



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Motion No. XXXXX

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: DECEMBER 3, 2015

Date Prepared: November 20, 2015
Case No.: **2015-012697CUA**
Project Address: **1111 Taraval Street**
Zoning: Taraval Street NCD (Neighborhood Commercial District)
Taraval Street Restaurant Subdistrict
65-A Height and Bulk District
Block/Lot: 2404 / 001
Project Sponsor: John Lucchesi, AIA john@matthewsarchitects.com
335A East 4th Avenue
San Francisco, CA 94401
Staff Contact: Colin Clarke at (415) 575-9184 or Colin.Clarke@sfgov.org

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

Reception:
415.558.6378

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Information:
415.558.6377

PROJECT DESCRIPTION

This is a request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [741.43](#), [781.1](#), and [790.90](#), for a change of use from a Laundry/Drycleaner (Other Retail Sales and Service use) to a Limited-Restaurant (d.b.a. Tea Papa) located on the ground floor within the Taraval Street NCD (Neighborhood Commercial) Zoning District, Taraval Street Restaurant Subdistrict, and 65-A Height and Bulk District. This project has been reviewed under the Community Business Priority Processing Program (CB3P). If approved, this project will include minor tenant improvements and façade repairs under a Building Permit Application.

REQUIRED COMMISSION ACTION

In the Taraval Street Restaurant Subdistrict, Planning Code Sections [741.43](#) and [781.1](#) require a Limited-Restaurant to obtain Conditional Use Authorization.

DECISION

Based on information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2015-012697CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated November 3, 2015, and stamped "EXHIBIT B."

CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses	X			Concentration increase by <1% to 34% (25% Code-recommended).
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals	X			
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			

Additional Information	
Notification Period	11/13/2015 – 12/3/2015 (20 days mailing; 20 days newspaper; 20 days posted).
Number and nature of public comments received	None received.
Number of days between filing and hearing	71 days.

Generalized Basis for Approval (max. one paragraph)
<i>The project is necessary and desirable for, and compatible with, the neighborhood as it activates a 480 square foot ground floor space with a neighborhood-serving use: Limited-Restaurant. The space was previously occupied by neighborhood-serving retail (laundry/drycleaner). The project would increase the concentration of eating and drinking uses within 300 linear feet of the subject property (and within the Taraval St NCD District and Taraval Street Restaurant Subdistrict) to 34% (storefront street frontage is 15 linear feet of this 120-foot property frontage), which is higher than the 25% threshold recommended by Section 303(o), but represents only an increase of less than 1%. The business will have employees that are local residents. Staff recommends approval with conditions.</i>

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 3, 2015.

AYES:

NAYS:

ABSENT:

ADOPTED: December 3, 2015

 Jonas P. Ionin
 Commission Secretary

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

EXHIBIT A

AUTHORIZATION

This authorization is for a **Conditional Use Authorization** pursuant to Planning Code Sections [303](#), [741.43](#), [781.1](#), and [790.90](#), for a change of use from a Laundry/Drycleaner (Other Retail Sales and Service use) to a Limited-Restaurant (d.b.a. Tea Papa) located on the ground floor within the Taraval Street NCD (Neighborhood Commercial) Zoning District, Taraval Street Restaurant Subdistrict, and 65-A Height and Bulk District; in general conformance with plans, dated November 3, 2015, and stamped "EXHIBIT B" included in the docket for Record No. 2015-012697CUA and subject to conditions of approval reviewed and approved by the Commission on December 3, 2015 under Motion No. XXXXX. 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 December 3, 2015 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXX shall be reproduced on the Index Sheet of construction plans submitted with the site or Building Permit Application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a Building Permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use Authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building and sign design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the Building Permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the Building Permit Application if any rooftop mechanical equipment is proposed as part of the Project. Any such equipment is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the Building Permit Application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
10. **Signs.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

11. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

13. **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>
14. **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>
15. **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*

16. **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

17. **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.

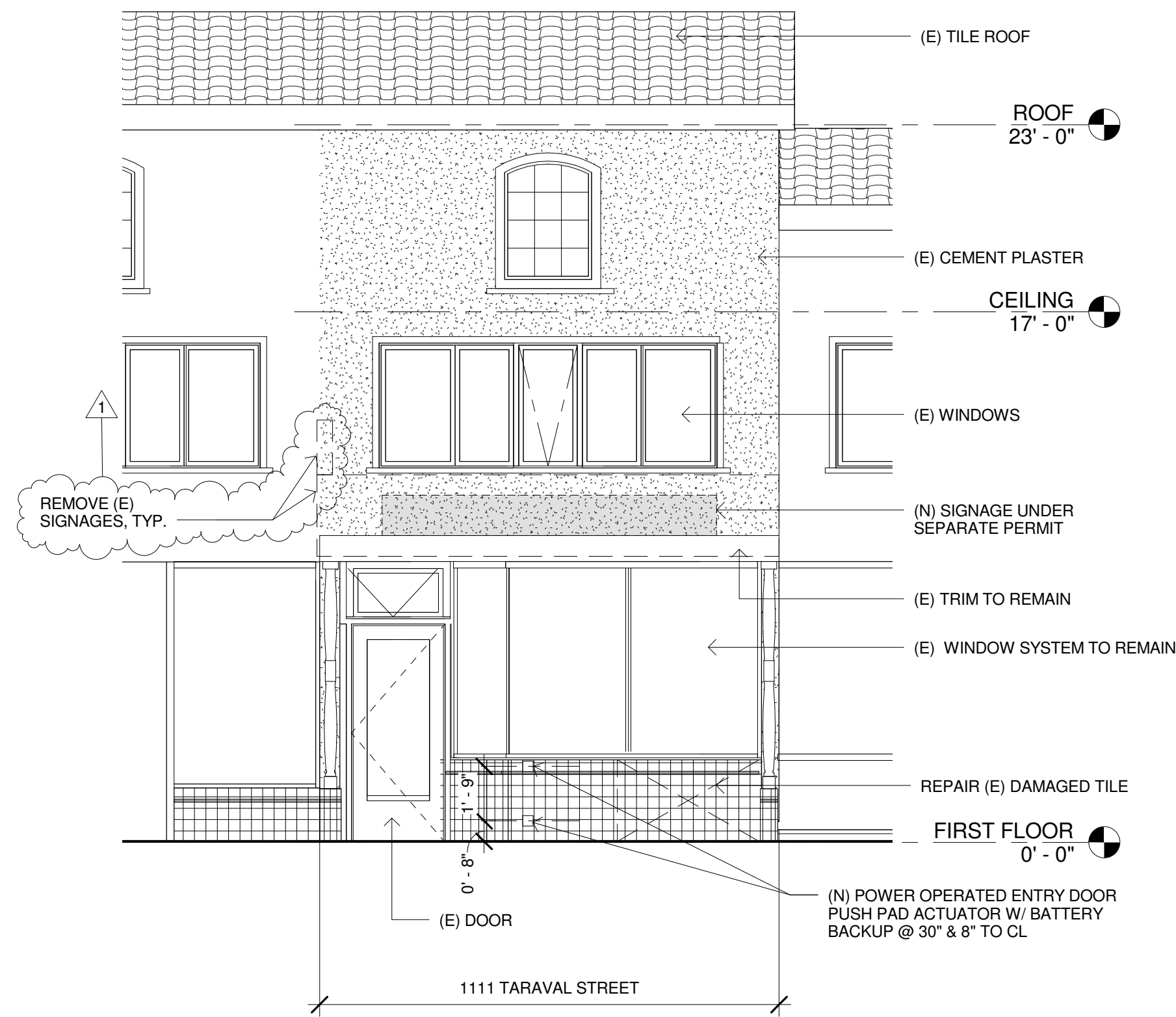
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

18. **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.

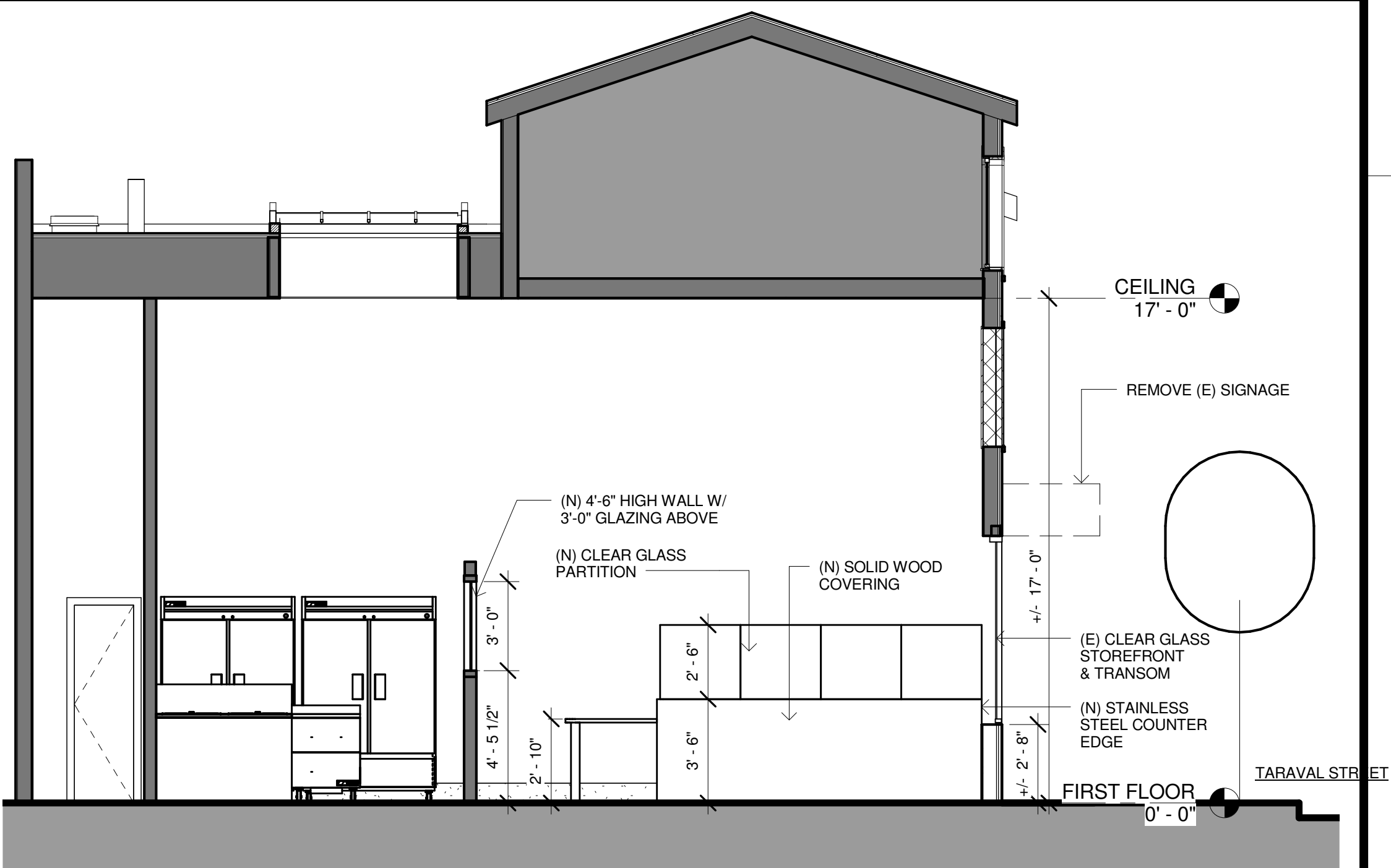
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

19. **Hours of Operation.** Pursuant to Planning Code Section [741.27](#), the subject establishment is limited to the following hours of operation: Sunday through Monday from 6:00AM to 2:00AM.

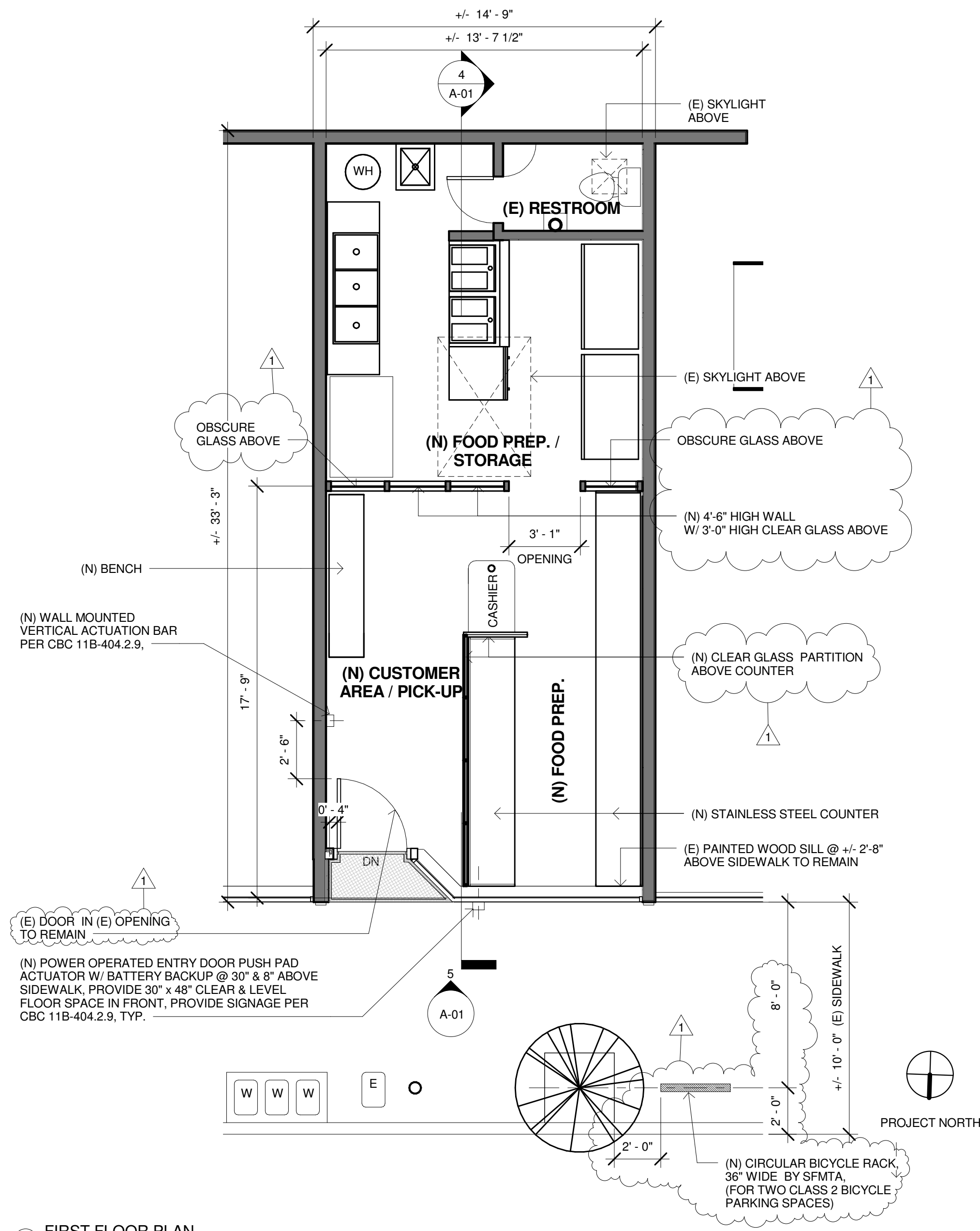
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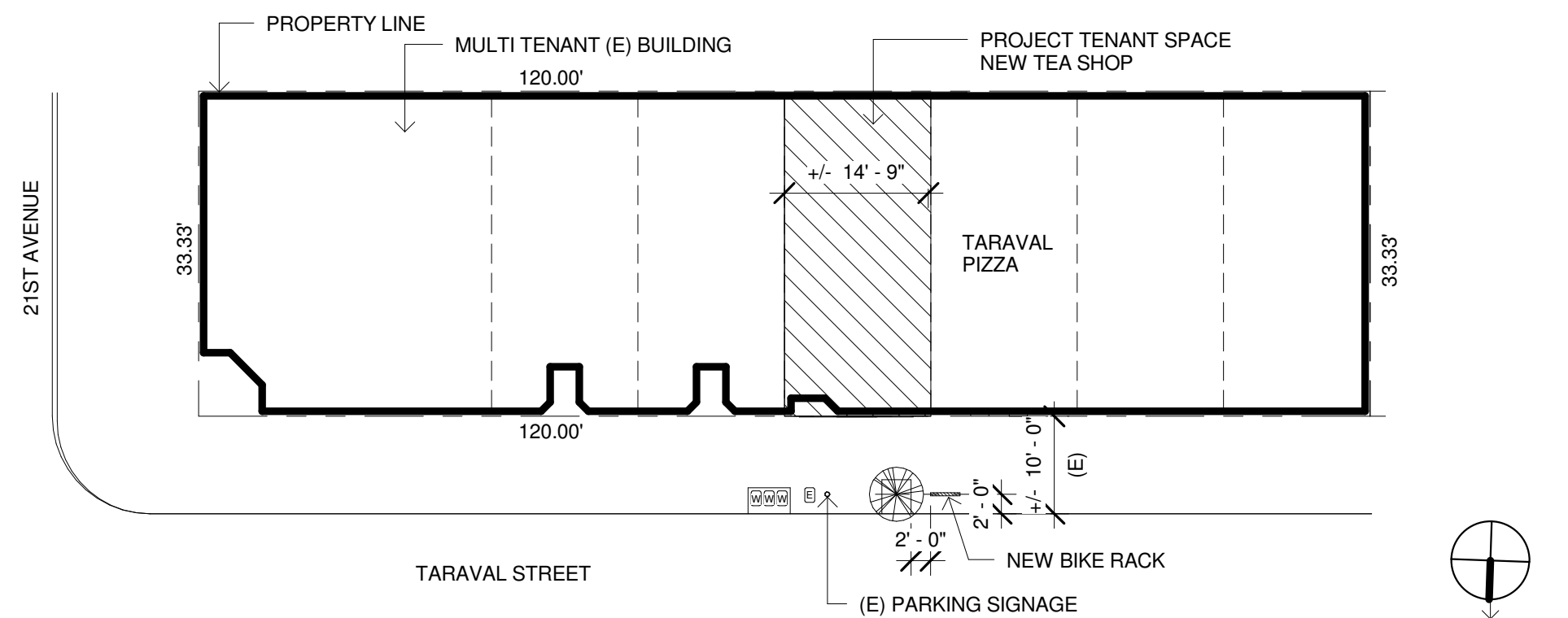
5 NORTH ELEVATION
 1/4" = 1'-0"



4 LONGITUDINAL SECTION
 1/4" = 1'-0"



3 FIRST FLOOR PLAN
 1/4" = 1'-0"



2 SITE PLAN
 1/16" = 1'-0"

SCOPE OF WORK

(N) MILK TEA SHOP (LIMITED RESTAURANT USE) W/ TAKE AWAY SERVICE (FORMER DRY CLEANING & LAUNDRY SHOP)

ZONING INFORMATION

ASSESSORS PARCEL NUMBER : 2404/001
 JURISDICTION : CITY AND COUNTY OF SAN FRANCISCO
 ZONING DISTRICT : TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT
 LOT SIZE : 3,999.6 SF
 EXISTING FLOOR AREA : +/- 3,926 S.F.
 TENANT SPACE FLOOR AREA : +/- 478 S.F.

FLOOR AREA

NAME	AREA			TOTAL
	EXISTING	NEW	REMOVED	
FIRST FLOOR	480 SF			480 SF
TOTAL				480 SF

BUILDING DATA

OCCUPANCY GROUP : B < 50 OCCUPANTS
 CONSTRUCTION TYPE : V-B

BUILDING CODE INFORMATION

1. ALL NEW WORK SHALL BE IN STRICT CONFORMANCE WITH THE FOLLOWING CODES & ORDINANCES INCLUDING BUT NOT LIMITED TO:

*THE LATEST ADOPTED EDITION OF THE SAN FRANCISCO BUILDING, MECHANICAL, PLUMBING, FIRE AND ELECTRICAL CODES, (2007) W/ ALL APPLICABLE AMENDMENTS (2013).

- * PART 1: 2013 CALIFORNIA ADMINISTRATIVE CODE
 - * PART 2: 2013 CALIFORNIA BUILDING CODE (2009 IBC)
 - * PART 3: 2013 ELECTRICAL CODE (2008 NEC)
 - * PART 4: 2013 CALIFORNIA MECHANICAL CODE (2009 UMC)
 - * PART 5: 2013 CALIFORNIA PLUMBING CODE (2009 UPC)
 - * PART 6: 2013 CALIFORNIA ENERGY CODE
 - * PART 8: 2013 CALIFORNIA HISTORICAL BUILDING CODE
 - * PART 9: 2013 CALIFORNIA FIRE CODE
 - * PART 10: CALIFORNIA EXISTING BUILDING CODE
 - * PART 11: 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - * PART 12: 2013 CALIFORNIA REFERENCED STANDARDS CODE
- AND ALL OTHER ADOPTED APPLICABLE CODES AND ALL OTHER APPLICABLE LOCAL AND STATE LAWS, REGULATIONS & ORDINANCES

SHEETS INDEX

SHEET NUMBER	SHEET NAME
A-01	PROPOSED PLANS AND BUILDING DATA
A-02	PRELIMINARY NEIGHBORHOOD STUDY OF EXISTING RESTAURANTS / LIMITED RESTAURANTS

PROJECT TEAM

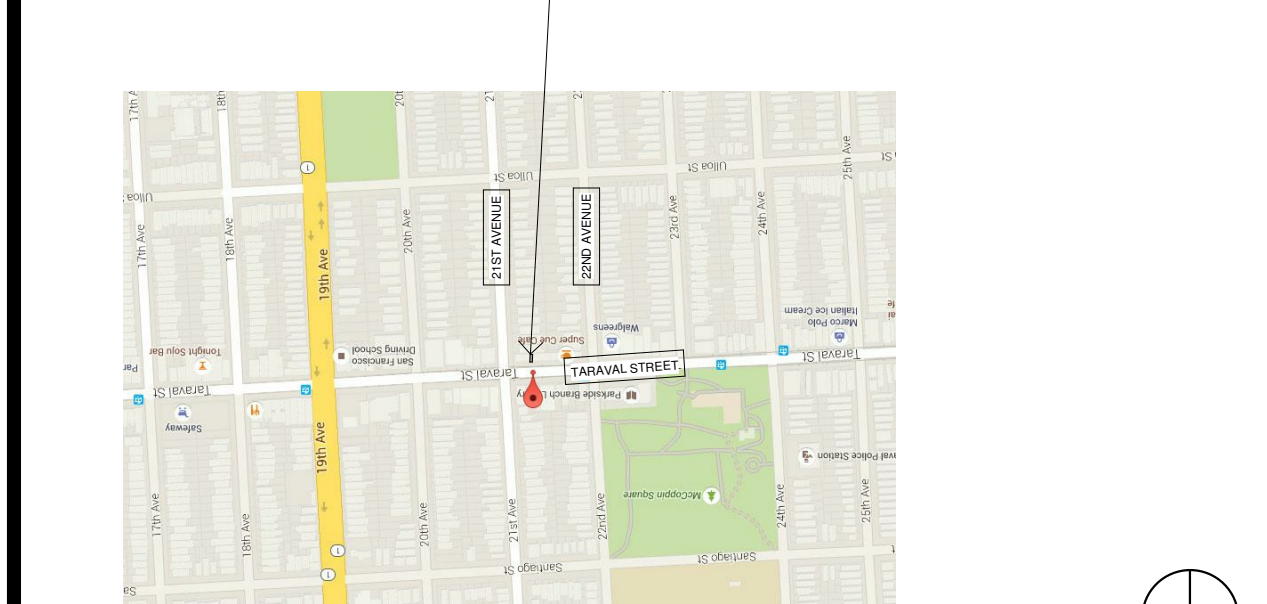
CLIENT / TENANT:
 YIZHONG (JOHNNY) PAN
 560 BALBOA STREET
 SAN FRANCISCO, CA 94118
 TEL: 415 813 8962

ARCHITECT:
 JOHN MATTHEWS ARCHITECTS
 335A EAST FOURTH AVENUE
 SAN MATEO, CA 94401
 TEL: 650 340 1107

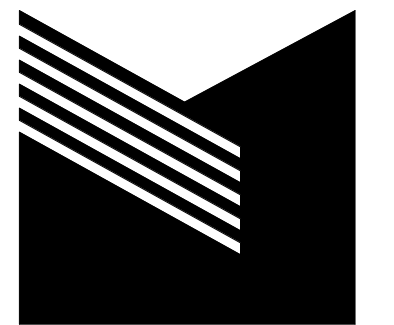
SHEET NOTES:

1. NEW SIGNAGE IS UNDER SEPARATE BUILDING PERMIT. NEW SIGNAGE SHALL COMPLY WITH PLANNING CODE SECTION 607.1.

VICINITY MAP



1 VICINITY MAP
 1/2" = 1'-0"



JOHN MATTHEWS ARCHITECTS

335-A EAST FOURTH AVENUE
 SAN MATEO, CA 94401
 TELE: (650) 340-1107
 FAX: (650) 340-1677

**TENANT IMPROVEMENTS:
 NEW MILK TEA SHOP AT**

1111 TARAVAL STREET, SAN FRANCISCO, CA 94116
 PARCEL NUMBER: 2404/001

PROPOSED PLANS AND BUILDING DATA

CONDITIONAL USE PLANNING APPLICATION

DATE: SEPTEMBER 18, 2015

REVISION SCHEDULE

REVISION #	REVISION DATE
1	NOVEMBER 03, 2015

SCALE: As indicated

DRAWN: EPM

JOB NO.: 15586

SHEET

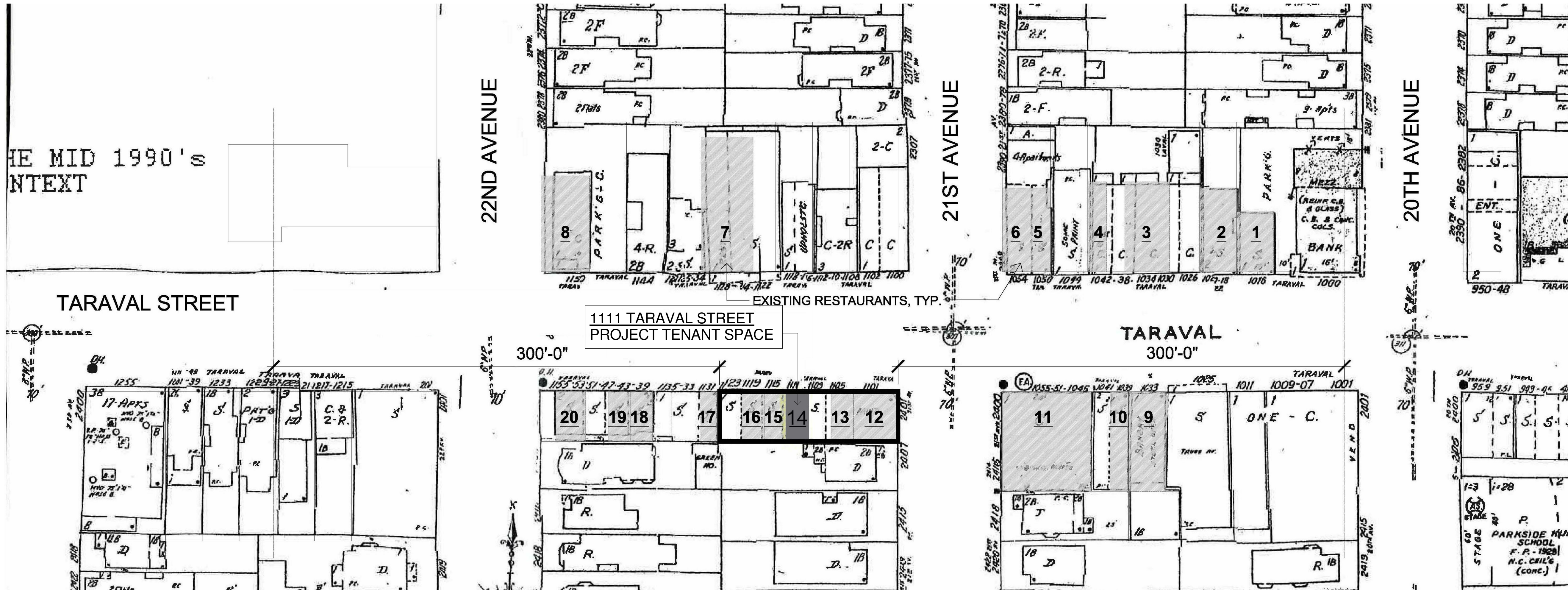
A-01

OF

PRELIMINARY TABULATION OF RESTAURANTS & LIMITED RESTAURANTS FRONTAGES WITHIN 300 FEET OF SUBJECT PROPERTY
 FOR TARAVAL STREET RESTAURANT SUBDISTRICT (NEIGHBORHOOD COMMERCIAL RESTRICTED USE SUBDISTRICT)

Addresses	Restaurant / Limited Restaurant Business Name	Frontage Dimension	Side Dimension
North Blocks			
1 1016 Taraval	Grandma's Saloon	25.00	
2 1018 Taraval	The Bay Pastry	12.50	
3 1030 Taraval	Smile House Café	30.00	
4 1042 Taraval	Shadong Deluxe	12.50	
5 1050 Taraval	Quickly	12.50	
6 1054 Taraval	New Taraval Café	20.00	25.00
7 1128 Taraval	Tennessee Grill	35.00	
8 1150 Taraval	Kentucky Fried Chicken / Taco Bell	57.50	64.00
South Blocks			
9 1033 Taraval	Made in China Restaurant	25.00	
10 1041 Taraval	Sushi Zen	12.50	
11 1055 Taraval	Hot Pot Garden	60.00	66.67
12 1101 Taraval	Bakers of Paris	30.00	33.33
13 1105 Taraval	Bandwich	15.00	
14 1111 Taraval	New Milk Tea Shop - Request Conditional Approval	15.00	
15 1115 Taraval	Taraval Pizzeria	15.00	
16 1119 Taraval	Yoghurt Gogo (Closed)	15.00	
17 1131 Taraval	Anigua Coffee Shop	12.50	
18 1139 Taraval	Supercue	15.00	
19 1143 Taraval	King of Delicatessens	15.00	
20 1155 Taraval	One Boiling Pot Mixina Noodles	30.00	
Total		465.00	189.00
Frontages Total Linear Feet		654.00	

Total Frontages within 300'	1929.00
% of Restaurants / Limited Restaurants	654 / 1929 x 100= 33.90%



VICINITY MAP SHOWING RESTAURANTS IN THE TARAVAL STREET SUBDISTRICT
 1" = 40'-0"

JOHN MATTHEWS ARCHITECTS

335-A EAST FOURTH AVENUE
 SAN MATEO, CA 94401
 TELE: (650) 340-1107
 FAX: (650) 340-1677

**TENANT IMPROVEMENTS:
 NEW MILK TEA SHOP AT**

1111 TARAVAL STREET, SAN FRANCISCO, CA 94116
 PARCEL NUMBER: 2404/001

PRELIMINARY NEIGHBORHOOD STUDY OF EXISTING RESTAURANTS / LIMITED RESTAURANTS

CONDITIONAL USE PLANNING APPLICATION

DATE: SEPTEMBER 18, 2015

REVISION SCHEDULE
 REVISION # REVISION DATE

SCALE: 1" = 40'-0"
 DRAWN: EPM
 JOB NO.: 15586
 SHEET:

A-02

BANH WICH
Vietnamese Cafe

1105 TARAVAL ST.

OPEN
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ALTERATION

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