Executive Summary Conditional Use

HEARING DATE: NOVEMBER 2, 2017

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

Reception: 415.558.6378

Fax:

Planning Information: 415.558.6377

415.558.6409

October 26, 2017 2017-007658CUA 4522 3rd STREET

Zoning: Neighborhood Commercial, Moderate Scale (NC-3) Zoning District

40-X Height and Bulk District

Third Street Alcohol Restricted Use District

Third Street Special Use District

Block/Lot: 5296/019
Project Sponsor: Jeremy Paul

584 Castro Street #466 San Francisco, CA 94114

jeremy@quickdrawsf.com or (415) 552-1888
Staff Contact: Linda Ajello Hoagland - (415) 575-6823

linda.ajellohoagland@sfgov.org

Recommendation: Approval with Conditions

PROJECT DESCRIPTION

Date:

Case No.:

Project Address:

The Project Sponsor proposes to relocate an existing liquor establishment/grocery store (d.b.a. Sav Mor Market) to 4522 3rd Street within the Third Street Alcohol Restricted Use District. The Project proposes a change of use from a vacant retail use to a liquor establishment/grocery store. No exterior modifications to the building are proposed as part of the project. Any related exterior signage would be submitted under a separate sign permit application.

The Project Sponsor has operated Sav Mor Market at 4500 3rd Street for approximately 27 years. The Project Sponsor recently lost their lease and seeks to relocate the business and off-sale liquor license to a vacant commercial space four doors down, within the same block, at 4522 3rd Street. The proposed tenant space is larger than the existing location and will allow the expansion of the grocery component of the business including the sale of fresh food and produce. The existing hours of operation are seven days a week from 6:00 am to 2:00 am and are proposed to remain the same in the new location.

SITE DESCRIPTION AND PRESENT USE

The site ("Project Site"), Lot 019 in the Assessor's Block 5296, is located on the western side of 3rd Street, between La Salle and Mc Kinnon Avenues in the Neighborhood Commercial, Moderate Scale (NC-3) Zoning District, the Third Street Alcohol Restricted Used District, Third Street Special Use District, Fringe Financial Service Restricted Use District, and a 40-X Height and Bulk District. The property is developed with a single-story over basement commercial building with one storefront. The subject tenant space is

Executive Summary
Hearing Date: November 2, 2017

currently vacant, and the last known use was a retail use in the early 1990's. The subject property is located mid-block lot, with approximately 27 feet of frontage on 3rd Street. The subject commercial space is approximately 1,125 square feet in size and occupies approximately 27 feet of frontage on 3rd Street. In total, the site is approximately 2,374 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located mid-block on the west side of 3rd Street, between La Salle and McKinnon Avenues, in the Bayview Hunters Point neighborhood. As stated in the Planning Code, the surrounding zoning district is intended to provide a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, while also providing convenient goods and services to the surrounding neighbors. The Project site is located in an area of mixed-use character and on a corridor composed primarily of ground floor commercial/retail uses and upper floor residential. Uses surrounding the Project site include a grocery store, bar, eating and drinking establishments, convenience markets, retail sales and residential uses. Most commercial businesses are open during the day while the District's bars and restaurants are also active in the evening. Dwelling units are generally located above the limited ground-story commercial uses along Folsom and 22nd Street within the NC-3 Zoning District. The surrounding neighborhood to the west and across 3rd Street to the east, which are predominantly residential, are located within the RH-1 (Residential House, Single-Family) and RH-2 (Residential House, Two-Family) Districts.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 13, 2017	October 13, 2017	20 days
Posted Notice	20 days	October 13, 2017	October 13, 2017	20 days
Mailed Notice	20 days	October 13, 2017	October 13, 2017	20 days

The proposal requires neighborhood notification per Planning Code Section 312, which was conducted in conjunction with the notification for the Conditional Use Authorization.

PUBLIC COMMENT

As of October 26, 2017, the Department has received one letter in opposition of the project and ten letters in support.

The opponent states that the sale of alcohol in this location is not appropriate due to its proximity to a future school, which will occupy the space at 4500 3rd Street (current location of Sav Mor Market). Further, he states this use is inconsistent with Policy 2.3 of the Bayview Hunters Point Area Plan, since the plan calls for a restriction of uses such as liquor sales establishments on Third Street.

SAN FRANCISCO
PLANNING DEPARTMENT

Executive Summary
Hearing Date: November 2, 2017

Those in support of the Project, including residents of the surrounding neighborhood and merchant groups, stating that Sav Mor is a great necessity within the neighborhood that has been relied upon for years and that it is one of the "few family-owned businesses on 3rd Street that have a solid, respectable businesses serving the Bayview community."

ISSUES AND OTHER CONSIDERATIONS

• Relocation of a Prohibited Liquor Establishment in the Third Street Alcohol RUD. Pursuant to Planning Code Section 249.62(a)(3)(B)(iv), Re-location of an existing Prohibited Liquor Establishment in the Third Street Alcohol RUD to another location within the same Third Street Alcohol RUD with conditional use authorization from the City Planning Commission, provided that the original premises shall not be occupied by a Prohibited Liquor Establishment, unless by another Prohibited Liquor Establishment that is also relocating from within the Third Street Alcohol RUD. The Project Sponsor intends to relocate the existing business because their current landlord is not extending their lease. Furthermore, the original premises shall not be occupied by a Prohibited Liquor Establishment. Within the NC-3 District, a Retails Sales and Service Uses (General Grocery) use is permitted.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to relocate an existing existing liquor establishment/grocery store (d.b.a. Sav Mor Market) within the Third Street Alcohol Restricted Use District in the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District, pursuant to Planning Code Sections 249.62, 303 and 712.

BASIS FOR RECOMMENDATION

- The Project would not displace an existing retail tenant and would allow the continued operation of a local business.
- The business is not a Formula Retail use and would serve the immediate neighborhood.
- The Project meets all applicable requirements of the Planning Code.
- The Project is consistent with the intent of the Neighborhood Commercial, Moderate Scale (NC-3) District.

RECOMMENDATION: Approval with Conditions

Attachments:

Draft Motion
Block Book Map
Sanborn Map
Aerial Photograph
Zoning Map
Height and Bulk Map

Executive Summary Hearing Date: November 2, 2017

CASE NO. 2017-007658CUA 4522 3rd Street

Site Photographs Public Comments Environmental Determination Project Plans Executive Summary

CASE NO. 2017-007658CUA

Hearing Date: November 2, 2017

4522 3rd Street

Attachment Checklist:

Executive Summary		Project sponsor submittal
Draft Motion		Drawings: Existing Conditions
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 in	clude	d in this packet <u>LAH</u>

LAH: I:\Current Planning\Cases\2017\201008253CUA - 2598 Folsom St.

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)		1650 Mission St
☐ Affordable Housing (Sec. 415)	☐ First Source Hiring (Admin. Code)	Suite 400
☐ Jobs Housing Linkage Program (Sec. 413)	☐ Child Care Requirement (Sec. 414)	San Francisco, CA 94103-2479
☐ Downtown Park Fee (Sec. 412)	☐ Other	UA 94103-2479
		Reception:

415.558.6378

Mission St.

Planning Commission Motion No. *****

HEARING DATE: NOVEMBER 2, 2017

415.558.6409 Planning

Information: 415.558.6377

Case No.: 2017-007658CUA Project Address: 4522 3rd STREET

NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District Zoning:

40-X Height and Bulk District

Third Street Alcohol Restricted Use District

Third Street Special Use District

Block/Lot: 5296/019 Project Sponsor: Jeremy Paul

> 584 Castro Street #466 San Francisco, CA 94114

jeremy@quickdrawsf.com or (415) 552-1888 Staff Contact: Linda Ajello Hoagland - (415) 575-6823

linda.ajellohoagland@sfgov.org

Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTION 249.62, 303 AND 712 OF THE PLANNING CODE TO RELOCATE AN EXISTING LIQUOR ESTABLISHMENT/GROCERY STORE (D.B.A. SAV MOR MARKET) WITHIN THE THIRD STREET ALCOHOL RESTRICTED USE DISTRICT AT 4522 THIRD STREET WITHIN THE NEIGHBORHOOD COMMERCIAL, MODERATE SCALE (NC-3) DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On June 20, 2017, Jeremy Paul (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization for the subject property at 4522 3rd Street, Lot 019 in Assessor's Block 5296, (hereinafter "subject property"), pursuant to Planning Code Sections 249.62, 303 and 712 to relocate an existing existing liquor establishment/grocery store (d.b.a. Sav Mor Market) within the Third Street Alcohol Restricted Use District in the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and 40-X Height and Bulk Districts.

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

The Planning Department Commission Secretary is the custodian of records; the file for Case No. 2017-007658CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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. 2017-007658CUA.

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. 2017-007658CUA, 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 site ("Project Site"), Lot 019 in the Assessor's Block 5296, is located on the western side of 3rd Street, between La Salle and Mc Kinnon Avenues in the Neighborhood Commercial, Moderate Scale (NC-3) Zoning District, the Third Street Alcohol Restricted Used District, Third Street Special Use District, Fringe Financial Service Restricted Use District, and a 40-X Height and Bulk District. The property is developed with a single-story over basement commercial building with one storefront. The subject tenant space is currently vacant, and the last known use was a retail use in the early 1990's. The subject property is located midblock lot, with approximately 27 feet of frontage on 3rd Street. The subject commercial space is approximately 1,125 square feet in size and occupies approximately 27 feet of frontage on 3rd Street. In total, the site is approximately 2,374 square feet.
- 3. Surrounding Properties and Neighborhood. The subject property is located mid-block on the west side of 3rd Street, between La Salle and Mc Kinnon Streets, in Bayview Hunters Point neighborhood. As stated in the Planning Code, the surrounding zoning district is intended to provide a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, while also providing convenient goods and services to the surrounding neighbors. The Project site is located in an area of mixed-use character and on a corridor composed primarily of ground floor commercial/retail uses and upper floor residential. Uses surrounding the Project site include a grocery store, bar, eating and drinking establishments, convenience markets, retail sales and residential uses. Most commercial businesses are open during the day while the District's bars and restaurants are also active in the evening. Dwelling units are generally located above the limited ground-story commercial uses

along Folsom and 22nd Street within the NC-3 Zoning District. The surrounding neighborhood to the west and across 3rd Street to the east, which are predominantly residential, are located within the RH-1 (Residential House, Single-Family) and RH-2 (Residential House, Two-Family) Districts.

4. **Project Description**. The Project Sponsor proposes to relocate an existing liquor establishment/grocery store (d.b.a. Sav Mor Market) to 4522 3rd Street within the Third Street Alcohol Restricted Use District. The Project proposes a change of use from a vacant retail use to a liquor establishment/grocery store. No exterior modifications to the building are proposed as part of the project. Any related exterior signage would be submitted under a separate sign permit application.

The Project Sponsor has operated Sav Mor Market at 4500 3rd Street for approximately 27 years. The Project Sponsor recently lost their lease and seeks to relocate the business and off-sale liquur license to a vacant commercial space four doors down, within the same block, at 4522 3rd Street. The proposed tenant space is larger than the existing location and will allow the expansion of the grocery component of the business including the sale of fresh food and produce. The existing hours of operation are seven days a week from 6:00 am to 2:00 am and are proposed to remain the same in the new location.

4. **Public Comment**. The Department has received one letter in opposition of the project and ten letters in support.

The opponent states that the sale of alcohol in this location is not appropriate due to its proximity to a future school, which will occupy the space at 4500 3rd Street (current location of Sav Mor Market). Further, he states this use is inconsistent with Policy 2.3 of the Bayview Hunters Point Area Plan, since the plan calls for a restriction of uses such as liquor sales establishments on Third Street.

Those in support of the Project, including residents of the surrounding neighborhood and merchant groups, stating that Sav Mor is a great necessity within the neighborhood that has been relied upon for years and that it is one of the "few family-owned businesses on 3rd Street that have a solid, respectable businesses serving the Bayview community."

- 5. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - a. Third Street Alcohol Restricted Use District. Pursuant to Planning Code Section 249.62(a)(3)(B)(iv), re-location of an existing Prohibited Liquor Establishment in the Third Street Alcohol RUD to another location within the same Third Street Alcohol RUD with conditional use authorization from the City Planning Commission, provided that the original premises shall not be occupied by a Prohibited Liquor Establishment, unless by another Prohibited Liquor Establishment that is also relocating from within the Third Street Alcohol RUD.

The Project Sponsor seeks to relocate an existing Prohibited Liquor Establishment to another location within the Third Street Alcohol RUD and is seeking Conditional Use Authorization from the Planning Commission. The original premises will not be occupied by a Prohibited Liquor Establishment, and therefore complies with this requirement pursuant to Planning Code Section 249.62.

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-3 Zoning District. Modifications to this requirement may be granted through the Conditional Use Authorization process.

The size of the existing ground floor non-residential tenant space is approximately 1,125 gross square feet and thus complies with this requirement.

c. **Hours of Operation.** Principally permitted hours of operation are from 6 a.m. to 2 a.m. and conditionally permitted hours of operation are from 2 a.m. to 6 a.m. in the NC-3 District. Permitted hours of operation pertain specifically to the hours which a commercial establishment may be open for business.

The Projects proposed hours of operation are seven days per week 6:00 am to 2:00 am; therefore, the Project complies with this requirement.

d. **Signage**. Article 6 of the Planning Code outlines the requirements for signage on the existing building.

Any proposed signage shall comply with the limitations of the Planning Code and individual signs are subject to the review and approval of the Planning Department. The Project Sponsor will work with staff to propose signage that is aligned with the intent of the Sign Regulations.

- 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 1,125 square foot liquor establishment/grocery store use is appropriately sized for the district, which consists of small-scale buildings and neighborhood serving uses, which include a grocery store, bars, restaurants, retail sales and residential uses. The Project will not introduce a new use; rather it will relocate an existing established business four doors down from the location in which it has operated for approximately 27 years. The proposed tenant space is larger than the existing location and will allow the expansion of the grocery component of the business including the sale of fresh food and produce and will provide services which are compatible with the neighborhood and desirable for the community.

- 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 liquor establishment/grocery store use will operate within the existing vacant commercial space, and no expansion of the building envelope is proposed.
 - 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-3 Zoning District. Loading requirements apply to uses that are 10,000 gross square feet or more. The gross square footage of the Project is approximately 1,125 square feet, therefore loading is not required. The subject site is well-served by public transit, minimizing the need for private vehicle trips.
 - iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor. The proposed activities would be within an enclosed building, thus providing ample sound insulation.
 - 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 parking or loading for the proposed project. There is no proposed addition of or change to signs as part of the Conditional Use Authorization. No additional landscaping is proposed. There is one existing tree in front of the building on 3rd Street.
- 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 the proposed liquor establishment/grocery store is relocating within the Third Street Alcohol Restricted Use District, it will continue to serve the neighborhood in code-complying manner. The Project is consistent with the stated purposed of the Neighborhood Commercial, Moderate Scale

District in that the intended use is located at the ground floor, will provide compatible convenience goods for the immediately surrounding neighborhoods and is in character with the commercial uses found within the Zoning District.

8. **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 residents of the neighborhood and will provide resident employment opportunities to those in the community. The proposed project is consistent with activities of the commercial land use plan of the Neighborhood Commercial, Moderate Scale District.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project consists of the relocation of an existing liquor establishment/grocery store four doors away from its existing location into a vacant storefront, thus allowing it to remain in the neighborhood. The Project would not add a new use to the Neighborhood Commercial District nor would it displace any current tenants.

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 project site is currently vacant.

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.

There is a concern with the potential over-concentration of food-service establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For take-out food, convenience stores, and similar quick-stop establishments, the Guidelines state, "quick-stop establishments include fast food restaurants, self-service restaurants, take-out food, convenience stores and other quick-stop establishments which may or may not involve food service. These latter uses may include small or medium-sized grocery stores, film processing stores, video rental outlets, dry cleaners, and other establishments which primarily provide convenience goods and services and generate a high volume of customer trips." Planning staff has performed a site survey of the Neighborhood Commercial, Moderate Scale District, where the proposed project is located. The Project, which will be relocating to a vacant storefront on the same block, will be interspersed with other retail businesses and will not create an undue concentration of one product type.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

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

BAYVIEW HUNTERS POINT AREA PLAN

Objectives and Policies

OBJECTIVE 2:

IMPROVE USE OF LAND ON THEIRD STREET BY CREATING COMPACT COMMERCIALAREAS, ESTABLISHING NODES FOR COMPLEMENTARY USES, AND RESTRICTING UNHEALTHY USES.

Policy 2.3:

Restrict uses such as liquor sales establishments on Third Street.

The proposed project will relocate an existing liquor establishment/grocery store within the same block on Third Street and will include the expansion of its grocery component to include fresh food and produce, which will better serve the residents in the surrounding neighborhood. The Project will not create a net new liquor sales establishment on Third Street. Furthermore, the Project will comply with Planning Code Section 249.62 which pertains to the relocation of existing liquor establishments on Third Street.

- 9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The project proposes to relocate an existing liquor establishment/grocery store within the same block and will continue to serve the neighborhood as it has for over two decades.

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 residential units in the surrounding neighborhood would not be adversely affected. The proposal proposes to relocate an existing liquor establishment/grocery store within the same block and will occupy an existing commercial space that has been vacant 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 Project will not involve any modifications to the existing residential units in the building, thus preserving the supply of housing.

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

The proposed project is at mid-block at 4522 3rd Street and is well-served by transit. It is highly likely that both employees and customers of the proposed project will either walk or use Muni to arrive at the subject location as several bus lines operate within a few blocks of 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 does not include the creation of commercial office development, and will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project. The Project will relocate an existing business into a vacant commercial storefront within the same city block, thus there is no impact.

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.

G. That landmarks and historic buildings be preserved.

The Project will not involve any exterior modifications to the existing building and will not impact any landmarks or historic buildings.

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

The Project is located within an existing building and will have no negative impact on existing parks and open spaces.

- 10. 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.
- 11. 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. 2017-007658CUA subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 30, 2017 and October 18, 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. *****. 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 the relocation of an existing existing liquor establishment/grocery store (d.b.a. Sav Mor Market) 4522 3rd Street within the Third Street Alcohol Restricted Use District. The Project proposes a change of use from a vacant retail use to a liquor establishment/grocery located at 4522 3rd Street, Block 5296, Lot 019 pursuant to Planning Code Sections 249.62, 303 and 712, within the Neighborhood Commercial, Moderate Scale District and 40-X Height and Bulk District; in general conformance with plans, dated May 30, 2017 and October 18, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2017-007658CUA and subject to conditions of approval reviewed and approved by the Commission on November 2, 2017 under Motion No. *****. 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. *****

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. ***** 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, <u>www.sf-planning.org</u>
- 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

MONITORING - AFTER ENTITLEMENT

- 6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

 For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
- 7. **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,

OPERATION

www.sf-planning.org

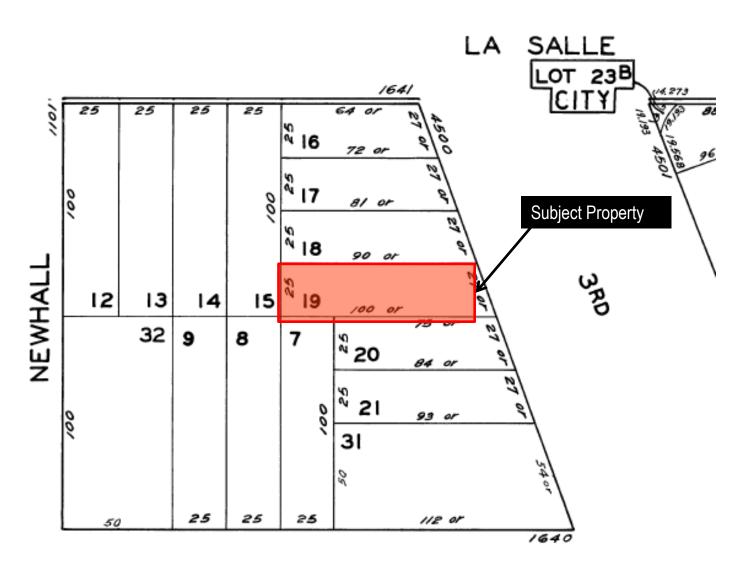
- 8. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

 For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, https://sfdpw.org
- 9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

 For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, http://sfdpw.org
- 10. **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

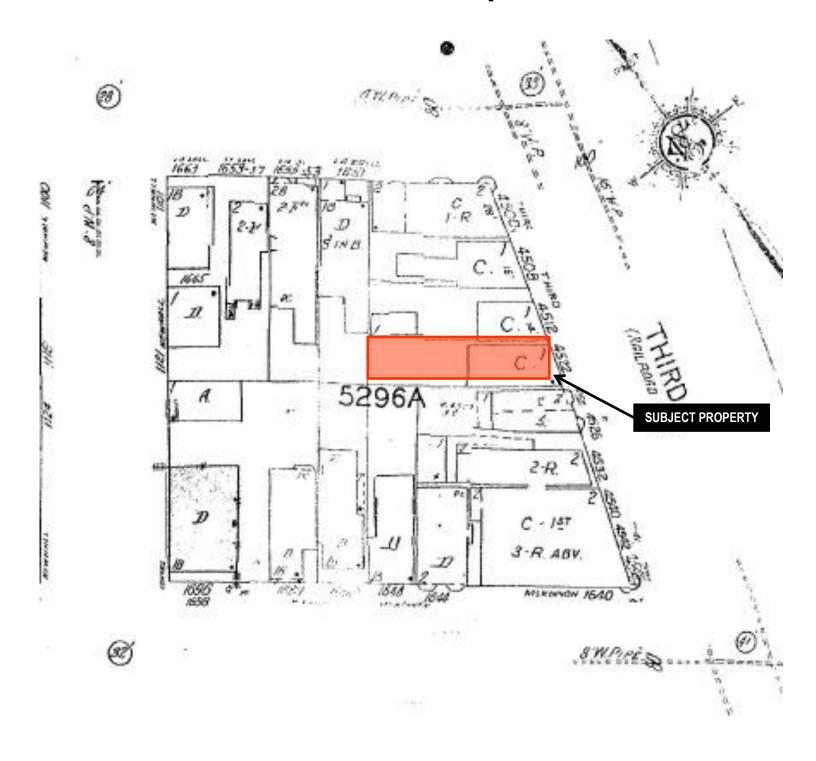
Block Book Map



McKINNON



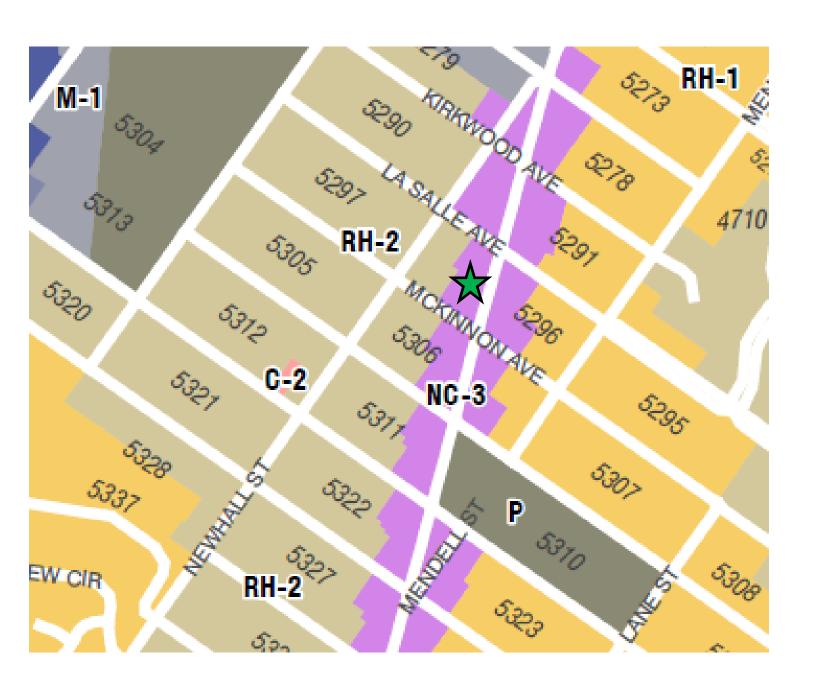
Sanborn Map*



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

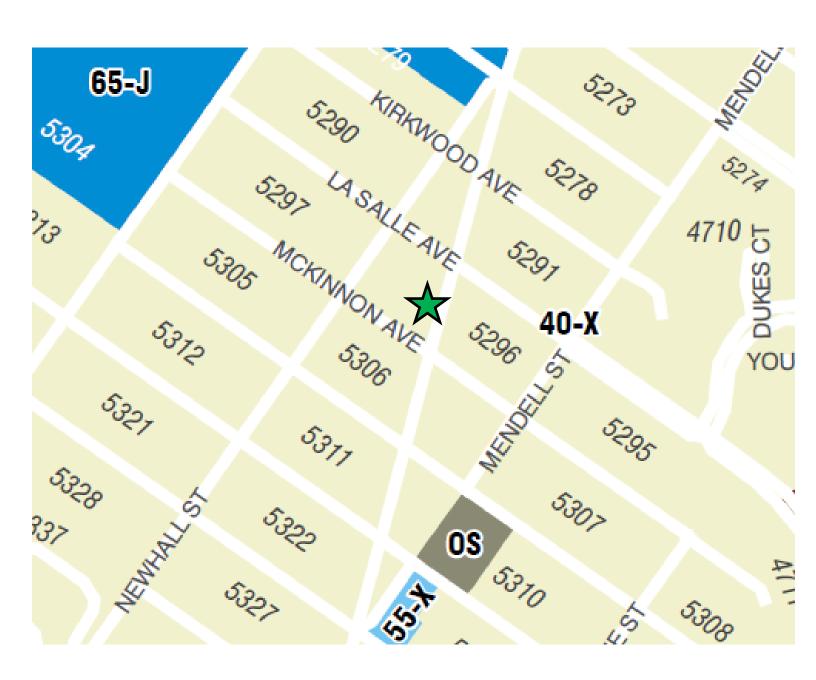


Zoning Map





Height and Bulk Map



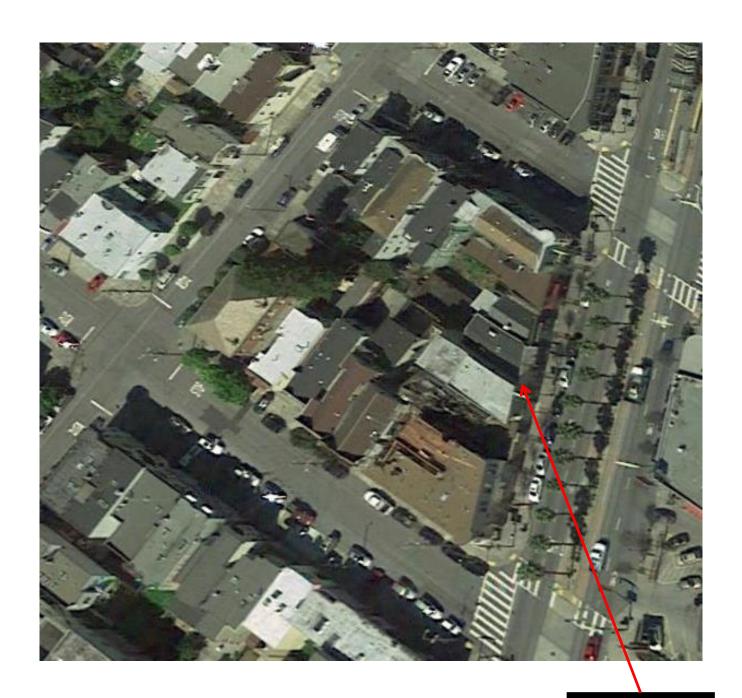


Aerial Photo





Aerial Photo

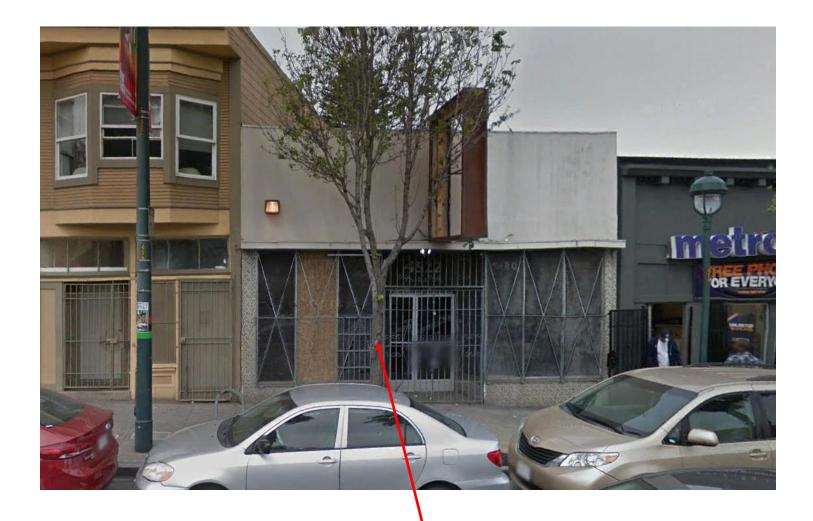


SUBJECT PROPERTY



Context Photos

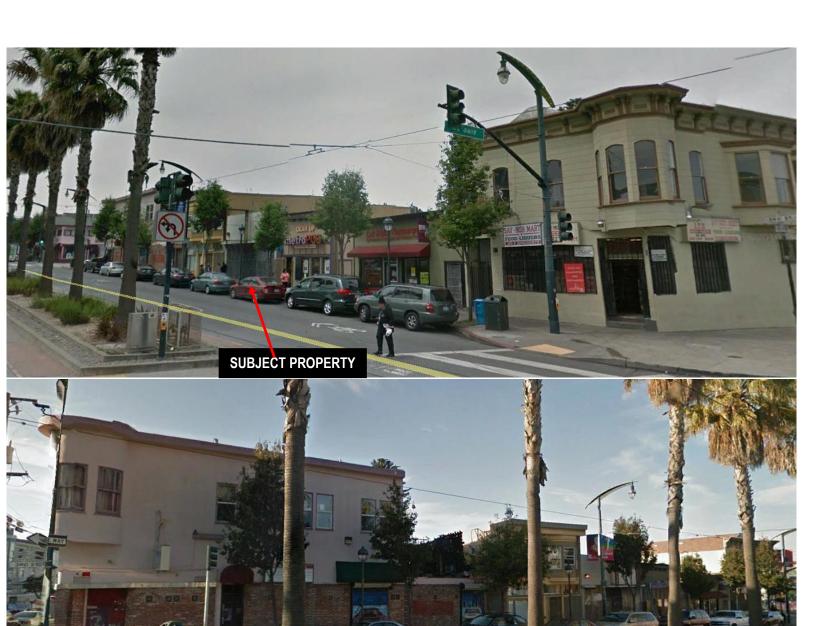
SUBJECT PROPERTY ON 3rd STREET



SUBJECT PROPERTY

Site Photo

PORTION OF SUBJECT BLOCK ON 3rd STREET



SUBJECT PROPERTY

Site Photo

PORTION OF OPPOSITE BLOCK ON 3rd Street



PORTION OF OPPOSITE BLOCK ON 3rd Street @ La Salle





October 20, 2017

Re: Save More Market relocation

Case # 2017-00758cua

Attn: Linda Hoagland, SF Planning

Dear Ms. Hoagland,

I am writing to be on record as one of the many community members of the Bayview/HP district who supports the relocation of Save More Market from 4500 3^{rd} to 4522 3^{rd} .

Besides being the Executive Director of EDoT, I also happen to be a resident of the 3rd Street corridor at 3rd/Oakdale. I have known the Joseph family for the seven years that I have lived on the corridor. They are one of the few family owned businesses on Third Street that have a solid, respectable businesses serving the Bayview community. I was present at their pre-application meeting and the room was filled with second and third generation residents from Bayview all supporting the Joseph family's relocation.

We thank you for your careful consideration and ask that you support this move as so many of us merchants and residents of Third Street do.

Thank you kindly

Earl Shaddix

Executive Director

Economic Development on Third



October 20, 2017

To: Linda Hoagland, SF Planning

Re: Save More Market relocation from 4500 3rd to 4522 3rd Street

Case# 2017-007658cua

Dear Linda,

The Merchants of Butchertown voted this week to fully support the relocation of Save More Market from 4500 3rd to 4522 3rd Street.

The market is a family owned business located here in Bayview for over thirty years.

The Joseph family is well know in our community and has a very large showing for support.

As the merchant group representing the 3rd Street corridor, we support the Joseph family and their business. We want to keep family owned businesses on our corridor especially ones that serve the needs of the neighborhood.

We kindly ask that you support this relocation.

Barbara Gratta Owner, Gratta Wines

April Spears
Owner, Auntie Aprils

Dear Ms. Hoagland,

Please include our request for denial of the conditional use authorization for the relocation of the Sav Mor Market liquor store

from 4500 3rd Street to 4522 3rd Street. We think approval of the conditional use authorization is not in compliance with

the stated goal listed in the San Francisco General Plan Redevelopment Update of 2004 which cited the high density of liquor

stores as an obstacle to balanced growth and an unhealthy presence in the Bayview, 3rd Street Corridor.

We own the property at 4500 3rd Street, where Sav Mor Market is currently doing business. Sav Mor's lease was

terminated to make room for a more productive use of the space at 4500 3rd Street. The new occupant will be the

Urban Ed Academy of San Francisco, which will provide computer coding and familiarization training to children

and youth in the neighborhood in the new Hacker Hub operating out of 4500 3rd Street.

The presence of the liquor store within 200 feet of the Hacker Hub is unhealthy and detrimental to the safety and security

of children and families who will be attending and learning at the Hacker Hub.

Presently, the liquor store at 4500 3rd Street has a continual problem with litter and discarded plastic and glass liquor

containers which are left behind by store patrons on a daily basis. (See attached photo)

In addition, loitering and hanging out of homeless and vagrant individuals is a continuing problem caused by the presence of the readily accessible liquor store.

In an attached photo an individual is seen urinating against a home adjacent to Sav Mor Market.

In August 2015 the store was riddled with bullets in a drive by shooting. Please see the attached photos which show

repairs made following the drive by shooting.

The issuance of a Conditional Use Authorization for 4522 3rd Street in San Francisco is out of compliance with the

City and County of San Francisco General Plan Redevelopment Update of 2004 which aimed to reduce the number of

liquor stores in the Bayview Corridor due to the unhealthy aspects of liquor store density in the Bayview 3rd Street neighborhood.

(See Plan Information attached).

We respectfully request that Conditional Use Authorization Case Number 2017-007658CUA be denied in the interest of

the safety and security of children and families who will be present at the 4500 3rd Street location Hacker

Hub and beyond that in the spirit and letter of the 2004 recommendation by the City and County of San Francisco to bring relief from liquor store concentration to a community unfairly burdened with the problems liquor density create.

Respectfully Submitted, Christopher and Cynthia Fleming Property Owners of 4500 3rd Street Future Home of the Urban Ed Academy Hacker Hub



Project Address

SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

Block/Lot(s)

PROPERTY INFORMATION/PROJECT DESCRIPTION

Case No. Permit No. Plans Dated Addition/ Demolition Mew Project Modification Alteration (requires HRER if over 45 years old) Construction GO TO STEP 7)	,			```	
Addition/ Alteration					
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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		Air Quality	: Would the project add new sensitive red	ceptors (specifically, s	schools, day care facilities,
generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents</i> 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) 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			O 1	,	1
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CEQA Catex Determination Layers > Air Pollutant Exposure Zone) 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				•	, .
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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					suspected of containing
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				_	= = = = = = = = = = = = = = = = = = = =
checked and the project applicant must submit an Environmental Application with a Phase I		manufactur	ing, or a site with underground storage to	anks): Would the pro	ject involve 50 cubic yards
					-
Environmental Site Assessment. 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			•	• • • •	•

Revised: 6/21/17

	Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).
	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? (<i>refer to EP_ArcMap > CEQA Catex Determination Layers > Topography</i>) 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.
	are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental 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):
	OPERTY STATUS – HISTORIC RESOURCE
	IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)
	tegory A: Known Historical Resource. GO TO STEP 5.
	tegory B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
	tegory 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

Che	ck 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-ofway.
	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	e: 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.
	P 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW BE COMPLETED BY PRESERVATION PLANNER
Che	ck 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> .

	9. Other work that would not materially impair a histo	oric district (specify or add comments):
	The state of the s	(of early of add comments).
	(Paradian annual la Carian Paradian Planau (Paradian Planau (Paradian Planau (Paradian Planau (Paradian Planau (Paradian Planau (Paradian Paradian Planau (Paradian Planau (Para	over all the Constitution (
	(Requires approval by Senior Preservation Planner/Prese	
	10. Reclassification of property status . (<i>Requires approx Coordinator</i>)	val by Senior Preservation Planner/Preservation
		to Category C
	a. Per HRER dated: (attach HRE	5
	b. Other (<i>specify</i>):	
	,	
Not	e: If ANY box in STEP 5 above is checked, a Preservation	Planner MUST check one box below.
	Further environmental review required. Based on the <i>Environmental Evaluation Application</i> to be submitted. G	1 , 1
	Project can proceed with categorical exemption revie	• ,
	Preservation Planner and can proceed with categorical	exemption review. GO TO STEP 6.
Com	ments (optional):	
Prese	rvation Planner Signature:	
СТГГ	A. CATECODICAL EVENDTION DETERMINATION	
	P 6: CATEGORICAL EXEMPTION DETERMINATION SE COMPLETED BY PROJECT PLANNER	
	Further environmental review required. Proposed project	t 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 Environmental Evaluation Applicati	on.
	No further environmental review is required. The proje	ct is categorically exempt under CEQA.
	Planner Name:	Signature:
	Project Approval Action:	
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review bearing is the Approval Action for the	
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
	the Discretionary Review hearing is the Approval Action for the project. Once signed or stamped and dated, this document constitutes a categoria	cal exemption pursuant to CEQA Guidelines and Chapter 31
	the Discretionary Review hearing is the Approval Action for the project.	

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.

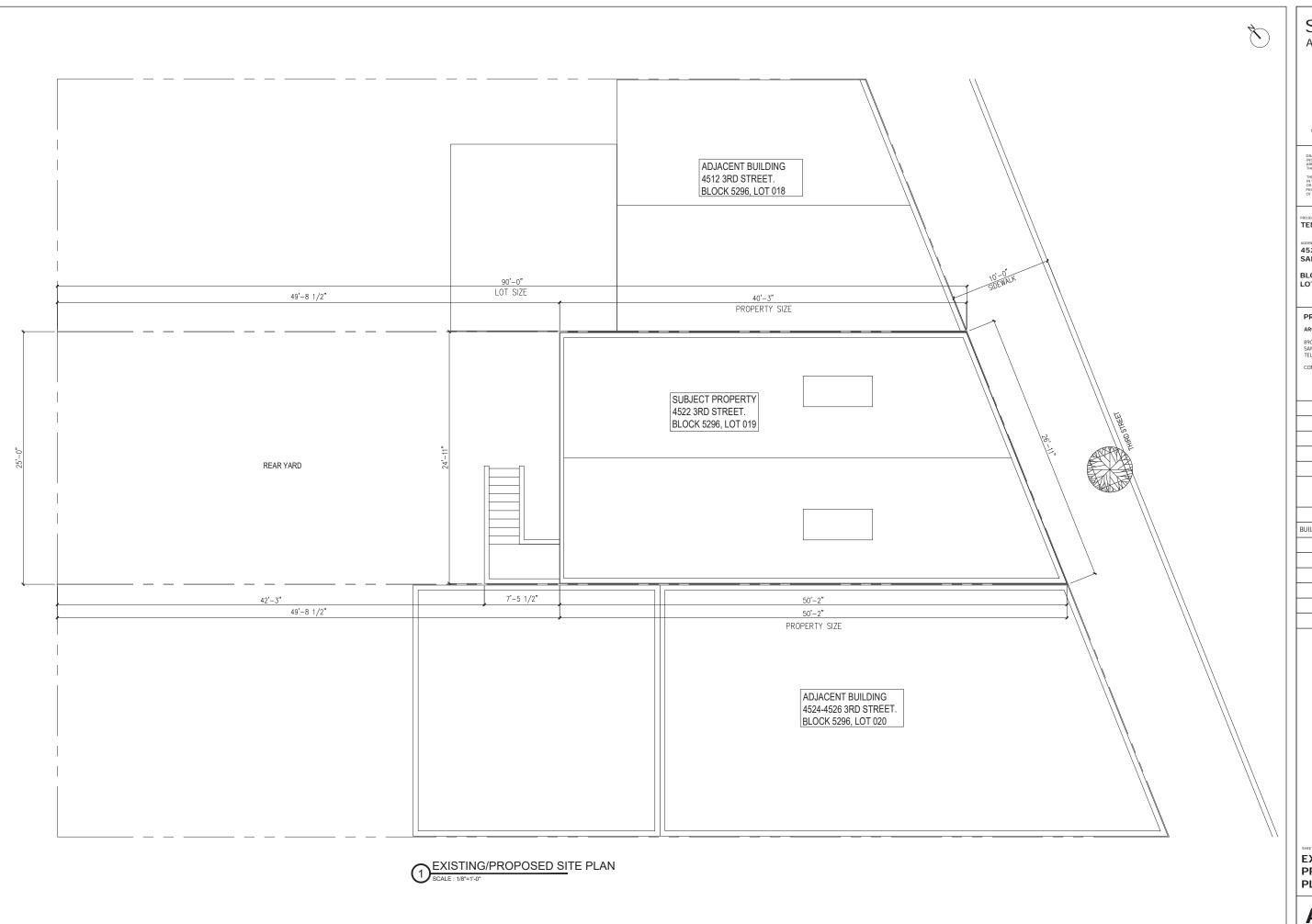
PROPERTY INFORMATION/PROJECT DESCRIPTION

Project A	Address (If different tha	nn front page)	Block/Lot(s) (If different than front page)
Case No).	Previous Building Permit No.	New Building Permit No.
Plans Da	ated	Previous Approval Action	New Approval Action
			- termFF - e term
Modifie	d Project Description:		
DETERMI	NATION IF PROJECT CO	ONSTITUTES SUBSTANTIAL MODIF	ICATION
Compar	ed to the approved pro	ject, would the modified project:	
	Result in expansion of	of the building envelope, as define	ed in the Planning Code;
	Result in the change Sections 311 or 312;	of use that would require public n	otice under Planning Code
	Result in demolition	as defined under Planning Code S	Section 317 or 19005(f)?
	-	ginal determination, that shows th	n and could not have been known e originally approved project may
If at leas	st one of the above box	es is checked, further environme	ntal review is required.
DETERMIN	NATION OF NO SUBSTANT	TAL MODIFICATION	
		cation would not result in any of	the above changes.
approval	is checked, the proposed mand no additional environment	odifications are categorically exempt undernal review is required. This determinat	er CEQA, in accordance with prior project
Planner		Signature or Stamp:	

SAN FRANCISCO PLANNING DEPARTMENT

Revised: 6/21/17

CENEDAL NOTES	DRAWING INDEX	D.A. OUEOW ICT	
GENERAL NOTES	A0.0 COVER SHEET	D.A. CHECKLIST THE ADDRESS OF THE DROJECT IS A522 3PD STREET	SHATARA
CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY LOCAL	A0.0 COVER SHEET A0.1 DISABLED ACCESS GUIDELINES	THE ADDRESS OF THE PROJECT IS 4522 3RD STREET FOR ALL TENANT IMPROVEMENT PROJECTS IN COMMERCIAL USE SPACES, THIS CHECKLIST IS REQUIRED TO BE REPRODUCED ON THE PLAN SET AND SIGNED	ARCHITECTURE
BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNERS. TITLE 24 C.A.C ESPECIALLY	A0.2 ADA REQUIREMENTS & ENLARGED PLANS	1. THE PROPOSED USE OF THE PROJECT <u>RETAIL GROCERY STORE</u> (E.G. RETAIL, OFFICE, RESTAURANT, ETC.) 2. DESCRIBE THE AREA OF THE REMODEL, INCLUDING WHICH FLOOR	INC.
THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS. ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND	AO.3 TITLE 24	3. THE CONSTRUCTION COST OF THE PROJECT EXCLUDING DISABLED ACCESS UPGRADES IS TO THE PATH OF TRAVEL IS \$ 40,000 , WHICH IS , WHICH IS , WHICH IS	890 7TH ST.
REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.	A1.1 EXISTING/PORPOSED SITE PLAN	"2013"ENR CONSTRUCTION COST INDEX"(THE COST INDEX & THRESHOLD ARE UPDATED ANNUALLY). 4. IS THIS A CITY PROJECT AND/OR DOES IT RECEIVE ANY FORM OF PUBLIC FUNDING? CHECK ONE: \$\subseteq \text{VES} \setminus \text{NO}\$	SAN FRANCISCO
2. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.	A1.1 EXISTING FLOOR PLANS	NOTE: IF YES, THEN SEE STEP 3 ON THE INSTRUCTIONS PAGE FOR ADDITIONAL FORMS REQUIRED	CA 94107
	A2.1 PROPOSED FLOOR PLANS S-1 STRUCTURAL PLANS	CONDITIONS BELOW MUST BE FULLY DOCUMENTED BY ACCOMPANYING DRAWINGS 5. READ "A" THROUGH "D" BELLOW CAREFULLY AND CHECK THE MOST APPLICABLE BOX (ONE BOX ONLY)	TEL (415) 512-7566
 THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO 	E-1 RECEPTACLES AND LIGHTING PLAN	A: ALL EXISTING CONDITIONS SERVING THE AREA OF REMODEL FULLY COMPLY WITH ACCESS REQUIREMENTS. NO FURTHER UPGRADES ARE REQUIRED.	suheil@shataraarch.com
NOTIFY THE DESIGNER OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH		FILL OUT PAGE 2 OF D.A. CHECKLIST	DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF
WORK AS DIRECTED BY THE ARCHITECT.		B: PROJECTS ADJUSTED COST OF CONSTRUCTION IS GREATER THAN THE CURRENT VALUATION THRESHOLD: FILL OUT AND ATTACH PAGE 2 OF D.A. CHECKLIST AND ANY OTHER REQUIRED FORMS TO PLANS.	THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED.
4. ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.		C: PROJECT ADJUSTED COST OF CONSTRUCTION IS LESS THAN OR EQUAL TO THE CURRENT VALUATION THRESHOLD: LIST ITEMS THAT WILL BE UPGRADED ON FORM C. ALL OTHER ITEMS SHALL BE CHECKED ON PAGE 2 OF THE D.A. CHECKLIST IN THE "NOT REQUIRED BY CODE" COLUMN.	IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION
		D: PROPOSED PROJECT CONSISTS ENTIRELY OF BARRIER REMOVAL:	OF SHATARA ARCHITECTURE INC.
5. THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK. THE ARCHITECT WILL BE		FILL OUT AND ATTACH BARRIER REMOVAL FORM TO PLANS E: PROPOSED PROJECT IS MINOR REVISION TO PREVIOUSLY APPROVED PERMIT DRAWINGS ONLY.	PROJECT TENANT IMPROVEMENT
AVAILABLE TO REVIEW ALL WORK ON SITE AND RESOLVE ANY UNCLEAR ITEMS		(NOTE: THIS SHALL NOT BE USED FOR NEW OR ADDITIONAL WORK) PROVIDE PREVIOUSLY APPROVED PERMIT APPLICATION HERE:	TENANT IMPROVEMENT
6. THE CONTRACTOR SHALL CONTACT THE BUILDING MANAGEMENT TO BE ADVISED OF THE RULES OF THE BUILDING WITH RESPECT TO CONSTRUCTION, WHEN AND HOW DELIVERIES		CHECK ALL APPLICABLE BOXES AND SPECIFY WHERE ON THE DRAWINGS THE DETAILS ARE SHOWN:	4522 THIRD STREET
AND/OR REMOVALS CAN BE DONE ON REGULAR OR OVERTIME AND IN GENERAL, ANY	SCOPE OF WORK	NOTE: UPGRADES BELOW ARE EXISTING WILL BE EQUIVALENT COMPLIANCE APPROVED IN NOT REQUIRDE NON-COMPLIANT LOCATION OF DETAIL(S)-INCLUDE DETAIL NO.&	SAN FRANCISCO, CA
BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK.		TON CBC-11B-202.4 EX 8 COMPLYING FULL WILL PROVIDE TECHNICALLY WITH AND/OR NONE URH MUST SHEET (DO NOT LEAVE THIS PART BLANK)	BLOCK: 5296 LOT: 019
7. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL FABRICATION SHOP DWGS. AND FIXTURE CUTS FOR APPROVAL AFTER HAVING CHECKED AND APPROVED THEM FIRST,	- EXISTING VACANT PLACE AND A PREVIOUS LIQUOR STORE TO	COMPLIANCE FULL ACCESS INFEASIBLE IMMEDIATELY PRECEDING CODE EXISTING BY AAC ALSO CLARIFICATION COMMENTS CAN BE WRITTEN HERE	
WHERE APPLICABLE	BE CONVERTED INTO GROCERY	A. ONE ACCESSIBLE ENTRANCE INCLUDING: APPROACH WALK, VERTICAL	PROJECT DIRECTORY
8. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER	- NEW H.C. TOILET	ACCESS, PLATFORM (LANDING), A0.1 & A0.2	ARCHITECT
THROUGHOUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED.	- NEW COUNTERS	DOOR/GATE AND HARDWARE FOR DOOR/GATE	890 7TH STREET SAN FRANCISCO, CA 94107
9. THE CONTRACTOR SHALL REMOVE FROM THE BUILDING ALL RUBBISH AND WASTE MATERIALS, FOR HIS OWN SUBCONTRACTING. IF REQUIRED.		B. AN ACCESSIBLE ROUTE TO THE	TEL: 415-512-7566
10. NO WORK DEPENDING ON PARTITION LOCATIONS SHALL BE DONE UNTIL THE CONTRACTOR	BUILDING INFORMATION	_ AREA OF REMODEL INCLUDING	CONTACT: SUHEIL SHATARA
HAS MARKED PARTITION LOCATIONS ON THE FLOOR SLAB IN THE FIELD AND THE	BUILDING INFORMATION	AND CURB RAMPS CURB RAMPS I I I I I I I I I I I I I I I I I I I	
ARCHITECT HAS APPROVED THEM.	BUILDING DESCRIPTION: EXISTING: 1 STORIES TYPE V - N.R. PROPOSED: 1 STORIES - NO CHANGE	CORRIDORS, HALLWAYS, FLOORS	
11. THE CONTRACTOR SHALL LEAVE THE PREMISES IN A CLEAN AND ORDERLY MANNER.	(E) OCCUPANCY CLASS.: R-2	RAMPS ELEVATORS, LIFTS	
12. THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVER-TIME, SHIPPING, ETC.	PROPOSED OCCUP. CLASS.: R-2	RESTROOM FOR EACH SEX OR A SINGLE UNISEX RESTROOM SERVING THE AREA UNISEX RESTROOM SERVING THE AREA	
	(E) # OF DWELLING UNITS: 1	OF REMODEL	
13. ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.	(N) # OF DWELLING UNITS: 1 - NO CHANGE	D. ACCESSIBLE DUBLIC PAY PHONE.	
14. THE WORK INCLUDED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH AIA	EXISTING PROPOSED	E. ACCESSIBLE DRINKING	
GENERAL CONDITIONS DOCUMENT A-201, 1991 EDITION.	BASEMEN 1,085 - SQ.FT. FIRST FLOOR 1,048 - SQ.FT.	FOUNTAINS(HI-LOW).	
15. CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS SHALL GUARANTEE THAT THE WORK IS	GROSS FLOOR 2,133 0 SQ.FT.	C. VISUAL ALARM, STORAGE, STORAGE AND ADDITIONAL PARKING	
FREE FROM ANY DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT	PLANNING INFORMATION		BUILDING 10.18.2017
AT NO ADDITIONAL CHARGE.	ZONING: NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE)	ADDITIONAL FORMS LISTED BELOW 1. Z. S. 4. S. 6. /.	
16. CONTRACTORS TO CARRY EMPLOYER'S LIABILITY INSURANCE OF NOT LESS THAN	HEIGHT LIMIT: 40-X	1. NO ADDITIONAL FORMS REQUIRED. 2. NO ADDITIONAL FORMS REQUIRED.	
\$1,000,000 PER OCCURRENCE, AND COMPREHENSIVE GENERAL LIABILITY OF AT LEAST \$2,000,000 COMBINED SINGLE LIMIT FOR BODILY INJURY, DEATH, OR PROPERTY DAMAGE		3. FILL OUT REQUEST FOR APPROVAL OF EQUIVALENT FACILITATION FORM FOR EACH ITEM CHECKED AND ATTACH TO PLAN. 4. FILL OUT REQUEST FOR APPROVAL OF TECHNICAL INFEASIBILITY FORM FOR EACH ITEM CHECKED AND ATTACH TO PLAN.	
THE POLICIES TO ALSO COVER LANDLORD AND TENANT AS ADDITIONAL INSURED.	EXISTING NUMBER OF UNITS: 1	5. PROVIDE DETAILS FROM A SET OF CITY APPROVED REFERENCE DRAWINGS, PROVIDE ITS PERMIT APPLICATION NUMBER HERE: AND LIST REFERENCE DRAWING NUMBER ON PLANS 6. NO ADDITIONAL FORMS REQUIRED	
	PROPOSED NUMBER OF UNITS: 1	7. FILL OUT REQUEST FOR AN UNREASONABLE HARDSHIP FORM FOR EACH ITEM CHECKED AND ATTACH TO PLAN. ALL UHR MUST BE RATIFIED BY THE ACCESS APEALS COMMISSION (SEE UHR FORM FOR DETAILS)	
CODE CYCLE	ABBREVIATIONS	Form C: DISABLED ACCESS 20% RULE	
2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA ELECTRIC CODE	275 275	THIS FORM IS ONLY REQUIRED FOR PROJECTS EQUAL TO OR UNDER THE VALUATION THRESHOLD WHEN BOX "C" IS CHECKED OFF ON THE D.A. CHECKLIST AND IS FOR PROVIDING AN ITEMIZED LIST OF THE ESTIMATED COSTS FOR THE	
- 2016 CALIFORNIA MECHANICAL CODE	I i ANGLE DBL. Double FPRF. I	Fireproof MID. Mounted SIM. Similar EXPENDITURES USED FOR DISABLED ACCESS UPGRADES FOR THIS PROJECT. REPRODUCE THIS FORM ALONG WITH THE	
- 2016 CALIFORNIA PLUMBING CODE - 2016 CALIFORNIA FIRE CODE		Foot or Feet (N) New SQ. Square SQ. Square RASED ON CBC SECTION 118—202.4 EXCEPTION 8 ONLY PROJECTS WITH A CONSTRUCTION COST LESS THAN OR	
2016 CALIFORNIA ENERGY CODE 2016 SAN FRANCISCO BUILDING CODE	A.D. AERA DRAIN DIM. Dimension FURR. I	FOURING NILC NOT IN CONTract S.SK. Service Sink EQUAL TO THE VALUATION THRESHOLD (CURRENT ENR CONSTRUCTION INDEX AMOUNT) ARE ELIGIBLE FOR THE 20% Furring NO./# Number STA. Station Pull in CHOOSING WHICH ACCESSIBLE ELEMENTS TO PROVIDE PRIORITY SHOULD BE USTED ON P.2 OF THE D.A.	_well bloom_
0.0000	→ AGGR. AGGREGATE LN: Lown . GA.	Gauge N.T.S. Not To Scale STL Steel CHECKLIST.	
SYMBOLS	APPROX. APPROXIMATE DK. Door G.B.	Grab Bar OPNG. Opening STRL Structural EXCEPTIONS 1 THROUGH 8 FOR OTHER EXCEPTIONS).	No C24700
SECTION EQUIPMENT SYMBOL	ASB. ASBESTOS DS. Downspout GND. ASPH. ASPHALT D.S.P Dry Standpipe GR.	Ground PROST pre-cost SYM. Symmetrical Coo Section TIB-202.4, EXCEPTION 9 (ABBREVIATED). IN ALTERATION PROJECTS INVOLVING BUILDINGS & PACIFIES	No.C24700 REN 10/31/17
1 DRAWING EQUIPMENT TYPE SHEET NUMBER EQUIPMENT GROUP	BLOG BUILDING EN Each H.B.	Gypsum P.L.AM. Plastic Laminate T.C. Top Of Curb To THE 20% DISPROPORTIONALITY PROVISIONS DESCRIBED IN EXCEPTION 8, EVEN IF THE VALUE OF THE PROJECT Hose Bibb PLAS. Plaster TEL. Telephone Excepts the valuation threshold in exception 8 refer to the code for the types of buildings &	Common and
ELEVATION 1 REVISION	BLK. BLOCK E.J. Expansion Joint HDWD.	HOTAWOOD PR. Pair 1.&G. longue And I TURGUIN D	
DRAWING SHEET NIMBER	BM. BEAM ELEC. Electrical HÖRIZ. BOT. Bottom ELEV. Elevator HR.	Horizontal PTN. Partition THK. Thick A)Cost of construction: (Excluding accessibility upgrade)	
WALL TYPE	CAB. Cabinet EMEK. Emergency HGT. I C.B. Catch Basin ENCL. Enclosure INSUL. I	Height 4.1. addrs ine Payement b) 20% b) List the Optique Expenditures and their respective	
DETAIL DRAWING F-1 FINISH SYMBOL	CI Cast iron (E) Existing JAN.	Interior R.D. Roof Drain TYP. Typical 1.	
SHEET NUMBER	C.G. Corner Guard EXPO. Exposed JT.	Joint REFR. Refrigerator U.Ö.N. Unless Otherwise 3.	
UP MATCH LINE SHADED PORTION	CLKG. Calking EXT. Exterior LAB. CLQ. Closet F.A. Fire Alarm LAM.	Labotory REINF. Reinforced UR. Urinal	
LEFT A3 RIGHT SHEET NUMBER IS SIDE CONSIDERED	C.O. Cased Opening F.B. Flat Bar LAV. I	Lavatory RESiL Resilient VEST. Vertical 5.	SHEET DESCRIPTION
DRAWING NUMBER DATUM POINT	CONC Concrete FDN. Foundation MAX.	Măximum R.Ö. Rough Opening W. West 7. Mechanical R.W.L. Rain Water Leader W.C. With 8.	COVER SHEET
DOWN DOOD NUMBER	CONSTR. Construction FL. Floor MET. CONT. Continuous FLASH Flashing	Membrane S. South W.C. Wider closer S. South W.C. Wider closer S. South Gree WD, Wood 9.	
1 DOOR NUMBER 1 WINDOW NUMBER	CORR. Corridor FLUOR. Fluorescent MIN.	Manufacturer SCHED. Schedule W/O Wilderproof Total Upgrade Expenditures \$	A0.0
	CNTR. Counter F.O.F. Face of Finish MISC.	Minimum SECT. Section WSCT. Wainscot Must approximately equal to Line B Miscellaneous SHR. Shower WT. Weight	



SHATARA ARCHITECTURE INC.

> 890 7TH ST. SAN FRANCISCO CA 94107

TEL (415) 512-7566 suheil@shataraarch.com

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TENANT IMPROVEMENT

4522 THIRD STREET SAN FRANCISCO, CA

BLOCK: 5296 LOT: 019

PROJECT DIRECTORY
ARCHITECT

890 7TH STREET SAN FRANCISCO, CA 94107 TEL: 415-512-7566

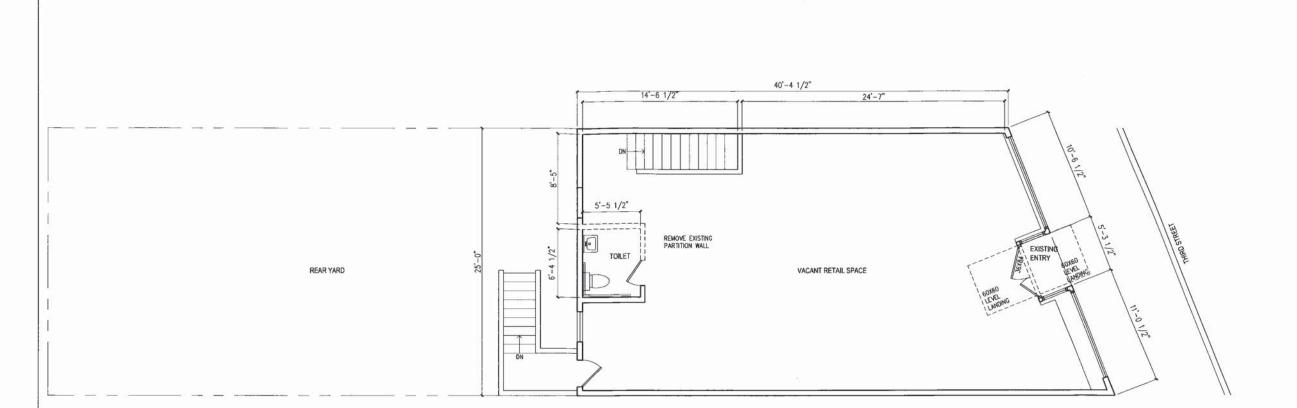
CONTACT: SUHEIL SHATARA

BUILDING 10.18.2017

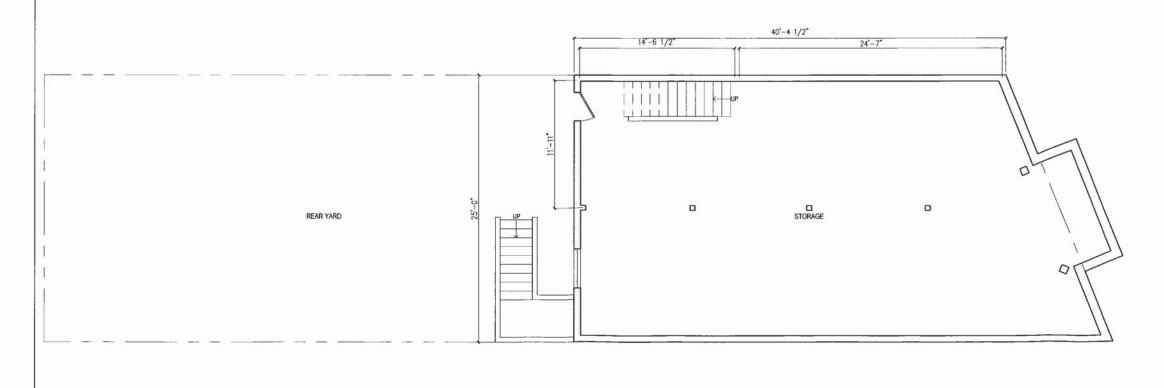


EXISTING /
PROPOSED SITE
PLAN

A1.0



EXISTING FIRST FLOOR PLAN SCALE: 1/4"=1'-0"



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8

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TENANT IMPROVEMENT

4522 THIRD STREET SAN FRANCISCO, CA

BLOCK: 5296 LOT: 019

PROJECT DIRECTORY

ARCHITECT

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CONTACT: SHATARA ARCHITECTURE INC.

BUILDING 05.30.2017

SUMMERCE STREET

DETAILS SHEET NOTES

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

SHEET NOTES

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

9 WALL TYPE	SECTION
999 DOOR NUMBER	ELEVATION
WINDOW NUMBER	FLOOR/CEILING AS

(E) WALL TO BE DEMOLISHED

(E) WALL TO REMAIN

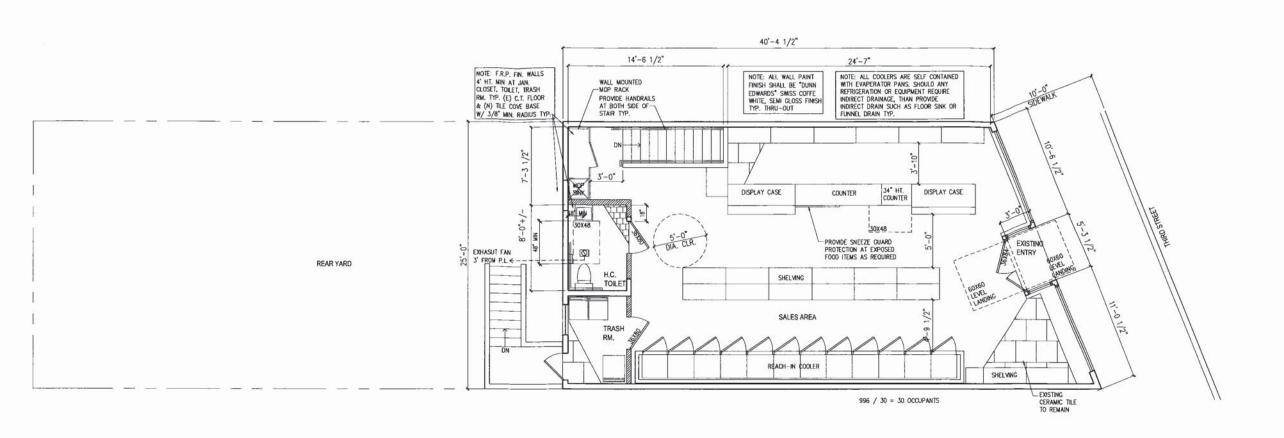
--- PROPERTY LINE

EXISTING PLANS

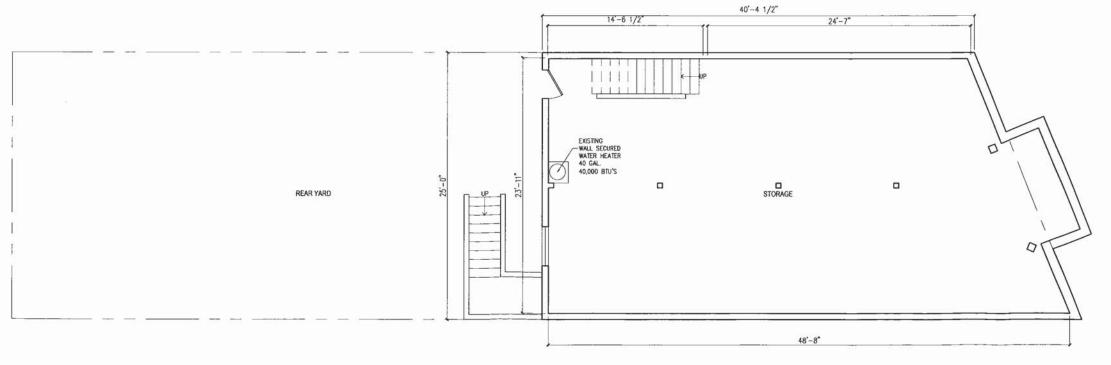
A1.1

EXISTING BASEMENT FLOOR PLAN

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







DETAILS SHEET NOTES

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

SHEET NOTES

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

LEGEND	
WALL TYPE	SECTION
999 DOOR NUMBER	ELEVATION
MNDOW NUMBER	FLOOR/CEILING ASSEMB. TYPE
===	E (E) WALL TO

(E) WALL TO REMAIN

PROPOSED BASEMENT FLOOR PLAN

SCALE: 1/47=1'-0"

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7

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TENANT IMPROVEMENT

4522 THIRD STREET SAN FRANCISCO, CA

BLOCK: 5296 LOT: 019

PROJECT DIRECTORY

ARCHITECT

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CONTACT: SHATARA ARCHITECTURE INC.

BUILDING 05.30.2017

The second second

No. C24700

PROPOSED FLOOR PLANS

A2.1