



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 8, 2016

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: December 1, 2016
Case No.: **2016-008418CUA**
Project Address: **3554-3560 Taraval Street**
Zoning: NC-1 (Neighborhood Commercial, Cluster)
Taraval Street Restaurant Subdistrict
Block/Lot: 2374/021
Project Sponsor: Suheil Shatara
Shatara Architecture, Inc.
26 Lakeview Drive
Daly City, CA 94015
Staff Contact: Elizabeth Jonckheer – (415) 575-8728
elizabeth.gordon-jonckheer@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The Project Sponsor seeks a Conditional Use Authorization pursuant to Planning Code Sections 303, 710.44 and 781.1, to merge the existing Limited Restaurant tenant space at 3560 Taraval Street (previously d.b.a. Beach N' Boba Café) which did not provide on-site beer and wine sales, with the adjacent business and professional service tenant space located at 3554 Taraval Street (previously d.b.a. Karen Loo Insurance Services), and to change the use to a 1,270 sq. ft. Restaurant (d.b.a. Streamline Café) - defined by Planning Code Section 790.91 as a retail eating or eating and drinking use which serves foods to customers for consumption on or off the premises and may provide on-site beer, wine, and/or liquor sales for drinking on the premises. The Project Sponsor is seeking a Type 41 On-Sale Beer and Wine License from the Department of Alcoholic Beverage Control (ABC). The project proposes to operate until 11 p.m. as permitted per Planning Code Section 710.27. An outdoor seating area in front of both spaces is also proposed as permitted per Planning Code Section 710.24. This project is related to enforcement Case Nos. 2016.000216ENF and 2016.000217ENF (please see Enforcement discussion below). The proposed Restaurant business is an independent neighborhood-serving use that is locally owned, which is encouraged throughout San Francisco.

The project includes interior tenant improvements to modify the kitchen and service area, to combine the spaces, and to improve ADA accessibility. Aside from repainting, which has already occurred, no exterior alterations to the storefront are proposed. The merged tenant space measures approximately 1,270 square feet and the size would not change as part of the project.

SITE DESCRIPTION AND PRESENT USE

The project is located on the northeast corner of Taraval Street and 46th Avenue, Block 2374, Lot 021. The subject property is located within the NC-1 (Neighborhood Commercial Cluster) District, the Taraval Street Restaurant Subdistrict, and the 40-X Height and Bulk District. The property is developed with a two-story mixed use building, with two residential units over two commercial storefronts. The current commercial spaces where the proposed project will locate were previously occupied by a Limited Restaurant tenant space d.b.a. Beach N' Boba Café, and a business and professional service tenant space d.b.a. Karen Loo Insurance Services. Located on a corner parcel, the property has 32.5 feet of lot frontage along Taraval Street and 100 feet of frontage along 46th Avenue. The frontage of the project site is approximately 30.5 feet along Taraval Street, and approximately 32 feet along 46th Avenue.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

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

The neighboring properties to the north and south of Taraval Street are primarily zoned for one- and two-family houses, although there are also some areas of Residential Mixed, Low Density Zoning, which also contain some apartment buildings, though mostly scaled to low heights and moderate lot coverage. Great Highway and Ocean Beach are only a little more than a two blocks away, to the west. The immediate area around the subject property does appear to contain a concentration of eating and drinking uses within commercial frontages, pursuant to Planning Code Section 303(o). Currently, there is approximately 775 linear feet of commercial frontage within 300 linear feet of the Subject Property. Of this commercial frontage, approximately 52.8% of the commercial frontage contains existing eating/drinking establishments that occupy 300 linear feet -- this includes the previous use, Beach N' Boba Café. Aside from the subject site, these establishments include:

- Three Restaurants (“Brother’s Pizza”, a diner “Bashful Bull Too” and a gastro pub, “Pacific Crest” approved by the Planning Commission on March 19, 2015 per Case 2014-001938CUA);
- A retail grocery store with accessory sandwich shop, “Great Highway Market”;
- Two recently approved Limited Restaurants (“Avenues” surf and clothing store and coffee bar at 3606 Taraval Street, approved by the Planning Commission on February 4, 2016 per Case 2015-002171CUA, and “Andytown Coffee” at 3629 Taraval Street, approved by the Planning Commission on May 18, 2016 per Case No. 2015-016033CUA);
- Two bars (“Riptide” and the proposed White Cap bar at 3608 Taraval Street -- Conditional Use Authorization request to permit the extension of hours tentatively scheduled for a Planning Commission hearing under 2016-013271CUA on February 9, 2017).

(Both the “Great Highway Market” and “Riptide” bar are temporarily closed and undergoing fire repair.)

The proposed Restaurant would increase the eating and drinking frontage by 12.5 linear feet bringing the percentage up to approximately 54.7% of the commercial frontage.

As recent Commission cases noted, however, there are several parcels within the immediate area that are zoned NC-1, but contain only residential uses, which cause the above calculated percentages to skew upwards. When considering total frontage (including non-commercial frontage) within the NC-1/Taraval Street RSUD district and within 300 feet, the existing and proposed percentage for eating and drinking uses does not change due to the merger of these tenant spaces. Furthermore, when looking at the entirety of the Taraval Street RSUD, the existing percentage of eating/drinking frontage within commercial frontages is approximately 34.5%, and this proposal would only raise it to 35.7.%.

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	November 18, 2016	November 18, 2016	20 days
Posted Notice	20 days	November 18 2016	November 18, 2016	20 days
Mailed Notice	20 days	November 18, 2016	November 18, 2016	20 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

ENFORCEMENT ACTION

- In late 2015, the Project Sponsor applied for a Type 41 ABC license, and began work to expand 3560 Taraval Street into the adjacent commercial space. The Planning Department informed the Sponsor that Conditional Use Authorization would be required for the change of use to a Restaurant and to fix unauthorized modifications made such as wall reconfigurations and ramping between the two tenant spaces. The ABC permit was put on hold. The Sponsor was informed that that they could open the 3560 Taraval Street space only as a limited restaurant.
- Specifically, on January 19, 2016, per enforcement Case Nos. 2016.000216ENF and 2016.000217ENF, the Zoning Administrator requested suspension of permits associated with site to allow the Project Sponsor to submit a Building Permit Application to establish the change of use to a Restaurant and to submit the Conditional Use Authorization Application for review by the Planning Department. On May 24, 2016, the applicant submitted, and the Planning Department approved, Building Permit

Application No. 201605238176 to revise Building Permit Application No. 201512175406 to correct unauthorized work that merged together the two separate commercial spaces at 3554-3560 Taraval Street. Building Permit Application No. 201605238176 corrected these conditions and limited the scope of work to the 3560 Taraval Street space only, except for a toilet at 3554 Taraval. Street.

- On September 1, 2016, the Project Sponsor filed the Conditional Use Authorization for the change of use to a Restaurant. In the interim, despite the corrected permit, the Project Sponsor decided not to open a Limited Restaurant at 3560 Taraval Street.

PUBLIC COMMENT

- To date, the Department has received two communications in opposition to the proposal both noting that there are already eating establishments within the neighborhood.
- The Department also received 21 communications in favor of the project. Additionally, Dolly Sithounnolat, from the Mayor's Office of Economic and Workforce Development has submitted a letter in support of the project.

ISSUES AND OTHER CONSIDERATIONS

- Per Planning Code Section 303(o), the Planning Commission shall consider the existing concentration of eating and drinking uses in the area. A recent field survey estimated that approximately 52.8% of commercial frontage zoned NC-1/Taraval Street RSUD and within 300 linear feet of the subject property is devoted to eating and drinking uses. The previous Beach N' Boba Café use is included in these calculations. The merger of the existing tenant spaces alters this percentage by linear feet only. Although the percentage is above the threshold of 25% stated in Section 303(o), when considering the limited size of this NC-1 District, which essentially only spans one block, and the large number of properties within the District that have only residential uses, both serve to skew the concentration percentage upward. This project would not inherently raise the total number of eating and drinking establishments as Beach N' Boba already existed, and there are no further establishments available within a quarter-mile of the project site. Given the difficulty in securing other retail businesses along this block, it is expected that there would be some degree of clustering of eating and drinking establishments.
- The Restaurant is an independent neighborhood-serving use that is locally owned. The Project Sponsor has lived in the Outer Sunset for more than ten years and in that time has fostered relationships with the community and (with partners) operates the Riptide bar and Pacific Crest gastro pub. The Project Sponsor plans to employ at least 20 people from the neighborhood.
- The project will be subject to the standard Conditions of Approval for eating and drinking establishments including those pertaining to trash removal and general cleanliness.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Planning Commission must grant Conditional Use Authorization, to allow the merger of the existing Limited Restaurant tenant space at 3560 Taraval Street with the adjacent tenant space located at 3554 Taraval Street, and allow the establishment of a 1,270 square foot

Restaurant with on-site beer and wine sales for drinking on the premises within the NC-1 area of the Taraval Street Restaurant Subdistrict, pursuant to Planning Code Sections 303, 710.44 and 781.1.

BASIS FOR RECOMMENDATION

- The Project complies with the applicable requirements of the Planning Code.
- The project is necessary and desirable because it contributes to the economic vitality of the neighborhood.
- The project is an independently owned and operated business, which will create new job opportunities in the neighborhood.
- The project would fill a vacant commercial storefront at 3554 Taraval Street.
- The project is within close access to public transit, specifically the L-Taraval Muni metro line, therefore customers should not adversely affect traffic.
- The business owner has cultivated a positive relationship with the neighborhood through neighborhood meetings.
- The business is not a Formula Retail use and would serve the immediate neighborhood.
- The Project is consistent with the objectives and policies of the General Plan.

RECOMMENDATION:	Approval with Conditions
------------------------	---------------------------------

Attachments:

Draft Motion
Block Book Map
Sanborn Map
Aerial Photograph
Zoning District Map
Site Photographs
Public Correspondence
Reduced Plans

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

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

EGJ
Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: DECEMBER 8, 2016

Date: December 1, 2016
Case No.: **2016-008418CUA**
Project Address: **3554-3560 Taraval Street**
Zoning: NC-1 (Neighborhood Commercial, Cluster)
Taraval Street Restaurant Sub district
Block/Lot: 2374/021
Project Sponsor: Suheil Shatara
Shatara Architecture, Inc.
26 Lakeview Drive
Daly City, CA 94015
Staff Contact: Elizabeth Jonckheer – (415) 575-8728
elizabeth.gordon-jonckheer@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 781.1(a), AND 710.44 OF THE PLANNING CODE FOR THE MERGER OF THE EXISTING LIMITED RESTAURANT TENANT SPACE AT 3560 TARAVAL STREET WITH THE ADJACENT TENANT SPACE LOCATED AT 3554 TARAVAL STREET, AND FOR A CHANGE THE USE TO ESTABLISH A RESTAURANT, WITH ON-SITE BEER AND WINE SALES FOR DRINKING ON THE PREMISES, WITHIN THE NC-1 (CLUSTER, NEIGHBORHOOD COMMERCIAL) DISTRICT, THE TARAVAL STREET RESTAURANT SUBDISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 1, 2016 Suheil Shatara (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303, 781.1(a), and 710.44 f for the merger of the existing limited restaurant tenant space at 3560 Taraval Street with the adjacent tenant space located at 3554 Taraval Street, and for a change the use to establish a restaurant, with on-site beer and wine sales for drinking on the premises, within the NC-1 (Cluster, Neighborhood Commercial) District, the Taraval Street Restaurant Subdistrict, and a 40-X Height and Bulk district.

On June 14, 2016, the project sponsor filed Building Permit Application No. 2016.06.14.9957 for merger of the commercial spaces.

On December 8, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-0048418CUA.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-008418CUA, 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 northeast corner of Taraval Street and 46th Avenue, Block 2374, Lot 021. The subject property is located within the NC-1 (Neighborhood Commercial Cluster) District, the Taraval Street Restaurant Subdistrict, and the 40-X Height and Bulk District. The property is developed with a two-story mixed use building, with two residential units over two commercial storefronts. The current commercial spaces where the proposed project will locate were previously occupied by a Limited Restaurant tenant space d.b.a. Beach N' Boba Café, and a business and professional service tenant space d.b.a. Karen Loo Insurance Services. Located on a corner parcel, the property has 32.5 feet of lot frontage along Taraval Street and 100 feet of frontage along 46th Avenue. The frontage of the project site is approximately 30 feet along Taraval Street, and approximately 32 feet along 46th Avenue.
3. **Surrounding Properties and Neighborhood.** The property is located within the Taraval Street Restaurant Subdistrict (RSUD), which is comprised of three distinct segments – the longest stretch located between 12th and 36th Avenues, with two smaller portions to the west. The farthest west segment of the Taraval Street RSUD is located in the Parkside neighborhood, and includes the commercial, residential and mixed-use properties fronting both sides of Taraval Street from 45th through 47th Avenues that are zoned Neighborhood Commercial Cluster (NC-1). NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. NC-1 commercial use provisions encourage the full range of

neighborhood-serving convenience retail sales and services at the first story, however eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts.

The neighboring properties to the north and south of Taraval Street are primarily zoned for one- and two-family houses, although there are also some areas of Residential Mixed, Low Density Zoning, which also contain some apartment buildings, though mostly scaled to low heights and moderate lot coverage. Great Highway and Ocean Beach are only a little more than a two blocks away, to the west. The immediate area around the subject property does appear to contain a concentration of eating and drinking uses within commercial frontages, pursuant to Planning Code Section 303(o). Currently, there is approximately 775 linear feet of commercial frontage within 300 linear feet of the Subject Property. Of this commercial frontage, approximately 52.8% of the commercial frontage contains existing eating/drinking establishments that occupy 300 linear feet -- this includes the previous use, Beach N' Boba Café. Aside from the subject site, these establishments include: three Restaurants ("Brother's Pizza", a diner "Bashful Bull Too" and a gastro pub, "Pacific Crest", approved by the Planning Commission on March 19, 2015 per of Case 2014-001938CUA); a retail grocery store with accessory sandwich shop, "Great Highway Market"; two recently approved Limited Restaurants ("Avenues" surf and clothing store and coffee bar at 3606 Taraval Street, approved by the Planning Commission on February 4, 2016 per Case 2015-002171CUA and "Andytown Coffee" at 3629 Taraval Street, approved by the Planning Commission on May 18, 2016 per Case No. 2015-016033CUA; and two bars ("Riptide" and the proposed White Cap bar tenant at 3608 Taraval Street -- Conditional Use Authorization request to permit the extension of hours tentatively scheduled for a Planning Commission hearing under 2016-013271CUA on February 9, 2017). (Both the "Great Highway Market" and "Riptide" bar are temporarily closed and undergoing fire repair.) The proposed Restaurant would increase the eating and drinking frontage by 12.5 linear feet bringing the percentage up to approximately 54.7% of the commercial frontage.

As recent Commission cases noted, however, there are several parcels within the immediate area that are zoned NC-1, but contain only residential uses, which cause the above calculated percentages to skew upwards. When considering total frontage (including non-commercial frontage) within the NC-1/Taraval Street RSUD district and within 300 feet, the existing and proposed percentage for eating and drinking uses does not change due to the merger of these tenant spaces. Furthermore, when looking at the entirety of the Taraval Street RSUD, the existing percentage of eating/drinking frontage within commercial frontages is approximately 34.5%, and this proposal would only raise it to 35.7%.

4. **Project Description.** The project sponsor Conditional Use Authorization pursuant to Planning Code Sections 303, 710.44 and 781.1, to merge the existing Limited Restaurant tenant space at 3560 Taraval Street (previously d.b.a. Beach N' Boba Café) which did not provide on-site beer and wine sales, with the adjacent business and professional service tenant space located at 3554 Taraval Street (previously d.b.a. Karen Loo Insurance Services), and to change the use to a 1,270 sq. ft. Restaurant (d.b.a. Streamline Café) - defined by Planning Code Section 790.91 as a retail eating or eating and drinking use which serves foods to customers for consumption on or off the

premises and may provide on-site beer, wine, and/or liquor sales for drinking on the premises. The Project Sponsor is seeking a Type 41 On-Sale Beer and Wine License from the Department of Alcoholic Beverage Control (ABC). The project proposes to operate until 11 p.m. as permitted per Planning Code Section 710.27. An outdoor seating area in front of both spaces is also proposed as permitted per Planning Code Section 710.24. This project is related to enforcement Case Nos. 2016.000216ENF and 2016.000217ENF. The project includes interior tenant improvements to modify the kitchen and service area, to combine the spaces, and to improve ADA accessibility. Aside from repainting, which has already occurred, no exterior alterations to the storefront are proposed. The combined existing tenant spaces measure approximately 1,270 square feet. The proposed Restaurant business is an independent neighborhood-serving use that is locally owned, which is encouraged throughout San Francisco.

5. **Enforcement Actions.** In late 2015, the Project Sponsor applied for a Type 41 ABC license, and began work to expand 3560 Taraval Street into the adjacent commercial space. The Planning Department informed the Sponsor that Conditional Use Authorization would be required for the change of use to a Restaurant and to fix unauthorized modifications made such as wall reconfigurations and ramping between the two tenant spaces. The ABC permit was put on hold. The Sponsor was informed that that they could open the 3560 Taraval Street space only as a limited restaurant. Specifically, on January 19, 2016, per enforcement Case Nos. 2016.000216ENF and 2016.000217ENF, the Zoning Administrator requested suspension of permits associated with site to allow the Project Sponsor to submit a Building Permit Application to establish the change of use to a Restaurant and to submit the Conditional Use Authorization Application for review by the Planning Department. On May 24, 2016, the applicant submitted, and the Planning Department approved, Building Permit Application No. 201605238176 to revise Building Permit Application No. 201512175406 to correct unauthorized work that merged together the two separate commercial spaces at 3554-3560 Taraval Street. Building Permit Application No. 201605238176 corrected these conditions and limited the scope of work to the 3560 Taraval Street space only, except for a toilet at 3554 Taraval. Street. On September 1, 2016, the Project Sponsor filed the Conditional Use Authorization for the change of use to a Restaurant. In the interim, despite the corrected permit, the Project Sponsor decided not to open a Limited Restaurant at 3560 Taraval Street.
6. **Public Comment.** To date, the Department has received two communications in opposition to the proposal both noting that there are already eating establishments within the neighborhood. The Department also received 21 communications in favor of the project. Additionally, Dolly Sithounnolat, from the Mayor's Office of Economic and Workforce Development has submitted a letter in support of the project.
7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Taraval Street Restaurant Subdistrict.** Planning Code Section 781.1(a) states that Restaurants, as defined in Section 790.91 of the Planning Code, are permitted as conditional uses on the first story and below.

The proposed Restaurant is located on the first story only.

- B. **Hours of Operation.** Planning Code Section 710.27 states that permitted hours of operation in the NC-1 District are from 6 a.m. to 11p.m.

The desired hours of operation for the proposed Restaurant are 6 a.m. to 11 p.m. every day; therefore no Conditional Use Authorization is required.

- C. **Outdoor Activity Area.** Within an NC-1 District, per Planning Code Section 710.24, outdoor activity areas are principally permitted at the front of the property. An Outdoor Activity Area is defined by Planning Code Section 790.70, as an area, not including primary circulation space or any public street, located outside of a building or in a courtyard which is provided for the use or convenience of patrons of a commercial establishment including, but not limited to, sitting, eating, drinking, dancing, and food-service activities.

Outdoor seating is proposed in front of the tenant spaces; therefore no Conditional Use Authorization is required.

- D. **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 existing building is a noncomplying structure with respect to the rear yard, in that there is 100% lot coverage. The proposal does not include any structural expansion, and therefore won't increase the discrepancy of the nonconformity.

- E. **Change of Use.** An application for an ABC license Type 41 On-Sale Beer and Wine for a Bona Fide Eating Place constitutes a change of use, and establishes the proposed use as a Restaurant, defined by Planning Code Section 790.91 as a retail eating or eating and drinking use which serves foods to customers for consumption on or off the premises and may provide on-site beer, wine, and/or liquor sales for drinking on the premises (with ABC license types 41, 47, 49, 59, or 75). It is distinct and separate from a Limited-Restaurant. In the Taraval Street Restaurant Subdistrict, new Restaurants (as defined by Planning Code Section 790.91 noted above) are permitted only with Conditional Use Authorization on the first story and below.

The Project Sponsor seeks a Conditional Use Authorization for the change in use from Limited Restaurant to Restaurant. The Project Sponsor's requested Type 41 On-Sale Beer and Wine is on-hold with ABC pending the Conditional Use Authorization.

- F. **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 Subject Property contains approximately 1,270 square-feet of occupied floor area and thus does not require any off-street parking.

- G. **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 30 feet of frontage along Taraval Street with approximately 29 feet devoted to either the restaurant entrance or window space. Along 46th Avenue, there is approximately 32 feet of frontage, with 12 feet devoted to window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

- H. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.
8. **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 proposed use would not increase the size or intensity of the existing commercial space, and there would be limited alterations to the building. The Project would convert the existing Limited Restaurant to a Restaurant that serves beer and wine with meals. Offering an expanded selection of food and drink for onsite consumption will strengthen the diversity of goods offered within the area and enhance to the economic vitality of the neighborhood.

The size of the proposed Restaurant is in keeping with other storefronts on the block face. The proposed Restaurant will not impact traffic or parking in the District because it is both neighborhood-serving

and is well served by public transit. Furthermore, by occupying a vacant storefront the Project will create new service-sector employment opportunities for local residents, and contribute to the economic vitality of the neighborhood.

While this Project would further intensify the concentration of eating/drinking establishments in the nearby vicinity, this is in part due to the limited number of commercial storefronts that exist here. Even small linear frontages would greatly increase the overall concentration percentage, and with a corner location, this Project results in an even greater increase. However, given the support of nearby residents, this Restaurant is significantly more desirable than the existing vacant storefront, and represents an increase of less than 2%.

- 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.

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

The Planning Code does not require parking or loading for an approximately 1,270 square-foot Restaurant. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide, especially given its location off a prominent MUNI line.

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

The proposed use is subject to the standard conditions of approval for Restaurants and outlined in Exhibit A. Conditions 12 and 13 specifically obligate 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 Restaurant does not require any additional landscaping, and screening shall be in accordance with Condition 6 of Exhibit A. Any proposed signage shall be subject to review by the Planning Department and required to meet all applicable provisions set forth in Article 6, and specified in Condition 7.

- 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, and will provide a compatible neighborhood-serving use for the immediately surrounding neighborhoods during permitted hours.

The Project would convert and expand the existing Limited Restaurant into a Restaurant to allow the service of beer and wine with meals. The project is consistent with the NC-1 District in that the Restaurant will be able to offer an expanded selection of food and drink and thus strengthen the diversity of goods offered within the area. As opposed to the previous business and professional service use, the proposed café neighborhood-serving use will contribute to a more active street frontage, and enhance to the economic vitality of the neighborhood.

- E. That the existing concentration of eating and drinking uses in the area should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of Section 303(o) of the Code, the immediate area shall be defined as all properties located within 300' of the subject property and also located within the same zoning district.

The existing total commercial frontage within 300 feet of the Subject Property is approximately 775 linear feet, and the existing concentration of eating and drinking uses within 300 feet is approximately 409 linear feet, or roughly 52.8%. The Project would bring the eating and drinking use total frontage to approximately 424 linear feet, or roughly 54.7%. Both existing and proposed concentrations exceed the 25% threshold, and this increase is negligible.

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

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will establish a new Restaurant in an existing vacant commercial storefront that could generate additional pedestrian activity to the area. This will contribute to the diverse economic base of the City.

OBJECTIVE 6:

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

Policy 6.1:

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

No commercial tenant would be displaced. The 3560 Taraval Street was sold directly to the Project Sponsor as an eating and drinking establishment use. The adjacent business and professional service storefront was vacant for over a year. 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. Of this commercial frontage, approximately 52.8% of the commercial frontage contains existing eating/drinking establishments. With the proposed Restaurant use, approximately 54.7% of the frontage of this NC-1 District is attributed to eating and drinking establishments.

However, there are several parcels within the immediate area that are zoned NC-1, but contain only residential uses, which cause the above calculated percentage to skew upwards. While this Project would further exacerbate the concentration of eating/drinking establishments in the nearby vicinity, this is in part due to the limited number of commercial storefronts that exist here. Even small frontages would greatly increase the overall concentration percentage, and with a corner location, this Project results in an even greater increase. However, given the support of nearby residents, this Restaurant is significantly more desirable than the existing vacant storefront, and represents an increase of less than 2%. Moreover, when considering total frontage (including non-commercial frontage) within the NC-1/Taraval Street RSUD district and within 300 feet, the existing and proposed percentage for eating and drinking uses does not

change due to the merger of these tenant spaces. Only the total linear feet of frontage percentage changes. Furthermore, when looking at the entirety of the Taraval Street RSUD, the existing percentage of eating/drinking frontage within commercial frontages is approximately 34.5%, and this proposal would only raise it to 35.7%.

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 Project Sponsor has lived in the Outer Sunset for more than ten years and operates the Riptide bar and Pacific Crest gastro pub. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.3:

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

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

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

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

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

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

No housing will be removed for this Project.

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

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, and will not include any changes to the existing building envelope.

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. 2016-008418CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 8, 2016, 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. 19339. 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 December 8, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 8, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization to merge the existing Limited Restaurant tenant space at 3560 Taraval Street with the adjacent business and professional service tenant space located at 3554 Taraval Street and to allow a change of use from Limited Restaurant to a Restaurant located at 3554-3560 Taraval Street, Block 2374, and Lot 021, pursuant to Planning Code Section(s) 303, 710.44 and 781.1(a) within the Taraval Street Restaurant Subdistrict in a Neighborhood Commercial, Cluster (NC-1) and a 40-X Height and Bulk District; in general conformance with plans, dated November 8, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2016-008418CUA and subject to conditions of approval reviewed and approved by the Commission on December 8, 2016 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on December 8, 2016 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN

6. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-8728, www.sf-planning.org

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-8728, www.sf-planning.org

MONITORING

8. **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

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

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

OPERATION

10. **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>

11. **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>
12. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
*For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org
For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org
For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org*
13. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.
For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
14. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
15. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Sunday through Saturday from 6 a.m. to 11 p.m.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

ATTACHMENTS

(This page intentionally left blank)

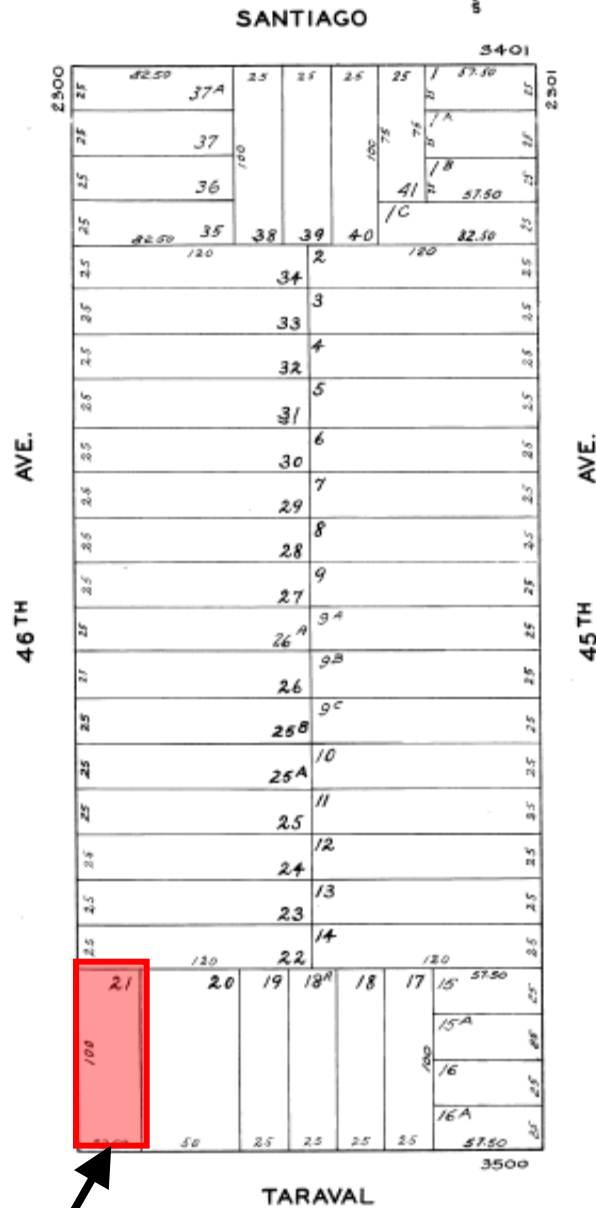
Parcel Map

2374

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

SUNSET BLK. 1147

LOTS MERGED
LOT INTO LOT
42 15, 16, 17

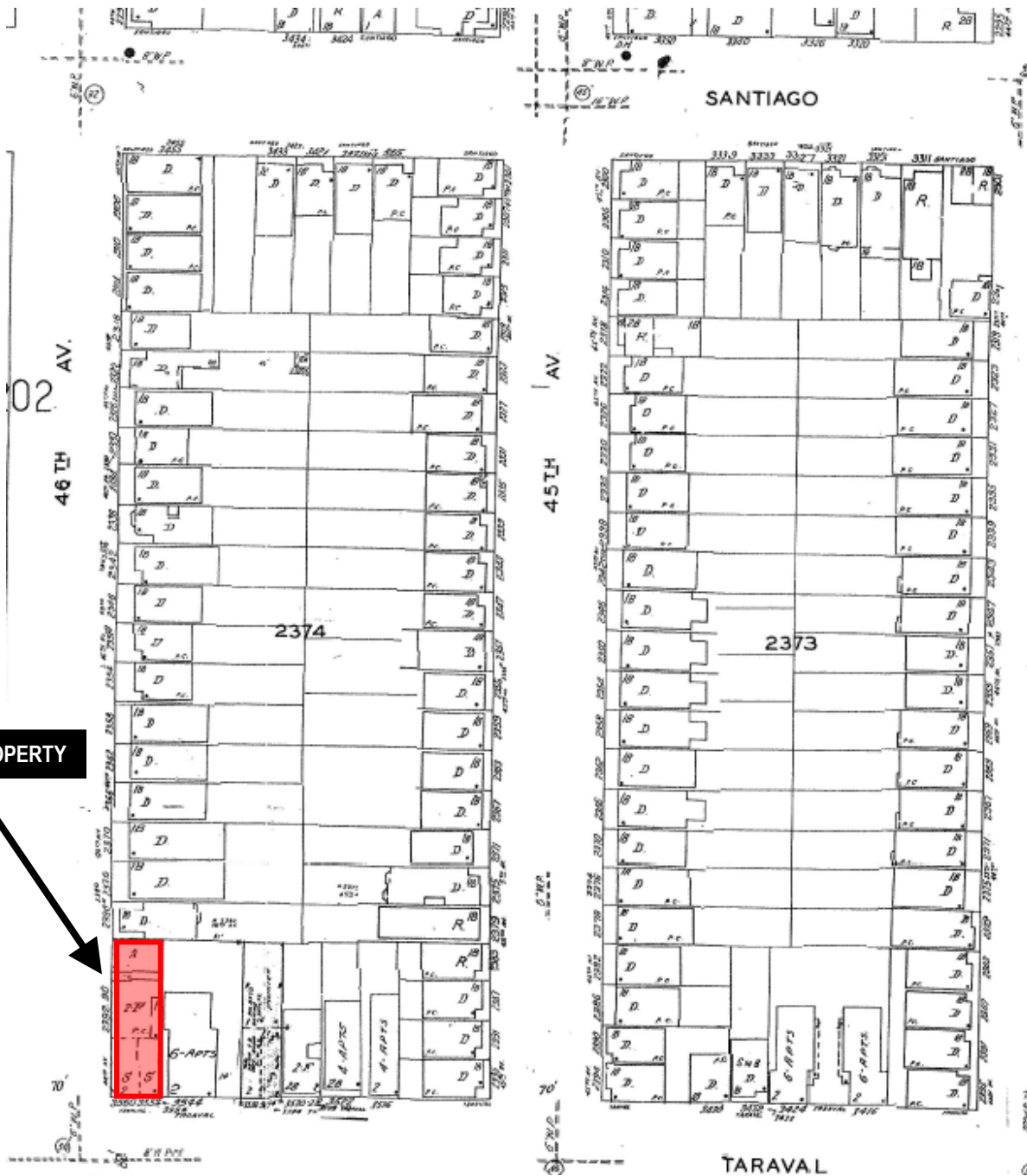


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-008418CUA
3554-3560 Taraval Street
Block 2374 Lot 021

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 2016-008418CUA
3554-3560 Taraval Street
Block 2374 Lot 021

Aerial Photo

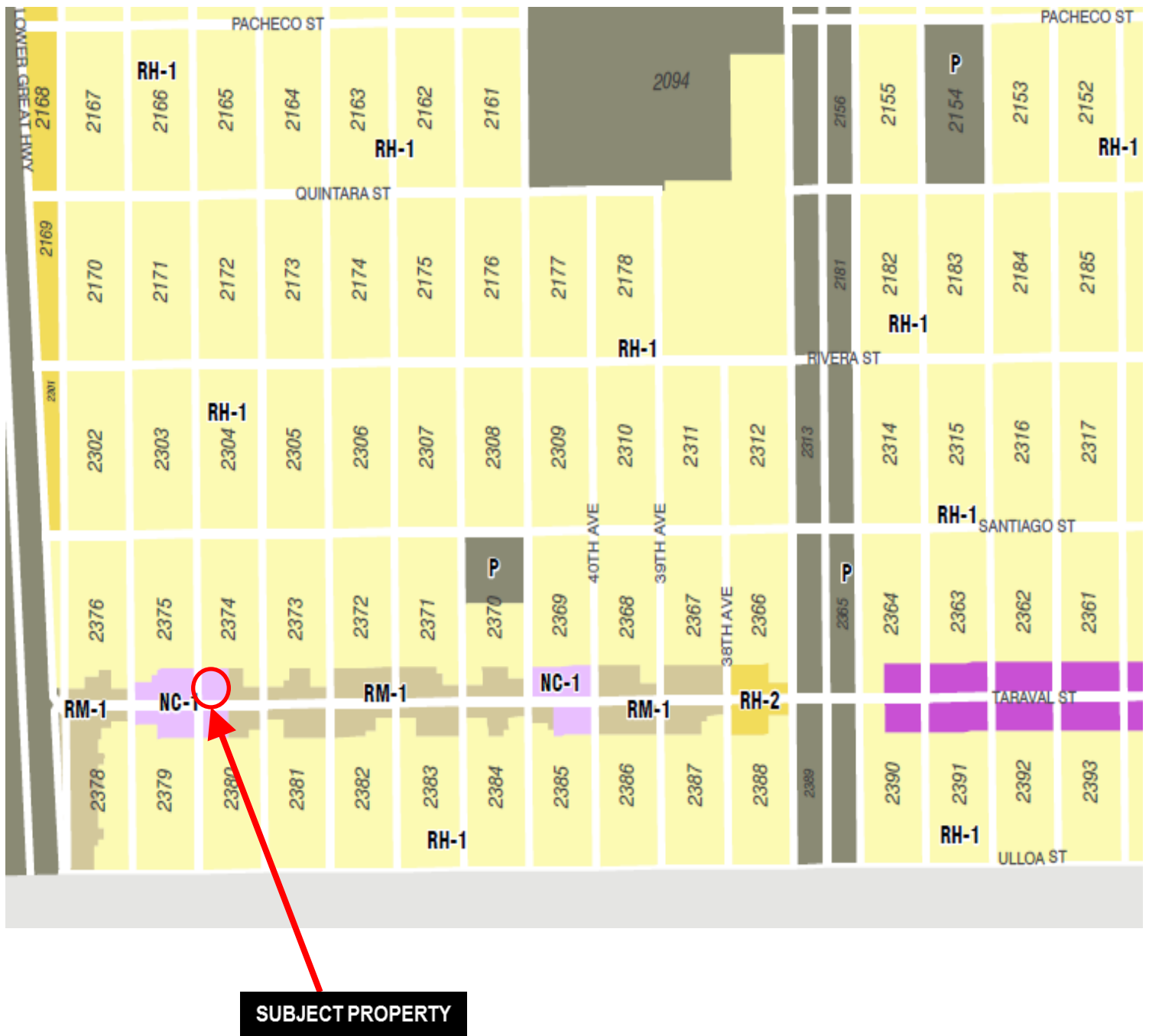


- Restaurants: Brother's Pizza, Bashful Bull Too, Pacific Crest, Streamline (proposed)
- Limited Restaurants: Avenues Clothing/Coffee Bar, Andytown Coffee
- Retail Grocery Store: Great Highway Market
- Bars: Riptide, White Cap

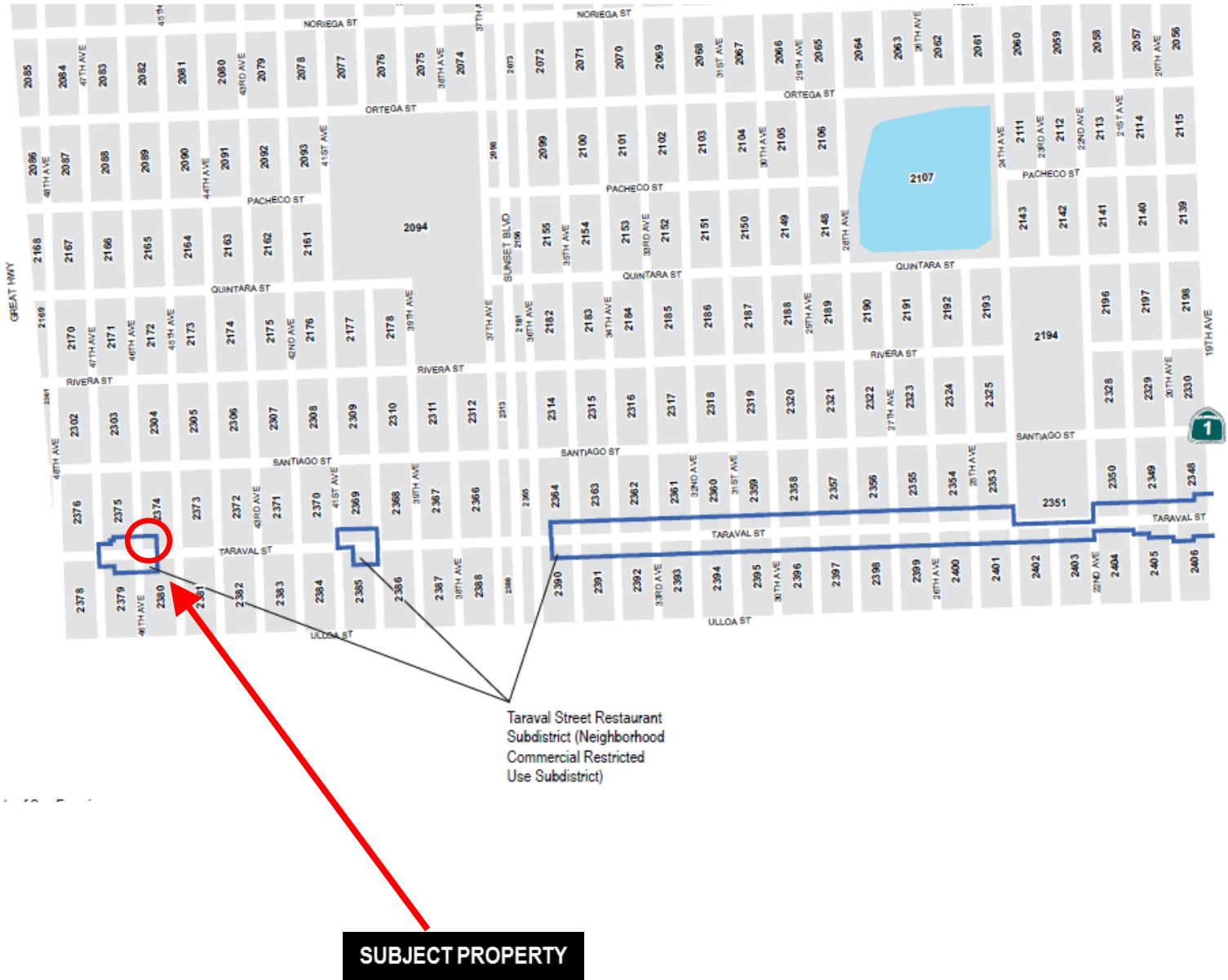
SUBJECT PROPERTY



Zoning Map



Taraval Street Restaurant Subdistrict



Site Photo (Taraval Street)



Conditional Use Authorization Hearing
Case Number 2016-008418CUA
3554-3560 Taraval Street
Block 2374 Lot 021

Site Photo (46th Avenue)



Conditional Use Authorization Hearing
Case Number 2016-008418CUA
3554-3560 Taraval Street
Block 2374 Lot 021

Site Photo (corner)



Conditional Use Authorization Hearing
Case Number 2016-008418CUA
3554-3560 Taraval Street
Block 2374 Lot 021

November 15, 2016

San Francisco Planning Commission
Attn: Elizabeth Gordon Jonckheer
1650 Mission Street #400
San Francisco, CA 94103

Re: Streamline 3554-3560 Taraval Street

Dear Planning Commissioners,

I am pleased to express my support for David Quinby, Dion Garcia, and Brent Wilson, for a change of use from Limited-Restaurant to Restaurant with beer and wine at 3554-3560 Taraval Street and merge tenant spaces with the vacant adjacent storefront. Taraval is along one of Mayor Ed Lee's Invest in Neighborhoods (IIN) Initiative commercial districts. The IIN Initiative is part of Mayor Lee's plan for jobs and economic opportunity, providing focused, customized assistance to meet the specific needs of San Francisco's neighborhood commercial corridors.

Our office supports small businesses that provide jobs for local residents and help create a more active and livable environment for San Francisco neighborhoods. Owners of Streamline plans to employ at least 20 people from the neighborhood. In addition, the business owners have completed interior and exterior improvements that benefit their building and surrounding businesses. A full restaurant with wine and beer and maximizing space will help the local business become successful in providing customers fresh salads, sandwiches, cheeses from all over the world, small plates and entrees made with 100% organic ingredients. The new family-run business at lower Taraval will activate and bring in daytime and evening foot traffic to the Outer Sunset neighborhood contributing to the community and economic vitality of the commercial corridor.

Business owners of Streamline are invested in lower Taraval and Outer Sunset neighborhood. Mr. Quinby has proven to a business owner invested in the Taraval neighborhood, particularly supporting the Taraval Streetscape Project and members of People of Parkside Sunset (POPS). Mr. Garcia and Mr. Wilson are longtime residents raising their children in the Sunset District. I admire their dedication to continued commitment to stay and grow in San Francisco.

If there are any questions please feel free to contact me at dolly.sithounnolat@sfgov.org or 415-554-7027. Thank you very much for your time and consideration.

Sincerely,



Dolly Sithounnolat
Project Manager
Office of Economic and Workforce Development
City and County of San Francisco

Subject: Letter of Support

Date: Tuesday, November 15, 2016 at 3:20:46 PM Pacific Standard Time

From: Husain, Ayesha <ayeshah@amazon.com>

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

My understanding is that the request to change to a Full Restaurant will enable Streamline to offer beer and wine, complementing their food offerings. Their expansion into 3554 Taraval will enable them to increase occupancy for those who choose to dine in the establishment. This neighborhood will benefit from having a café with a selection of locally sourced food and beverages as an alternative to what currently exists in the area.

I am looking forward to Streamline's opening. Please consider this letter of support.

Sincerely,

Ayesha Husain
180 Brannan Street, #218
San Francisco, CA 94107
415-861-9055

To: San Francisco Planning Commission

Re: Streamline Espresso Bar & Kitchen

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

My understanding is that the request to change to a Full Restaurant will enable Streamline to offer beer and wine, complementing their food offerings. Their expansion in to 3554 Taraval will enable them to increase occupancy for those who choose to dine in the establishment. This neighborhood will benefit from having a café with a selection of locally sourced food and beverages as an alternative to what currently exists in the area.

I am looking forward to Streamline's opening. Please consider this letter of support.

Thank you,
Christine McDonell
180 Caselli Avenue, San Francisco, CA 94114

Subject: Looking forward to the Streamline opening

Date: Tuesday, November 15, 2016 at 3:27:51 PM Pacific Standard Time

From: Daria Ewin <dkenewin@yahoo.com>

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commisioners,

This email is to show our support for the Streamline opening on Taraval and 46th Ave in the Outer Sunset.

I take the L Train to and from work each day, and have been eagerly waiting for this establishment to open. This corner is in desperate need of good quick coffee and breakfast combo in the mornings on my way in to the city, as well as an easy dinner with maybe a beer on my way home.

I have noticed how great Noriega and 46th Ave is becoming, so close to the beach, it is a cool little surf and art communitiy adding greatness to the SF landscape. Taraval needs a cool neighborhood cafe for its immediate neighbors and L train commuters to enjoy too.

I know the Streamline at 3560 Taraval is requesting to change its use from a Limited Restaurant to a Full Service Restaurant, as well as expand the restaurant to include 3554 Taraval next door. I can't wait, lets make this happen, that corner needs a little brightening up, and the Streamline Moderne architechture is awesome too, A perfect fit for this Outer Sunset neighborhood. And a perfectly wonderful neighborhood family to run it, total SF community spirit.

Please grant their requests and many thanks in advance.

Daria and Ken Ewin
1684A 48th Avenue
415 730-4101
dkenewin@yahoo.com

Subject: Streamline Café

Date: Tuesday, November 15, 2016 at 3:13:23 PM Pacific Standard Time

From: Dean Bardouka <dean@e5press.com>

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commissioners,

I am writing, as a homeowner in the Outer Sunset, to voice my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant and to expand their restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

My understanding is that the aforementioned requests will enable Streamline to offer beer and wine and to increase occupancy for those who choose to dine at the establishment. Our neighborhood would greatly benefit from having more family friendly dine-in options and gathering places. Streamline would be a welcome addition to the neighborhood for our family, as it is walking distance from our house (and on our way to the zoo). Please consider this letter of support.

Sincerely,

Dean

Dean Bardouka
1434 46th Avenue
San Francisco, CA 94122
(415) 571-8545

Subject: Streamline Support
Date: Tuesday, November 15, 2016 at 2:17:22 PM Pacific Standard Time
From: Deena G <deena@sfscootercentre.com>
To: Streamline Support <support@streamlinesf.com>
Category: Alton Email

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

I am looking forward to Streamline's opening. Please consider this letter of support.

Sincerely,

Deena Gwin

127 10th St

SF CA 94103

Subject: Support for Streamline Restaurant

Date: Tuesday, November 15, 2016 at 3:22:48 PM Pacific Standard Time

From: Erin Bartulski <gabbyhey@gmail.com>

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

My understanding is that the request to change to a Full Restaurant will enable Streamline to offer beer and wine, complementing their food offerings. Their expansion into 3554 Taraval will enable them to increase occupancy for those who choose to dine in the establishment. This neighborhood will benefit from having a café with a selection of locally sourced food and beverages as an alternative to what currently exists in the area.

I am looking forward to Streamline's opening. Please consider this letter of support.

Sincerely,

Erin Bartulski

Subject: Support for Streamline Cafe SF

Date: Tuesday, November 15, 2016 at 4:30:21 PM Pacific Standard Time

From: Miss Information <shadyladysf@yahoo.com>

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

My understanding is that the request to change to a Full Restaurant will enable Streamline to offer beer and wine, complementing their food offerings. Their expansion into 3554 Taraval will enable them to increase occupancy for those who choose to dine in the establishment. It would be wonderful for the neighborhood to have a locally owned café with a selection of locally sourced food and beverages as an alternative to what currently exists in the area.

I am looking forward to Streamline's opening. Please consider this letter of support.

Sincerely,

Gabriella Arroyo

110 Bridgeview Drive

San Francisco CA 94124

Subject: Support of Streamline

Date: Tuesday, November 15, 2016 at 4:06:30 PM Pacific Standard Time

From: Janel Holiday Huff <janelholiday@gmail.com>

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

My understanding is that the request to change to a Full Restaurant will enable Streamline to offer beer and wine, complementing their food offerings. Their expansion into 3554 Taraval will enable them to increase occupancy for those who choose to dine in the establishment. This neighborhood will benefit from having a café with a selection of locally sourced food and beverages as an alternative to what currently exists in the area.

I am very much looking forward to Streamline's opening and supporting this business. Please consider this letter of support.

Sincerely,

Janel Huff

486 Marietta Drive

San Francisco, CA 94127

Subject: Streamline Support

Date: Tuesday, November 15, 2016 at 4:51:45 PM Pacific Standard Time

From: Josette Goedert <josette.goedert@gmail.com>

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant, as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

Their expansion will benefit the neighborhood because as of right now we do not have very many options past Sunset Blvd. It would be wonderful to be able to support a neighborhood cafe with a selection of locally sourced food and beverages. We live only a few blocks from their location and have been patiently waiting their opening, knowing that it would become our new go to spot that is within walking distance.

I am looking forward to Streamline's opening. Please consider this letter of support.

Sincerely,

Josette Goedert

Subject: Support

Date: Tuesday, November 15, 2016 at 7:34:39 PM Pacific Standard Time

From: Keith Michalski <cutkeith@gmail.com>

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

My understanding is that the request to change to a Full Restaurant will enable Streamline to offer beer and wine, complementing their food offerings. Their expansion into 3554 Taraval will enable them to increase occupancy for those who choose to dine in the establishment. This neighborhood will benefit from having a café with a selection of locally sourced food and beverages as an alternative to what currently exists in the area.

I am looking forward to Streamline's opening. Please consider this letter of support.

Sincerely,

Keith J. Michalski
2311 Cabrillo St. Apt #1
San Francisco, CA. 94121

Sent from my iPhone

Subject: Letter of Support

Date: Tuesday, November 15, 2016 at 1:58:30 PM Pacific Standard Time

From: Katherine Rose De Jong <katdejong@me.com>

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

My understanding is that the request to change to a Full Restaurant will enable Streamline to offer beer and wine, complementing their food offerings. Their expansion into 3554 Taraval will enable them to increase occupancy for those who choose to dine in the establishment. This neighborhood will benefit from having a café with a selection of locally sourced food and beverages as an alternative to what currently exists in the area.

I am looking forward to Streamline's opening. Please consider this letter of support.

Sincerely,

Katherine De Jong
118 Robinhood Dr
San Francisco, CA 94127

Subject: Streamline

Date: Tuesday, November 15, 2016 at 2:40:58 PM Pacific Standard Time

From: Keith.Parker@wellsfargo.com <Keith.Parker@wellsfargo.com>

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

My understanding is that the request to change to a Full Restaurant will enable Streamline to offer beer and wine, complementing their food offerings. Their expansion into 3554 Taraval will enable them to increase occupancy for those who choose to dine in the establishment. This neighborhood will benefit from having a café with a selection of locally sourced food and beverages as an alternative to what currently exists in the area.

I am looking forward to Streamline's opening. Please consider this letter of support.

Sincerely,

Keith Parker
5172 Diamond Heights Blvd. #117
San Francisco, CA. 94131

Keith Parker, CFA

Senior Investment Analyst

Global Manager Research

Wells Fargo Investment Institute | 420 Montgomery St, 5th Floor | San Francisco, CA 94104

MAC A0101-054

Tel 415-396-4764 | Cell 415-699-0035

keith.parker@wellsfargo.com

Global Manager Research is a division of Wells Fargo Investment Institute, Inc. (the "Institute"). The Institute is a registered investment adviser and wholly-owned subsidiary of Wells Fargo & Company.

Investments: NOT FDIC INSURED * NO BANK GUARANTEE * MAY LOSE VALUE

This transmission may contain information which is confidential and/or proprietary. If you are not the individual or entity to which it is addressed, note that any review, disclosure, copying, retransmission or other use is strictly prohibited. If you received this transmission in error, please notify the sender immediately and delete the material from your system. This transmission is for informational purposes only, and is not intended as an offer or solicitation for the purchase or sale of any financial instrument or as an official confirmation of any transaction. Any information regarding specific investments or other products is not warranted as to completeness or accuracy and is subject to change without notice.

Subject: Streamline Restaurant support!

Date: Tuesday, November 15, 2016 at 3:56:57 PM Pacific Standard Time

From: Ken LaCosse <emptyflute@mujitsu.com> (sent by emptyflute@gmail.com
<emptyflute@gmail.com>)

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

This would be a wonderful addition to the neighborhood. I hope you will consider supporting Streamline's requests.

Thank you.

Sincerely,

Ken LaCosse
2727 41st Avenue
San Francisco, CA
94116

--

[Mujitsu Shakuhachi](#)
[Facebook](#)

Subject: I support Streamline

Date: Tuesday, November 15, 2016 at 3:16:20 PM Pacific Standard Time

From: Kirk Harper <kirkharper@yahoo.com>

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commissioners,

As a long time and current business owner and native San Franciscan who are grew up in the Richmond and Sunset, I am writing in support of Streamline to request a change in use to a full restaurant as well as expand their space at 3560 Taraval St. to include the adjacent space at 3554 Taraval St.

In this tough economic environment, we should give small business a hand in helping them succeed and both of these proposals would give them the best chance for success.

1. They would be able to offer beer & wine to compliment their food and beverages.
2. They would be able to increase their seating capacity and draw in more daily customers.
3. The neighborhood would be well served in having a vibrant cafe.
4. The cafe would provide new jobs in the area.

I personally, know the operators and they are outstanding citizens who would undoubtedly run a nice small business that we, as San Franciscans all be proud of.

Please consider this letter of support.

Regards,

Kirk Michael Harper
The Selecter DJ Kirk
Facebook/Instagram/Twitter: theselecterdjkirk
Cento Coffee Retailer
(415) 260-1262

Subject: Cafe Support letter
Date: Tuesday, November 15, 2016 at 1:56:13 PM Pacific Standard Time
From: lars nylander <larseric78@yahoo.com>
To: Streamline Support <support@streamlinesf.com>
Category: Music List, Impalers, DJ List, Alton Phone, Alton Email

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

My understanding is that the request to change to a Full Restaurant will enable Streamline to offer beer and wine, complementing their food offerings. Their expansion into 3554 Taraval will enable them to increase occupancy for those who choose to dine in the establishment. This neighborhood will benefit from having a café with a selection of locally sourced food and beverages as an alternative to what currently exists in the area. I am looking forward to Streamline's opening. Please consider this letter of support.

Sincerely,

Lars Nylander

1563 Treat Ave. San Francisco, CA 94110

Subject: Streamline's request

Date: Tuesday, November 15, 2016 at 8:52:07 PM Pacific Standard Time

From: lauragilmore <lauragilmore@comcast.net>

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

My understanding is that the request to change to a Full Restaurant will enable Streamline to offer beer and wine, complementing their food offerings. Their expansion into 3554 Taraval will enable them to increase occupancy for those who choose to dine in the establishment. This neighborhood will benefit from having a café with a selection of locally sourced food and beverages as an alternative to what currently exists in the area.

I am looking forward to Streamline's opening. Please consider this letter of support.

Sincerely,

Laura Gilmore

540 Lake St., Apt.3

San Francisco, CA 94118

Subject: Streamline - Letter of Support
Date: Tuesday, November 15, 2016 at 7:59:43 PM Pacific Standard Time
From: Maria Victoria Ahearne <soulcial67@hotmail.com>
To: Streamline Support <support@streamlinesf.com>
Category: Alton Email

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

My understanding is that the request to change to a Full Restaurant will enable Streamline to offer beer and wine, complementing their food offerings. Their expansion into 3554 Taraval will enable them to increase occupancy for those who choose to dine in the establishment. This neighborhood will benefit from having a café with a selection of locally sourced food and beverages as an alternative to what currently exists in the area.

I am looking forward to Streamline's opening. Please consider this letter of support.
Sincerely,

Maria Victoria Ahearne
985 Innes Ave
San Francisco, Ca 94124
415-815-8930

To: San Francisco Planning Commission

Re: Streamline Espresso Bar & Kitchen

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant as well as their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

My understanding is that the request to change to a Full Restaurant will enable Streamline to offer beer and wine, complementing their food offerings. Their expansion in to 3554 Taraval will enable them to increase occupancy for those who choose to dine in the establishment. This neighborhood will benefit from having a café with a selection of locally sourced food and beverages as an alternative to what currently exists in the area.

I am looking forward to Streamline's opening. Please consider this letter of support.

Thank you,
Sarah Stein and Lawrence Mariner
319 San Jose Ave.
SF, CA 94110

Subject: Permit for 3560/3554 Taraval

Date: Tuesday, November 15, 2016 at 4:08:23 PM Pacific Standard Time

From: sdcassidy <sdcassidy@sbcglobal.net>

To: Streamline Support <support@streamlinesf.com>

My name is Sean Cassidy, and I reside at 3080 Alemany. Although that is in Outer Mission, it is fairly close to the area that Streamline Cafe at 3560/3554 Taraval is proposing to open up in, so I spend a fair amount of time and money at the businesses there.

I understand that there is a request to serve beer and wine, in addition to increasing the size of the space. This proposal is a welcome addition to the neighborhood. I am writing this letter as a show of support for this project, and I look forward to dining at Streamline when it opens!

Thank you,
Sean Cassidy

Sent from my T-Mobile 4G LTE Device

Subject: letter of support

Date: Tuesday, November 15, 2016 at 2:28:20 PM Pacific Standard Time

From: Kossob, Teresa <KossobT@sutterhealth.org>

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a limited restaurant to a full restaurant as well as their request to expand the restaurant at 3560 Taraval to include the adjacent space at 3554 Taraval. My understanding is that this request is to change to a full restaurant so that they may offer beer and wine, complimenting their food options. Their expansion to 3554 Taraval will enable them to increase occupancy for those who choose to dine in the establishment. This neighborhood will benefit from having a café with a selection of locally sourced food and beverages as an alternative to what currently exists in that area!

I am looking forward to Streamline's opening. Please consider this letter of support.

Thank you,

Teresa Kossob

Sutter Pacific Medical Foundation

Pre Billing Coordinator OBGYN

415-750-7030

180C Britton St

SF CA 94134

Subject: Expressing Support for Streamline

Date: Tuesday, November 15, 2016 at 5:58:21 PM Pacific Standard Time

From: whi kidd <whitneyek@gmail.com>

To: Streamline Support <support@streamlinesf.com>

Dear Planning Commissioners,

I am writing to show my support for Streamline's request to change use from a Limited Restaurant to a Full Restaurant and their request to expand the restaurant at 3560 Taraval Street to include the adjacent space at 3554 Taraval Street.

My understanding is that the request to change to a Full Restaurant will enable Streamline to offer beer and wine, complementing their food offerings. Their expansion into 3554 Taraval will enable them to increase occupancy for those who choose to dine in the establishment. Our neighborhood would greatly benefit from having more dining options, and this area especially needs a place to grab coffee and a snack on the way to work.

I am looking forward to Streamline's opening and cannot wait to support this local, family-owned business. Please consider this letter of support.

Sincerely,

Whitney Kidd
3128 Wawona
San Francisco, CA 94116

Gordon-Jonckheer, Elizabeth (CPC)

From: Melissa & Guy <rubingalbreath@yahoo.com>
Sent: Friday, November 25, 2016 2:47 PM
To: Gordon-Jonckheer, Elizabeth (CPC)
Subject: 3554/3560 Taraval Street

I've lived on Taraval Street between 46th and 47th Avenues for over 26 years and don't feel that over saturating us with food and drink establishments is in line with what our NC-1 neighborhood is meant to be per Article 7 (sect. 710.1) of the Planning Code. By turning 3554 Taraval into a food & drink establishment 10 of the 13 storefronts in the immediate area (approx. 300') will be a food & drink establishment, well beyond the 25% threshold our neighborhood is zoned for.

While I have no issue with 3560 Taraval Street being a limited restaurant I do strongly object to them getting a type-41 ABC license and 3554 being turned into any type of food & drink establishment especially due to what I perceive as deceptive business dealings on the part of Ship Song LLC. They illegally expanded to the adjacent commercial space, did construction work without permits and worded their existing permits in such a way to obscure the actual intent, and did what I feel was an attempt to avoid the conditional use application process altogether.

I also object to the outdoor seating, especially on the Taraval Street side as it will greatly impede foot traffic. Taraval at 46th Avenue is a major Muni stop and transfer point between the L & 18 lines, the sidewalks in question are already heavily congested and difficult to maneuver when transit is off loading without the additional obstacle of tables and chairs.

Sincere regards,
Melissa Rubin

Gordon-Jonckheer, Elizabeth (CPC)

From: Guy Galbreath <guygalbreath@outlook.com>
Sent: Friday, November 25, 2016 3:09 PM
To: Gordon-Jonckheer, Elizabeth (CPC)
Subject: Streamline 3554/3560 Taraval Street

Dear Ms. Gordon-Jonckheer,

As a 26 year resident of 3626 Taraval Street I am strongly opposed to 3554 and 3560 Taraval Street being turned into restaurants or any other type of eating establishment, we already have too many existing or in some stage of development within a one block radius and don't need it. I already have a complaint/hold in with the ABC over this matter and they should never have knocked down walls between the two spaces without having gone through the conditional use process.

Also, as a disabled senior I am against the proposed outdoor seating. The sidewalks at 46th and Taraval are already difficult to navigate with my mobility aides due to the high volume of MUNI riders that use/transfer at that location (18 bus line and L Taraval MUNI metro). Outdoor seating is just adding extra obstacles and would interfere with my ability to enjoy my neighborhood.

Thank you for your consideration in this matter.

Guy Galbreath

[illegible]

SHATARA
ARCHITECTURE
INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.

THESE DOCUMENTS ARE NOT TO BE USED,
IN WHOLE OR IN PART, FOR ANY PROJECTS
OR PURPOSES WHATSOEVER, WITHOUT THE
PRIOR SPECIFIC WRITTEN AUTHORIZATION
OF SHATARA ARCHITECTURE INC.

PROJECT

TENANT IMPROVEMENT

3554- 3560 TARAVAL
STREET
SAN FRANCISCO, CA

BLOCK: 2374
LOT: 021

PROJECT DIRECTORY

ARCHITECT
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

OWNER
CONTACT ARCHITECT

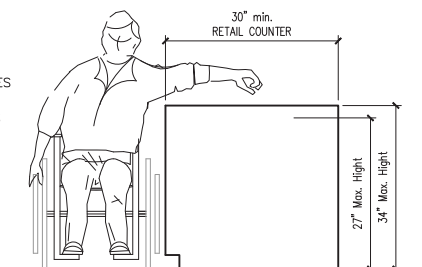
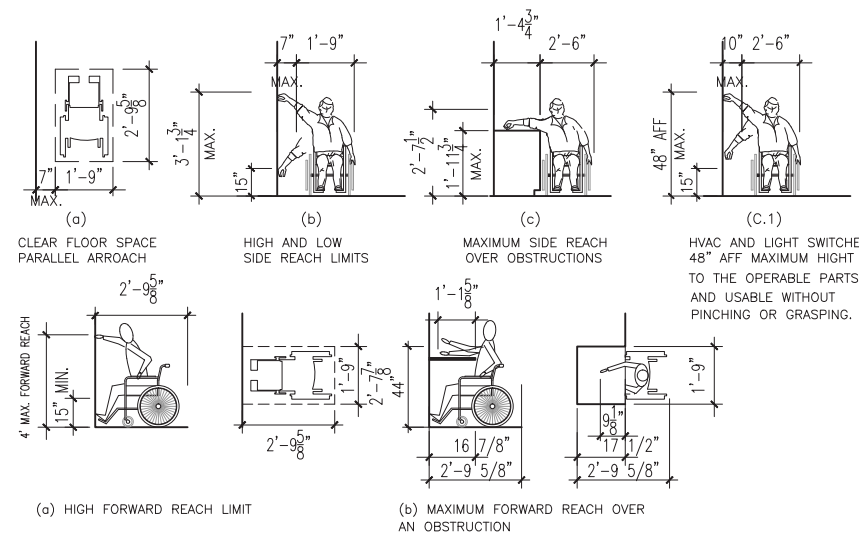
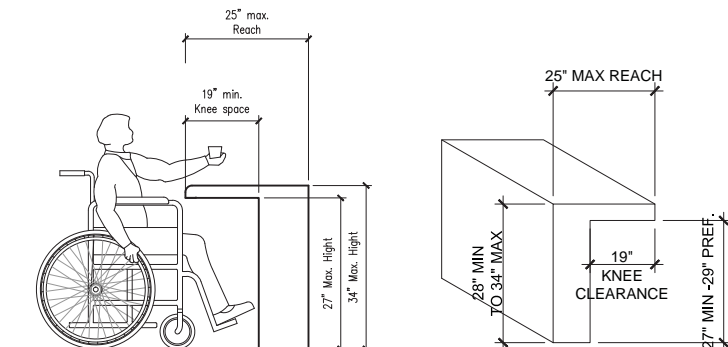
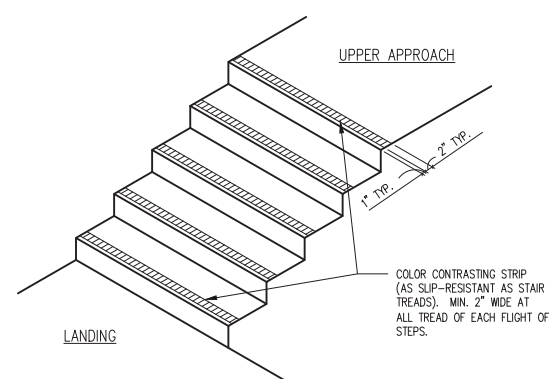
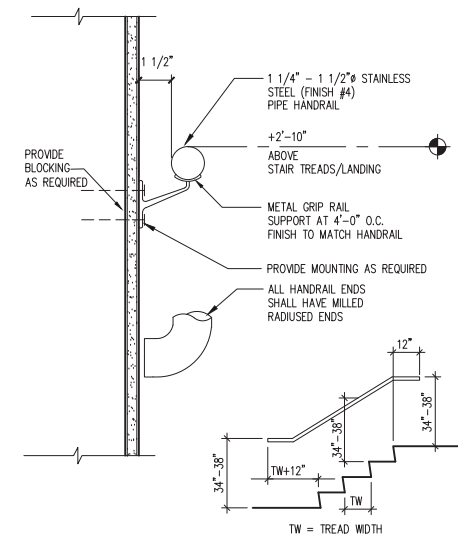
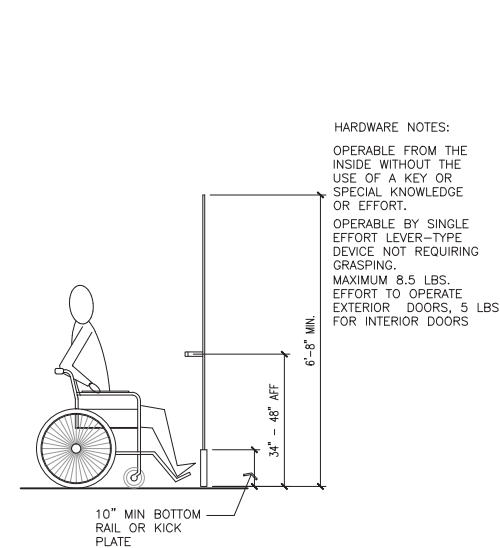
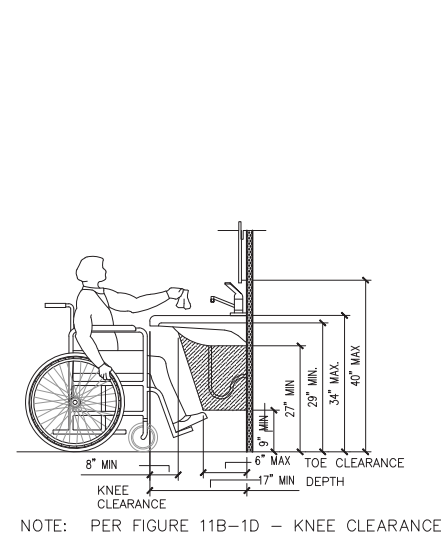
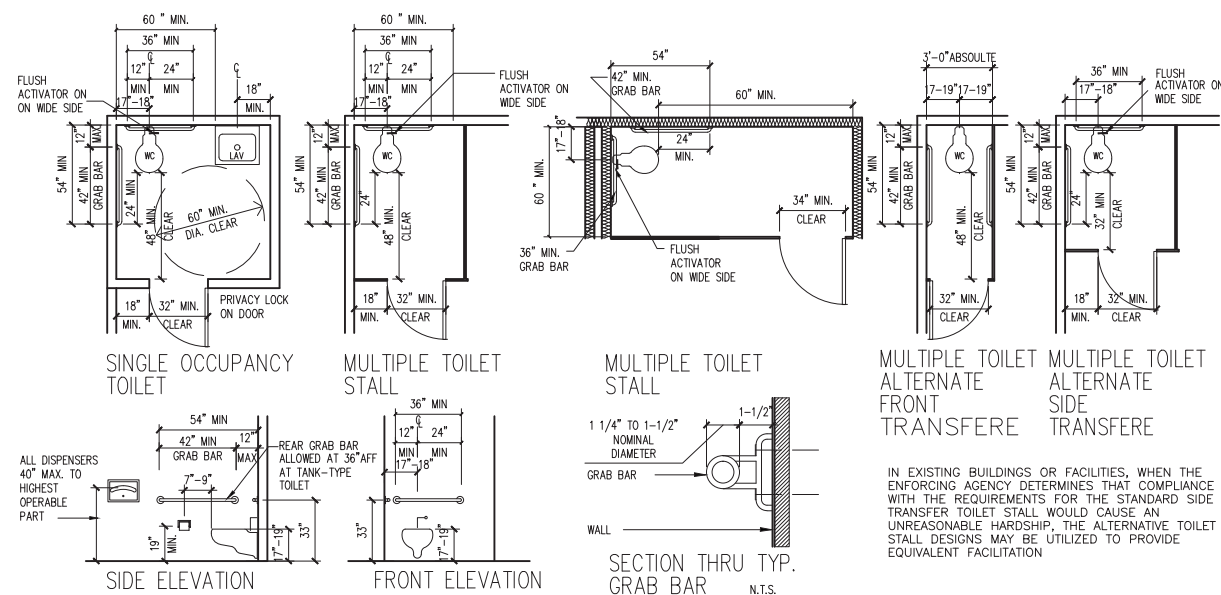
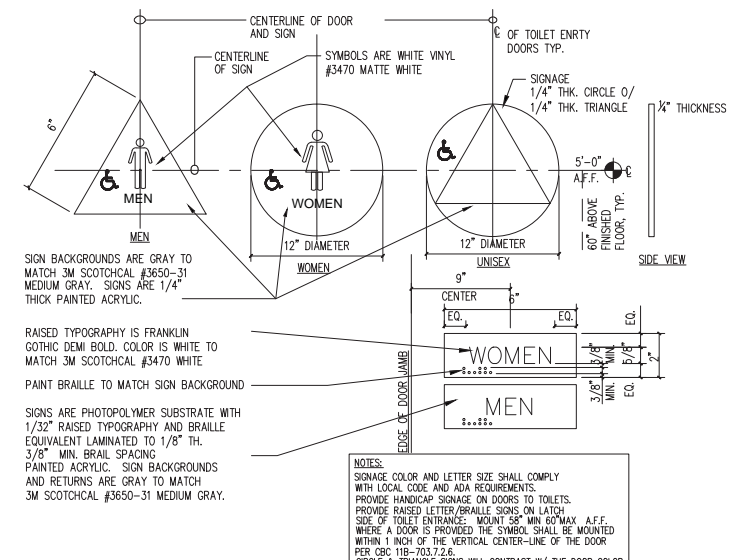
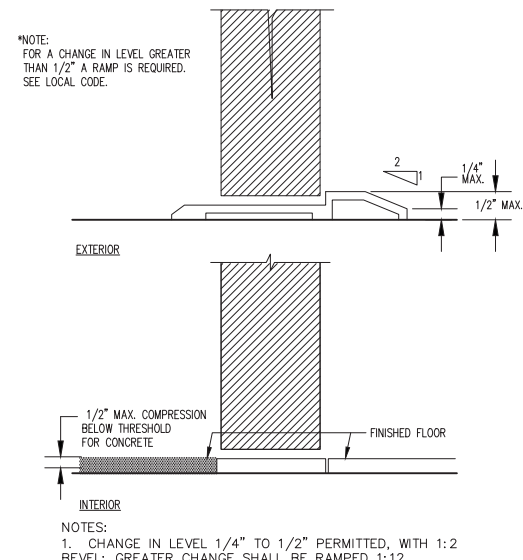
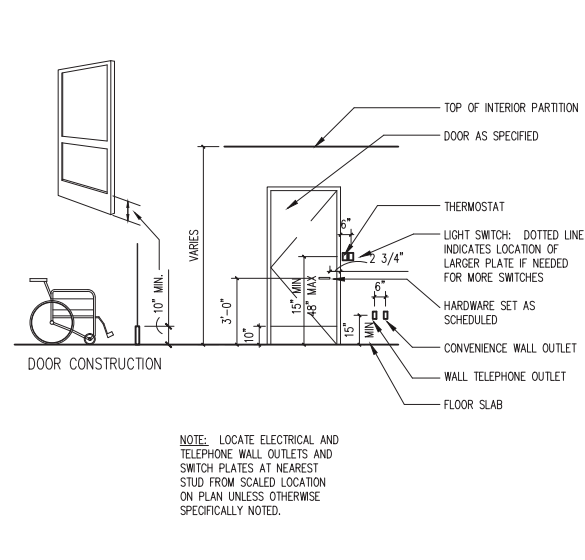
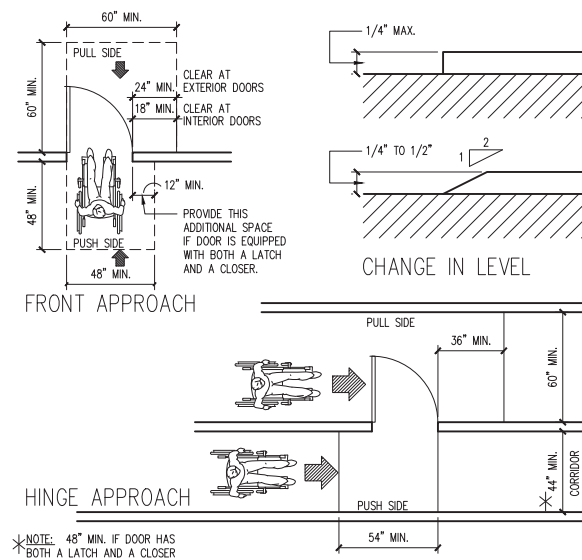
BUILDING	10.27.15
BUILDING	04.11.16
BUILDING	05.23.16
BUILDING	06.08.16
BUILDING	11.08.16

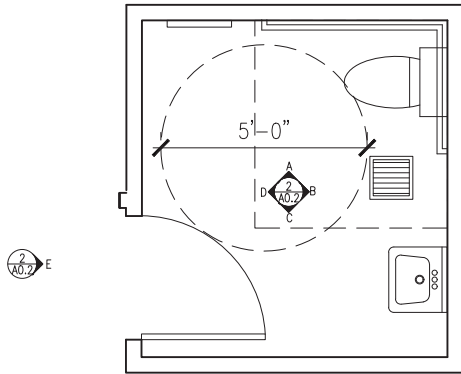


SHEET DESCRIPTION

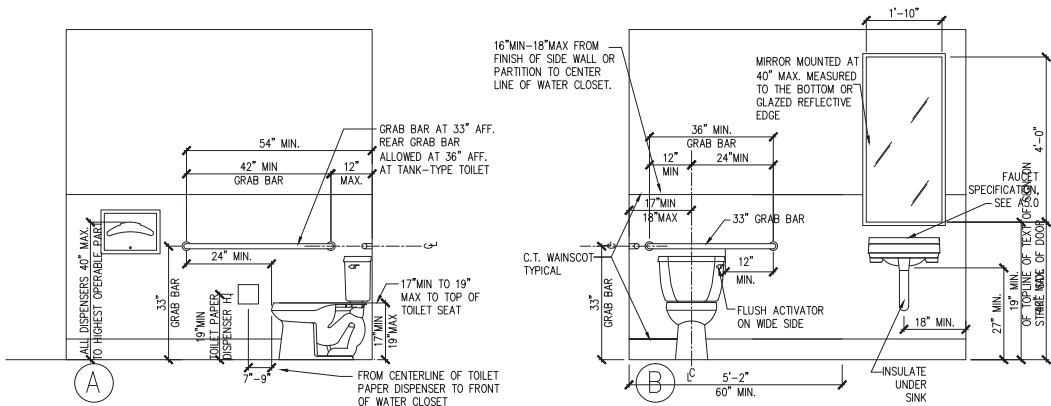
COVER SHEET

AO.0





1 ENLARGED H.C. TOILET PLAN
SCALE : 1/2"=1'-0"



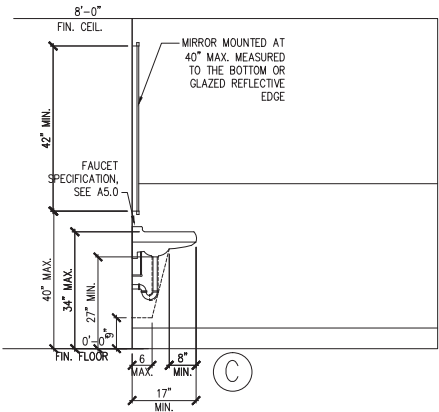
16"MIN-18"MAX FROM
FINISH OF SIDE WALL OR
PARTITION TO CENTER
LINE OF WATER CLOSET.

MIRROR MOUNTED AT
40" MAX. MEASURED
TO THE BOTTOM OR
GLAZED REFLECTIVE
EDGE

FAUCET
SPECIFICATION,
SEE A5.0

FLUSH ACTIVATOR
ON WIDE SIDE

INSULATE
UNDER
SINK

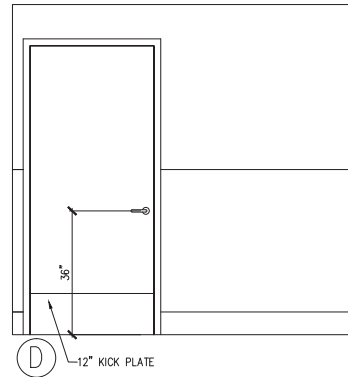


8'-0" FIN. CEIL.

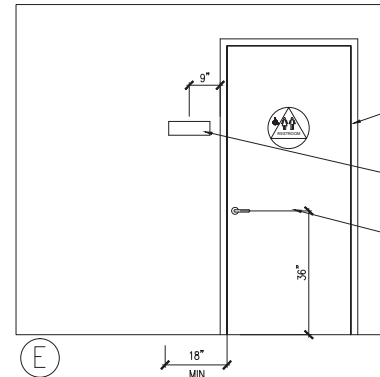
MIRROR MOUNTED AT
40" MAX. MEASURED
TO THE BOTTOM OR
GLAZED REFLECTIVE
EDGE

FAUCET
SPECIFICATION,
SEE A5.0

INSULATE
UNDER
SINK



12" KICK PLATE

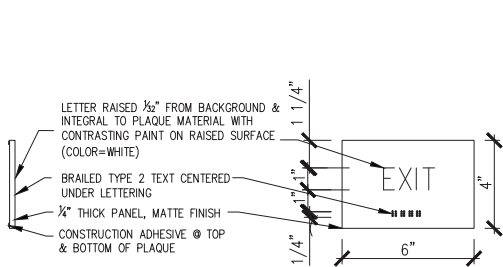


BLUE COLORED SIGN
W/ WHITE LETTERING
TYP. DOOR COLOR TO
BE GRAY IN COLOR FOR
CONTRASTING THE SIGN TYP.
SEE 6/A1.0

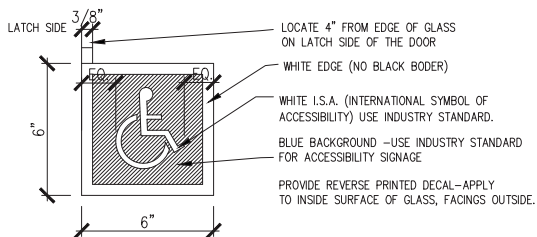
UPPER-CASE SANS-SERIF
LETTERING 5/8" MIN. HEIGHT,
2" MAX. HEIGHT. RAISED 1/32"
FOR TACTILE FEEL

LEVER HARDWARE W/
DOOR CLOSURE TYP., SEE
3A/1.0
NOTE: NO THRESHOLD
IF THRESHOLD OCCURS:
TYP. THRESHOLD MAX 1/2"

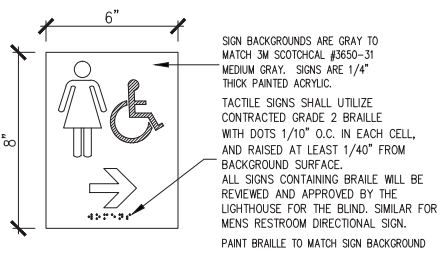
2 TOILET ELEVATIONS
SCALE : 1/2"=1'-0"



3 "EXIT" SIGN
SCALE : 3"=1'-0"



5 ISA DECAL (TACTILITY NOT REQUIRED)
SCALE : 3"=1'-0"



4 DIRECTIONAL SIGNAGE
SCALE : 3"=1'-0"

TYPICAL SIGNAGE NOTES

1. ALL SIGN COMPONENTS SHALL BE INSTALLED WITH PERMANENT ADHESIVE TO PROVIDE DURABLE SIGNAGE WITH NO DELAMINATION.
2. WALL MOUNTED SIGNS SHALL BE INSTALLED WITH THE CENTERLINE OF SIGN AT 60 A.F.F. U.O.N
3. ROOM IDENTIFICATION SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR, UNLESS IF THERE IS INSUFFICIENT SPACE, IN WHICH CASE SIGN MAY BE MOUNTED ON THE HINGE SIDE.
4. TACTILE SIGNS SHALL COMPLY WITH A.D.A. RECOMMENDATIONS. TEXT SHALL BE SANS-SERIF UPPERCASE CHARACTERS AT LEAST 5/8" HIGH AND RAISED 1/32" FROM BACKGROUND SURFACE.
5. TACTILE SIGNS SHALL UTILIZE CONTRACTED GRADE 2 BRAILLE WITH DOTS 1/10" O.C. IN EACH CELL, AND RAISED AT LEAST 1/40" FROM BACKGROUND SURFACE.
6. PICTOGRAM'S BORDER DIMENSION SHALL BE AT LEAST 6" HIGH AND EACH DIRECTLY SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.
7. FONT FOR ALL TEXT SHALL BE UNIVERSE 57 CONDESED AS SHOWN IN DETAILS .
8. ARCHTECT TO PROVIDE DIGITAL FILES AS REQUIRED BY SIGNAGE FABRICATOR
9. SAMPLES AND VERIFICATION OF SIGNAGE SHALL BE REQUIRED TO ENSURE COMPLIANCE
10. ALL SIGNS CONTAINING BRAILLE WILL BE REVIEWED AND APPROVED BY THE LIGHTHOUSE FOR THE BLIND.
11. ALL SIGNS TO BE CLEAR NON-GLARE AND CONTRASTING ON COLOR.

SHATARA ARCHITECTURE INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566

DRAWINGS AND SPECIFICATIONS, AS
INSTRUMENTS OF PROFESSIONAL SERVICE,
ARE AND SHALL REMAIN THE PROPERTY OF
THE ARCHITECT.

THESE DOCUMENTS ARE NOT TO BE USED,
IN WHOLE OR IN PART, FOR ANY PROJECTS,
OR PURPOSES WHATSOEVER, WITHOUT THE
PRIOR SPECIFIC WRITTEN AUTHORIZATION
OF SHATARA ARCHITECTURE INC.

PROJECT
TENANT IMPROVEMENT

3554- 3560 TARAVAL
STREET
SAN FRANCISCO, CA

BLOCK: 2374
LOT: 021

PROJECT DIRECTORY

ARCHITECT
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

OWNER
CONTACT ARCHITECT

BUILDING 10.27.15

BUILDING 04.11.16

BUILDING 05.23.16

BUILDING 06.08.16

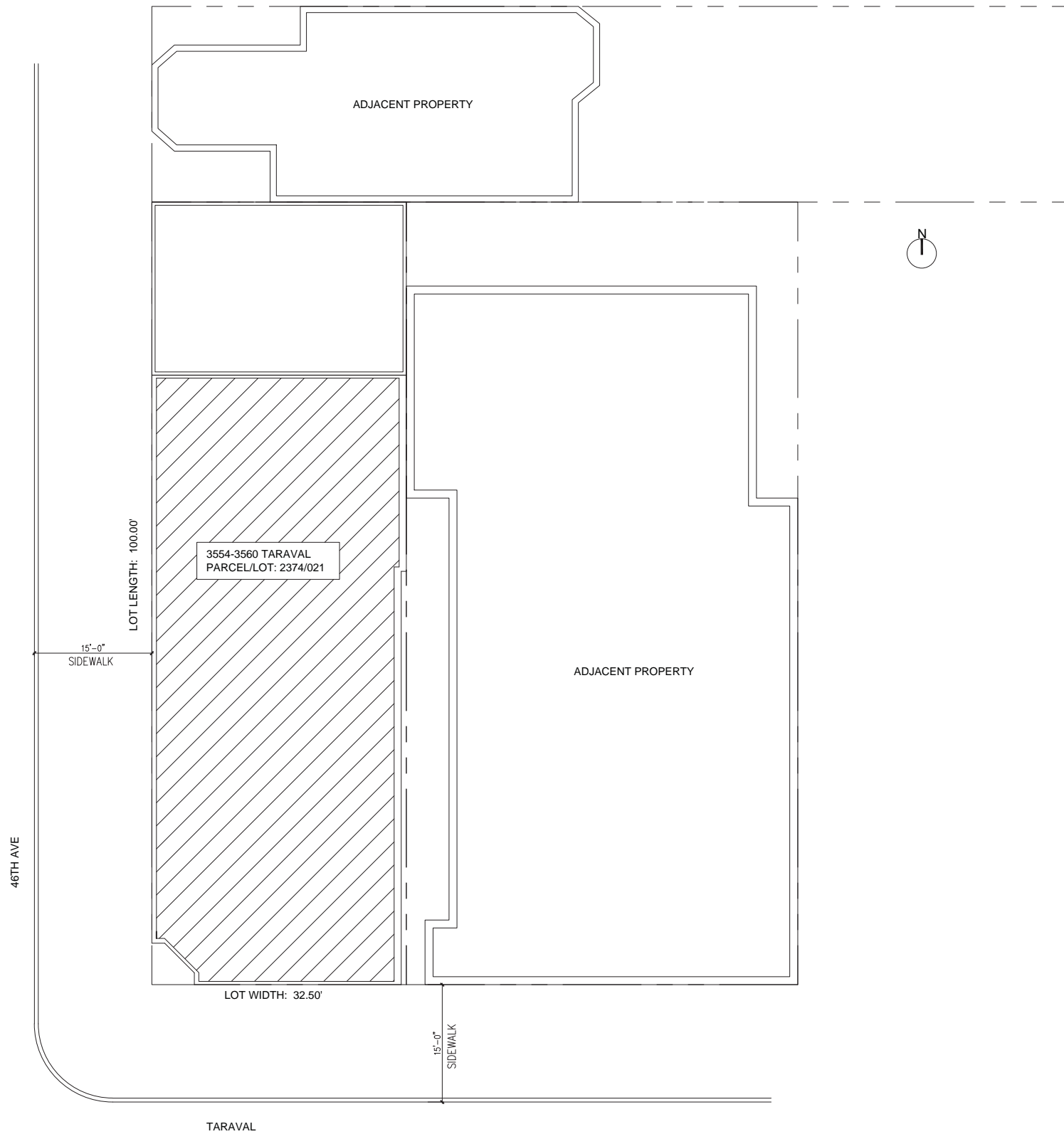
BUILDING 11.08.16



SHEET DESCRIPTION

ACCESSIBILITY
REQUIREMENTS

A0.2



1 EXISTING/ PROPOSED SITE PLAN
SCALE : 1/8"=1'-0"

SHATARA
ARCHITECTURE
INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566

DRAWINGS AND SPECIFICATIONS, AS
INSTRUMENTS OF PROFESSIONAL SERVICE,
ARE AND SHALL REMAIN THE PROPERTY OF
THE ARCHITECT.
THESE DOCUMENTS ARE NOT TO BE USED,
IN WHOLE OR IN PART, FOR ANY PROJECTS,
OR PURPOSES WHATSOEVER, WITHOUT THE
PRIOR SPECIFIC WRITTEN AUTHORIZATION
OF SHATARA ARCHITECTURE INC.

PROJECT
TENANT IMPROVEMENT

3554- 3560 TARAVAL
STREET
SAN FRANCISCO, CA

BLOCK: 2374
LOT: 021

PROJECT DIRECTORY

ARCHITECT
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

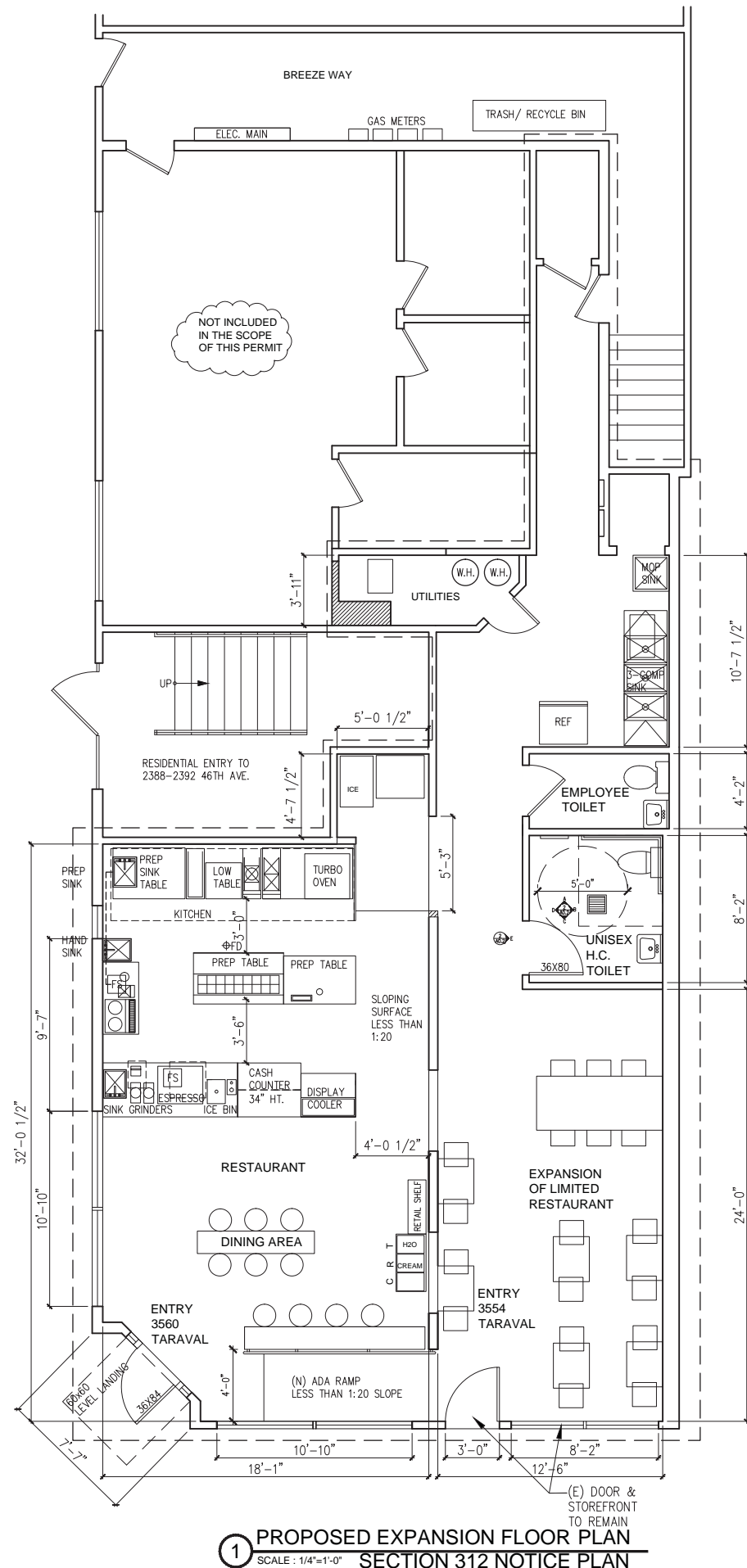
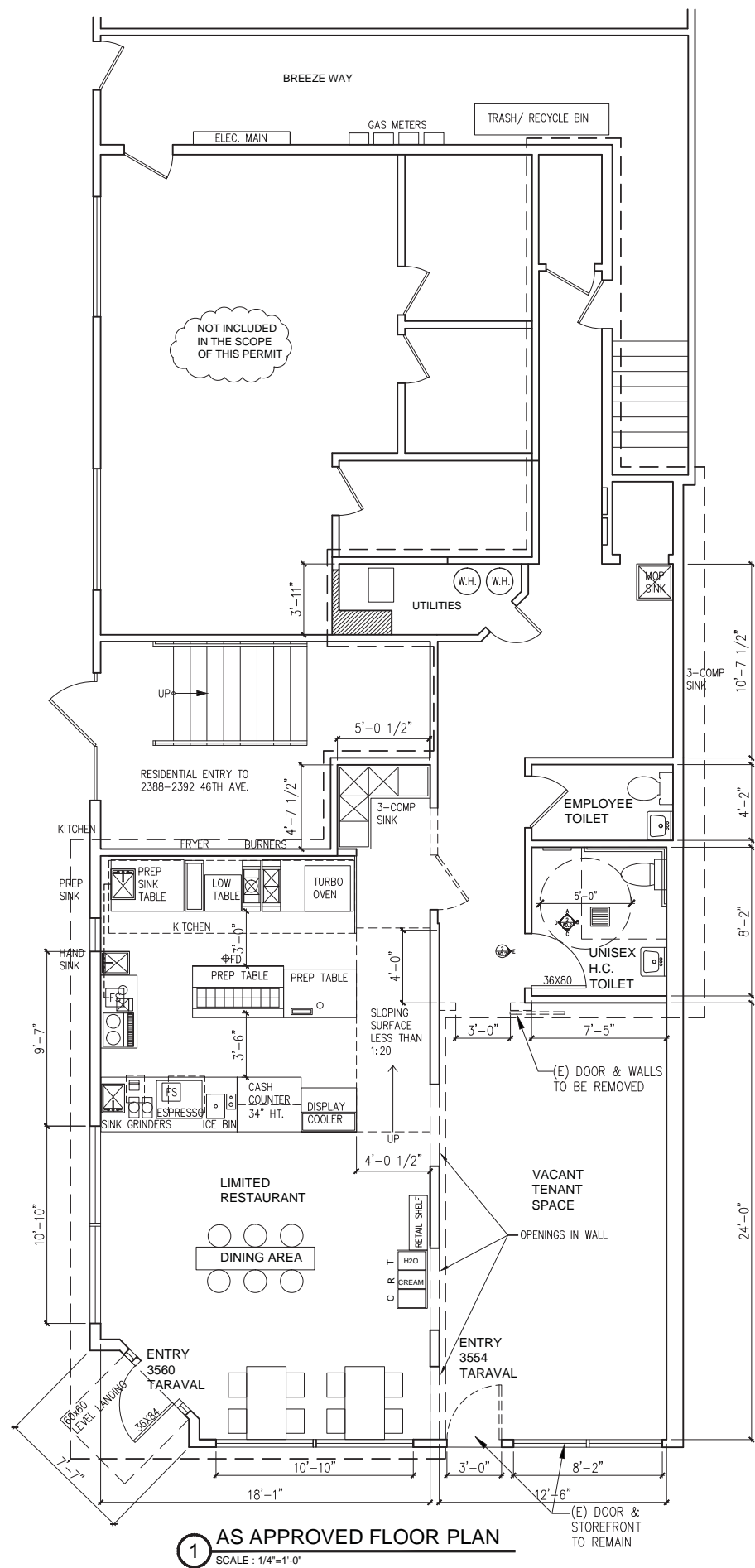
OWNER
CONTACT ARCHITECT

BUILDING	10.27.15
BUILDING	04.11.16
BUILDING	05.23.16
BUILDING	06.08.16
BUILDING	11.08.16



SHEET DESCRIPTION
EXISTING /
PROPOSED
SITE PLAN

A1.0



DETAILS SHEET NOTES

1. WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
2. FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND

- | | | | |
|-----|---------------|-------|----------------------------|
| 9 | WALL TYPE | 1/3.4 | SECTION |
| 999 | DOOR NUMBER | 1/3.4 | ELEVATION |
| 9A | WINDOW NUMBER | 1/3.4 | FLOOR/CEILING ASSEMB. TYPE |
-
- | | |
|-----|---------------------------|
| --- | (E) WALL TO BE DEMOLISHED |
| --- | (E) WALL TO REMAIN |
| --- | (N) WALL |
| --- | PROPERTY LINE |

SHATARA
ARCHITECTURE
INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.
THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.

PROJECT
TENANT IMPROVEMENT

**3554- 3560 TARAVAL
STREET
SAN FRANCISCO, CA**

**BLOCK: 2374
LOT: 021**

PROJECT DIRECTORY

ARCHITECT
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

OWNER
CONTACT ARCHITECT

BUILDING 10.27.15

BUILDING 04.11.16

BUILDING 05.23.16

BUILDING 06.08.16

BUILDING 11.08.16



SHEET DESCRIPTION

**PROPOSED
PLANS**

A1.1

SHATARA
ARCHITECTURE
INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.
THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.

PROJECT
TENANT IMPROVEMENT

3554- 3560 TARAVAL
STREET
SAN FRANCISCO, CA

BLOCK: 2374
LOT: 021

PROJECT DIRECTORY

ARCHITECT
SHATARA ARCHITECTURE INC.
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

OWNER
CONTACT ARCHITECT

BUILDING	10.27.15
BUILDING	04.11.16
BUILDING	05.23.16
BUILDING	06.08.16
BUILDING	11.08.16

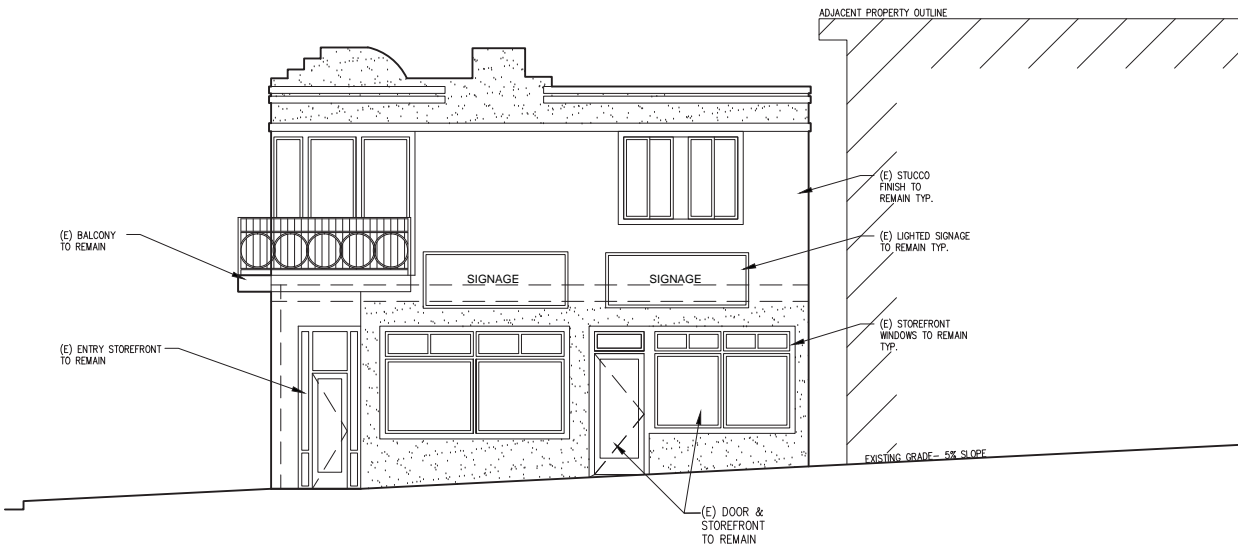


SHEET DESCRIPTION
**EXISTING /
PROPOSED
ELEVATIONS**

A2.0



1 EXISTING SOUTH ELEVATION
SCALE : 3/16"=1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE : 3/16"=1'-0"



3 EXISTING WEST ELEVATION
SCALE : 3/16"=1'-0"

NO WORK ON THIS FACADE

DETAILS SHEET NOTES

1. WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
2. FLOOR/CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND

9	WALL TYPE	A3.4	SECTION
999	DOOR NUMBER	A3.4	ELEVATION
94	WINDOW NUMBER	4	FLOOR/CEILING ASSEMB. TYPE
---	(E) WALL TO BE DEMOLISHED		
---	(E) WALL TO REMAIN		
---	(N) WALL		
---	PROPERTY LINE		