



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: NOVEMBER 2, 2017

*Date:* October 26, 2017  
*Case No.:* **2017-007658CUA**  
*Project Address:* **4522 3<sup>rd</sup> 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](mailto:jeremy@quickdrawsf.com) or (415) 552-1888  
*Staff Contact:* Linda Ajello Hoagland – (415) 575-6823  
[linda.ajellohoagland@sfgov.org](mailto:linda.ajellohoagland@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The Project Sponsor proposes to relocate an existing liquor establishment/grocery store (d.b.a. Sav Mor Market) to 4522 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> Street, between La Salle and Mc Kinnon Avenues in the Neighborhood Commercial, Moderate Scale (NC-3) Zoning District, the Third Street Alcohol Restricted Use 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 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 22<sup>nd</sup> Street within the NC-3 Zoning District. The surrounding neighborhood to the west and across 3<sup>rd</sup> 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**

TYPE	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 3<sup>rd</sup> 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 3<sup>rd</sup> 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.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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### 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

Attachment Checklist:

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

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

LAH  
Planner's Initials

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



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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## Planning Commission Motion No. \*\*\*\*\*

HEARING DATE: NOVEMBER 2, 2017

Case No.: [2017-007658CUA](#)  
Project Address: **4522 3<sup>rd</sup> STREET**  
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District  
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Staff Contact: Linda Ajello Hoagland – (415) 575-6823  
[linda.ajellohoagland@sfgov.org](mailto: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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 mid-block lot, with approximately 27 feet of frontage on 3<sup>rd</sup> Street. The subject commercial space is approximately 1,125 square feet in size and occupies approximately 27 feet of frontage on 3<sup>rd</sup> 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 3<sup>rd</sup> 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 22<sup>nd</sup> Street within the NC-3 Zoning District. The surrounding neighborhood to the west and across 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 purposes 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 3<sup>rd</sup> 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 3<sup>rd</sup> 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](http://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](http://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](http://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](http://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](http://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](http://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, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

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, <http://sfdpw.org>*

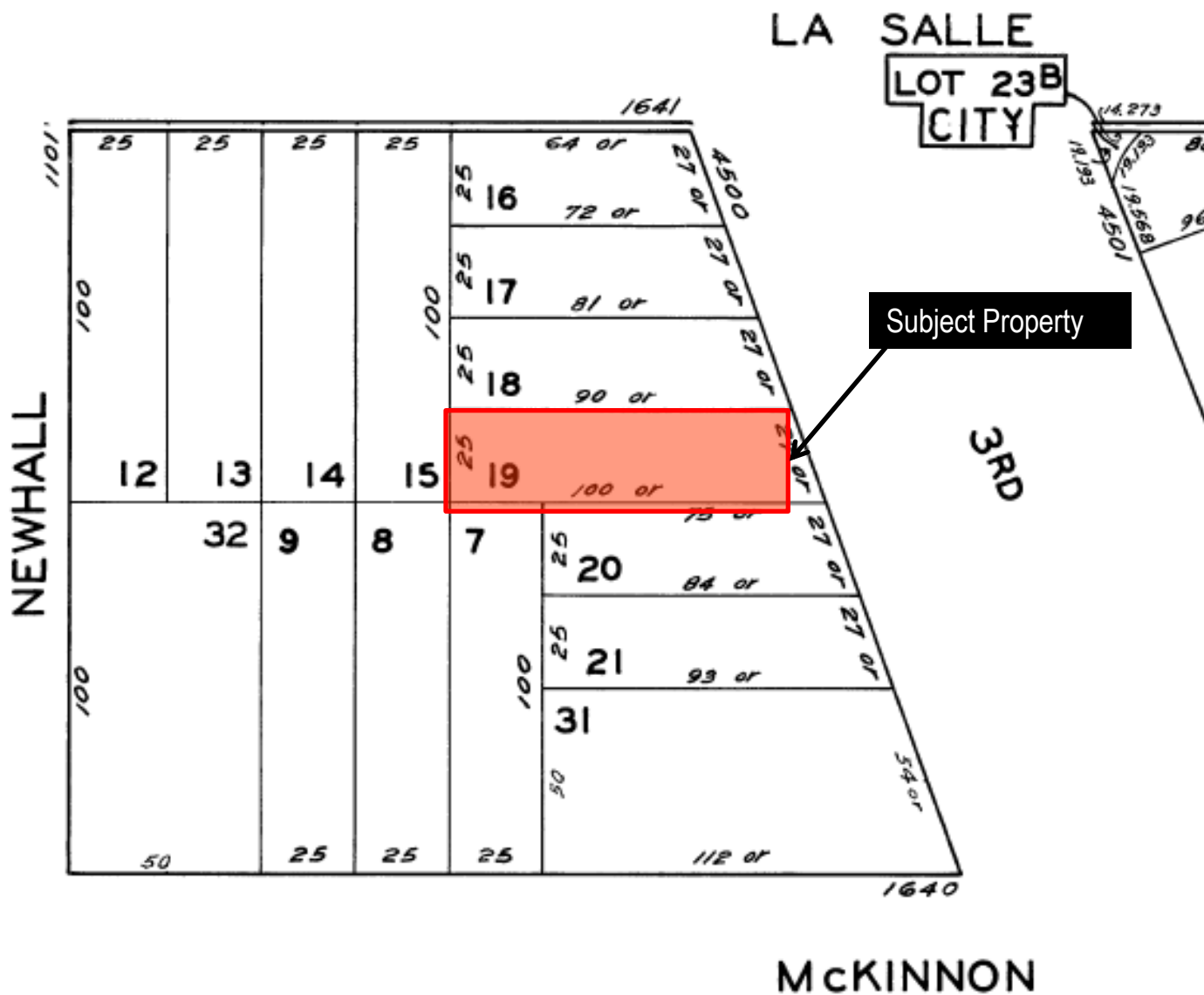
9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

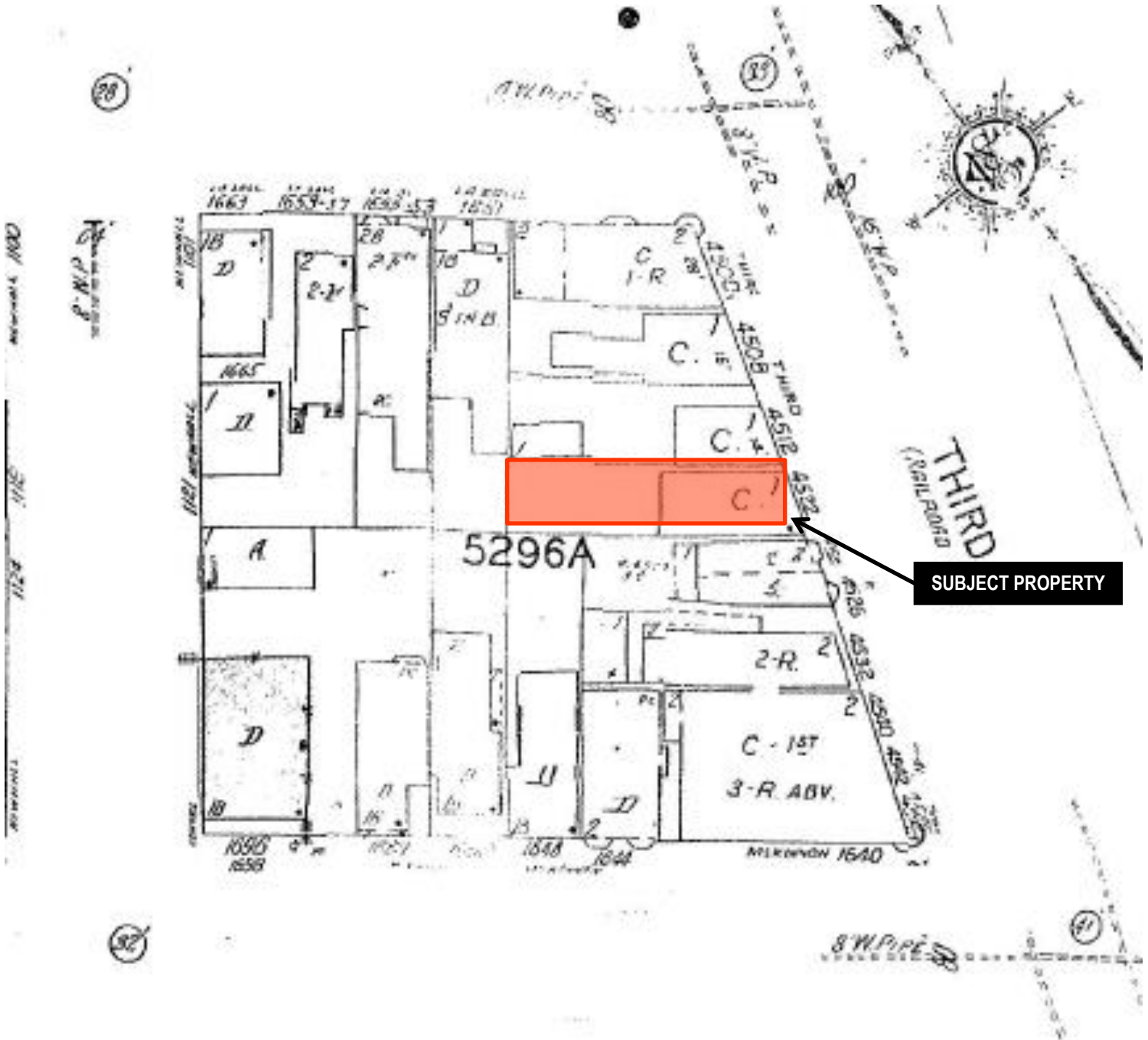
10. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the 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](http://www.sf-planning.org)*

# Block Book Map



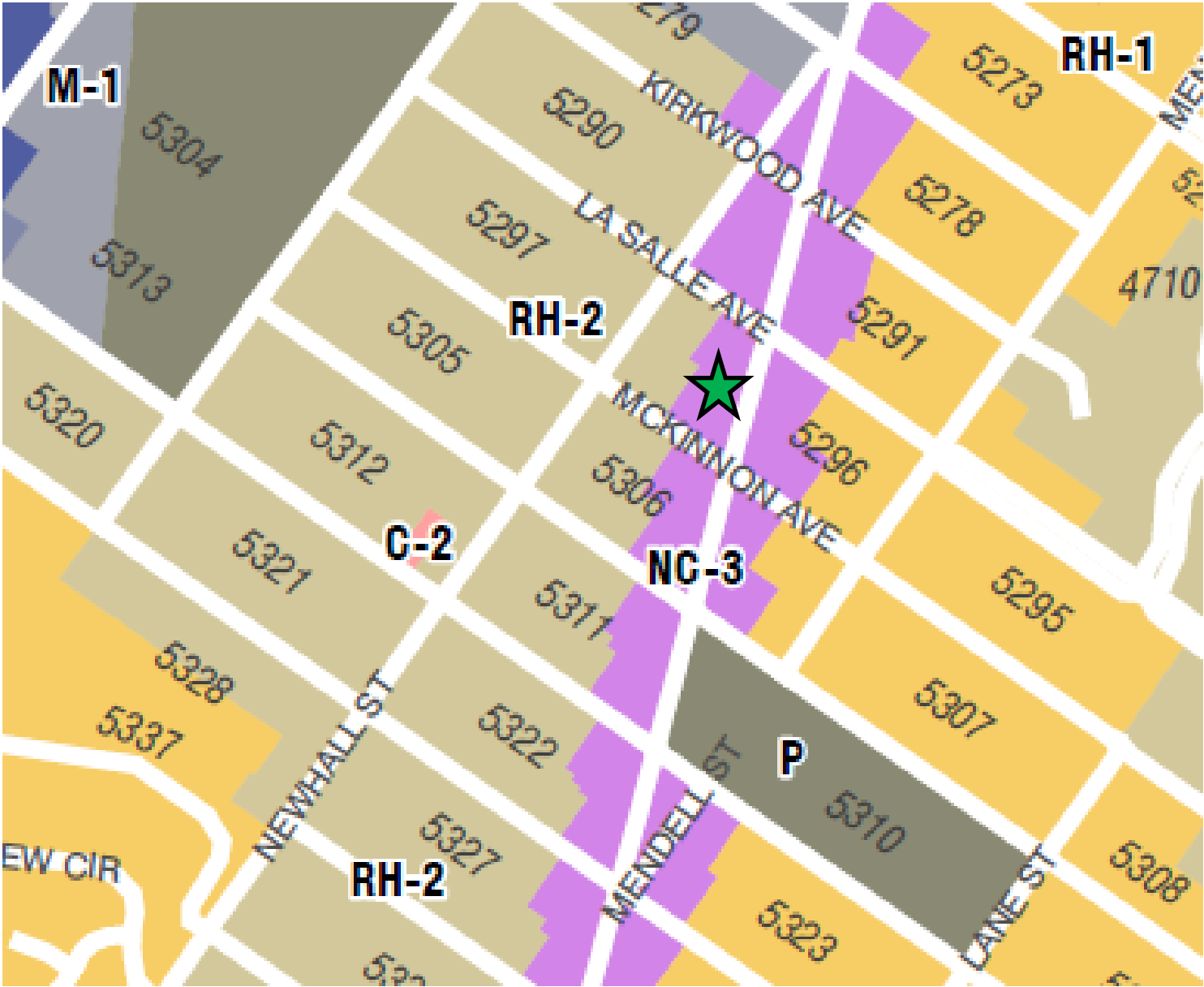
# Sanborn Map\*



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



# Zoning Map



Conditional Use Authorization  
Case Number 2017-007658CUA  
4522 3<sup>rd</sup> Street

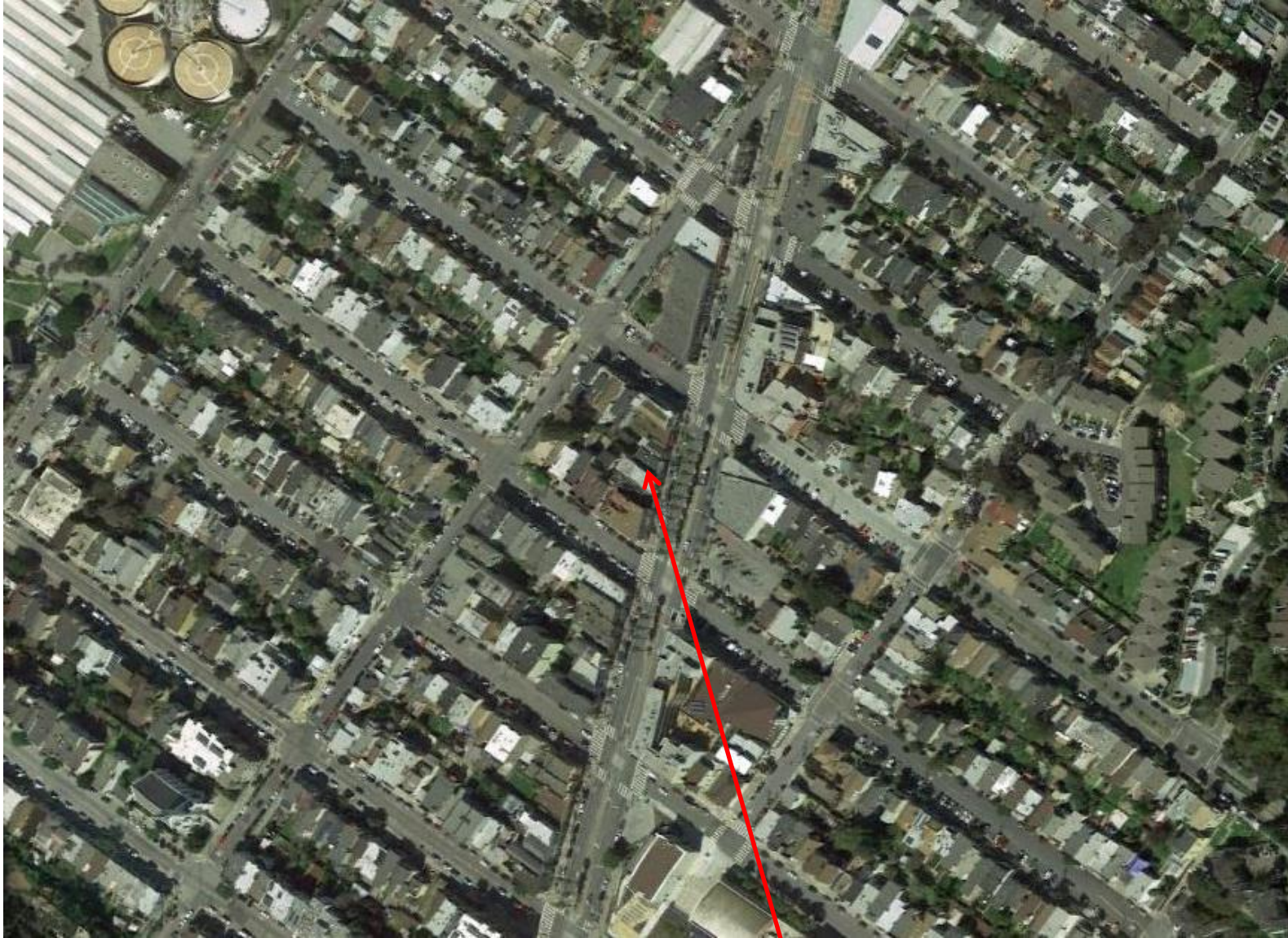
# Height and Bulk Map



Conditional Use Authorization  
Case Number 2017-007658CUA  
4522 3<sup>rd</sup> Street



# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2017-007658CUA  
4522 3<sup>rd</sup> Street



# Aerial Photo



**SUBJECT PROPERTY**

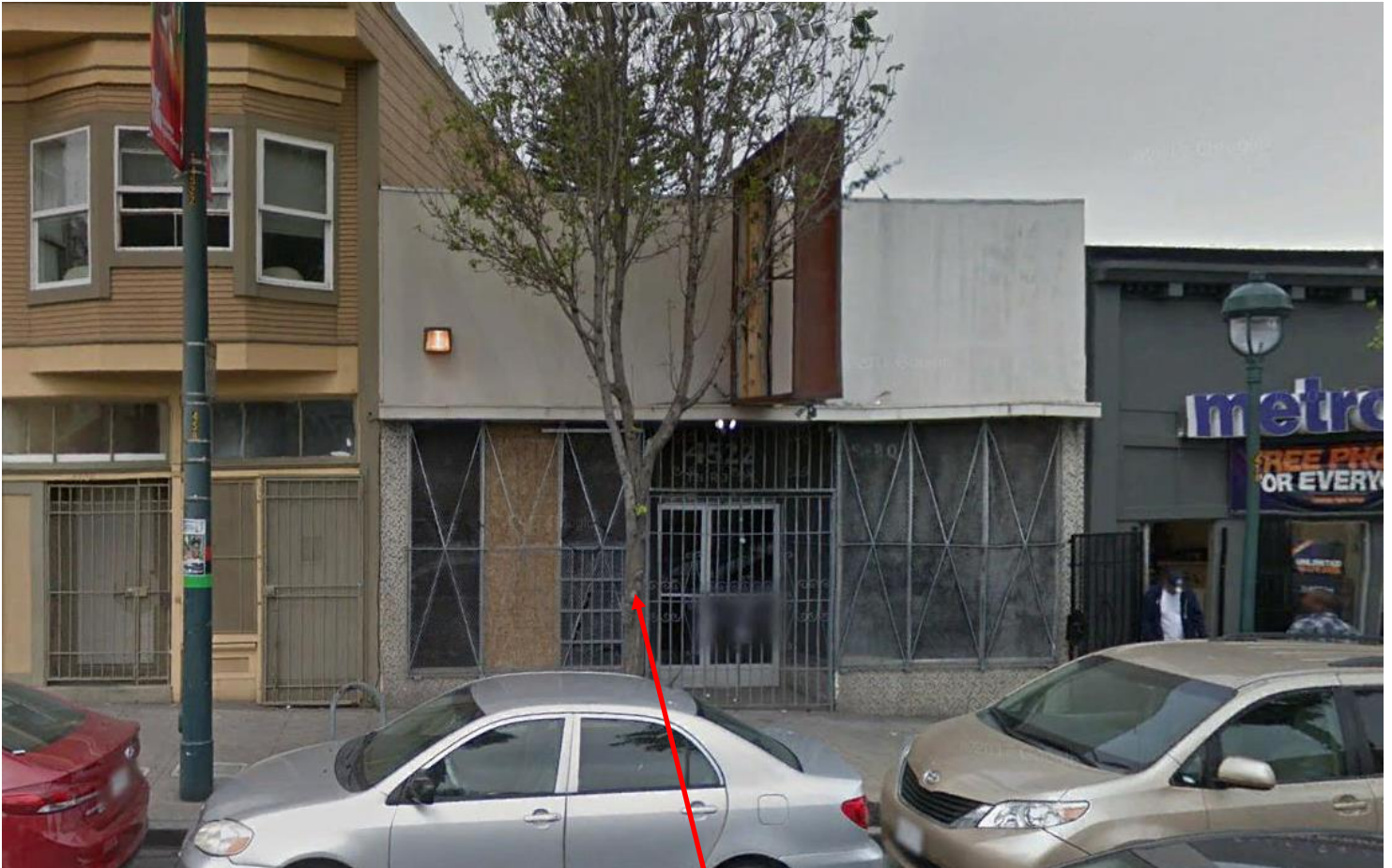


Conditional Use Authorization  
Case Number 2017-007658CUA  
4522 3<sup>rd</sup> Street



# Context Photos

## SUBJECT PROPERTY ON 3rd STREET

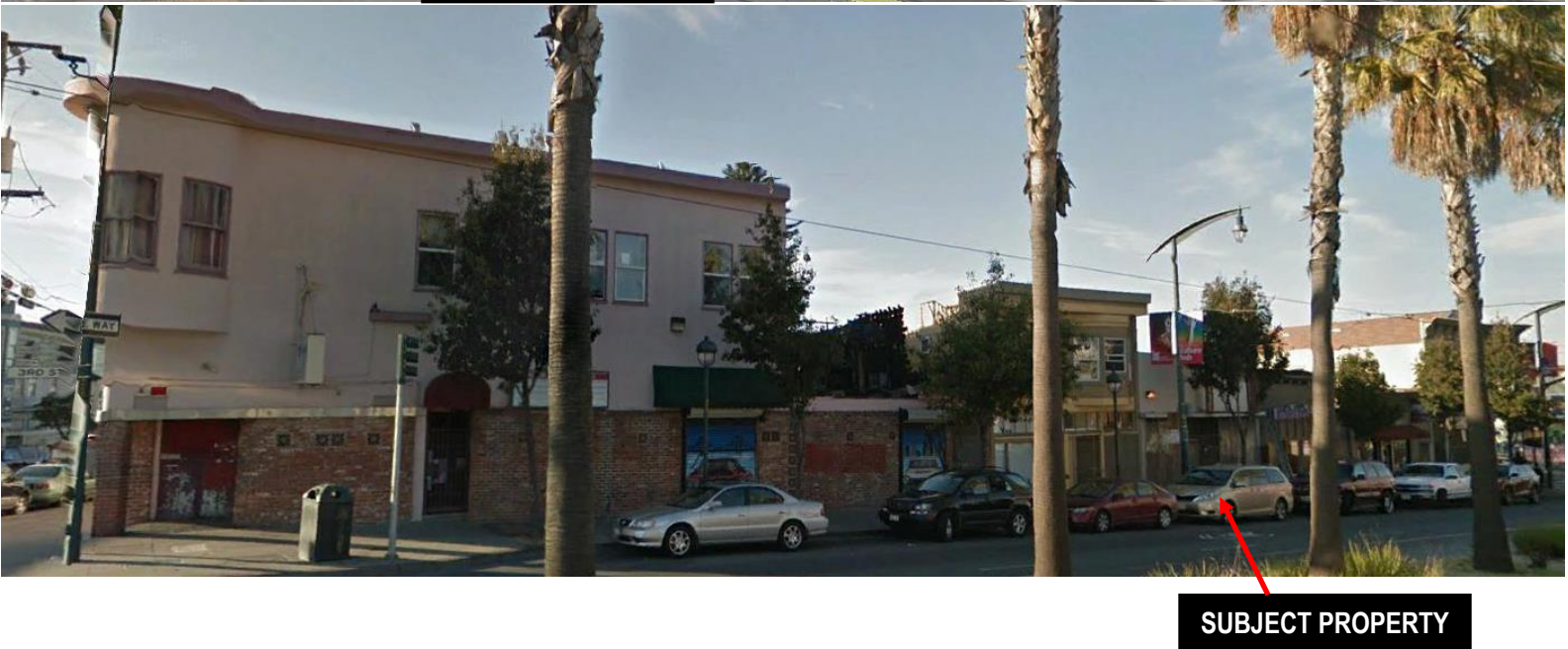


SUBJECT PROPERTY

Conditional Use Authorization  
Case Number 2017-007658CUA  
4522 3<sup>rd</sup> Street

# Site Photo

## PORTION OF SUBJECT BLOCK ON 3rd STREET



Conditional Use Authorization  
Case Number 2017-007658CUA  
4522 3<sup>rd</sup> Street



# Site Photo

PORTION OF OPPOSITE BLOCK ON 3<sup>rd</sup> Street



PORTION OF OPPOSITE BLOCK ON 3<sup>rd</sup> Street @ La Salle



Conditional Use Authorization  
Case Number 2017-007658CUA  
4522 3<sup>rd</sup> Street



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<sup>rd</sup> to 4522 3<sup>rd</sup>.

Besides being the Executive Director of EDoT, I also happen to be a resident of the 3<sup>rd</sup> Street corridor at 3<sup>rd</sup>/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 3<sup>rd</sup> to 4522 3<sup>rd</sup> Street

Case# 2017-007658cua

Dear Linda,

The Merchants of Butchertown voted this week to fully support the relocation of Save More Market from 4500 3<sup>rd</sup> to 4522 3<sup>rd</sup> 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 3<sup>rd</sup> 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





# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

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

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> 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.
	<b>Class</b> ___

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> 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 &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> 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 &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> 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 &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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 &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b><u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

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

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

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

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

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

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

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

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

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>			
<input type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Planner Name:</b></p>   <p><b>Project Approval Action:</b></p>    <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>Signature:</b></p>     </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p>   
<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p><b>Signature:</b></p>   			

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

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

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

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

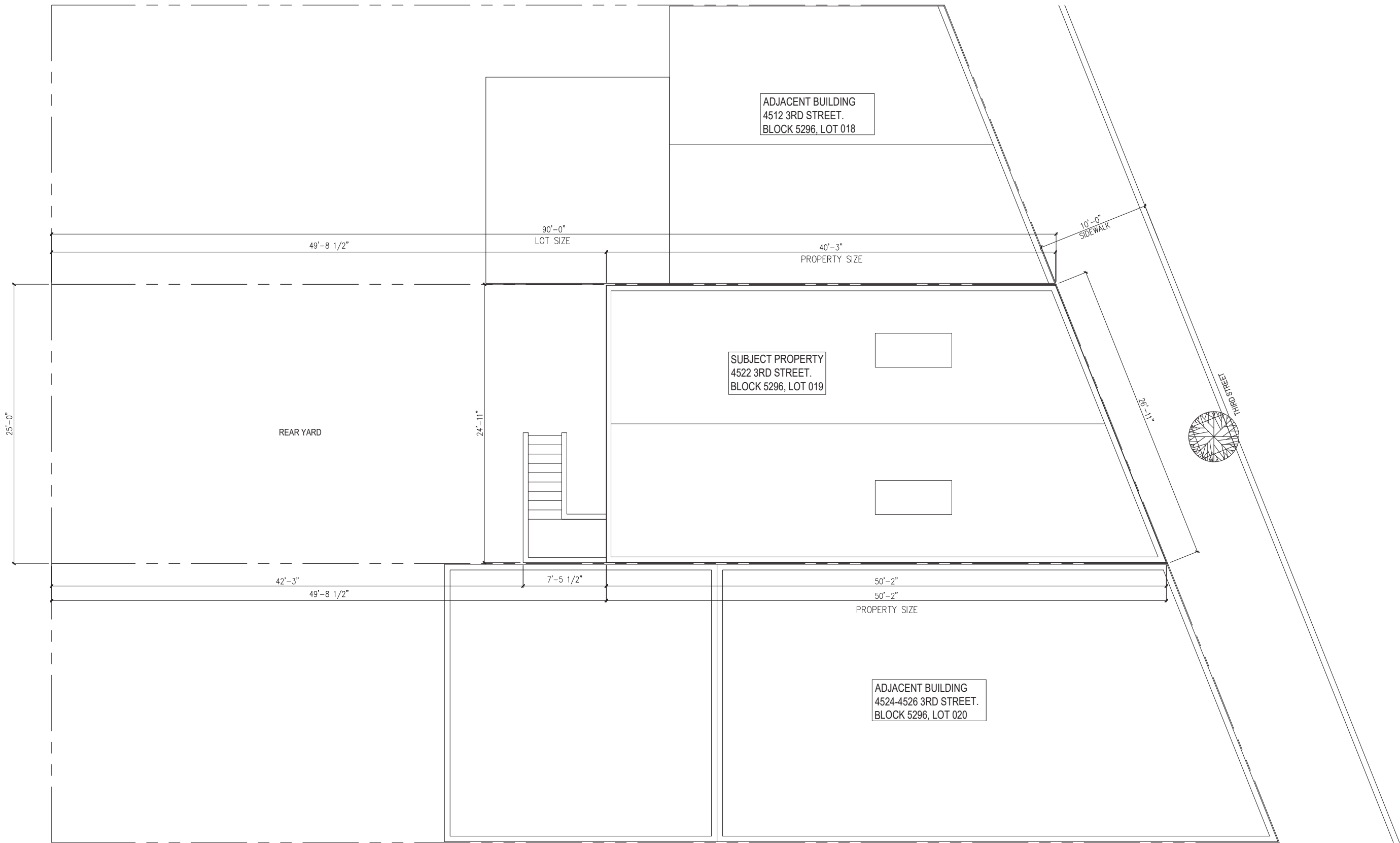
Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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







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

# SHATARA ARCHITECTURE INC.

890 7TH ST.  
SAN FRANCISCO  
CA 94107  
  
TEL (415) 512-7566  
suheil@shataraarch.com

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

## PROJECT TENANT IMPROVEMENT

ADDRESS  
**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

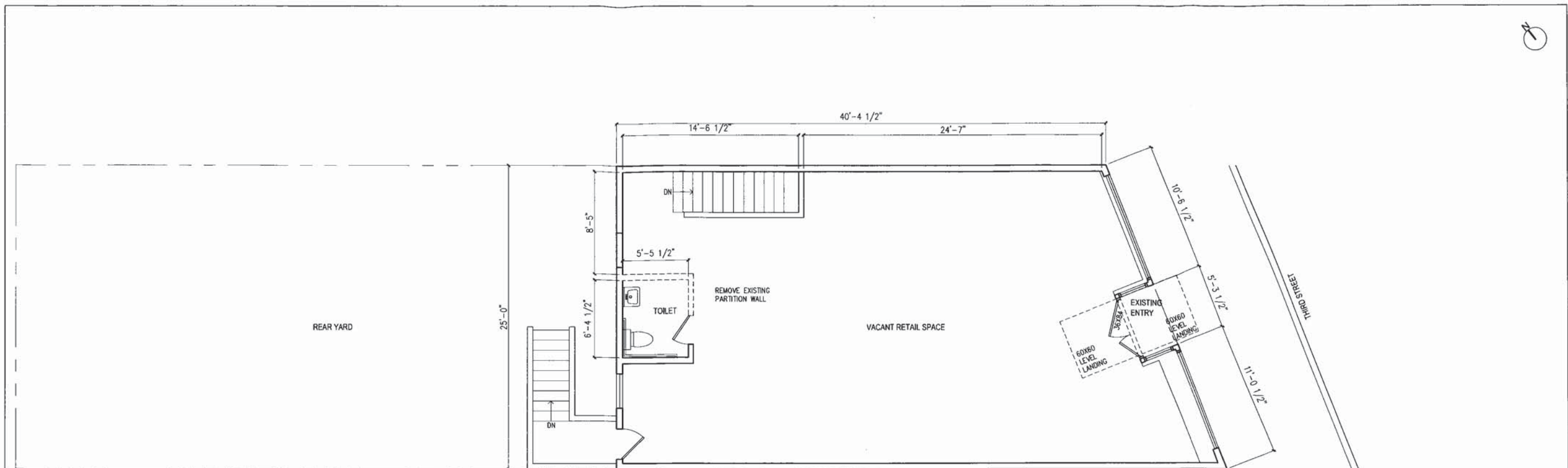
BUILDING 10.18.2017



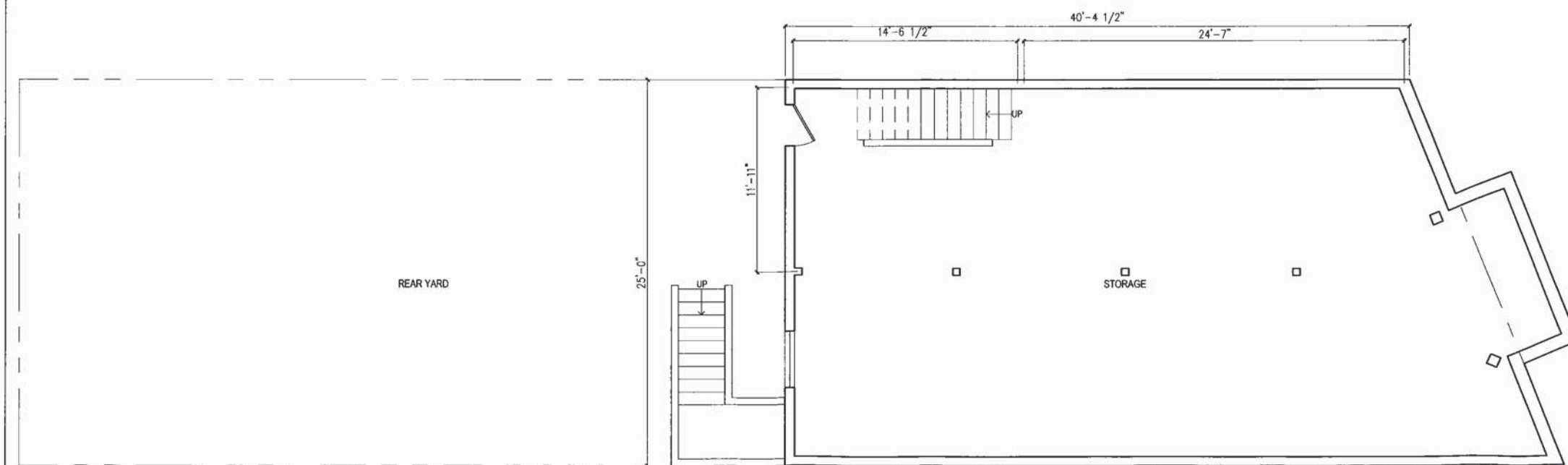
SHEET DESCRIPTION  
**EXISTING /  
PROPOSED SITE  
PLAN**

# A1.0





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



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

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

LEGEND

- |     |               |                           |                             |
|-----|---------------|---------------------------|-----------------------------|
| 9   | WALL TYPE     | 1/4                       | SECTION                     |
| 999 | DOOR NUMBER   | 1/4                       | ELEVATION                   |
| 94  | WINDOW NUMBER | 1/4                       | FLOOR/CEILING ASSEMBLY TYPE |
| --- |               | (E) WALL TO BE DEMOLISHED |                             |
| --- |               | (F) WALL TO REMAIN        |                             |
| --- |               | (N) WALL                  |                             |
| --- |               | PROPERTY LINE             |                             |

SHATARA  
ARCHITECTURE  
INC.

890 7TH ST.  
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TEL (415) 512-7566  
suhell@shataraarch.com

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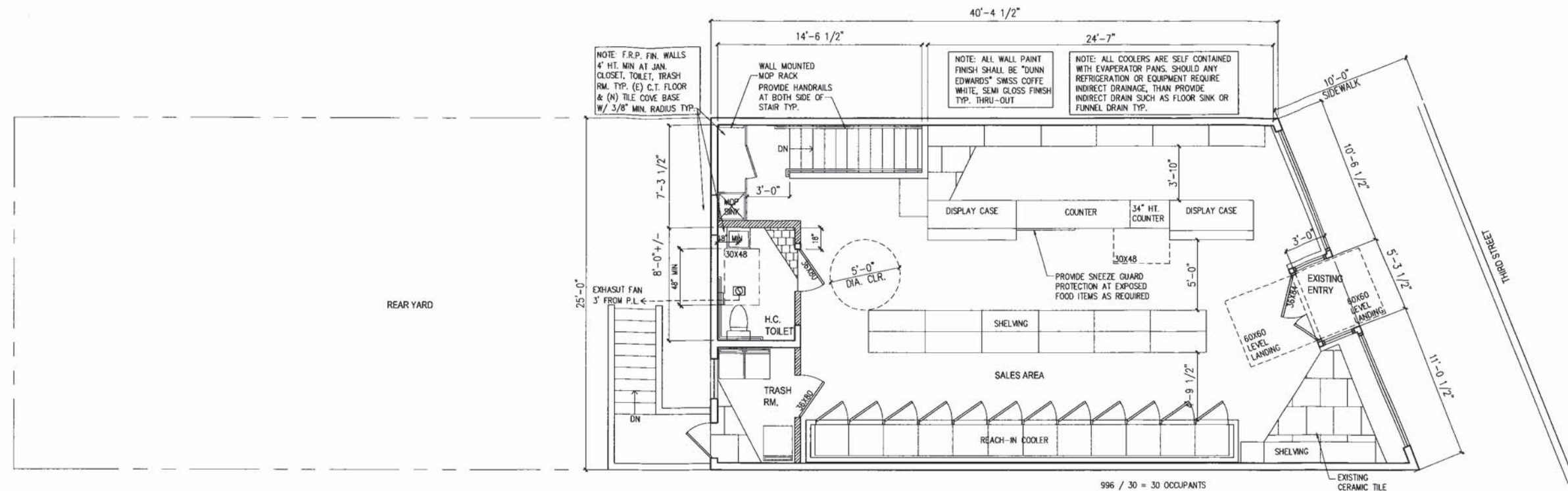
BUILDING 05.30.2017



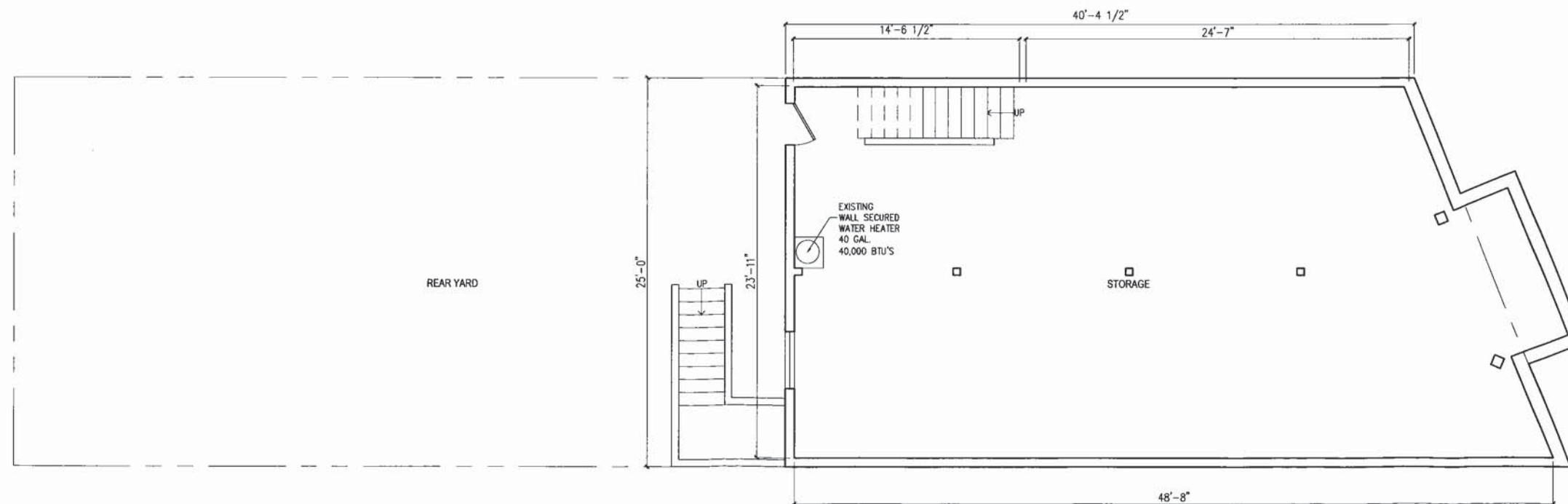
SHEET DESCRIPTION  
EXISTING  
PLANS

A1.1





**2 PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**1 PROPOSED 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**

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

**LEGEND**

- |     |               |              |                            |
|-----|---------------|--------------|----------------------------|
| 9   | WALL TYPE     | 1/4" = 1'-0" | SECTION                    |
| 999 | DOOR NUMBER   | 1/4" = 1'-0" | ELEVATION                  |
| 9A  | WINDOW NUMBER | 1/4" = 1'-0" | FLOOR/CEILING ASSEMB. TYPE |
- (E) WALL TO BE DEMOLISHED  
 (E) WALL TO REMAIN  
 (N) WALL  
 PROPERTY LINE

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BUILDING 05.30.2017



SHEET DESCRIPTION  
**PROPOSED  
FLOOR PLANS**

**A2.1**