



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Motion No. _____

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: DECEMBER 14, 2017

Date Prepared: December 7, 2017
Case No.: **2017-012471CUA**
Project Address: **3633 Taraval Street**
Zoning: NC-1 (Neighborhood Commercial, Cluster)
40-X Height and Bulk District
Taraval Street Restaurant Subdistrict
Block/Lot: 2379/040
Project Sponsor: Lana Porcello & David Muller
1266 46th Avenue
San Francisco, CA 94122
Staff Contact: Mathew Chandler- (415) 575-9048
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PROJECT DESCRIPTION

Request for Conditional Use Authorization, pursuant to Planning Code Sections 303, 781.1, and 710 to permit change of use from Retail Grocery and liquor store (d.b.a. Great Highway Market) to Restaurant with accessory grocery retail use within the NC-1 (Neighborhood Commercial Cluster) Zoning District, Taraval Street Restaurant Subdistrict, and a 40-X Height and Bulk district. The new use will occupy the currently existing approximately 2,475 square foot commercial building. The proposed project will include new exterior signage and interior alterations. This project was reviewed under the Community Business Priority Processing Program (CB3P).

REQUIRED COMMISSION ACTION

In the [Taraval Street Restaurant Subdistrict](#), pursuant to Planning Code Section 781.1, restaurants are permitted as Conditional Uses on the First Story and below.

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application**

No. 2017-012471CUA subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated 9/27/17, and stamped "EXHIBIT B.

CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and/or inadequate	Not required and/or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			See application for findings.
Planning Code §303(c) findings	X			See application for findings.
Planning Code §303(o) findings for Eating and Drinking Uses	X			Commercial frontage: existing concentration is higher than the recommended 25% threshold, If approved this project will increase the concentration of eating and drinking uses by .06%
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt as Class 1 Exemption

Additional Information	
Notification Period	11/24/2017-12/14/2017 (20 days mailing; 20 days newspaper; 20 days posted)
Number and nature of public comments received	3 letters of support, one each from a neighborhood watch captain, neighborhood resident, and District 4 Supervisor Katy Tang
Number of days between filing and hearing	78 Days

Generalized Basis for Approval (max. one paragraph)
The project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in the Section 101.1, 303(c), and 303(o) findings submitted as part of the application. The proposed independently-owned Restaurant with accessory grocery retail proposes to activate an existing vacant 2,475 square-foot commercial building, with 25 linear feet of street frontage. A recent study estimated that approximately 48% of commercial frontage zoned Neighborhood Commercial, Cluster and within 300 linear feet of the subject property is devoted to eating and drinking uses. The existing concentration is above the threshold of 25% as stated in Section 303(o), however, upon approval this project represents a minimal increase of .06% of eating and drinking uses and the space will be partially occupied by accessory retail grocery. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 14, 2017.

AYES:

NAYS:

ABSENT:

ADOPTED: December 14, 2017

Jonas P. Ionin
Commission Secretary

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. 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.

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.

EXHIBIT A

AUTHORIZATION

This authorization is for a **Conditional Use Authorization** pursuant to Planning Code Sections 730 and 303 to permit change of use from Limited Restaurant to Restaurant within the NCD Inner Sunset Neighborhood Commercial District, and a 40-X Height and Bulk district (d.b.a Gordo Taqueria) in general conformance with plans, dated **September 27, 2017** and stamped "EXHIBIT B" included in the docket for Record No. **2017-012465CUA** and subject to conditions of approval reviewed and approved by the Commission on December 14, 2017 under Motion No. **XXXXX**. This authorization and the conditions contained herein run with 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 **August 24, 2017** under Motion No. **XXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the design, including signs and awnings. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the Building Permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Signs and Awnings.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code. Any awnings or canopies must have a permit and shall comply with the requirements of Planning Code Section [136.1](#) and be reviewed by the Department's historic preservation staff for consistency with the [Secretary of the Interior's Standards for the Treatment of Historic Properties](#).
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
9. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the Building Permit Application if any rooftop mechanical equipment is proposed as part of the Project. Any such equipment is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
10. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the Project is operational, the Building Permit Application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

11. **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
12. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

13. **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>
14. **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>
15. **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

16. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

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

17. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

18. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

Exhibit B

General Note

(See Also Structural General Notes)

- All work shall be built in accordance with all applicable building codes, safety ordinances and accessibility requirements in effect at the place of construction.
- Contractor shall verify all existing conditions and dimensions and notify Architect of any discrepancies.
- Contractor acknowledges that he has thoroughly familiarized himself with the building site conditions, grades, etc. with the drawings and specifications, with the delivery facilities and all other matters and conditions which may affect the operation and completion of the work and assumes all risks there from.
- Contractor to provide temporary bracing and support as required to maintain the integrity and safety of the existing structure.
- By accepting and using these drawings the Contractor agrees that he shall assume the sole and complete responsibility for job site safety conditions during the course of construction of the Project including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the Contractor shall defend, indemnify and hold the Owner and Architect harmless from any and all liability, real or alleged, in connection with the performance of the Work on the Project, excepting for liability arising from the sole negligence of the Owner or Architect.
- Contractor shall provide temporary protection from weather, including rain, to existing and new construction.
- Contractor to provide general sweeping and periodic disposal service for the legal removal of waste and rubbish from the site. Provide a dust barrier between the existing building and new construction to minimize the amount of dust spread to the existing building during construction.
- All existing walls, floors and deckings at removed, new or modified construction shall be patched as required to make surfaces whole, sound and to match existing construction except as otherwise noted.
- Install insulation at all new construction and at existing construction made accessible during the normal course of work; Ceiling: R-19, Walls: R-13, Roof: R-30. Provide acoustic batt insulation in all walls & at all ceilings.
- Install all materials per manufacturers' written specifications.
- It is the responsibility of the Contractor to determine potential areas of asbestos materials that may be encountered during the course of construction and to provide for the lawful containment and / or removal of such asbestos. The Contractor shall notify in writing both the Owner and Architect of any such asbestos found during the course of the Project.
- The Installation Of All Specified Materials Including The Preparation Of Surfaces, Shall Conform To The Material Manufacturer's Specifications And Recommendations. All Work Shall Be Performed By Mechanics Skilled In The Application Materials Specified.
- Contractor Shall Provide Adequate Shoring And Bracing Where Required.
- Methods Of Demolition Shall Be Devised By The Contractor But Within The Requirements Of All Applicable Codes And Local Ordinances.
- Details Shown Are Based On Data Taken From Existing Field Observations And May Not Agree With Existing Construction. Where A Difference Occurs Work Shall Be Stopped On That Area Immediately And Architect Shall Be Notified.
- These Drawings And Specifications Represent The Finished Structure. They Do Not Indicate The Method Of Construction. The Contractor Shall Provide All Measures Necessary To Protect Existing Or New Structures During Construction. Such Measures Shall Include, But Not Be Limited To Bracing, Shoring For Loads Due To Construction Equipment, Etc. Observation Visits To The Site By The Architect Shall Not Include Inspection Of The Above Items.
- Contractor Shall Verify With The Owner Locations Of Existing Underground Cables, Conduits, Utility Pipes, Etc. And Shall Not Damage Same During Excavations. Concrete And Asphalt To Be Removed Shall Be Saw Cut To Provide A Clean Straight Edge.
- The Design, Adequacy, And Safety Of Erecting, Bracing, Shoring, Temporary Supports, Etc., Is The Sole Responsibility Of The Contractor And Has Not Been Considered By The Architect.
- The Contractor Shall Provide Safe And Adequate Braces And Connections To Support The Component Parts Of The Structure, Until The Structure Itself (Including The Roof And Floor Diaphragms) Is Complete Enough To Adequately Support Itself.
- All Concrete Or Masonry Retaining Walls Separating Exterior And Interior Spaces Shall Be Equipped With Vapor Barriers And Perforated Drains Surrounded By Gravel.
- Do Not Scale Drawings.

Lighting Mandatory Measures

- For every floor all Interior Lighting systems shall be equipped with a separate automatic control to shut off the Lighting. his automatic control shall meet the requirements of Section 15 and may be an occupancy sensor, Automatic Time Switch, or other device capable of automatically shutting off the lighting.
- Override for Building shutoff. The Automatic Building Shutoff is provided with a Manual Accessible Override switch in site of the lights. The area of Override is not to exceed 5000 sf.
- Automatic Control Devices certified. All Automatic Control Devices specified are certified. All alternate equipment shall be certified and installed as directed by the manufacturer.
- Flourescent Ballasts and Luminaires certified. All Frouescent fixtures specified for the project are certified and listed in the directory. All installed fixtures shall be certified.
- Tandem Wiring for 1 and 3 lamp Flourescent fixtures, all 1 and 3 lamp Flourescent fixtures are tandemed wired with 2 lamp ballasts where required by Standard Section 132 or all 3 lamp Flourescent Fixtures are specified with Electronic high frequency Ballasts and are exempt from tandem wiring requirements.
- Individual Room/Area Controls. Each room and area in this building is equipped with a separate switch or occupancy sensor device for each area with floor to ceiling walls.
- Uniform reduction for individual rooms. All rooms and areas greater than 100 sq.ft. and more than 0.8 watts per square foot of Lighting shall be controlled with b-level switching for uniform reduction of lighting within the room.
- Daylight Area Control. All rooms with wndows and skylights that are greater than 250 sf and allow for the effective use of daylight in the area shall have 50% of the lamps in each daylight area controlled by a separate switch or the effective use of day light cannot be accomplished because the windows are continually shaded by a building on the adjacent lot. Diagram of shading during different times of the year is included on plans.

Architect's Statement

Title 24 Compliance and Non-Infringement Statements.

- The proposed construction is in compliance with Applicable Federal, State and Local Codes.
- The proposed construction is in compliance with Handicapped Access Requirements of Title 24 California Code of Regulation.
- The proposed construction is in compliance with Energy Conservation Standards per Title 24 California Code of Regulation.
- The proposed construction shown on this document does not infringe on the Life Safety for this Buildings Applicable Building Codes and Ordinances. Perform all work in accordance with Building codes, laws and ordinances having jurisdiction on the project.

Index of Drawings

ARCHITECTURAL DRAWINGS

- A0** TITLE SHEET General Project Information/Site Plan
- A2.1** EXISTING AND PROPOSED GROUND FLOOR
- A2.4** EXISTING AND PROPOSED ROOF PLAN
- A4.1** EXISTING/PROPOSED TARAVEL STREET ELEVATION/PHOTOS
- A4.6** BUILDING CROSS-SECTION

Project Directory

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Architecture and Planning
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Arch. Lic. C-24965
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Tel: 415. 378.7046
email: charles@hemmingearchitects.com

Applicant:
David Muller and Lana Porcello
Restaurant Bakery Name to be Determined @
3633 Taraval Street, San Francisco, CA.
Mailing Address: Outerlands Restaurant
4001 Judah Street
San Francisco, Ca 94122
415. 661.6140



SUBJECT PROPERTY



SUBJECT PROPERTY

4 SITE PHOTOS

3633 Taraval Street

Project Description:

Conversion of Existing Retail Market to Full Service Restaurant/Bakery with Accessory Food Retail. Work to include new kitchen, Production Bread Bakery, Prep Area and Dish Room.

Property Description:

Block/Lot: 2379 / 040
Existing Use @ Ground Floor: M (Mercantile) -Retail Food Store) approx. 2475 sf
Proposed Use @ Ground Floor: B (Under 49 Occupancy) Full Service Restaurant/Bakery w/ Accessory Retail
Existing Building Type: Type 5-B - 1 Story. NO Expansion of Envelope
Zoning: NC-1 - Neighborhood Commercial District - Cluster
Preservaton: B - Unknown/Age Eligible

Separate Permits:

Separate **Plumbing** Permits Shall be Obtained as required.
Separate **Electrical** Permits Shall be Obtained as required.
Separate **Life Safety** Permits Shall be Obtained as required.
Separate **Sprinkler** Permits Shall be Obtained if required.

Applicable Codes and Ordinances:

- 2016 California Codes**
- 2016 California Building Code
 - 2016 California Electrical Code
 - 2016 California Mechanical Code
 - 2016 California Plumbing Code
 - 2016 Green Building Code
 - 2016 California Energy Code - Effective July 1, 2014. See 2010 California Energy Code.
- 2016 San Francisco Code Amendments**
- 2016 San Francisco Building Code Amendments
 - 2016 San Francisco Electrical Code Amendments
 - 2016 San Francisco Mechanical Code Amendments
 - 2016 San Francisco Plumbing Code Amendments
 - 2016 San Francisco Green Building Code Amendments
 - 2016 San Francisco Housing Code

3633 Taraval Street

San Francisco, CA

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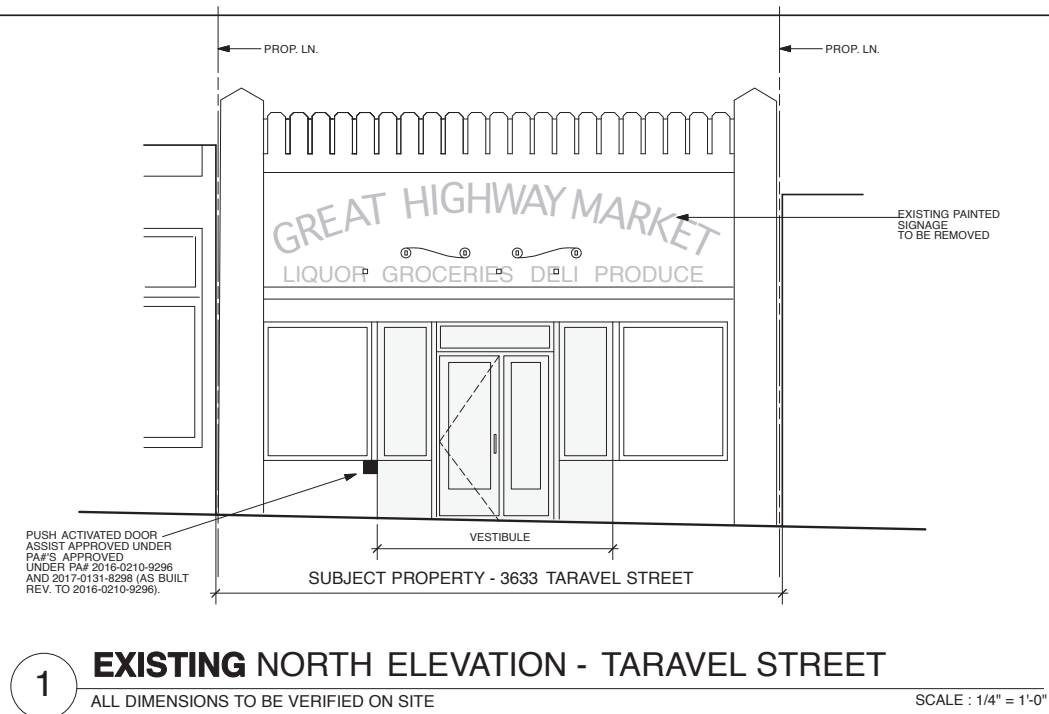
NO.	ISSUE	DATE
	CU SUBMITTAL	8.15.17

SCALE 1/4"= 1'-0"	DATE
DRAWN BY	CHECKED BY
JOB NO.	APPROVED
FILE NAME	
DESCRIPTION TITLE SHHET/PROJECT INFO/ PHOTOS/PLOT PLAN	
REFERENCE NORTH	SHEET NO. A0



SUBJECT PROPERTY

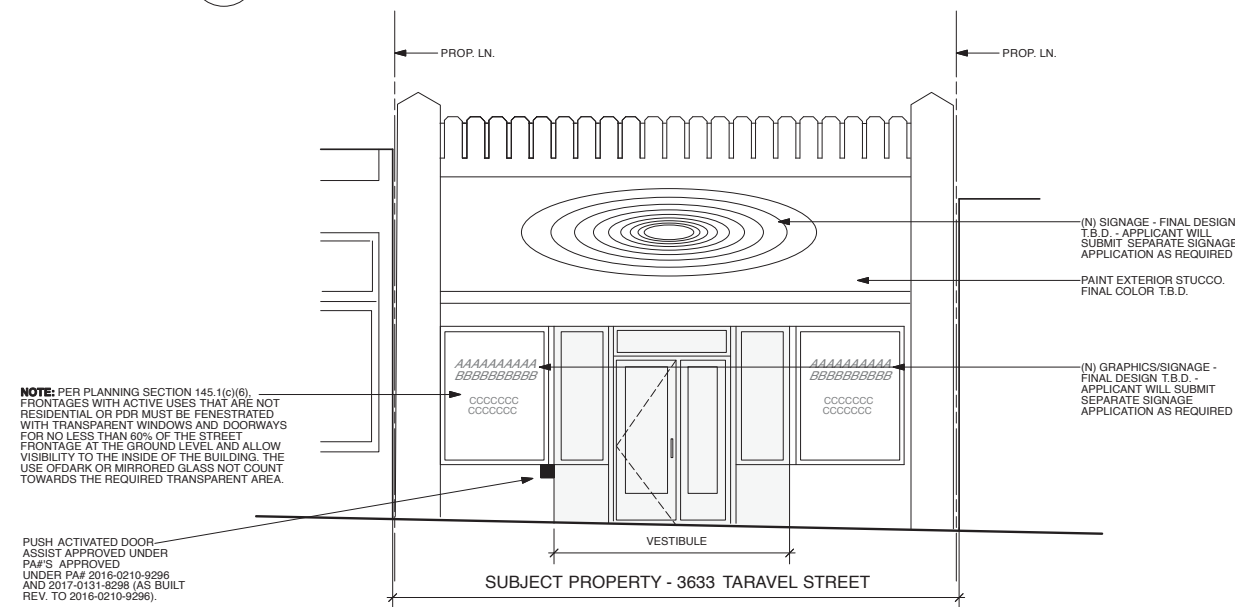
5 PLOT PLAN



1 EXISTING NORTH ELEVATION - TARAVEL STREET

ALL DIMENSIONS TO BE VERIFIED ON SITE

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



2 PROPOSED NORTH ELEVATION - TARAVEL STREET CU SUBMITTAL 9.20.17

ALL DIMENSIONS TO BE VERIFIED ON SITE

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



3 PHOTO NORTH ELEVATION - TARAVEL STREET

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

NO.	ISSUE	DATE
	CU SUBMITTAL	8.15.17

SCALE 1/4" = 1'-0"	DATE
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FILE NAME	
DESCRIPTION	
EXISTING AND PROPOSED TARAVEL STREET ELEVATION (NORTH)/ PHOTOS	

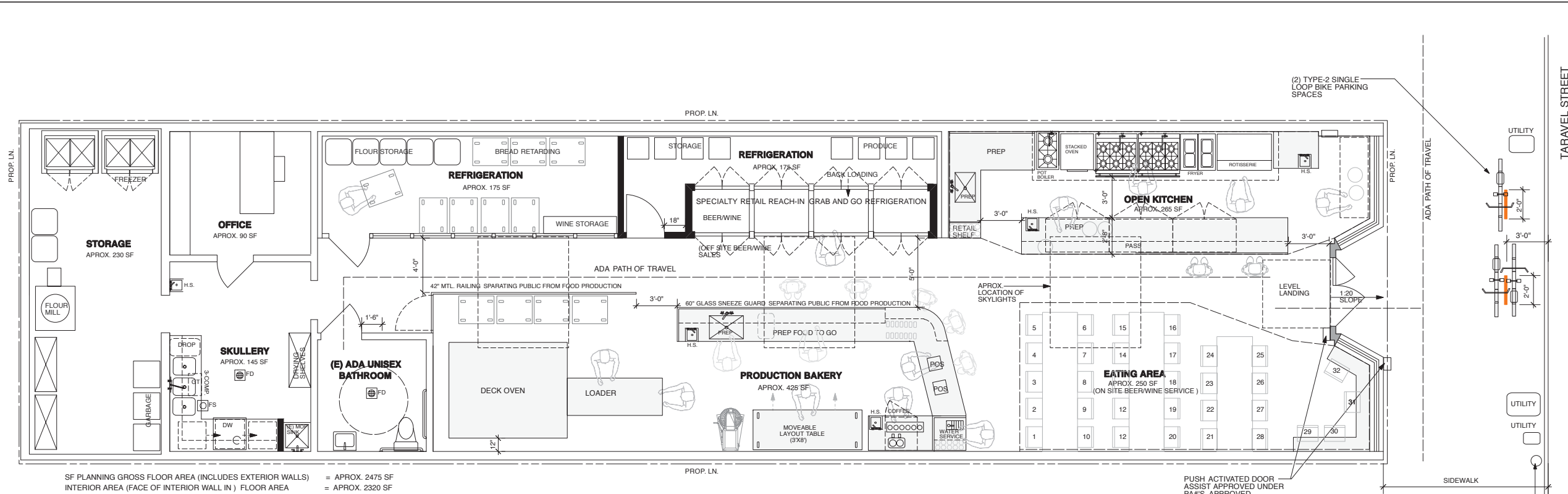


NO.	ISSUE	DATE
	CU SUBMITTAL	9.20.17

SCALE 1/4" = 1'-0"	DATE
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JOB NO.	APPROVED
FILE NAME	

DESCRIPTION
 EXISTING AND PROPOSED GROUND FLOOR PLAN

REFERENCE NORTH	SHEET NO.
	A2.1



SF PLANNING GROSS FLOOR AREA (INCLUDES EXTERIOR WALLS) = APPROX. 2475 SF
 INTERIOR AREA (FACE OF INTERIOR WALL IN) FLOOR AREA = APPROX. 2320 SF

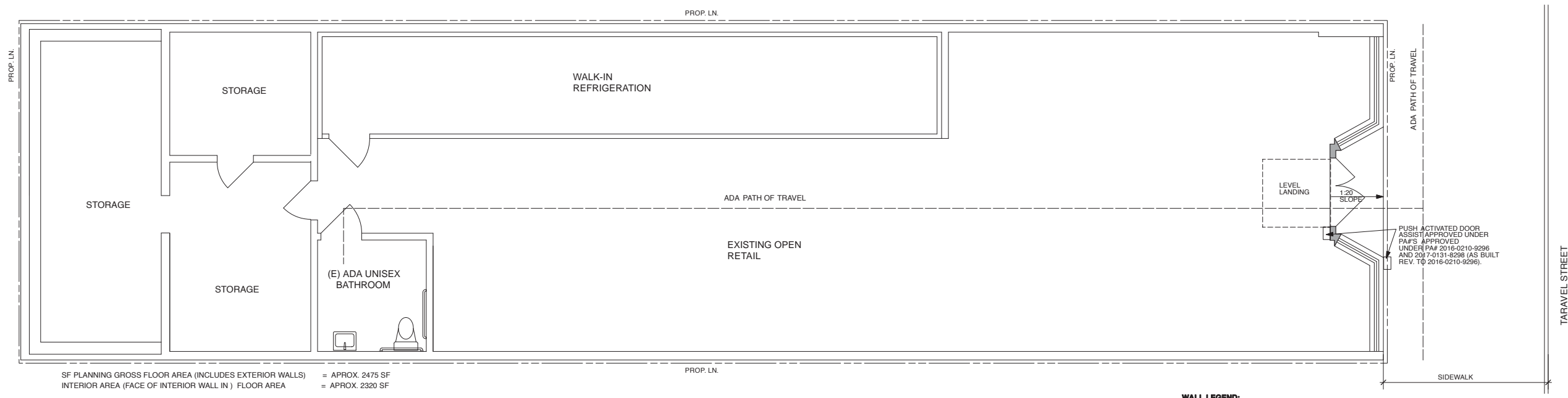
WALL LEGEND:

EXISTING WALLS	
NEW WALLS	
DEMO WALLS	

PUSH ACTIVATED DOOR ASSIST APPROVED UNDER PA#S APPROVED UNDER PA# 2016-0210-9296 AND 2017-0131-8298 (AS BUILT REV. TO 2016-0210-9296).

1 PROPOSED FLOOR PLAN - CU SUBMITTAL 9.20.17
 ALL DIMENSIONS TO BE VERIFIED ON SITE

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



SF PLANNING GROSS FLOOR AREA (INCLUDES EXTERIOR WALLS) = APPROX. 2475 SF
 INTERIOR AREA (FACE OF INTERIOR WALL IN) FLOOR AREA = APPROX. 2320 SF

WALL LEGEND:

EXISTING WALLS	
NEW WALLS	
DEMO WALLS	

2 EXISTING FLOOR PLAN - EXISTING APPROVED UNDER PA# 2016-0210-9296 AND 2017-0131-8298 (AS BUILT REV. TO 2016-0210-9296).

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

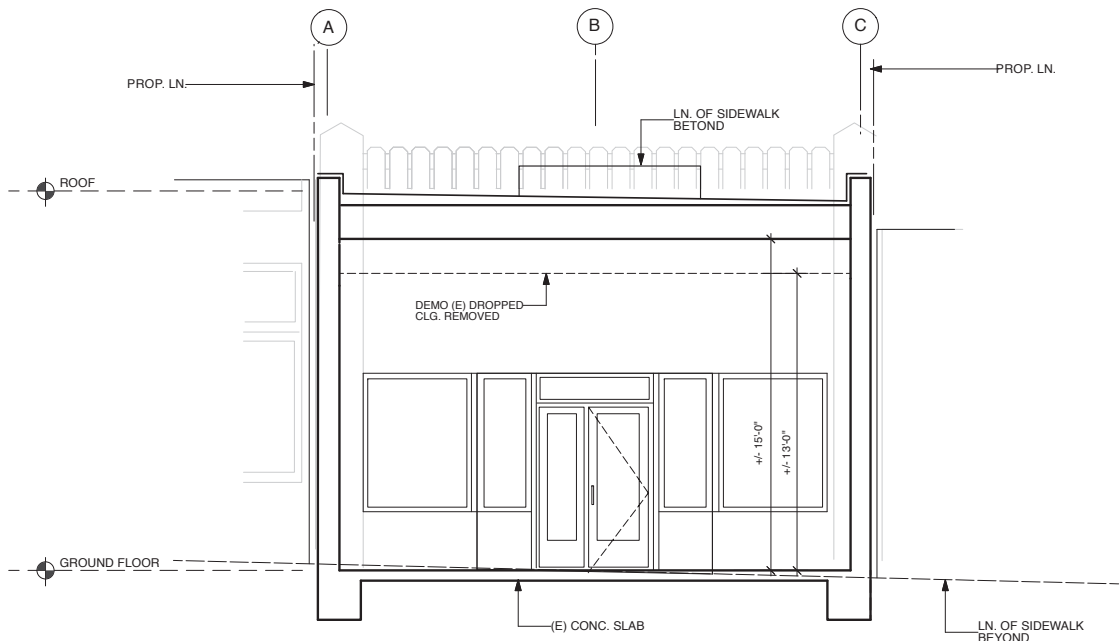
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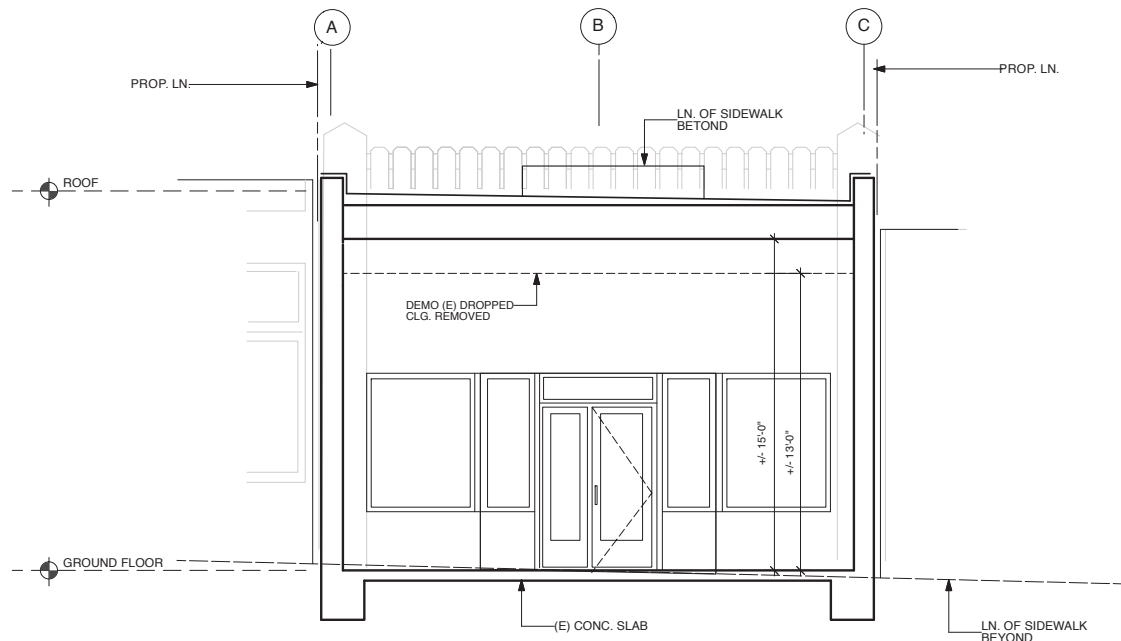
NO.	ISSUE	DATE
	CU SUBMITTAL	8.15.17

SCALE: 1/4" = 1'-0"	DATE:
DRAWN BY:	CHECKED BY:
JOB NO.:	APPROVED:
FILE NAME:	
DESCRIPTION:	
EXISTING AND PROPOSED BUILDING SECTIONS	

REFERENCE NORTH	SHEET NO.
	A4.6



2 PROPOSED SECTION A-A CU SUBMITTAL 9.20.17
ALL DIMENSIONS TO BE VERIFIED ON SITE
SCALE : 1/4" = 1'-0"



1 EXISTING SECTION A-A CU SUBMITTAL 9.20.17
ALL DIMENSIONS TO BE VERIFIED ON SITE
SCALE : 1/4" = 1'-0"



3 PHOTO NORTH ELEVATION - TARAVEL STREET
ALL DIMENSIONS TO BE VERIFIED ON SITE
SCALE : 1/4" = 1'-0"

CASE NUMBER
For Staff Use only 2017-012471 CUSA

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Lana Porcello and David Muller	
PROPERTY OWNER'S ADDRESS: 1266 46th Ave., San Francisco, CA 94122	TELEPHONE: (415) 418-9800
	EMAIL: admin@outerlandssf.com

APPLICANT'S NAME: Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE: ()
	EMAIL:

CONTACT FOR PROJECT INFORMATION: Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): Same as Above <input checked="" type="checkbox"/>	
ADDRESS:	TELEPHONE: ()
	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT: 3633 Taraval St., San Francisco, CA	ZIP CODE: 94122
CROSS STREETS: 46th and 47th Avenues	

ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
2379 / 040	approx 100x2	2495	NC-1	40-X

3. Project Description

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

4. Project Summary Table

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

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	0			
Hotel Rooms	0			
Parking Spaces	0			
Loading Spaces	0			
Number of Buildings	1		1	1
Height of Building(s)	18 ft			
Number of Stories	1			
Bicycle Spaces	0			
GROSS SQUARE FOOTAGE (GSF)				
Residential	0			
Retail	2320	2320		2320
Office	0			
Industrial/PDR <small>Production, Distribution, & Repair</small>	0			
Parking	0			
Other (Specify Use)	0			
TOTAL GSF	2320			

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

Conditional Use Application / CB3P – 3633 Taraval St.

Additional Project Features (Attachment to Page 8 of Conditional Use Application)

Project will maintain retail grocery use and type 21 liquor license with reduced presence of off-sale liquor.

Project will add a restaurant use with seating and on-sale license.

Our small family-run restaurant and grocery will transform a vacant commercial site into a beneficial and integrated service for the neighborhood. The business will restore positive cultural and economic activity, while preserving the unique atmosphere of this special block. In addition, the business will meet multiple expressed needs for the neighborhood, including:

- Fresh baked breads and treats, available for pick-up throughout the day from our in-house bakery

- A daily menu of sustainably prepared sandwiches and deli favorites, with options to enjoy onsite or to-go

- A retail mini-market supplying take-away options prepared by our kitchen, such as cured meats and deli salads, along with local products from sustainable foods vendors. Selections will range from snacks and drinks perfect for beach goers looking for a quick bite, to sides and seasonings to pair with your own cooking, to meal kits for putting together a delicious lunch or dinner at home.

- A welcoming community gathering space for residents and families

As long time residents and family business owners in the Outer Sunset, our primary goal is to celebrate and express the beauty, creativity, and community spirit that continues to make our district a beloved place to call home.

CASE NUMBER
For Staff Use Only

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Change of Use to add restaurant use, per Section 781.1 Taraval Street Restaurant Subdistrict.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) 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;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

Please see attached sheet.

Conditional Use Application / CB3P – 3633 Taraval St.

Conditional Use Findings (Attachment to Page 9 of Conditional Use Application)

Proposed Change of Use meets the Conditional Use findings as follows:

1. Project will maintain retail grocery use without altering the size or intensity of retail use, except to reduce the presence of off-sale liquor.

Project will add a small restaurant component, meeting the neighborhood's expressed desire for additional prepared food and take away options.

Project will be designed to integrate with and enhance the existing look and feel of the block.

2. Project will pose no detriment to the health, safety, convenience, or general welfare of persons or property, nor hinder improvements to the vicinity:

a) Project will not alter the size, shape, or arrangement of the existing site.

b) Retail hours, delivery schedules, and general business activities will prioritize parking accessibility and minimization of traffic.

c) Project will produce no harmful or otherwise offensive emissions. Retail hours and general business activities will prioritize quiet enjoyment of surrounding residences, with no effect on noise, glare, dust or odor.

d) By adding a small restaurant use to a previously vacant site, project will restore desirable commercial activity, reduce blight, and ensure maintenance and beautification of the area.

3. Project will comply with the applicable provisions and not adversely affect the Master Plan.

Priority General Plan Policies Findings

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

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

Please see attached sheet.

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

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

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

CASE NUMBER:
For Staff Use only

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

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

7. That landmarks and historic buildings be preserved; and

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

Conditional Use Application / CB3P – 3633 Taraval St.

Priority General Plan Policies Findings (Attachment to Page 10 of Conditional Use Application)

1. By replacing a vacant commercial space with a resident-owned small business, the project will reactivate desirable commercial activity. As current owners of a small, established family business entering its 10th year in the Outer Sunset, we have and will continue to maintain our connection to our resident neighbors and surrounding merchants:
 - Through our family business, we have created and sustained many new local jobs, and will create additional quality jobs with this project. The majority of our current staff live within the Sunset, and we will continue to encourage employment applications by our fellow residents.
 - We are committed to building relationships with and supporting other local businesses, and have provided long-term, pro-bono mentorship of more than eight new, resident-owned Outer Sunset businesses in the last five years.
 - We strive to retain staff by cultivating a safe, open and diverse workplace, and by providing opportunities for personal and career advancement.
2. As long-time residents of the district, we established our family business through a desire to connect personally and creatively with our surrounding community. Our primary aim is to develop a business which our block and larger community feel proud to support, and which celebrates the character and feel of this particular pocket of the Sunset. As such, we are committed to:
 - Designing our space and operations toward the care and enhancement of the neighborhood's existing look and feel.
 - Continual review of our impact on the region's cultural and economic diversity.
 - Providing clear channels for feedback from neighbors and other local merchants, and structuring opportunities for collaboration toward our shared goal of preserving the unique atmosphere of our block.
3. As a Change of Use within an existing commercial space, the project will have no impact on affordable housing.
4. Our site's close proximity to muni transport; our active promotion of bike travel through bike-to-work campaigns, visitor outreach, and direct support of local bike coalitions; and our recruitment of Sunset resident workers will ensure minimal impact on commuter traffic and neighborhood parking. Delivery schedules will target off-peak hours; and carefully structured business flow will maintain a clean, clear right of way for pedestrians.
5. By maintaining a retail grocery use and adding a restaurant use in a currently vacant commercial space, our small business will safeguard opportunities for service sector employment.
6. The Change of Use is proposed within a currently vacant commercial space, and will have no impact on earthquake preparedness, except to provide a potential meeting place for residents to convene in the event of an earthquake.
7. The Change of Use is proposed within a non-historic building and will have no impact on the preservation of historic landmarks.
8. The Change of Use will not alter the size or intensity of the existing site and will have no impact on parks or open space preserves.



Estimated Construction Costs

TYPE OF APPLICATION: Conditional Use	
OCCUPANCY CLASSIFICATION: <49	
BUILDING TYPE: Commercial	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 2320 sq ft	BY PROPOSED USES: Retail
ESTIMATED CONSTRUCTION COST: 200k	
ESTIMATE PREPARED BY: Charles Hemminger	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:  

Date: **09/27/2017**

Print name, and indicate whether owner, or authorized agent:
Lana Porcello and David Muller, Owners

Owner / Authorized Agent (circle one)

Application Submittal Checklist

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

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

NOTES:

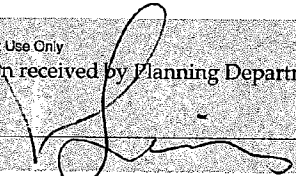
- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy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

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

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

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

For Department Use Only
Application received by Planning Department:

By:  Date: 9/27/17



SAN FRANCISCO
PLANNING
DEPARTMENT

CB3P

Community Business Priority Processing Program Checklist for Eligibility

The Community Business Priority Processing Program ("CB3P") was adopted by the San Francisco Planning Commission on February 12, 2015 under Resolution Number 19323. The CB3P streamlines the Conditional Use process for certain small and mid-sized businesses applications. It is the successor program to the Planning Commission's Small Business Priority Processing Pilot Program ("SB4P").

Projects that qualify for, and enroll in, the CB3P are guaranteed (1) a hearing date within 90 days of filing and (2) placement on the Planning Commission's consent calendar. The analysis of CB3P-projects is documented through a two-page Project Summary and Motion ("PS&M") rather than the lengthier Executive Summary and Draft Motion documents prepared in connection with conventional applications.

Applicants for the CB3P must (1) complete this checklist documenting eligibility for participation, (2) complete the Conditional Use application and provide associated materials and (3) conduct a Pre-Application Meeting, as discussed below. Planning Department Staff are available to assist you at the Planning Information Center ("PIC"), located on the ground floor of 1660 Mission Street, during regular business hours. You can also call the PIC at (415) 558.6377

Information about Pre-Application Meetings can be found at sfplanning.org > Permits & Zoning > Permit Forms > "Neighborhood Notification - Pre-Application Meeting Packet". A Pre-Application Meeting is a mandatory form of community outreach conducted by a project sponsor in order to receive initial feedback prior to the submittal of an application to the Planning Department. A Pre-Application Meeting is hosted by a project sponsor to discuss a project and review associated plans; it is typically held at or near the project site. A project sponsor is required to send notice of the meeting to abutting property owners and occupants, property owners and occupants directly across the street, and all neighborhood associations (available at www.sfplanning.org).

Project Information

Please complete all fields.

PROPERTY ADDRESS:	RECORD NUMBER AND/OR BUILDING PERMIT NUMBER:
3633 Taraval St., San Francisco, CA 94122	
NAME OF BUSINESS (IF KNOWN):	
TBD	
BRIEF DESCRIPTION OF PROJECT:	
Please see attached sheet.	

Conditional Use Application / CB3P – 3633 Taraval St.

Project Information (Attachment to Page 1 of CB3P Checklist)

Project will maintain retail grocery use and type 21 liquor license with reduced presence of off-sale liquor.

Project will add a restaurant use with seating and on-sale license.

Our small family-run restaurant and grocery will transform a vacant commercial site into a beneficial and integrated service for the neighborhood. The business will restore positive cultural and economic activity, while preserving the unique atmosphere of this special block. In addition, the business will meet multiple expressed needs for the neighborhood, including:

- Fresh baked breads and treats, available for pick-up throughout the day from our in-house bakery

- A daily menu of sustainably prepared sandwiches and deli favorites, with options to enjoy onsite or to-go

- A retail mini-market supplying take-away options prepared by our kitchen, such as cured meats and deli salads, along with local products from sustainable foods vendors. Selections will range from snacks and drinks perfect for beach goers looking for a quick bite, to sides and seasonings to pair with your own cooking, to meal kits for putting together a delicious lunch or dinner at home.

- A welcoming community gathering space for residents and families

As long time residents and family business owners in the Outer Sunset, our primary goal is to celebrate and express the beauty, creativity, and community spirit that continues to make our district a beloved place to call home.

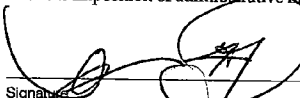
CHECKLIST FOR CB3P ELIGIBILITY

The following checklist is to be completed by applicants and reviewed by Planning Department Staff.

CONFIRM COMPLIANCE WITH EACH CRITERION BY CHECKING BOXES	
<input checked="" type="checkbox"/>	Pre-Application Meeting The applicant has conducted a Pre-Application Meeting as set forth on the reverse side of this page.
<input checked="" type="checkbox"/>	Application Type The application is for Conditional Use Authorization.
<input checked="" type="checkbox"/>	Formula Retail The application does not seek to establish a new Formula Retail use, excepting one with fewer than 20 other establishments.
<input checked="" type="checkbox"/>	Hours of Operation The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
<input checked="" type="checkbox"/>	Storefront Consolidation The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
<input checked="" type="checkbox"/>	Loss of Dwellings The application does not seek to remove any dwelling units.
<input checked="" type="checkbox"/>	Alcoholic Beverages The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
<input checked="" type="checkbox"/>	Nature of Work The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
<input checked="" type="checkbox"/>	Nature of Use The application involves only non-residential uses and does not seek to establish or expand any of the following: <ul style="list-style-type: none"> ✓ Massage Establishment ✓ Tobacco Paraphernalia Establishment ✓ Adult Entertainment Establishment ✓ Medical Cannabis Dispensary ✓ Fringe Financial Service ✓ Drive-up Facility ✓ Wireless Telecommunications Site ("WTS") ✓ Outdoor Activity Area ✓ Bar ✓ Nighttime Entertainment / Place of Entertainment (e.g. nightclubs, music venues) ✓ Liquor Store ✓ Off-Street parking in excess of that allowed on an as-of-right basis ✓ Office closed to the public located on the ground story

Applicant's Declaration

I hereby attest under penalty of perjury that the information I have provided is true and correct to the best of my knowledge, that I intend to complete the project described herein in compliance with the eligibility requirements of the CB3P Program, that I have read and understood this form, and that I am (a) the property owner or authorized agent of the property owner, (b) familiar with the property, and (c) able to provide accurate and complete information. I understand that knowingly or negligently providing false or misleading information may lead to denial or rescission of my permit and/or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action along with the imposition of administrative fines.

	09/27/2017	admin@outerlandssf.com
Signature	Date	Email Address
Lana Porcello and David Muller	(415) 418-9800	
Print Name and check one: <input checked="" type="checkbox"/> OWNER or <input type="checkbox"/> AUTHORIZED AGENT	Phone Number	

For Staff Use Only:
Check One:

ENROLLED

- ✓ CHECKLIST REVIEWED AND FOUND TO BE ACCURATE AND REFLECTIVE OF PROJECT
- ✓ PRE-APPLICATION MEETING COMPLETE: DOCUMENTATION RECEIVED
- ✓ CONDITIONAL USE APPLICATION RECEIVED

NOT ENROLLED
STATE REASON: _____

PROVIDE A COPY OF THIS FORM
TO THE DIRECTOR'S OFFICE

Name, Date and Signature of Current Planning Staff _____

Chandler, Mathew (CPC)

From: mark renneker <markrenneker@gmail.com>
Sent: Saturday, December 02, 2017 4:34 PM
To: Chandler, Mathew (CPC)
Subject: Proposal for Outerlands Bakery

I am writing in support of the proposed Outerlands Bakery on Taraval. I live a block away and would welcome it to the neighborhood.

Sincerely,
Mark Renneker MD
4637 Ulloa Street
SF, CA 94116
415 681-5357

Sent from my iPhone

Member, Board of Supervisors
District 4



City and County of San Francisco

KATY TANG

September 26, 2017

San Francisco Planning Department
1650 Mission Street #400
San Francisco, CA 94103

Re: 3633 Taraval Street

To: Whom It May Concern

I write in support of Lana Porcello and David Muller's proposed project at 3633 Taraval Street. Over the years, Lana and David have established themselves as outstanding business owners in the Sunset District since opening their restaurant Outerlands in 2009.

The opening of Outerlands significantly transformed and improved the Judah corridor in the Sunset District. Many residents found the area by Judah and 45th Avenue to be dangerous and neglected. But after Outerlands was established, it became a gathering place for people near and far.

Now, Lana and David wish to open another food establishment at 3633 Taraval Street. Their goal is to create an inviting space that serves a variety of needs for residents. With a primary focus on creating a bakery, Lana and David hope to provide patrons with a daily selection of freshly baked breads and other baked goods. They also hope to provide counter style foods that can either be eaten on site or taken home, as well as a mini market offering a selection of products from local and sustainable specialty foods vendors.

My office has heard from many nearby neighbors that they would like to have more food options within walking distance, and are excited about the potential that this space offers. I also believe that this project would attract more visitors to the area and would benefit the other businesses nearby.

Lana and David are not only business owners in the neighborhood, they are residents of the Sunset District. They have demonstrated a strong commitment to investing in our neighborhood and I have no doubts that their project at 3633 Taraval Street will provide a great service for residents and visitors.

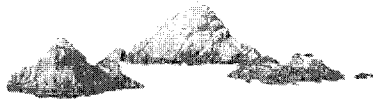
I understand that in providing this letter of support, I will need to recuse myself from a vote if there is an appeal of the Conditional Use permit that is before the Board of Supervisors. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Katy Tang".

Katy Tang
Supervisor, District 4
City and County of San Francisco

Seal Rock Investments LLC
1798 Great Hwy
San Francisco, CA 94129



Brian W. Veit
(415) 672-2485 Cell
veit@seal-rock.com

11-27-2017

To: San Francisco Planning Commission

RE: 3633 Taraval St Case No. 2017-012471CUA

Dear Planning Commission,

I write in support of the Conditional Use Authorization to change the use from Retail Grocery and Liquor Store to Restaurant at 3633 Taraval (@46th ave.)

I write as a current neighborhood watch captain in the outer sunset, a former CA county planning commissioner, and as someone not involved in this project except as a local resident.

This should be a no-brainer but just in case: We need more restaurants in the outer sunset. We need more pubs, decent (not dive) bars, and shops of all sorts but especially restaurants. And we need them on the three main public transit corridors (Taraval, Noriega, and Judah.)

This project fits the bill. Furthermore, the project applicants have proven themselves to be the kind of responsible energetic entrepreneurs our neighborhood needs and should support.

Please grant the conditional use permit for the good of the community.

Thank you,

A handwritten signature in black ink that reads "BW Veit". The signature is written in a cursive, flowing style. The "B" and "W" are connected, and the "Veit" is written in a similar cursive script. The signature is positioned above a horizontal line.

Brian Veit



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
3633 Taraval St		2379/040	
Case No.	Permit No.	Plans Dated	
2017-01247CUA		8/15/17	
<input checked="" 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.			
Conditional Use Authorization to permit change of use from retail grocery/ liquor store to a full service restaurant with retail grocery in an approximately 2475 square foot building.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

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

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

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

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>				
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Planner Name: Mathew Chandler</p> </td> <td style="width: 50%; padding: 5px;"> <p>Signature:</p> <p style="font-size: 2em; font-weight: bold; margin: 0;">Mathew Chandle</p> <p style="font-size: 2em; font-weight: bold; margin: 0;">r</p> </td> </tr> <tr> <td style="padding: 5px;"> <p>Project Approval Action:</p> <p style="font-size: 1.2em; margin: 0;">Planning Commission Hearing</p> <p style="font-size: 0.8em; margin-top: 10px;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="padding: 5px;"> <p>Digitally signed by Mathew Chandler Date: 2017.12.04 14:34:04 -08'00'</p> </td> </tr> </table> <p style="font-size: 0.8em; margin-top: 10px;">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 style="font-size: 0.8em; margin-top: 5px;">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>Planner Name: Mathew Chandler</p>	<p>Signature:</p> <p style="font-size: 2em; font-weight: bold; margin: 0;">Mathew Chandle</p> <p style="font-size: 2em; font-weight: bold; margin: 0;">r</p>	<p>Project Approval Action:</p> <p style="font-size: 1.2em; margin: 0;">Planning Commission Hearing</p> <p style="font-size: 0.8em; margin-top: 10px;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Digitally signed by Mathew Chandler Date: 2017.12.04 14:34:04 -08'00'</p>
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**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER**

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

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

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

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:

