



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: FEBRUARY 4, 2016

Date: January 28, 2016
Case No.: **2015-002171CUA**
Project Address: **3606 TARAVAL STREET**
Zoning: NC-1 (Neighborhood Commercial, Cluster)
Taraval Street Restaurant Subdistrict
40-X Height and Bulk District
Block/Lot: 2375/019
Project Sponsor: Eddie Choi
3606 Taraval Street
San Francisco, CA 94116
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project sponsor seeks a Conditional Use Authorization pursuant to Planning Code Sections 303 and 781.1(a) to establish a Limited Restaurant within a Retail surf and clothing store (d.b.a. Avenues). At the front portion of the storefront, the project sponsor seeks to operate a small coffee and espresso bar, which may also sell limited pre-prepared food items, such as pastries. Interior tenant improvements have been performed under separate permit for the subject storefront, as well as for the adjacent storefront at 3608 Taraval, on the same lot. At this time, a tenant has not been finalized for the 3608 Taraval Street storefront, and the subject request for Conditional Use Authorization is for the 3606 Taraval Street space only. The proposed business is an independent neighborhood-serving use that is locally owned.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Taraval Street between 46th and 47th Avenues, Block 2375, Lot 019. The subject property is located within the NC-1 (Neighborhood Commercial, Cluster) District, the Taraval Street Restaurant Subdistrict, and the 40-X Height and Bulk District. The property is developed with a two-story mixed use building, with two residential units over two commercial storefronts. The commercial space where the proposed project will locate, at 3606 Taraval Street, was at one time a barber shop (d.b.a. Wah Kee Barber Shop), but was vacant when the project sponsor took over the lease of the space, before subsequently purchasing the property. The adjacent commercial space, at 3608 Taraval, was a Retail storefront (d.b.a. Chinese Music Center), however has a documented history of enforcement violations under the previous owner, for illegal gambling uses and the potential creation of an illegal dwelling unit. The project site is located on a slightly wider parcel than the standard lot width, with 32.5 feet of lot frontage along Taraval Street and a lot depth of 100 feet. The subject storefront at 3606 Taraval has approximately 12.5 feet of frontage.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property is located within the Taraval Street Restaurant Subdistrict (RSUD), which is comprised of three distinct segments – the longest stretch located between 12th and 36th Avenues, with two smaller portions to the west. The farthest west segment of the Taraval Street RSUD is located in the Parkside neighborhood, and includes the commercial, residential and mixed-use properties fronting both sides of Taraval Street from 45th through 47th Avenues that are zoned Neighborhood Commercial Cluster (NC-1). NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. NC-1 commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the first story, however eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts.

The neighboring properties to the north and south of Taraval Street are primarily zoned for one- and two-family houses, although there are also some areas of Residential Mixed, Low Density Zoning, which also contain some apartment buildings, though mostly scaled to low heights and moderate lot coverage. Great Highway and Ocean Beach are approximately two blocks away, to the west.

The immediate area around the subject property does appear to contain a concentration of eating and drinking uses within commercial frontages, pursuant to Planning Code Section 303(o). Currently, there is approximately 480 linear feet of commercial frontage within 300 linear feet of the Subject Property. Of this commercial frontage, 6 existing eating/drinking establishments occupy approximately 300 linear feet, or approximately 63% of the commercial frontage. The most recent addition to this total was a Restaurant approved by the Planning Commission on March 19, 2015 as part of Case 2014-001938CUA. The proposed Limited Restaurant in this current project would only increase the eating and drinking frontage by 12.5 linear feet, bringing the percentage up to approximately 65% of the commercial frontage.

As the recent Commission case noted, however, there are several parcels within the immediate area that are zoned NC-1, but contain only residential uses, which cause the above calculated percentages to skew upwards. When considering total frontage (including the non-commercial frontage) within 300 feet, the existing and proposed percentages of eating and drinking uses is only 25.3% and 26.3%, respectively.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 15, 2016	January 13, 2016	22 days
Posted Notice	20 days	January 15, 2016	January 15, 2016	20 days
Mailed Notice	20 days	January 15, 2016	January 15, 2016	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received one communication in opposition to the proposal, noting that there is already a non-compliant espresso bar planning on opening in the spring at 3560 Taraval, and possibly 3554 Taraval (the adjoining storefront). Department records show that the space at 3560 Taraval is authorized as a Limited Restaurant and has been factored into the previous concentration calculations. The last Health Permit Referral in the record was for the now-closed Limited Restaurant (d.b.a. Beach N' Boba). Further expansion into the adjoining storefront (3554 Taraval) on the same parcel has not been permitted, and is the subject of an active Planning Enforcement case.
- The Project Sponsor has lived in the Outer Sunset for more than ten years and in that time has fostered relationships with the surf community and other business owners in the vicinity of the Project. The Project Sponsor began informal discussions about his plans with neighbors and business owners prior to taking over the lease in 2012, and has been in continued communication while moving to purchase the building and beginning the Conditional Use authorization process. The Project Sponsor has shared plans with District Supervisor Katy Tang and has been involved with the recent Taraval Streetscape Improvement Project efforts with the Department of Public Works.

ISSUES AND OTHER CONSIDERATIONS

- Per Planning Code Section 303(o), the Planning Commission shall consider the existing concentration of eating and drinking uses in the area. A recent field survey estimated that approximately 63% of commercial frontage zoned NC-1/Taraval Street RSUD and within 300 linear feet of the subject property is devoted to eating and drinking uses. The proposal would bring this percentage to 65%, which is above the threshold of 25% stated in Section 303(o). However, when considering total frontage (non-commercial included) within this zoning district and 300 feet radius, the existing and proposed percentages of eating and drinking uses are approximately 25.3% and 26.3% respectively. Both the limited size of this NC-1 District, which essentially only spans one block, and the large number of properties within the District that have only residential uses, both serve to skew the concentration percentage upward. This project would raise the total number of eating and drinking establishments to seven, and there are no further establishments available within a quarter-mile of the project site. Given the difficulty in securing other retail businesses along this block, it is expected that there would be some degree of clustering of eating and drinking establishments.
- The subject property, under previous ownership, had generated a number of Planning enforcement violations and complaints. Although it has been difficult to attract retail businesses to the district, the project does propose a retail component as its main element. The Limited Restaurant coffee bar component is intended to serve patrons of the retail store, and those in the immediate neighborhood, as there is not another existing similar option for coffee.
- The Limited Restaurant and Retail store are independent neighborhood-serving uses that are locally owned.
- The project will be subject to the standard Conditions of Approval for eating and drinking establishments including those pertaining to trash removal and general cleanliness.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a Limited Restaurant within the NC-1 area of the Taraval Street Restaurant Subdistrict, pursuant to Planning Code Sections 303 and 781.1(a).

BASIS FOR RECOMMENDATION

- The project meets all applicable requirements of the Planning Code.
- The project is necessary and desirable because it contributes to the economic vitality of the neighborhood.
- The project is an independently owned and operated business, which will create new job opportunities in the neighborhood.
- The project would activate a storefront with a history of vacancy and complaints, and would provide a needed neighborhood-serving use.
- The project is within close access to public transit, specifically the L-Taraval Muni metro line, therefore customers should not adversely affect traffic.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Parcel Map
Sanborn Map
Zoning Map
Aerial Photograph
Site Photograph
CEQA clearance
Reduced Plans, submitted under Permit No. 2015.08.25.5189
Proposed Signage

Attachment Checklist

- | | |
|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

Exhibits above marked with an "X" are included in this packet

_____AWP _____
Planner's Initials

AP: G:\Documents\CU\2015-002171CUA - 3606-3608 Taraval\Case Report\3606 Taraval_ExecutiveSummary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 781.1(a), FOR A CHANGE OF USE TO ESTABLISH A LIMITED RESTAURANT COFFEE BAR WITHIN A RETAIL STORE (D.B.A. AVENUES), WITHIN THE NC-1 (CLUSTER, NEIGHBORHOOD COMMERCIAL) DISTRICT, THE TARAVAL STREET RESTAURANT SUBDISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 25, 2015, Patricia Haight, on behalf of Eddie Choi (hereinafter "Project Sponsor"), filed Application No. 2015-002171CUA with the Planning Department (hereinafter "Department") for a change of use to establish a Limited Restaurant coffee bar within a retail store at 3606 Taraval Street, within the NC-1 (Cluster, Neighborhood Commercial) District, the Taraval Street Restaurant Subdistrict, and a 40-X Height and Bulk District.

On April 3, 2014 and August 25, 2015, the project sponsor filed Building Permit Application Nos. 2014.04.03.2416 and 2015.08.25.5189 for additions at the rear and a remodel of the commercial and residential spaces.

On February 4, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-002171CUA.

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

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2015-002171CUA, pursuant to Planning Code Sections 303 and 781.1(a) for a change of use to establish a Limited Restaurant coffee bar within a Retail store (d.b.a. Avenues), subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the north side of Taraval Street between 46th and 47th Avenues, Block 2375, Lot 019. The subject property is located within the NC-1 (Neighborhood Commercial, Cluster) District, the Taraval Street Restaurant Subdistrict, and the 40-X Height and Bulk District. The property is developed with a two-story mixed use building, with two residential units over two commercial storefronts. The commercial space where the proposed project will locate, at 3606 Taraval Street, was at one time a barber shop (d.b.a. Wah Kee Barber Shop), but was vacant when the project sponsor took over the lease of the space, before subsequently purchasing the property. The adjacent commercial space, at 3608 Taraval, was a Retail storefront (d.b.a. Chinese Music Center), however has a documented history of enforcement violations under the previous owner, for illegal gambling uses and the potential creation of an illegal dwelling unit. The project site is located on a slightly wider parcel than the standard lot width, with 32.5 feet of lot frontage along Taraval Street and a lot depth of 100 feet. The subject storefront at 3606 Taraval has approximately 12.5 feet of frontage.
3. **Surrounding Properties and Neighborhood.** The property is located within the Taraval Street Restaurant Subdistrict (RSUD), which is comprised of three distinct segments – the longest stretch located between 12th and 36th Avenues, with two smaller portions to the west. The farthest west segment of the Taraval Street RSUD is located in the Parkside neighborhood, and includes the commercial, residential and mixed-use properties fronting both sides of Taraval Street from 45th through 47th Avenues that are zoned Neighborhood Commercial Cluster (NC-1). NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during

daytime hours. NC-1 commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the first story, however eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts.

The neighboring properties to the north and south of Taraval Street are primarily zoned for one- and two-family houses, although there are also some areas of Residential Mixed, Low Density Zoning, which also contain some apartment buildings, though mostly scaled to low heights and moderate lot coverage. Great Highway and Ocean Beach are approximately two blocks away, to the west.

The immediate area around the subject property does appear to contain a concentration of eating and drinking uses within commercial frontages, pursuant to Planning Code Section 303(o). Currently, there is approximately 480 linear feet of commercial frontage within 300 linear feet of the Subject Property. Of this commercial frontage, 6 existing eating/drinking establishments occupy approximately 300 linear feet, or approximately 63% of the commercial frontage. The most recent addition to this total was a Restaurant approved by the Planning Commission on March 19, 2015 as part of Case 2014-001938CUA. The proposed Limited Restaurant in this current project would only increase the eating and drinking frontage by 12.5 linear feet, bringing the percentage up to approximately 65% of the commercial frontage.

As the recent Commission case noted, however, there are several parcels within the immediate area that are zoned NC-1, but contain only residential uses, which cause the above calculated percentages to skew upwards. When considering total frontage (including the non-commercial frontage) within 300 feet, the existing and proposed percentages of eating and drinking uses is only 25.3% and 26.3%, respectively.

4. **Project Description.** The project sponsor seeks a Conditional Use Authorization pursuant to Planning Code Sections 303 and 781.1(a) to establish a Limited Restaurant within a Retail surf and clothing store (d.b.a. Avenues). At the front portion of the storefront, the project sponsor seeks to operate a small coffee and espresso bar, which may also sell limited pre-prepared food items, such as pastries. Interior tenant improvements have been performed under separate permit for the subject storefront, as well as for the adjacent storefront at 3608 Taraval, on the same lot. At this time, a tenant has not been finalized for the 3608 Taraval Street storefront, and the subject request for Conditional Use Authorization is for the 3606 Taraval Street space only. The proposed business is an independent neighborhood-serving use that is locally owned.
5. **Public Comment/Community Outreach.** To date, the Department has received one communication in opposition to the proposal, noting that there is already a non-compliant espresso bar planning on opening in the spring at 3560 Taraval, and possibly 3554 Taraval (the adjoining storefront). Department records show that the space at 3560 Taraval is authorized as a Limited Restaurant and has been factored into the previous concentration calculations. The last Health Permit Referral in the record was for the now-closed Limited Restaurant (d.b.a. Beach N'

Boba). Further expansion into the adjoining storefront (3554 Taraval) on the same parcel has not been permitted, and is the subject of an active Planning Enforcement case.

The Project Sponsor has lived in the Outer Sunset for more than ten years and in that time has fostered relationships with the surf community and other business owners in the vicinity of the Project. The Project Sponsor began informal discussions about his plans with neighbors and business owners prior to taking over the lease in 2012, and has been in continued communication while moving to purchase the building and beginning the Conditional Use authorization process. The Project Sponsor has shared plans with District Supervisor Katy Tang and has been involved with the recent Taraval Streetscape Improvement Project efforts with the Department of Public Works.

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. **Taraval Street Restaurant Subdistrict.** Planning Code Section 781.1(a) states that Limited Restaurants, as defined in Section 790.90 of the Planning Code, are permitted as conditional uses on the first story and below.

The proposed Limited Restaurant is located on the first story only.

- B. **Hours of Operation.** Planning Code Section 710.27 states that a Conditional Use Authorization is required for maintaining hours of operation from 11p.m. to 2 a.m., as defined by Planning Code Section 790.48.

The desired hours of operation for the proposed Limited Restaurant and Retail store are 7 a.m. to 7 p.m. everyday, therefore no Conditional Use Authorization is required. The Limited Restaurant coffee bar component would likely have more restrictive hours, primarily in the morning.

- C. **Rear Yard Requirement in the NC-1 District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet.

The subject lot has a depth of 100 feet, therefore a 25-foot rear yard is required. Under issued Building Permit No. 2014.04.03.2416, the building will maintain a rear yard of 26 feet.

- D. **Parking.** Planning Code Section 151 of the Planning Code requires off-street parking for every 200 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

The subject storefront contains approximately 900 square feet of occupied floor area and thus does not require any off-street parking.

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space at 3606 Taraval Street has approximately 12.5 feet of frontage along Taraval Street with approximately 11 feet, or approximately 88% devoted to transparent windows or doorways. Exterior façade changes are proposed under Building Permit Application No. 2015.08.25.5189.

- F. **Signage.** Planning Code Section 607.1 regulates signs within the NC-1 District, limiting window signs to one-third the area of the window on or in which the sign is located. Projecting signs shall not exceed one per business, the area of such sign may not exceed 24 square feet, the height not exceed 15 feet, and may not project either more than 75% of the distance from property line to curb or 6'-6", whichever is less.

The Project proposes one painted window sign not to exceed 5' x 3' in size on a window with 52.5 square feet of area. Additionally, one projecting fabric banner sign is proposed, measuring 3 feet tall and 1.75 feet deep. Separate sign permits will be obtained for any installed signage.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed 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.

The size of the proposed Retail store and Limited Restaurant is in keeping with Restaurant is in keeping with other storefronts on the block face. The proposal maintains two separate storefronts on the property as was existing prior to the change in ownership. At 12.5 feet of frontage and approximately 900 sf in size, the proposed business will not impact traffic or parking in the District because it is both neighborhood-serving and is well served by public transit. Furthermore, by occupying a vacant

storefront that generated enforcement violations the Project will create new service-sector employment opportunities for local residents, and contribute to the economic vitality of the neighborhood.

While this Project would increase the concentration of eating/drinking establishments in the nearby vicinity, this is in part due to the limited number of commercial storefronts that exist here. This Project represents a small increase in concentration of 2%, and maintains a Retail component, while also providing a neighborhood-serving use.

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

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

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. Although changes to the façade were proposed under Building Permit Application No. 2014.04.032416, the subsequent Building Permit on file (2015.08.25.5189) proposes to revert the façade back to its original configuration, while still providing new material finishes.

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

The Planning Code does not require parking or loading for an approximately 900 square-foot Retail store and Limited Restaurant. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide, especially given its location off a prominent MUNI line.

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

The proposed use is subject to the standard conditions of approval for Restaurants and outlined in Exhibit A. Conditions 11 and 12 specifically obligates the project sponsor to mitigate odor and noise generated by the Limited Restaurant use.

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

The proposed Project does not require any additional landscaping or screening. Any proposed signage shall be subject to review by the Planning Department and required to meet all applicable provisions set forth in Article 6, and specified in Condition 6.

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

The proposed Project complies with all applicable requirements and standards of the Planning Code, and is consistent with the Objectives and Policies of the General Plan as detailed below.

- D. That the use or feature as proposed would provide development that is in conformity with the stated purpose of the applicable Use District.

The proposed project is consistent with the stated purposes of NC-1 Districts in that the intended use is located at the ground floor, and will provide a compatible neighborhood-serving use for the immediately surrounding neighborhoods during permitted hours.

- E. That the existing concentration of eating and drinking uses in the area should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of Section 303(o) 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.

The existing total commercial frontage within 300 feet of the Subject Property is approximately 480 linear feet, and the existing concentration of eating and drinking uses within 300 feet is approximately 301.5 linear feet, or roughly 63%. The Project would bring the eating and drinking use total frontage to approximately 314 linear feet, or roughly 65%. Both existing and proposed concentrations exceed the 25% threshold, and this increase is negligible.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed development will utilize an existing vacant commercial storefront to provide desirable goods and services to the neighborhood. It is independently owned and operated and will provide resident employment opportunities to those in the community. Furthermore, the Project Site is located within a Neighborhood Commercial, Cluster (NC-1) District and is thus consistent with activities in this neighborhood and within the commercial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project will establish a new Limited Restaurant in an existing vacant commercial storefront that could generate additional pedestrian activity to the area. There will additionally be a retail component to the project, and as a whole, this will contribute to the diverse economic base of the City.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced, as the storefront is vacant, and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood, as the Project is also conserving a retail use.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Eating and Drinking Establishments

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
 - Balance of retail sales and services;
 - Current inventory and composition of eating and drinking establishments;
 - Total occupied commercial linear frontage, relative to the total district frontage;
 - Uses on surrounding properties;
 - Available parking facilities, both existing and proposed;
 - Existing traffic and parking congestion; and
 - Potential impacts on the surrounding community.

There is a concern with the potential over-concentration of food-service establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage." Planning staff has performed a site survey of the NC-1 District which contains the proposed building. With the proposed Limited Restaurant use included, approximately 65% of the frontage of this NC-1 District is attributed to eating and drinking establishments, however, the proposed Project only represents an increase of 2%. The existing concentration is already over the stated threshold and the proposal will provide a neighborhood-serving use lacking in the area.

Policy 6.2:

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

An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The Project is located in an area well-served by public transit, minimizing the need for private automobiles.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

The Project enhances the neighborhood by having occupied a vacant commercial space with a locally-owned Retail store and Limited Restaurant use that will provide new job opportunities for community residents.

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

The Project will occupy an existing space for a commercial use and will preserve the existing housing and neighborhood character. The residential units above the tenant space will not be affected.

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

No housing will be removed for this Project.

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

Traffic conditions will remain substantially unaltered by the Project because the use is a neighborhood-serving business that can easily be frequented by foot, bicycle, or public transportation. Additionally, the Project is served by public transit with the MUNI L-Taraval streetcar line, so it should not overburden the City's streets or neighborhood parking. MUNI transit should also not be overburdened as it is a reasonably sized use for the district.

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

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

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code, upgrading from the existing conditions. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The Project will not adversely affect any landmarks or historic buildings.

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

The project will have no negative impact on existing parks and open spaces, and will not include any changes to the existing building envelope beyond those approved through Permit No. 2014.04.03.2416.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-002171CUA** pursuant to Planning Code Sections 303 and 781.1(a) for a change of use to establish a Limited Restaurant coffee bar within a Retail store (d.b.a. Avenues), within an NC-1 (Neighborhood Commercial, Cluster) Zoning District and a 40-X Height and Bulk District, subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 10, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 4, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 4, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use for a change of use to establish a Limited Restaurant coffee bar within a Retail store (d.b.a. Avenues), at 3606 Taraval Street, Block 2375, Lot 019 pursuant to Planning Code Sections 303 and 781.1(a) within an NC-1 (Neighborhood Commercial, Cluster) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated September 10, 2015, and stamped "EXHIBIT B" included in the docket for Case No. 2015-002171CUA and subject to conditions of approval reviewed and approved by the Commission on February 4, 2016 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 February 4, 2016 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

6. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, www.sf-planning.org

MONITORING

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

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

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

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

OPERATION

9. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

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

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

11. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

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

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

12. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

13. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

14. **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

Exhibits

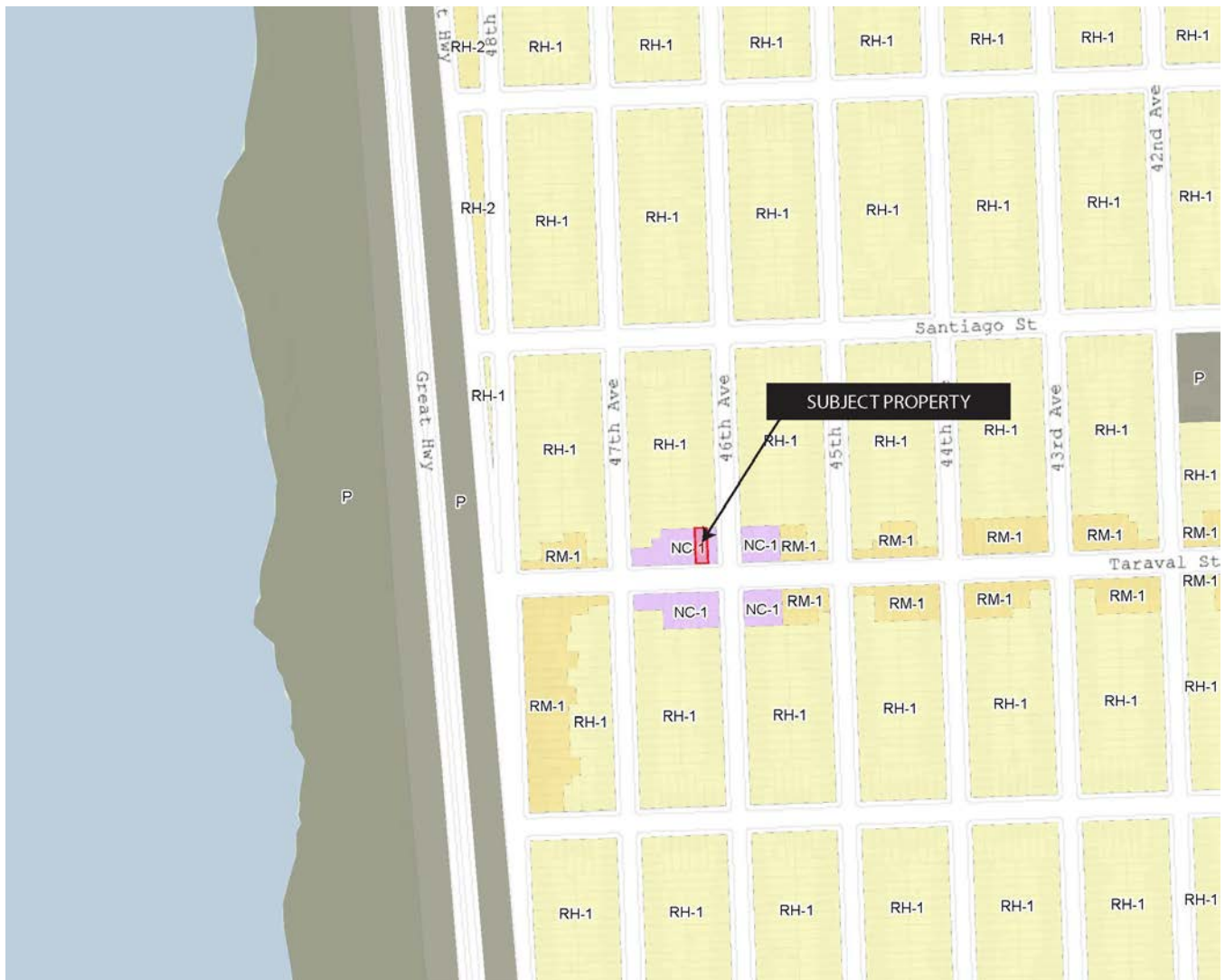
Conditional Use Authorization Hearing
Case Number 2015-002171CUA
 3606 Taraval Street
 Block 2375 Lot 019

Sanborn Map*



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

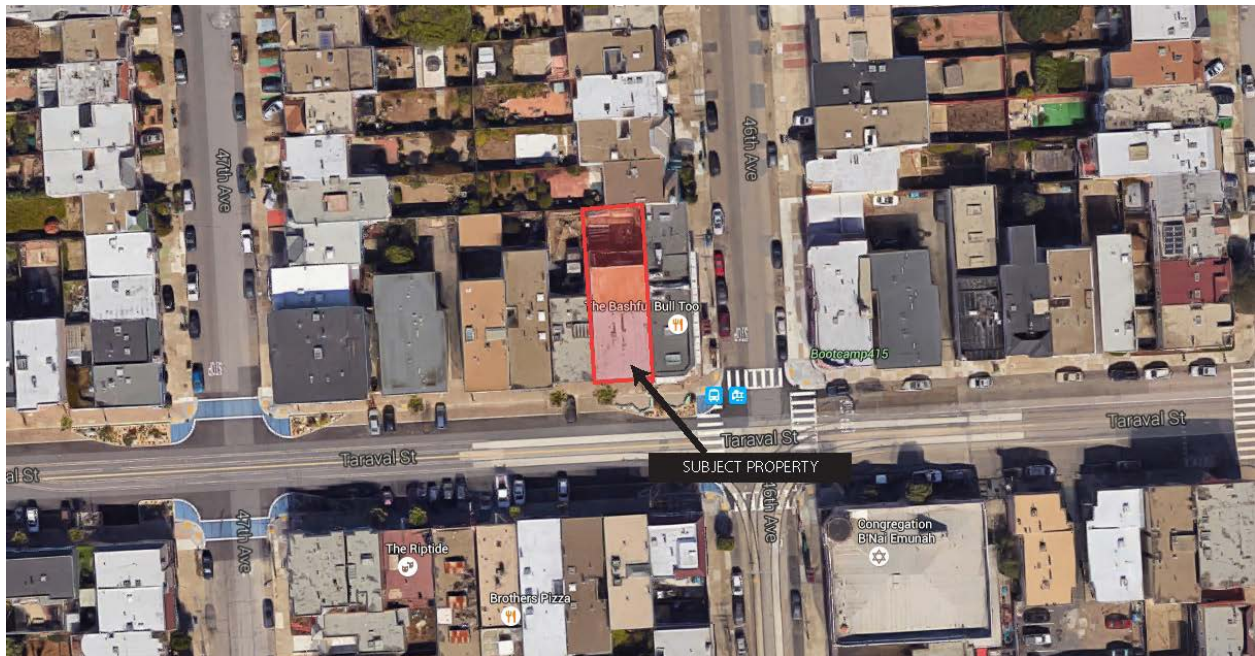
Zoning Map



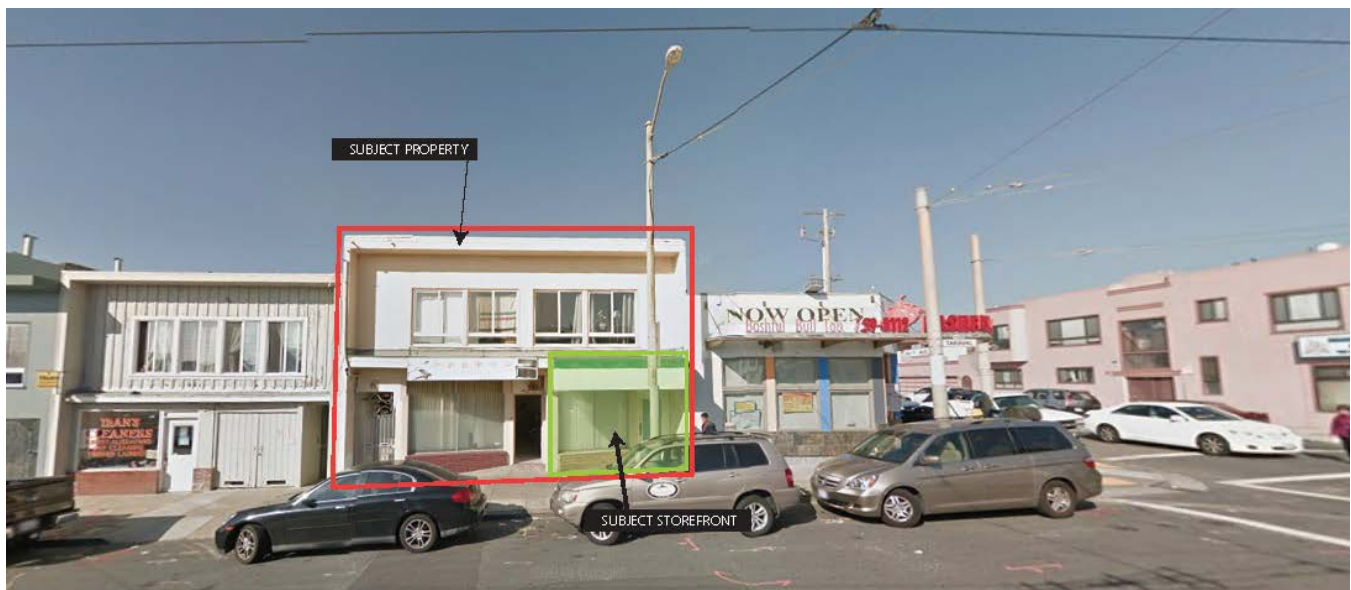
SUBJECT PROPERTY

Taraval Street Restaurant Subdistrict (Neighborhood Commercial Restricted Use Subdistrict)

Aerial Photo (oriented north)



Site Photo (from Taraval Street)





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3606 Taraval Street		2375/019	
Case No.	Permit No.	Plans Dated	
2015-002171CUA		9/10/15	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of use for a Limited Restaurant coffee bar to locate within a Retail store (d.b.a. Avenues).			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither Class 1 or 3 applies, an *Environmental Evaluation Application* is required.

<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP _ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Parcel Information Map)*

<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input checked="" type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.


STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) 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.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Andrew Perry	Signature:  Digitally signed by Andrew W. Perry DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Andrew W. Perry, email=Andrew.Perry@sfgov.org Date: 2016.01.15 14:01:41 -0800
	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.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of 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.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required CATEX FORM	

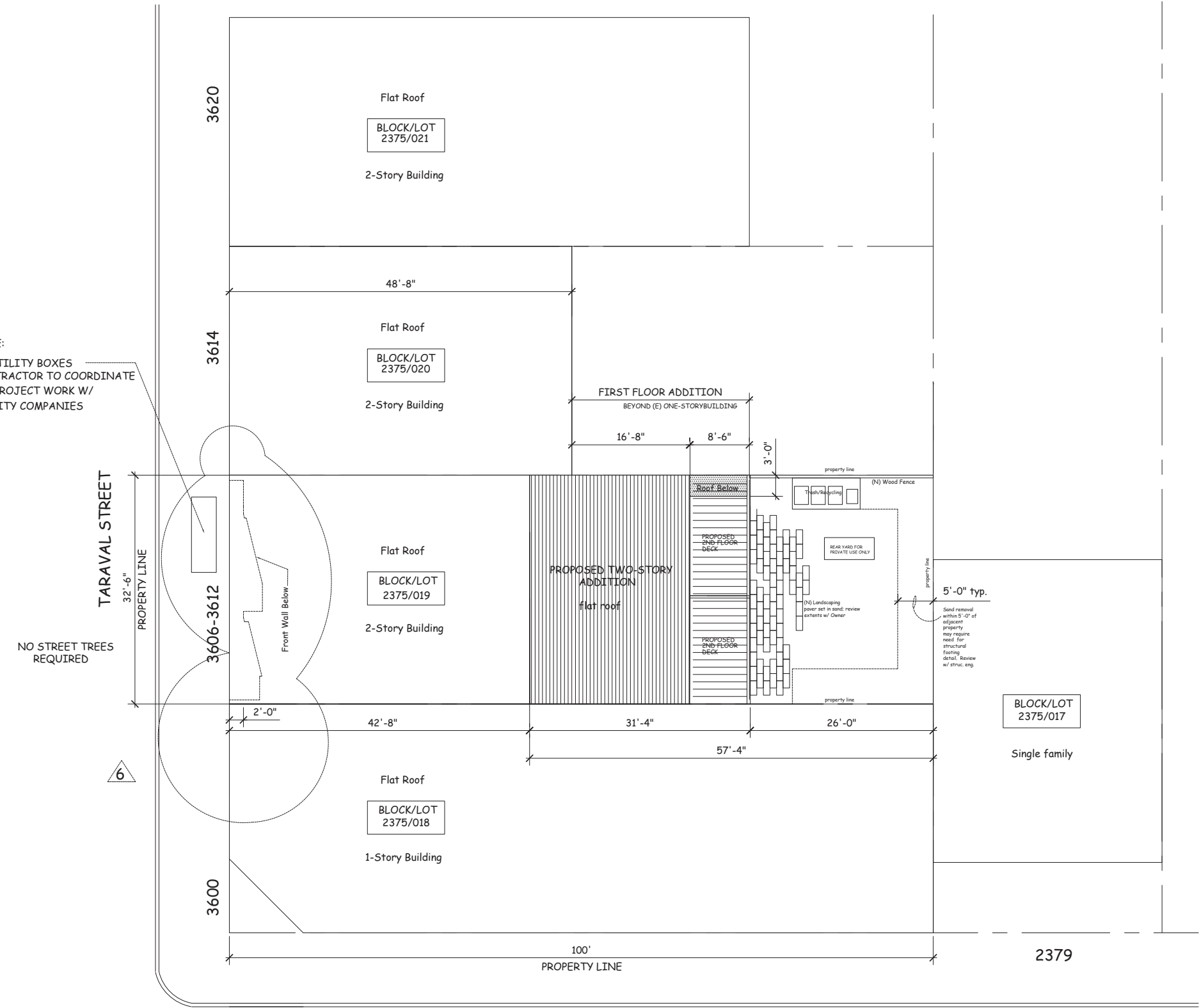
DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:



A0.1

NOTE:
(E) UTILITY BOXES
CONTRACTOR TO COORDINATE
ALL PROJECT WORK W/
UTILITY COMPANIES



REVISED SITE PLAN

Patricia Haight Architect
LEED Green Associate
99 6th Avenue
San Francisco, CA 94118
415.939.4140
haightpatty77@gmail.com

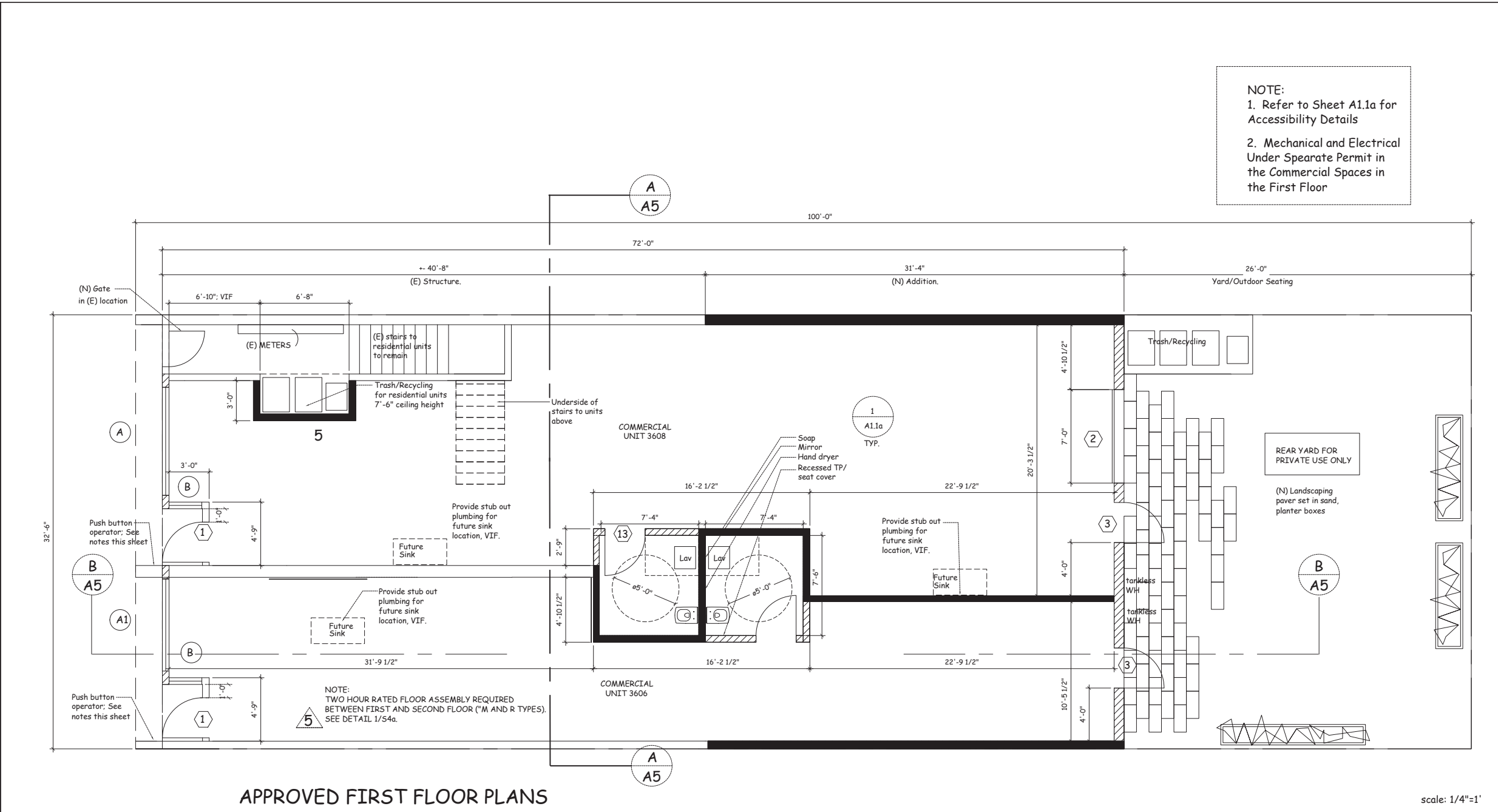
PROJECT for EDDIE CHOI
3606-3612 TARAVAL STREET
SAN FRANCISCO, CA 94116

revisions to permit
2014 0403 2416 S1

REVISED
SITE PLAN

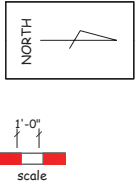
DATE: 06/16/2014
rev: 06/14/2015 6

A0.1



1	POWER DR. OPERATOR NOTES
<p>Powered doors shall be controlled on both the interior and exterior sides of the doors by sensing devices, push plates, vertical actuation bars or other similar operating devices complying with Divisions 11B-304, 11B305 and 11B-308.</p> <p>At each location where push plates are provided there shall be two push plates: the centerline of one push plate shall be 7 inches minimum and 8 inches maximum above the floor or ground surface and the centerline of the second push plate shall be 30 inches minimum and 44 inches maximum above the floor or ground surface. Each push plate shall be a minimum of 4 inches diameter or a minimum of 4 inches by 4 inches square and shall display the International Symbol of Accessibility complying with Division 11B-703.7.</p> <p>At each location where vertical actuation bars are provided the operable portion shall be located so the bottom is 5 inches maximum above the floor or ground surface and the top is 35 inches minimum above the floor or ground surface. The operable portion of each vertical actuation bar shall be a minimum of 2 inches wide and shall display the international Symbol of Accessibility complying with Division 11B-703.7.</p> <p>Where push plates, vertical actuation bars or other similar operating devices are provided they shall be placed in a conspicuous location. A level and clear floor or ground space for forward or parallel approach complying with Division 11B-305 shall be provided, centered on the operating device. Doors shall not swing into required clear floor or ground space.</p>	

WALL TYPES	
	(E) WALL TO BE REMOVED
	(N) WALL
	INDICATES ALL (N) UNIT SEPARATION WALLS TO BE 1-HOUR RATED



NOTE:
1. Refer to Sheet A1.1a for Accessibility Details
2. Mechanical and Electrical Under Separate Permit in the Commercial Spaces in the First Floor

Patricia Haight Architect
LEED Green Associate
99 6th Avenue
San Francisco, CA 94118
415.939.4140
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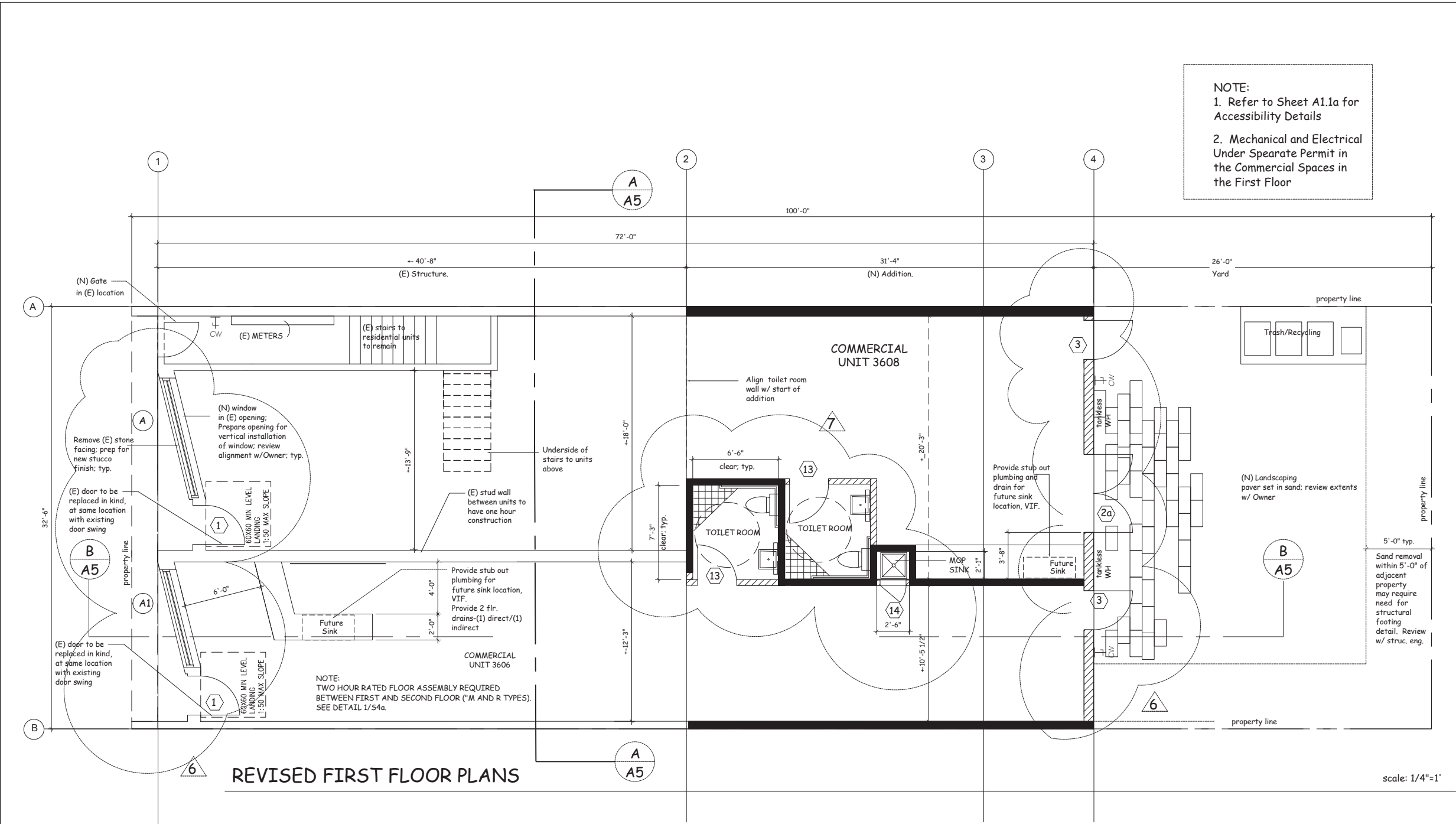
PROJECT for EDDIE CHOI
3606-3612 TARAVAL STREET
SAN FRANCISCO, CA 94116

revisions to permit
2014 0403 2416 S1

APPROVED
FIRST FLOOR
PLANS

DATE: 04/03/2014
rev: 06/10/2014
rev: 10/20/2014
rev: 10/31/2014
rev: 03/25/2015

A1.1



NOTE:
1. Refer to Sheet A1.1a for Accessibility Details
2. Mechanical and Electrical Under Separate Permit in the Commercial Spaces in the First Floor

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REVISED
FIRST FLOOR
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DATE: 04/03/2014

rev: 06/14/2015 6

rev: 09/10/2015 7

A1.1

1 POWER DR. OPERATOR NOTES

Powered doors shall be controlled on both the interior and exterior sides of the doors by sensing devices, push plates, vertical actuation bars or other similar operating devices complying with Divisions 11B-304, 11B305 and 11B-308.

At each location where push plates are provided there shall be two push plates: the centerline of one push plate shall be 7 inches minimum and 8 inches maximum above the floor or ground surface and the centerline of the second push plate shall be 30 inches minimum and 44 inches maximum above the floor or ground surface. Each push plate shall be a minimum of 4 inches diameter or a minimum of 4 inches by 4 inches square and shall display the International Symbol of Accessibility complying with Division 11B-703.7.

At each location where vertical actuation bars are provided the operable portion shall be located so the bottom is 5 inches maximum above the floor or ground surface and the top is 35 inches minimum above the floor or ground surface. The operable portion of each vertical actuation bar shall be a minimum of 2 inches wide and shall display the international Symbol of Accessibility complying with Division 11B-703.7.

Where push plates, vertical actuation bars or other similar operating devices are provided they shall be placed in a conspicuous location. A level and clear floor or ground space for forward or parallel approach complying with Division 11B-305 shall be provided, centered on the operating device. Doors shall not swing into required clear floor or ground space.

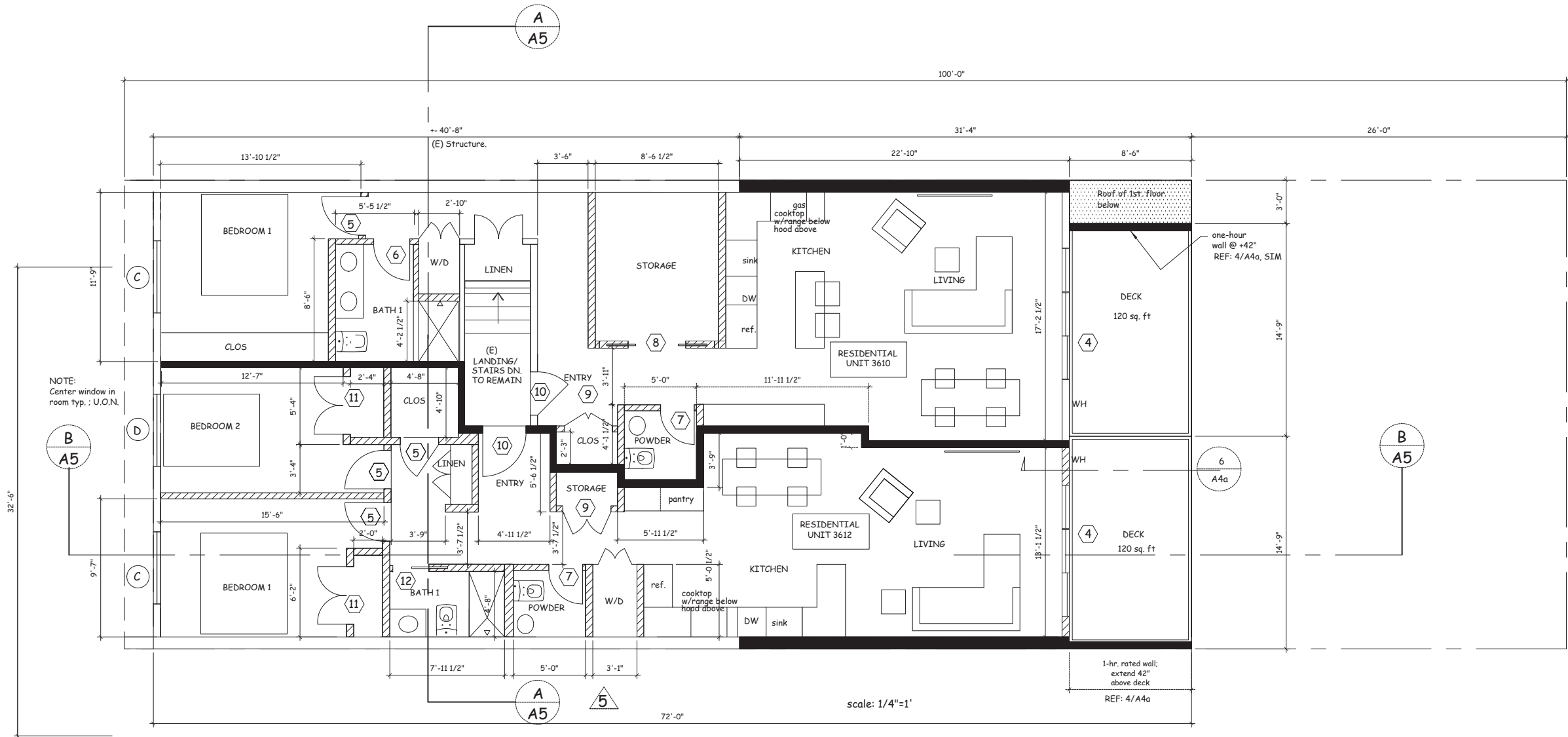
WALL TYPES

NOTE: DIMENSIONS ARE TO FINISHED FACE OF WALL

- (E) WALL TO REMAIN
- (E) WALL TO BE REMOVED
- (N) WALL
- INDICATES ALL (N) UNIT SEPARATION WALLS TO BE 1-HOUR RATED

NORTH

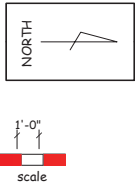
1'-0" scale



APPROVED SECOND FLOOR PLANS

scale: 1/4"=1'

WALL TYPES	
---	(E) WALL TO BE REMOVED
///	(N) WALL
—	INDICATES ALL (N) UNIT SEPARATION WALLS TO BE 1-HOUR RATED



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APPROVED
SECOND
FLOOR PLANS

DATE: 06/16/2014
rev: 06/10/2014
rev: 07/07/2014
rev: 10/20/2014
rev: 10/31/2014
rev: 01/10/2015
rev: 03/25/2015


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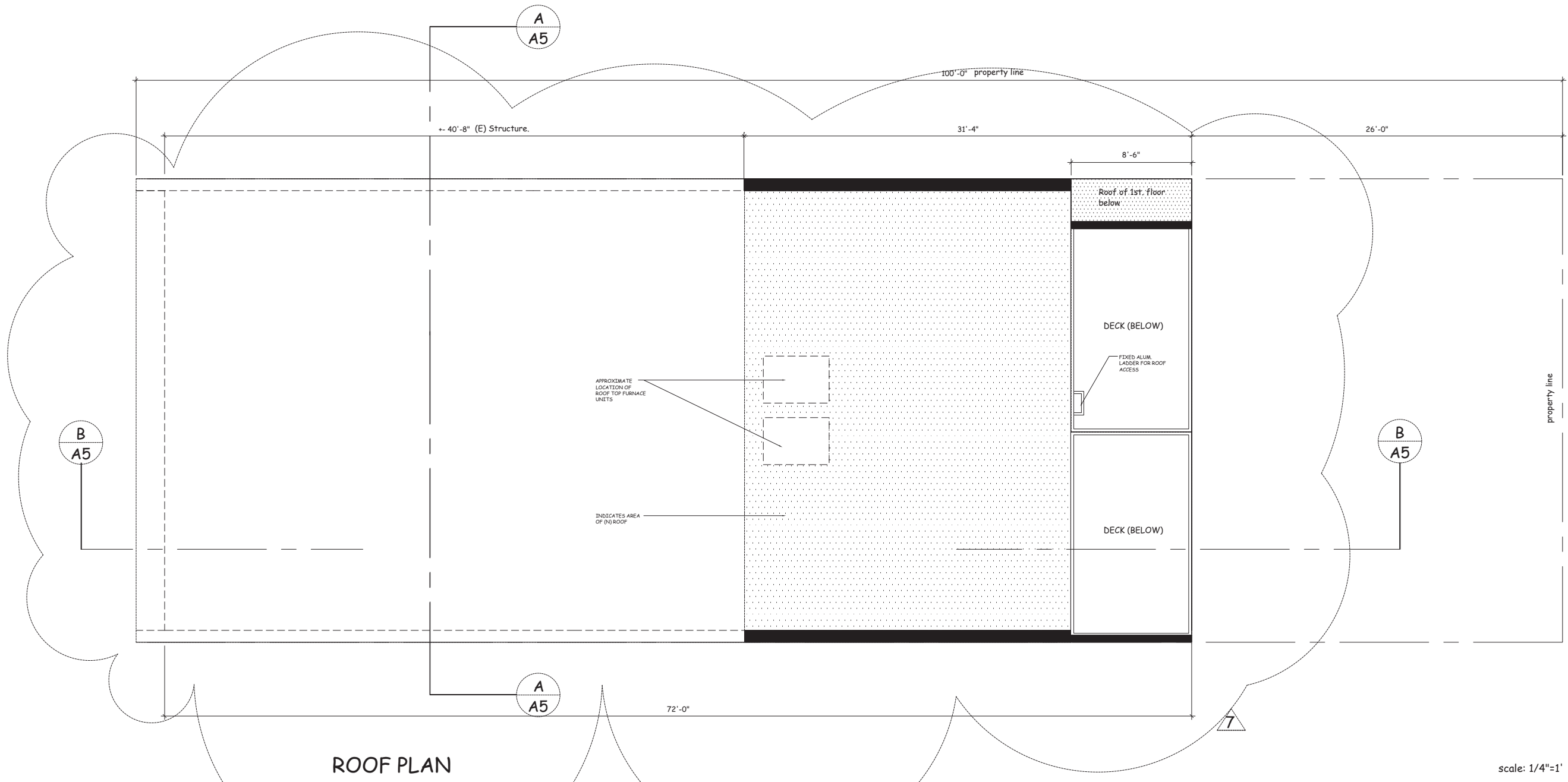
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REVISED SECOND FLOOR PLANS

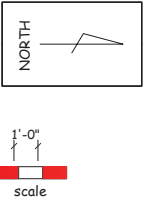
DATE: 06/16/2014
rev: 06/14/2015 

A4



ROOF PLAN

WALL TYPES	
NOTE: DIMENSIONS ARE TO FINISHED FACE OF WALL	
	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(N) WALL
	INDICATES ALL (N) UNIT SEPARATION WALLS TO BE 1-HOUR RATED



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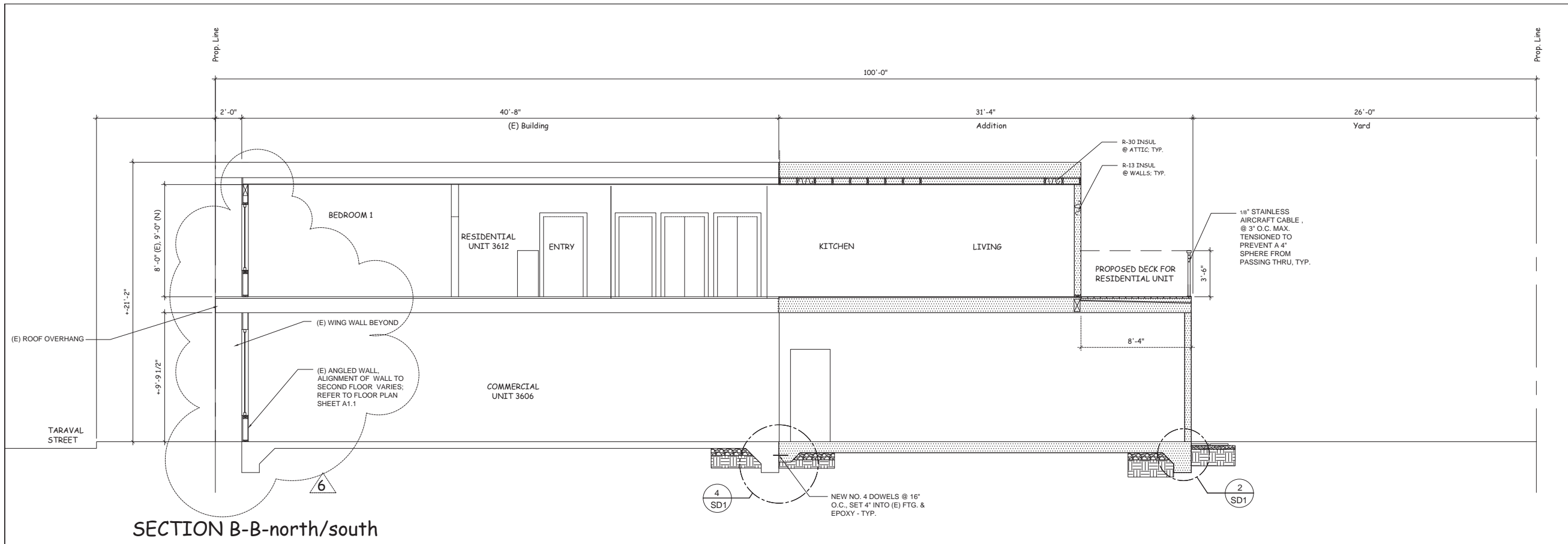
ROOF PLAN

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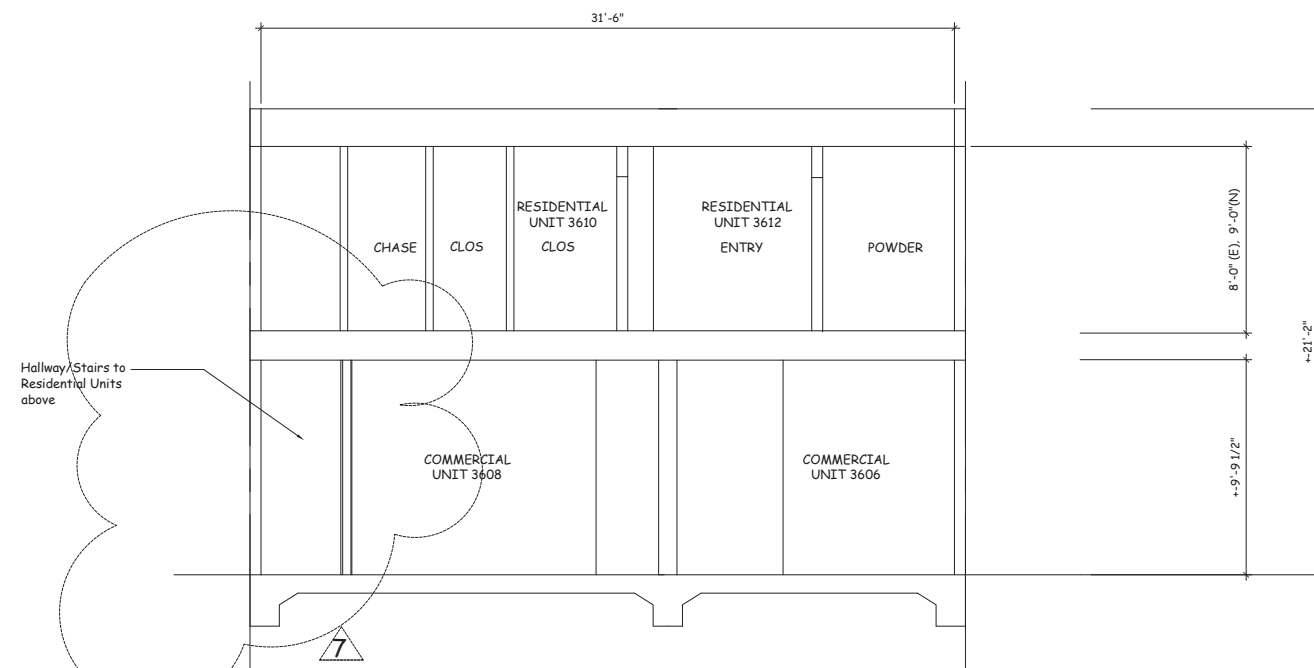
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SECTION B-B-north/south



SECTION A-A-east/west

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SECTIONS

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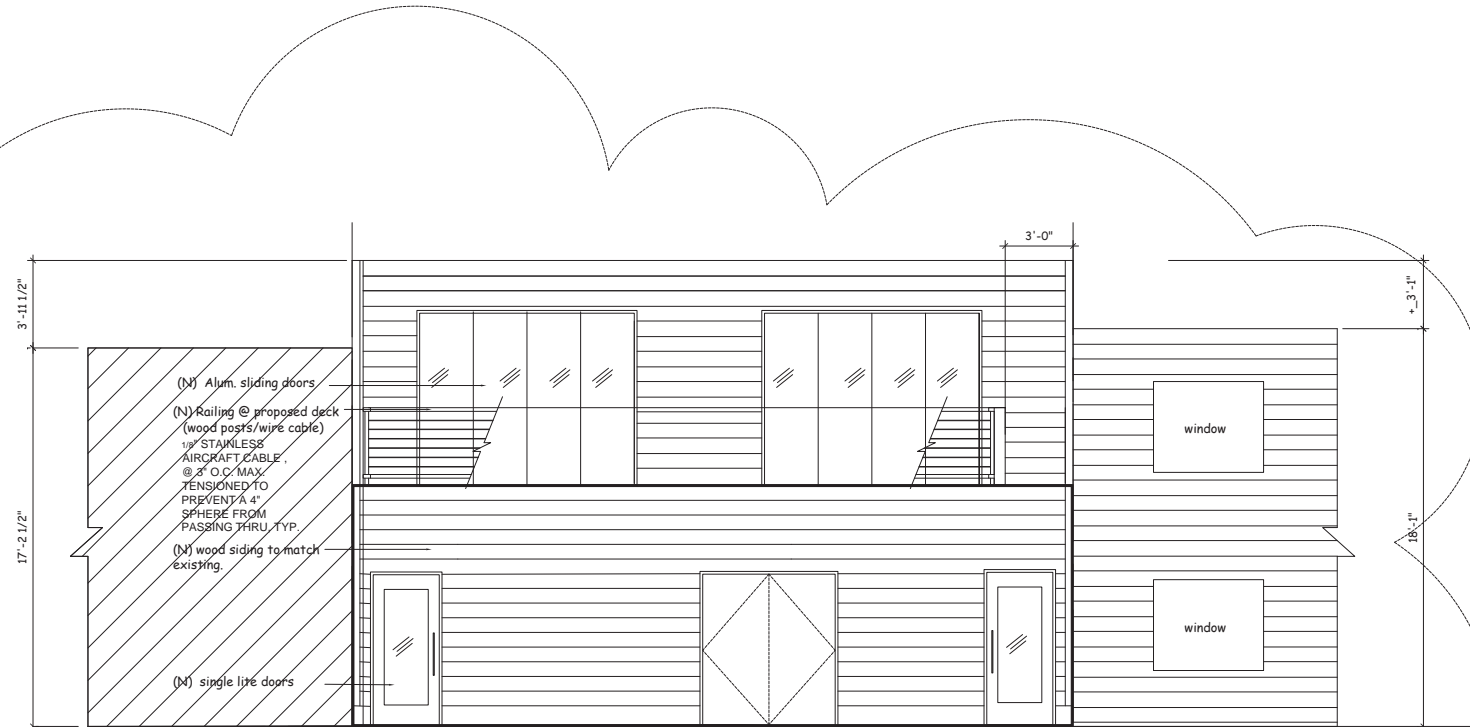
A5



INDICATES ELEVATION OF CURB AT TARAVAL STREET

APPROVED REAR EXTERIOR ELEVATION

scale: 1/4"=1'



INDICATES ELEVATION OF CURB AT TARAVAL STREET

REVISED REAR EXTERIOR ELEVATION

scale: 1/4"=1'



APPROVED FRONT ELEVATION

scale: 1/4"=1'



REVISED FRONT EXTERIOR ELEVATION

scale: 1/4"=1'



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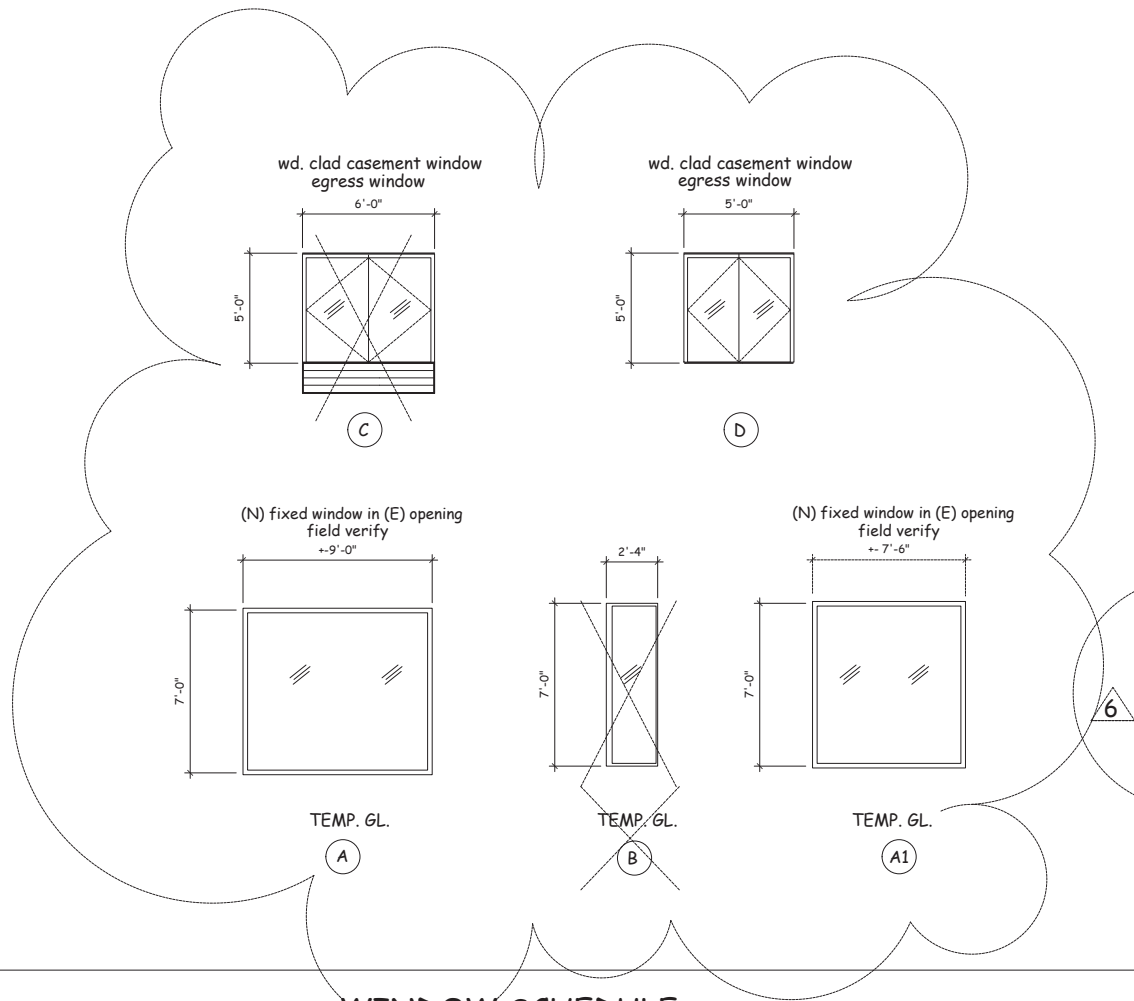
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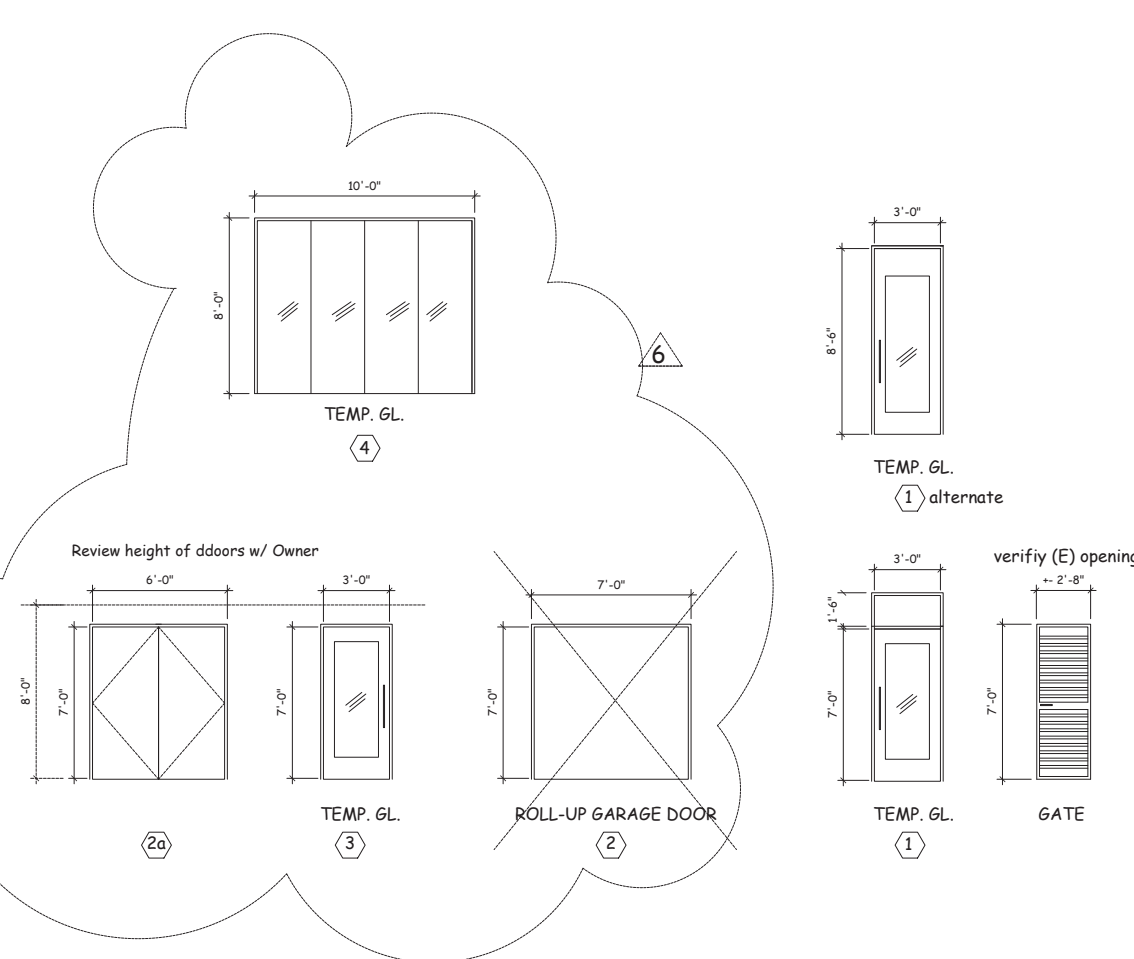
EXISTING/
PROPOSED
FRONT
ELEVATIONS

DATE: 06/16/2014
rev: 06/14/2015 6
rev: 09/10/2015 7

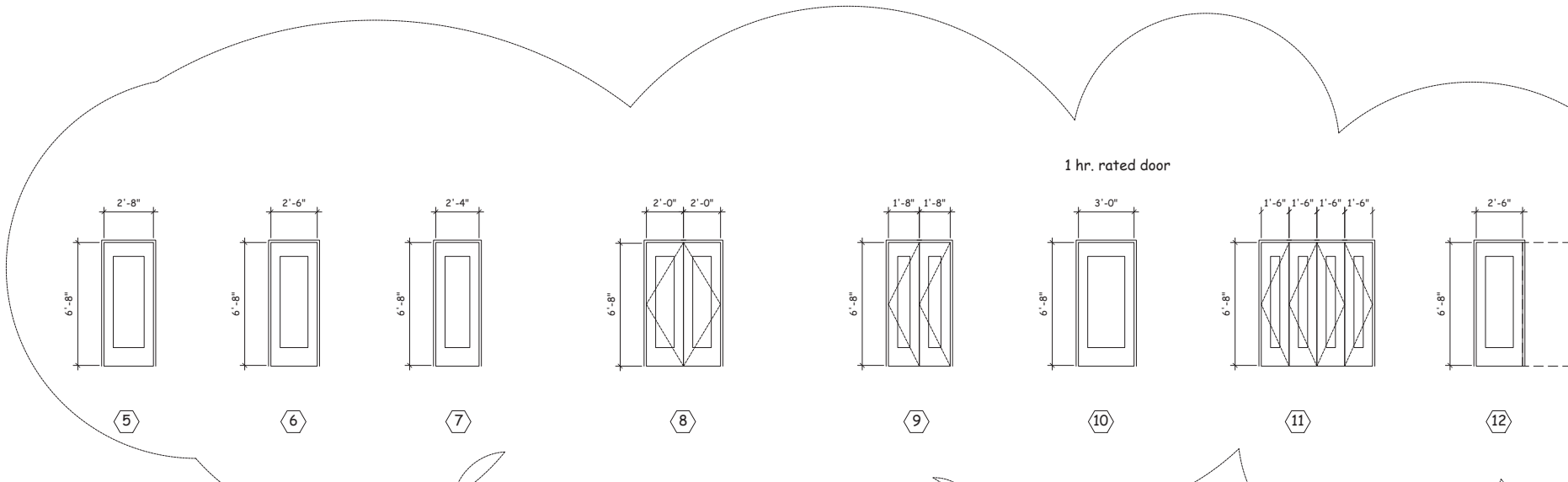
A6



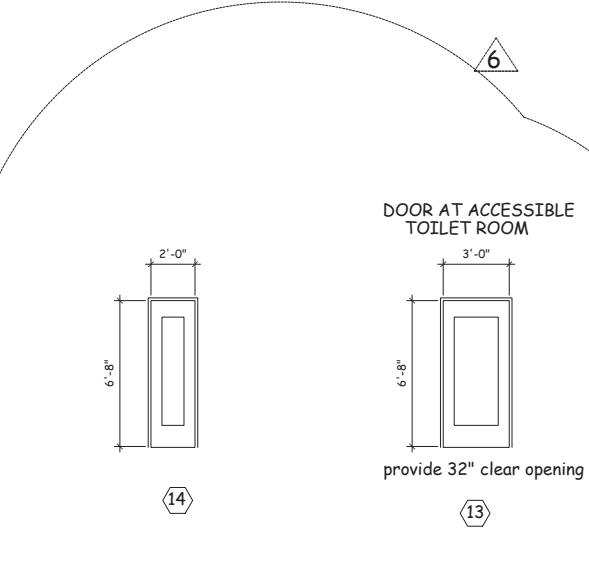
WINDOW SCHEDULE



EXTERIOR DOOR SCHEDULE



DOOR SCHEDULE-RESIDENTIAL



DOOR SCHEDULE-COMMERCIAL

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REVISED
DOOR AND
WINDOW
SCHEDULES

DATE: 06/16/2014
rev: 06/14/2015 6

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3606 TARAVAL ST. - SIGNAGE

1. Painted Window Sign
 - window size: 7'6" x 7'
 - signage max. size: 5' x 3'
2. Fabric Banner
 - signage size: 1.75' x 3'
 - max height from ground: 15'

