



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JANUARY 12, 2017

Date: January 5, 2017
Case No.: **2016-003758CUA**
Project Address: **2300 Market Street**
Zoning: Upper Market Neighborhood Commercial Transit District
50-X Height and Bulk District
Block/Lot: 3562/001
Project Sponsor: Kam Li
350 Chadbourne Avenue
Millbrae, CA 94030
Staff Contact: Veronica Flores – (415) 575-9173
veronica.flores@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project sponsor proposes to expand an existing restaurant d.b.a. Super Duper Burgers into the project site at 2300 Market Street. The existing location has been in operation on Market Street since 2010. The business will not increase the number of existing eating and drinking establishments in the area. Between the hours of 11:00AM to 11:00PM, the business will sell burgers, salads, and shakes. The project also includes interior tenant improvements and minor alterations to the existing storefront. The existing Super Duper measures approximately 1,285 square feet, and the proposal will add an additional 834 square feet for a total of 2,119 square feet. The proposal does not involve expanding the existing building envelope.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Market Street, at the intersection of 16th and Noe Streets, Block 3562, Lot 001. The subject property is located within the Upper Market Neighborhood Commercial Transit District ("NCT") and the 50-X Height and Bulk District. The property is developed with a four-story building with 33 dwelling units on the upper floors and seven commercial businesses on the ground floor including the existing "Super Duper Burgers" location, Wells Fargo Bank, and Koheba Gifts and Smoke Shop. The subject property involves a triangular shaped lot, with approximately 150 feet of frontage on Market Street. The subject building covers close to 100% of the lot save for a narrow lightwell alley between the adjacent buildings to the west. The project site specifically has about 64 feet of frontage on Market Street and is approximately 834 square feet in size. The tenant space at 2300 Market Street has been vacant since September 2015, but was previously occupied by a check cashing store d.b.a as "California Check Cashing."

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The length of the Upper Market NCD District is approximately 970 feet. The project site is located near the intersection of Market, 16th and Noe Streets. To the immediate west is a five-story building with six dwelling units and commercial business on the ground floor.

Buildings along this section of Market Street typically range from one to five stories in height. Upper floors of buildings are generally occupied by residential units. The surrounding properties are located within the Upper Market Neighborhood Commercial Transit District (NCT) and RH-3 (Residential House, Three-Family) Districts. The area is well-served by the Castro Street Metro Station within two blocks which has the L-Taraval, M-Ocean View, and K-Ingleside/T-Third Street light rail lines. The Upper Market NCD is intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market.

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	October 14, 2016	October 14, 2016	20 days
Posted Notice	20 days	October 14, 2016	October 14, 2016	20 days
Mailed Notice	20 days	October 14, 2016	October 14, 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 two communications in support of the proposal, as well as a petition with four signatures.
- The Office of Economic and Workforce Development supports the proposal’s restoration of historic transoms on the front elevation facing onto Market Street.
- The project sponsor has conducted outreach to the adjacent neighbors and interested community groups including the Castro Merchants.

ISSUES AND OTHER CONSIDERATIONS

- The Commerce and Industry Element of the General Plan contains Guidelines that discourage the overconcentration of eating and drinking establishments within NCD's. The project would expand an existing restaurant in the area by renovating the adjacent vacant commercial space, and would not result in a net increase in the number of restaurants in the area. The restaurant

expansion will add approximately 44.33 linear feet, increasing the eating and drinking establishment percentage from 11.28% to 12.72% within 300 feet of the project site.

- After preliminary investigative work, the Department learned the transom includes glass panels that are covered with stucco spray. Staff will work with the applicant to reveal the glass in as gentle means as possible and restore the transom back to its original conditions/as appropriate.
- The existing Super Duper is currently operating as a Bona Fide Eating Place, as defined in Section [790.142](#). If the expansion is approved, the Project Sponsor will seek an ABC license expansion to cover the combined tenant space.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of the restaurant within the Upper Market NCT, pursuant to Planning Code Section 733.44.

BASIS FOR RECOMMENDATION

- The project promotes the continued operation of an established business and contributes to the viability of the overall Upper Market NCT.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood, and would not result in a net increase in the number of restaurants in the area.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- There are ten Super Duper locations; therefore this is not a Formula Retail use and would serve the immediate neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion – Conditional Use Authorization

Environmental Determination

Block Book Map

Sanborn Map

Aerial Photographs

Project Sponsor Submittal, including:

- Site Photographs
- Eating and Drinking Establishments Survey (Raw Data)
- Reduced Plans
- Correspondence in Support

Public Correspondence (see also Project Sponsor Submittal)

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 |
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| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" 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

VAF
Planner's Initials

VF: I:\Cases\2016\2016-003758CUA - 2300 Market St\2016-003758CUA_2300 Market St_ExecutiveSummary.doc



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Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 733.44 OF THE PLANNING CODE TO ALLOW A RESTAURANT (D.B.A. SUPER DUPER BURGERS), WITHIN THE UPPER MARKET NCT (NEIGHBORHOOD COMMERCIALTRANSIT) ZONING DISTRICT AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 22, 2016, Kam Li (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 303 and 733.44 to allow a Restaurant (d.b.a. Super Duper Burgers) within the Upper Market NCT (Neighborhood Commercial Transit) Zoning District and a 50-X Height and Bulk District.

On November 3, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-003758CUA. During this original hearing, the project was continued to the January 12, 2017 hearing date.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The length of the Upper Market NCD District is approximately 970 feet. The project site is located near the intersection of Market, 16th and Noe Streets. To the immediate west is a five-story building with six dwelling units and commercial business on the ground floor.

Buildings along this section of Market Street typically range from one to five stories in height. Upper floors of buildings are generally occupied by residential units. The surrounding properties are located within the Upper Market Neighborhood Commercial Transit District (NCT) and RH-3 (Residential House, Three-Family) Districts. The area is well-served by the Castro Street Metro Station within two blocks which has the L-Taraval, M-Ocean View, and K-Ingleside/T-Third Street light rail lines. The Upper Market NCD is intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market.

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On November 3, 2016, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-003758CUA. The project was continued to the January 12, 2017 hearing date.

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

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. 2016-003758CUA, 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 Market Street, at the intersection of 16th and Noe Streets, Block 3562, Lot 001. The subject property is located within the Upper Market Neighborhood Commercial Transit District ("NCT") and the 50-X Height and Bulk District. The property is developed with a four-story building with 33 dwelling units on the upper floors and seven commercial businesses on the ground floor including the existing "Super Duper Burgers" location, Wells Fargo Bank, and Koheba Gifts and Smoke Shop. The subject property involves a triangular shaped lot, with approximately 150 feet of frontage on Market Street. The subject building covers close to 100% of the lot save for a narrow lightwell alley between the adjacent buildings to the west. The project site specifically has about 64 feet of frontage on Market Street and is approximately 834 square feet in size. The tenant space at 2300 Market Street has been vacant since September 2015, but was previously occupied by a check cashing store d.b.a as "California Check Cashing."
3. **Surrounding Properties and Neighborhood.** The length of the Upper Market NCD District is approximately 970 feet. The project site is located near the intersection of Market, 16th and Noe Streets. To the immediate west is a five-story building with six dwelling units and commercial business on the ground floor.

Buildings along this section of Market Street typically range from one to five stories in height. Upper floors of buildings are generally occupied by residential units. The surrounding properties are located within the Upper Market Neighborhood Commercial Transit District (NCT) and RH-3 (Residential House, Three-Family) Districts. The area is well-served by the Castro Street Metro Station within two blocks which has the L-Taraval, M-Ocean View, and K-Ingleside/T-Third Street light rail lines. The Upper Market NCD is intended to provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market.

4. **Project Description.** The project sponsor proposes to expand an existing restaurant d.b.a. Super Duper Burgers into the project site at 2300 Market Street. The existing location has been in

operation on Market Street since 2010. The business will not increase the number of existing eating and drinking establishments in the area. Between the hours of 11:00AM to 11:00PM, the business will sell burgers, salads, and shakes. The project also includes interior tenant improvements and minor alterations to the existing storefront. The existing Super Duper measures approximately 1,285 square feet, and the proposal will add an additional 834 square feet for a total of 2,119 square feet. The proposal does not involve expanding the existing building envelope.

There are only ten Super Duper locations; therefore, the proposed use is not a Formula Retail use. The proposal requires a change of use and Section 312-neighborhood notification was conducted in conjunction with the Conditional Use Authorization process. The proposed use is a neighborhood-serving use.

The proposed operation consists of 19 employees. The majority of employees live in the immediate surrounding area and walk take public transit to work. The subject site is well served by public transit so that potential customers should not adversely affect the traffic flow.

5. **Public Comment/Community Outreach.** To date, the Department has received one communication in support of the proposal.

The Office of Economic and Workforce Development supports the proposal's restoration of historic transoms on the front elevation facing onto Market Street.

The project sponsor has conducted outreach to the adjacent neighbors and interested community groups including the Castro Merchants.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use Size.** Planning Code Section 733.21 states that a Conditional Use Authorization is required for uses greater than 3,000 square feet.

The proposal includes adding 834 square feet to an existing tenant space that is 1,285 square feet. This yields a total use size of 2,119 square feet; thus Conditional Use Authorization is not required for the use size.

- B. **Parking.** Planning 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 proposal contains approximately 2,119 square-feet of occupied floor area and thus does not require any off-street parking.

- C. **Outdoor Activity.** Planning Code Section 733.24 states that a Conditional Use Authorization is required for an Outdoor Activity Area, as defined by Planning Code Section 790.70.

The Project Sponsor does not propose to include an Outdoor Activity Area.

- D. **Hours of Operation.** Planning Code Section 733.27 states that a Conditional Use Authorization is required for maintaining hours of operation from 2 a.m. to 6 a.m., as defined by Planning Code Section 790.48.

The current hours of operation for Super Duper are from 11 a.m. to 11 p.m. The hours of operation will not change as part of this project.

- E. **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 proposal does not include any structural expansion.

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

The subject commercial space has approximately 64-feet of frontage on Market Street with almost 100 percent devoted to either the restaurant entrance or window space. The windows are clear and unobstructed. The only proposed changes to the commercial frontage include restoring the original transoms.

- G. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department per Article 6 of the Planning Code.

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 new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the proposed use is in keeping with other storefronts on the block face. The proposed full-service restaurant will not impact traffic or parking in the District because it is not a destination restaurant. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- 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. The proposed work will not affect the building envelope, yet the inclusion of outside seating will alter the use of the property.

- 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 a 1,952 square-foot full-service restaurant. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

- 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 full-service restaurants and outlined in Exhibit A. Conditions 5 and 6 specifically obligates the project sponsor to mitigate odor and noise generated by the 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 full-service restaurant does not require any additional tenant improvements the Department shall review all lighting and signs proposed for the new business in accordance with Condition 7 of Exhibit A.

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

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

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

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

8. **Planning Code Section 303(o)** establishes criteria for the Planning Commission to consider when reviewing applications for Eating and Drinking Uses. Such concentration should not exceed 25 percent of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of this Section 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. On balance, the project does comply with said criteria in that:

A. Project Vicinity

There is approximately 3,079.76 linear feet of commercial frontage within 300 feet of the project site. Approximately 347.33 linear feet or 11.28% of this commercial frontage is comprised of eating and drinking establishments. The restaurant expansion will add approximately 44.33 linear feet, increasing the eating and drinking establishment percentage from 11.28% to 12.72% within 300 feet of the project site.

B. Upper Market NCT

There is approximately 9250.29 linear feet of commercial frontage within the Upper Market NCT. Approximately 1,288.83 linear feet or 13.93% of this commercial frontage is comprised of eating and drinking establishments. The restaurant expansion will add approximately 44.33 linear feet, increasing the eating and drinking establishment percentage from 13.93% to 14.41% within the Upper Market NCT.

9. **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 provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The expanded scope of the existing business to include outdoor activity and extended hours of operation will not result in undesirable consequences. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in 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 retain an existing commercial activity and will enhance 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 and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

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 restaurant use, approximately 17% of the frontage of this NC-1 District is attributed to eating and drinking establishments.

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.

10. **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 proposal would enhance the district by providing a restaurant in an area that is not over concentrated by restaurants. The business would be locally owned and it creates 10-15 more employment opportunities for the community. The proposed alterations are within the existing building footprint.

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

The existing units in the surrounding neighborhood would not be adversely affected. The proposal includes extending hours of operation yet restricts the use of the outside area to 10pm so as to mitigate noise concerns.

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

No housing is removed for this Project.

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

The site is on Noriega Street and is well served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking. Noriega Street has three MUNI bus lines (16AX, 71, and 71L)...

- 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. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

- 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. The Project does not have an impact on open spaces.

11. 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.

12. 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. 2015-003758CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 18, 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 January 12, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 12, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a restaurant (d.b.a. **Super Duper Burgers**) located at Lot 001 in Assessor's Block 3562 pursuant to Planning Code Section **303 and 733.44** within the **Upper Market Neighborhood Commercial Transit District** District and a **50-X** Height and Bulk District; in general conformance with plans, dated December 21, 2016, and stamped "EXHIBIT B" included in the docket for Case No. **2016-003758CUA** and subject to conditions of approval reviewed and approved by the Commission on **January 12, 2017** 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 **2016-003758CUA** 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. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be

subject to Department staff review and approval. Staff will work with the applicant to reveal the glass in as gentle means as possible and restore the transom back to its original conditions as appropriate. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

PARKING AND TRAFFIC

8. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4., the Project shall provide no fewer than one Class 1 or and two Class 2 bicycle parking spaces.

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

PROVISIONS

9. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING

10. **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

OPERATION

11. **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>

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

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

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SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input 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.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input 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. 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 <i>Environmental Evaluation Application</i> 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</i>

	<i>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"/>	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 any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <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 any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <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 any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <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 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: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input 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 type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input 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 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"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"><input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p>
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>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.</p>		

**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.	

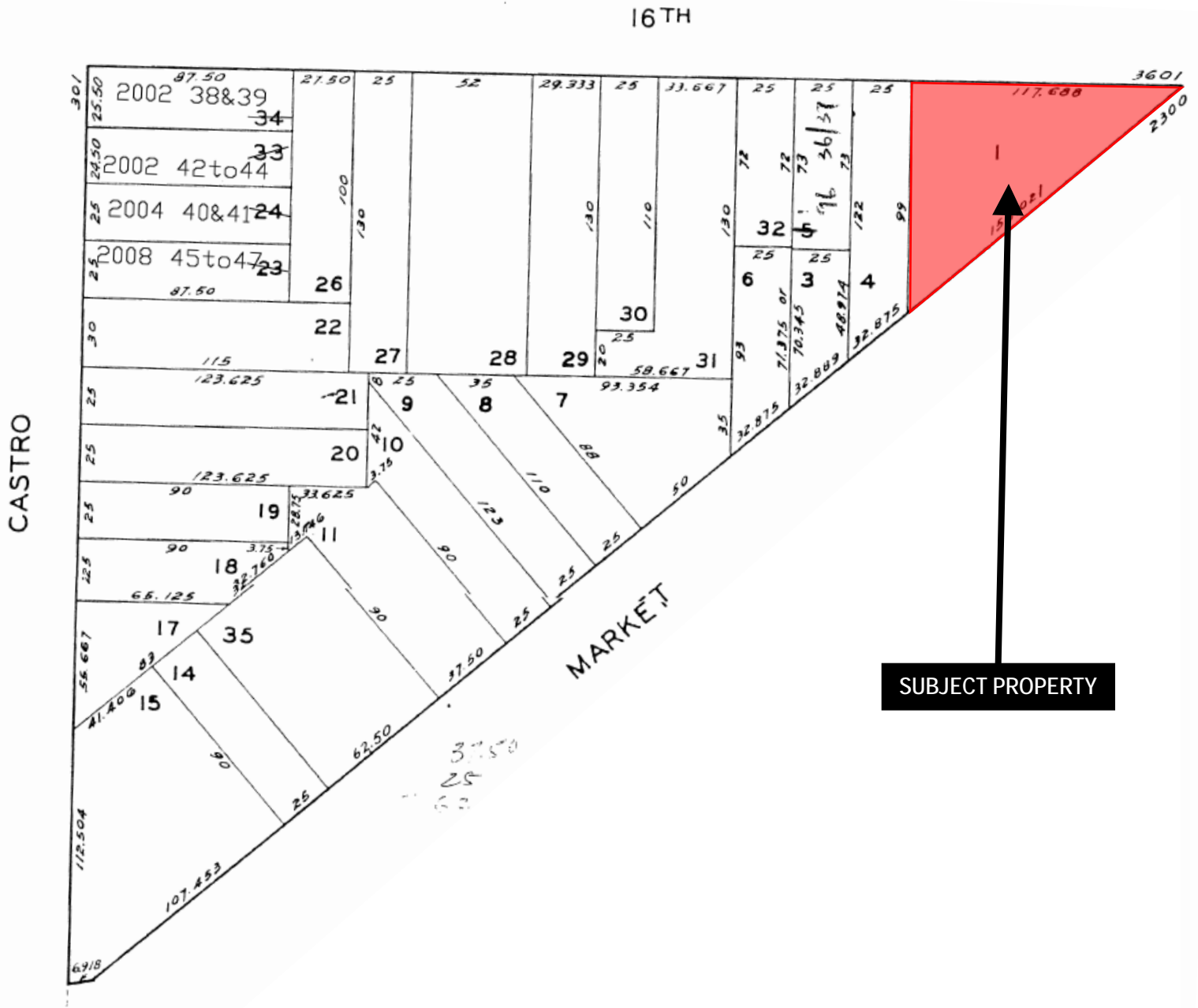
DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<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:

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Exhibits

Parcel Map



CASTRO

16TH

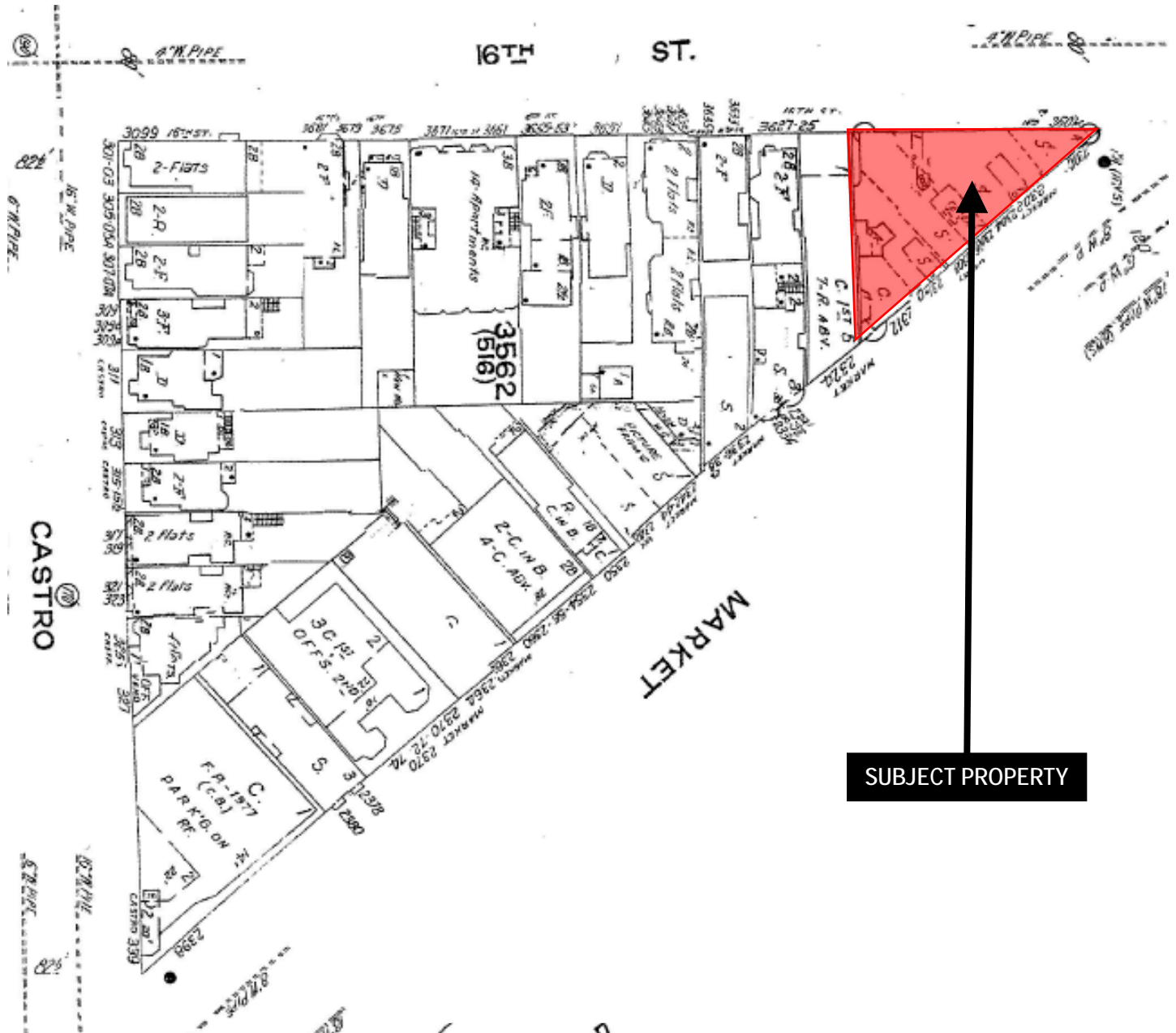
MARKET

SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-003758CUA
2300 Market Street

Sanborn Map*

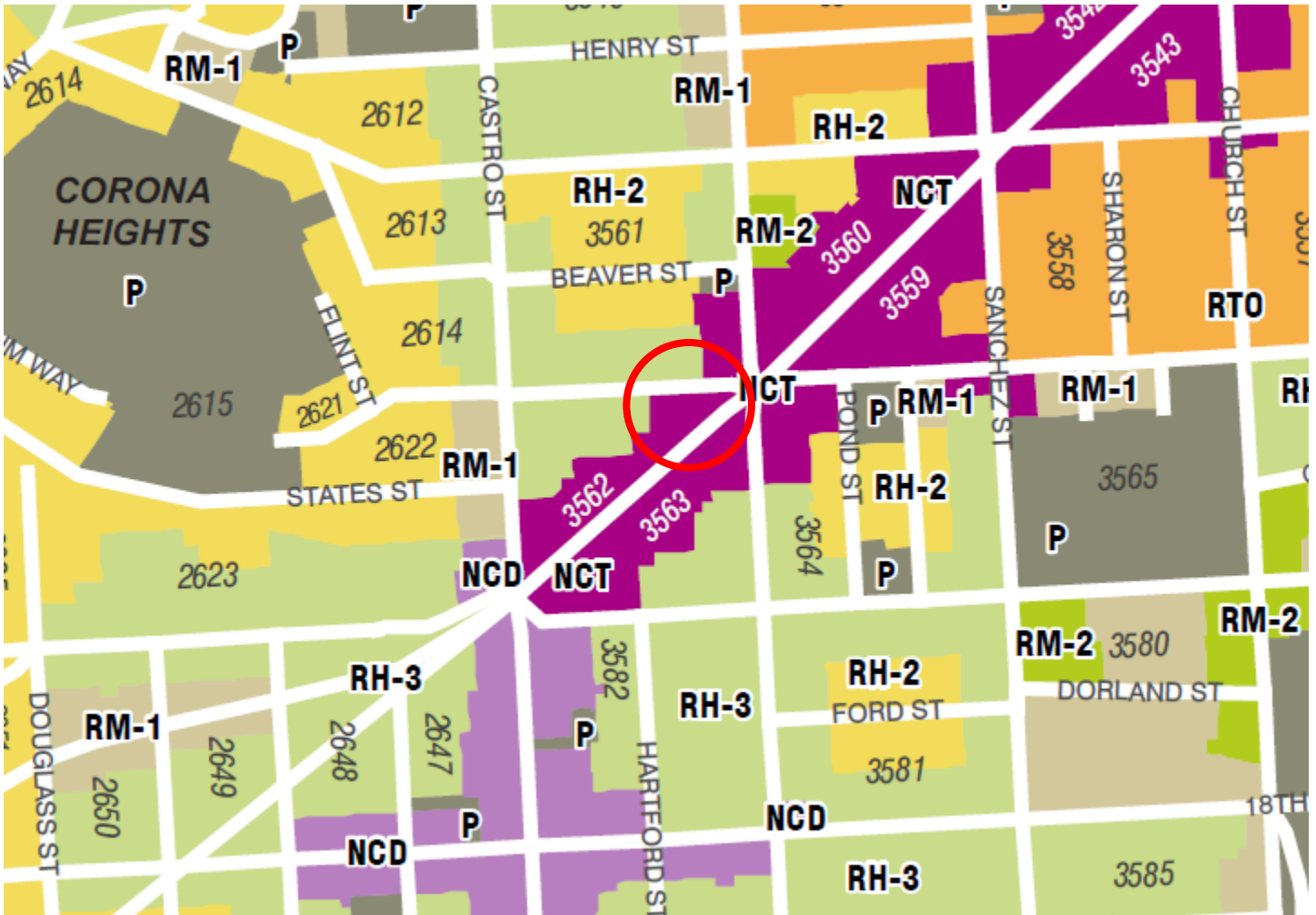


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



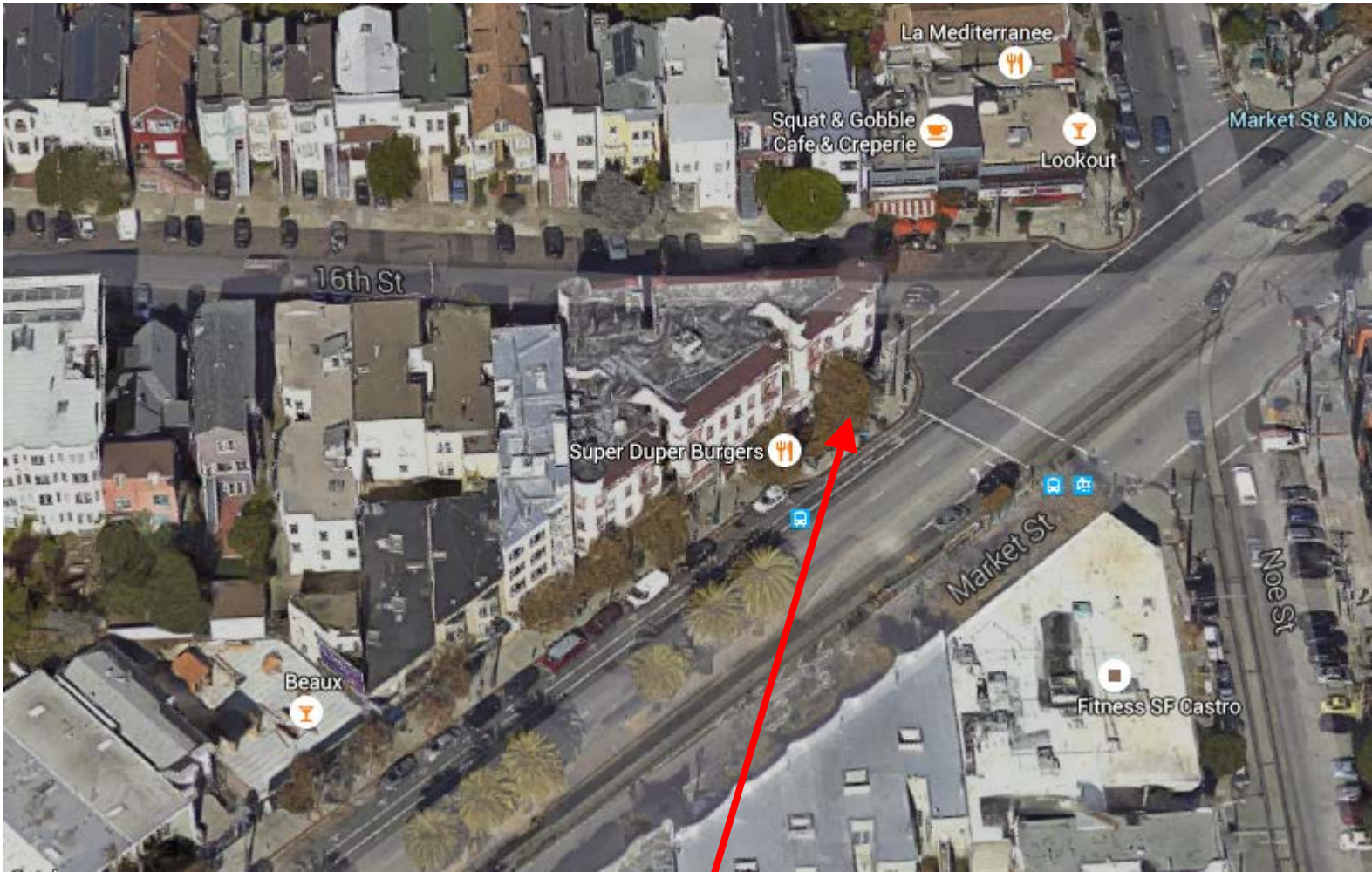
Conditional Use Authorization Hearing
Case Number 2016-003758CUA
2300 Market Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2016-003758CUA
2300 Market Street

Aerial Photo

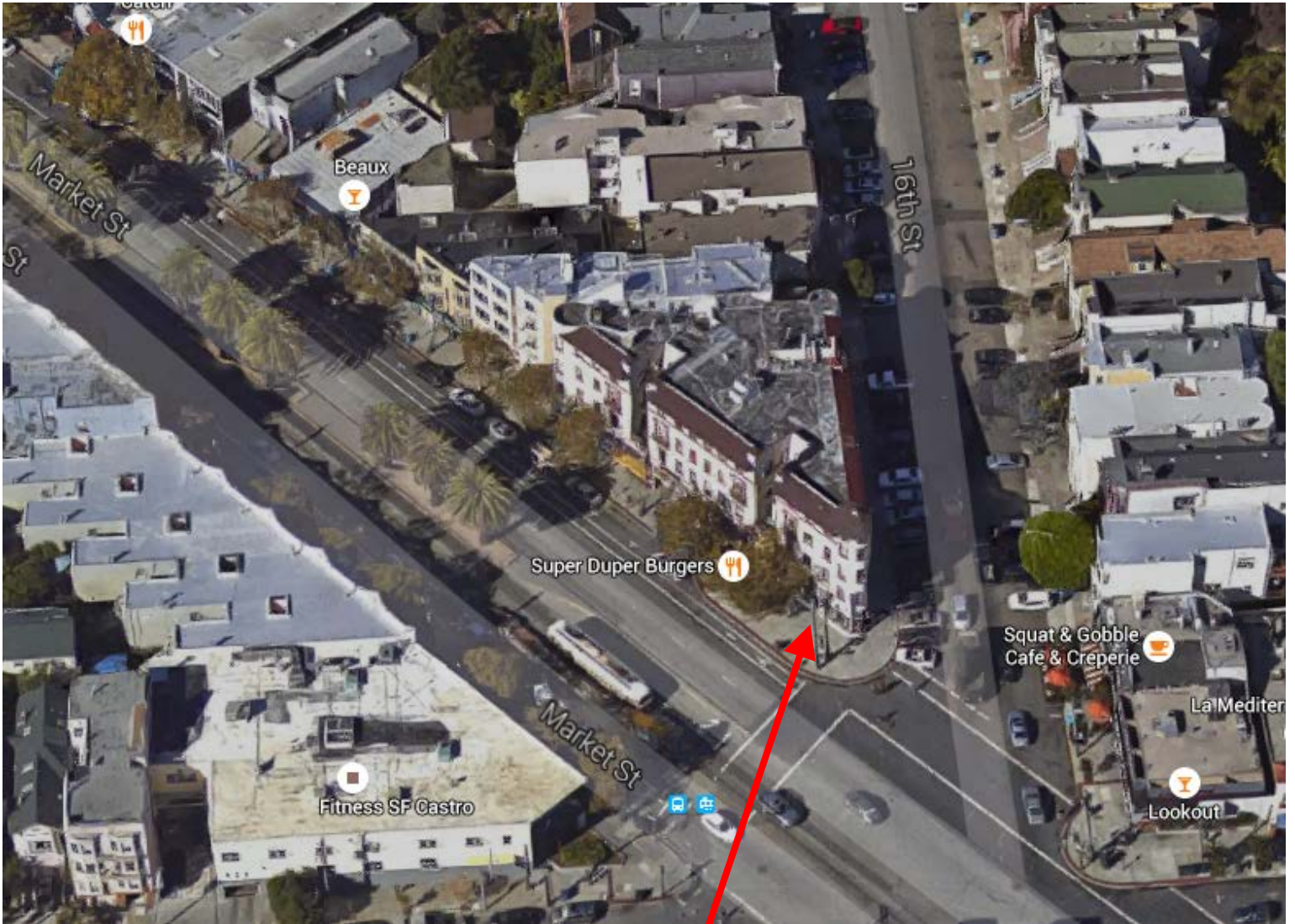


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-003758CUA
2300 Market Street

Aerial Photo

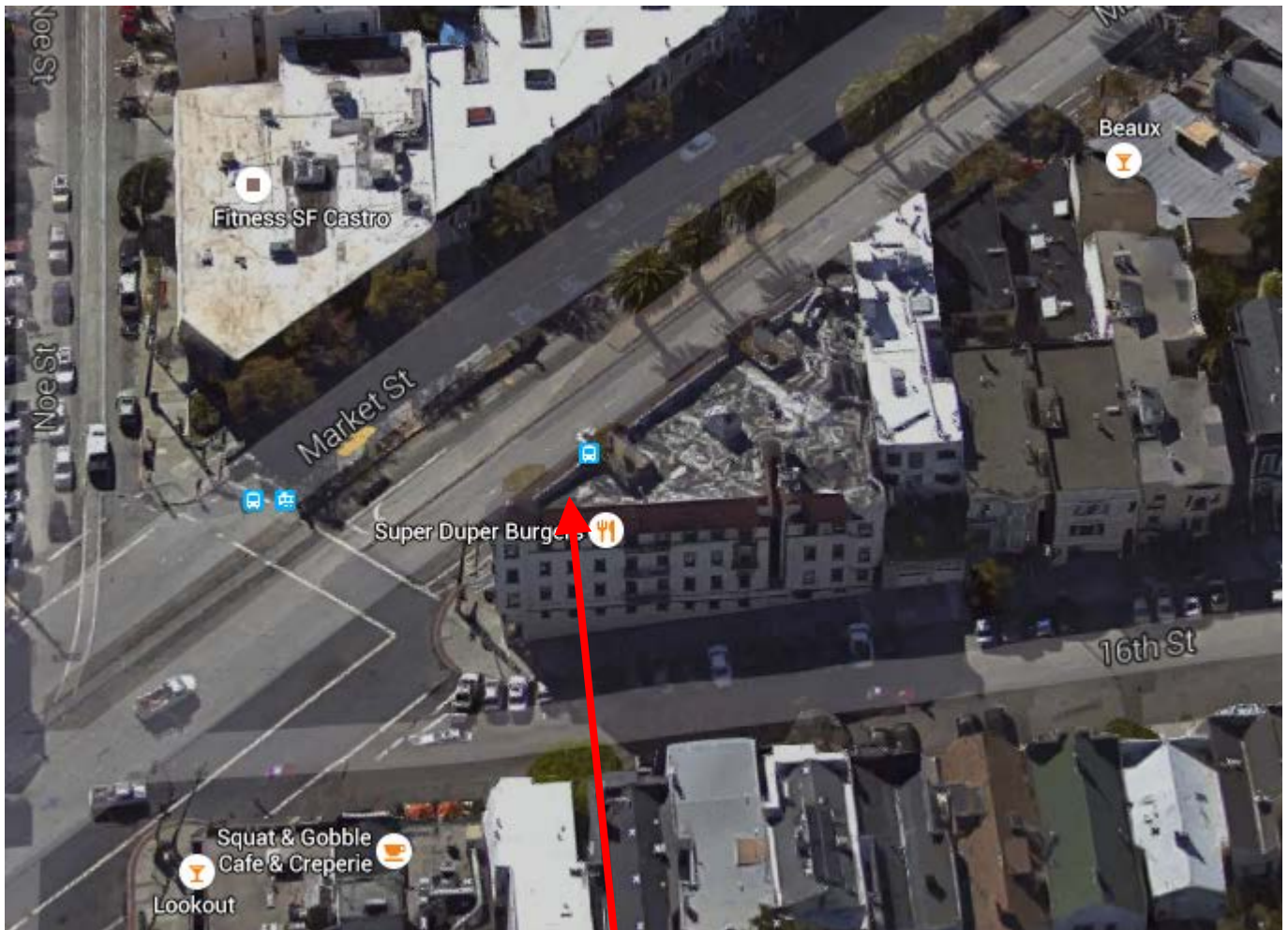


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-003758CUA
2300 Market Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-003758CUA
2300 Market Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-003758CUA
2300 Market Street

Site Photo



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2016-003758CUA
2300 Market Street

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CASE NUMBER:
For Staff Use only

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Sam Arikat	
PROPERTY OWNER'S ADDRESS: 2392 31st Ave. San Francisco CA 94116	TELEPHONE: (415) 5661094 EMAIL:

APPLICANT'S NAME: Kam Li Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 350 Chadbourne Ave Millbrae CA 94030	TELEPHONE: (415) 6326188 EMAIL: kamli2k@gmail.com

CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: () EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 2300 Market Street San Francisco CA	ZIP CODE: 94103
CROSS STREETS:	

ASSESSORS BLOCK/LOT: 3562 / 001	LOT DIMENSIONS:	LOT AREA (SQ FT): 5825	ZONING DISTRICT: NCT	HEIGHT/BULK DISTRICT: 50X
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3. Project Description

(Please check all that apply) <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Check cashing store	
		PROPOSED USE: reaturant	
		BUILDING APPLICATION PERMIT NO.: 201602290699	DATE FILED: 02/29/2016

4. Project Summary Table

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	33	33	0	33
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	1	1
Height of Building(s)	45	45	0	45
Number of Stories	4	4	0	4
Bicycle Spaces	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
Residential	17475	17475	0	17475
Retail	834	0	834	834
Office	0	0	0	0
Industrial/PDR <small>Production, Distribution, & Repair</small>	0	0	0	0
Parking	0	0	0	0
Other (Specify Use)	0	0	0	0
TOTAL GSF	18309	17475	834	834

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

CASE NUMBER:
For Staff Use only

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

Request the approval of the change of use from check cashing store to restaurant per Planing code 733.44

Conditional Use Findings

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

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

The proposed project is to extend the existing restaurant to adjacent formal check cashing retail store. The square footage to be added is 834 which would be provide more seating area. Then to allow the customer have more comfortable eating environment. The enlargement of kitchen and food prep area also provide more efficient food preparation time then benefit the customer's waiting time. Since the restaurant is focus on foot traffic and non-upscale features. No public traffic will be affected.

Priority General Plan Policies Findings

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

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

The existing neighborhood retail uses will be enhanced and increase the employment for the nearby resident.

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

The proposed café extension is to be located within the existing building, the existing neighborhood housing character won't be changed

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

The Café extension will be in the existing commercial complex. So City's supply of housing will be preserved.

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

The commuter traffic won't be impede Muni transit because the proposed extension is maintain the existing service which not to create any overburden of our street parking.

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

The proposed Café extension will be maintain the already diversity business which enhance the opportunity for resident employment.

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

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

7. That landmarks and historic buildings be preserved; and

The landmarks and historic buildings be sure preserved because no exterior work will be performed.

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

The parks and open space and their access to sunlight and vistas be sure protected from Development;


Estimated Construction Costs

TYPE OF APPLICATION: Conditions use	
OCCUPANCY CLASSIFICATION: Resturant	
BUILDING TYPE: Wood Structure mixed use	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 834	BY PROPOSED USES: restaurant
ESTIMATED CONSTRUCTION COST: 80000.00 25000.00	
ESTIMATE PREPARED BY: Kam Li	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature:  _____

Date: 3/20/16

Print name, and indicate whether owner, or authorized agent:

Kam Li

Owner / Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

Application Submittal Checklist

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

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input checked="" type="checkbox"/>
Floor Plan	<input checked="" type="checkbox"/>
Elevations	<input checked="" type="checkbox"/>
Section 303 Requirements	<input checked="" type="checkbox"/>
Prop. M Findings	<input checked="" type="checkbox"/>
Historic photographs (if possible), and current photographs	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input checked="" type="checkbox"/>
Original Application signed by owner or agent	<input checked="" type="checkbox"/>
Letter of authorization for agent	<input checked="" type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

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

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

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Project: 2304 Market, San Francisco

Building Permit Application #: 201602290699

Priority Policies General Plan Findings

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

The existing neighborhood retail uses will be enhanced and increase the employment for the nearby resident.

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

The proposed café extension is to be located within the existing building, the existing neighborhood housing character won't be changed

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

The Café extension will be in the existing commercial complex. So City's supply of housing will be preserved.

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

The commuter traffic won't be impede Muni transit because the proposed extension is maintain the existing service which not to create any overburden of our street parking.

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

The proposed Café extension will be maintain the already diversity business which enhance the opportunity for resident employment.

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

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

7. That landmarks and historic buildings be preserved; and

The landmarks and historic buildings be sure preserved because no exterior work will be performed.

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

The parks and open space and their access to sunlight and vistas be sure protected from Development;

AFFIDAVIT FOR Formula Retail Uses

1. Location and Classification

STREET ADDRESS OF PROJECT: 2300 MARKET STREET		
ASSESSORS BLOCK/LOT: 35621001	ZONING DISTRICT: NCT	HEIGHT/BULK DISTRICT: 50X

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): RESTAURANT	
PROPOSED BUSINESS NAME: SUPER DUPER	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: EXTEND EXISTING SUPER DUPER BURGER TO ADJACENT FORMER CHECK CASHING STORE	
BUILDING PERMIT APPLICATION NO.: (if applicable) 201002290699	PLANNING DEPARTMENT CASE NO.: (if applicable)

3. Quantity of Retail Locations

	TOTAL
3.a How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	10
3.b How many of the above total locations are in San Francisco?	6

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

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

4. Standardized Features

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

	FEATURES	YES	NO
A	Array of Merchandise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B	Trademark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D	Décor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E	Color Scheme	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F	Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G	Uniform Apparel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	TOTAL	2	6

Enter the total number of Yes/No answers above.

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

San Francisco Planning Department

1650 Mission Street

San Francisco CA 94103

02/16/2016

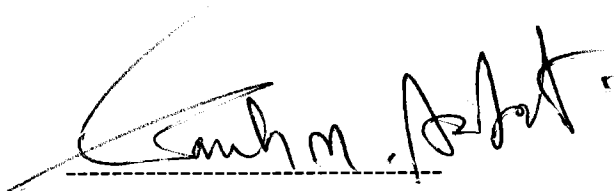
Re: Authorization of Agent for File and Handling of Conditional Use Application for 2300 Market Street Restaurant Expansion.

To Whom It May Concern,

As the Property owner of 2300 Market Street, I hereby authorize Mr. Kam Li as my agent to file and handle the Conditional Use application for the restaurant expansion to my property at 2300 Market Street San Francisco.

If there is any question, please feel free to contact me at 415 566 1094.

Sincerely,

A handwritten signature in black ink, appearing to read "Sam Arikat", is written over a horizontal dashed line. The signature is stylized and cursive.

Sam Arikat

Arikat Real Estate & Finance Inc.

Conditional Use Findings

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

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
The proposed addition will maintain all the features, type and style of existing restaurant which provide more comfortable seating area for customer and definitely desirable for and compatible with the neighborhood or the community.
2. That such use or feature a proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
The proposed addition will maintain the original high standard of quality business in terms of 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
 - (b) The accessibility and traffic patterns for person and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading.
The proposed addition not only maintain the existing smooth accessibility and traffic pattern for neighborhood. Additional bike parking will be provided for more traffic chooces.
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor.
Since the proposed addition is only for seating, the noxious or offensive emissions such as noise, glare, dust and odor would not be an issue.
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs and
The proposed addition will be adjacent to existing facility and the aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs would not be change
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan
The proposed project is to extend the existing restaurant to adjacent formal check cashing retail store. The square footage to be added is 834 which would be provide more seating area. Then to allow the customer have more comfortable eating environment. The enlargement of kitchen and food prep area also provide more efficient food preparation time then benefit the customer's waiting time. Since the restaurant is focus on foot traffic and non-upscale features. No public traffic will be affected. And the Master Plan would not be affected

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From2

Total Frontages (as measure linear feet) within 300' Radius from 2300Market

BLOCK_NUM	LOT_NUM	FROM_ST	TO_ST	STREET	ST_TYPE	ODD_EVEN	FRONTAGE	SHAPE_LEN		Restaurant	Limited Restaurant	Proposed Restaurant
3559	014	2283	2283	MARKET	ST	O	MARKET ST	100.00	NCT			
3559	013A	2279	2279	MARKET	ST	O	MARKET ST	25.67	NCT			
3559	013A	2279	2279	MARKET	ST	O	16TH ST	33.77	NCT			
3559	014	2283	2283	MARKET	ST	O	16TH ST	131.57	NCT			
3560	015	2298	2298	MARKET	ST	E	MARKET ST	59.66	NCT	28		
3560	032	255	255	NOE	ST	O	NOE ST	35.68	RM2			
3560	012	2270	2270	MARKET	ST	E	MARKET ST	29.16	NCT			
3560	033	257	257	NOE	ST	O	NOE ST	35.68	RM2			
3560	013	2276	2276	MARKET	ST	E	MARKET ST	122.29	NCT			
3560	015	2298	2298	MARKET	ST	E	NOE ST	89.70	NCT			
3560	034	259	259	NOE	ST	O	NOE ST	35.68	NCT			
3560	013	2276	2276	MARKET	ST	E	NOE ST	103.52	NCT			
3561	109						BEAVER ST	25.00	RH2			
3561	021	3636	3640	16TH	ST	E	16TH ST	25.00	RH2			
3561	014	286	286	NOE	ST	E	NOE ST	26.00	NCT	26		
3561	015	292	292	NOE	ST	E	16TH ST	85.40	NCT	75		
3561	090	79	79	BEAVER	ST	O	BEAVER ST	25.00	RH2			
3561	048	23	23	BEAVER	ST	O	BEAVER ST	25.00	RH2			
3561	010	262	262	NOE	ST	E	NOE ST	27.50	NCT			
3561	042	69	69	BEAVER	ST	O	BEAVER ST	25.00	RH2			
3561	033	281	281	CASTRO	ST	O	CASTRO ST	25.00	RH3			
3561	089	77	77	BEAVER	ST	O	BEAVER ST	25.00	RH2			
3561	045	55	55	BEAVER	ST	O	BEAVER ST	25.00	RH2			
3561	009	258	258	NOE	ST	E	NOE ST	27.50	NCT			
3561	019	3628	3628	16TH	ST	E	16TH ST	25.00	RH3			
3561	050	19	19	BEAVER	ST	O	BEAVER ST	25.00	RH2			
3561	086	289	299	CASTRO	ST	O	16TH ST	100.00	RH3			
3561	034	275	279	CASTRO	ST	O	CASTRO ST	25.00	RH3			
3561	097	73	73	BEAVER	ST	O	BEAVER ST	25.00	RH2			
3561	049	21	21	BEAVER	ST	O	BEAVER ST	25.00	RH2			
3561	091	3642	3642	16TH	ST	E	16TH ST	25.00	RH3			
3561	011	270	270	NOE	ST	E	NOE ST	27.50	NCT			
3561	024A	3654	3654	16TH	ST	E	16TH ST	16.67	RH3			
3561	046	51	51	BEAVER	ST	O	BEAVER ST	25.00	RH2			
3561	105	49	49	BEAVER	ST	O	BEAVER ST	25.00	RH2			
3561	092	3644	3644	16TH	ST	E	16TH ST	25.00	RH3			
3561	051	15	15	BEAVER	ST	O	BEAVER ST	25.00	RH3			
3561	015	292	292	NOE	ST	E	NOE ST	46.00	NCT			

3561	101	3668	3668	16TH	ST	E	16TH ST	25.00	RH3		
3561	024B	3658	3658	16TH	ST	E	16TH ST	16.67	RH3		
3561	027	3670	3672	16TH	ST	E	16TH ST	25.00	RH3		
3561	108						BEAVER ST	25.00	RH2		
3561	024	3650	3658	16TH	ST	E	16TH ST	16.67	RH3		
3561	017	3618	3618	16TH	ST	E	16TH ST	25.00	RH3		
3561	020	3632	3634	16TH	ST	E	16TH ST	25.00	RH3		
3561	096	71	71	BEAVER	ST	O	BEAVER ST	25.00	RH2		
3561	044	59	59	BEAVER	ST	O	BEAVER ST	25.00	RH2		
3561	008						NOE ST	32.50	P-public		
3561	100	3666	3666	16TH	ST	E	16TH ST	25.00	RH3		
3561	012	276	276	NOE	ST	E	NOE ST	23.96	RH2	14.5	
3561	028	3674	3674	16TH	ST	E	16TH ST	25.00	RH3		
3561	016	3608	3608	16TH	ST	E	16TH ST	25.00	RH3		
3561	013	280	280	NOE	ST	E	NOE ST	23.00	NCT		
3561	086	289	299	CASTRO	ST	O	CASTRO ST	55.00	RH3		
3561	023	3646	3646	16TH	ST	E	16TH ST	25.00	RH3		
3561	043	65	65	BEAVER	ST	O	BEAVER ST	25.00	RH2		
3561	018	3622	3626	16TH	ST	E	16TH ST	25.00	RH3		
3561	029	3678	3678	16TH	ST	E	16TH ST	25.00	RH3		
3561	104	45	45	BEAVER	ST	O	BEAVER ST	25.00	RH2		
3561	053	9	9	BEAVER	ST	O	BEAVER ST	35.00	RH2		
3561	008						BEAVER ST	79.27	P-public		
3561	008A	7	7	BEAVER	ST	O	BEAVER ST	21.00	RH2		
3561	025	3662	3664	16TH	ST	E	16TH ST	25.00	RH3		
3562	026	3679	3679	16TH	ST	O	16TH ST	27.50	RH3		
3562	037	3627	3627	16TH	ST	O	16TH ST	25.00	RH3		
3562	032	3633	3633	16TH	ST	O	16TH ST	25.00	RH3		
3562	031	3639	3645	16TH	ST	O	16TH ST	33.67	RH3		
3562	004	2324	2324	MARKET	ST	E	MARKET ST	32.91	NCT		
3562	030	3651	3651	16TH	ST	O	16TH ST	25.00	RH3		
3562	038	305	305	CASTRO	ST	O	16TH ST	87.50	RH3		
3562	007	2342	2342	MARKET	ST	E	MARKET ST	50.74	NCT		
3562	011	2362	2362	MARKET	ST	E	MARKET ST	37.50	NCT	19.5	
3562	001	2300	2306	MARKET	ST	E	16TH ST	116.78	NCT	37.5	44.33
3562	019	317	317	CASTRO	ST	O	CASTRO ST	25.00	RH3		
3562	036	3625	3625	16TH	ST	O	16TH ST	25.00	RH3		
3562	039	301	3030	CASTRO	ST	O	CASTRO ST	25.50	RH3		
3562	003	2330	2330	MARKET	ST	E	MARKET ST	32.91	NCT		
3562	009	2354	2354	MARKET	ST	E	MARKET ST	25.00	NCT		
3562	018	321	321	CASTRO	ST	O	CASTRO ST	25.00	RH3		
3562	028	3661	3671	16TH	ST	O	16TH ST	52.00	RH3		
3562	045						CASTRO ST	25.00	RH3		
3562	035	2370	2370	MARKET	ST	E	MARKET ST	62.50	NCT		
3562	039	301	3030	CASTRO	ST	O	16TH ST	87.50	RH3		
3562	038	305	305	CASTRO	ST	O	CASTRO ST	25.50	RH3		
3562	046						CASTRO ST	25.00	RH3		

3562	008	2350	2350	MARKET	ST	E	MARKET ST	25.00	NCT	
3562	029	3653	3653	16TH	ST	O	16TH ST	29.33	RH3	
3562	042	305	305	CASTRO	ST	O	CASTRO ST	24.50	RH3	
3562	041	307	307	CASTRO	ST	O	CASTRO ST	25.00	RH3	
3562	040	307	307	CASTRO	ST	O	CASTRO ST	25.00	RH3	
3562	014	2378	2380	MARKET	ST	E	MARKET ST	25.00	NCT	
3562	027	3673	3673	16TH	ST	O	16TH ST	25.00	RH3	
3562	010	2358	2358	MARKET	ST	E	MARKET ST	25.00	NCT	
3562	006	2336	2336	MARKET	ST	E	MARKET ST	32.91	NCT	
3562	021	313	313	CASTRO	ST	O	CASTRO ST	25.00	RH3	
3562	017	325	327	CASTRO	ST	O	CASTRO ST	55.15	NCT	
3562	022	311	311	CASTRO	ST	O	CASTRO ST	30.00	RH3	
3562	047						CASTRO ST	25.00	RH3	
3562	043	305	305	CASTRO	ST	O	CASTRO ST	24.50	RH3	
3562	044	305	305	CASTRO	ST	O	CASTRO ST	24.50	RH3	
3562	001	2300	2306	MARKET	ST	E	MARKET ST	153.73	NCT	
3562	020	315	315	CASTRO	ST	O	CASTRO ST	25.00	RH3	
3562	004	2324	2324	MARKET	ST	E	16TH ST	25.00	NCT	
3563	034	2301	2301	MARKET	ST	O	MARKET ST	105.27	NCT	
3563	005	344	344	NOE	ST	E	NOE ST	25.00	RH3	
3563	026	2351	2351	MARKET	ST	O	MARKET ST	32.90	NCT	
3563	041	3932	3932	17TH	ST	E	17TH ST	25.00	RH3	
3563	044						MARKET ST	65.79	NCT	
3563	015A	3936	3936	17TH	ST	E	17TH ST	14.90	RH3	
3563	040	3930	3930	17TH	ST	E	17TH ST	25.00	RH3	
3563	016	3942	3942	17TH	ST	E	17TH ST	20.00	RH3	
3563	006	350	350	NOE	ST	E	NOE ST	25.00	RH3	
3563	007	356	356	NOE	ST	E	NOE ST	25.00	RH3	
3563	036	2367	2367	MARKET	ST	O	17TH ST	25.00	NCT	23
3563	017	3946	3952	17TH	ST	E	17TH ST	40.00	RH3	
3563	044						17TH ST	75.00	NCT	
3563	043	3918	3918	17TH	ST	E	17TH ST	25.00	RH3	
3563	029	2337	2339	MARKET	ST	O	MARKET ST	32.90	NCT	18.83
3563	028	2341	2345	MARKET	ST	O	MARKET ST	32.90	NCT	
3563	008	362	362	NOE	ST	E	NOE ST	25.00	RH3	
3563	003	334	336	NOE	ST	E	NOE ST	25.00	RH3	
3563	034	2301	2301	MARKET	ST	O	NOE ST	156.78	NCT	73.75
3563	022	3972	3972	17TH	ST	E	17TH ST	21.27	NCT	
3563	004	338	338	NOE	ST	E	NOE ST	25.00	RH3	
3563	036	2367	2367	MARKET	ST	O	MARKET ST	65.79	NCT	
3563	022	3972	3972	17TH	ST	E	MARKET ST	27.99	NCT	
3563	015B	3938	3938	17TH	ST	E	17TH ST	20.00	RH3	
3563	014	3922	3922	17TH	ST	E	17TH ST	40.00	RH3	
3563	009	368	370	NOE	ST	E	NOE ST	25.00	RH3	
3563	030	2317	2335	MARKET	ST	O	MARKET ST	131.45	NCT	
3563	042	3920	3920	17TH	ST	E	17TH ST	25.00	RH3	
3563	027	2347	2349	MARKET	ST	O	MARKET ST	32.90	NCT	20.5

3564	093	3571	3571	16TH	ST	O	16TH ST	50.00	NCT	
3564	086	335	339	NOE	ST	O	NOE ST	25.00	NCT	12.75
3564	090	313	313	NOE	ST	O	NOE ST	30.00	NCT	
3564	063	20	24	POND	ST	E	POND ST	25.00	RH2	
3564	087	327	327	NOE	ST	O	NOE ST	25.00	NCT	
3564	085	341	341	NOE	ST	O	NOE ST	25.00	RH3	
3564	088	323	323	NOE	ST	O	NOE ST	25.00	NCT	
3564	086A	333	333	NOE	ST	O	NOE ST	25.00	NCT	
3564	093	3571	3571	16TH	ST	O	POND ST	103.39	NCT	
3564	112	321	321	NOE	ST	O	NOE ST	25.00	NCT	
3564	092	3583	3583	16TH	ST	O	16TH ST	30.00	NCT	
3564	111	321	321	NOE	ST	O	NOE ST	25.00	NCT	
3564	114	321	321	NOE	ST	O	NOE ST	25.00	NCT	
3564	084	347	347	NOE	ST	O	NOE ST	25.00	RH3	
3564	091	2299	2299	MARKET	ST	O	NOE ST	60.83	NCT	12.5
3564	113	321	321	NOE	ST	O	NOE ST	25.00	NCT	
3564	109	30	30	POND	ST	E	POND ST	25.00	RH2	
3564	110	30	30	POND	ST	E	POND ST	25.00	RH2	
3564	091	2299	2299	MARKET	ST	O	16TH ST	105.58	NCT	

Total LF frontage within 300':	5754.74
---------------------------------------	----------------

% to total frontage within 300'

Total Restaurant	Total limited restaurant	Proposed Restaurant
240.58	121.25	44.33
0.0418	0.0211	0.0077

Summary:

Total LF frontage within 300'	5754.7446 lf
Total frontage of Restaurant within 300'	240.5800 lf
Percentage of restaurant frontage within 300'	0.4180 %
Total frontage of limited Restaurant within 300'	121.2500 lf
Percentage of limitedrestaurant frontage within 300'	0.2100 %
Total frontage of proposed Restaurant within 300'	44.3300 lf
Percentage of proposed restaurant frontage within 300'	0.0770 %

Form 3&4 **2300 Market Street NCT Zoning Restaurant Frontage Vs Non Restaurant Frontage**

BLOCK	LOT	FROM_ST	TO_ST	STREET	ST_TYPE	ODD_EV	FRONTAGE	SHAPE_LEN		Zoning	Restaurant	limited restaurant	Proposed restaurant
3537	001	100	100	Church	ST	E	Church St	100.00	100.00	NCT			
3537	005	118	118	Church	ST	E	Church St	25.00	25.00	NCT			
3537	006	120	120	Church	ST	E	Church St	24.00	24.00	NCT			
3537	007	124	130	Church	ST	E	Church St	48.00	48.00	NCT			
3537	009	132	136	Church	ST	E	Church St	48.00	48.00	NCT			
3537	010	136	136	Church	ST	E	Church St	60.00	60.00	NCT	60		
3537	091	158	158	Church	ST	E	Church St	55.00	55.00	NCT			
3537	013	160	160	Church	ST	E	Church St	50.00	50.00	NCT			
3537	014	172	172	Church	ST	E	Church St	25.00	25.00	NCT			
3537	015	178	178	Church	ST	E	Church St	25.00	25.00	NCT	25		
3537	016	198	198	Church	ST	E	Church St	100.00	100.00	NCT	100		
3537	016	700	700	14th	ST	E	14th ST	25.00	25.00	NCT	25		
3537	017	702	706	14th	ST	E	14th ST	25.00	25.00	NCT			
3537	018	708	708	14th	ST	E	14th ST	25.00	25.00	NCT	25		
3537	019	718	718	14th	ST	E	14th ST	25.00	25.00	NCT	25		
3537	020	720	720	14th	ST	E	14th ST	25.00	25.00	NCT	25		
3537	021	726	726	14th	ST	E	14th ST	25.00	25.00	NCT			
3537	101	734	734	14th	ST	E	14th ST	25.00	25.00	NCT			
3537	023	736	740	14th	ST	E	14th ST	37.00	37.00	NCT			
3537	024	742	748	14th	ST	E	14th ST	38.00	38.00	NCT			
3541	107	166	166	Sanchez	ST	E	SANCHEZ ST	50.00	50.00	NCT			
3541	010	170	170	Sanchez	ST	E	SANCHEZ ST	130.00	130.00	NCT			
3541	010	2112	2112	15th	ST	E	15th ST	105.00	105.00	NCT			
3542	041	701	701	14th	ST	O	14th ST	141.15	141.15	NCT			
3542	041	2100	2100	Market	ST	O	MARKET ST	129.32	129.32	NCT			
3542	004	2120	2122	Market	ST	O	MARKET ST	25.00	25.00	NCT			
3542	005	2124	2126	Market	ST	O	MARKET ST	25.00	25.00	NCT			
3542	006	2128	2130	Market	ST	O	MARKET ST	58.00	58.00	NCT			
3542	007	2140	2140	Market	ST	O	MARKET ST	25.00	25.00	NCT	25		
3542	008	2140	2140	Market	ST	O	MARKET ST	25.00	25.00	NCT			
3542	009	2140	2140	Market	ST	O	MARKET ST	50.00	50.00	NCT			
3542	011	2148	2150	Market	ST	O	MARKET ST	25.00	25.00	NCT			
3542	012	2152	2154	Market	ST	O	MARKET ST	25.00	25.00	NCT			
3542	013	2156	2158	Market	ST	O	MARKET ST	25.00	25.00	NCT			
3542	014	2160	2160	Market	ST	O	MARKET ST	25.00	25.00	NCT			
3542	015	2162	2164	Market	ST	O	MARKET ST	25.00	25.00	NCT			
3542	016	2166	2166	Market	ST	O	MARKET ST	25.00	25.00	NCT			
3542	062	2168	2174	Market	ST	O	MARKET ST	50.00	50.00	NCT	50		
3542	061	2190	2198	Market	ST	O	MARKET ST	188.67	188.67	NCT			
3543	001	200	200	Church	ST	E	Church St	144.30	144.30	NCT	72		
3543	001	2101	2101	Market	ST	O	Market ST	105.00	105.00	NCT			

3543	003	240	250	Church	ST	E	Church St	82.00	82.00	NCT		25
3543	003A	2135	2135	Market	ST	O	Market ST	58.00	58.00	NCT		
3543	003B	2145	2145	Market	ST	O	Market ST	37.00	37.00	NCT		
3543	004	252	258	Church	ST	E	Church St	25.00	25.00	NCT		
3543	005	260	292	Church	ST	E	Church St	100.00	100.00	NCT		
3543	005	2000	2000	15th	ST	E	15th ST	50.00	50.00	NCT	30	
3543	010	2141	2145	Market	ST	O	MARKET ST	75.00	75.00	NCT		
3543	010	2028	2028	15th	ST	E	15th ST	50.00	50.00	NCT		
3543	012	2117	2123	Market	ST	O	MARKET ST	50.00	50.00	NCT		
3543	025	2175	2185	Market	ST	O	MARKET ST	215.53	215.53	NCT	75	
3543	025	2030	2030	15th	ST	E	15th ST	235.84	235.84	NCT		
3544	056	265	271	Church	ST	O	Church St	50.00	50.00	NCT		
3544	057	257	261	Church	ST	O	Church St	25.00	25.00	NCT		
3544	058	251	253	Church	ST	O	Church St	25.00	25.00	NCT		
3544	059	245	245	Church	ST	O	Church St	25.00	25.00	NCT		
3544	060	233	241	Church	ST	O	Church St	50.00	50.00	NCT		
3544	062	227	227	Church	ST	O	Church St	25.00	25.00	NCT		
3544	063	221	225	Church	ST	O	Church St	25.00	25.00	NCT		
3544	064	215	219	Church	ST	O	Church St	25.00	25.00	NCT		
3544	065	201	211	Church	ST	O	Church St	61.70	61.70	NCT		
3544	065	2087	2091	Market	ST	O	MARKET ST	61.26	61.26	NCT		
3544	067	2075	2083	Market	ST	O	MARKET ST	125.02	125.02	NCT		
3544	070	689	691	14th	ST	O	14th ST	25.00	25.00	NCT		
3544	071	683	685	14th	ST	O	14th ST	25.00	25.00	NCT		
3544	105	655	655	14th	ST	O	14th ST	50.00	50.00	NCT	20	
3544	105	8	8	Landers	ST	E	LANDERS	110.00	110.00	NCT	110	
3557	050	1973	1973	15th	ST	O	15th ST	75.00	75.00	NCT		
3557	050	301	301	Church	ST	O	CHURCh ST	25.00	25.00	NCT		
3558	001	300	312	Church	ST	E	CHURCH ST	100.00	100.00	NCT		
3558	001	2001	2001	15th	ST	O	15th ST	25.00	25.00	NCT		
3558	036	201	207	Sanchez	ST	O	Sanchez	41.87	41.87	NCT		
3558	036	2195	2199	Market	ST	O	MARKET ST	49.07	49.07	NCT		
3558	138	2187	2189	MARKET	ST	O	MARKET ST	48.61	48.61	NCT		
3558	138	2085	2085	15th	ST	O	15th ST	50.73	50.73	NCT		
3559	001	2201	2201	MARKET	ST	O	MARKET ST	83.33	83.33	NCT		
3559	001	200	200	Sanchez	ST	E	SANCHEZ ST	128.25	128.25	NCT		
3559	002	2213	2241	MARKET	ST	O	MARKET ST	179.67	179.67	NCT	15	16.5
3559	002	226	240	Sanchez	ST	E	SANCHEZ ST	68.75	68.75	NCT		
3559	008	282	286	Sanchez	ST	E	SANCHEZ ST	55.00	55.00	NCT		
3559	008	3500	3500	16th	ST	E	16th ST	100.00	100.00	NCT		
3559	009	3512	3512	16th	ST	E	16th ST	75.00	75.00	NCT		
3559	011A	lot	lot	16th	ST	E	16th ST	5.00	5.00	NCT		
3559	012	3516	3516	16th	ST	E	16th ST	25.00	25.00	NCT		
3559	012A	3518	3518	16th	ST	E	16th ST	25.25	25.25	NCT		
3559	013	2275	2275	MARKET	ST	O	MARKET ST	55.00	55.00	NCT		
3559	013	3520	3520	16th	ST	E	16th ST	56.00	56.00	NCT		
3559	015	2267	2269	MARKET	ST	O	MARKET ST	15.90	15.90	NCT		

3559	016	2261	2265	MARKET	ST	O	MARKET ST	31.79	31.79	NCT		
3559	017	2257	2257	MARKET	ST	O	MARKET ST	50.00	50.00	NCT		25
3559	018	2251	2251	MARKET	ST	O	MARKET ST	25.00	25.00	NCT		
3559	019	2247	2247	MARKET	ST	O	MARKET ST	27.67	27.67	NCT	27	
3559	014	2285	2295	MARKET	ST	O	MARKET ST	100.00	100.00	NCT	50	
3559	013A	2279	2279	MARKET	ST	O	MARKET ST	25.67	25.67	NCT		
3559	013A	3522	3522	16th	ST	O	16TH ST	33.77	33.77	NCT		
3559	014	3524	3524	16th	ST	O	16TH ST	131.57	131.57	NCT		
3560	015	2298	2298	MARKET	ST	E	MARKET ST	59.66	59.66	NCT	28	
3560	076	2149	2149	15th	ST	O	15th ST	176.96	176.96	NCT		
3560	053	2200	2200	MARKET	ST	E	MARKET ST	140.00	140.00	NCT	140	
3560	031	2151	2151	15th	ST	O	15th ST	95.25	95.25	NCT		
3560	031	2222	2222	MARKET	ST	E	MARKET ST	125.00	125.00	NCT		
3560	005	2238	2238	MARKET	ST	E	MARKET ST	25.00	25.00	NCT		
3560	006	2240	2240	MARKET	ST	E	MARKET ST	50.00	50.00	NCT		
3560	007	2248	2248	MARKET	ST	E	MARKET ST	25.00	25.00	NCT		
3560	009	2256	2258	MARKET	ST	E	MARKET ST	25.00	25.00	NCT		
3560	010	2260	2260	MARKET	ST	E	MARKET ST	36.00	36.00	NCT		
3560	011	2264	2268	MARKET	ST	E	MARKET ST	36.00	36.00	NCT		
3560	012	2270	2270	MARKET	ST	E	MARKET ST	28.00	29.16	NCT	28	
3560	013	2276	2276	MARKET	ST	E	MARKET ST	125.00	122.29	NCT		
3560	015	261	261	NOE	ST	O	NOE ST	92.33	92.33	NCT		
3560	015	2298	2298	MARKET	ST	E	NOE ST	60.00	60.00	NCT		
3560	013	2276	2276	MARKET	ST	E	NOE ST	103.52	103.52	NCT		
3561	014	286	286	NOE	ST	E	NOE ST	23.00	23.00	NCT	26	
3561	015	292	292	NOE	ST	E	16TH ST	85.40	85.40	NCT		
3561	010	262	262	NOE	ST	E	NOE ST	27.50	27.50	NCT		
3561	009	258	258	NOE	ST	E	NOE ST	27.50	27.50	NCT		
3561	011	270	270	NOE	ST	E	NOE ST	27.50	27.50	NCT		
3561	015	292	292	NOE	ST	E	NOE ST	46.00	46.00	NCT	24.5	
3561	12	276	276	NOE	ST	E	NOE ST	14.50	14.50	NCT	14.5	
3561	013	280	280	NOE	ST	E	NOE ST	23.00	23.00	NCT		
3562	004	2324	2324	MARKET	ST	E	MARKET ST	32.91	32.91	NCT		
3562	007	2342	2342	MARKET	ST	E	MARKET ST	50.74	50.74	NCT		
3562	011	2362	2362	MARKET	ST	E	MARKET ST	37.50	37.50	NCT	19.5	
3562	001	2300	2306	MARKET	ST	E	16TH ST	116.78	116.78	NCT	37.5	44.33
3562	003	2330	2330	MARKET	ST	E	MARKET ST	32.91	32.91	NCT		
3562	009	2354	2354	MARKET	ST	E	MARKET ST	25.00	25.00	NCT		
3562	035	2370	2370	MARKET	ST	E	MARKET ST	62.50	62.50	NCT		
3562	008	2350	2350	MARKET	ST	E	MARKET ST	25.00	25.00	NCT		
3562	014	2378	2380	MARKET	ST	E	MARKET ST	25.00	25.00	NCT		
3562	010	2358	2358	MARKET	ST	E	MARKET ST	25.00	25.00	NCT		
3562	006	2336	2336	MARKET	ST	E	MARKET ST	32.91	32.91	NCT		
3562	017	325	327	CASTRO	ST	O	CASTRO ST	55.15	55.15	NCT		
3562	001	2300	2306	MARKET	ST	E	MARKET ST	153.73	153.73	NCT		
3562	004	2324	2324	MARKET	ST	E	16TH ST	25.00	25.00	NCT		
3563	034	2301	2301	MARKET	ST	O	MARKET ST	105.27	105.27	NCT	57.75	

3563	026	2351	2351	MARKET	ST	O	MARKET ST	32.90	32.90	NCT	
3563	044	2353	2353	MARKET	ST	O	MARKET ST	65.79	65.79	NCT	
3563	036	2367	2367	MARKET	ST	O	17TH ST	25.00	25.00	NCT	
3563	044	3954	3954	17th	ST	E	17TH ST	75.00	75.00	NCT	
3563	029	2337	2339	MARKET	ST	O	MARKET ST	32.90	32.90	NCT	18.83
3563	028	2341	2345	MARKET	ST	O	MARKET ST	32.90	32.90	NCT	
3563	034	2301	2301	MARKET	ST	O	NOE ST	156.78	156.78	NCT	
3563	022	3972	3972	17TH	ST	E	17TH ST	21.27	21.27	NCT	
3563	036	2367	2367	MARKET	ST	O	MARKET ST	65.79	65.79	NCT	23
3563	022	3972	3972	17TH	ST	E	MARKET ST	27.99	27.99	NCT	
3563	030	2317	2335	MARKET	ST	O	MARKET ST	131.45	131.45	NCT	
3563	027	2347	2349	MARKET	ST	O	MARKET ST	32.90	32.90	NCT	20.5
3564	143	3509	3511	16th	ST	O	16th ST	75.02	75.02	NCT	
3564	147	300	304	Sanchez	ST	E	Sanchez	28.18	28.18	NCT	
3564	093	3571	3571	16TH	ST	O	16TH ST	50.00	50.00	NCT	
3564	086	335	339	NOE	ST	O	NOE ST	25.00	25.00	NCT	12.75
3564	090	313	313	NOE	ST	O	NOE ST	30.00	30.00	NCT	
3564	087	327	327	NOE	ST	O	NOE ST	25.00	25.00	NCT	
3564	088	323	323	NOE	ST	O	NOE ST	25.00	25.00	NCT	
3564	086A	333	333	NOE	ST	O	NOE ST	25.00	25.00	NCT	
3564	093	3571	3571	16TH	ST	O	POND ST	103.39	103.39	NCT	
3564	092	3583	3583	16TH	ST	O	16TH ST	30.00	30.00	NCT	
3564	111	321	321	NOE	ST	O	NOE ST	25.00	25.00	NCT	
3564	114	321	321	NOE	ST	O	NOE ST	25.00	25.00	NCT	
3564	091	2299	2299	MARKET	ST	O	NOE ST	60.83	60.83	NCT	
3564	89	321	321	NOE	ST	O	NOE ST	25.00	25.00	NCT	
3564	091	2299	2299	MARKET	ST	O	16TH ST	105.58	105.58	NCT	12.5

Total LF frontage within Upper Market NCT': 9251.84

NCT
9250.29
0.9998

	limited	Proposed
Restaurant	restaurant	restaurant
1131.58	157.25	44.33
0.1223	0.0170	0.0048

Summary:

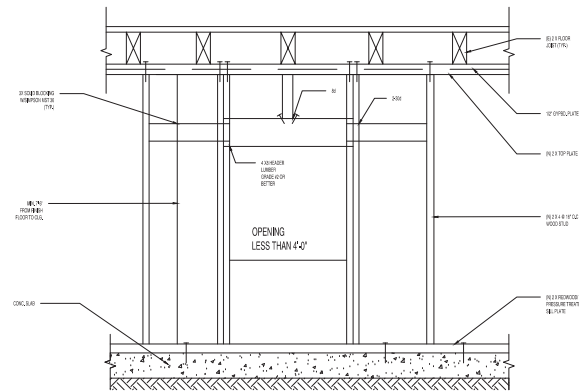
Total LF frontage within Upper Market NCT	9250.29	If
Total LF frontage of restaurant within Upper Market NCT	1131.58	If
Percentage LF frontage of restaurant within Upper Market NCT	12.23	%
Total LF frontage of limited restaurant within Upper Market NCT	157.25	If
Percentage LF frontage of limited restaurant within Upper Market NCT	0.02	%
Proposed LF of restaurant within Upper Market NCT	44.33	If
Percentage of proposed LF of restaurant within Upper Market NCT	0.01	%

SCOPE OF WORK:

1. EXTEND EXISTING RESTAURANT TO ADJACENT FORMER RETAIL SPACE. ADDING 834 SQFT TO EXISTING RESTAURANT. 1285 SQFT
2. REMOVAL NON-STRUCTURAL WALL.
3. REVEAL GLASS AND RESTORE TRANSOM.

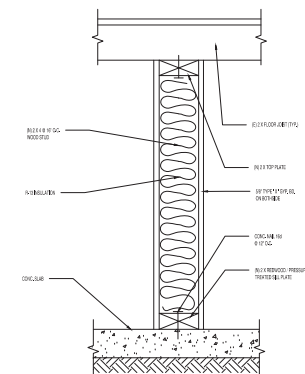
NOTE: (E) MECHANICAL, ELECTRICAL AND LIGHTING TO BE REMAIN.

NOTE:
FOR MANUALLING & FASTENING SHALL COMPLY W/SECTION 2510 (G) AND TABLE 25P OF THE BLDG. CODE.



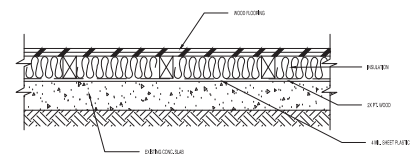
TYPICAL WALL DETAIL

SCALE: N.T.S.



TYPICAL 1 HR WALL DETAIL

SCALE: N.T.S.



RAISED FLOOR DETAIL

SCALE: N.T.S.

PROPERTY INFORMATION:

TYPE OF BLDG.
PARCEL AREA: 9,130 SQ FT
OCCUPANCY: M/R-2/B-RESTAURANT
ZONING: NCT
NO. OF STORIES: 4

EXISTING:	1285 SQ. FT
ADDED:	834 SQ. FT
TOTAL:	2119 SQ. FT

DRAWING INDEX:

A-1 SITE PLAN, LOCATION MAP, GENERAL NOTES.

A-2 EXISTING FLOOR PLANS

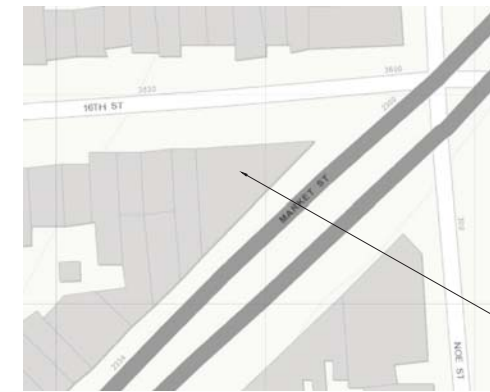
A-3 PROPOSED FLOOR PLANS

CODES:

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2013 CALIF. BUILDING CODE, 2013 PLUMBING CODE, 2013 MECHANICAL CODE AND THE 2013 NATIONAL ELECTRIC CODE, 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
2. ALL WORK SHALL MEET TITLE 24, CALIFORNIA ADMINISTRATIVE CODE STANDARDS FOR CONSTRUCTION IN A SEISMIC ZONE 4. ANY PORTION OF THE WORK SHALL ALSO CONFORM TO THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND THOSE CODES AND STANDARDS LISTED IN THESE NOTES. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION, CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND DOCUMENTS TO THE ATTENTION OF THE DESIGNER IN WRITING. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/ OR ADDENDUM.

APPLICABLE CURRENT CODES AND REGULATIONS:

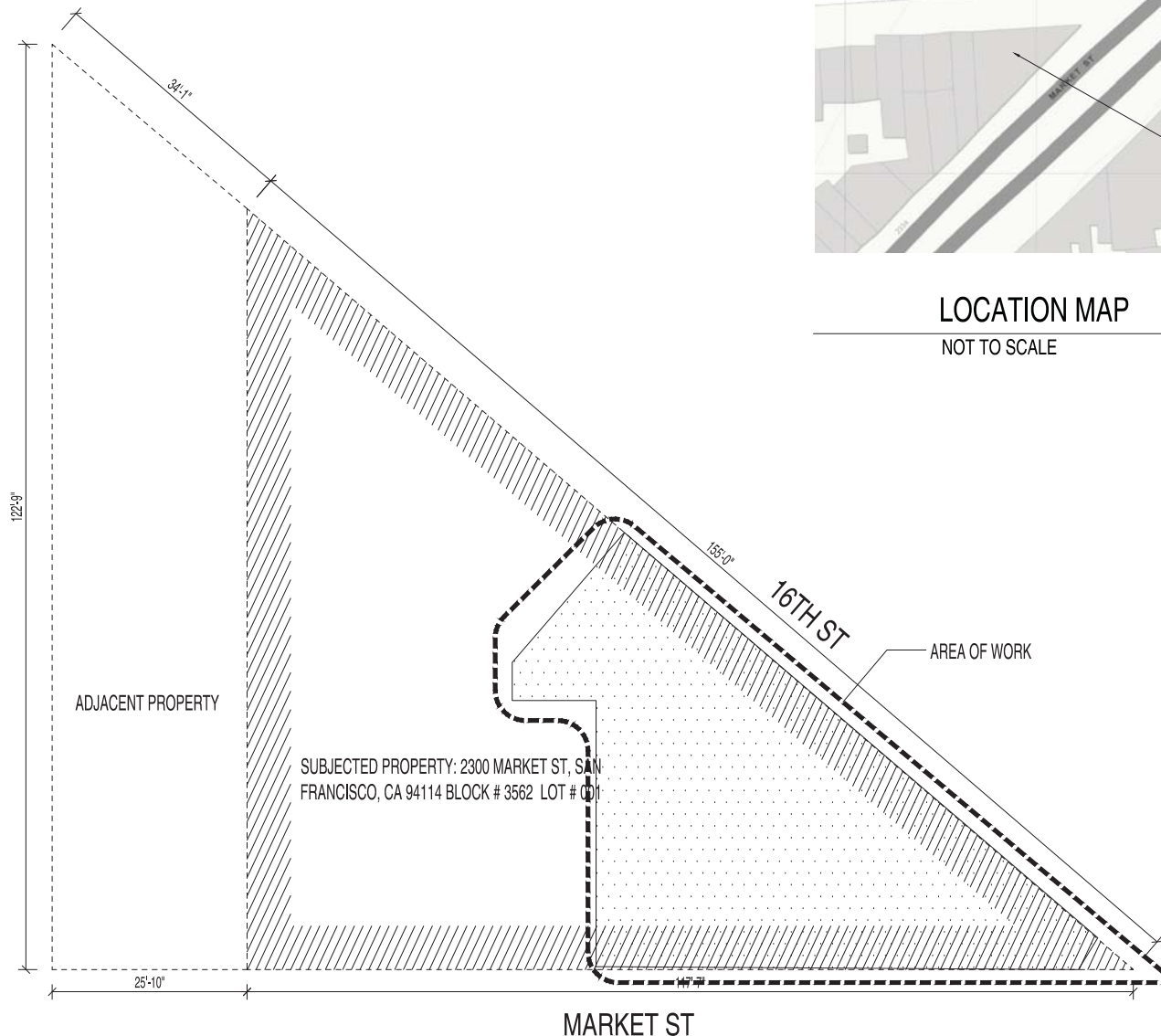
- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA PLUMBING CODE (CPC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC)
- 2013 CALIFORNIA ENERGY CODE (CEC)
- 2013 SAN FRANCISCO BUILDING CODE (SFBC)



PROJECT LOCATION

LOCATION MAP

NOT TO SCALE



SITE MAP

SCALE: 1/16" = 1'-0"

REVISION:

OWNER:

RESTAURANT RENOVATION

2300 MARKET ST, SAN FRANCISCO, CA 94114
BLOCK # 3562 LOT # 001

SHEET TITLE

SITE PLAN, LOCATION MAP,
GENERAL NOTES.

DATE:

7/20/2015















SCALE:

As Noted

DRAWN BY:

A-1

LEGEND

-  EXISTING WALL TO REMAIN
-  NEW 2X4 @ 16" WOOD STUD WALL
-  WALL TO BE DEMO
-  1 HR. WALL
-  SMOKE DETECTOR 110V, W/BACK-UP POWER
-  CARBON MONOXIDE DETECTOR
-  DIMMER
-  MOTION SENSER
-  WALL RECEPTABLE ±12" A.F.F.
-  SHEET NOTE REFERENCE
-  FLUORESCENT LIGHT
-  RECESSED LIGHT (LED)
-  WALL SWITCH ±42" A.F.F.
-  FAN WITH LIGHTING FIXTURE COMPLY WITH W/CEC 150K

SHEET NOTES:

- 1 EXISTING TO REMAIN, NO WORK.
- 2 PROVIDE CEILING EXHAUST FAN (MIN. 5 AIR CHANGE/HR.) & DISCHARGE AIR TO OUTSIDE OF BLDG. WITH BACKDRAFT DAMPER, MIN. OF 3 FT. FROM THE PROPERTY LINE AND ANY OPENING.
- 3 PROVIDE WATERPROOF MEMBRANE FOR SUB-FLOOR AS REQUIRED.

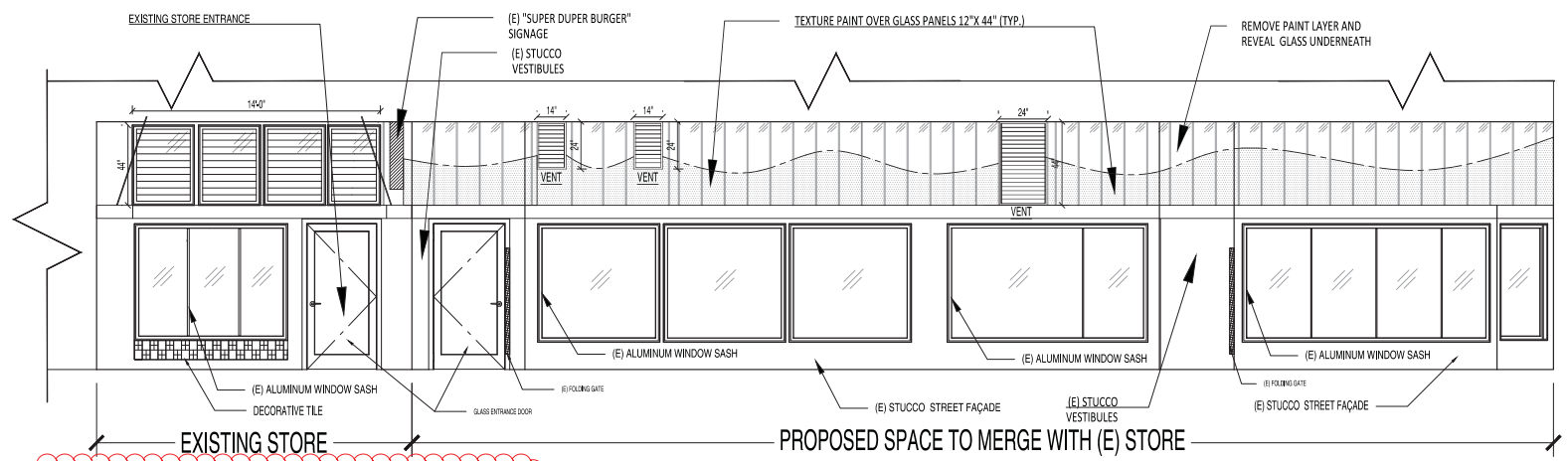
GENERAL NOTES:

- 1. ALL WORK AND MATERIAL TO BE IN ACCORDANCE WITH REGULATIONS AND BUILDING CODES OF THE CITY AND COUNTRY OF SAN FRANCISCO.
- 2. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- 3. USE DF #2 FOR STUDS AND BLOCKINGS, AND SEE S.F. BUILDING CODES FOR SCHEDULE OF MINIMUM PERMISSIBLE CONNECTIONS IF NOT SPECIFIED.
- 4. ALL HABITABLE ROOMS MIN. CEILING HEIGHT SHALL BE 7'-6" AND 7'-0" MIN. FOR TOILET AND HALLWAY.



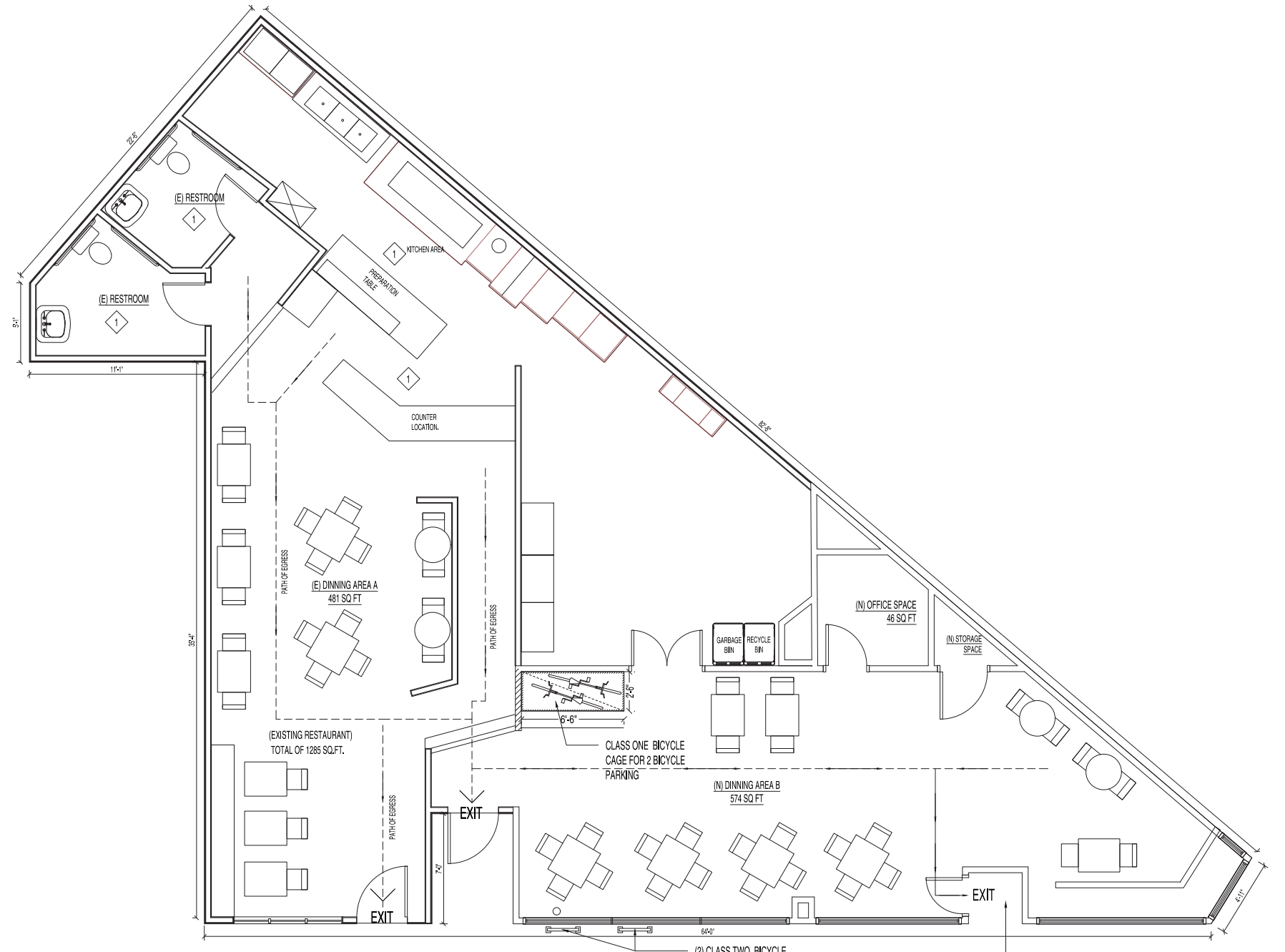
EXISTING GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES:

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2. ALL DIMENSIONS AND EXISTING CONDITIONS TO BE VERIFIED IN THE FIELD PRIOR TO COMMENCING WORK AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
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4. ALL HABITABLE ROOMS MIN. CEILING HEIGHT SHALL BE 7'-6" AND 7'-0" MIN. FOR TOILET AND HALLWAY.

SHEET NOTES:

- 1 EXISTING TO REMAIN, NO WORK.
- 2 PROVIDE CEILING EXHAUST FAN (MIN. 5 AIR CHANGE/HR.) & DISCHARGE AIR TO OUTSIDE OF BLDG. WITH BACKDRAFT DAMPER, MIN. OF 3 FT. FROM THE PROPERTY LINE AND ANY OPENING.
- 3 PROVIDE WATERPROOF MEMBRANE FOR SUB-FLOOR AS REQUIRED.

LEGEND

- EXISTING WALL TO REMAIN
- NEW 2X4 @ 16" WOOD STUD WALL
- WALL TO BE DEMO
- 1 HR. WALL
- SMOKE DETECTOR 110V, W/BACK-UP POWER
- CARBON MONOXIDE DETECTOR
- DIMMER
- MOTION SENSOR
- WALL RECEPTABLE ±12" A.F.F.
- SHEET NOTE REFERENCE
- FLUORESCENT LIGHT
- RECESSED LIGHT (LED)
- WALL SWITCH ±42" A.F.F.
- FAN WITH LIGHTING FIXTURE COMPLY WITH WCEC 150K

FINISH SCHEDULE				
	FLOOR	BASE	WALL	CEILING
DINING	TILE	WOOD	PAINT	PAINT
KITCHEN	TILE	TILE	FRP S.S.	GYP BOARD & WASHABLE PAINT
BATHROOM	TILE	TILE	GYP BOARD & WASHABLE PAINT	PAINT
STORAGE	TILE	TILE	WASHABLE PAINT	PAINT
OFFICE	CARPET	WOOD	PAINT	PAINT

OCCUPANY LOAD				
DINNING AREA A	=	481 (SQ. FT) /15 SQ. FT PER PERSON	=	32
DINNING AREA B	=	574 (SQ. FT) /15 SQ. FT PER PERSON	=	38
SERVICE COUNTER	=	74 SQ (SQ. FT) /200 SQ. FT PER PERSON	=	1
OFFICE	=	45(SQ. FT)/100 (SQ. FT) PER PERSON	=	1
KITCHEN/PANTRY	=	544 (SQ. FT)/200 (SQ. FT) PER PERSON	=	3
BATH ROOM	=	1BATH/PERSON	=	2
STORAGE	=	180S(SQ. FT)/300(SQ. FT)/ PERSON	=	1
			TOTAL	46

REVISION:

OWNER:
UNDER GOURND
GRILL KING

RESTAURANT RENOVATION

2300 MARKET ST., SAN FRANCISCO, CA 94114
BLOCK # 3562 LOT # 001

SHEET TITLE

PROPOSED GROUND FLOOR PLAN

DATE:

7/20/2015

SCALE:

As Noted

DRAWN BY:

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**584 Castro Street #333
San Francisco CA 94114-2512**

formerly "Merchants of Upper Market & Castro – MUMC"
415/431-2359

Info@CastroMerchants.com
www.CastroMerchants.com

October 27, 2016

By Email and USPS hardcopy

Veronica Flores, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

Re: Planning Case No. 2016-003758CUA; Building Permit 2016.02.29.0699
2300 Market Street, San Francisco (Super Duper Burgers Expansion)

Dear Ms. Flores,

This confirms that the Board of **CASTRO MERCHANTS** (formerly "Merchants of Upper Market & Castro – MUMC") has voted unanimously to **SUPPORT** the request of Super Duper Burgers et al for a Conditional Use Authorization to allow a Change of Use and expansion of its current restaurant operations at 2304 Market Street, into the adjacent space at 2300 Market Street, San Francisco. We understand that this matter currently is scheduled for Planning Commission Hearing on November 3, 2016 (or any continuance thereof). We did not receive sufficient advance notice of the November 3 Hearing Date, to schedule a customary Members vote on this matter, but believe that **CASTRO MERCHANTS** Members also strongly support this request.

CM's support is based on information provided by Andrew Rush (Back of the House, Inc. on behalf of Super Duper) on October 24, 2016. We have asked the Project Sponsor to notify us if there is any subsequent, substantive change to their proposed Project which would affect our **SUPPORT** decision, prior to Planning Commission's or other consideration of this request, so we can evaluate whether such changes would affect the previous vote. We have received no such notification, to date.

CASTRO MERCHANTS is the merchants' organization serving San Francisco's Castro-Upper Market area, generally along Upper Market Street from Castro Street to Octavia Blvd.; Castro from Market to 19th Street; and commercially-zoned portions of cross streets throughout that area. **CASTRO MERCHANTS** has over 300 paid Members for 2016-2017. The property covered by this matter is within our organization's primary service footprint.

In addition to today's email to you and to the individuals cc'd below, hardcopies of this letter are being mailed on October 27 to you and to Duper Duper's representatives listed at the end of this letter..

..... continued



CASTRO MERCHANTS

San Francisco Planning Department
Re: Planning Case No. 2016-003758CUA; Building Permit 2016.02.29.0699
2300 Market Street, San Francisco (Super Duper Burgers Expansion)

October 27, 2016

Please let us know if you have any questions regarding **CASTRO MERCHANTS**'s SUPPORT for this request and related items. Please include this letter in the matter's permanent file, and assure that it is provided to all Planning Staff and Commissioners and to any other hearing panels at the time that this matter is considered by them. Thank you for considering our comments.

Respectfully,

A handwritten signature in black ink, appearing to read "Daniel Bergerac", written in a cursive style.

Daniel Bergerac, President

Email and hardcopy cc: Andrew Rush, Jocelyn Frausto for Super Duper
Email cc: Supervisor Scott Wiener, Staff Andres Power
Capt. John Sanford, SFPD Park Station
Capt. Daniel Perea, SFPD Mission Station

.... LtrPlanningSuperDuper2300Market102716



super cam <kamli2k@gmail.com>

Super Duper project 2300 Market St

1 message

Andrew Vik <andrewvik@gmail.com>

Tue, Dec 20, 2016 at 12:24 AM

To: kamli2k@gmail.com

Hi Kam,

I fully support the expansion of Super Duper into the space at 2300 Market Street. They are an admirable company, serving fresh and tasty food at reasonable prices while employing a small army. They are a welcome part of the neighborhood, which I have called home for all of my 44 years.

Sincerely,
Andrew Vik
2208 15th Street


Letter of Support the Application of Extension of Super Duper at 2300 Market Street

To Whom it May Concern,

As a neighborhood member near the above mentioned Restaurant (Super Duper) extension applicant. I would like to join our neighborhood to **support** the issuance of Building permit of restaurant extension for the following reason:

For many years, our neighborhood is in the area of mix commercial and residential. Super Duper has provide a convenience food traffic, casual and affordable service and mostly serving fit the culture and harmony of our neighborhood. We believe the extension of this restaurant will enhance quality of food and service in benefit our neighborhood.

If there is any question, please feel free to contact me.

Name(individual / merchant) : Kohelbae Gifts Inc.
Address: 2310 Market St.
Phone No. : 415 626 1100
Contact Person: Thomas
Signature: 
Date: 12/24/2016

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As a neighborhood member near the above mentioned Restaurant (Super Duper) extension applicant, I would like to join our neighborhood to **support** the issuance of Building permit of restaurant extension for the following reason:

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If there is any question, please feel free to contact me.

Name(individual / merchant) :

Jimmy TRAY

Address:

2330 MARKET ST

Phone No. :

(415) 864-6500

Contact Person:

Signature:

Jimmy Tray

Date:

12-24-16

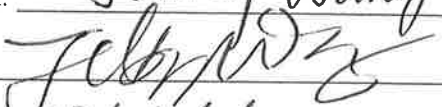
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If there is any question, please feel free to contact me.

Name(individual / merchant) : Enfour Castro
Address: 3600 16th St. , SF CA 94114
Phone No. : 415-863-8888
Contact Person: Jeffrey Wang
Signature: 
Date: 12/24/16

Letter of Support the Application of Extension of Super Duper at 2300 Market Street

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If there is any question, please feel free to contact me.

Name(individual / merchant) : Alexander Milan

Address: 3600 16 TH ST.

Phone No. : (415) 626-2244

Contact Person: Tri Huynh

Signature: 

Date: 12/26/16