



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: NOVEMBER 2, 2017

Date: October 26, 2017
Case No.: **2017-006766CUA**
Project Address: **2394 FOLSOM STREET**
Zoning: NC-2 (Neighborhood Commercial, Small Scale) Zoning District
Mission Alcoholic Beverage Special Use District
45-X Height and Bulk District
Block/Lot: 3594/011
Project Sponsor: Justin Catalana
644 Old Mason Street
San Francisco, CA 94129
Staff Contact: Esmeralda Jardines – (415) 575-9144
esmeralda.jardines@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The proposed project includes a change in use from trade shop to a full-service restaurant with accessory brewery (DBA Fort Point) within a portion of the existing building. The new restaurant will occupy a space formerly used as retail and storage for the adjacent trade shop use (DBA Timbuk2). The proposal includes interior tenant improvements with no proposed exterior alterations. The existing commercial space is 2,481 square feet in size; the proposed restaurant is 4,646 square feet, inclusive of a mezzanine.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Folsom Street, on the northwest corner of the intersection with 20th Street on Assessor's Block 3594, Lot 011. The property is located within the NC-2 (Neighborhood Commercial, Small Scale) District, a 45-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use District. The property is developed with a former warehouse currently occupied by a Trade Shop with accessory office, retail and storage (DBA Timbuk 2). The subject property is a corner lot, with approximately 95 feet of frontage on Folsom Street, 245 feet of frontage on 20th Street, and 95 feet of frontage along Shotwell Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the intersection of Folsom, Shotwell and 20th Streets. To the west, south and north are residential buildings with ground floor commercial. To the northeast is John O'Connell Technical High School. The Project site is located in an NC-2 Zoning District with a variety of neighborhood-serving uses. A mixture of food establishments, an art gallery, and residential buildings

define the District. The food service establishments are primarily restaurants, with a bar (DBA Shotwell's) across the street. The surrounding properties are located within the RH-3 (Residential House, Three-Family), RM-1 (Residential-Mixed, Low Density), RTO-M (Residential Transit-Oriented, Mission), P (Public) and UMU (Urban Mixed Use).

ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 13, 2017	October 11, 2017	22 days
Posted Notice	20 days	October 13, 2017	October 12, 2017	21 days
Mailed Notice	20 days	October 13, 2017	October 10, 2017	23 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process.

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received public comments inquiring about the project, hearing, as well as expressing opposition and support of the proposal.
- The Department has received one email expressing concern and opposition; two additional inquiries about the Planning Commission hearing and the project scope. The Department also received a few phone calls expressing concern about the proposed accessory brewery.
- United to Save the Mission (USM) submitted an email expressing concerns of the limited amount of production that is proposed. USM explained the community would much rather see 2394 Folsom Street to be used for beer manufacturing, rather than for consumption. USM is in opposition to high-end bars and restaurants that do not serve the local community.
- Eleven letters of support have also been submitted. Letters of support have been submitted from: 18 Reasons, 826 Valencia Street, Community Housing Partnership, CUESA, Heath, INFORUM, SF FILM, Southern Exposure, Tipping Point and the San Francisco Arts Institute.
- All correspondence submitted in writing has been included in the Planning Commission Packets.

ISSUES AND OTHER CONSIDERATIONS

- *Use.* The proposed use is an independent use and is locally owned. The proposed use is not a Formula Retail use. Trash will be picked up from the 20th Street frontage seven days a week. A total of approximately four cans are stored in the maintenance room (one for recycling, two for

compost, and one for trash) and will be rolled out for pick up to the 20th Street curb and then immediately brought back.

- *Traffic: Loading and Deliveries.* The Project Sponsor, after corresponding with SF MTA, has a submitted a loading plan including one new white curb (pick-up and drop-off) and two new yellow curb zones (commercial loading) along 20th Street. The delivery window is from 10AM to 2 PM, Monday-Friday; with a maximum of two trucks a day.
- *General Plan.* The Commerce and Industry Element of the General Plan contains Guidelines that discourage the overconcentration of eating and drinking establishments within NCDs. While the proposed use is an eating establishment, the percent of commercial frontage in the subject zoning district within 300' of the project site that would be devoted to restaurant and limited-restaurant uses would increase from 13.3% to 16.8%, remaining below the 25% maximum that Planning Code Section 303 (o) states should be maintained.
- *Accessory Brewery.* Planning Code Section 703 specifies that no use will be considered accessory to a permitted Principal or Conditional Use that involves or requires the use of more than 1/3 of the total floor area occupied by such use and the Principal or Conditional Use to which it is accessory to. The proposed accessory brewery measures approximately 475 square feet, which is 10% of the total 4,646 square feet for the restaurant. Further, the accessory brewery will be limited in production to no more than a maximum of 5,000 BBLs per year. However, the project sponsor does not anticipate producing more than 1,000 BBLs per year at 2394 Folsom Street. Lastly, the restaurant's accessory storage measures 569 square feet, which is 12% of the total 4,646 square feet for the restaurant.

Given the nature of the proposed operation, the proposed Type 23 ABC License may be considered as a light manufacturing use only under the following condition: the size of the proposed brewing system (including area devoted to brewing) and its production capacity cannot be increased beyond that allowed of 5,000 BBLs per year nor increased beyond what is deemed accessory per Planning Code Section 703. This condition ensures that the proposed brewpub operation is not converted into a brewery, which is prohibited in an NC-2 Zoning District.

MISSION ACTION PLAN 2020

The project site falls within the area of the ongoing Mission Action Plan 2020 (MAP2020). MAP 2020 is a community initiated collaboration between community organizations and the City of San Francisco. The goals are to create and preserve affordable housing and retain and attract low to moderate income residents and community-serving businesses, artists, and nonprofits in order to strengthen and preserve the socioeconomic and cultural diversity of the Mission neighborhood.

One of the chief concerns of the community is the loss of neighborhood-serving retail establishments to destination venues, and in particular those serving alcohol. Community advocates have indicated their desire for regulations and incentives that retain and favor community serving retail and cultural institutions and prevent the overconcentration of restaurants and other alcohol dispensing establishments.

These community concerns gave rise to the Mission Interim Zoning Controls, adopted by the Planning Commission on January 14, 2016. The Mission Interim Controls provide the Commission with additional information to consider in its deliberation related to a project's contribution to the goals of neighborhood stabilization and whether they are addressing any potential negative effects such as direct displacement of residents or businesses. The Mission Interim Controls can be found here:

http://sfplanninggis.org/docs/PlanningProvisions/MissionIntCont2017MGB_FINAL.pdf

The Mission Interim Controls also afford the City, working with community stakeholders, time to craft permanent land use regulations and neighborhood stabilization strategies. Staff, in conjunction with the community, is in the process of exploring the following:

- Controls for restaurants and other alcohol dispensing uses related to concentration of establishments and other space (e.g. size) and operating characteristics (e.g. hours of operation);
- Retention and attraction strategies for community serving retail establishments;
- Production, Distribution and Repair (PDR) and Arts Activities retention strategies;

While these strategies are explored, the Mission Interim Controls help inform the Commission's decision-making process. More information on the neighborhood trends, the MAP2020 process and the Mission Action Plan endorsed by the Commission on March 2017 can be found at:

<http://sf-planning.org/mission-action-plan-2020>

MISSION 2016 INTERIM ZONING CONTROLS

Planning Commission Resolution No. 19865 requires any restaurant to obtain a Conditional Use Authorization from the Planning Commission per Planning Code Section 303.

Planning Code Section 711 principally permits a Restaurant on the first story within the NC-2 (Small Scale Neighborhood Commercial) Zoning District.

Per the Mission 2016 Interim Zoning Controls currently in effect through January 2018, Conditional Use Authorization is required for any project which proposes a change of use to Restaurant within the Interim Control Area.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the change of use from trade shop to restaurant with accessory brewery and to permit a non-residential use size larger than 4,000 square feet, pursuant to the Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865) and Planning Code Sections 121.2, 249.60, 303 and 711.

BASIS FOR RECOMMENDATION

- The Project promotes locally-owned small business.

- The District is well served by transit; therefore, customers should not impact traffic.
- The Projects meets all applicable requirements of the Planning Code and General Plan.
- The Project is consistent with the intent of the NC-2 Zoning District.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Draft Motion
Parcel Map
Sanborn Map
Zoning Map
Height and Bulk District Map
Aerial Photographs
Site Photographs
Environmental Determination
Project Plans
Eating/Drinking Frontage Concentration Map
Public Correspondence: Inquiries, Opposition and Support

Attachment Checklist

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

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

EJ

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| ☐ Affordable Housing (Sec. 415) | ☐ First Source Hiring (Admin. Code) |
| ☐ Jobs Housing Linkage Program (Sec. 413) | ☐ Child Care Requirement (Sec. 414) |
| ☐ Downtown Park Fee (Sec. 412) | ☒ Other |

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Planning Commission Draft Motion

HEARING DATE: NOVEMBER 2, 2017

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 121.2, 249.60, 303 AND 711 OF THE PLANNING CODE AND THE MISSION 2016 INTERIM ZONING CONTROLS (PLANNING COMMISSION RESOLUTION NO. 19865) TO PERMIT A CHANGE IN USE FROM TRADE SHOP (DBA TIMBUK2) TO A FULL-SERVICE RESTAURANT WITH ACCESSORY BREWERY (DBA FORT POINT BEER CO.) AND TO ALLOW A NON-RESIDENTIAL USE LARGER THAN 4,000 SQUARE FEET WITHIN THE NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) ZONING DISTRICT, A 45-X HEIGHT AND BULK DISTRICT, AND THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 31, 2017, Justin Catalana (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 121.2, 249.60, 303 and 711 of the Planning Code and the Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865), to permit the change of use from a trade shop (DBA Timbuk2) to a full-service restaurant with accessory brewery (DBA Fort Point Beer Co.) and to allow a non-residential use larger than 4,000 square feet within the NC-2 (Neighborhood Commercial, Small Scale) District, a 45-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use District.

On November 2, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-006766CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

The Planning Department Commission Secretary is the custodian of records, located in the File for Case No. 2017-006766CUA 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. 2017-006766CUA, 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 west side of Folsom Street, on the northwest corner of the intersection with 20th Street on Assessor's Block 3594, Lot 011. The property is located within the NC-2 (Neighborhood Commercial, Small Scale) District, a 45-X Height and Bulk District, and the Mission Alcoholic Beverage Special Use District. The property is developed with a former warehouse currently occupied by a Trade Shop with accessory office, retail and storage (DBA Timbuk 2). The subject property is a corner lot, with approximately 95 feet of frontage on Folsom Street, 245 feet of frontage on 20th Street, and 95 feet of frontage along Shotwell Street.
3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of Folsom, Shotwell and 20th Streets. To the west, south and north are residential buildings with ground floor commercial. To the northeast is John O'Connell Technical High School. The Project site is located in an NC-2 Zoning District with a variety of neighborhood-serving uses. A mixture of food establishments, an art gallery, and residential buildings define the District. The food service establishments are primarily restaurants, with a bar (DBA Shotwell's) across the street. The surrounding properties are located within the RH-3 (Residential House, Three-Family), RM-1 (Residential-Mixed, Low Density), RTO-M (Residential Transit-Oriented, Mission), P (Public) and UMU (Urban Mixed Use).
4. **Project Description.** The proposed project includes a change in use from trade shop to a full-service restaurant with accessory brewery (DBA Fort Point) within a portion of the existing building. The new restaurant will occupy a space formerly used as retail and storage for the

adjacent trade shop use (DBA Timbuk2). The proposal includes interior tenant improvements with no proposed exterior alterations. The existing commercial space is 2,481 square feet in size; the proposed restaurant is 4,646 square feet, inclusive of a mezzanine.

5. **Public Comment/Community Outreach.** To date, the Department has received public comments inquiring about the project, hearing, as well as expressing opposition and support of the proposal. The Department has received one email expressing concern and opposition; two additional inquiries about the Planning Commission hearing and the project scope. The Department also received a few phone calls expressing concern about the proposed accessory brewery. USM submitted an email expressing concerns of the limited amount of production that is proposed. USM explained the community would much rather see 2394 Folsom Street to be used for beer manufacturing, rather than for consumption. USM is in opposition to high-end bars and restaurants that do not serve the local community.

Eleven letters of support have also been submitted. Letters of support have been submitted from: 18 Reasons, 826 Valencia Street, Community Housing Partnership, CUESA, Heath, INFORUM, SF FILM, Southern Exposure, Tipping Point and the San Francisco Arts Institute.

All correspondence submitted in writing has been included in the Planning Commission Packets.

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. **Restaurant Use.** Planning Code Section 711 principally permits a restaurant on the first story within the (NC-2) Small Scale Neighborhood Commercial District. Per the Mission 2016 Interim Zoning Controls, Conditional Use Authorization is required for any project which proposes a change of use to restaurant within the Interim Control Area.

The Project Sponsor seeks to change the use of a portion of the existing trade shop to restaurant with accessory brewery and is seeking Conditional Use Authorization for the project.

- B. **Use Size.** Planning Code Section 121.2 requires non-residential uses to be limited to a maximum of 4,000 square feet in size within the NC-2 Zoning District. Modifications to this requirement may be granted through the Conditional Use Authorization process.

The project proposes to establish a restaurant with accessory brewery measuring 4,646 square feet, inclusive of a mezzanine floor. Thus, the project exceeds the use size requirement for the NC-2 Zoning District. Therefore, the Project is seeking a Conditional Use Authorization for exceeding the use size limit.

- C. **Accessory Use Size.** Planning Code Section 703 specifies that no use will be considered accessory to a permitted Principal or Conditional Use that involves or requires the use of more than 1/3 of the total floor area occupied by such use and the Principal or Conditional Use to which it is accessory to.

The proposed accessory brewery measures approximately 475 square feet, which is 10% of the total 4,646 square feet for the restaurant. Further, the accessory brewery will be limited in production to no more than a maximum of 5,000 BBLs per year. However, the project sponsor does not anticipate producing more than 1,000 BBLs per year at 2394 Folsom Street. Further, the restaurant's accessory storage measures 569 square feet, which is 12% of the total 4,646 square feet for the restaurant.

- D. **Hours of Operation.** Planning Code Section 711 states that a Conditional Use Authorization is required for maintaining hours of operation from 2AM to 6AM.

The proposed hours of operation for the restaurant with accessory brewery are 11 AM to 12 AM, Monday through Sunday. The proposed restaurant with accessory brewery will operate within the principally permitted hours of operation.

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

The subject commercial space has approximately 47 feet of frontage on Shotwell Street and 86 feet of frontage on 20th Street with approximately 100 feet devoted to either the restaurant entrance or window space. Thus, the project demonstrates compliance as 100 feet of 133 feet provide transparency of at least 75%. There are no changes proposed to the commercial frontage or any exterior alterations.

- F. **Mission Alcoholic Beverage Special Use District (SUD).** This SUD, which has been in effect since 1987, was established to prohibit new establishments or expansion of existing establishments, selling alcoholic beverages within the area (generally bounded by Guerrero Street, San Jose Avenue, Randall Street, Mission Street, Cesar Chavez Street, Potrero Avenue and Fourteenth Street) and to prohibit the transfer of liquor licenses. However, certain alcohol-related uses are allowed within the SUD, including a Restaurant Use. Per Sections 781.80 and 249.60 of the Planning Code, a Restaurant Use, as defined in Section 102, operating as a Bona Fide Eating Place, as defined in Section 102, shall be permitted to serve alcoholic beverages in this SUD.

The restaurant use is proposed to operate as a bona fide eating place as defined by Planning Code Section 102. Thus, the project is permitted by the SUD to serve alcohol in conjunction with a bona fide

eating place. The restaurant intends on applying for a Type 23 ABC license. Per the State of California's Department of Alcoholic Beverage Control's website, a Type 23 is a small beer manufacturer license (brew pub or micro-brewery). A brew pub is typically a very small brewery with a restaurant. A mirco-brewery is a small-scale brewery operation that typically is dedicated solely to the production of specialsty beers, although some do have a restaurant or pub on their manufacturing plant. As proposed, 2394 Folsom Street is proposing to utilize their Type 23 as a brewpub, not a micro-brewery. The latter would not be permitted to operate as such within an NC-2 Zoning District nor within the Mission Alcoholic Beverage Special Use District.

G. Eating and Drinking Uses. Planning Code Section 202.2 outlines the location and operating conditions for eating and drinking uses. 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.

As stated in the Conditions of Approval, the proposed restaurant use will be required to comply with the conditions outlined in Section 202.2, as it relates to keeping the main entrance and surrounding streets and sidewalks clear of trash and debris; ensuring that the space is properly insulated to prevent noise in excess of the noise levels specified in the San Francisco Noise Control Ordinance; installation of proper odor control equipment to prevent any noxious of offensive odors from escaping the premises; and the proper storage and disposal of garbage, recycling and composting.

H. Signage. Article 6 of the Planning Code outlines the requirements for exterior 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.

7. Conditional Use Authorization. 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 restaurant with accessory brewery use is approximately 4,646 square feet in size and is appropriately sized for the block face, which is currently solely occupied by the remaining trade shop (DBA Timbuk2). The restaurant use will provide services which are compatible with the neighborhood and desirable for the surrounding community. The restaurant use will enhance the viability of the trade shop and retail uses on the site.

- 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 proposed restaurant use will operate within the existing building. The project does not propose exterior expansion of the building envelope. The new restaurant use will occupy a former retail space, as well as a former storage space for the adjacent trade shop use.

- 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 in the NC-2 District if occupied floor area is less than 5,000 square feet. Loading requirements apply to uses that are 10,000 gross square feet or more. The new restaurant will measure approximately 4,646 square feet; therefore, off-street parking and loading is not required. The subject site is well-served by public transit, thus minimizing the need for private vehicle trips.

Further, the Project Sponsor, after corresponding with SF MTA, has submitted a loading plan including one new white curb (pick-up and drop-off) and two new yellow curb zones (commercial loading) along 20th Street. The delivery window is from 10AM to 2 PM, Monday-Friday; with a maximum of two trucks a day.

- 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 a restaurant use as outlined in Exhibit A. These conditions 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 Planning Code does not require any off-street parking or loading for the proposed project. The Project will not expand the existing building as part of the Conditional Use Authorization. Upon submittal, the signage program will comply with all requirements.

- 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.

As stated in Planning Code Section 711, the NC-2 Zoning District is described as:

The NC-2 District is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes.

The proposed restaurant use is consistent with the stated purposed of the NC-2 Zoning District in that the intended use is located at the ground floor, will provide a compatible eating and drinking establishment for the immediately surrounding neighborhoods and is in character with the unique mix of specialty commercial uses found within the Zoning District.

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 Restaurant 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 the project sponsor, the total commercial frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site is approximately 13.3% of the total commercial frontage as measured in linear feet. With the subject change of use from a trade shop use to a restaurant with accessory brewery use, the total aforementioned commercial frontage dedicated to eating and drinking establishments will increase by 3.5%, for a total of 16.8%. Therefore, the proposal would be in compliance with the requirements of Code Section 303(o).

8. **Planning Code Section 121.2** establishes additional criteria for the Planning Commission to consider when reviewing applications for non-residential use size larger than 4,000 sq ft within the NC-2 Zoning District. On balance, the project does comply with said criteria in that:

- (1) The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The Project will not foreclose the location of other uses, since the existing tenant, Timbuk2's retail store, will remain on site. The restaurant will occupy a space directly adjacent to the trade shop use. As discussed above, the surrounding area does not currently contain an over-concentration of restaurants. This mix of uses aligns with the stated goal of the NC-2 Zoning District, which provides for a mix of use and a variety of building types and scales.

- (2) The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

Per the NC-2 Zoning controls, eating and drinking uses are confined to the ground story. The Project will provide additional eating and drinking options in an area that has been determined to not be overly concentrated with the aforementioned. Due to the accessory brewery and storage, the restaurant exceeds the principally permitted use size by 646 square feet. Currently, this Zoning District has a non-residential use size limit of 4,000 sq ft.

- (3) The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project is proposed in the southwest corner of a fully developed lot containing a warehouse which is currently occupied by Timbuk2's trade shop, accessory retail and office. The proposed restaurant with accessory brewery will align with the industrial character of the building and will permit another local manufacturer to stay in San Francisco.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed development will provide desirable goods and services to the neighborhood and will provide employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

The proposed Project would establish a restaurant use within a trade shop retail tenant space. The existing business (DBA Timbuk 2) would not be displaced by the conversion, as it would relocate its existing retail store to a vacant storage area in the immediate vicinity. The use would complement the existing business and enhance its viability by providing an additional revenue stream and would permit a synergistic relationship between local San Francisco manufacturers.

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 within certain neighborhoods. 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 an overconcentration of commercial frontage. Proposals for eating and drinking establishments which would increase the proportion of total occupied commercial frontage above what is prescribed in the Planning Code should be reviewed to ensure that they would not reduce the variety of neighborhood-serving uses; nor create substantial noise, traffic, parking problems, or other nuisances in the district or surrounding neighborhood." The Project Sponsor has performed a site survey of the NC-2 District, where the proposed project is located. Currently, approximately 13.3% of the commercial frontage of the NC-2 District within 300 feet of the project site is attributed to eating and drinking establishments and will increase 3.5% with the addition of the Project, to a total of 16.8%. As per Planning Code Section 303(o), the concentration should not exceed 25% as measured in linear feet within the immediate area of the subject site; therefore, the proposed change of use from trade shop to restaurant with accessory brewery will be within the prescribed 25% linear feet as per the Planning Code.

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. This is not a Formula Retail use.

MISSION AREA PLAN

Objectives and Policies

OBJECTIVE 1.8:

MAINTAIN AND STRENGTHEN THE MISSION'S COMMERCIAL AREAS.

Policy 1.8:

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

The proposed project will permit an eating and drinking establishment to serve the needs of the residents of the Mission and San Francisco as a whole.

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

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

The proposal would enhance the district by providing a restaurant in an area that is not over concentrated by restaurants. The business would be locally owned and it creates more employment opportunities for the community. The proposed interior alterations are within the existing building footprint; no exterior alterations are proposed.

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

The existing units in the surrounding neighborhood would not be adversely affected. The proposal proposes to utilize an existing storefront and commercial space which has existed at the subject location for many years. No residential units will be lost and no exterior modifications to the building will be made.

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

The existing building does not contain any residential units.

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

The Project is located at the intersection of Folsom, Shotwell, and 20th Streets and is well-served by transit. It is highly likely that both employees and customers of the proposed project will either walk or use transit to arrive at the subject location as several bus lines operate within a few blocks of the site. MUNI Lines: 12, 14, 14-R and 49 are within a ¼ mile from 2394 Folsom Street. Additionally, the 16th Street BART Station is .6 miles away; the 24th Street BART station is located approximately .7 miles from the site.

- 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 for commercial office development. The Project does not involve new commercial office development. The existing Timbuk2 trade shop invited Fort Point Beer Co. to share their existing tenant space. Timbuk2 will remain within the other portions of the existing building.

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

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

- G. That landmarks and historic buildings be preserved.

A landmark building does not occupy the Project site. 2394 Folsom Street is a historic resource; however, the Project does not proposed any exterior alterations.

- 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 any open space.

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. 2017-006766CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 25, 2017, 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 November 2, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 2, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a restaurant with accessory brewery and to allow a non-residential use larger than 4,000 square feet (DBA Fort Point Beer Co.) located at 2394 Folsom Street, Block 3594, and Lot 011 pursuant to Planning Code Section(s) 121.2, 249.60, 303, 711, and 781.80 and the Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865) within the NC-2 Zoning District, Mission Alcoholic Beverage Special Use District and a 45-X Height and Bulk District; in general conformance with plans, dated October 25, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2017-006766CUA and subject to conditions of approval reviewed and approved by the Commission on November 2, 2017 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on November 2, 2017 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN

1. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be

subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

2. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

6. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

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

7. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

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

PARKING AND TRAFFIC

8. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than two Class 1 and six Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

PROVISIONS

9. **Eastern Neighborhoods Infrastructure Impact Fee.** The Project is subject to the Eastern Neighborhoods Infrastructure Impact Fee, as applicable, pursuant to Planning Code Section 423. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org*

MONITORING

10. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
11. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*

OPERATION

13. **Accessory Brewery.** Given the nature of the proposed operation, the proposed Type 23 ABC License may be considered as a light manufacturing use only under the following condition: the size of the proposed brewing system (including area devoted to brewing) and its production capacity cannot be increased beyond that allowed of 5,000 BBLs per year nor increased beyond what is deemed accessory per Planning Code Section 703. This condition ensures that the proposed brewpub operation is not converted into a brewery, which is prohibited in an NC-2. *For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org*
14. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:

- A. The business operator 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 Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

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

- B. When located within an enclosed space, 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 of 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 construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

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

- C. 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

- D. 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 the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

15. **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>

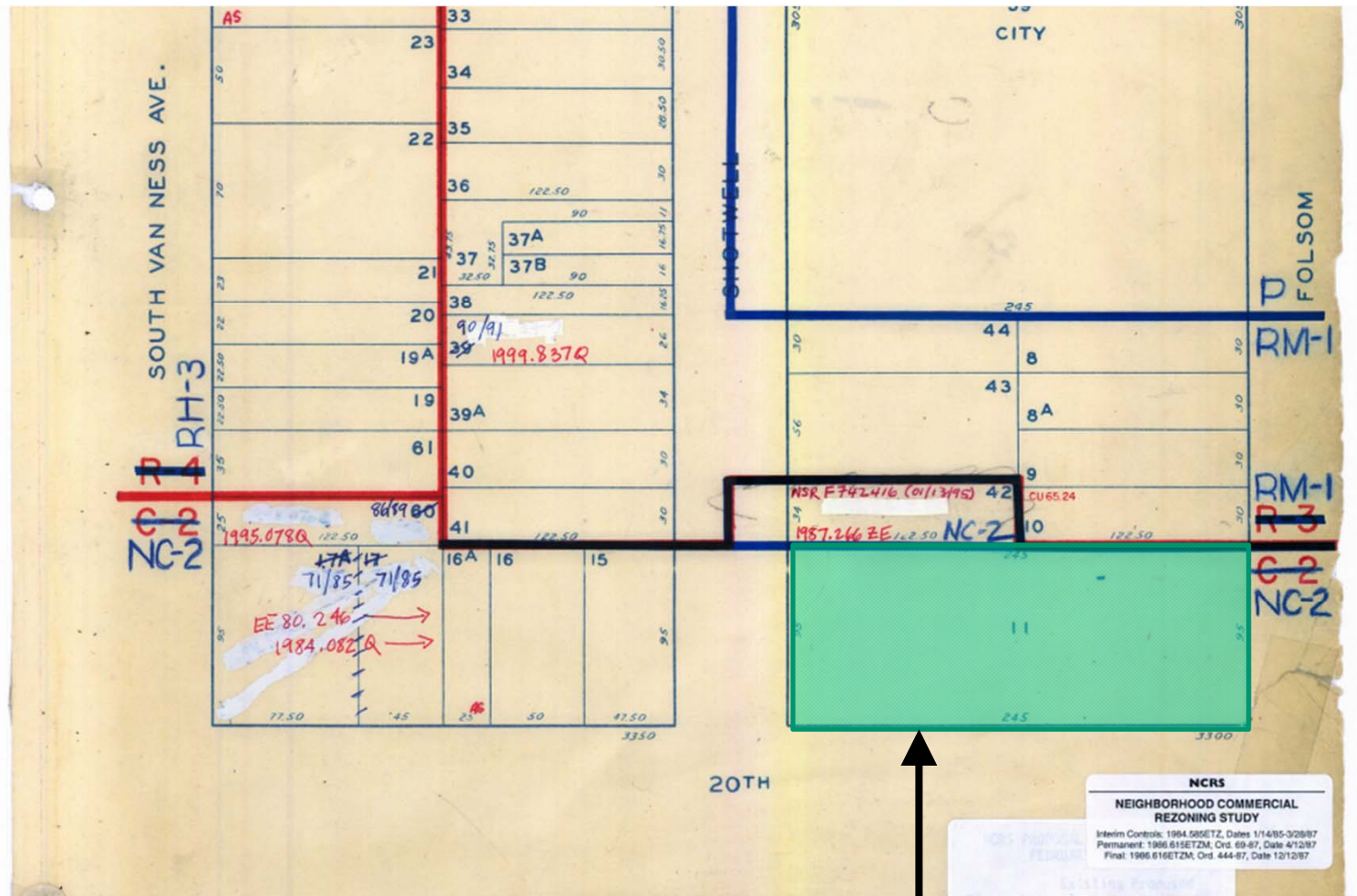
16. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the 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

17. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Monday through Sunday from 6 AM to 2 AM per Planning Code Section 711.

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

Parcel Map

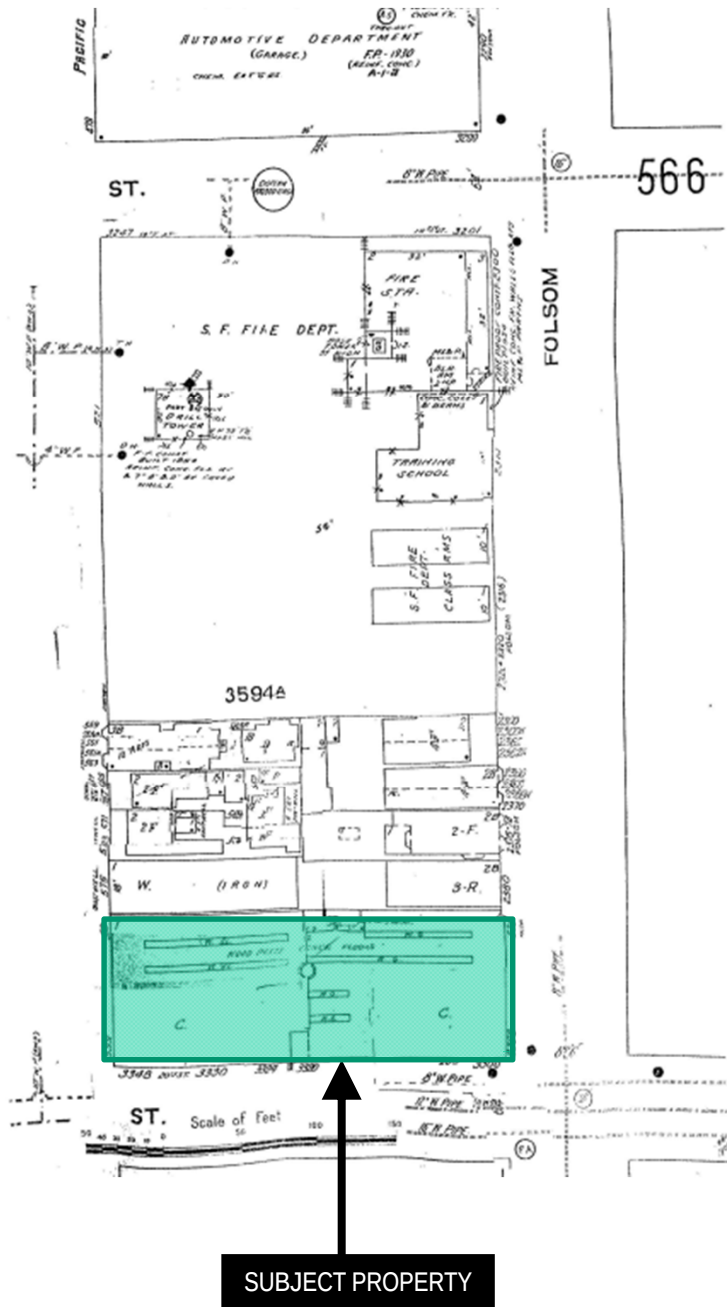
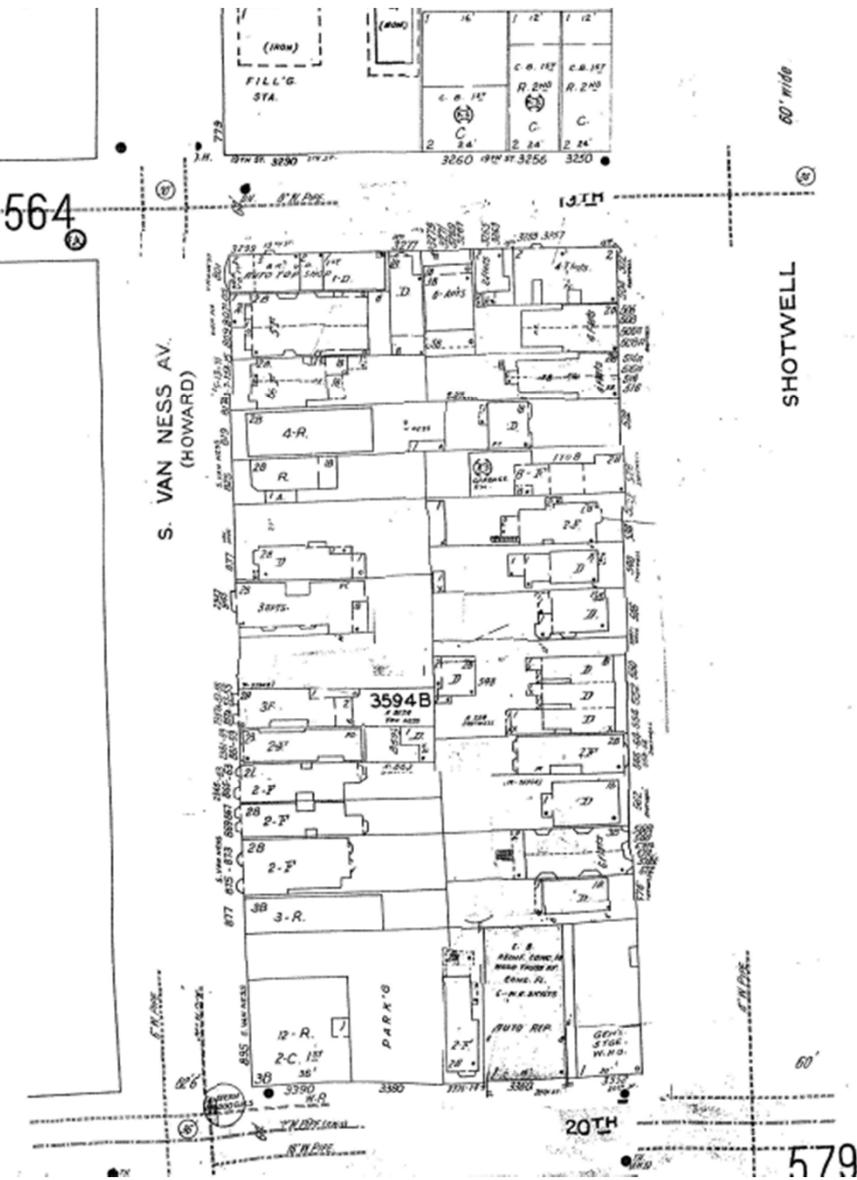


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-006766CUA
2394 Folsom Street

Sanborn Map*

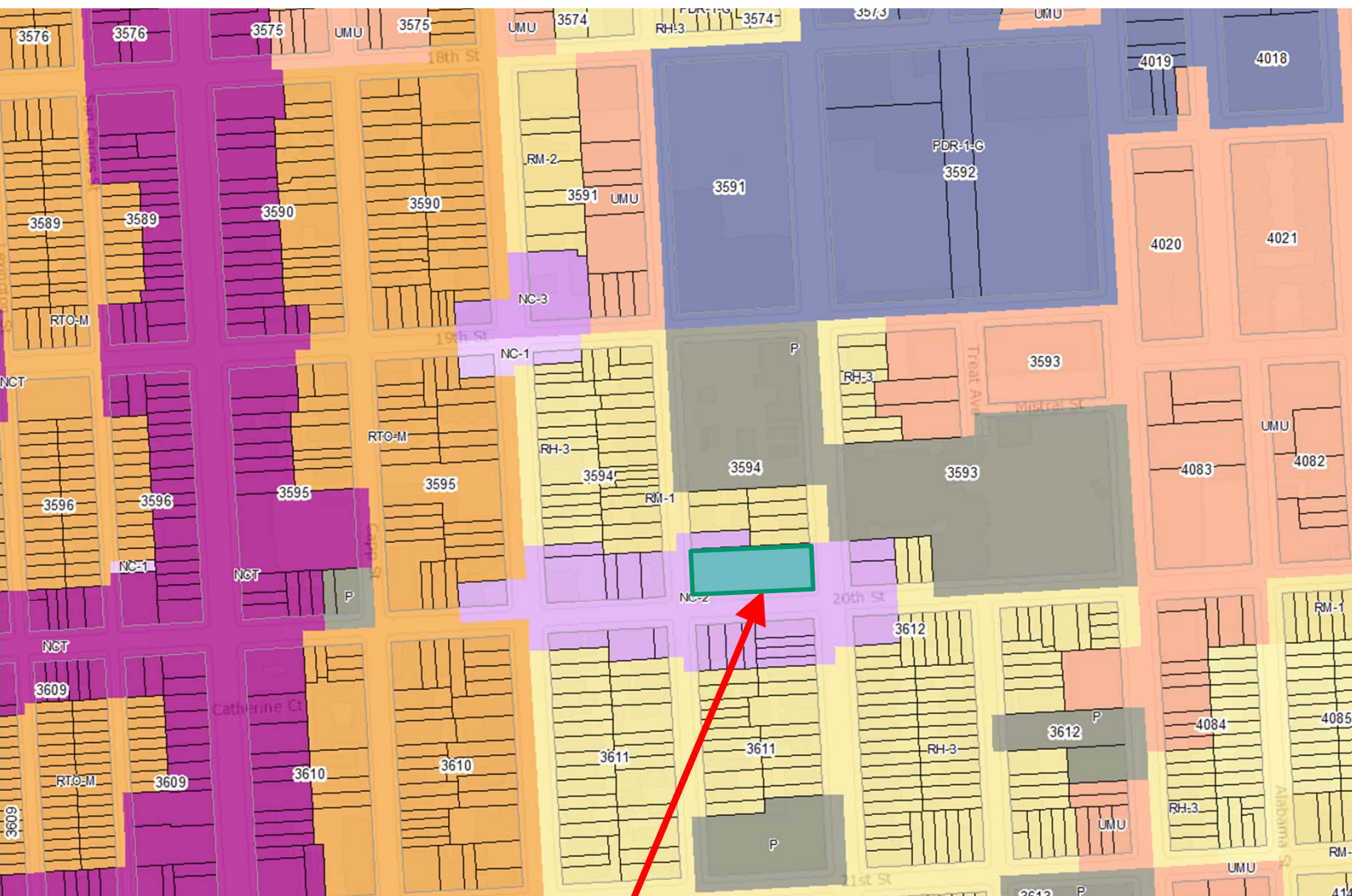


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Conditional Use Authorization Hearing
Case Number 2017-006766CUA
2394 Folsom Street

Zoning Map

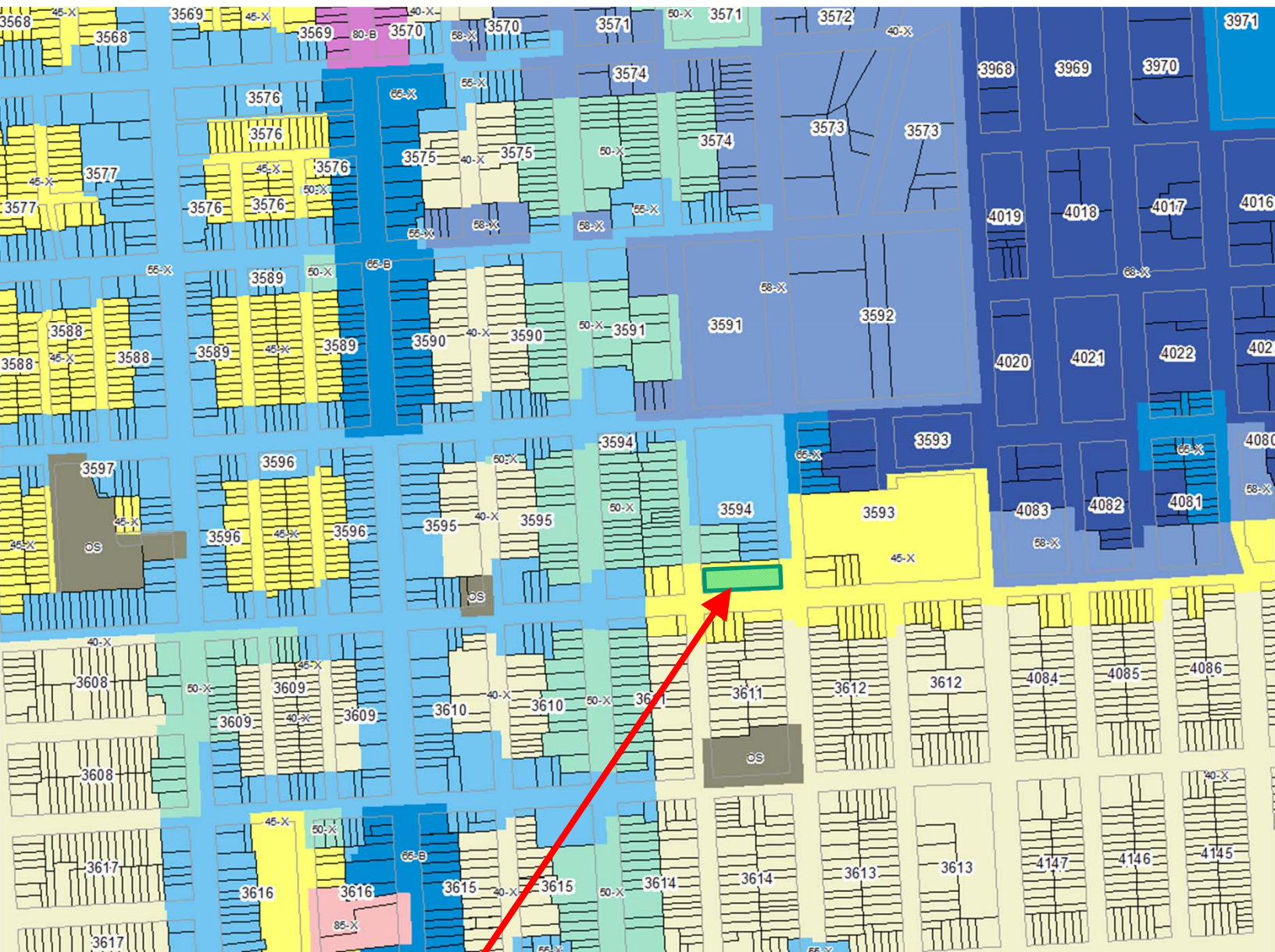


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-006766CUA
2394 Folsom Street

Height & Bulk Map



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2017-006766CUA
2394 Folsom Street

SUBJECT PROPERTY

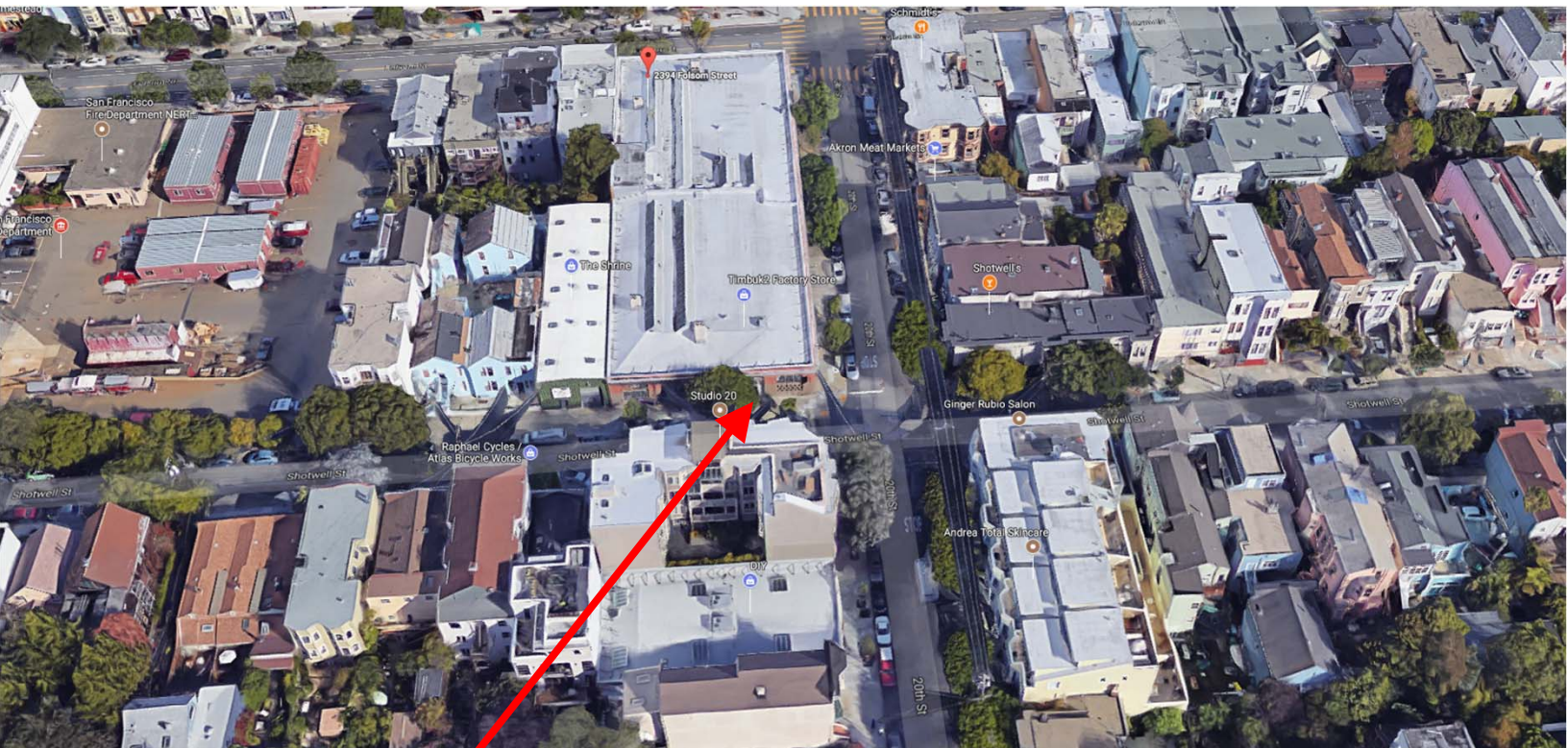
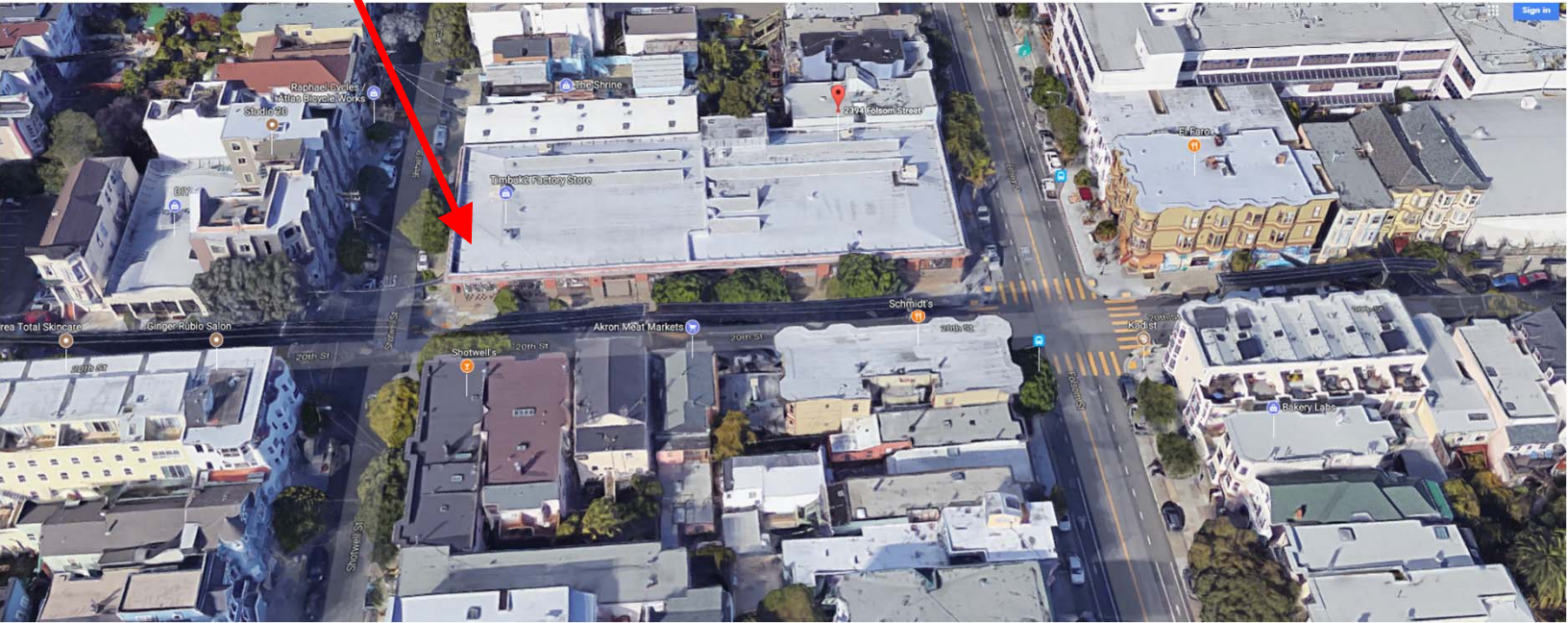
Site Photographs



Conditional Use Authorization Hearing
Case Number 2017-006766CUA
2394 Folsom Street

Aerial Photographs

SUBJECT PROPERTY



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2017-006766CUA
2394 Folsom Street

Environmental Determination



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2394 Folsom Street		3594011	
Case No.	Permit No.	Plans Dated	
2017-006766CUA	201708043948	October 25, 2017	
☒ Addition/ Alteration	☐ Demolition (requires HRER if over 45 years old)	☐ New Construction	☐ Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of use from a trade shop to a full-service restaurant with accessory brewery; interior improvements, no exterior alterations.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
☐	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
☒	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.
☐	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.	
☐	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>
☐	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>
☐	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?
☐	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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
☐	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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
☐	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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
☐	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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
☐	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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
☒	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional): Though within the Maher Area, no excavation or soil disturbance is proposed. Further, this is a change from use from trade shop (PDR) to a restaurant with accessory brewery; thus, this is not a change of use from industrial to residential and therefore, an EEA/Phase 1 ESA is not required.	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
☒	Category A: Known Historical Resource. GO TO STEP 5.
☐	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐	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.	
☒	1. Change of use and new construction. Tenant improvements not included.
☐	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
☐	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.
☐	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
☐	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.	
☐	Project is not listed. GO TO STEP 5.
☐	Project does not conform to the scopes of work. GO TO STEP 5.
☐	Project involves four or more work descriptions. GO TO STEP 5.
☐	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.	
☐	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.
☒	2. Interior alterations to publicly accessible spaces.
☐	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
☐	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> .
☐	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

☐	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
☐	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator) ☐ Reclassify to Category A ☐ Reclassify to Category C a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
☐	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.
☒	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): TI associated with change of use. No exterior alterations.	
Preservation Planner Signature: Natalia Kwiatkowska Digitally signed by Natalia Kwiatkowska DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Natalia Kwiatkowska, email=Natalia.Kwiatkowska@sfgov.org Date: 2017.10.25 10:43:47 -07'00'	

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

☐	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): ☐ Step 2 – CEQA Impacts ☐ Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.			
☒	No further environmental review is required. The project is categorically exempt under CEQA. <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> Planner Name: Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project. </td> <td style="width: 50%; vertical-align: top;"> Signature: Esmeralda Jardines Digitally signed by Esmeralda Jardines DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Esmeralda Jardines, email=Esmeralda.Jardines@sfgov.org Date: 2017.10.25 16:12:12 -07'00' </td> </tr> </table> Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		Planner Name: Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Esmeralda Jardines Digitally signed by Esmeralda Jardines DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Esmeralda Jardines, email=Esmeralda.Jardines@sfgov.org Date: 2017.10.25 16:12:12 -07'00'
Planner Name: Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Esmeralda Jardines Digitally signed by Esmeralda Jardines DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Esmeralda Jardines, email=Esmeralda.Jardines@sfgov.org Date: 2017.10.25 16:12:12 -07'00'			

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:	
☐	Result in expansion of the building envelope, as defined in the Planning Code;
☐	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
☐	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
☐	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. DATEX FORM	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐	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:

Project Plans/Eating & Drinking Concentration Survey

PROJECT DIRECTORY

CLIENT:

Fort Point Beer Company
644 Old Mason Street
San Francisco, 94129

CONTACT

Justin Catalana
justin@fortpointbeer.com
415.336.3696

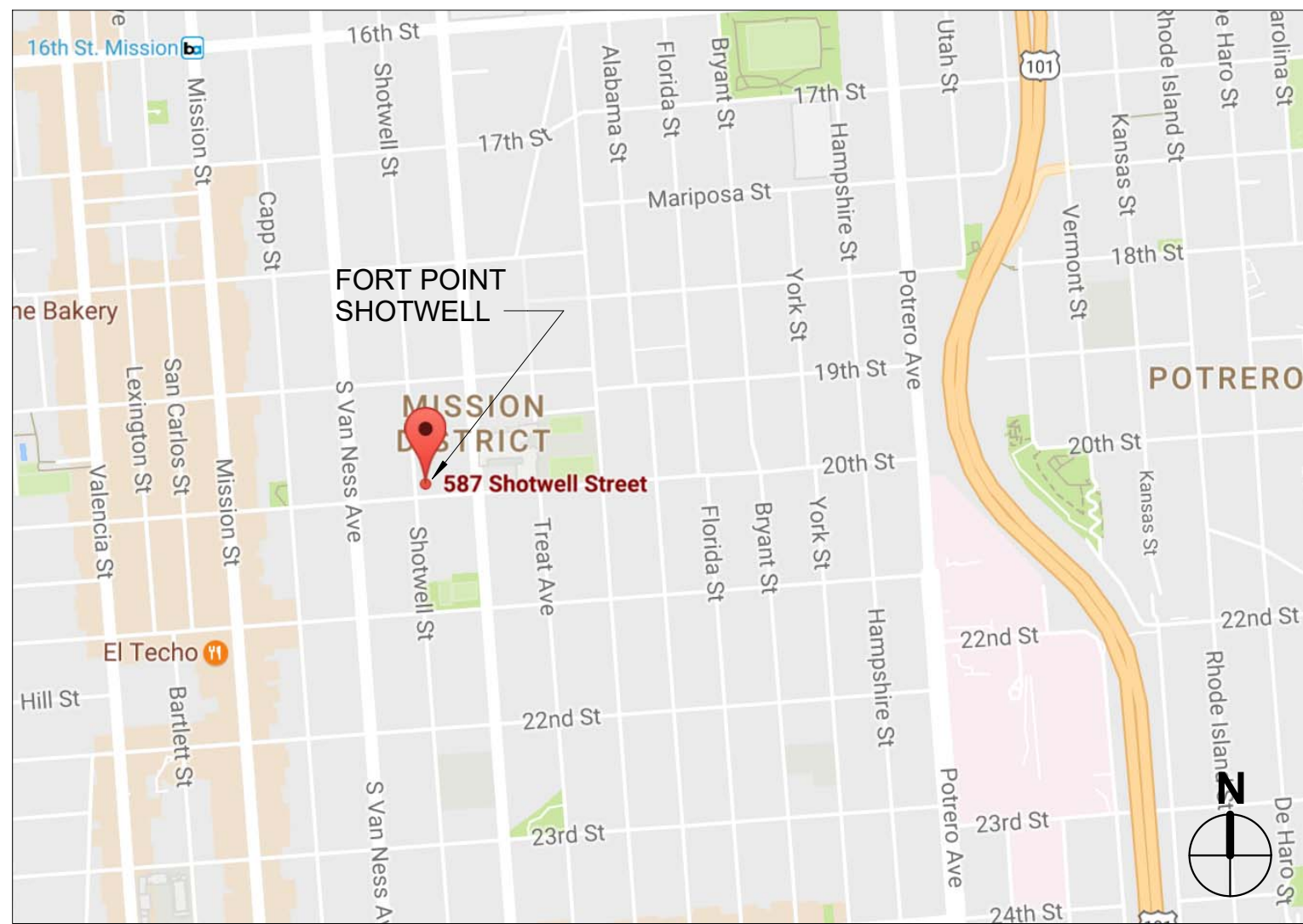
ARCHITECTURAL DESIGNER:

Oddmark
1211 Folsom Street, 4th floor
SAN FRANCISCO, CA 94103

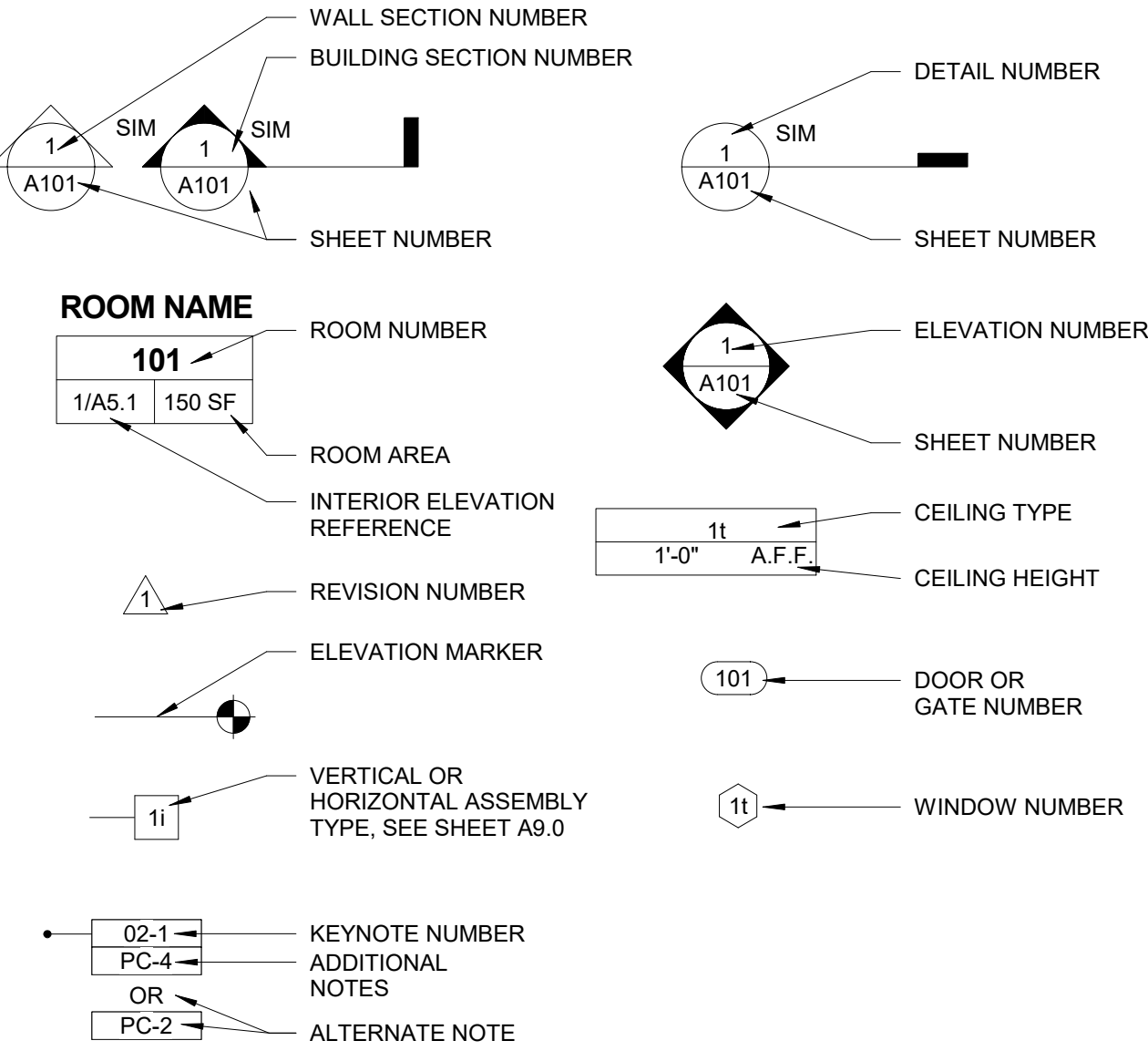
CONTACT

Matt Coelho | Dina Dobkin
matt.coelho@gmail.com | dina@oddmark.co
732.331.5368 | 415.608.1103

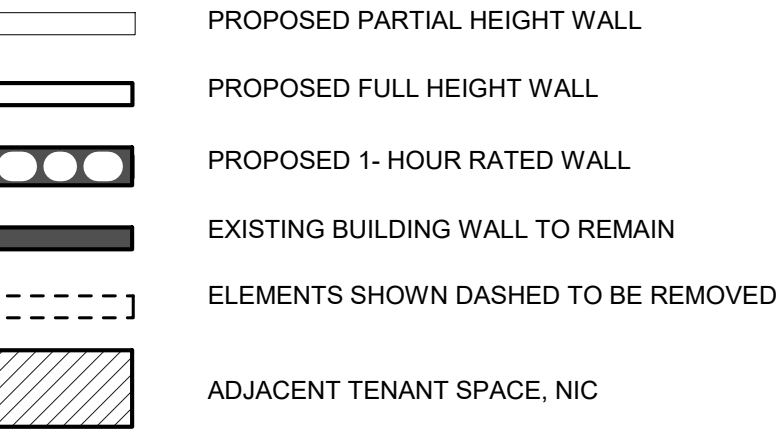
VICINITY MAP



GRAPHIC LEGEND



WALL TYPES LEGEND



PROJECT DATA

PROJECT NAME:

Fort Point Shotwell

PROJECT ADDRESS:

2394 FOLSOM STREET / 587 SHOTWELL STREET
SAN FRANCISCO, CA 94110

BUILDING OWNER:

JOSEPH IMBELLONI

BLOCK / LOT #:

3594/011

ZONING:

NC-2

DISTRICT:

45-X

LOT AREA:

23278 SF GROSS

BUILDING TYPE:

TYPE III-A, SINGLE STORY MASONRY BUILDING

BUILDING FOOTPRINT:

23278 SF GROSS

PROJECT AREA:

4,646 SF GROSS

OF STORIES:

1 + MEZZANINE

OF EXITS:

2 (PROPOSED)

OCCUPANCY:

F-1

OCCP. PROPOSED:

A-2

FIRE PROTECTION:

FULLY SPRINKLERED

STRUCTURAL SYSTEM:

MASONRY WALLS WITH WOOD FRAMED ROOF.
VOLUNTARY SEISMIC UPGRADE PERFORMED
UNDER P.A. #9926910

HOURS OF OPERATION:

MON-SUN 11AM-12AM

DRAWING INDEX

Sheet List				
Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
ARCHITECTURAL				
A0.1	Project Information	10/23/17		
A0.3	Plot Plan	10/23/17		
A0.6	(E) Photographs	08/02/17		
A0.7	Eating + Drinking Survey	10/23/17		
A0.8	Full Building Tenant Plans	10/23/17		
A1.1	Existing Plans	10/23/17		
A2.1a	Proposed Plan - Level 1	10/23/17		
A2.1b	Proposed Plan - Mezzanine	10/23/17		
A3.0	Existing Elevations	08/02/17		

SCOPE OF WORK

APPLICATION FOR CHANGE OF USE FROM TRADE SHOP TO RESTAURANT AND ACCESSORY RETAIL. WORK IS LIMITED TO THE SOUTHWEST CORNER OF THE BUILDING. ADJACENT TENANT SPACES NIC.

CODE INFORMATION

APPLICABLE BUILDING CODES:
2016 California Building Code, including all San Francisco Amendments
2016 California Mechanical Code, including all San Francisco Amendments
2016 California Energy Code, including all San Francisco Amendments
2016 California Plumbing Code, including all San Francisco Amendments



1211 Folsom, 4th Floor
San Francisco, CA 94103
T 415.608.1103
E dina@oddmark.co

Fort Point Shotwell

2394 FOLSOM STREET / 587 SHOTWELL STREET
SAN FRANCISCO, CA 94110

Issues/ Revisions		
Issue #	Description	Date
	Conditional Use	05/31/17
	Site Permit	08/01/17
	Planning Commission	10/23/17

Print Date: 10/25/2017 4:21:02 PM

Drawn By: DD

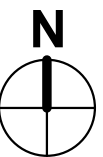
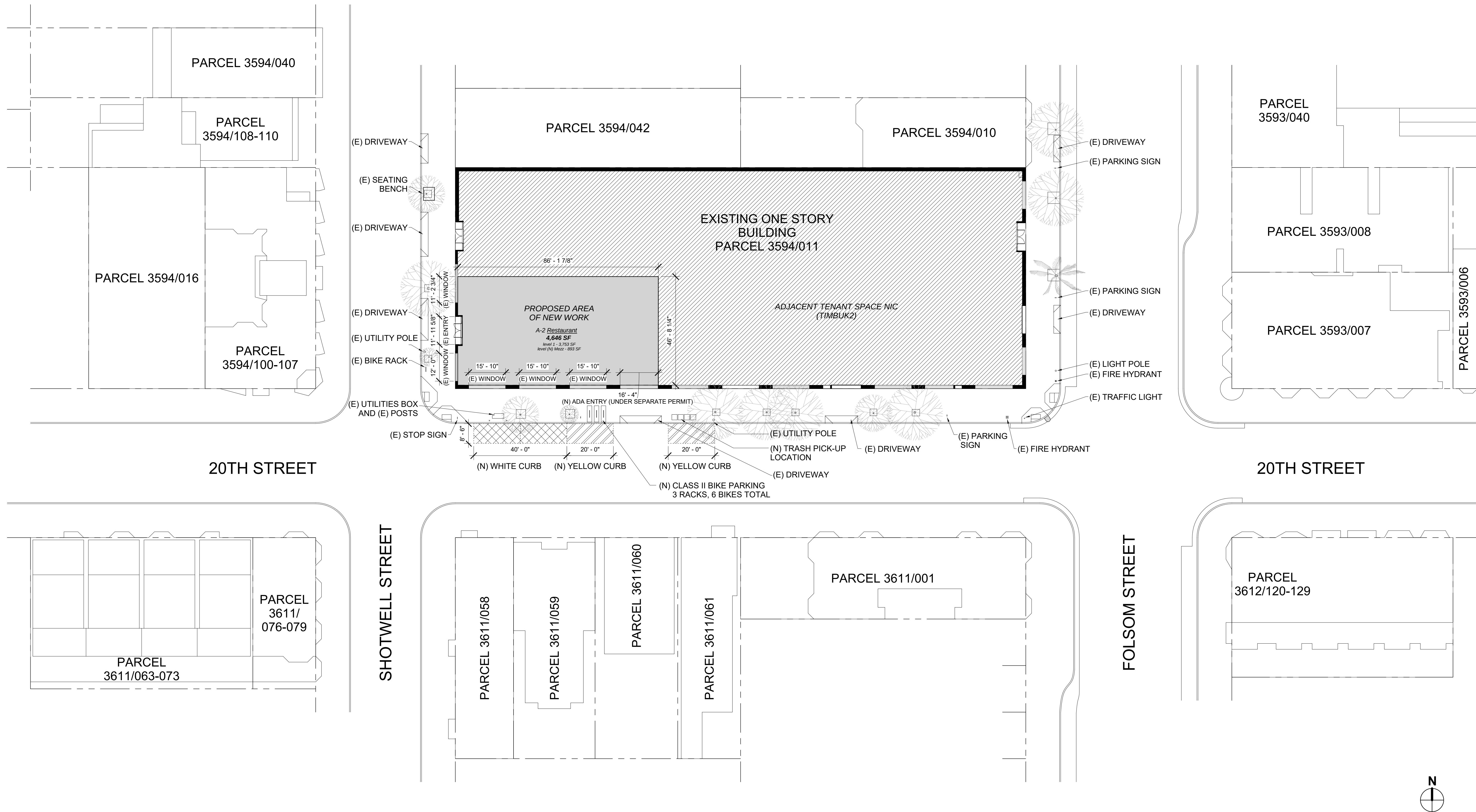
Checked By: MC

Scale: As indicated

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Project Information

A0.1



1211 Folsom, 4th Floor
San Francisco, CA 94103
T 415.608.1103
E dina@oddmak.co

GRAPHIC LEGEND

	EXISTING BUILDING WALL TO REMAIN
	PROPOSED AREA OF NEW WORK
	ADJACENT TENANT SPACE, NIC
	PROPOSED PASSENGER LOADING PICK-UP/DROP-OFF ZONE (WHITE CURB)
	PROPOSED COMMERCIAL LOADING ZONE (YELLOW CURB)

DELIVERY WINDOW: 10AM - 2PM, MON. - FRI.
(TWO TRUCKS A DAY MAXIMUM)

Fort Point Shotwell

2394 FOLSOM STREET / 587 SHOTWELL STREET
SAN FRANCISCO, CA 94110

Issues/ Revisions

Issue #	Description	Date
	Conditional Use	05/31/17
	Site Permit	08/01/17
	Planning Commission	10/23/17

Print Date: 10/25/2017 4:24:46 PM

Drawn By: DD

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Plot Plan

A0.3



EAST ELEVATION

Looking west on Shotwell Street



SOUTH ELEVATION

Looking north on 20th street



WEST ELEVATION

Looking East on Folsom Street



1211 Folsom, 4th Floor
San Francisco, CA 94103
T 415.608.1103
E dina@oddm.co

Fort Point Shotwell

2394 FOLSOM STREET / 587 SHOTWELL STREET
SAN FRANCISCO, CA 94110

Issues/ Revisions		
Issue #	Description	Date
	Conditional Use	05/31/17
	Site Permit	08/01/17
	Planning Commission	10/23/17

Print Date: 10/25/2017 4:24:01 PM

Drawn By: DD

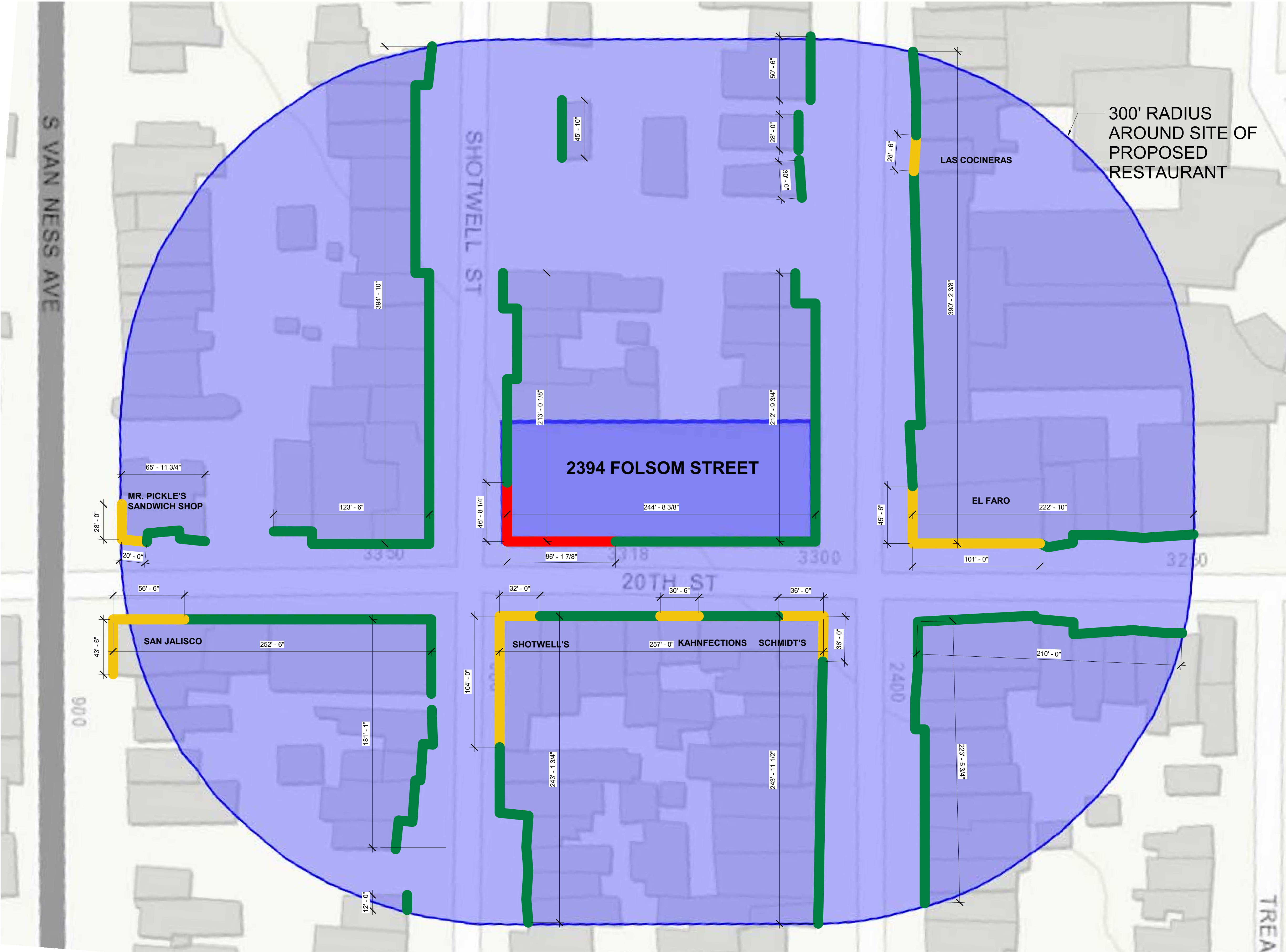
Checked By: MC

Scale: 1" = 20'-0"

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(E) Photographs

A0.6



1211 Folsom, 4th Floor
San Francisco, CA 94103
T 415.608.1103
E dina@oddmrk.co

	TOTAL STREET FRONTAGE (LINEAR FEET) = 3,794'
	(E) EATING AND DRINKING STREET FRONTAGE (LINEAR FEET) = 505' - 6" (13.3%)
	Las Cocineras 028'-6"
	El Faro 146'-6"
	Schmidt's 072'-0"
	Shotwell's 136'-0"
	San Jalisco 044'-0"
	Mr. Pickle's 048'-0"
	Kahnfections 030'-6"
	PROPOSED EATING AND DRINKING STREET FRONTAGE (LINEAR FEET) = 638' - 4 1/8" (16.8%)
	+ Fort Point Shotwell 132'-10 1/8"

Fort Point Shotwell

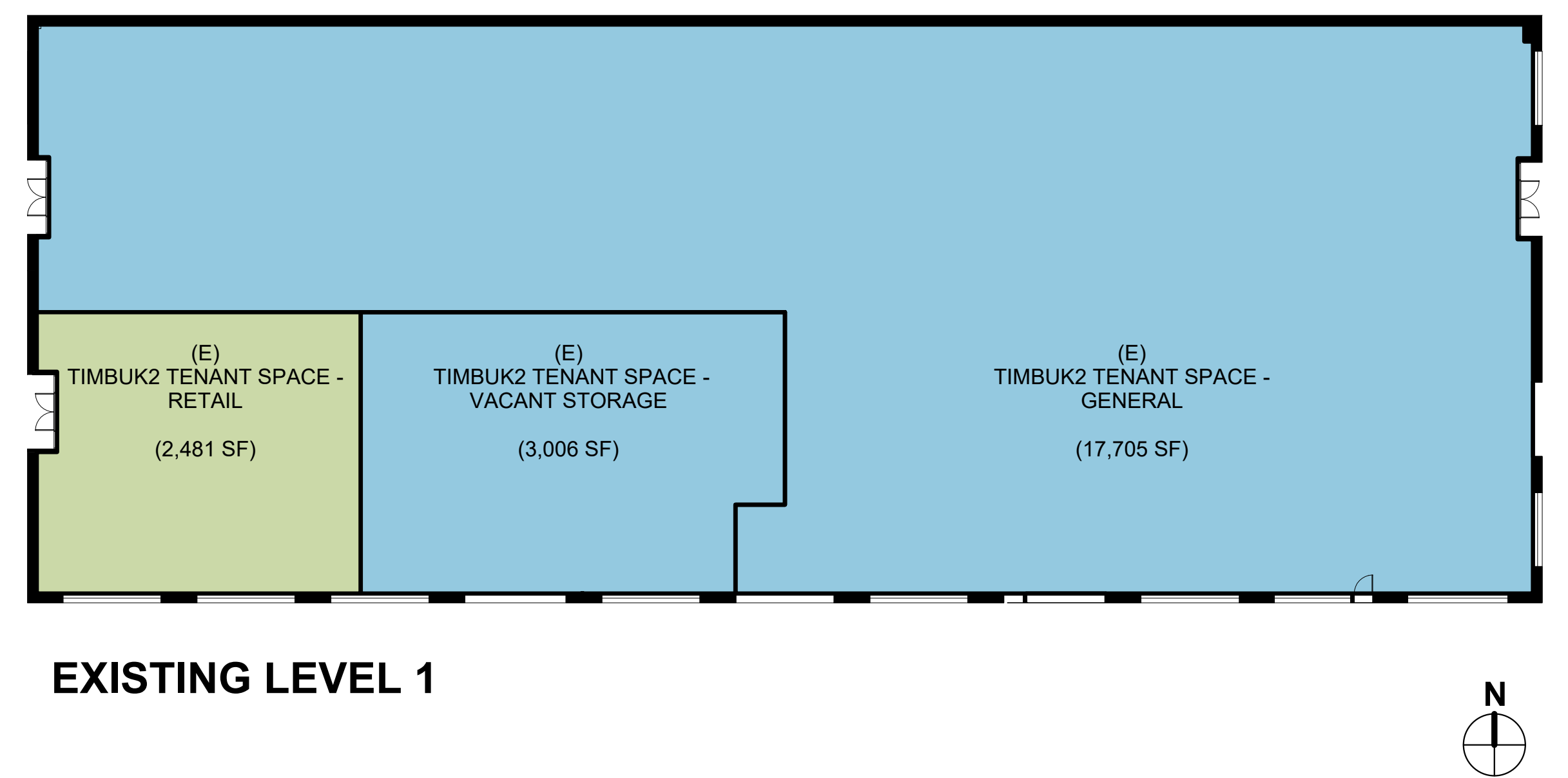
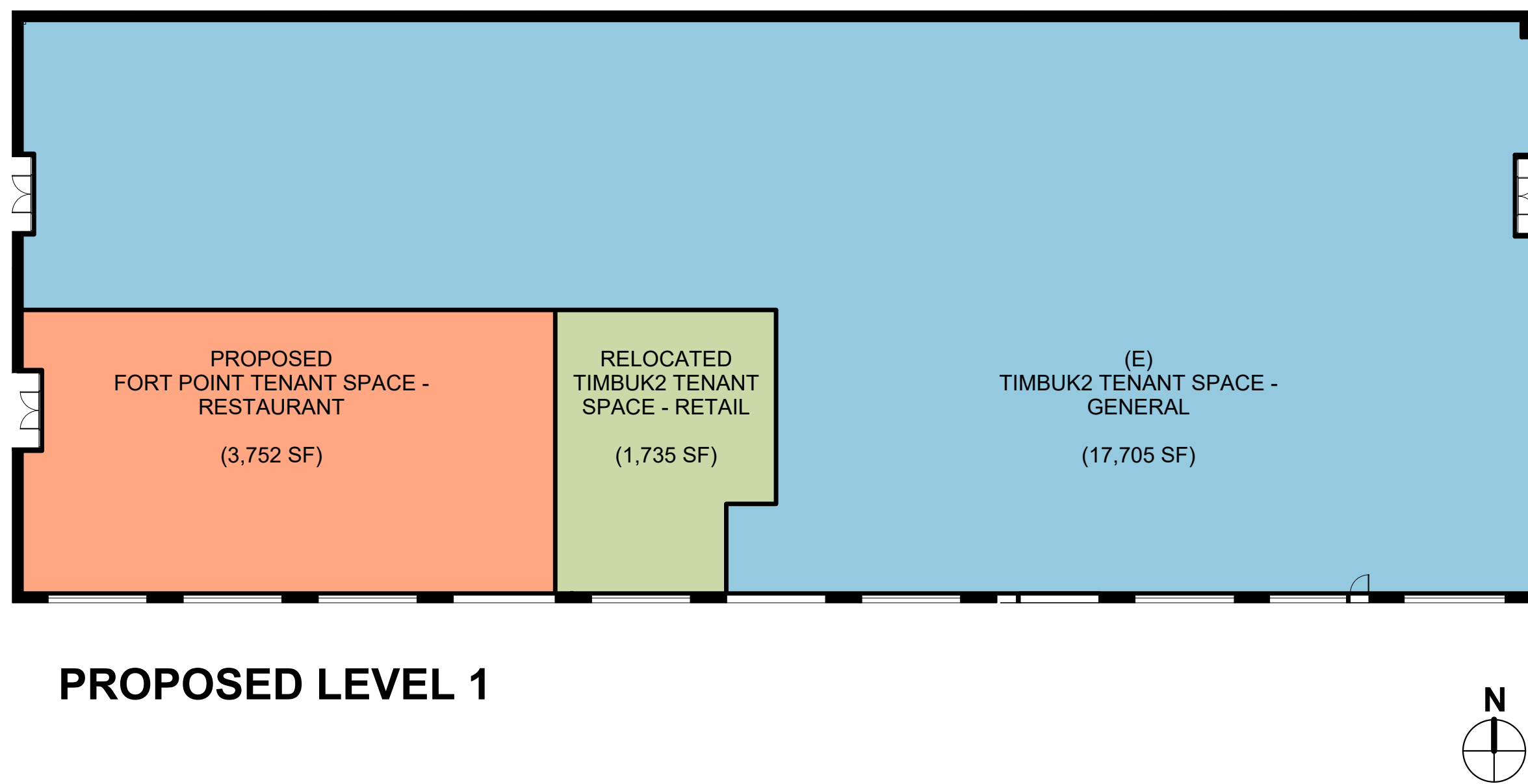
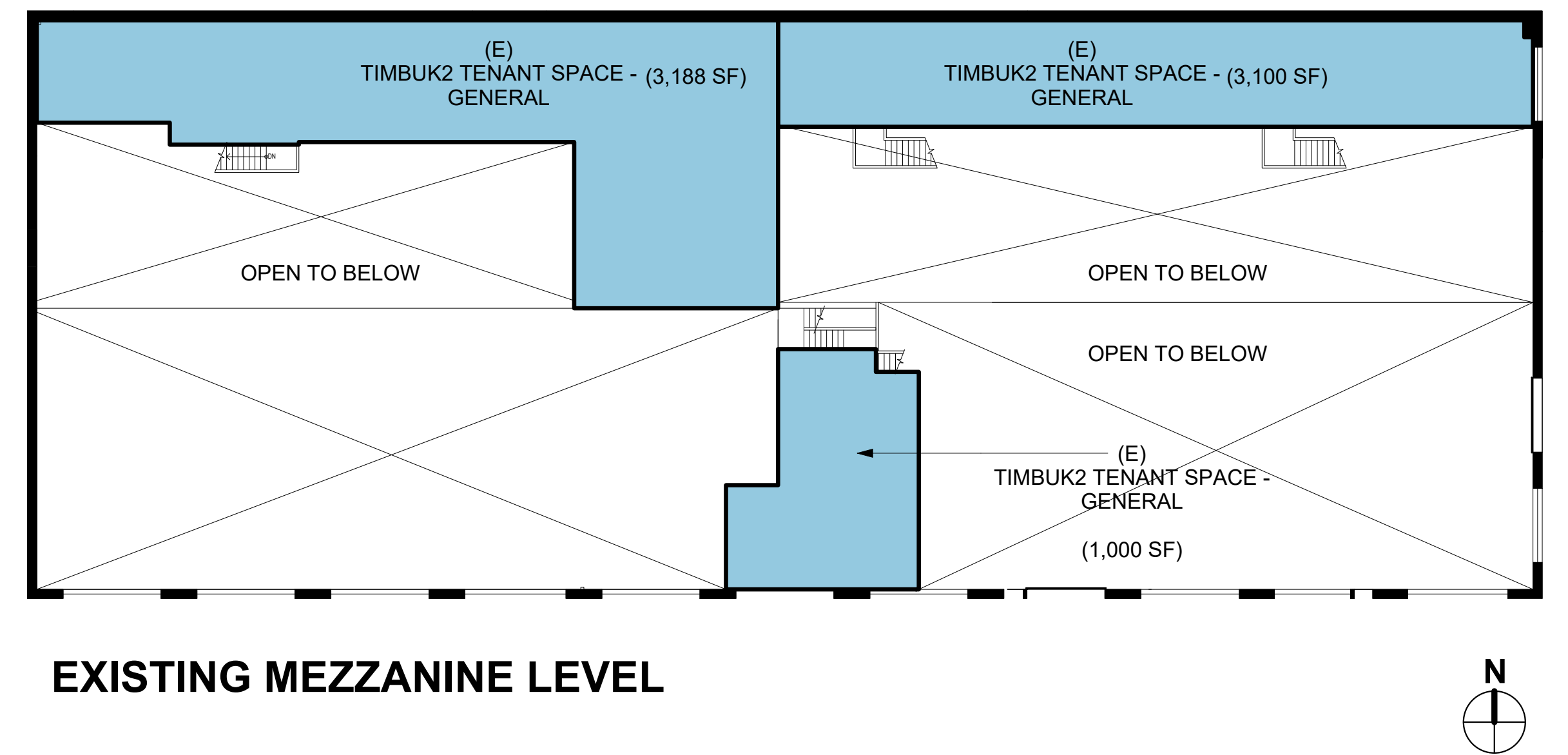
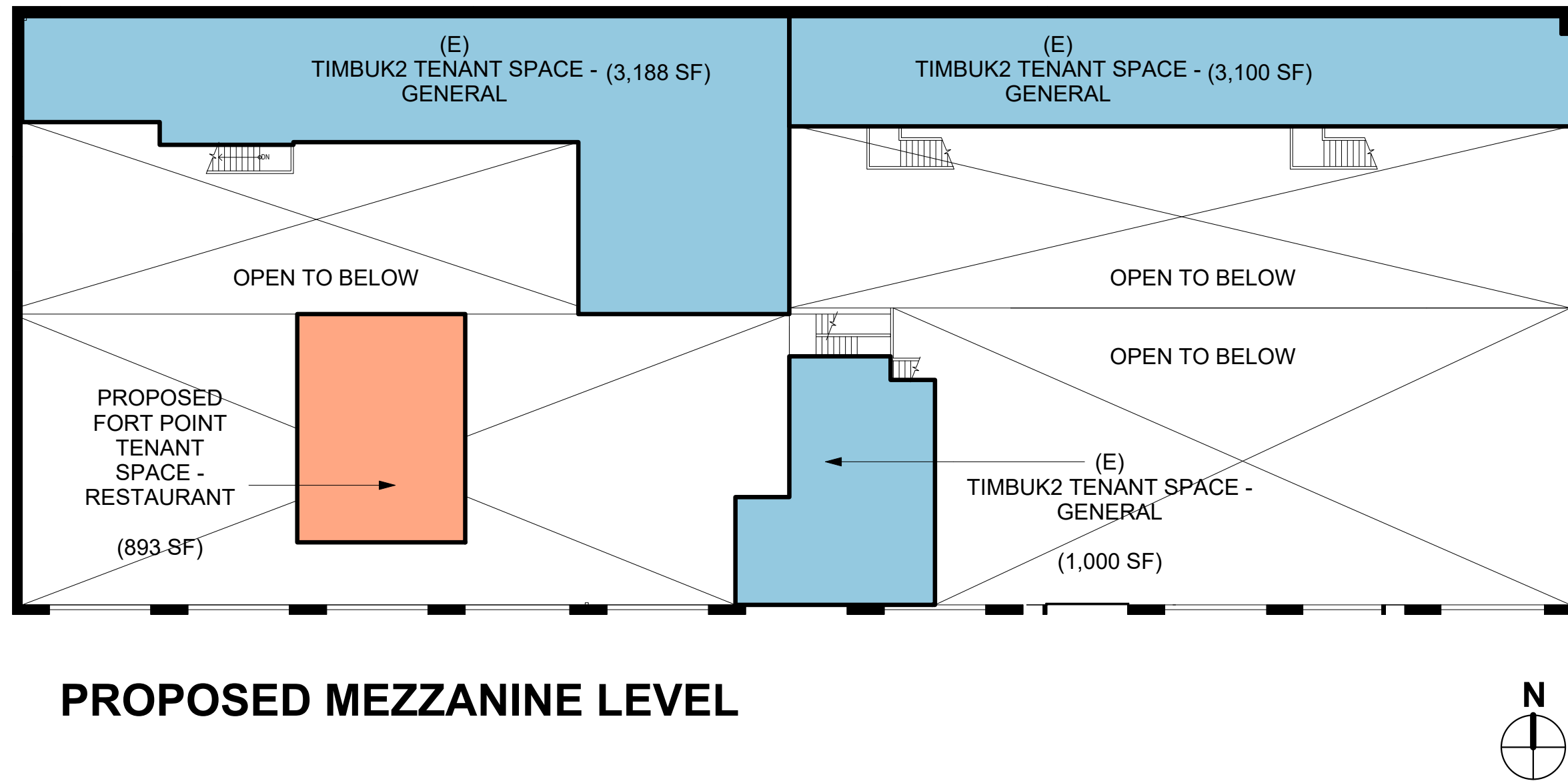
2394 FOLSOM STREET / 587 SHOTWELL STREET
SAN FRANCISCO, CA 94110

Issues/ Revisions		
Issue #	Description	Date
	Conditional Use	05/31/17
	Planning Commission	10/23/17

Print Date: 10/25/2017 4:26:44 PM
Drawn By: DD
Checked By: MC
Scale: 1" = 40'-0"
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Eating +
Drinking Survey

A0.7



2 Proposed Full Building Tenant Plan
SCALE: 1" = 20'-0"

1 Existing Full Building Tenant Plan
SCALE: 1" = 20'-0"

ODDMARK

1211 Folsom, 4th Floor
San Francisco, CA 94103
T 415.608.1103
E dina@oddmrk.co

GRAPHIC LEGEND	
	EXISTING BUILDING WALL TO REMAIN
	TIMBUK2 GENERAL
	TIMBUK2 RETAIL
	PROPOSED FORT POINT SPACE

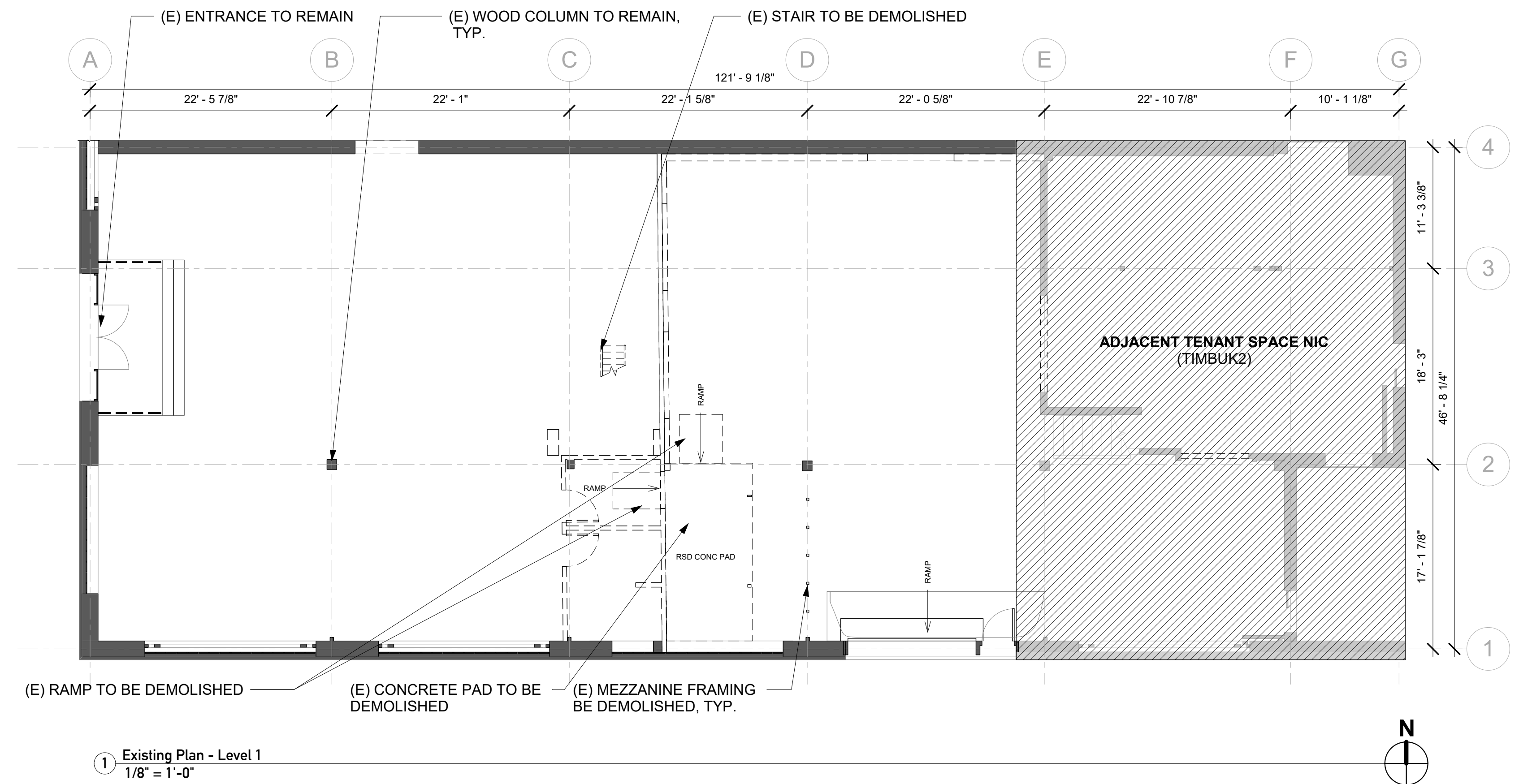
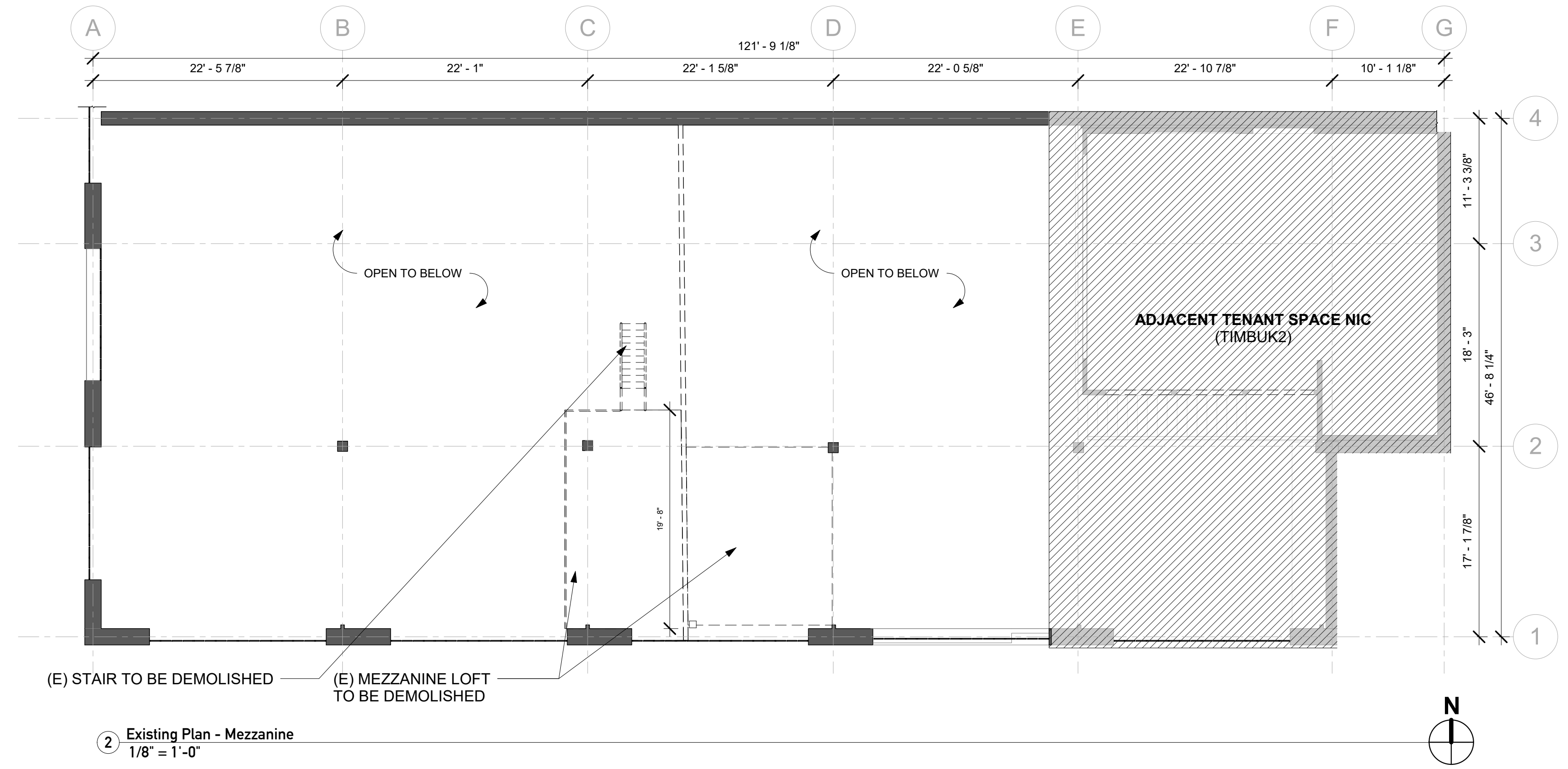
Fort Point Shotwell

2394 FOLSOM STREET / 587 SHOTWELL STREET
SAN FRANCISCO, CA 94110

Issues/ Revisions		
Issue #	Description	Date
	Planning Commission	10/23/17
Print Date: 10/25/2017 4:27:47 PM		
Drawn By: DD		
Checked By: MC		
Scale: As indicated		
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Full Building Tenant Plans

A0.8



1211 Folsom, 4th Floor
San Francisco, CA 94103
T 415.608.1103
E dina@oddmrk.co

WALL TYPES LEGEND

	PROPOSED PARTIAL HEIGHT WALL
	PROPOSED FULL HEIGHT WALL
	PROPOSED 1- HOUR RATED WALL
	EXISTING BUILDING WALL TO REMAIN
	ELEMENTS SHOWN DASHED TO BE REMOVED
	ADJACENT TENANT SPACE, NIC

Fort Point Shotwell

2394 FOLSOM STREET / 587 SHOTWELL STREET
SAN FRANCISCO, CA 94110

Issues/ Revisions

Issue #	Description	Date
	Conditional Use	05/31/17
	Site Permit	08/01/17
	Planning Commission	10/23/17

Print Date: 10/25/2017 4:28:36 PM

Drawn By: DD

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Existing Plans

A1.1

1211 Folsom, 4th Floor
San Francisco, CA 94103
T 415.608.1103
E dina@oddmark.co

WALL TYPES LEGEND

PROPOSED PARTIAL HEIGHT WALL

PROPOSED FULL HEIGHT WALL

PROPOSED 1- HOUR RATED WALL

EXISTING BUILDING WALL TO REMAIN

ELEMENTS SHOWN DASHED TO BE REMOVED

ADJACENT TENANT SPACE, NIC

Use Type Area Schedule

Level	No.	Room	Room Area	% of Total Area
Accessory Brewery				
Level 1	05	Brewery	475 SF	10%
Accessory Storage				
Level 1	06	Ref. Walk-in	141 SF	3%
(N) Mezz.	15	Mezz Storage	428 SF	9%
			569 SF	12%

Level	No.	Room	Room Area	% of Total Area
Restaurant				
Level 1	01	Entry	421 SF	9%
Level 1	02	Bar	476 SF	10%
Level 1	03	Dining	566 SF	12%
Level 1	04	Dining	954 SF	21%
Level 1	07	Scullery	154 SF	3%
Level 1	08	Kitchen	282 SF	6%
Level 1	09	Maintenance	74 SF	2%
Level 1	10	WC 1	40 SF	1%
Level 1	11	WC 2	40 SF	1%
Level 1	12	WC 3	40 SF	1%
Level 1	13	Corridor	89 SF	2%
(N) Mezz.	14	Mezz Dining	485 SF	10%
			3602 SF	78%
TOTAL PROJECT AREA			4646 SF	100%

Fort Point Shotwell

2394 FOLSOM STREET / 587 SHOTWELL STREET
SAN FRANCISCO, CA 94110

Issues/ Revisions

Issue #	Description	Date
	Conditional Use	05/31/17
	Site Permit	08/01/17
	Planning Commission	10/23/17

Print Date:

10/25/2017 4:41:13 PM

Drawn By:

DD

Checked By:

MC

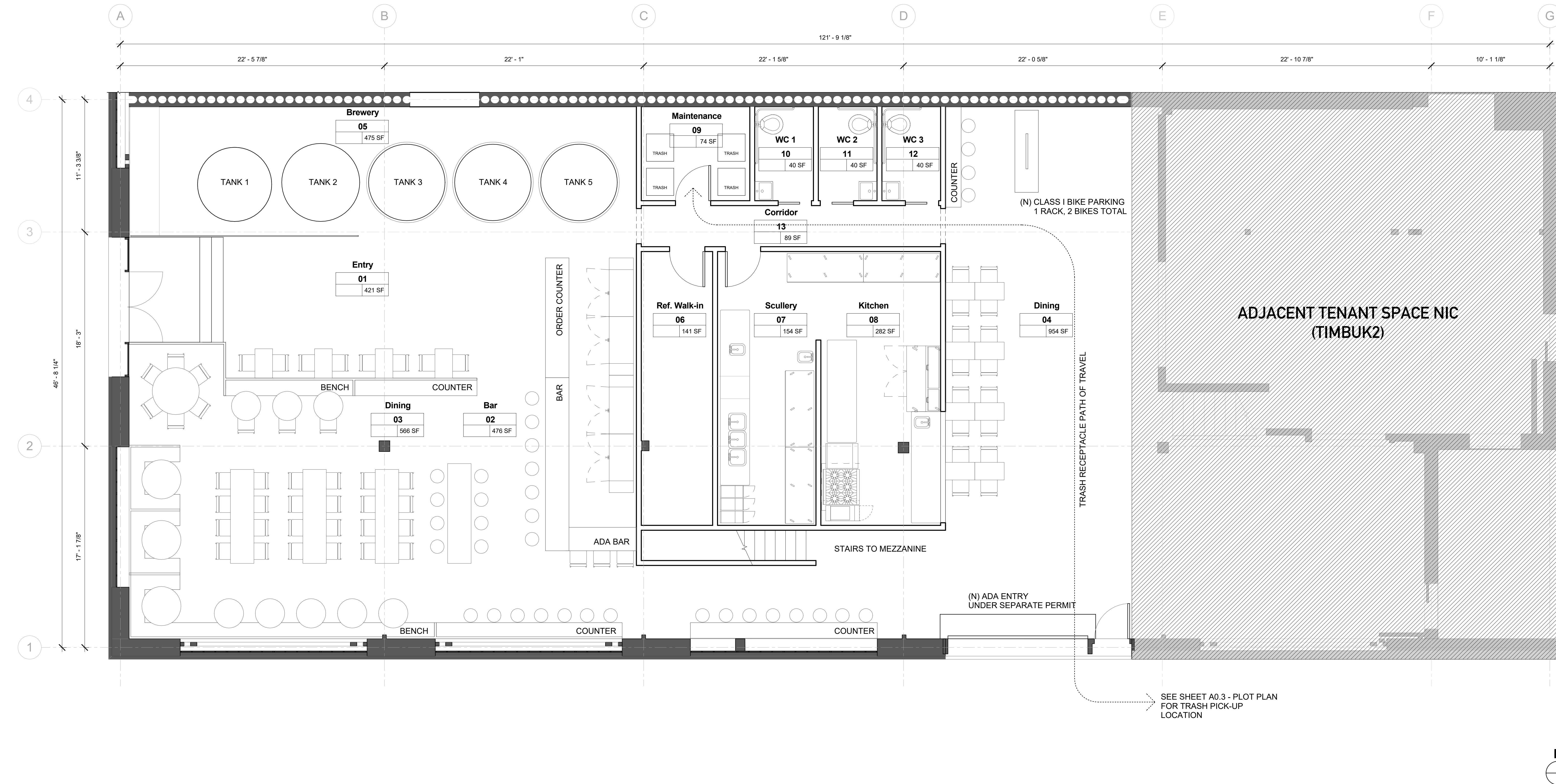
Scale:

1/4" = 1'-0"

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Proposed Plan -
Level 1

A2.1a



Roof
19' - 11 1/4"

(E) Mezzanine Level
10' - 8 1/4"

(N) Mezz
8' - 10 1/4"

Level 1
0' - 0"

2 SOUTH ELEVATION
1/4" = 1'-0"

NO PROPOSED CHANGES TO EXTERIOR

Roof
19' - 11 1/4"

(E) Mezzanine Level
10' - 8 1/4"

(N) Mezz
8' - 10 1/4"

Level 1
0' - 0"

1 WEST ELEVATION
1/4" = 1'-0"

(E) SHOTWELL STREET ENTRY

NO PROPOSED CHANGES TO EXTERIOR

ODD MARK

1211 Folsom, 4th Floor
San Francisco, CA 94103
T 415.608.1103
E dina@oddmark.co

Fort Point Shotwell

2394 FOLSOM STREET / 587 SHOTWELL STREET
SAN FRANCISCO, CA 94110

Issues/ Revisions		
Issue #	Description	Date
	Conditional Use	05/31/17
	Site Permit	08/01/17
	Planning Commission	10/23/17

Print Date: 10/25/2017 4:32:31 PM

Drawn By: DD

Checked By: MC

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

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Existing
Elevations

A3.0

Fort Point Charitable Support

Fort Point Charitable Support - San Francisco

Fort Point has a history of contributing to local non-profits and organizations which benefit our communities. Our charitable donations in the past 12 months amount to over \$86,000. This is a list of all of the community partners Fort Point has worked with in the last year.

*Partners highlighted in yellow are based in the Mission District.

High-Level Partners (15)

- Support through ongoing event collaborations and in-kind product donations.

18 Reasons

826 Valencia

California Academy of Sciences

California College of the Arts

CUESA

Giants Community Fund

Golden Gate National Parks Conservancy

San Francisco Art Institute

San Francisco Bicycle Coalition

San Francisco Botanical Garden

SF LGBT Center

Southern Exposure

San Francisco Film Society

San Francisco Parks Alliance

The Exploratorium

General Support (70)

- Support through in-kind product donations.

500 Capp Street Foundation

AIDS Walk San Francisco Foundation

AIGA

ArtSpan

Bay Area Musicals

Bay Area Ridge Trail

Bay Area Video Coalition

Best Buddies International

Big Brothers Big Sisters of the Greater Bay Area

California Historical Society

Children's Day School

Chinatown Community Development Center

City College of San Francisco
City Of Hope
City Surf Project
Community Grows
Community Housing Partnership
Cystic Fibrosis Foundation
Fine Arts Museums of San Francisco
First Graduate
For-Site Foundation
Fort Mason Community Garden
Friends of Potrero Hill Preschool
Friends of the San Francisco Public Library
Full Circle Fund

GirlVentures
Good Ol' Girls
Greater Farallones Association
Hope Mohr Dance Studio
International Rescue Committee Inc
Junior League of San Francisco
Kids Enjoy Exercise Now Foundation
Latino Community Foundation
Laurel Hill Nursery School
Leukemia and Lymphoma Society
Maitri Compassionate Care
Make-A-Wish Foundation
Malcolm X Elementary School
Music In Schools Today
NESsT
Not For Sale

ODC
Pacific Primary
Ploughshares Fund
Presidio Graduate School
Project Open Hand
Project Wreckless
Public Glass
Real Food Real Stories
Real Options for City Kids
Rebuilding Together
Richmond District Neighborhood Center
Rooftop Elementary PTA
Sacred Heart Schools
Saints Peter and Paul School

Salesian Boys & Girls Club
San Francisco Arts Commission
San Francisco Community Radio
San Francisco Opera
San Francisco State University
San Francisco Women Against Rape
SF Camerawork
SF-Marin Food Bank
Share Our Strength
Society of California Pioneers
SPUR
St. Ignatius College Preparatory
Sunset Cooperative Nursery School
Surfrider Foundation
Telegraph Hill Cooperative Nursery School
The Bay School
The California Artisan Cheese Guild
The Commonwealth Club
The Guardsmen
The Hamilton Family Center
The Little School
Tipping Point Community
University of San Francisco
Upwardly Global
Wikimedia Foundation
YMCA of San Francisco
Young Minds Advocacy

Public Correspondence: Inquiries, Opposition, Support

Jardines, Esmeralda (CPC)

From: Shelley <shelleyr@sonic.net>
Sent: Tuesday, October 24, 2017 7:36 PM
To: Jardines, Esmeralda (CPC)
Subject: Project address 2394 Folsom

Hi Esmeralda,

Thank you for speaking with me today regarding the proposed brewery at 20th and Shotwell/Folsom. I understood that you would email the plans and proposal to me but it is not in my inbox. If you sent it then it seems as though it did not come through. Could you try to resend? If it is more than one document then could you try sending each in a different message, in case the size was too big for mail program? Alternately, I could come by the planning office and pick up a copy tomorrow during the day, if that is a possibility. Unfortunately I do not have access to email during the day while at work.

thank you,

Shelley

415-902-7485

Jardines, Esmeralda (CPC)

From: Angélica Pérez <angelica_perez@hotmail.com>
Sent: Monday, October 23, 2017 11:54 AM
To: Jardines, Esmeralda (CPC)
Subject: Fort point Brewery; Permit 2017-08043948

Hello Ms. Jardines,

I've called you twice but your voice mail is full. I am a resident across the street from this proposed venture. I would like to know at what time exactly the hearing will be held. The posted information says "not before 1 p.m." What does that mean exactly?

Please reply at your first convenience, I need to know at what time so I can take time off from work to voice my opinion. Thank you.

Angélica Pérez

Jardines, Esmeralda (CPC)

From: spike <spikekahn@gmail.com>
Sent: Wednesday, October 25, 2017 12:20 PM
To: Claudia Flores, (CPC); Sucre, Richard (CPC); Jardines, Esmeralda (CPC); usm-strategy@googlegroups.com; marta sanchez (martysanchez2@yahoo.com)
Cc: Richards, Dennis (CPC); Kathrin Moore; Johnson, Christine (CPC); Rich Hillis; Rodney Fong; Joel Koppel; Melgar, Myrna (CPC)
Subject: NCT Shotwell/20th Timbuktu conversion to destination, brew pub.

USM just met with Justin from the brewery/bar trying to go into 20th/Shotwell.

Of concern to USM is the 150 seat + standing patron occupancy planned as a destination bar on a quiet residential corner of 20th/Shotwell. Justin said that although he would love to have a larger percentage of the space be dedicated to the actual manufacturing of his beer, he said that the Planning Dept said that he could only have 25% of the space be used to brew the beer, and the remaining 75% had to be a restaurant/bar. How is that possible? This is the Timbuktu factory outlet, and has always been PDR use. Whereas manufacturing provides blue collar jobs to a working class neighborhood, destination brew pubs/bars do not. The community would much rather see this space be used for beer manufacturing, rather than consumption.

We've already seen what happened a few blocks away on 20th/Florida with Trick Dog, another destination bar which is on a list of 50 best bars in the world, which further exacerbate the traffic congestion, noise and party atmosphere on 20th street. Add to that Flour+Water's high-end clientele, Central Kitchen high-end clientele, Schmidts high-end clientele (the owners have just evicted the upstairs tenant this weekend) and Salumaria's high-end clientele and 20th street between S Van Ness and Bryant St, which once had local butchers, corner Latino groceries, Mi Rancho market, auto repair shop, a tattoo parlour... and our working class neighborhood has become a little Valencia St.

This extra congestion has made it unsafe for local residents. I ride my bike home from Mission street along 20th st. It's safe and quiet until Flour+Water, and then becomes more and more dangerous as lyft/uber drivers double park in the middle of the small street, their passengers flinging open their doors into traffic, putting me and other bike riders at risk. These high-end bars and restaurants do not serve the local community: most of my neighbors can't afford \$70 dinners, or \$20-\$30 lunches. Putting in destination bars that, as planned, will be open from 11am - midnight 7 days a week to 150 customers each night is too much for this little residential block. Shotwell's bar is across the street, and already adds noise and drunkenness to the block. We can't support yet another hipster bar with 150 more drinking buddies arriving/departing each night by car services, or worse, fighting for parking on a small residential street.

Please help us, those who live here (I've been on 20th St since 1984), and halt this project until community concerns are addressed. We would welcome a blue collar workspace, and a family oriented, community-serving business. But this project, as it now stands, cannot be supported by USM.

peace

Spike Kahn, Director and Founder
Pacific Felt Factory Arts Space
www.pacificfeltfactory.com
415-935-3641 (voice/text)

spikekahn@gmail.com

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May 30, 2017

Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Support for Fort Point Beer Company

Mr. Hillis,

I am writing to show my support for Fort Point Beer Company.

As the Events Director of **Tipping Point Community**, our mission is to find, fund and partner with the most-promising organizations helping Bay Area individuals and families break the cycle of poverty and achieve economic self-sufficiency.

Fort Point Beer Company has been supportive of our mission through ongoing donations, both in product and in volunteer hours at our community events. They have gone above and beyond the call of duty, and become a true partner of the **Tipping Point Community**.

While we are not intimately involved in the details of their next project, **Tipping Point Community** feels strongly about the integrity of the Fort Point business and the community that they have created within San Francisco.

We support their growth and their commitment to forging stronger community ties.

Sincerely,



(Signature)

Jim Hugo

(Print Name)

EVENTS DIRECTOR

(Title)

6/2/2017

(Date)

October 19, 2017

Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Support for Fort Point Beer Company - 2394 Folsom Street/587 Shotwell Street Project

Mr. Hillis,

I am writing to show my support for Fort Point Beer Company and their proposed project at 2394 Folsom Street/587 Shotwell Street.

As the Associate Director of Southern Exposure, our mission is to experiment, collaborate, and further educate while providing an extraordinary resource center and forum for Bay Area and national artists and youth. Fort Point Beer Company has been supportive of our mission through ongoing charitable donations, both in product and through community events.

While we are not intimately involved in the details of their next project, Southern Exposure feels strongly about the integrity of the Fort Point business and the community that they have created within San Francisco.

We support their growth within San Francisco and their commitment to forging stronger community ties through their delicious product.

We are excited about this next step as a small business and look forward to our continued work with Fort Point.

Sincerely,



ASSOCIATE DIRECTOR (Title) 10/20/17 (Date)



San Francisco Art Institute
800 Chestnut Street
San Francisco, CA 94133
415.771.7020
sfai.edu

October 20, 2017

Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Support for Fort Point Beer Company - 2394 Folsom Street/587 Shotwell Street Project

Dear Rich,

I am writing to show my support for Fort Point Beer Company and their proposed project at 2394 Folsom Street/587 Shotwell Street.

Here at San Francisco Art Institute (SFAI), our mission is to inspire individuals of all backgrounds to engage critically and passionately with contemporary art. Fort Point Beer Company has been supportive of our mission through ongoing charitable donations over the past three years, both in-kind and in the form of volunteer hours at our community events. Their generous support of (and enthusiasm for) our public programs has been so meaningful to us and it has been inspiring to see their engagement with the art community continue to grow alongside their growth as a business.

While we are not intimately involved in the details of their next project, SFAI feels strongly about the integrity of the Fort Point business and the community that they have created within San Francisco.

We support their growth within San Francisco and their commitment to forging stronger community ties through their quality product.

We are excited for Fort Point's next step as a small business and look forward to our continued work with them.

Sincerely,

A handwritten signature in black ink, reading 'Katie Hood Morgan'. The signature is fluid and cursive, with a long horizontal line extending from the end.

Katie Hood Morgan
Curator of Exhibitions and Public Programs
San Francisco Art Institute
tel 415.749.4550
kmorgan@sfai.edu

June 1, 2017

Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Support for Fort Point Beer Company - 2394 Folsom Street/587 Shotwell Street Project

Mr. Hillis,

I am writing to show my support for Fort Point Beer Company and their proposed project at 2394 Folsom Street/587 Shotwell Street.

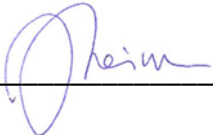
As the Director of Strategic Partnerships of **SFFILM**, our mission is to champion the world's finest films and filmmakers through programs anchored in and inspired by the spirit and values of the San Francisco Bay Area.

Fort Point Beer Company has been supportive of our mission through ongoing donations, both in product and in volunteer hours at our community events. They have gone above and beyond the call of duty, and become a true partner of the **SFFILM**.

While we are not intimately involved in the details of their next project, **SFFILM** feels strongly about the integrity of the Fort Point business and the community that they have created within San Francisco.

We support their growth and their commitment to forging stronger community ties in the Mission.

Sincerely,

 _____ (Signature) Joshua Reiman _____ (Print Name)

Director of Strategic Partnerships _____ (Title) June 1, 2017 _____ (Date)

October 11, 2017

Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Support for Fort Point Beer Company - 2394 Folsom Street/587 Shotwell Street Project

Mr. Hillis,

I am writing to show my support for Fort Point Beer Company and their proposed project at 2394 Folsom Street/587 Shotwell Street.

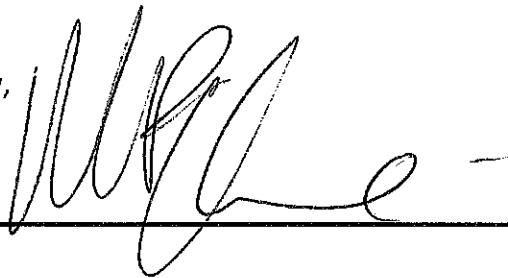
As the Director of INFORUM, our mission is to create meaningful conversations around the things that matter. We aim to engage debate on civic issues and bring inspiring ideas and powerful stories to our community. Fort Point Beer Company has been supportive of our mission through ongoing charitable donations, both in product and in volunteer hours at our events, and has helped us build community through the social parts of our programs.

While we are not intimately involved in the details of their next project, INFORUM feels strongly about the integrity of the Fort Point business and the community that they have created within San Francisco, and knows that any neighborhood would benefit from having their brand and team nearby.

We support their growth within San Francisco and their commitment to forging stronger community ties through their delicious product.

We are excited about this next step as a small business and look forward to our continued work with Fort Point.

Sincerely,



Marisa Lenné (Title) 10/11/17 (Date)

Director,

inforum at the
Commonwealth Club



May 30, 2017

Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Support for Fort Point Beer Company - 2394 Folsom Street/587 Shotwell Street Project

Dear Mr. Hillis,

I am writing to show my support for Fort Point Beer Company and their proposed project at 2394 Folsom Street/587 Shotwell Street.

As the Co-Owner and Managing Director of **Heath Ceramics**, our mission is to thoughtfully make, gather, and sell enduring objects that enhance the way people eat, live, and connect. We live this ethos daily at our Mission District (18th and Florida Streets) factory and retail space, a center for creativity, design and community. PDR zoning is what's allowed us to create a richer community experience through manufacturing here in the San Francisco.

Fort Point Beer Company has been supportive of our mission through ongoing donations, both in product and in volunteer hours at our community events. They have gone above and beyond the call of duty, and become a true partner of **Heath**.

While we are not intimately involved in the details of their next project, **Heath** feels strongly about the integrity of the Fort Point business and the community that they have created within San Francisco, particularly as a fellow manufacturing business that, like us, has chosen to make it happen right here in this city we call home.

We support their growth and their commitment to forging stronger community ties in the Mission.

Best Regards,

Robin Petravac, Managing Director

May 17, 2017

Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

One Ferry Building, Suite 50
San Francisco, CA 94111
T/ 415.291.3276
F/ 415.291.3275
info@cuesa.org
www.cuesa.org

Re: Support for Fort Point Beer Company - 2394 Folsom Street/587 Shotwell Street Project

Dear Mr. Hillis,

I am writing to show my support for Fort Point Beer Company and their proposed project at 2394 Folsom Street/587 Shotwell Street.

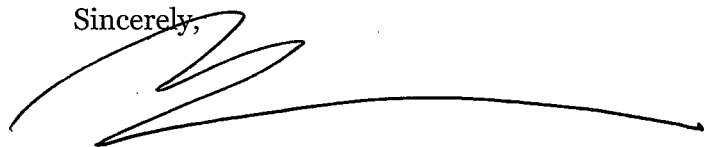
As the Executive Director of The Center for Urban Education About Sustainable Agriculture (CUESA), our mission is to cultivate a sustainable food system through the operation of farmers markets and educational programs in San Francisco. Fort Point Beer Company has been supportive of our mission through ongoing charitable donations, both in product and in volunteer hours at our fundraising events. They have gone above and beyond the call of duty for our organization, and become a true partner, and good neighbor, of CUESA.

While we are not intimately involved in the details of their next project, CUESA feels strongly about the integrity of the Fort Point business and the community that they have created within San Francisco.

We support their growth within San Francisco and their commitment to forging stronger community ties through their delicious product.

We are excited about this next step as a small business and look forward to our continued work with Fort Point.

Sincerely,



Marcy Coburn
Executive Director, CUESA

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Executive Director
Marcy Coburn

May 30, 2017



Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Support for Fort Point Beer Company - 2394 Folsom Street/587 Shotwell Street Project

Mr. Hillis,

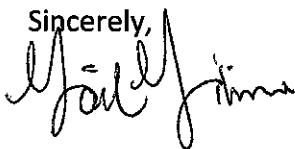
I am writing to show my support for Fort Point Beer Company and their proposed project at 2394 Folsom Street/587 Shotwell Street.

Community Housing Partnership is a local nonprofit that has been helping homeless people secure housing and become self-sufficient in San Francisco since 1990. Over the years, Fort Point Beer Company has been supportive of our mission through ongoing charitable donations, both in product and in volunteer hours at our fundraising events. On behalf of all of us at Community Housing Partnership, I am honored to have Fort Point Beer Company as our partner.

While we are not intimately involved in the details of their next project, **Community Housing Partnership** feels strongly about the integrity of the Fort Point business and the community that they have created within San Francisco.

We support their growth in San Francisco and their commitment to forging stronger community ties through their delicious product.

We are excited about this next step as a small business and look forward to continuing our partnership with Fort Point.

Sincerely,


Gail Gilman, Chief Executive Officer (May 30, 2017)

October 19, 2017

Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Support for Fort Point Beer Company - 2394 Folsom Street/587 Shotwell Street Project

Mr. Hillis,

I am writing to show my support for Fort Point Beer Company and their proposed project at 2394 Folsom Street/587 Shotwell Street.

At 826 Valencia, our mission is to support under-resourced students ages six to eighteen with their creative and expository writing skills, and to help teachers inspire their students to write. Fort Point Beer Company has been supportive of our mission through ongoing charitable donations in the form of product for adult-only fundraising and community events.

While we are not involved in the details of their next project, 826 Valencia feels strongly about the integrity of the Fort Point business and the community that they have created within San Francisco.

We support their growth within San Francisco and their commitment to forging stronger community ties through their delicious product.

We are excited about this next step as a small business and look forward to our continued work with Fort Point.

Sincerely,



Molly Parent, Communications Manager
on behalf of 826 Valencia
October 19, 2017



October 3, 2017

Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Support for Fort Point Beer Company - 2394 Folsom Street/587 Shotwell Street Project

Mr. Hillis,

I am writing to show my support for Fort Point Beer Company and their proposed project at 2394 Folsom Street/587 Shotwell Street.

As the Executive Director of 18 Reasons, our mission is to empower our community with the confidence and creativity to buy, cook, and eat good food every day. Fort Point Beer Company has been supportive of our mission through ongoing charitable donations, both in product and in volunteer hours at our fundraising events.

While we are not intimately involved in the details of their next project, 18 Reasons feels strongly about the integrity of the Fort Point business and the community that they have created within San Francisco. We are excited to support the growth of a local business that shares our commitment to a strong regional food economy, while building community in the Mission, where we are located.

We support their growth within San Francisco and their commitment to forging stronger community ties through their delicious product.

We are excited about this next step as a small business and look forward to our continued work with Fort Point.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Sarah Nelson'.

Sarah Nelson
Executive Director
10/3/17

October 25, 2017

Rich Hillis
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Support for Fort Point Beer Company - 2394 Folsom Street/587 Shotwell Street Project

Mr. Hillis,

I am writing to show my support for Fort Point Beer Company and their proposed project at 2394 Folsom Street/587 Shotwell Street.

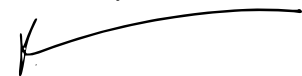
At the Minnesota Street Project, we offer affordable and economically sustainable spaces for art galleries, artists, and related nonprofits. Inhabiting three warehouses, the Project seeks to retain and strengthen San Francisco's contemporary art community in the short term, while developing an internationally recognized arts destination in the long term. Fort Point Beer Company has been extraordinarily supportive of our mission through ongoing donations, in product and through community events at both our galleries and studios buildings.

While we are not intimately involved in the details of their next project, Minnesota Street Project feels strongly about the integrity of the Fort Point business and the community that they have created within San Francisco.

We support their growth within San Francisco and their commitment to forging stronger community ties and eagerly await their next contribution to this city.

We are excited about this next step as a small business and look forward to our continued work with Fort Point.

Sincerely,

A handwritten signature in black ink, appearing to be 'Francesca', with a long, sweeping horizontal line extending to the right.

Francesca Sonara
Director of Communications, Minnesota Street Project
10/25/17