



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: DECEMBER 1, 2016
CONSENT

Date: November 18, 2016
Case No.: **2016-010652CUA**
Project Address: **2417 Mission Street**
Zoning: Mission Street NCT (Neighborhood Commercial Transit) Zoning District
55-X Height and Bulk District
Block/Lot: 3610/029
Project Sponsor: Lisa Chan
222 8th Street
San Francisco, CA 94103
Staff Contact: Jeffrey Speirs – (415) 575-9106
jeffrey.speirs@sfgov.org
Recommendation: Approve with Conditions

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PROJECT DESCRIPTION

The Project Sponsor proposes to relocate an existing liquor establishment (d.b.a Doc's Clock) within the Mission Alcoholic Beverage Special Use District, and designate & relocate an existing Vintage Sign to the subject location. The project proposes a change of use from a vacant retail use to a bar, with interior alterations to the 1,750 square foot commercial space. Other than the addition of the vintage sign, no exterior building alterations are proposed. The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. Doc's Clock has been designated as a Legacy Business and was placed on the registry on August 22, 2016.

SITE DESCRIPTION AND PRESENT USE

The Project is located on the eastern side of Mission Street, between 20th and 21st Streets, on Assessor's Block 3610, Lot 029. The subject property is located within the Mission Street Neighborhood Commercial Transit (NCT) District and the 55-X Height and Bulk District. The Project Site is a corner lot, with approximately 95 feet of frontage on Mission Street and 122.50 feet of frontage on 20th Street. The property is developed with a two-story mixed-use building built to all property lines. The proposed 1,750 square foot commercial space is vacant, previously used as a FedEx and photography store, and has approximately 16 feet of frontage on Mission Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located at the intersection of Mission and 20th Streets, in the Mission neighborhood, which is characterized by a wide variety of neighborhood-serving uses. The Project Site is located in an

area of mixed-use in character and on a corridor composed primarily of ground floor commercial/retail uses and upper floor residential. The adjacent property to the south includes a 3-story mixed-use building with ground floor retail and residential above. Adjacent buildings across Mission and 20th Streets include mixed-used buildings (retail/residential and restaurant/residential). Buildings in the vicinity typically range from two to three stories in height.

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 11, 2016	November 11, 2016	20 days
Posted Notice	20 days	November 10, 2016	November 10, 2016	21 days
Mailed Notice	20 days	November 10, 2016	November 10, 2016	21 days

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received no communications in support or opposition to the proposal.

ISSUES AND OTHER CONSIDERATIONS

- **Relocation of a Bar use with the Mission Alcohol Special Use District** – Per Planning Code 249.60(c)(2), the relocation of an existing liquor establishment in this SUD to another location within this SUD may be allowed with Conditional Use Authorization from the Planning Commission. The Project Sponsor intends to relocate the existing business because their current landlord is not extending their current lease. Within the Mission Street NCT, a bar use is principally permitted on the first and second floors.
- **Designation and Relocation of a Vintage Sign** – Planning Code Section 608.14 authorizes vintage sign, which are defined as “signs which depict in text or graphic form a particular residential, business, cultural, economic, recreational, or other valued resource which is deemed by the Planning Commission to be a cultural artifact that contributes to the visual identity and historic character of a City neighborhood or the City as a whole.” The Doc’s Clock sign is more than 40 years old and is a cultural artifact within the Mission. To relocate the vintage sign within the Mission St NCT, the Project Sponsor is required to obtain Conditional Use Authorization, per Planning Code Section 608.14.
- **Legacy Business** – The proposed Bar use (d.b.a Doc’s Clock) is a Legacy Business currently located at 2575 Mission Street (since 1951), and was placed on the Legacy Business Registry on August 22, 2016.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization pursuant to Planning Code Sections 249.60(c)(2), 303, 608.14, and 736.41, to relocate an existing liquor establishment (d.b.a. Doc's Clock) within the Mission Alcohol Special Use District, and designate and relocate a vintage sign.

BASIS FOR RECOMMENDATION

- The project would not displace an existing retail tenant. and would allow the continued operation of a Legacy Business which contributes to the viability of the overall Mission NCT.
- The designation and relocation of the Vintage Sign will help to preserve the character of the neighborhood.
- The project is necessary and desirable, is compatible with the surrounding neighborhood and would not be detrimental to persons or adjacent properties in the vicinity.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion – Conditional Use Authorization

Parcel Map

Sanborn Map

Zoning Map

Aerial Photograph

Context Photos

Legacy Business Documentation

Historical Sign Photographs

CEQA Categorical Exemption Determination

CUA Notice

Project Sponsor Submittal, including:

- Applications
- 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 checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Sanborn Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input checked="" type="checkbox"/> Environmental Determination | |
| <input checked="" type="checkbox"/> Site/Context Photos | |

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

JS
Planner's Initials

JS: I:\Cases\2016\2016-010652CUA - 2417 Mission Street\ExecutiveSummary -2417 Mission Street.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

HEARING DATE: DECEMBER 1, 2016

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Project Address: **2417 Mission Street**
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 249.60, 303, 608.14 AND 736.41 TO RELOCATE AN EXISTING LIQUOR ESTABLISHMENT (D.B.A DOC'S CLOCK) WITHIN THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT, AND TO DESIGNATE AND RELOCATE AN EXISTING VINTAGE SIGN FROM ITS CURRENT LOCATION TO THE NEW LOCATION AT 2417 MISSION STREET WITHIN THE MISSION STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND 55-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On August 17, 2016, Lisa Chan (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 249.60, 303, 608.14 and 736.41 to relocate an existing liquor establishment (d.b.a Doc's Clock) within the Mission Alcoholic Beverage Special Use District, and designate & relocate an existing Vintage Sign from its current location to the new location within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District.

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

On December 1, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-010652CUA.

The Planning Department, Jonas P. Ionin, is the custodian of records, located in the File for Case No. 2016-010652CUA at 1650 Mission Street, Fourth Floor, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2016-010652CUA, 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 eastern side of Mission Street, between 20th and 21st Streets, on Assessor's Block 3610, Lot 029. The subject property is located within the Mission Street Neighborhood Commercial Transit (NCT) District and the 55-X Height and Bulk District. The Project Site is a corner lot, with approximately 95 feet of frontage on Mission Street and 122.50 feet of frontage on 20th Street. The property is developed with a two-story mixed-use building built to all property lines. The proposed 1,750 square foot commercial space is vacant, previously used as a FedEx and photography store, and has approximately 16 feet of frontage on Mission Street.
3. **Surrounding Properties and Neighborhood.** The Project Site is located at the intersection of Mission and 20th Streets, in the Mission neighborhood, which is characterized by a wide variety of neighborhood-serving uses. The Project Site is located in an area of mixed-use in character and on a corridor composed primarily of ground floor commercial/retail uses and upper floor residential. The adjacent property to the south includes a 3-story mixed-use building with ground floor retail and residential above. Adjacent buildings across Mission and 20th Streets include mixed-used buildings (retail/residential and restaurant/residential). Buildings in the vicinity typically range from two to three stories in height.
4. **Project Description.** The Project Sponsor proposes to relocate an existing liquor establishment (d.b.a Doc's Clock) within the Mission Alcoholic Beverage Special Use District, and designate & relocate an existing Vintage Sign to the subject location. The project proposes a change of use from a vacant retail use to a bar, with interior alterations to the 1,750 square foot commercial space. Other than the addition of the vintage sign, no exterior building alterations are proposed. The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. Doc's Clock has been designated as a Legacy Business and was placed on the registry on August 22, 2016.

The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. Doc's Clock is a legacy business and was placed on the registry on August 22, 2016, and is currently located at 2575 Mission Street.

The subject site is well served by public transit so that potential customers should not adversely affect the traffic flow. It is not anticipated that the project will further affect the neighborhood traffic.

5. **Public Comment.** The Department has not received any public comment regarding the proposed project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Mission Alcoholic Beverage Special Use District.** Per Planning Code 249.60(c)(2), the relocation of an existing liquor establishment in this SUD to another location within this SUD may be allowed with Conditional Use Authorization from the Planning Commission.

The Project proposes to relocate the existing bar (d.b.a Doc's Clock) to the subject property as part of the Conditional Use Authorization. Planning Code Section 303 findings are provided below.

- B. **Vintage Sign Relocation.** Per Planning Code Section 608.14(e), a three-dimensional vintage sign may be relocated to a new location with Conditional Use authorization of the Planning Commission.

The Project proposes to relocate the existing Doc's Clock sign to the subject property as part of the Conditional Use Authorization. Planning Code Section 303 findings are provided below.

- C. **Street Frontage/Transparency.** Planning Code Section 145.1 states street frontages with active uses that are not residential or PDR 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 existing building complies with the storefront transparency requirements. The front display windows and entry doors are at least 60 percent transparent, and any future deviation from this code requirement would require a variance. The proposed commercial space has approximately 16 feet of frontage.

- D. **Use Size.** Pursuant to Planning Code Sections 121.2 and 736.21, non-residential uses are principally permitted up to 5,999 sq. ft.; Conditional Use Authorization is required for uses 6,000 sq. ft. or greater.

The proposed use size is approximately 1,750 gross square feet and principally permitted.

- E. **Bicycle Parking.** Planning Code Section 155.2(a)(4) states bicycle parking is required if a change of occupancy or increase in intensity of use which would increase the number of total required bicycle parking spaces (inclusive of Class 1 and 2 spaces in aggregate) by 15 percent.

The expansion of use will not require additional bike parking as the required bicycle parking is not more than 15 percent that the previous retail use. No bicycle parking is required; however, the project proposes two Class 1 bicycle parking spaces.

- F. **Legacy Business.** Per Administrative Code Section 2A.242, the Office of Small Business maintains a registry of Legacy Businesses in San Francisco. The purpose of the Registry is to recognize that longstanding, community-serving businesses can be valuable cultural assets of the City.

On August 22, 2016, the existing business known as Doc's Clock at 2575 Mission Street was placed on the Legacy Business Registry.

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

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

Doc's Clock is a local neighborhood hub and bar that has been serving the Mission District since 1951. Having been in existence for over 50 years and upholding a tradition of being a well-known, much-loved, and extremely involved community business, Doc's Clock has become an institution to the neighborhood and has earned its designation as a San Francisco Legacy Business on August 22, 2016. It has continued to carry out its legacy through welcoming Mission District residents and visitors and by continuously staying active in community efforts, events, and activities. The "Doc's Clock" sign has been with the business since 1961 and is a crucial identifier of the business and has been included as part of the Legacy Business designation as a "Physical Feature" that defines the business. Moving the sign from its current location to the new location of Doc's Clock is crucial to the survival of the business not only because it has become a prominent identifier to patrons but also because it has become embedded in the history of Doc's Clock, its success, and is part of what makes the business' legacy in the Mission District relevant.

- 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. Approval of the project will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope or exterior, other than the relocation of Doc's Clock vintage sign.

- 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 off-street parking or loading for this change of use. The change of use and bar relocation should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. Due to the proximity to transit, the proposed bar use is convenient and accessible without the use of automobiles.

- 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 bar use outlined in Exhibit A. Conditions 9 and 12 specifically obligates the project sponsor to mitigate odor and noise generated by the bar use. The proposed bar use will not include any outdoor activity areas, to reduce noise and odor.

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

The proposed bar relocation does not require any additional tenant improvements noted above, other than the relocation of the vintage sign to the subject property.

- 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 generally complies with the applicable sections of the Code. The Project generally meets the intent 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.

As the bar use is relocating within the Mission Alcoholic Beverage Special Use District, it will continue to serve the neighborhood in a code-complying manner. The Project is consistent with the stated purpose of Mission Street NCT District in that it will contribute to the definition of district's design and character, maintain and promote the mix of commercial uses and livability and is a neighborhood-serving use compatible with the immediately surrounding neighborhoods.

- 8. **Additional Conditional Use Criteria for Eating and Drinking Uses.** Planning Code Section 303(o) establishes criteria with regard to a Conditional Use Authorization application for a Bar use in a Neighborhood Commercial District. Section 303(o) requires the Planning Commission to

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

Based on a land use survey completed by Department staff, the total commercial frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site is approximately 23.9% of the total commercial frontage as measured in linear feet. With the subject change of use from a vacant Retail use to a Bar use, the total aforementioned commercial frontage dedicated to eating and drinking establishments will be in compliance with the requirements of Code Section 303(o). There are nine other eating and drinking establishments within 300 feet of the subject site.

9. **Vintage Sign.** Per Planning Code Section 608.14(b), the Planning Commission is required to find that a vintage sign is:
- (1) the sign proposed for vintage sign authorization is at least 40 years old; and
 - (2) the sign is a cultural artifact that depicts a particular residential, business, cultural, economic, recreational, or other valued resource of the past that contributes to the visual identity and character of a City neighborhood or the City as a whole.

Photographic evidence dates the sign back to circa 1961. As the business relocating to the subject property is a registered Legacy Business (d.b.a Doc's Clock) as defined in Administrative Code Section 2A.242, the business has contributes to the visual identity and character of the surrounding neighborhood since 1951. The "Doc's Clock" sign has been with the business since 1961 and is a crucial identifier of the business and has been included as part of the Legacy Business designation as a "Physical Feature" that defines the business. Moving the sign from its current location to the new location of Doc's Clock is crucial to the survival of the business not only because it has become a prominent identifier to patrons but also because it has become embedded in the history of Doc's Clock, its success, and is part of what makes the business' legacy in the Mission District relevant.

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

COMMERCE AND INDUSTRY

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.

The proposed bar use is a relocation of a Legacy Business (d.b.a Doc's Clock), allowing it to remain in the neighborhood. The bar use will not add a new bar use to the neighborhood commercial district, and will allow the current employment opportunities with Doc's Clock to remain. The project will not displace any current tenants, and will comply with the Good Neighbor policies of the Planning Code.

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 proposed bar use is a relocation of a Legacy Business (d.b.a Doc's Clock), allowing it to remain in the neighborhood. The bar use will not add a new bar use to the neighborhood commercial district, and will allow the current employment opportunities with Doc's Clock to remain.

OBJECTIVE 6:

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

Policy 6.1:

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

No commercial tenant would be displaced and the project would not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood.

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

Eating and Drinking Establishments

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

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;

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

There is a concern with the potential over-concentration of food-service establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage." Planning staff has performed a site survey of the Mission Street NCT District, where the proposed project is located. Approximately 24% of the commercial frontage of the Mission Street NCT District is attributed to eating and drinking establishments. However, it is important to note that the legacy business proposed for relocation has been located within the district for over 50 years and therefore does not add to the concentration of eating and drinking establishments. The project will be subject to the standard Conditions of Approval for eating and drinking establishments including those concerned with trash, odors, and general cleanliness.

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 owner is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

TRANSPORTATION

Objectives and Policies

OBJECTIVE 2:

USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1:

Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

The subject property is within a couple blocks of MUNI bus lines (14, 14R, and 49) and is four blocks from 24th & Mission BART station. The subject property is also within 250 feet of Valencia Street and 22nd

Street which have a bike route or bike lane. As such, it is well-suited to operate without providing off-street parking.

11. **Mission Area Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the Mission Area Plan:

LAND USE

Objectives and Policies

OBJECTIVE 1.1:

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

Policy 1.1.6:

Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.

In comparison to other use sizes in the area, the proposal will encourage a small size establishment by allowing its relocation to a nearby location. The subject commercial space will not be expanded or enlarged.

OBJECTIVE 1.3:

INSTITUTE FLEXIBLE "LEGAL NONCONFORMING USE" PROVISIONS TO ENSURE A CONTINUED MIX OF USES IN THE MISSION

Policy 1.3.1:

Continue existing, legal nonconforming rules, which permit pre-existing establishments to remain legally even if they no longer conform to new zoning provisions, as long as the use was legally established in the first place.

The existing bar was first established in 1961. The property owner has decided not to extend the lease to Doc's Clock. The proposed bar use at the subject property would allow for a legal nonconforming use to continue to exist in the neighborhood. The vintage sign would also be preserved and relocated with the business to maintain identity and character.

OBJECTIVE 1.8:

MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS

Policy 1.8.2:

Ensure that the Mission's neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

The existing bar (Doc's Clock) has been a part of the neighborhood since 1961. Allowing the relocation would help to maintain the commercial vitality and vibrancy of the district.

12. **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 subject commercial space is currently vacant. Doc's Clock has been located at its current location, 2575 Mission Street, since 1961; one block south of the subject property. The relocation of the bar to the subject property would help to preserve an existing neighborhood-serving use and the existing employment opportunities it provides.

- 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 does not add or remove any residential uses, and there are no residential uses on the property or known residential units in adjacent properties. The project will not change the existing exterior of the building, and will occupy a currently vacant retail space. As such, the project will not impact housing or the economic diversity of the neighborhood.

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

No housing is added or removed for this Project.

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

The operation of the building will not significantly change. The existing building has operated without on-site parking since its construction. The proposed change of use to a bar will have no impact on MUNI or neighborhood parking.

- 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 property contains no industrial uses, and the existing retail space is vacant.

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

The Project does not propose exterior changes to the building; only ground floor interior tenant space improvements are proposed and will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

No historic buildings are present on the property. The project will relocate a vintage sign to the subject property.

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

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

13. 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.
14. 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. 2016-010652CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 7, 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. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 1, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 1, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to under Planning Code Sections 249.60, 303, 608.14 and 736.41 to relocate an existing liquor establishment (d.b.a **Doc's Clock**) within the Mission Alcoholic Beverage Special Use District, and designate & relocate an existing Vintage Sign from its current location at 2575 Mission Street to the new location at 2417 Mission Street. The project proposes a change of use from a vacant retail use to a bar (d.b.a. **Doc's Clock**) located at 2417 Mission Street, Block 3610, within the **Mission Street** NCT District and a **55-X** Height and Bulk District; in general conformance with plans, dated **July 7, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. **2016-010652CUA** and subject to conditions of approval reviewed and approved by the Commission on **December 1, 2016** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **December 1, 2016** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **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 Dept. 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 Dept. 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 Dept. 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 Dept. 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 Dept. at 415-575-6863, www.sf-planning.org*

MONITORING

6. **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 Dept. at 415-575-6863, www.sf-planning.org*

OPERATION

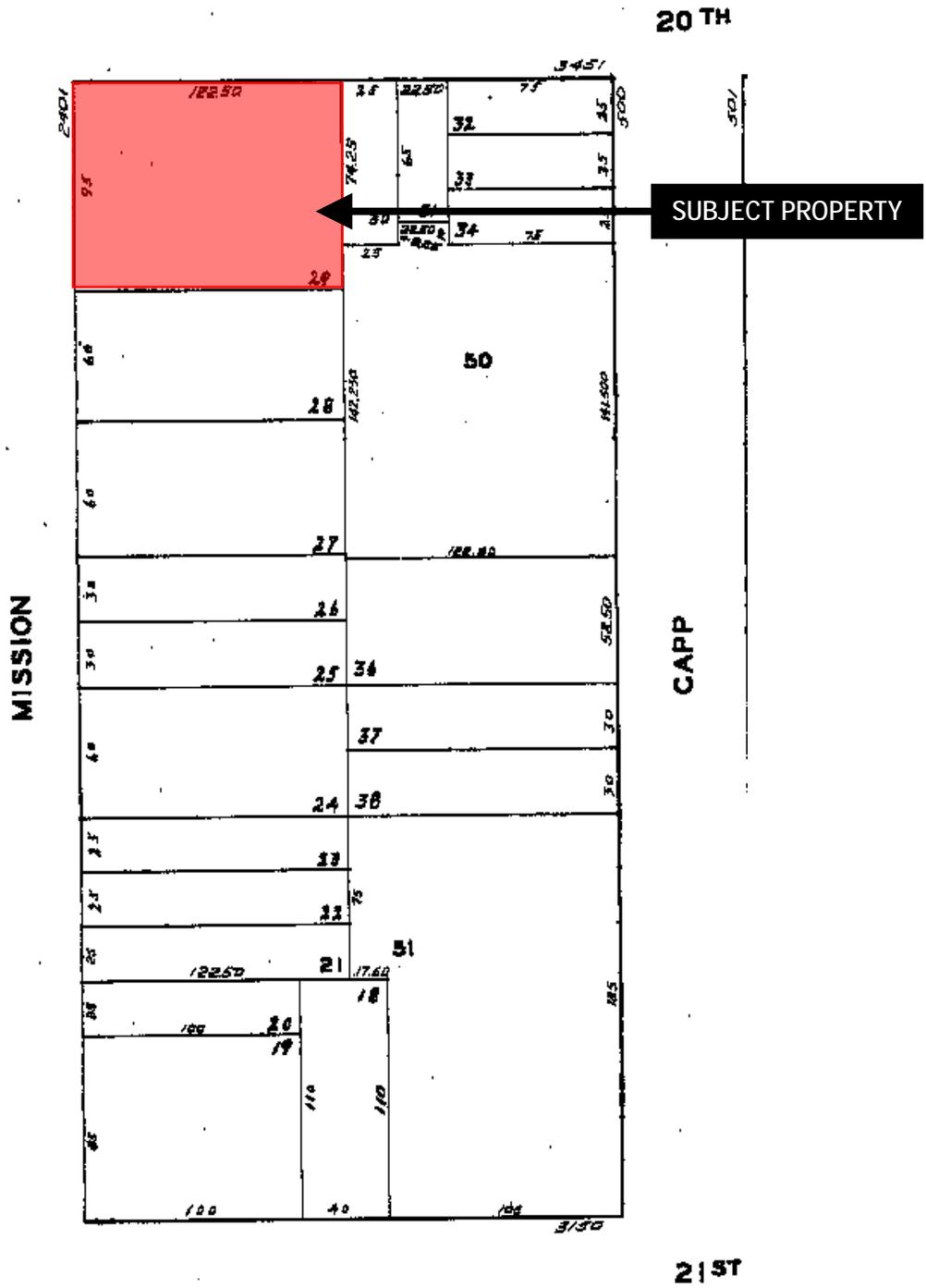
7. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling 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>
8. **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 Dept.at 415-575-6863, www.sf-planning.org*
9. **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/>*
10. **Windows.** Windows must remain closed during hours of operation when sound amplification is used. Sound must be fully contained within the building, including bass vibration. *For information about compliance, contact Code Enforcement, Planning Dept.at 415-575-6863, www.sf-planning.org*
11. **Good Neighbor Policies.** Per Planning Code Section 249.60, the proposed bar use is subject to Good Neighbor Policies as follows:
 - (1) The liquor establishment shall provide outside lighting in a manner sufficient to illuminate street and sidewalk areas and any adjacent parking, as appropriate to maintain security, without disturbing area residences.
 - (2) No more than 33 percent of the square footage of the windows and clear doors of the liquor establishment shall bear advertising or signage of any sort, and all advertising and signage shall be placed and maintained in a manner than ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises from the exterior public sidewalk or entrance to the premises. This requirement shall not apply to premises where there are no windows, or where existing windows are located at a height that precludes a view of the interior of the premises to a person standing outside the premises. Street facing facades shall maintain at least 50 percent clear and visually-permeable glazing.

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

PROVISIONS

12. **Noise.** If five reports of disturbance are made within a month, the Project Sponsor will engage a reputable sound engineering (i.e. firm of Slater & Associates) to address the sound problems. A sound attenuation plan will be determined at that time. If the test results show that sound isolation materials are required, the Project Sponsor will comply. The sound attenuation plan will specifically address bass and generally noise levels audible from the street. Additionally, the Project Sponsor will be responsible for enforcing a "no short circuit" rule, by which employees and For Hire DJs are unable to manipulate the sound system into operating outside the parameters set by the attenuation plan. *For information about compliance, contact Code Enforcement, Planning Dept. at 415-575-6863, www.sf-planning.org*
13. **Reference.** The Project Sponsor shall at all times keep a copy of these Conditions of Approval on the premises for reference. Management shall review with new employees as part of their training and orientation and periodically (at least at twelve month intervals) review with the other employees, these Conditions and Approval related to operational concerns and quality of life issues with emphasis on noise control, and respectful behavior towards neighbors by patrons. Employees are to be reminded that continued successful operation at 2417 Mission Street is dependent on compliance with these Conditions of Approval. *For information about compliance, contact Code Enforcement, Planning Dept. at 415-575-6863, www.sf-planning.org*
14. **Vintage Sign.** Per Planning Code Section 608.14, a vintage sign is required to be maintained in good condition, repair and working order. *For information about compliance, contact Code Enforcement, Planning Dept. at 415-575-6863, www.sf-planning.org*

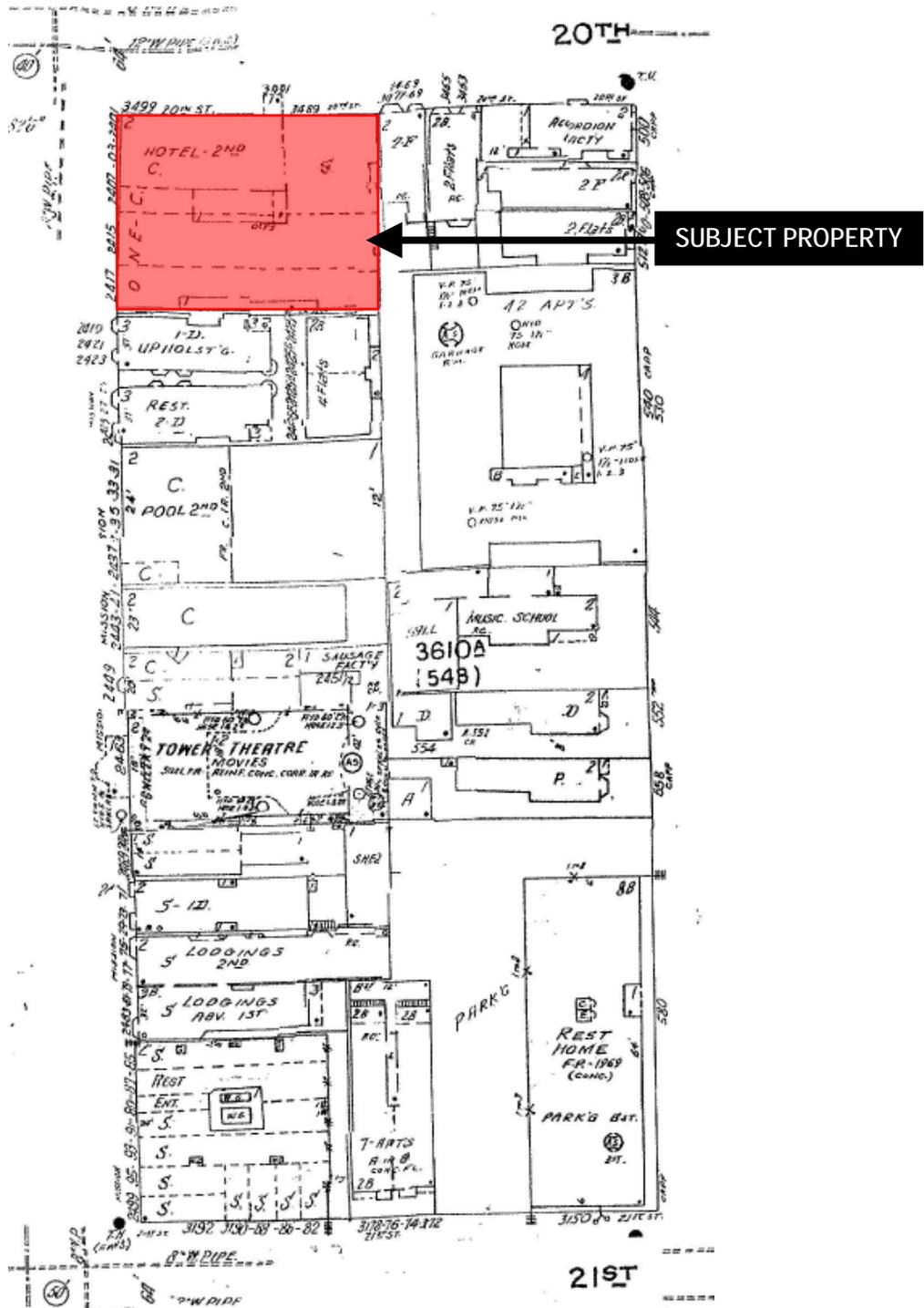
Parcel Map



Conditional Use Authorization Hearing
 December 1, 2016
 Case Number 2016-010652CUA
 2417 Mission Street



Sanborn Map*



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



Conditional Use Authorization Hearing
December 1, 2016
Case Number 2016-010652CUA
2417 Mission Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
December 1, 2016
Case Number 2016-010652CUA
2417 Mission Street

Aerial Photo



SUBJECT PROPERTY

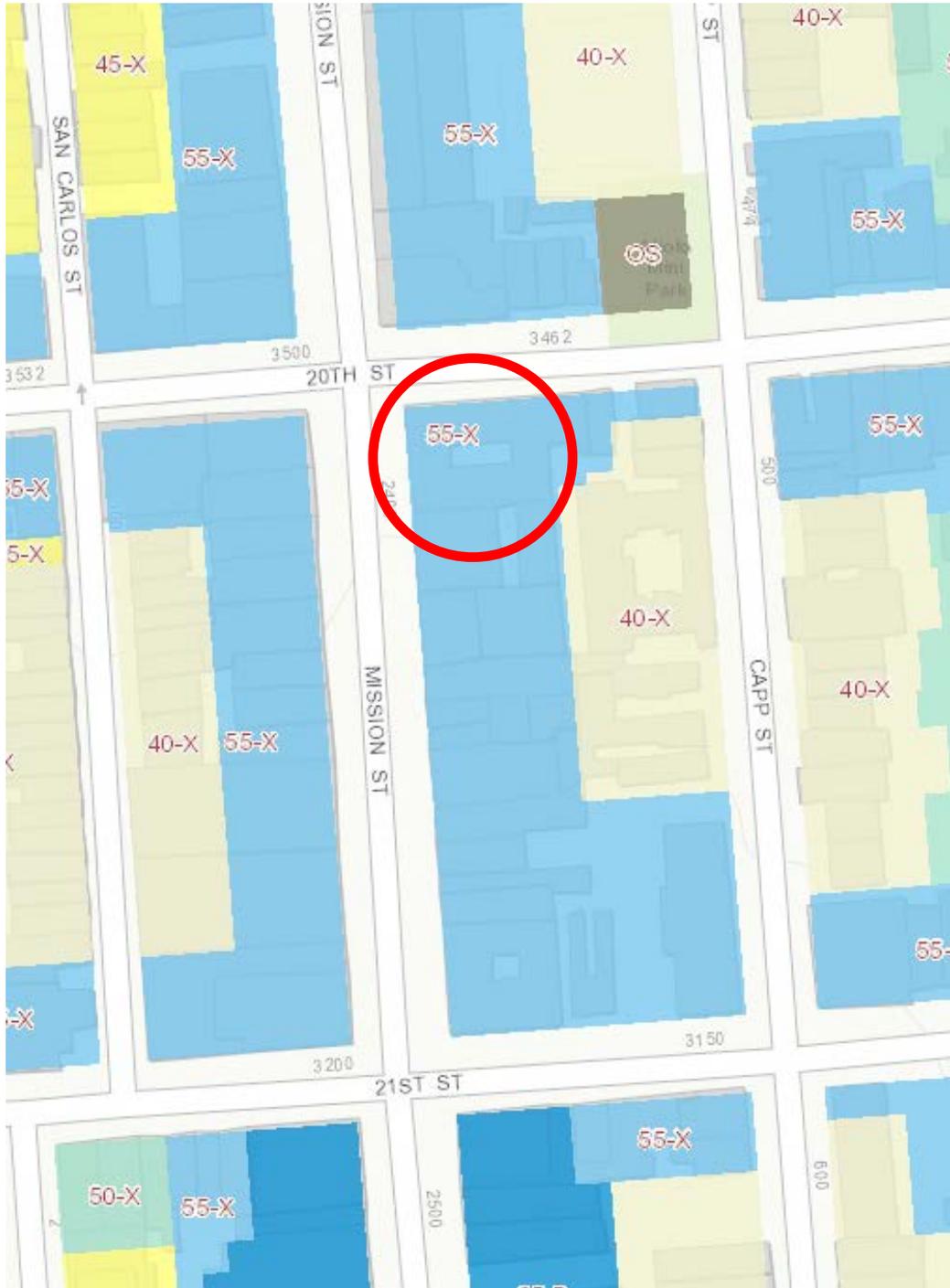


Zoning Map

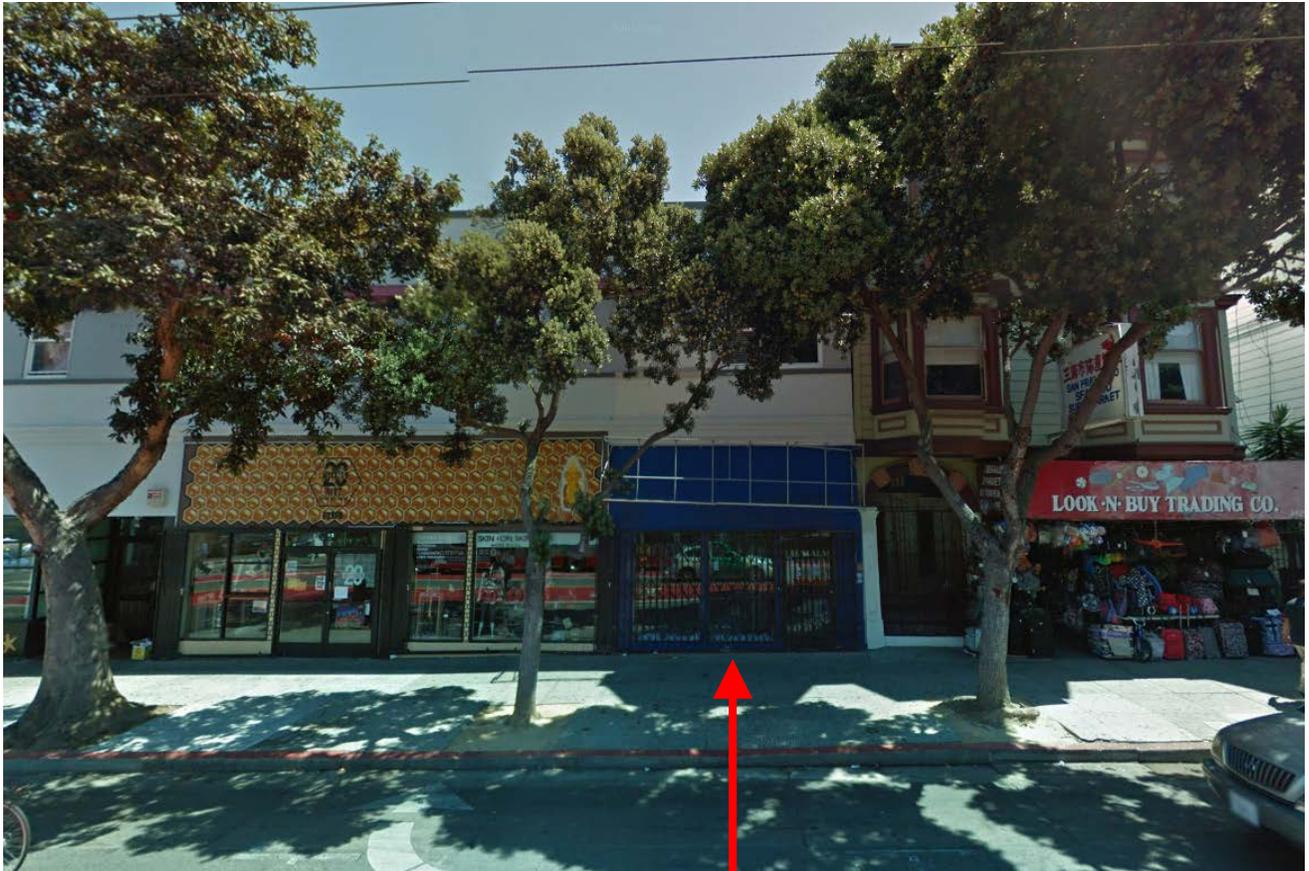


Conditional Use Authorization Hearing
December 1, 2016
Case Number 2016-010652CUA
2417 Mission Street

Height and Bulk Map



Site Photo



SUBJECT COMMERCIAL SPACE

Conditional Use Authorization Hearing
December 1, 2016
Case Number 2016-010652CUA
2417 Mission Street

Site Photo



SUBJECT COMMERCIAL SPACE

Conditional Use Authorization Hearing
December 1, 2016
Case Number 2016-010652CUA
2417 Mission Street



Small Business Commission Resolution

HEARING DATE AUGUST 22, 2016

DOC'S CLOCK

LEGACY BUSINESS REGISTRY RESOLUTION NO. 011-16-LBR

Application No.: LBR-2015-16-021
Business Name: Doc's Clock
Business Address: 2575 Mission Street
District: District 9
Applicant: Carey Suckow, Owner
Nomination Date: March 22, 2016
Nominated By: Supervisor David Campos
Staff Contact: Richard Kurylo
legacybusiness@sfgov.org

ADOPTING FINDINGS APPROVING THE LEGACY BUSINESS REGISTRY APPLICATION FOR DOC'S CLOCK, CURRENTLY LOCATED AT 2575 MISSION STREET.

WHEREAS, in accordance with Administrative Code Section 2A.242, the Office of Small Business maintains a registry of Legacy Businesses in San Francisco (the "Registry") to recognize that longstanding, community-serving businesses can be valuable cultural assets of the City and to be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success; and

WHEREAS, the subject business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years; and

WHEREAS, the subject business has contributed to the neighborhood's history and identity; and

WHEREAS, the subject business is committed to maintaining the physical features and traditions that define the business; and

WHEREAS, at a duly noticed public hearing held on August 22, 2016, the San Francisco Small Business Commission reviewed documents and correspondence, and heard oral testimony on the Legacy Business Registry application; therefore

BE IT RESOLVED that the Small Business Commission hereby includes Doc's Clock in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.



SMALL BUSINESS COMMISSION



CITY AND COUNTY OF SAN FRANCISCO

MARK DWIGHT, PRESIDENT
REGINA DICK-ENDRIZZI, DIRECTOR

EDWIN M. LEE, MAYOR

BE IT FURTHER RESOLVED that the Small Business Commission recommends safeguarding the below listed physical features and traditions at Doc's Clock:

Physical Features or Traditions that Define the Business:

- Neon marquee
- Interior wall mural from the 1970s or 1980s
- Shuffleboard table
- Historic bar and back bar

I hereby certify that the foregoing Resolution was ADOPTED by the Small Business Commission on August 22, 2016.

A handwritten signature in black ink, appearing to read "Regina Dick-Endrizzi".

Regina Dick-Endrizzi
Director

RESOLUTION NO. 011-16-LBR

Ayes – 7: Adams, Dooley, Dwight, Ortiz-Cartagena, Yee Riley, Tour-Sarkissian, Zouzounis

Nays – 0

Abstained – 0

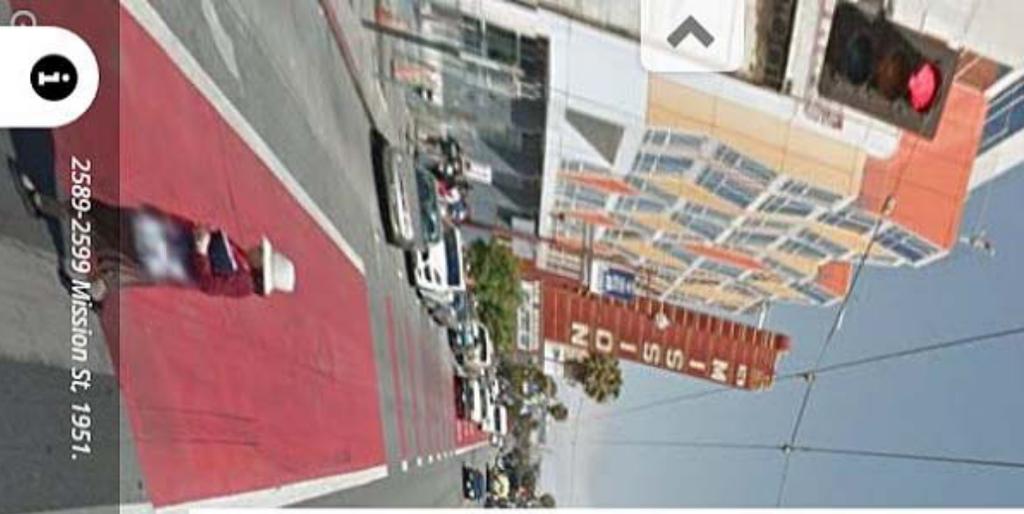
Absent – 0





Source: www.foundsf.org ; 1966

1966



2589-2599 Mission St, 1951.

2589-2599 Mission St, 1951.

COMMENTS & STORIES FROM OUR MEMBERS

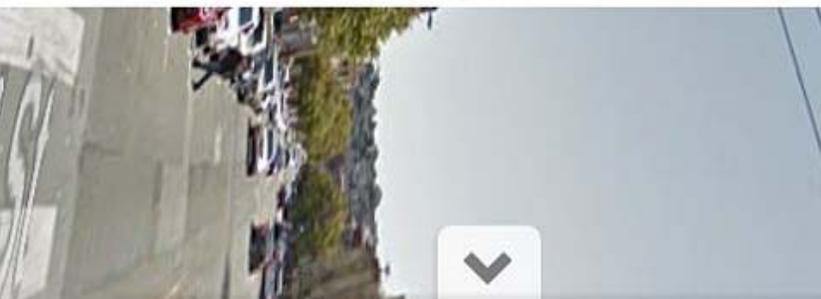


San Francisco Public Library

said on 26 January 2015

2589-2599 Mission St, 1951. - 8 May 1951

2589-2599 Mission St, May 8, 1951.



106
 0
 Pinned by
San Francisco ...

DATE
8 May 1951

Suggest a better date

LOCATION

Suggest a better location





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ___

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

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

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

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

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

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior’s Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: right;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"><input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature:</p>	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>	
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p>	
	<p>Planner Name:</p>	<p>Signature:</p>
	<p>Project Approval Action:</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



**SAN FRANCISCO
PLANNING DEPARTMENT**

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, December 1, 2016**
 Time: **Not before 12:00 PM (noon)**
 Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
 Case Type: **Conditional Use**
 Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 2417 Mission Street Cross Street(s): 20th Street Block /Lot No.: 3610/029 Zoning District(s): Mission NCT / 55-X Area Plan: Mission (EN)	Case No.: 2016-010652CUA Building Permit: N/A Applicant: Lisa Chan Telephone: (415) 252-0888 E-Mail: <u>l.chan@dscheme.com</u>

PROJECT DESCRIPTION

The proposal is for Request for Conditional Use Authorization, pursuant to Planning Code Sections 303, 249.60 and 608.14, to relocate an existing liquor establishment (d.b.a Doc's Clock) within the Mission Alcoholic Beverage Special Use District, and to designate & relocate an existing Vintage Sign from its current location to the new location. The project proposes a change of use from a vacant retail use to a bar, with interior alterations. The project is located within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

ADDITIONAL INFORMATION

ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org> or by request at the Planning Department office located at 1650 Mission Street, 4th Floor.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:
 Planner: **Jeffrey Speirs** Telephone: **(415) 575-9106** E-Mail: [**jeffrey.speirs@sfgov.org**](mailto:jeffrey.speirs@sfgov.org)

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: JERED KENNA	
PROPERTY OWNER'S ADDRESS: 2417 MISSION ST SAN FRANCISCO, CA 94110	TELEPHONE: (415) 900-6499 EMAIL: JERED@20MISSION.COM

APPLICANT'S NAME: CAREY SUCKOW / DRUNKEN MONKEY INC. DBA DOC'S CLOCK Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS: 2575 MISSION ST SAN FRANCISCO, CA 94110	TELEPHONE: (415) 373-7518 EMAIL: DOC@DOCSCLOCK.COM

CONTACT FOR PROJECT INFORMATION: D-SCHEME STUDIO/ LISA CHAN Same as Above <input type="checkbox"/>	
ADDRESS: 222 8TH STREET SAN FRANCISCO, CA 94103	TELEPHONE: (415) 252-0888 EMAIL: L.CHAN@DScheme.COM

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): D-SCHEME STUDIO / MARC DIMALANTA Same as Above <input checked="" type="checkbox"/>	
ADDRESS: 222 8TH STREET SAN FRANCISCO, CA 94103	TELEPHONE: (415) 252-0888 EMAIL: M.DIMALANTA@DScheme.COM

2. Location and Classification

STREET ADDRESS OF PROJECT: 2417 MISSION STREET		ZIP CODE: 94110		
CROSS STREETS: BETWEEN 20TH STREET and 21ST STREET				
ASSESSORS BLOCK/LOT: 3610 / 029	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:

3. Project Description

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

4. Project Summary Table

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	41	41	0	41
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	0	0	0	0
Number of Buildings	1	1	0	1
Height of Building(s)	APPROX. 40'	APPROX. 40'	0	APPROX. 40'
Number of Stories	2	2	0	2
Bicycle Spaces	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
Residential	APPROX. 11,637	APPROX. 11,637	0	APPROX. 11,637
Retail	APPROX. 9,887	APPROX. 9,887	0	APPROX. 9,887
Office	0	0	0	0
Industrial/PDR <small>Production, Distribution, & Repair</small>	0	0	0	0
Parking	0	0	0	0
Cafe/Bar Other (Specify Use)	1,750	1,750	0	1,750
TOTAL GSF				

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

Priority General Plan Policies Findings

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

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

Doc's Clock is a neighborhood business that has been in operation at 2575 Mission Street since 1961. Our landlord is not renewing our lease so we are relocating to 2417 Mission Street one block away.

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

Doc's Clock has been a neighborhood fixture since 1961. We are trying to preserve the character of the neighborhood by saving our business.

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

N/A - There will be no change to housing.

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

N/A

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

Doc's Clock is being displaced and we are fortunate to be able to relocate in the neighborhood.

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

We will not be doing any structural work that would affect the building in case of an earthquake.

7. That landmarks and historic buildings be preserved; and

Doc's Clock has been nominated by supervisor David Campos to become a legacy business. Our final hearing for this is on 8/22/16. We are trying to preserve part of the history of the city by saving our business and recreating Doc's Clock in a new location.

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

N/A

Estimated Construction Costs

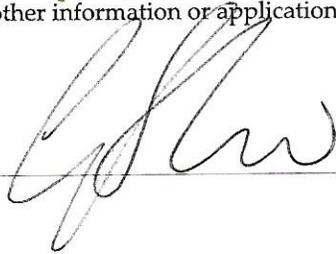
TYPE OF APPLICATION: CONDITIONAL USE	
OCCUPANCY CLASSIFICATION: A-2	
BUILDING TYPE: V-B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 1,750 S.F.	BY PROPOSED USES: 1ST FLOOR - BAR 2ND FLOOR - RESIDENTIAL HOTEL (NO CHANGE)
ESTIMATED CONSTRUCTION COST: \$60,000	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____



Date: _____

8/3/16

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

CAREY Suckow

Owner Authorized Agent (circle one)

Doc's Clock Conditional Use Permit Application

Conditional Use Findings:

Doc's Clock is a local Mission bar that has been serving the community since 1961 at 2575 Mission Street and has been nominated to become one of San Francisco's Legacy Businesses. Our current landlord does not want to renew our lease as she has other plans for our current location. We have found a new location one block away at 2417 Mission Street. We want to continue to be part of the Mission District and to continue to support our neighborhood.

The new use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity. Parking and loading is not an issue at our current location and should not become a problem at 2417 one block away. Doc's Clock has not received any noise complaints at our current location at 2575 Mission Street and we will continue to be just as respectful to our neighbors in the new location. Doc's Clock moving one block from its original location will not adversely affect the Master Plan.

Application Submittal Checklist

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

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

NOTES:

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

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

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

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

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

LEGEND

-  EXISTING WALL TO REMAIN
-  WALL / ITEM TO BE DEMOLISHED / REMOVED
-  NOT IN CONTRACT (N.I.C.)

-TENANT IMPROVEMENT-

DOC'S CLOCK

2417 MISSION STREET
SAN FRANCISCO, CA 94110

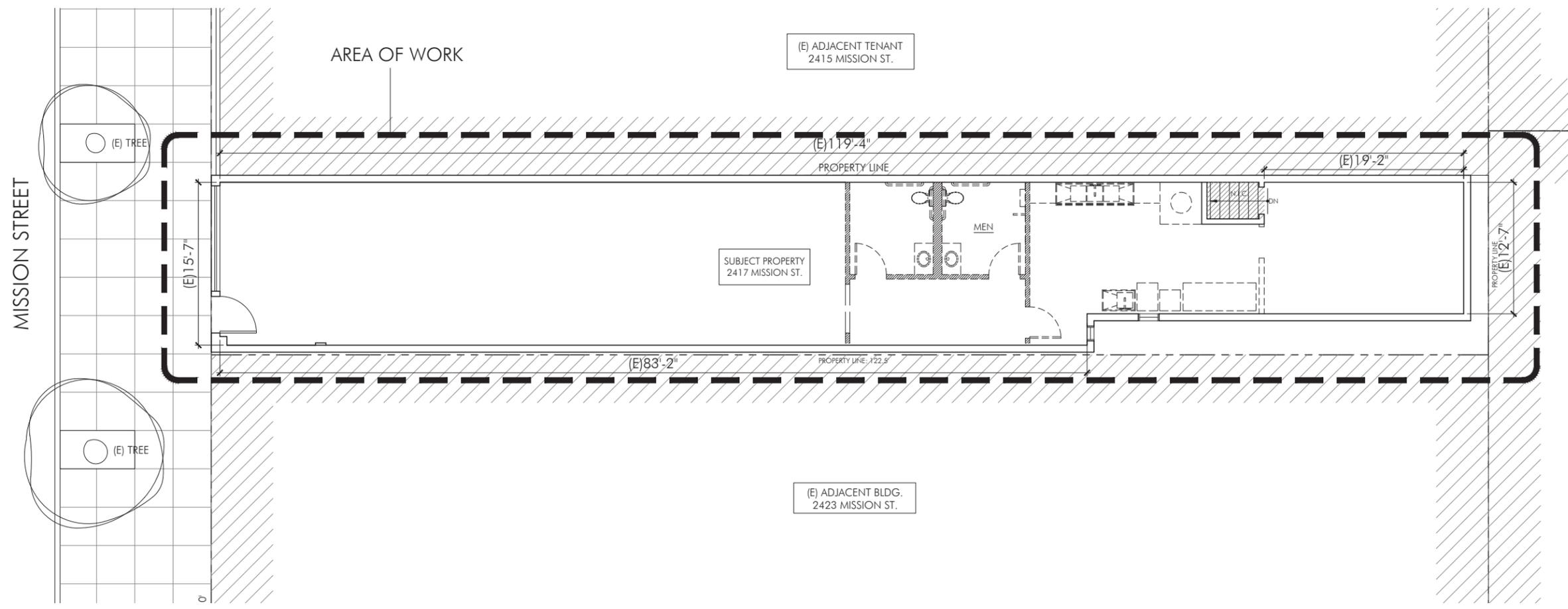
BLOCK/LOT: 3610/029

D-Scheme Studio
Dream :: Design :: Develop

222 8TH STREET
SAN FRANCISCO, CA 94103
T: 415.252.0888
F: 415.252.8388
WWW.DSCHEME.COM



07.28.2016	FOR REVIEW
08.17.2016	FOR PLANNING CONDITIONAL USE
10.12.2016	FOR PLANNING
11.16.2016	REVISION TO INCLUDE SIGNAGE



1 | EXISTING PLAN- FIRST FLOOR
3/16" = 1'-0"

JOB NUMBER: _____ DRAWN BY: LC

DATE: 07.07.2016 CHECKED BY: MD

SCALE: AS NOTED

SHEET TITLE: EXISTING & DEMOLITION
PLAN - FIRST FLOOR

SHEET NUMBER: _____

A1.0

SYMBOLS

- GROUNDED DUPLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
 - GROUNDED FOUR-PLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
 - DEDICATED GROUNDED DUPLEX ELECTRICAL OUTLET - MOUNTED AT 18" A.F.F.
 - (3) DATA JACKS - MOUNTED AT 18" A.F.F.
 - (1) PHONE JACK
 - WATER HOOKUP
 - (E) - EXISTING ELECTRICAL PANEL
 - (N) - NEW ELECTRICAL PANEL
 - GAS HOOKUP
- NOTE: ALL OUTLETS ARE NEW UNLESS OTHERWISE NOTED.
 GFI GROUND FAULT INTERRUPT
 +44" SPECIAL MOUNTING HEIGHT
 220V SPECIAL VOLTAGE

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL TO UNDERSIDE OF FINISH CEILING
- NEW PARTIAL HEIGHT WALL
- DASHED LINE INDICATES: 8' X 4' VERTICAL SHEETS OF FIBERGLASS REINFORCED PLASTIC PANEL WET WALL SURFACING OVERLAYED ON TOP OF 5/8" THK. GYP. BD. SEE FINISH SCHEDULE FOR ADDITIONAL NOTES.
- NOT IN SCOPE OF WORK (N.I.C.)

-TENANT IMPROVEMENT-

DOC'S CLOCK

2417 MISSION STREET
 SAN FRANCISCO, CA 94110

BLOCK/LOT: 3610/029

D-Scheme Studio

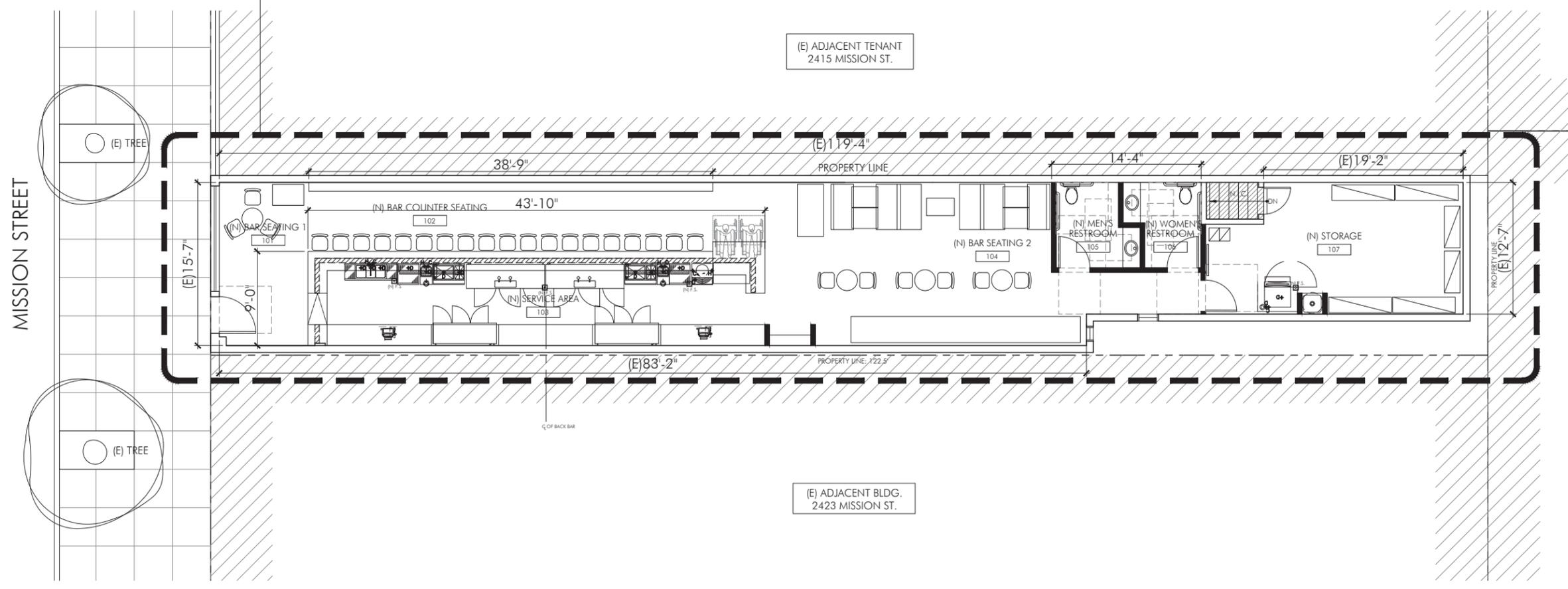
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 WWW.DSCHEME.COM



Eric Dimant

AREA OF WORK



07.28.2016	FOR REVIEW
08.17.2016	FOR PLANNING CONDITIONAL USE
10.12.2016	FOR PLANNING
11.16.2016	REVISION TO INCLUDE SIGNAGE

JOB NUMBER: _____ DRAWN BY: LC

DATE: 07.07.2016 CHECKED BY: MD

SCALE: AS NOTED

SHEET TITLE: PROPOSED FLOOR PLAN
 FIRST FLOOR

SHEET NUMBER: _____

A2.0

DOC'S CLOCK

2417 MISSION STREET
SAN FRANCISCO, CA 94110

BLOCK/LOT: 3610/029

D-Scheme Studio
Dream :: Design :: Develop

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07.28.2016	FOR REVIEW
08.17.2016	FOR PLANNING CONDITIONAL USE
10.12.2016	FOR PLANNING
11.16.2016	REVISION TO INCLUDE SIGNAGE

JOB NUMBER: DRAWN BY: **LC**

DATE: 07.07.2016 CHECKED BY: **MD**

SCALE: **AS NOTED**

SHEET TITLE: **ELEVATIONS
EXISTING & PROPOSED**

SHEET NUMBER:

A4.0

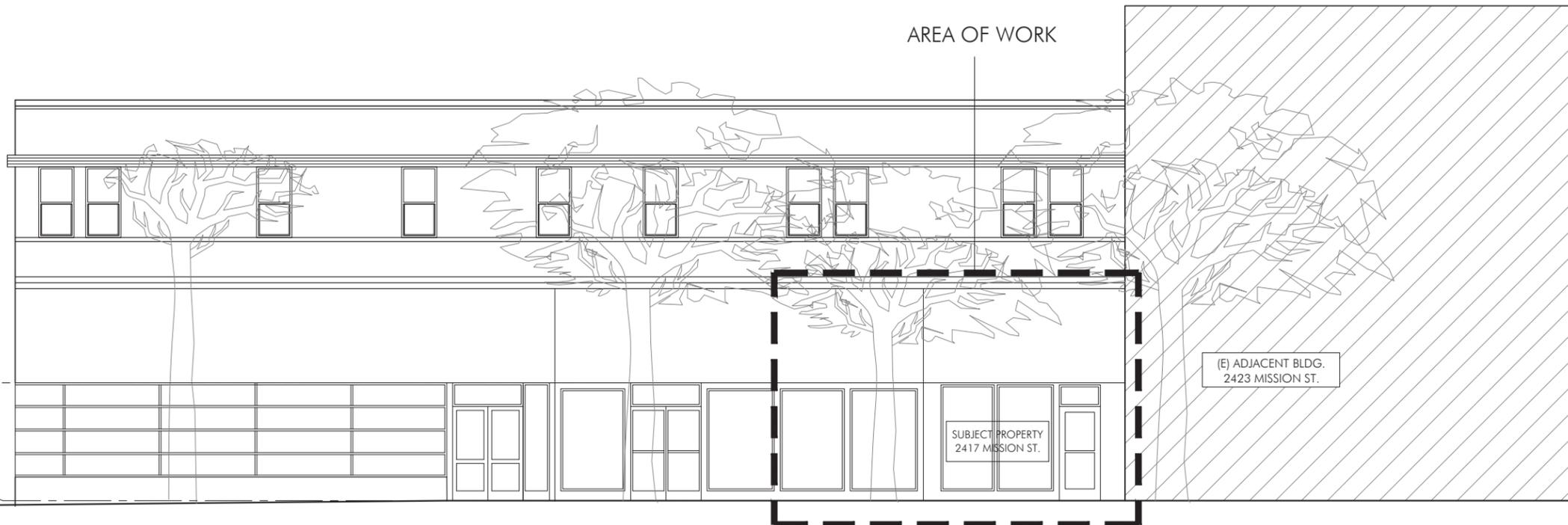
AREA OF WORK



2 | PROPOSED EXTERIOR ELEVATION - AT MISSION ST.
3/16" = 1'-0"

RELOCATED SIGN AND AWNING FROM
PREVIOUS LOCATION,
REFER TO SHEET A4.1 FOR DETAILS

AREA OF WORK



1 | EXISTING EXTERIOR ELEVATION - AT MISSION ST.
3/16" = 1'-0"

