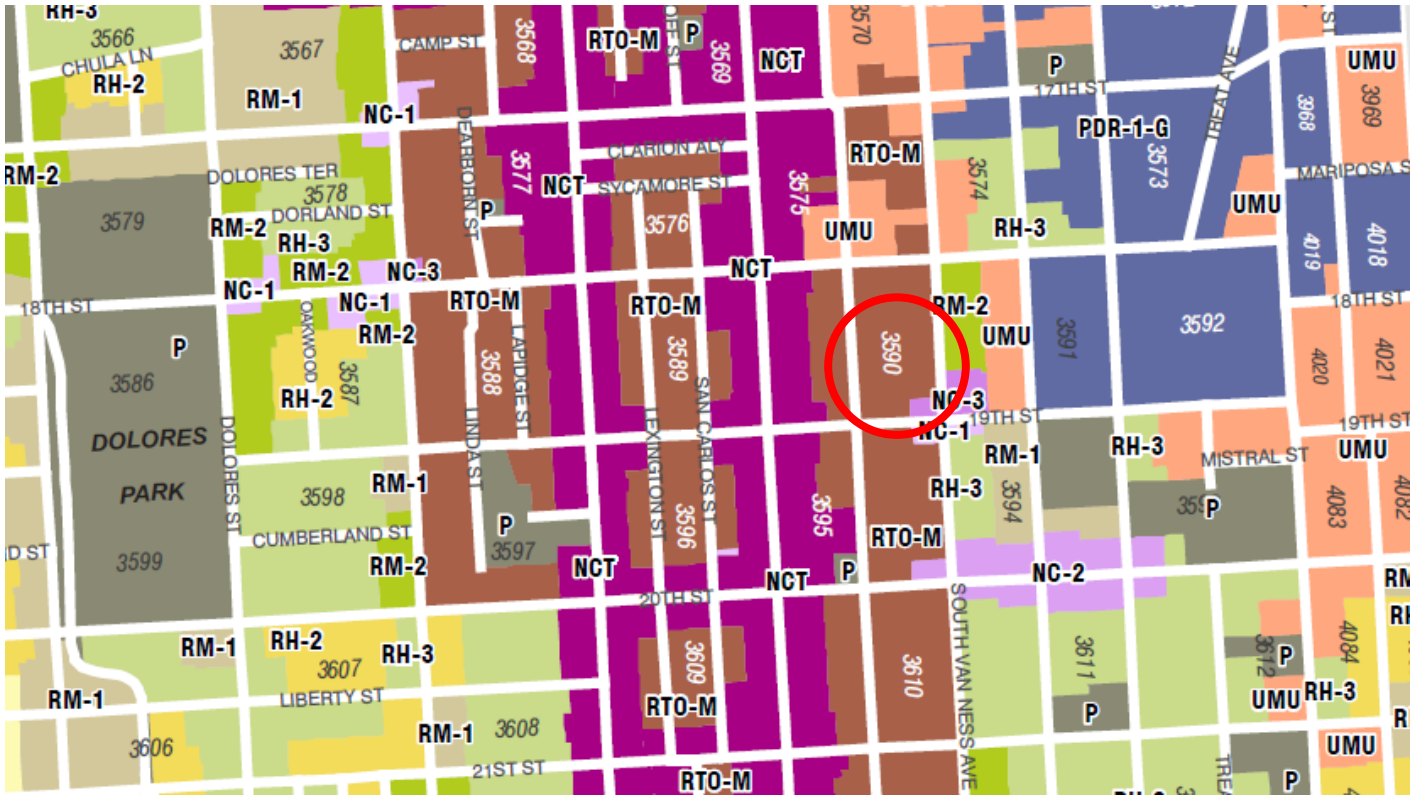
**SUBJECT PROPERTY**

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



Conditional Use Authorization Hearing  
Case Number 2018-012727CUA  
3372 19<sup>th</sup> Street

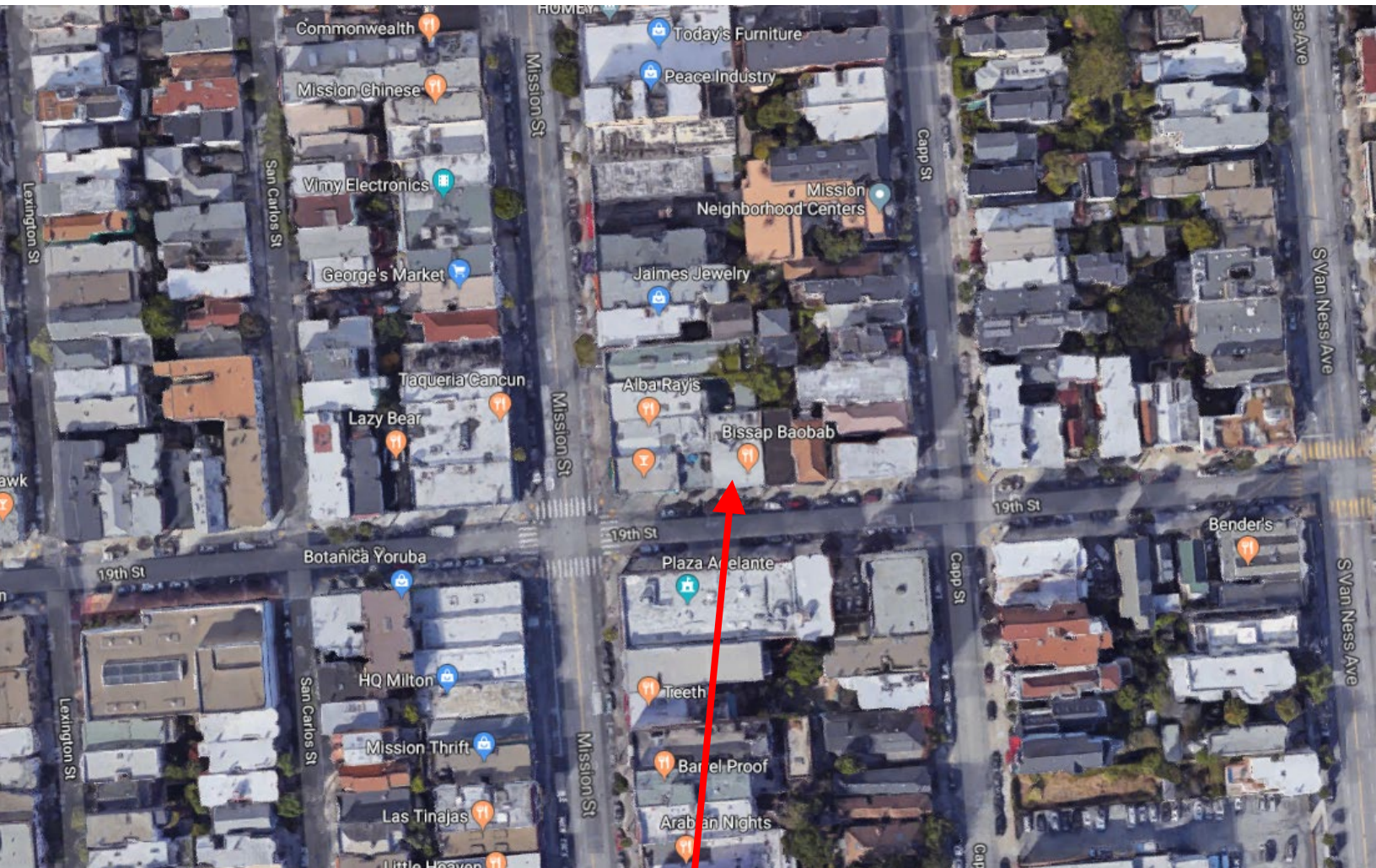
# Zoning Map



Conditional Use Authorization Hearing  
Case Number 2018-012727CUA  
3372 19<sup>th</sup> Street



# Aerial Photo

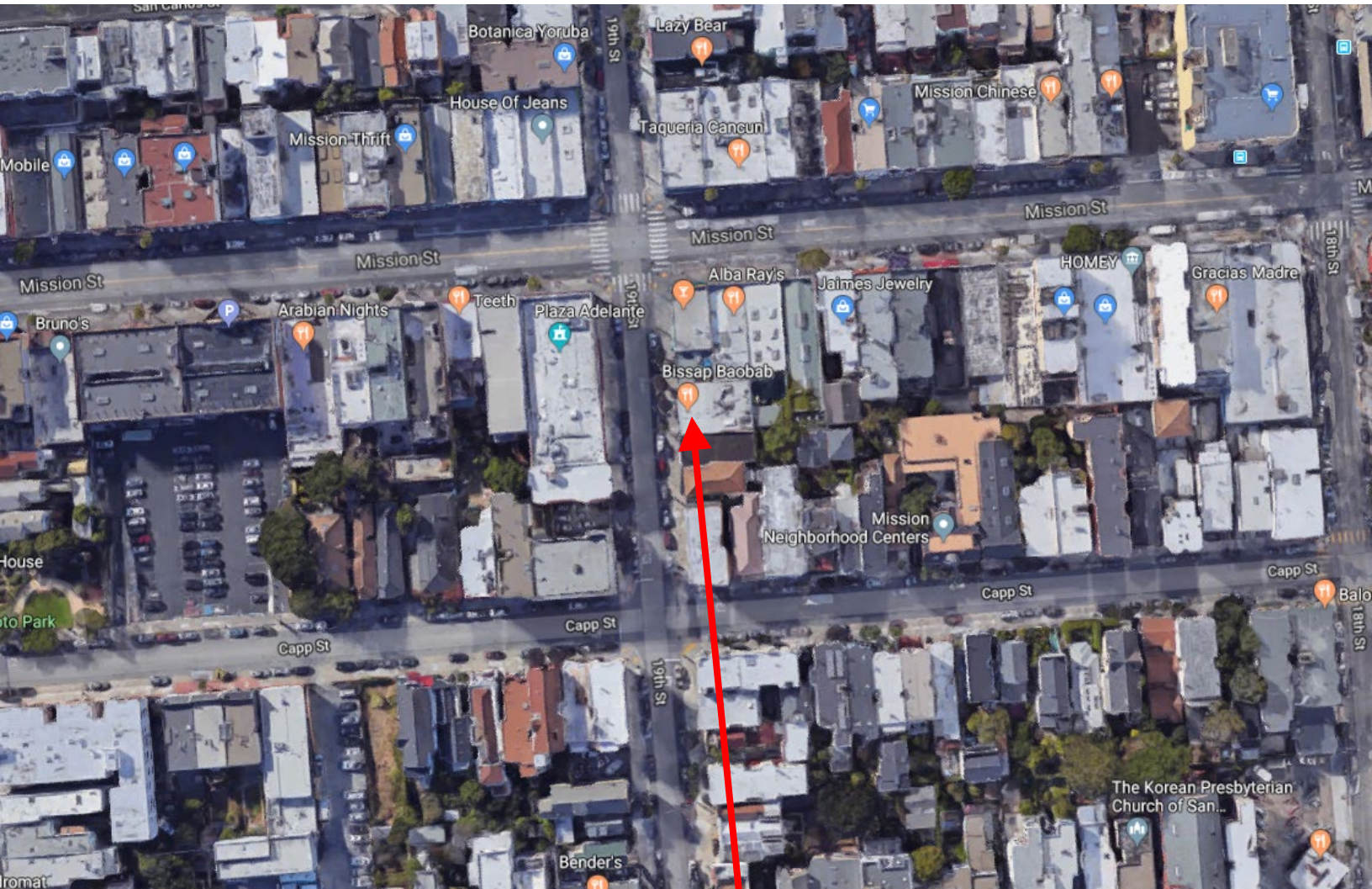


**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2018-012727CUA  
3372 19<sup>th</sup> Street

# Aerial Photo

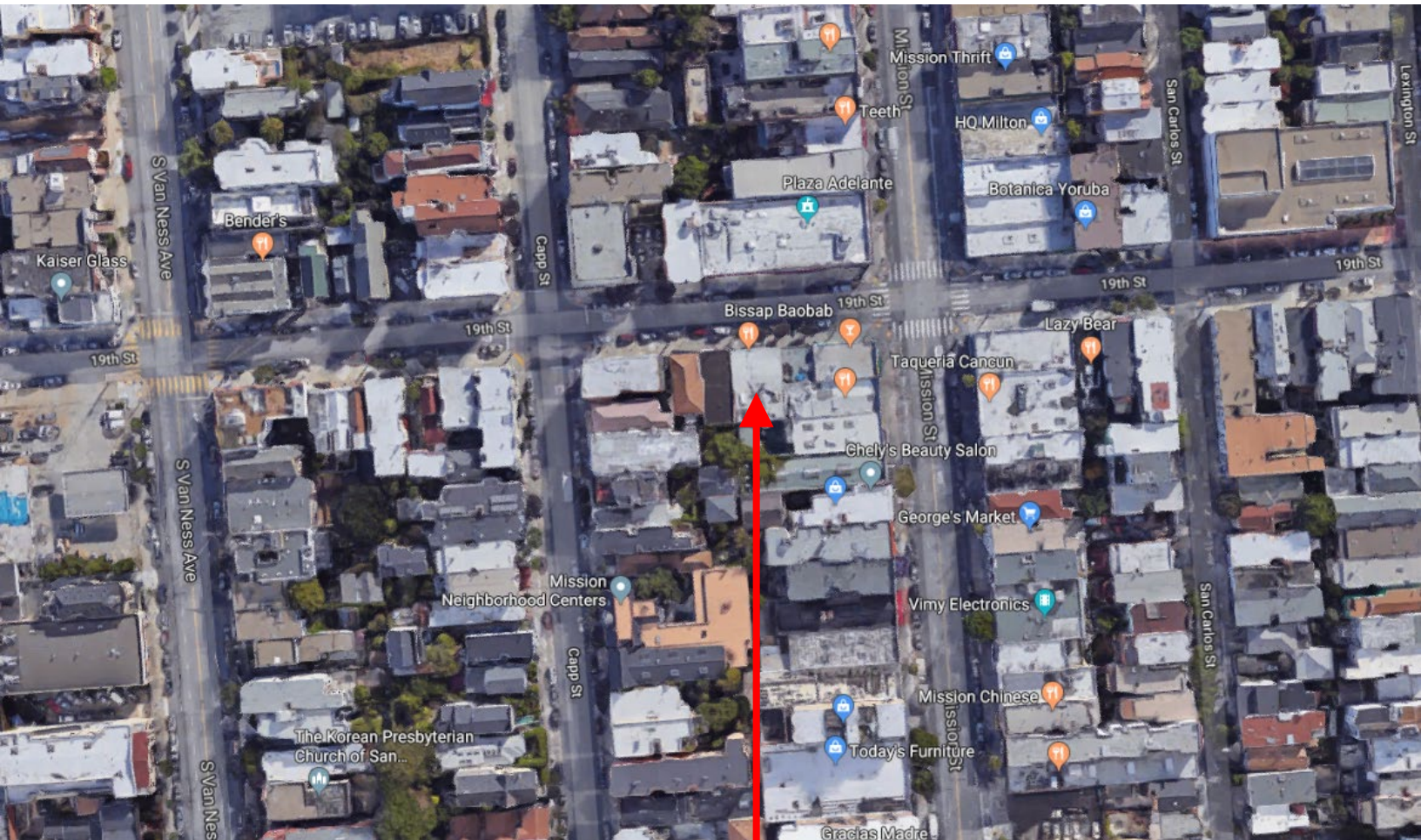


**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2018-012727CUA  
3372 19<sup>th</sup> Street

# Aerial Photo

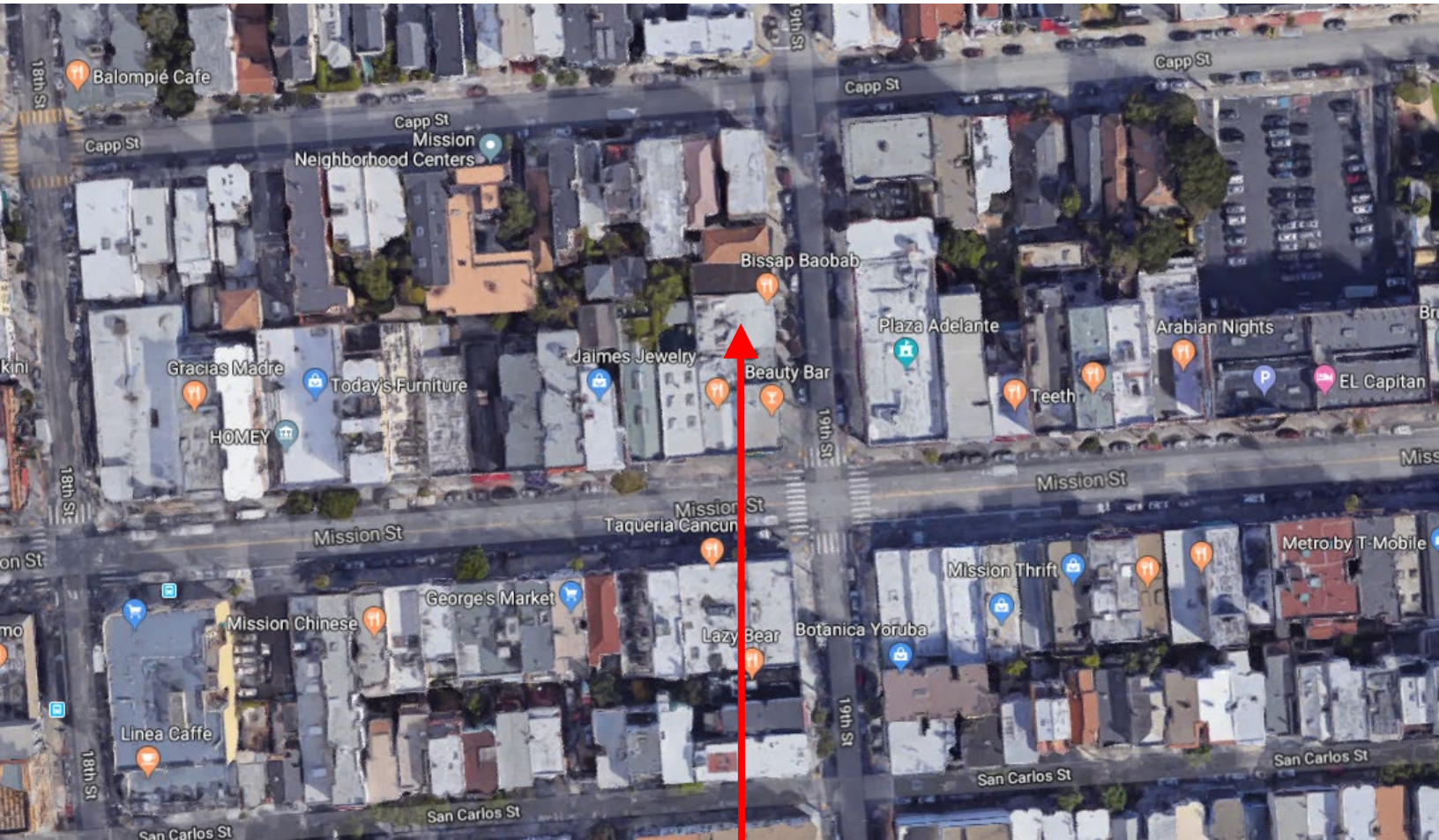


**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2018-012727CUA  
3372 19<sup>th</sup> Street

# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2018-012727CUA  
3372 19<sup>th</sup> Street

# Site Photo



**SUBJECT PROPERTY**

Conditional Use Authorization Hearing  
Case Number 2018-012727CUA  
3372 19<sup>th</sup> Street

# EXHIBIT E

BLKLOT	FROM_ST	TO_ST	STREET	ST_TYPE	FRONTAGE	SHAPE_LEN	EATING/DRINKING	
3595032A	3365	3365	19TH	ST	CAPP ST	66.29		
3595032A	3365	3365	19TH	ST	19TH ST	70.00		
3590016	3338	3344	19TH	ST	19TH ST	30.00		
3596110	3425	3425	19TH	ST	19TH ST	37.50		
3590021	3386	3386	19TH	ST	19TH ST	80.00		
3590020A	3372	3380	19TH	ST	19TH ST	42.50	42.50	(Bissap/Little Baobob)
3596109	3431	3433	19TH	ST	19TH ST	37.50	37.50	Prairie
3590015	3332	3332	19TH	ST	19TH ST	32.50		
3590020	3368	3368	19TH	ST	19TH ST	25.00	25.00	Royal Cuckoo
3590019	3364	3364	19TH	ST	19TH ST	25.00		
3595032	3373	3373	19TH	ST	19TH ST	34.50		
3589020	3418	3420	19TH	ST	19TH ST	25.00		
3590014	3324	3330	19TH	ST	19TH ST	30.00		
3589019	3416	3416	19TH	ST	19TH ST	25.00	25.00	Lazy Bear
3589021	3422	3422	19TH	ST	19TH ST	30.00		
3590021	3386	3386	19TH	ST	MISSION ST	30.00		
3595046	3333	3333	19TH	ST	19TH ST	25.00		
3590044	342	342	CAPP	ST	CAPP ST	30.00		
3595037	436	436	CAPP	ST	CAPP ST	20.00		
3595045	401	409	CAPP	ST	CAPP ST	51.29		
3590018	396	398	CAPP	ST	CAPP ST	30.00		
3590048	372	372	CAPP	ST	CAPP ST	20.00		
3590017	395	395	CAPP	ST	CAPP ST	90.00		
3590054	373	373	CAPP	ST	CAPP ST	23.31		
3595035	428	428	CAPP	ST	CAPP ST	50.00		
3590055	367	367	CAPP	ST	CAPP ST	25.00		
3590050	380	380	CAPP	ST	CAPP ST	27.00		
3590018	396	398	CAPP	ST	19TH ST	71.65		
3590055A	361	361	CAPP	ST	CAPP ST	20.00		
3590056	355	355	CAPP	ST	CAPP ST	30.00		
3590054A	369	369	CAPP	ST	CAPP ST	21.67		
3590051	384	388	CAPP	ST	CAPP ST	33.00		
3590053	377	377	CAPP	ST	CAPP ST	30.00		
3595043	417	417	CAPP	ST	CAPP ST	25.00		
3595041	431	431	CAPP	ST	CAPP ST	30.00		
3590045	350	350	CAPP	ST	CAPP ST	90.00		
3590047	368	368	CAPP	ST	CAPP ST	20.00		
3590017	395	395	CAPP	ST	19TH ST	30.00		
3595036	432	432	CAPP	ST	CAPP ST	20.00		
3595044	411	415	CAPP	ST	CAPP ST	25.00		
3595033	412	416	CAPP	ST	CAPP ST	30.00		
3590073	340	340	CAPP	ST	CAPP ST	27.50		
3590052	390	390	CAPP	ST	CAPP ST	30.00		
3590049	376	376	CAPP	ST	CAPP ST	20.00		
3590072	332	338	CAPP	ST	CAPP ST	32.80		
3595041A	427	427	CAPP	ST	CAPP ST	30.00		
3590057	351	351	CAPP	ST	CAPP ST	30.00		
3595034	418	422	CAPP	ST	CAPP ST	30.00		
3595042	421	421	CAPP	ST	CAPP ST	25.00		
3595045	401	409	CAPP	ST	19TH ST	97.50		
3590058	345	345	CAPP	ST	CAPP ST	30.00		
3595050	2337	2337	MISSION	ST	MISSION ST	30.00		
3595030	2315	2315	MISSION	ST	MISSION ST	35.00		
3596002	2304	2304	MISSION	ST	MISSION ST	25.00		
3596004	2316	2316	MISSION	ST	MISSION ST	25.00		
3595055	2337	2341	MISSION	ST	MISSION ST	30.00		
3595027	2331	2331	MISSION	ST	MISSION ST	28.58	28.58	Barrell Proof

BLKLOT	FROM_ST	TO_ST	STREET	ST_TYPE	FRONTAGE	SHAPE_LEN	EATING/DRINKING	
3595054	2337	2337	MISSION	ST	MISSION ST	30.00		
3590031	2235	2235	MISSION	ST	MISSION ST	30.00		
3595051	2337	2337	MISSION	ST	MISSION ST	30.00		
3590022	2293	2293	MISSION	ST	MISSION ST	30.00	30.00	Alba Ray's
3589008	2246	2246	MISSION	ST	MISSION ST	25.00		
3589007	2240	2240	MISSION	ST	MISSION ST	25.00		
3596003	2310	2310	MISSION	ST	MISSION ST	30.00		
3590030	2243	2243	MISSION	ST	MISSION ST	30.00		
3589015	2280	2280	MISSION	ST	MISSION ST	25.00		
3589014	2278	2278	MISSION	ST	MISSION ST	26.00	26.00	El Salvador Restaurant
3589015	2282	2282	MISSION	ST	MISSION ST	24.58	24.58	Oyster Bar
3589016	2284	2286	MISSION	ST	MISSION ST	25.20	25.20	Tacqueria Cancun
3589016	2290	2290	MISSION	ST	MISSION ST	25.20	25.20	empty restaurant
3596008	2338	2338	MISSION	ST	MISSION ST	25.00	25.00	Las Tinajas
3590021	2299	2299	MISSION	ST	MISSION ST	30.00	30.00	Beauty Bar
3590021	2299	2299	MISSION	ST	19TH ST	80.00	80.00	Beauty Bar
3589011	2260	2262	MISSION	ST	MISSION ST	25.00		
3590023	2285	2285	MISSION	ST	MISSION ST	30.00		
3595031	2301	2301	MISSION	ST	19TH ST	139.65		
3595052	2337	2337	MISSION	ST	MISSION ST	30.00		
3590025	2271	2271	MISSION	ST	MISSION ST	30.00		
3590029	2247	2247	MISSION	ST	MISSION ST	30.00		
3589014	2276	2276	MISSION	ST	MISSION ST	25.00		
3595029	2319	2319	MISSION	ST	MISSION ST	30.00		
3590027	2261	2263	MISSION	ST	MISSION ST	30.00		
3595053	2337	2337	MISSION	ST	MISSION ST	30.00		
3589006	2234	2238	MISSION	ST	MISSION ST	25.00		
3596001	2300	2300	MISSION	ST	19TH ST	92.13		
3590028	2255	2255	MISSION	ST	MISSION ST	30.00		
3589018	2294	2294	MISSION	ST	MISSION ST	35.00		
3596007	2334	2336	MISSION	ST	MISSION ST	35.00		
3596006	2326	2326	MISSION	ST	MISSION ST	30.00		
3589018	2294	2294	MISSION	ST	19TH ST	81.67		
3590032	2225	2225	MISSION	ST	MISSION ST	65.00		
3596001	2300	2300	MISSION	ST	MISSION ST	26.29		
3595029	2323	2323	MISSION	ST	MISSION ST	30.00	30.00	Dr. Teeth
3589013	2270	2270	MISSION	ST	MISSION ST	25.00		
3595028	2327	2329	MISSION	ST	MISSION ST	31.42	31.42	Cha Cha Cha
3589012	2264	2264	MISSION	ST	MISSION ST	25.00		
3590026	2265	2265	MISSION	ST	MISSION ST	30.00		
3589109	2250	2250	MISSION	ST	MISSION ST	50.00		
3595025	2345	2345	MISSION	ST	MISSION ST	45.00		
3595049	2337	2337	MISSION	ST	MISSION ST	30.00		
3589016	2284	2290	MISSION	ST	MISSION ST	50.46		
3590024	2279	2279	MISSION	ST	MISSION ST	30.00		
3595031	2301	2301	MISSION	ST	MISSION ST	61.29	61.29	Cafe de la Olla, Cholo S
3596126	221	221	SAN CARLOS	ST	SAN CARLOS ST	12.50		
3596125	223	223	SAN CARLOS	ST	SAN CARLOS ST	12.50		
						3758.99	547.27	