SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Executive Summary
Conditional Use Authorization
Hearing Date: May 2, 2019

Record No.:	2019-003637CUA
Project Address:	2200 Market Street
Zoning:	Upper Market Neighborhood Commercial Transit (NCT) Zoning District 40-X and 60/65-X Height and Bulk District
Block/Lot:	3560/053 and 054
Project Sponsor:	Tiffny Chung 2200 Market Street San Francisco, CA 94114
Staff Contact:	Bridget Hicks – (415) 575-9054 Bridget.Hicks@sfgov.org
Recommendation:	**Approval with Conditions**

PROJECT DESCRIPTION

The Project includes merging two existing commercial tenant spaces to create one 4,923 square foot tenant space on the ground floor of an existing 5-story, mixed-use building with residential units above. The Project would combine the existing bar use (2200B Market St. d.b.a. Brewcade) and a vacant restaurant space (2200A Market St.) to create one restaurant / amusement game arcade. This is the only location for the business, Brewcade; therefore, it is not formula retail.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 764 and 303 to allow an amusement game arcade use with more than eleven machines, to establish a non-residential use size of 4,923 square feet, and to permit a use with a linear frontage along Market Street of 140 square feet within the Upper Market Neighborhood Commercial Transit Zoning District.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has received two letters of support from the Castro Merchants and the Castro/Upper Market Community Benefit District. The Department has received one letter of opposition from a neighbor concerned with how the numbering signage for the building may present a safety hazard.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Market Octavia Area Plan and the Objectives and Policies of the General Plan. Although the proposed space will be larger than most of the block face, it will provide a necessary and desireable service and essentially replace the existing commercial services in kind. Additionally, the project will not result in an over concentration of eating and drinking establishments in the neighborhood. The Department also 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 with Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Public Correspondence

SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: MAY 2, 2019

Record No.:	**2019-003637CUA**
Project Address:	**2200 Market Street**
Zoning:	Upper Market NCT (Neighborhood Commercial Transit) Zoning District 40-X and 60/65-X Height and Bulk District
Block/Lot:	3560/053 and 054
Project Sponsor:	Tiffny Chung 2200 Market Street San Francisco, CA 94114
Property Owner:	Leticia M. Luna *P.O. Box 411622* San Francisco, CA 94141
Staff Contact:	Bridget Hicks– (415) 575-9054 Bridget.Hicks@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 764 AND 303, TO ALLOW AN AMUSEMENT GAME ARACADE USE WITH MORE THAN ELEVEN MACHINES, A NON-RESIDENTIAL USE SIZE GREATER THAN 3,000 SQUARE FEET, AND AN INDIVIDUAL NONRESIDNETIAL USE WITH MORE THAN 75 CONTIGUOUS FEET OF LINEAR FRONTAGE FOR THE FIRST 25 FEET OF DEPTH ALONG MARKET STREET IN THE UPPER MARKET NEIGHBORHOOD COMMERCIAL TRANSIT ZONING DISTRICT. THE PROJECT PROPOSES TO MERGE TWO EXISTING COMMERCIAL TENANT SPACES TO CREATE ONE 4,923 SQUARE FOOT TENANT SPACE ON THE GROUND FLOOR OF AN EXISTING 5-STORY, MIXED-USE BUILDING WITH RESIDENTIAL UNITS ABOVE. THE PROJECT WOULD COMBINE THE EXISTING BAR USE (2200B MARKET ST. DBA BREWCADE) AND A VACANT RESTAURANT SPACE (2200A MARKET ST.) TO CREATE ONE RESTAURANT / AMUSEMENT GAME ARCADE. THE PROJECT IS LOCATED AT 2200 MARKET STREET, LOTS 053 AND 054 IN ASSESSOR'S BLOCK 3560, WITHIN THE UPPER MARKET NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) ZONING DISTRICT AND THE 40-X AND 60/65-X HEIGHT AND BULK DISTRICTS.

PREAMBLE

On March 13, 2019, Tiffny Chung, on behalf of Brewcade (hereinafter "Project Sponsor") filed Application No. 2019-003637CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to (hereinafter "Project") at 2200 Market Street, Block 3650, Lots 053 and 054 (hereinafter "Project Site").

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

On May 2, 2019, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-003637CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-003637CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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. 2019-003637CUA, 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 includes merging two existing commercial tenant spaces to create one 4,923 square foot tenant space on the ground floor of an existing 5-story, mixed-use building with residential uses above. The Project would combine the existing bar use (2200B Market St. d.b.a. Brewcade) and a vacant restaurant space (2200A Market St.) to create one restaurant / amusement game arcade. This is the only location for the business, Brewcade; therefore, it is not formula retail.

3. **Site Description and Present Use.** The Project site is comprised of two lots at the corner of Market and 15th Streets. The existing mixed-use building is 40,168 square feet with 140 feet of frontage along Market Street and approximately 56 feet of frontage along 15th Street. The Project site contains 22 residential dwelling units (3 of which are affordable) in a five-story residential and commercial building. Brewcade has occupied the tenant space at 2200B Market Street since 2014 as a bar use. The tenant space at 2200A Market Street is currently vacant and was most recently occupied by a full-service restaurant (d.b.a. Botellon) which vacated the space in October 2018.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Upper Market Street Neighborhood Commercial Transit (NCT) Zoning District, with the boundaries of the Market Octavia Area Plan. The immediate neighborhood context is a diverse mix of residential and commercial buildings ranging from one- to five-stories. The most common building typology in the neighborhood are comprised of three-story residential buildings, including ground floor

commercial along Market Street. The Upper Market NCT Zoning District runs along Market Street. Neighboring Zoning Districts include RM-1 (Residential-Mixed, Low Density), RH-2 (Residential-House, Two Family), RTO (Residential Transit Oriented), and P (Public). Buildings adjacent to the subject property along Market Street include a three-story hotel to the west, a five-story residential building to the east, a one-story bank to the north, and two-to-three story buildings with ground floor commercial and residential units above to the south.

5. **Public Outreach and Comments.** The Department has received two letters of support from the Castro Merchants and the Castro/Upper Market Community Benefit District. The Department has received one letter of opposition from a neighbor concerned with how the numbering signage for the building may present a safety hazard.

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 764 states that a Conditional Use Authorization is required to establish an Amusement Game Arcade use with more than 11 mechanical devices in the Upper Market Street Neighborhood Commercial Transit District.

   The proposed use includes more than eleven mechanical game devices; therefore, it is considered to be an amusement game arcade use and requires a Conditional Use Authorization.

   B. **Non-Residential Use Size.** Planning Code Section 121.2 states that a Conditional Use Authorization is required for a non-residential use size greater than 2,999 square feet in the Upper Market Neighborhood Commercial Transit District.

   The proposed use size is 4,923 square feet; therefore, a Conditional Use Authorization is required.

   Lot Frontage. Planning Code Section 145.4(d)(3) states that a Conditional Use Authorization is required for an individual non-residential use that occupies more than 75 contiguous feet for the first 25 feet in depth along a street-facing facade

   The proposed use will have a lot frontage of 140 feet for the first 25 feet in depth along Market Street; therefore, a Conditional Use Authorization is required.

   C. **Hours of Operation.** Planning Code Section 764 principally permits a business to operate between 6 a.m. and 2 a.m. Operation outside of these hours requires a Conditional Use Authorization.

   The Project proposes to operate between 12p.m. and 2 a.m. seven days a week and, therefore, complies with this Planning Code Section 764.

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 is larger than other uses along the block face, however, the Project will maintain the existing building façade. The proposed use will provide a desirable retail / entertainment service that is compatible with the Upper Market Street neighborhood character and community. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.

   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 the Project will not alter the existing appearance or character of the building.

      (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 4,923 square-foot restaurant / amusement game arcade use. The proposed use will be well-served by the existing transit options which include all light-rail lines in the City. The proposed use will add seven Class 2 bicycle parking spaces.

      (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 6 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 restaurant / amusement game arcade does not require any additional tenant improvements. The Department shall review all lighting, signs, and exterior changes proposed for the business in accordance with Condition 7 of Exhibit A.

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

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

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

The proposed project is consistent with the stated purpose of the Upper Market Neighborhood Commercial Transit Zoning District in that the intended use is located at the ground floor and will maintain the existing continuous retail frontage and balanced mix of commercial uses.

8. **Non-Residential Use Size in NC District Findings.** In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The Project proposes a non-residential use size larger than those typically seen on the block face. Allowing the larger use will not be likely to foreclose the location of other neighborhood-serving entertainment / restaurant uses in the area as the Market Street corridor draws in customers from across the City and the Bay area. Additionally, Brewcade is a niche use and is not likely to compete with other traditional restaurants in the area.

B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The Project will provide a desirable service for the City and the Upper Market / Castro neighborhoods. In order to accommodate the arcade games and provide adequate restaurant seating, a larger sized tenant space is required in order for this use to function.

C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project Site has historically been occupied by two retail service uses. This Project will fill the vacant corner restaurant tenant space and will be occupied with another restaurant use. The subject commercial spaces are located at the ground floor of a relatively new mixed-use building that was designed to respect the scale of development in the district.

9. **Additional Conditional Use Criteria for Eating and Drinking Uses**. Planning Code Section 303(o) establishes criteria with regard to a Conditional Use authorization application for a Restaurant, Limited-Restaurant and Bar uses the Planning Commission shall consider, in addition to the criteria set forth in subsection (c) above, the existing concentration of eating and drinking uses in the area. Such concentration should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site except as otherwise provided in this subsection (o). The concentration of eating and drinking uses in the Polk Street Neighborhood Commercial District shall not exceed 35% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of this Section 303 of the Code, the immediate area shall be defined as all properties located within 300' of the subject property and also located within the same zoning district.

   Based on a land use survey completed by the Project Sponsor and verified by Department staff, the total commercial frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site in the Upper Market NCT Zoning District is 24.6% of the total commercial frontage as measured in linear feet. The proposed change of use will not alter the existing percentage of eating and drinking establishments as the existing and proposed uses are both eating and drinking establishments. Therefore, the proposal is deemed in compliance with the requirements of Code Section 303(o).

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

    NEIGHBORHOOD COMMERCE

    OBJECTIVE 1
    MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

    POLICY 1.1
    Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

    POLICY 1.2
    Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

The Project will reactivate an existing vacant space that will provide desirable services and increase foot traffic in the Upper Market Street neighborhood. The Project will meet the operating conditions for eating and drinking uses as described in this Motion. The combination of the two tenant spaces may be reversed as of right and therefore the consequence of one large retail space is not an undesirable consequence.

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.

POLICY 2.3
Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The Project will provide a new active use to an existing vacant storefront. The proposed tenant provides a unique entertainment and retail service use which will enhance the attractiveness of the Upper Market Street / Castro neighborhood.

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.

POLICY 6.2
Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship, and which are responsive to economic and technological innovation in the marketplace and society.

The Project will provide a unique service well suited for the diverse Upper Market Street / Castro neighborhoods. The tenant space is currently vacant; thus no commercial tenant would be displaced. The Project would enhance the foot traffic in the area by providing an active use and would permit the expansion of a local small business.

MARKET OCTAVIA AREA PLAN

BUILDING WITH A SENSE OF PLACE

Objectives and Policies

OBJECTIVE 1.1
Create a land use plan that embraces the Market and Octavia neighborhood's potential as a mixed-use urban neighborhood.

POLICY 1.1.8
Reinforce continuous retail activities on Market, Church, and Hayes Streets, as well as on Van Ness Avenue.

The Project will provide an active, diverse use along Market Street. The Project will fill a vacant retail storefront along Market Street and will allow the expansion of an existing local business. The proposed use will maintain the existing retail service presence at this location and will contribute to diversity and availability of restaurant and entertainment uses in the Upper Market Street / Castro neighborhoods.

11. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project 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 site will retain the existing square footage of retail sales and service uses. Currently there are two separate retail services, as proposed, these would merge into one retail service. Although this will remove a commercial tenant space, it will allow an existing local business to expand into the space and eliminate a vacant storefront. Additionally, the space could be split into two distinct tenant spaces at a later date. If the proposed use types and sizes are principally permitted, this could be done without additional entitlements.

    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 will retain all existing on-site housing. The existing neighborhood character will be retained as the ground floor spaces will continue to be used as commercial retail services. Although this project will combine two distinct tenant spaces into one tenant space that is larger than those typically found on the block face, the proposed use is a dual use: a restaurant and amusement game arcade. The Project will retain the existing neighborhood character as there are no proposed changes to the building façade.

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

The Project does not include any changes to the three existing affordable housing units residential units on the site, thus preserving the affordable housing.

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

The Project Site is well served by transit. It is located along the Market Street transit corridor and within walking distance of the K, T, L, M, S, and F Muni lines and the 22 and 37 bus lines. The Project will add 7 Class 2 bicycle parking spaces for customers. A single Class 1 bicycle parking space will be provided in additional space within the existing parking garage for the overall building. This space will be available for Brewcade employees.

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

The Project does not include commercial office development or industrial development. The existing retail services tenant space will remain commercial retail services.

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

The Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. 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 is located in an existing building and, therefore, will not have any impact on any parks or open space. No exterior changes to the building are proposed.

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-003637CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 13, 2019, 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 May 2, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:
ADOPTED: May 2, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Restaurant / Amusement Game Arcade use with more than eleven machines (d.b.a. **Brewcade**), a non-residential use size greater than 3,000 square feet, and an individual non-residential use with more than 75 contiguous feet of linear frontage for the first 25 feet of depth along Market Street a located at [2200 Market Street, Block 3560, and Lots 053 and 054] pursuant to Planning Code Section(s) **303 and 764** within the **Upper Market Neighborhood Commercial Transit Zoning District** and a **40-X and 60/65-X** Height and Bulk District; in general conformance with plans, dated **XXXXXX**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-003637CUA** and subject to conditions of approval reviewed and approved by the Commission on **May 2, 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 **May 2, 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

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. **Noise**. Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

PARKING AND TRAFFIC

7. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than **one (1)** Class 1 and **seven (7)** Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

8. **Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

9. **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

10. **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

11. **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.

12. **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

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. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.
For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

15. **Other Entertainment.** The Other Entertainment shall be performed within the enclosed building only. The building 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. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment

Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.
For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

16. **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

EXHIBIT B

Plans and Renderings

2200 MARKET STREET CONDITIONAL USE

VICINITY MAP

NORTH

CONDITIONAL USE PERMIT APPLICATION PROJECT DESCRIPTION:

- ESTABLISHMENT IN EXCESS OF 3,000 SQUARE FEET
- STOREFRONT GREATER THAN 70 LINEAR FEET
- MECHANICAL AMUSEMENT DEVICES GREATER THAN 11 UNITS
- LICENSE TYPE 47 USE FOR THE ENTIRETY OF THE SPACE (SURRENDERING EXISTING BREWCADE TYPE 42 LICENSE)
- REQUEST CHANGE OF HOURS OF OPERATION:
  SEVEN DAYS A WEEK 12 PM - 2 AM

PROJECT LOCATION:
2200B MARKET STREET (BREWCADE) + 2200A MARKET STREET (FORMERLY BOTELLON), SAN FRANCISCO, CA

BLOCK/LOT:
3560/053 BREWCADE
3560/054 (FORMERLY BOTELLON)

ZONING:
UPPER MARKET NCT
NEIGHBORHOOD COMMERICIAL TRANSIT DISTRICT

OCCUPANCY GROUP:
ASSEMBLY GROUPS A-2 AND A-3
EXISTING RECREATIONAL BEER BAR (LICENSE 42) AND FULL BAR + RESTAURANT
PROPOSED FULL BAR AND RESTAURANT (NO CHANGE) (EXISTING LICENSE FOR ABC TYPE 47 TO BE MAINTAINED AND EXTENDED TO BREWCADE SPACE)

CONSTRUCTION TYPE:
EXISTING - 1B
PROPOSED - NO CHANGE

SPRINKLERS:
EXISTING - NFPA 13 COMPLIANT
PROPOSED - NFPA 13 COMPLIANT

AREA OF WORK:
+/- 4,923 SF COMBINED
+/- 1,947 SF (E) BREWCADE & +/- 2,976 SF (E) (FORMERLY) BOTELLON

NUMBER OF FLOORS:
EXISTING - 5
PROPOSED - 5 (NO CHANGE)

SHEET LIST

CUA-00	PROJECT DATA COVER SHEET
CUA-01	PLOT PLAN (NO CHANGE)
CUA-01A	ASSESSOR'S MAP
CUA-02	FLOOR PLAN (E) + DEMO
CUA-02A	GARAGE LEVEL BICYCLE PARKING (E)
CUA-03	FLOOR PLAN PROPOSED
CUA-04	EXTERIOR ELEVATION (E) + DEMO
CUA-05	EXTERIOR ELEVATION PROPOSED

PROJECT DIRECTORY

COMMERCIAL CONDOMINIUM BUILDING OWNER:
LETICIA LUNA
PO BOX 411622
SAN FRANCISCO, CA 94141
415-786-2940

2200A + 2200B TENANT:
BREWCADE
TIFFNY VERGARA CHUNG
SHAWN VERGARA
2200 MARKET STREET
SAN FRANCISCO, CA 94114
408-221-8283

ARCHITECT:
KYLE BRUNEL, AIA
PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET
SAN FRANCISCO, CA 94107
415-699-5953

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET, SAN FRANCISCO, CA 94107
WWW.PENCILBOXARCHITECTS.COM
TELEPHONE: 415.699.5953

PROJECT DATA COVER SHEET

NEW RESTAURANT
2200 MARKET STREET

CUA-00
APRIL 16, 2019

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

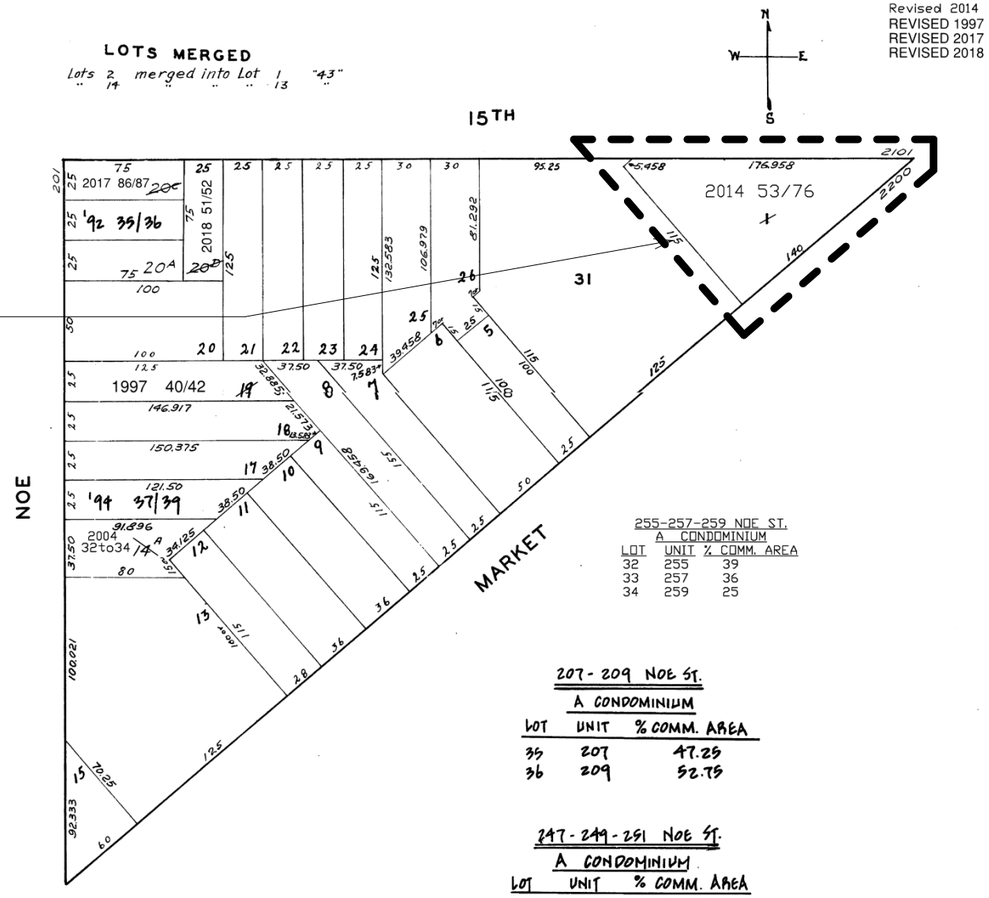
lot14A into lots32/34 for 2004 roll
lot1 into lots53/76 for 2014 roll
Lot 19 into lots 40 to 42 for 1997 roll
Lot 20C into lots 86 & 87 for 2017 roll
Lot 20D into lots 51 & 52 for 2018 roll

LOTS MERGED
Lots 2 merged into Lot 1 "43"
" 14 " " " 13 "

3560
MISSION BLK. 102

REVISED '57
" '58
" '73
" '92
" '94

Revised 2004
Revised 2014
REVISED 1997
REVISED 2017
REVISED 2018



2200 A + B MARKET STREET

255-257-259 NOE ST.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
32	255	39
33	257	36
34	259	25

207-209 NOE ST.
A CONDOMINIUM

LOT	UNIT	% COMM. AREA
35	207	47.25
36	209	52.75

247-249-251 NOE ST.
A CONDOMINIUM

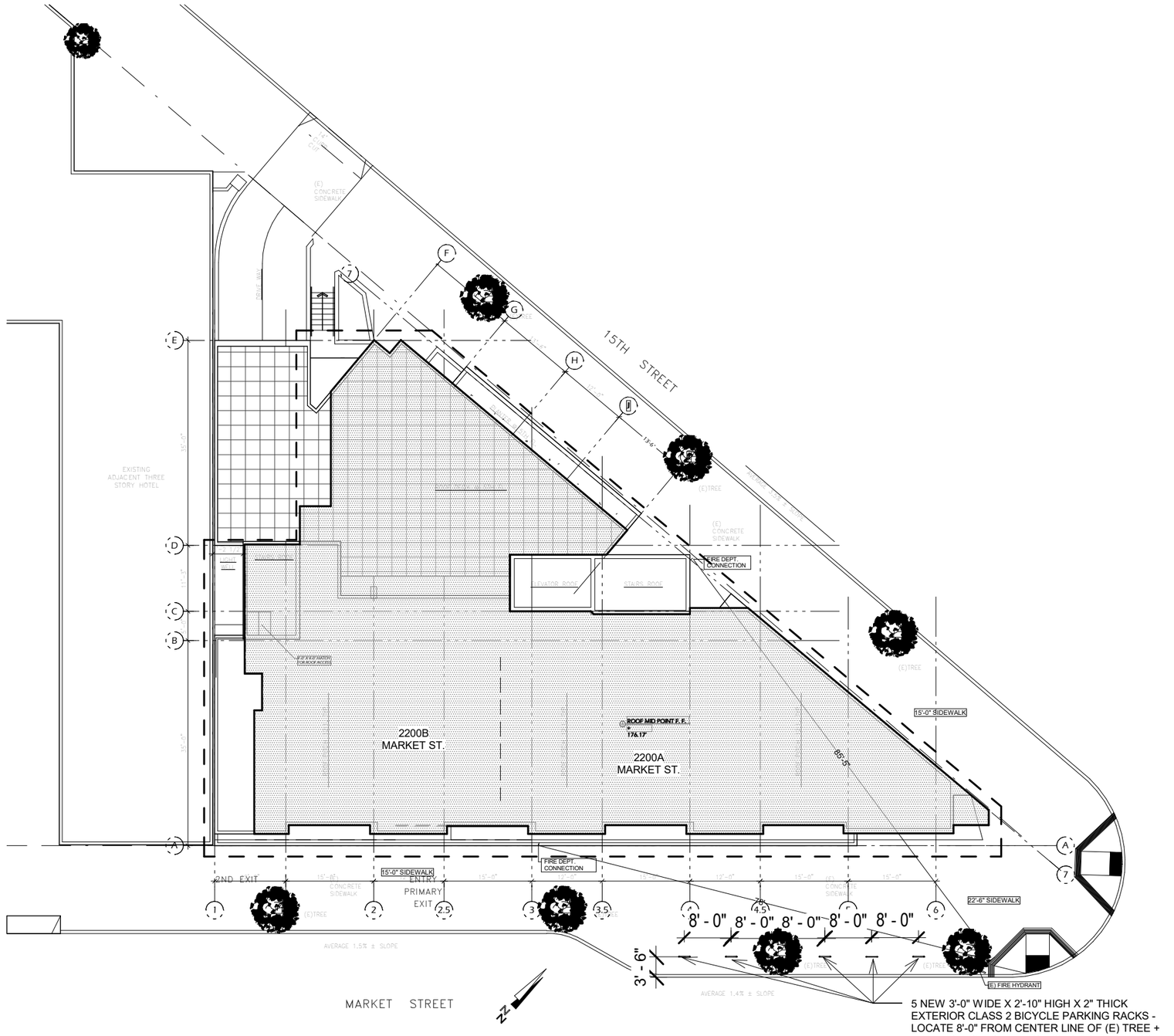
LOT	UNIT	% COMM. AREA
37	247	30.24
38	249	33.36
39	251	36.40

PENCIL BOX
ARCHITECTS, INC.
237 CLARA STREET, SAN FRANCISCO, CA 94107
WWW.PENCILBOXARCHITECTS.COM
TELEPHONE: 415.699.5953

ASSESSOR'S MAP

NEW RESTAURANT
2200 MARKET STREET

CUA-01A
APRIL 16, 2019



PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET, SAN FRANCISCO, CA 94107
WWW.PENCILBOXARCHITECTS.COM
TELEPHONE: 415.699.5953

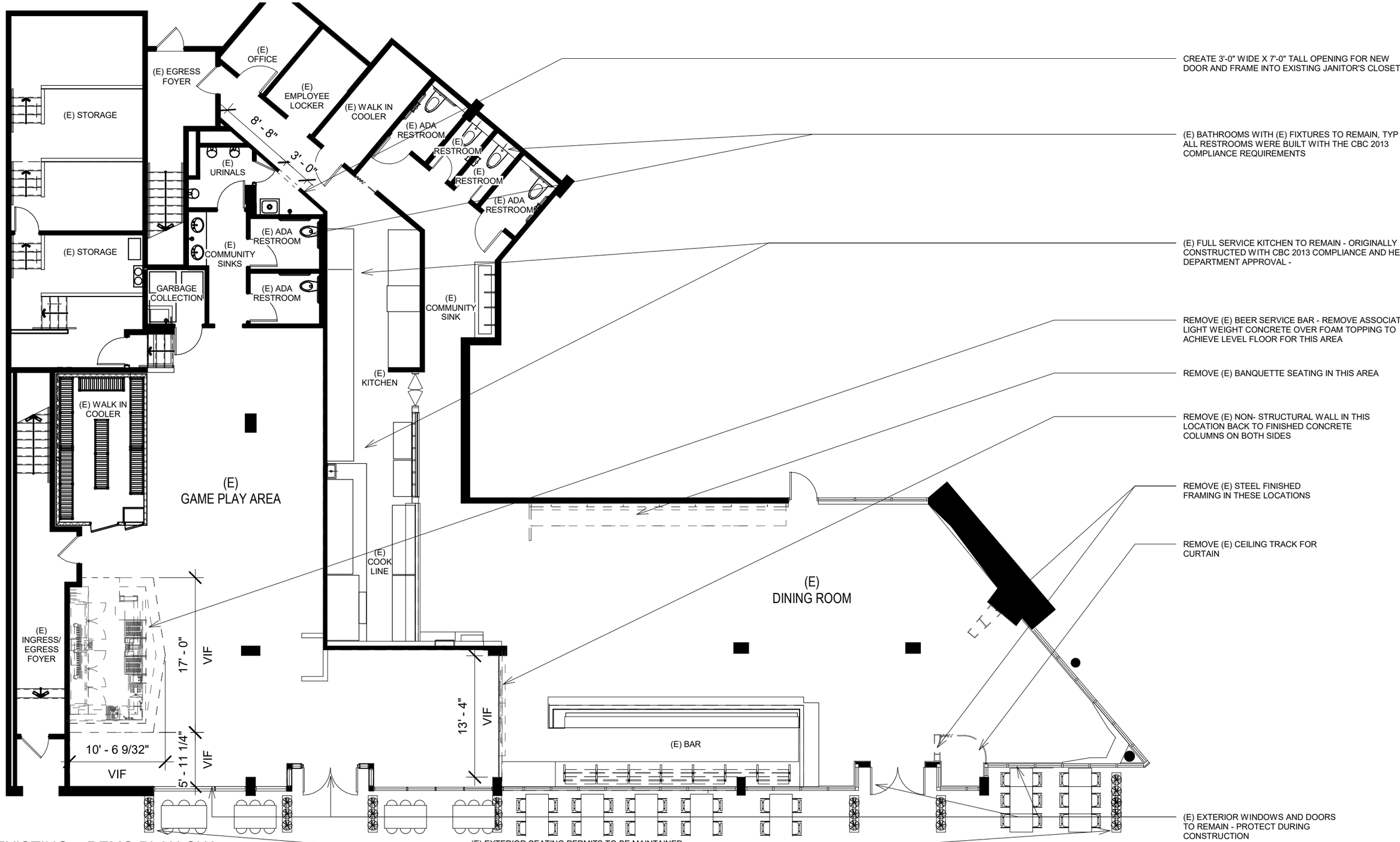
PLOT PLAN W/ NEW EXTERIOR BICYCLE PARKING

NEW RESTAURANT
2200 MARKET STREET

1" = 20'-0"

CUA-01

APRIL 16, 2019



1 EXISTING + DEMO PLAN CUA
1" = 10'-0"

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET, SAN FRANCISCO, CA 94107
WWW.PENCILBOXARCHITECTS.COM
TELEPHONE: 415.699.5953

FLOOR PLAN (E) + DEMO

NEW RESTAURANT
2200 MARKET STREET

1" = 10'-0"

CUA-02

APRIL 16, 2019

KEY TO THIS DOOR WAS PROVIDED BY BUILDING MANAGEMENT COMPANY TO THIS TENANT ON APRIL 5, 2019

From: Adam Stokes <astokes@citiscapesf.com>
Date: April 5, 2019 at 3:28:02 PM PDT
To: Tiffny Chung <tiffny@brewcadesf.com>
Subject: RE: Brewcade bike parking

Hello Tiffny,

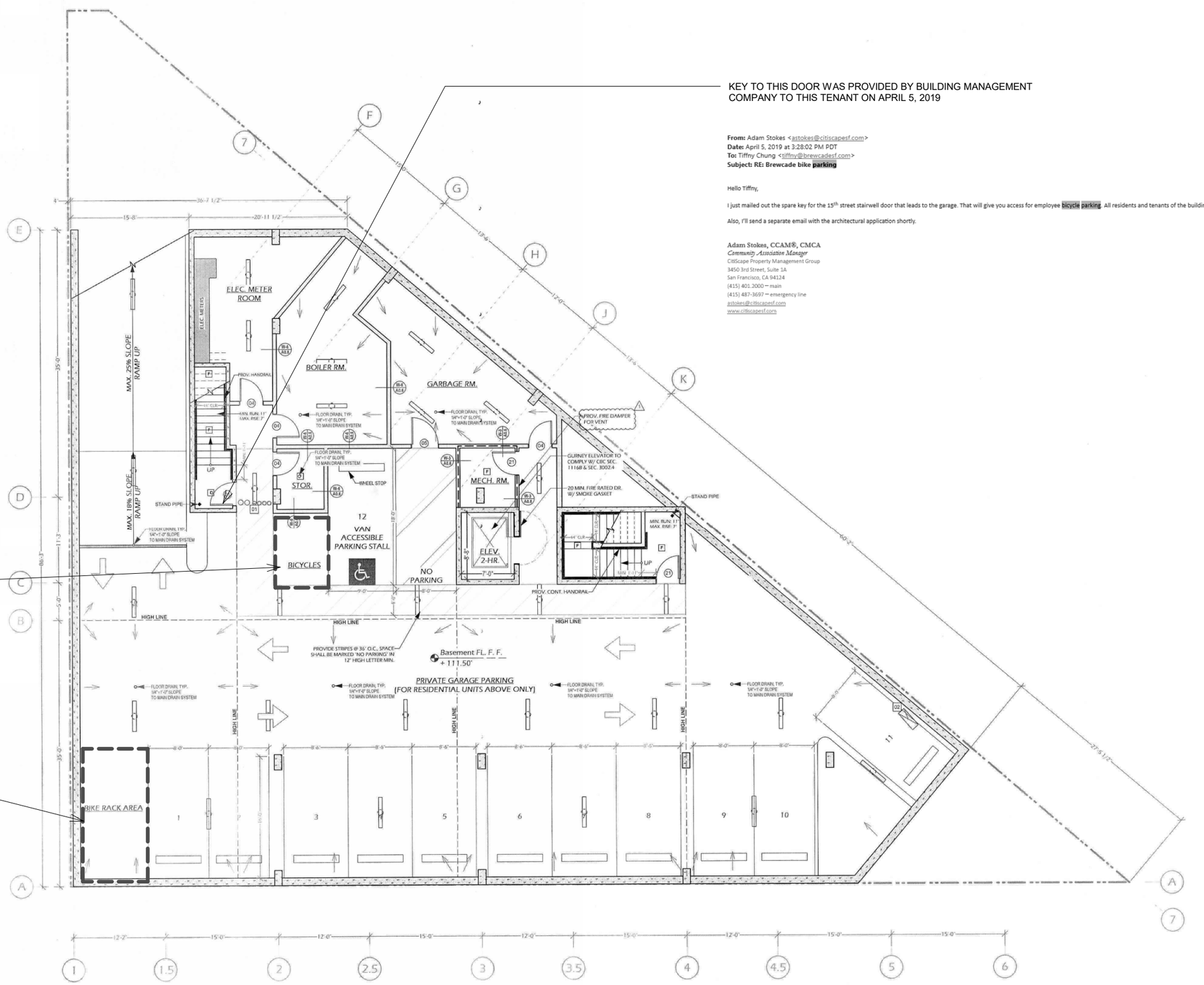
I just mailed out the spare key for the 15th street stairwell door that leads to the garage. That will give you access for employee bicycle parking. All residents and tenants of the building are allowed access to the bicycle rack. This key will grant you that access.

Also, I'll send a separate email with the architectural application shortly.

Adam Stokes, CCAM®, CMCA
Community Association Manager
CitiScape Property Management Group
3450 3rd Street, Suite 1A
San Francisco, CA 94124
(415) 401.2000 – main
(415) 487-3697 – emergency line
astokes@citiscapesf.com
www.citiscapesf.com

EXISTING SECURE, CLASS 1 BICYCLE PARKING AREA 7'-0" X 9'-0" PROVIDED FOR BUILDING OCCUPANTS

EXISTING SECURE, CLASS 1 BICYCLE PARKING AREA 8'-0" X 18'-0" PROVIDED FOR BUILDING OCCUPANTS

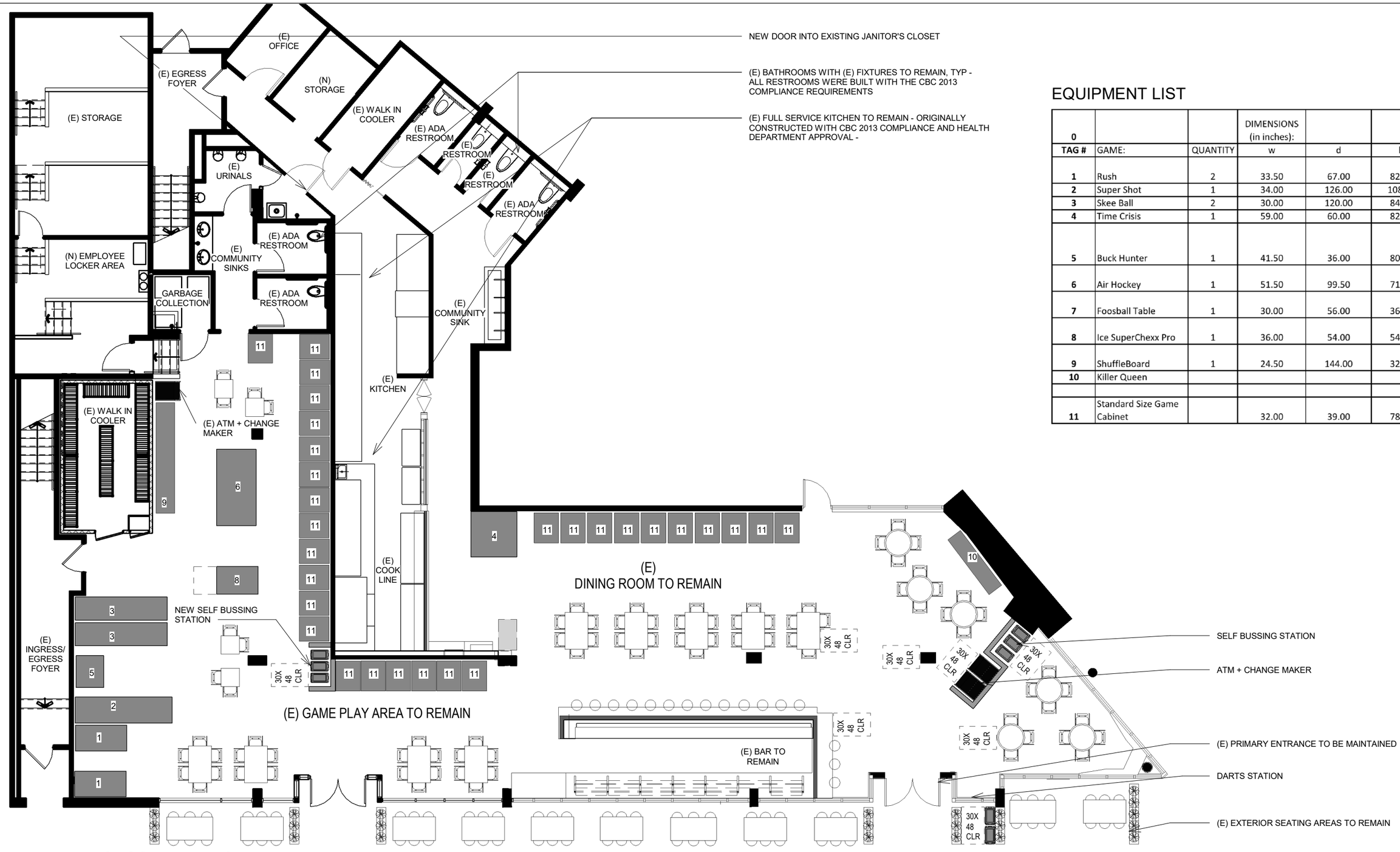


GARAGE LEVEL BICYCLE PARKING (E)

NEW RESTAURANT
2200 MARKET STREET

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET, SAN FRANCISCO, CA 94107
WWW.PENCILBOXARCHITECTS.COM
TELEPHONE: 415.699.5953

CUA-02A
APRIL 16, 2019



EQUIPMENT LIST

0			DIMENSIONS (in inches):		
TAG #	GAME:	QUANTITY	w	d	h
1	Rush	2	33.50	67.00	82.00
2	Super Shot	1	34.00	126.00	108.00
3	Skee Ball	2	30.00	120.00	84.00
4	Time Crisis	1	59.00	60.00	82.00
5	Buck Hunter	1	41.50	36.00	80.00
6	Air Hockey	1	51.50	99.50	71.00
7	Foosball Table	1	30.00	56.00	36.00
8	Ice SuperChexx Pro	1	36.00	54.00	54.00
9	ShuffleBoard	1	24.50	144.00	32.00
10	Killer Queen				
11	Standard Size Game Cabinet		32.00	39.00	78.00

1 NEW PROPOSED PLAN CUA
1" = 10'-0"

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET, SAN FRANCISCO, CA 94107
WWW.PENCILBOXARCHITECTS.COM
TELEPHONE: 415.699.5953

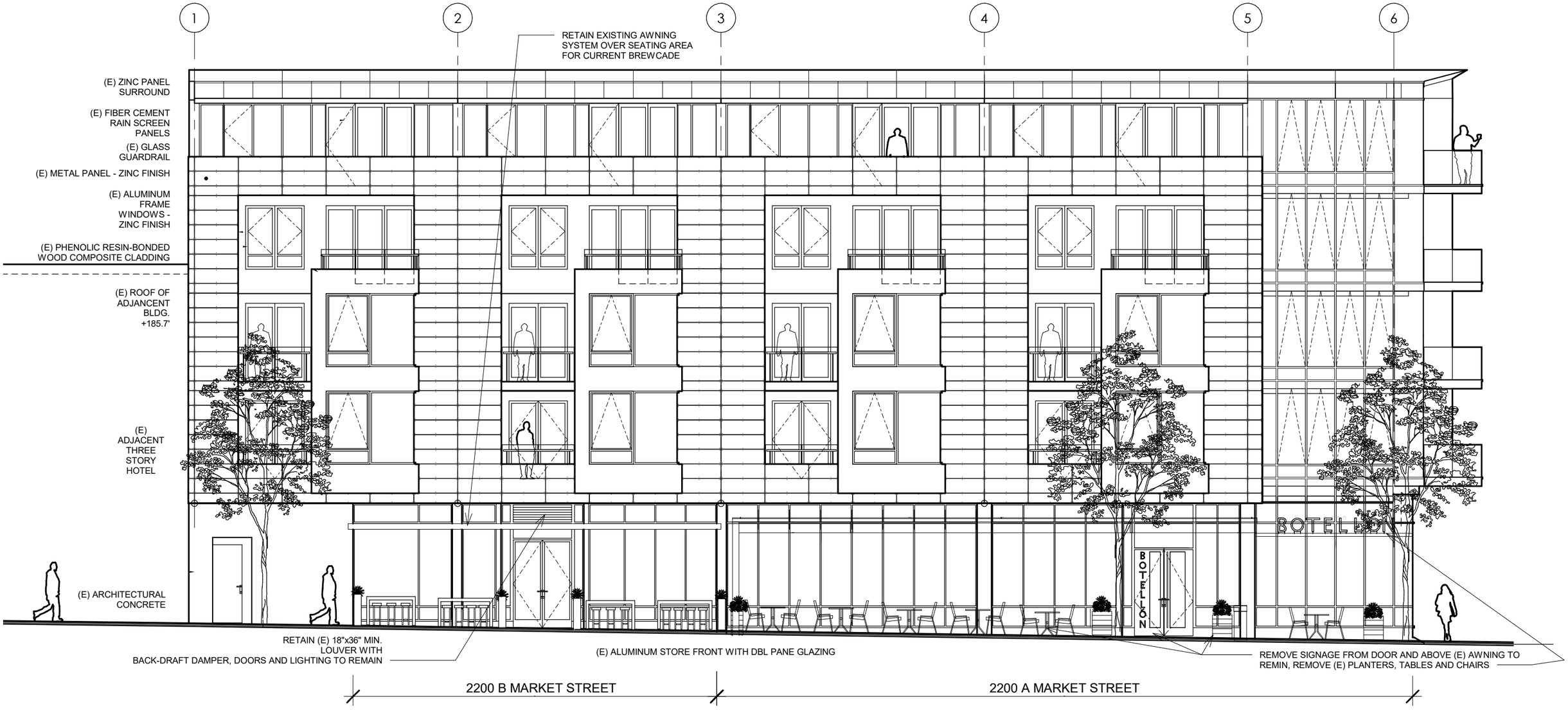
FLOOR PLAN PROPOSED

NEW RESTAURANT
2200 MARKET STREET

1" = 10'-0"

CUA-03

APRIL 16, 2019



1 EXISTING ELEVATION CUA
1" = 10'-0"

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET, SAN FRANCISCO, CA 94107
WWW.PENCILBOXARCHITECTS.COM
TELEPHONE: 415.699.5953

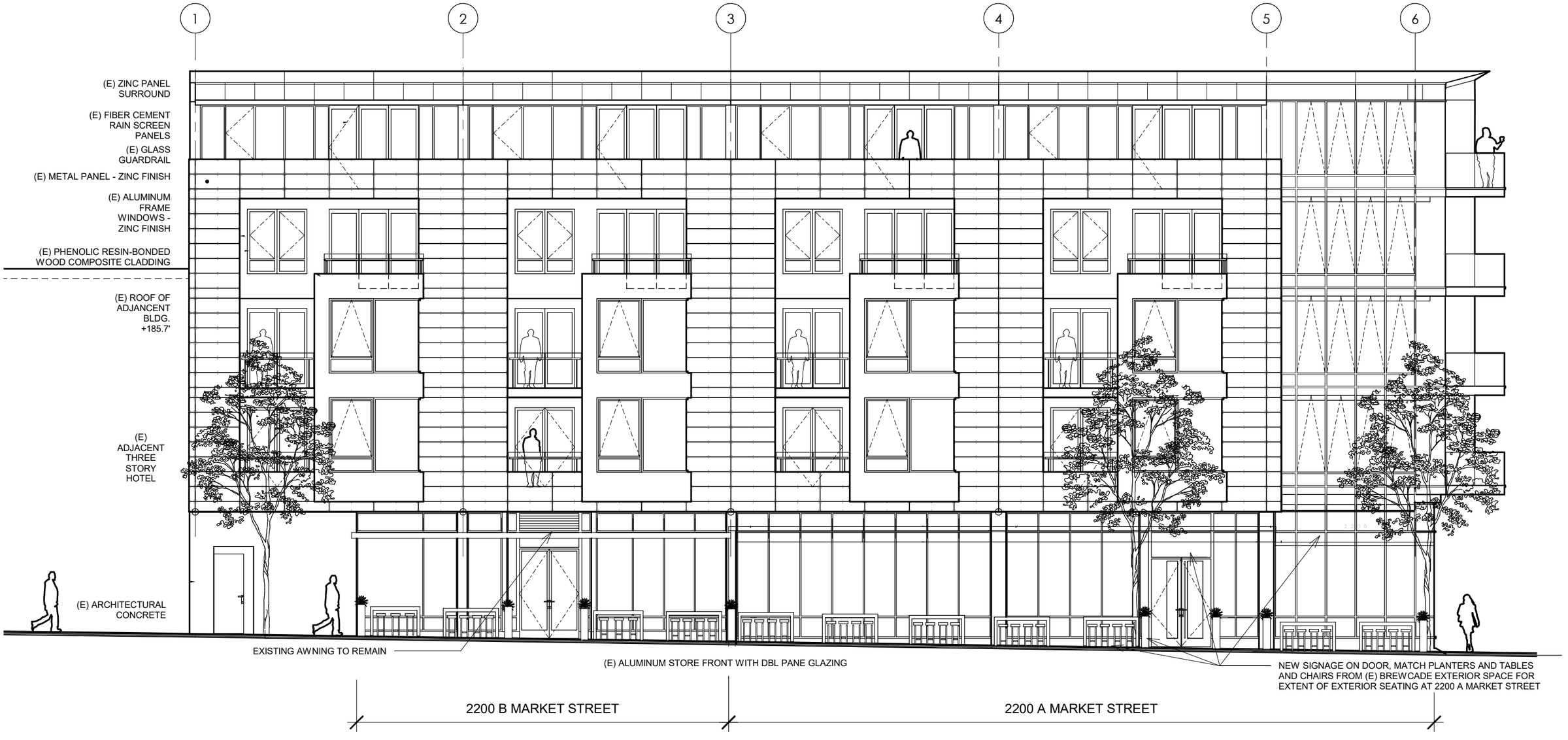
EXTERIOR ELEVATION (E) + DEMO

NEW RESTAURANT
2200 MARKET STREET

1" = 10'-0"

CUA-04

APRIL 16, 2019



1 NEW ELEVATION CUA
1" = 10'-0"

PENCIL BOX ARCHITECTS, INC.
237 CLARA STREET, SAN FRANCISCO, CA 94107
WWW.PENCILBOXARCHITECTS.COM
TELEPHONE: 415.699.5953

EXTERIOR ELEVATION PROPOSED

NEW RESTAURANT
2200 MARKET STREET

1" = 10'-0"

CUA-05

APRIL 16, 2019

EXHIBIT C

Environmental Determination:
CEQA Categorical Exemption

SAN FRANCISCO
PLANNING DEPARTMENT

SAN FRANCISCO
PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		**Block/Lot(s)**
2200 MARKET ST		3560053
Case No.		**Permit No.**
2019-003637PRJ		
■ **Addition/ Alteration**	■ **Demolition (requires HRE for Category B Building)**	☐ **New Construction**

Project description for Planning Department approval.

Conditional Use Authorization request for change of use to permit currently dba "Brewcade beer and wine arcade bar" to expand into adjacent space with existing Type 47 License. The project proposes change of operating hours, non conforming space size, mechanical amusement devices greater than 11 and storefront greater than 70 feet.

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*):	

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): *(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:	

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: Planning Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	**Signature:** Bridget Hicks 04/02/2019
	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)
2200 MARKET ST		3560/053
Case No.	Previous Building Permit No.	New Building Permit No.
2019-003637PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning 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:	**Date:**

EXHIBIT D

Land Use Data

SAN FRANCISCO
PLANNING DEPARTMENT

SAN FRANCISCO
PLANNING DEPARTMENT

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Land Use Information

PROJECT ADDRESS: 2200 MARKET ST
RECORD NO.: 2019-003637CUA

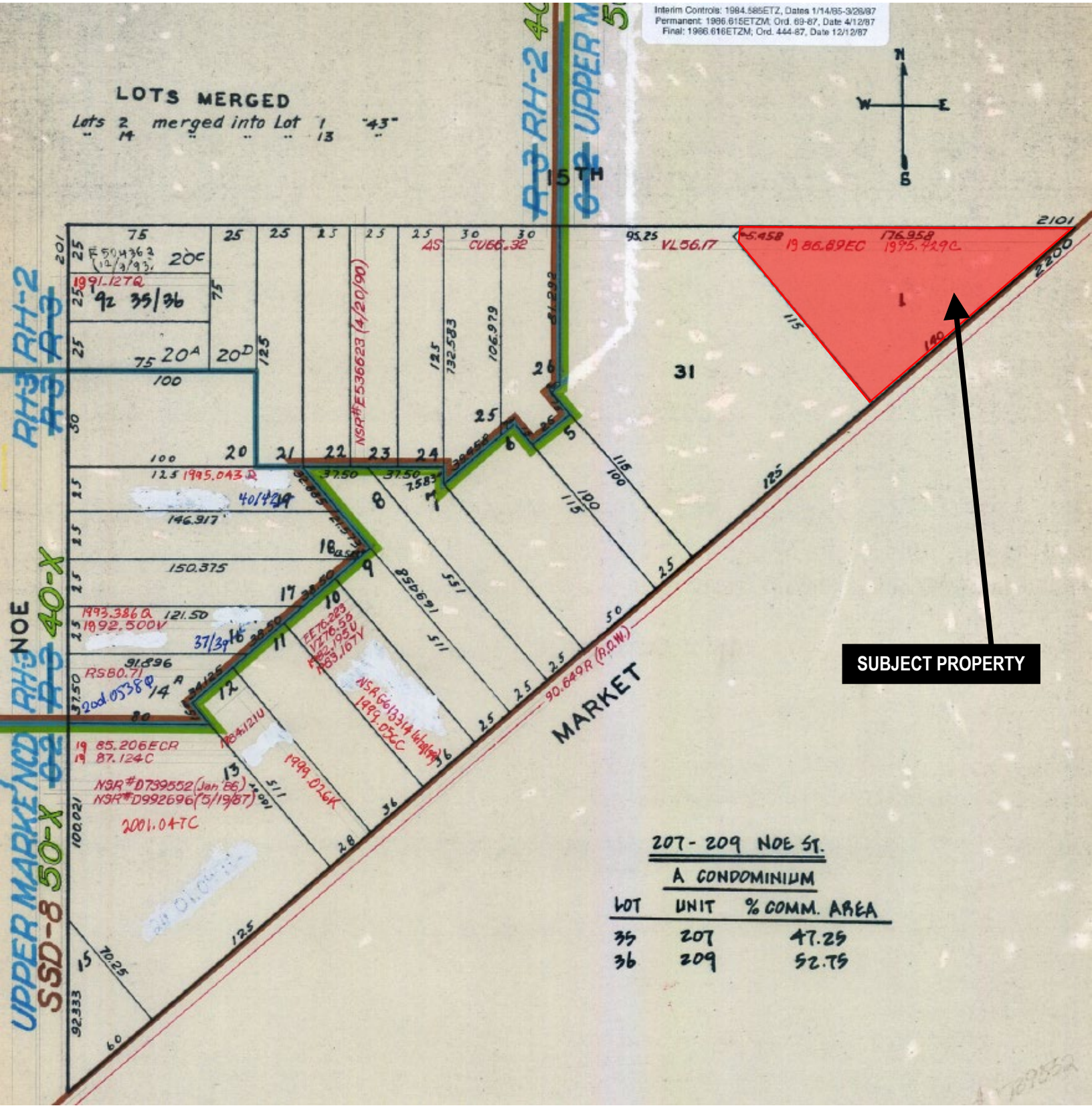
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	-	-	-
Residential GSF	-	-	-
Retail/Commercial GSF	1,947 and 2,976	4,923	0
Office GSF	-	-	-
Industrial/PDR GSF *Production, Distribution, & Repair*	-	-	-
Medical GSF	-	-	-
Visitor GSF	-	-	-
CIE GSF	-	-	-
Usable Open Space	-	-	-
Public Open Space	-	-	-
Other ( )	-	-	-
TOTAL GSF	4,923	4,923	0
	EXISTING	NET NEW	**TOTALS**
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	-	-	-
Dwelling Units - Market Rate	-	-	-
Dwelling Units - Total	-	-	-
Hotel Rooms	-	-	-
Number of Buildings	1	0	1
Number of Stories	5	0	5
Parking Spaces	0	0	0
Loading Spaces	-	-	-
Bicycle Spaces	0	8	8
Car Share Spaces	-	-	-
Other ( )			

EXHIBIT X

EXHIBIT E

Maps and Context Photos

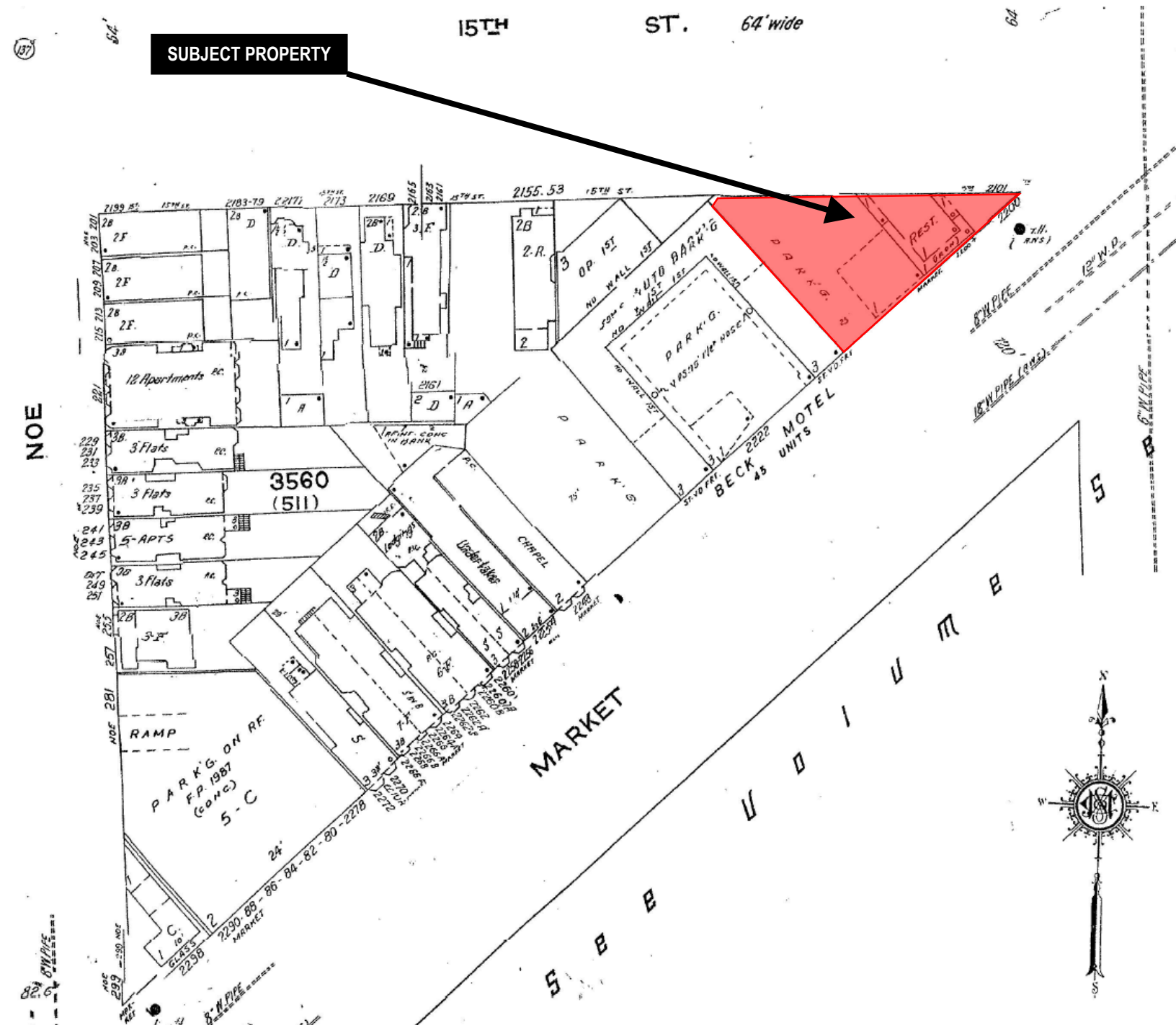
Parcel Map



Conditional Use Authorization Hearing
Case Number 2019-003637CUA
NCT, Upper Market Neighborhood
Commercial Transit Zoning District
2200 Market Street

SAN FRANCISCO
PLANNING DEPARTMENT

Sanborn Map*

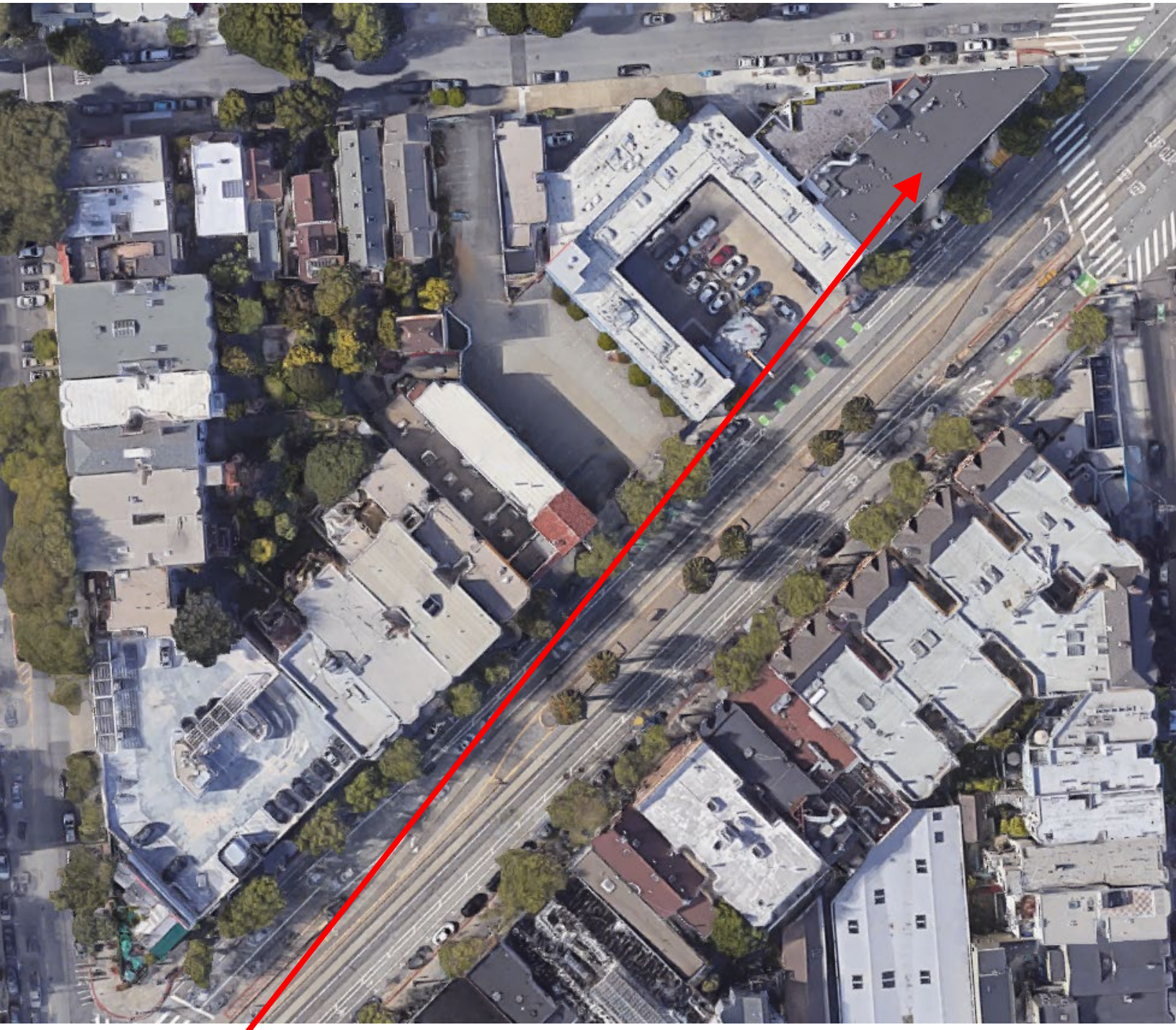


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Authorization Hearing
Case Number 2019-003637CUA
NCT, Upper Market Neighborhood
Commercial Transit Zoning District
2200 Market Street

SAN FRANCISCO
PLANNING DEPARTMENT

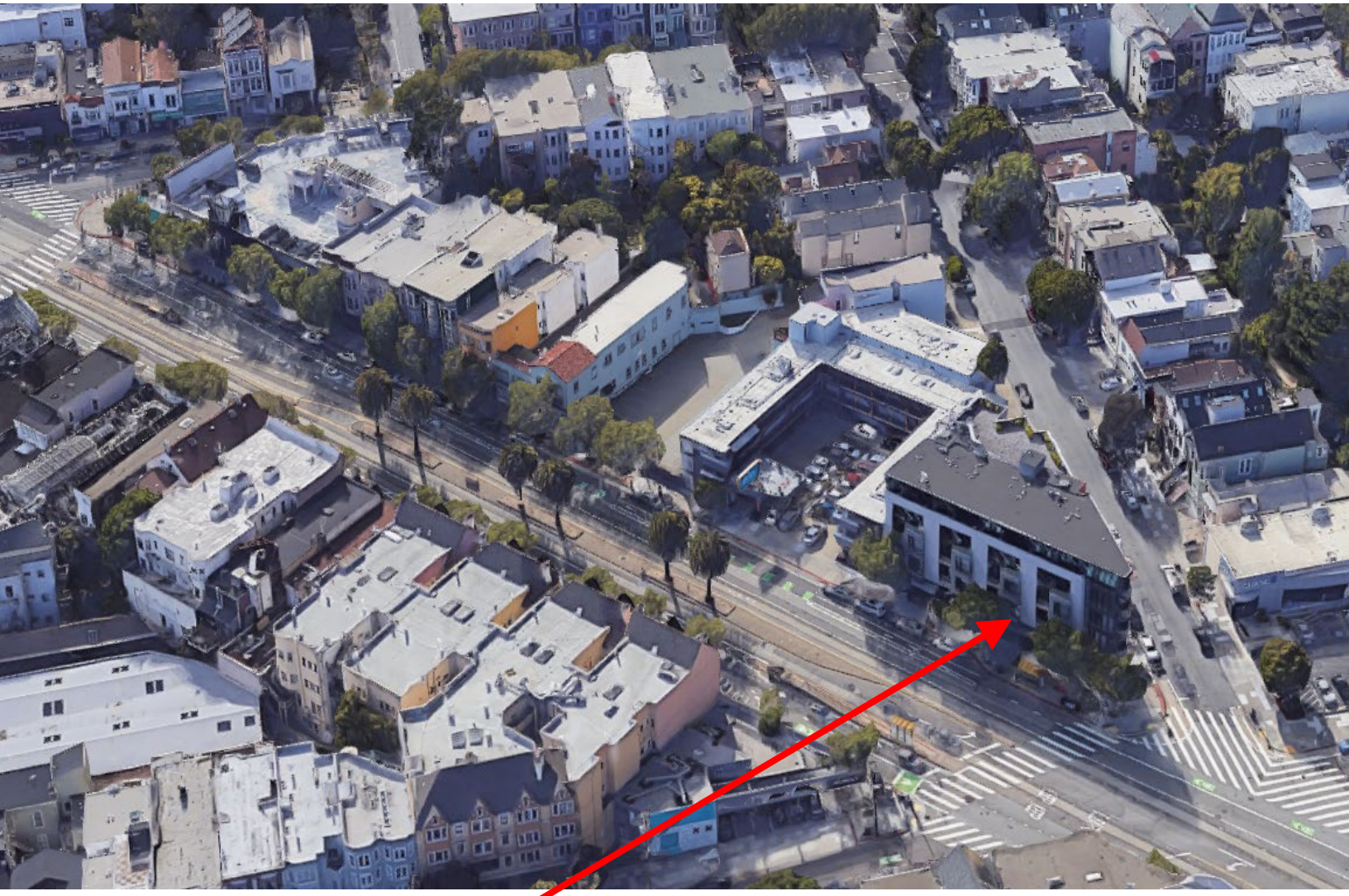
Aerial Photo – View 1



SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Authorization Hearing
Case Number 2019-003637CUA
NCT, Upper Market Neighborhood
Commercial Transit Zoning District
2200 Market Street

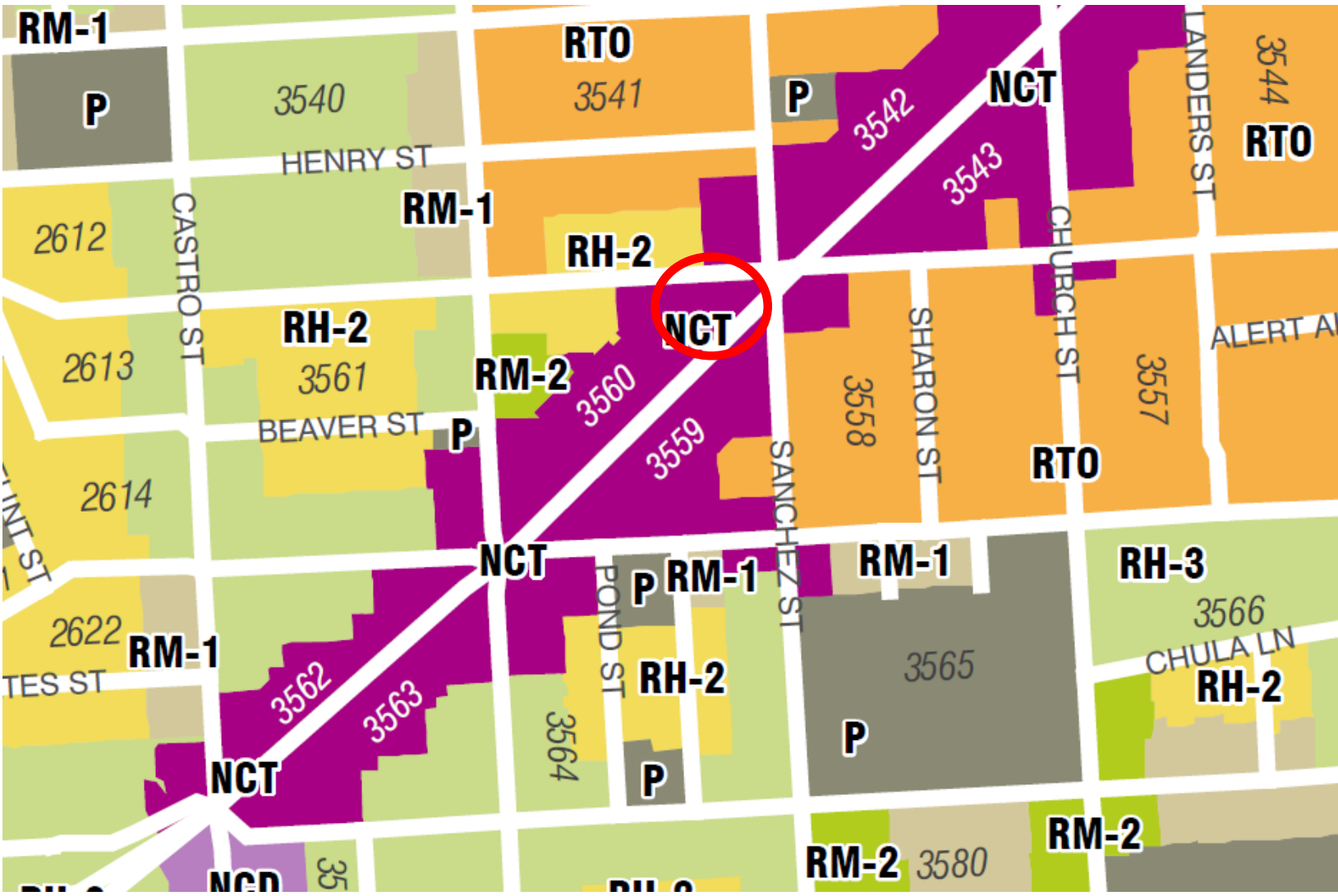
Aerial Photo – View 2



SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Authorization Hearing
Case Number 2019-003637CUA
NCT, Upper Market Neighborhood
Commercial Transit Zoning District
2200 Market Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2019-003637CUA
NCT, Upper Market Neighborhood Commercial Transit Zoning District
2200 Market Street

SAN FRANCISCO
PLANNING DEPARTMENT

Site Photo

SUBJECT PROPERTY

Site Photo – View 2

SAN FRANCISCO
PLANNING DEPARTMENT

Conditional Use Authorization Hearing
Case Number 2019-003637CUA
NCT, Upper Market Neighborhood
Commercial Transit Zoning District
2200 Market Street

EXHIBIT F

Public Correspondence

CASTRO / UPPER MARKET COMMUNITY BENEFIT DISTRICT

584 Castro Street #336
San Francisco, CA 94114
PH 415.500.1181
FX 415.522.0395
www.castrocbd.org
www.facebook/castrocbd
@visitthecastro

April 19, 2019

Myrna Melgar, President and Fellow Commissioners
San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

Re: Case Number 2019. 003637CUA

Dear Commission President Melgar and Fellow Commissioners,

This letter is written to express the Castro/Upper Market Community Benefit District's support for the CUA from Brewcade to expand into the restaurant next door at 2200 Market St. This space was previously a full-service restaurant and it will continue as a full-service restaurant with a type 47 license. Brewcade is an established, successful, locally owned and community-oriented business.

It is our hope that the commission will grant this conditional use authorization.

Thank you for your time on this matter.

Sincerely,

Andrea Aiello
Executive Director

cc: Supervisor Rafael Mandelman, Supervisor District 8
Tom Temprano, Legislative Aide, Supervisor Mandelman
Bridget Hicks, Planner, S.F. Planning Department
Tiffny Chung
Shawn Vergara

584 Castro Street #333
San Francisco CA 94114-2512

415/431-2359

formerly "Merchants of Upper Market & Castro – MUMC"

Info@CastroMerchants.com
www.CastroMerchants.com

Masood Samereie, President

April 18, 2019

By Email and USPS Hardcopy
Bridget Hicks, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

Re: Conditional Use Authorization, Record Number 2019-003637CUA
Brewcade (Tiffny Chung) at 2200 Market Street

Dear Ms. Hicks

This confirms that Castro Merchants (formerly "Merchants of Upper Market & Castro – MUMC") **SUPPORTS** the Application of Brewcade for Conditional Use Authorization to expand at 2200A Market Street and 2200B Market Street for purposes described in your Notice of Public Hearing received recently, and related matters.

Our SUPPORT includes for the Applicant's request when heard by the Planning Commission, currently scheduled for May 2. It also includes for any related applications to San Francisco Departments including Building Inspection, Public Health, Fire and other City and State jurisdictions (including California Alcoholic Beverages Commission), and other entitlements related to the proposed Conditional Use Authorization.

CM's support is based on information provided by Brewcade's representatives at the Castro Merchants Members Meeting on November 1, 2018. The support communicated in this letter remains in effect until withdrawn in writing. We have asked Brewcade to update us promptly, if there is/are any substantial change(s) in information or Conditions of Approval as Brewcade nears its Planning Commission Hearing date and other approval milestones. We've been advised recently that there are no substantial changes thru April, 2019.

Castro Merchants represents business owners and managers in San Francisco's Castro-Upper Market area, generally along Upper Market Street from Castro Street to Octavia Blvd.; Castro from Market to 19th Street; and commercially-zoned portions of cross streets throughout that area. Castro Merchants has about 325 currently paid Members through April 30, 2019 and expects similar results from its 2019-2020 Membership Campaign now underway. Brewcade's Market Street location is within Castro Merchants' primary service area.

..... continued

April 18, 2019

S.F. Planning Department
Re: Conditional Use Authorization, Record Number 2019-003637CUA
Brewcade (Tiffny Chung) at 2200 Market Street

A hardcopy of this letter is being mailed to you.

Let us know if you have any questions regarding Castro Merchants support for this Application. Please include this letter in the matter's permanent file and any successor files and assure that our support is communicated to all applicable Planning Staff and to all Commissioners prior to their Hearing on this matter, and to any Appeal panel(s) at the time that this matter is considered by them.

Thank you for considering our comments.

Respectfully,

Masood Samereie

Masood Samereie, CASTRO MERCHANTS President

Email cc: Supervisor Rafael Mandelman and Staff
SFPD Mission Station Capt. Gaetano Caltagirone
Tiffny Chung, Shawn Vergara

MumcLtrhPlanningBrewcade041819

From:	Brian
To:	Hicks, Bridget (CPC)
Subject:	Protest Conditional Use - 2200 Market Street
Date:	Sunday, April 21, 2019 5:12:05 PM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Bridget,
Please let me know if you can present this correspondence to the Planning Commission on my behalf.
Thank you,
Brian

Dear Planning Commission Members:
I would like to formally protest the issuance for a conditional use permit for 2200 Market Street. The hearing is scheduled for May 2. The building currently is a safety hazard and no further permits, especially a conditional permit, should be authorized until the building is brought into compliance.

The building sits at the corner of a three street intersection: Market St., 15th St., Sanchez St. The petitioner, Brewcade, operates on Market Street. The building has four floors of condos above the commercial space with the main entrance to the condos on 15th Street. The building has installed oversized signage on 15th Street saying "2200" in two locations. Over the main doorway entrance to the condos there is a large etched glass pane with "2200 Market" which is the 2100 block of 15th Street.

As I understand it, a building's address is determined by the main entrance, which for the condos is on 15th Street. It appears that the developer has chosen a "vanity" address for the condos rather than using the legal and following the common rule of using the street for the main entrance.

The signage for the building presents a safety hazard as follows: 1) emergency vehicles responding to emergencies in either the 2100 or 2200 block can become confused resulting in a delayed emergency response, 2) emergency vehicles responding to emergencies to the condos in "2200 Market may have a delayed response as they may try to find an entrance on Market Street which has entrances for the businesses, 3) it can confuse delivery services or visitors who then may cause a traffic accident as they drive haphazardly trying to find their destination.

Please deny the permit until the building addresses the safety hazard caused by their misleading signage and attest that they will not install misleading signage after they remedy the problem.

Attached are photos to document the problem
Regards,

Brian M. Gronlund
2229 15th Street
SanFrancisco2468@gmail.com

From across the street (Market/Sanchez)

On the corner of Market and 15th Street. Market is on the left. 15th Street on the right.

Main entrance to the condos from 15th Street.

2200

Duboce Triangle Neighborhood Association
PMB # 301, 2261 Market Street, San Francisco, CA 94114
(415) 295-1530 / www.dtna.org

April 24, 2019

Bridget Hicks, Planner
Members of the Planning Commission
San Francisco Planning Department
1650 Mission St, Suite 400
San Francisco, CA 94103-2479

RE: Application # **2019-003637CUA**
2200 Market St

Dear Ms. Hicks, and Planning Commissioners:

The Land Use Committee of the Duboce Triangle Neighborhood Association has considered the merits of the proposed Conditional Use Authorization for 2200 Market St. (Expansion of "Brewcade" into the former Botellon restaurant space, including transfer of Botellon's Type 47 liquor license to Brewcade) and would like to express our strong SUPPORT for this project.

The project sponsors and operators of the current Brewcade bar have done an exemplary job of working with DTNA and other neighborhood organizations to ensure that their plans would be compatible and appropriate. We have had a positive experience with the existing Brewcade bar; it has seemingly been well-managed and we are not aware of any complaints related to its operations. We are hopeful that this experience will continue as Brewcade expands into a larger space.

Thank you for considering our views. Please contact me with any questions.

Very truly yours,

Duboce Triangle Neighborhood Association

David Troup,
Chair, Land Use Committee

EXHIBIT G

Project Applications

Conditional Use Authorization

Case No. 2019-003637CUA

2200 Market Street

San Francisco Planning

1650 MISSION STREET, #400
SAN FRANCISCO, CA 94103
WWW.SFPLANNING.ORG

PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance.
For more, see the Project Application Informational Packet.

Cost for Time and Materials: Any time and materials exceeding initial fees charged for services provided are subject to billing.

For more information call 415.558.6377, or email the Planning Information Center (PIC) at pic@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文： 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

WHAT TO SUBMIT:

- ☐ One (1) complete and signed application.
- ☐ Two (2) hard copy sets of plans that meet Department of Building Inspection submittal standards. Please see the Department's Plan Submittal Guidelines for more information.
- ☒ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- ☐ Pre-Application Meeting materials, if required. See the Pre-Application Meeting Informational Packet for more.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See Fee Schedule and/or Calculator).

ENTITLEMENTS

HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), schedule an intake appointment to submit this Project Application and any required supplemental applications by sending an Intake Request Form to CPC.Intake@sfgov.org.

WHAT TO SUBMIT:

- ☐ One (1) complete and signed application.
- ☐ One (1) hard copy set of reduced sized (11"x17") plans. Please see the Department's Plan Submittal Guidelines for more information.
- ☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- ☐ Pre-Application Meeting materials, if required. See the Pre-Application Meeting Informational Packet for more.
- ☐ Current or historic photograph(s) of the property.
- ☐ All supplemental applications (e.g., Conditional Use) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- ☐ A digital copy (CD or USB drive) of the above materials.
- ☐ Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See Fee Schedule and/or Calculator).

V. 02.19.2019 SAN FRANCISCO PLANNING DEPARTMENT

PLANNING APPLICATION RECORD NUMBER

San Francisco Planning

PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 2200A MARKET STREET SAN FRANCISCO CA 94114

Block/Lot(s): 3560 / 054

Property Owner's Information

Name: LETICIA LUNA

Address: PO BOX 411622 SAN FRANCISCO CA 94141

Email Address: LETICIALUNA14@YAHOO.COM

Telephone: 415-786-2940

Applicant Information

☐ Same as above

Name: TIFFNY CHUNG

Company/Organization: S&T REVELRY HOLDINGS INCORPORATED

Address: 2200B MARKET ST SAN FRANCISCO CA 94114

Email Address: TIFFNY@BREWCADESF.COM

Telephone: 408-221-8283

Please Select Billing Contact: ☐ Owner ☒ Applicant ☐ Other (see below for details)

Name: TIFFNY CHUNG Email: TIFFNY@BREWCADESF.COM Phone: 408-221-8283

Please Select Primary Project Contact: ☐ Owner ☒ Applicant ☐ Billing

RELATED APPLICATIONS

Related Building Permit Applications

☐ N/A

Building Permit Applications No(s):

Related Preliminary Project Assessments (PPA)

☐ N/A

PPA Application No(s):

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

We currently occupy 2200B Market St. (Brewcade - a beer & wine arcade bar). We recently purchased the neighboring Restaurant at 2200A Market St. We plan to combine the adjacent spaces and expand on the arcade concept. The Restaurant has a Type 47 license. This will allow us to offer food, full bar and a family friendly environment. We are requesting conditional use authorization for the following:

1) non conforming space size
2) storefront greater than 70 linear feet
3) Mechanical Amusement Devices greater than 11
4) Type 47 to be used for entirety of space (will be surrendering Brewcades' Type 42)
5) Change of operating hours:
   Sun-Wed through 1am
   Thur-Sat through 2am

Project Details:

☒ Change of Use ☐ New Construction ☒ Demolition ☒ Facade Alterations ☐ ROW Improvements

☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☐ Other _____

Residential: ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization

☐ Inclusionary Housing Required ☐ State Density Bonus ☐ Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: ☐ Rental Units ☐ Ownership Units ☐ Don't Know

Non-Residential: ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment

☐ Financial Service ☐ Massage Establishment ☒ Other: RESTAURANT

Estimated Construction Cost: 250,000

PROJECT AND LAND USE TABLES

		Existing	Proposed
General Land Use	Parking GSF		
	Residential GSF		
	Retail/Commercial GSF	2925	4923
	Office GSF		
	Industrial-PDR		
	Medical GSF		
	Visitor GSF		
	CIE (Cultural, Institutional, Educational)		
	Useable Open Space GSF		
	Public Open Space GSF		
Project Features	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
	Hotel Rooms		
	Number of Building(s)		
	Number of Stories		
	Parking Spaces		
	Loading Spaces		
	Bicycle Spaces		
	Car Share Spaces		
	Other:_____		
Land Use - Residential	Studio Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	2-3 MONTHS
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	☐ Yes ☒ No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	☐ Yes ☒ No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan.
3. Shadow	Would the project result in any construction over 40 feet in height?	☐ Yes ☒ No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	☐ Yes ☒ No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	☐ Yes ☒ No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org.

Please see the Property Information Map or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	☐ Yes ☒ No	If Yes, provide depth of excavation/ disturbance below grade (in feet*): *Note this includes foundation work
6. Geology and Soils	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater? Area of excavation/disturbance (in square feet): Amount of excavation (in cubic yards):	☐ Yes ☒ No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: ● The project involves: ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. *A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.*
7. Air Quality	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	☐ Yes ☒ No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here.
8a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	☐ Yes ☒ No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous Materials	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	☐ Yes ☒ No	If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application. For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division. *Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.*

Please see the Property Information Map or speak with Planning Information Center (PIC) staff to determine if this applies.

PRIORITY GENERAL PLAN POLICIES FINDINGS

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

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

We are a neighborhood-serving establishment and plan to hire locally. The restaurant would create employment opportunities for the community

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

The existing NO character of the community will not be adversely affected.

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

n/a

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

We aim to be neighborhood serving which would not BE impede on transit service. This intersection is well served by transit.

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;

n/a

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

This building was constructed in 2013-2014 and conforms to structural & seismic safety requirements.

7. That landmarks and historic buildings be preserved; and

n/a

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

n/a

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) Other information or applications may be required.

Signature

Tiffny Chung
Name (Printed)

Applicant
Relationship to Project
(i.e. Owner, Architect, etc.)

4082218283
Phone

tiffny@brewcadesf.com
Email

APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature

Tiffny Chung
Name (Printed)

3/6/19
Date

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

PROJECT APPLICATION RECORD NUMBER (PRJ)

San Francisco Planning

CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 2200A MARKET ST SF CA 94114 Block/Lot(s): 3560/054

Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

see attachment.

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. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

PROJECT PROPOSAL:
As the current tenant of 2200B Market Street (Brewcade, Type 42 beer/wine arcade bar), we purchased 2200A Market Street (Type 47) with the intent of expanding the restaurant usage for the entirety of the two spaces for a Restaurant Arcade Bar.

After discussing with Planning, it was identified that CU approvals would be needed to address the following:

1) Non-Conforming Space: The combine space would be 5K square feet
2) Storefront greater than 70 linear feet
3) Mechanical Amusement Devices greater than 11 units
4) Type 47 use for the entirety of the space (will be surrendering Brewcade's Type 42)
5) Request change to hours of operation:
    1) Sunday – Wednesday extend operating hours through 1am.
    2) Thursday – Saturday extend operating hours through 2 am.

CONDITIONAL USE FINDINGS:

1) We have operated the Brewcade concept for the last 4 years and it has been well-received in the neighborhood and community. The acquisition of the restaurant will enable us to offer food and more variety of games to further enhance the concept. In addition to this, we would be able to service all ages where fun, family-friendly destinations in the neighborhood are lacking.
2) The proposed concept will not be detrimental to the health, safety, convenience or general welfare of people residing or working in the vicinity.
    a. The project will not change the size, shape or arrangement of the existing building. The project would not alter the existing appearance or character of the project vicinity.
    b. The project will not affect traffic patterns. Because we are sensitive to the traffic needs, we will continue to receive deliveries on the Market St entry as opposed to the mostly residential 15th street. The area is well serviced with public transportation and is accessible by foot.
    c. The restaurant is equipped with a new hood system to safeguard against odor. The facility has soundproofing panels to reduce sound transmission. Noxious emissions do not apply.
    d. The project would not affect landscaping, screening, open spaces, parking, or service areas. Any lighting or signage will be presented to Planning for approval prior to installation.

3) The project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan.
4) Planning Code Section 303(g) does not apply as we are not Formula Retail.

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) Other information or applications may be required.

Signature

Tiffny Chung
Name (Printed)

Applicant
Relationship to Project
(i.e. Owner, Architect, etc.)

4082218283
Phone

tiffny@brewcadesf.com
Email

APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature

Tiffny Chung
Name (Printed)

3/9/19
Date

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____

PROJECT APPLICATION RECORD NUMBER (PRJ)

San Francisco Planning

CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 2200A MARKET ST SF CA 94114 Block/Lot(s): 3560/054

Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

see attachment.

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. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

PROJECT PROPOSAL:
As the current tenant of 2200B Market Street (Brewcade, Type 42 beer/wine arcade bar), we purchased 2200A Market Street (Type 47) with the intent of expanding the restaurant usage for the entirety of the two spaces for a Restaurant Arcade Bar.

After discussing with Planning, it was identified that CU approvals would be needed to address the following:

1) Non-Conforming Space: The combine space would be 5K square feet
2) Storefront greater than 70 linear feet
3) Mechanical Amusement Devices greater than 11 units
4) Type 47 use for the entirety of the space (will be surrendering Brewcade's Type 42)
5) Request change to hours of operation:
    1) Sunday – Wednesday extend operating hours through 1am.
    2) Thursday – Saturday extend operating hours through 2 am.

CONDITIONAL USE FINDINGS:

1) We have operated the Brewcade concept for the last 4 years and it has been well-received in the neighborhood and community. The acquisition of the restaurant will enable us to offer food and more variety of games to further enhance the concept. In addition to this, we would be able to service all ages where fun, family-friendly destinations in the neighborhood are lacking.
2) The proposed concept will not be detrimental to the health, safety, convenience or general welfare of people residing or working in the vicinity.
    a. The project will not change the size, shape or arrangement of the existing building. The project would not alter the existing appearance or character of the project vicinity.
    b. The project will not affect traffic patterns. Because we are sensitive to the traffic needs, we will continue to receive deliveries on the Market St entry as opposed to the mostly residential 15th street. The area is well serviced with public transportation and is accessible by foot.
    c. The restaurant is equipped with a new hood system to safeguard against odor. The facility has soundproofing panels to reduce sound transmission. Noxious emissions do not apply.
    d. The project would not affect landscaping, screening, open spaces, parking, or service areas. Any lighting or signage will be presented to Planning for approval prior to installation.

3) The project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan.
4) Planning Code Section 303(g) does not apply as we are not Formula Retail.

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) Other information or applications may be required.

Signature

Tiffny Chung
Name (Printed)

Applicant
Relationship to Project
(i.e. Owner, Architect, etc.)

4082218283
Phone

tiffny@brewcadesf.com
Email

APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

Signature

Tiffny Chung
Name (Printed)

3/9/19
Date

For Department Use Only

Application received by Planning Department:

By: _____ Date: _____