

- **Public Comment and Outreach.**
 - **Support/Opposition:** The Department has received seven form letters from neighboring residents and businesses in support and no letters in opposition to the Project.
 - **Outreach:** A pre-application meeting was not required for the proposed project.

ENVIRONMENTAL REVIEW

The project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity. The proposed may be desirable by allowing the existing business to remain on the Project Site. The existing Trade Office use is compatible to the mix of commercial uses of the Sacramento Street NCD and has contributed to the economic vitality of the neighborhood.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans
Exhibit C – Land Use Data
Exhibit D – Maps and Context Photos
Exhibit E – Project Sponsor’s Brief (Submittals)

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-001485CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-001485CUA, 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. **Project Description.** The proposal is for a Conditional Use Authorization pursuant to Planning Code Sections 303 and 724 to allow the establishment of a Trade Office use for a contractor (d.b.a. The Toboni Group) on the ground floor of a three-story commercial and residential building. There are no tenant improvements or expansion of the existing building envelope proposed. The proposed project will abate Planning Enforcement Case No. 2018-001485ENF to legalize the proposed change of use.
3. **Site Description and Present Use.** The project site is located at 3360-3364 Sacramento Street, on the north side of Sacramento Street between Walnut and Presidio Streets on Assessor's Block 1008, Lot 011. The project site is centrally located within the Sacramento Street Neighborhood Commercial District (NCD), 40-X Height and Bulk District. The parcel measures approximately 2,422 square feet in total area (approximately 27.5 feet wide by 127.7 feet deep) and is occupied by a three-story commercial and residential building built circa 1909. The existing building is not listed in the Planning Department's 1976 Architectural Survey or the National or California Registers as having architectural significance. However, the existing building is located within the Neighborhood Commercial Corridors Historic Resources Survey (in progress). The existing three-story mixed-use building has no other commercial tenants. The authorized use per the Department of Building Inspection is "two-family dwelling and commercial." The subject commercial space on the ground floor is currently occupied by the existing Trade Office use (d.b.a. Toboni Group) has been operation at the subject commercial space since January 2013. Prior to 2013, the subject commercial space was occupied by another unpermitted use that also required Conditional Authorization approval (Design Professional office use for architectural and interior decorating services d.b.a. Kensington and Associates). It is unknown when the last retail occupied the subject site. Two dwelling units are located on the upper floors of the subject building.

4. **Surrounding Properties and Neighborhood.** The Project Site is located within the Sacramento Street Neighborhood Commercial District (NCD) within the Presidio Heights neighborhood. The surrounding development consists of a variety of residential, commercial, and mixed-use buildings mostly featuring residential uses above ground floor commercial establishments. The scale of development in the area consists of an eclectic mix of two- to four-story buildings built between the Victorian era and the 1990s. Generally, the commercial establishments characterizing this portion of Sacramento Street include a mix of specialty shops featuring home furnishings, clothing, dry cleaners, restaurants and personal service establishments. The surrounding zoning is primarily RM-1 (Residential, Mixed, Low-Density) and RH-2 (Residential, House, Two-Family).
5. **Public Outreach and Comments.** A pre-application meeting was not required for the proposed project. The Department has received seven form letters from neighboring residents and businesses in support and no letters in opposition to the Project.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Trade Office Use.** Planning Code Section 724 states that a Conditional Use Authorization is required for a Trade Office use, whether it is Principal or Accessory, as defined by Planning Code Section 102.

Trade Offices are defined under Planning Code Section 102 as a Non-Retail Sales and Service Use that includes business offices of building, plumbing, electrical, painting, roofing, furnace, or pest control contractors, if no storage of equipment or items for wholesale use are located on site. It may also include incidental accessory storage of office supplies and samples if located entirely within an enclosed building having no openings other than fixed windows or exits required by law within 50 feet of an R District, and if the storage of equipment and supplies does not occupy more than of the total gross floor area of the use. No processing of building materials, such as mixing of concrete or heating of asphalt shall be conducted on the premises. Parking, loading, and unloading of all vehicles used by the contractor shall be located entirely within the building containing the use.

The proposed project is a request for Conditional Use Authorization to legalize the change of use of an approximately 1,472 square foot commercial retail space to a Trade Office use (d.b.a. Toboni Group) on the ground floor of a three-story commercial and residential building.

- B. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be

fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The Project would continue to occupy an existing ground floor-level commercial space where existing fenestration consists of unobstructed glazing. The subject commercial space has approximately 17 feet of frontage on Sacramento Street with approximately 14 linear feet devoted to either the entrance or window space. There are no changes proposed to the commercial frontage. The project does not propose any decorative railings or grillwork in front of or behind existing windows.

- C. **Use Size.** Planning Code Section 724 allows a non-residential use size up to 2,499 sq. ft. as-of-right within the Sacramento Street Neighborhood Commercial District, and any use size 2,500 sq. ft. and above requires Conditional Use Authorization.

The Trade Office use, with approximately 1,472 square feet of floor area within the principally permitted use size limitations.

- D. **Hours of Operation.** Section 724 puts no limits on the hours of operation from 6 a.m. until 12 a.m. as of right and requires Conditional Use Authorization to operate between the hours of 2 a.m. and 6 a.m. in the Sacramento NCD.

The Trade Office use will continue operating within the permitted hours of operation within the Sacramento Street NCD.

- E. **Off-Street Parking and Loading.** Section 151 of the Planning Code requires off-street parking for every 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 152 of the Planning Code requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

The subject commercial space, with approximately 1,472 square feet in floor area, does not require any off-street or loading parking spaces.

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department.

A separate sign permit will be completed for the business signage and will comply with the requirements of the Planning Code guidelines.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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.

There are no exterior changes or expansion to the existing building envelope proposed to the existing commercial tenant space with the proposed project. The proposal may be desirable by allowing the existing business to remain on the project site and contributes to the mixture of commercial businesses within this portion of the Sacramento NCD. The existing business has operated at the subject tenant space for nearly seven years and has contributed to the economic vitality of the neighborhood.

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site and the arrangement of the structures on the site are existing and adequate for the proposed project. There will be no physical expansion of the existing building or commercial space.

- (2) 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 or loading for a 1,472 square-foot Trade Office use. Existing traffic patterns will not be significantly affected by the proposed project. Public transit is within proximity of the project site. There is on-street parking in front of the subject property and in the surrounding neighborhood.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

No noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed Project.

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

The proposed Trade Office use does not propose any exterior alterations to the building. There will be no addition of parking spaces, loading facilities, open space or service areas. All Project signage will be consistent with the controls of the Planning Code.

- 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.

The proposed Project is consistent with the stated purposes of the Sacramento Street NCD in that the intended use is a neighborhood-serving business that will provide a compatible Trade Office that provides construction and home renovation services to the public in the immediately surrounding neighborhoods during daytime hours.

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

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

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 1.3:

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

The Trade Office use will continue to be compatible with and complimentary to the type of uses characterizing this portion of the Sacramento Street NCD, which is primarily a mixture of specialty retail stores, personal services, medical services, and retail professional service establishments with a concentration of interior design and decorating services. The proposed use would be consistent with the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

The proposed project will retain an existing commercial space and will enhance the diverse economic base of the City.

NEIGHBORHOOD COMMERCE

Objectives and Policies

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 existing commercial tenant will be displaced. The proposed project will not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The Project is not a Formula Retail use.

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 complies 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 proposed project is complementary to the existing commercial establishments within the immediate neighborhood. The proposed project will continue to provide job opportunities to the City with the continued operation of the existing business.

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

The proposed Project will preserve and enhance the cultural and economic diversity of the neighborhood by helping to retain an existing business in the area. Existing housing will not be affected by the proposed Project.

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

The Project does not currently possess any existing affordable housing. The Project has no effect on housing and does not convert housing to a non-residential use.

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

It is not anticipated that the proposed Project would significantly increase the automobile traffic congestion and parking problems in the neighborhood. The site is on Sacramento Street and is well served by transit. The subject site has four MUNI bus lines located within one block (1-California, 2-Clement, 3-Jackson and 43-Masonic).

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

The Project will not displace any service or industry establishment. 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.

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

The proposed Project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

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

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 Authorization Application No. 2018-001485CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 16, 2019, 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. 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 7, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 7, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to legalize the change of use of an approximately 1,472 square foot commercial retail space to a Trade Office use (d.b.a. **Toboni Group**) located at 3360-3364 Sacramento Street in Assessor's Block 1008, Lot 011 pursuant to Planning Code Sections 303 and 724 within the Sacramento Street Neighborhood Commercial Zoning District (NCD) and a 40-X Height and Bulk District in general conformance with plans, dated **October 16, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-001485CUA** and subject to conditions of approval reviewed and approved by the Commission on **November 7, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on November 7, 2019 under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

6. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code for signage.

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

MONITORING - AFTER ENTITLEMENT

7. **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

8. **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

9. **Trade Office Use - Active Street Frontage.** Pursuant to Planning Code Section 202.2(i), in order to preserve and enhance active commercial frontage in the City's Neighborhood Commercial Districts, the Trade Office use must provide its services that are open to the general public.

10. **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>

11. **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>

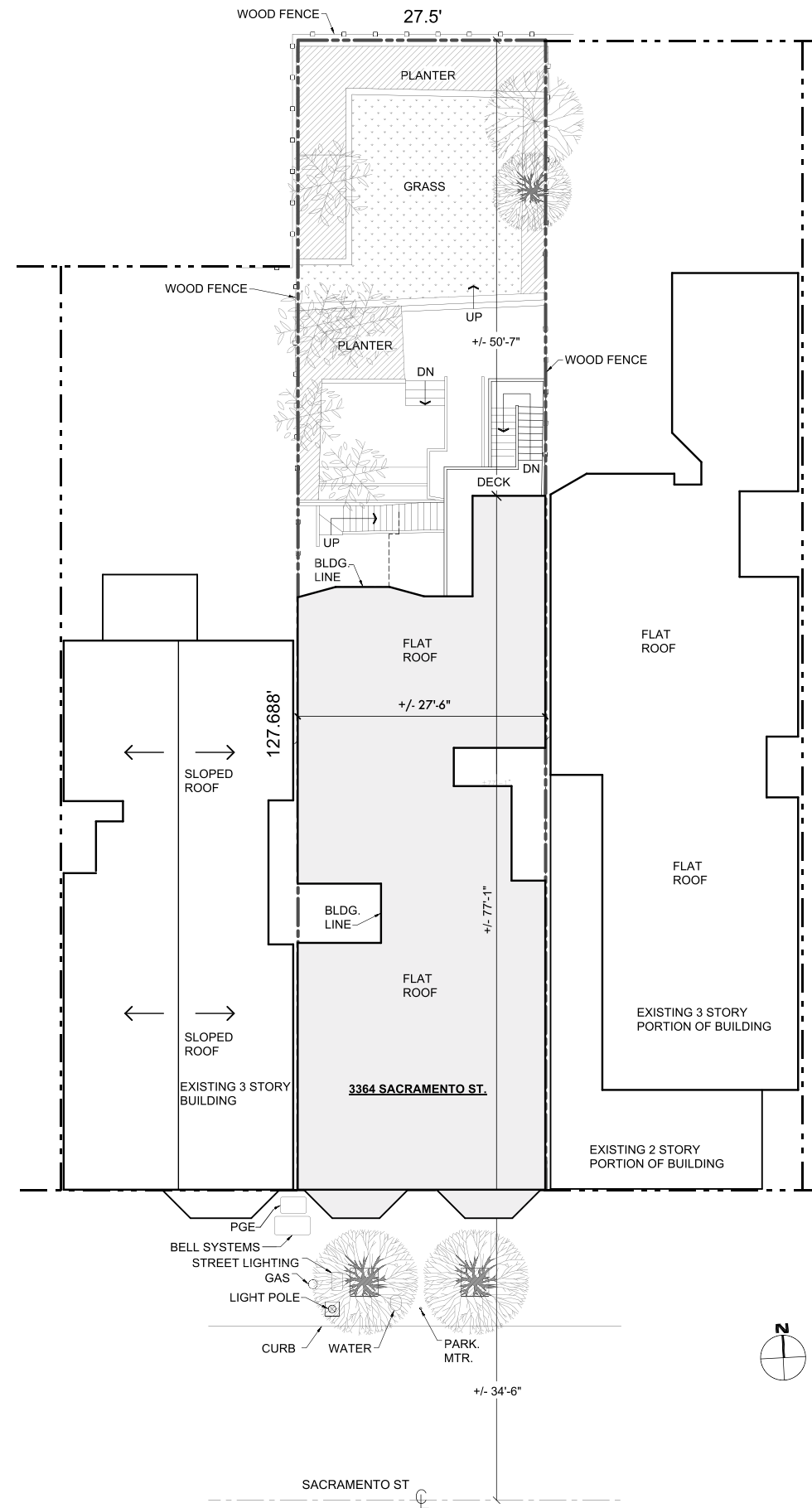
12. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety but shall in no case be directed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

13. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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

Exhibit B - Plans



DRAWING INDEX

| | |
|-------|----------------------------------|
| A-100 | EXISTING SITE PLAN / COVER SHEET |
| A-101 | EXISTING ENTRY LEVEL FLOOR PLAN |
| A-201 | EXISTING SOUTH ELEVATION |

SCOPE OF WORK:

DOCUMENTATION OF EXISTING CONDITIONS AND LEGALIZING THE EXISTING USE OF THE SPACE AS A CONTRACTOR'S OFFICE AND ACCESSORY LIGHTING SHOWROOM.

PLANNING DEPARTMENT NOTES:

PROJECT LOCATION:

NORTH SIDE OF SACRAMENTO STREET, BETWEEN PRESIDIO AVE. AND WALNUT ST. ASSESSOR'S BLOCK 1008, LOT 011

ZONING DISTRICT:

NCD - SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT

BUILDING HEIGHT LIMIT:

40-X

EXISTING BUILDING USE:

TWO DWELLING UNIT RESIDENTIAL BUILDING ABOVE GROUND LEVEL MERCANTILE

EXISTING NET BUILDING AREA CALCULATIONS:

TOTAL RESIDENTIAL AREA = 3,090 N.S.F.
 MERCANTILE AREA = 1,375 N.S.F.
 TOTAL NET BUILDING AREA = 4,465 N.S.F.

BUILDING DEPARTMENT NOTES:

2016 CA STATE CODE WITH 2016 SAN FRANCISCO AMENDMENTS

NUMBER OF STORIES:

EXISTING BUILDING IS THREE STORIES - NO CHANGE PROPOSED

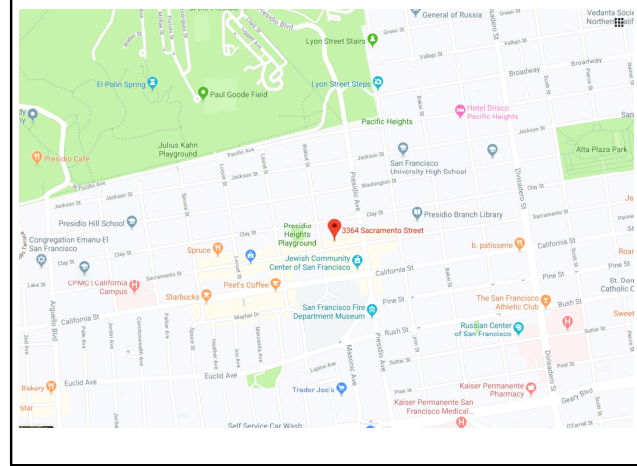
CONSTRUCTION TYPE:

TYPE V-B - NO CHANGE PROPOSED

OCCUPANCY CLASSIFICATION:

GROUP M MERCANTILE AT GROUND LEVEL - NO CHANGE PROPOSED
 GROUP R2 RESIDENTIAL AT LEVELS 2 AND 3 - NO CHANGE PROPOSED

VICINITY MAP:



1 EXISTING ARCHITECTURAL SITE PLAN
 3,511 SQFT

- 1.) THIS IS NOT A CIVIL LAND SURVEY, PROPERTY LINES ARE NOT DETERMINED.
- 2.) PROPERTY LINES ARE COPIED FROM TAX ASSESSOR'S MAP. PLACEMENT ASSUMED.
- 3.) THE TOBONI GROUP ASSUMES FULL RESPONSIBILITY FOR THE ACCURACY OF THIS DRAWING.

ASBUILT CONDITIONS
 www.asbuiltconditions.com

SF (415) 230-0452

LA (323) 284-7817

NY (347) 354-1758

DISCLAIMER
 THIS DRAWING IS THE RESULT OF AN AS-BUILT SURVEY AND SHOULD BE USED AS A REFERENCE ONLY. IT IS NOT TO BE USED FOR DESIGN, LEASING, AND GENERAL CONTRACTING PURPOSES. THE DESIGNER ASSUMES NO LIABILITY FOR THE EXACT MEASUREMENTS OR AS THE BASIS FOR PURCHASES OF SPECIFIC ITEMS WITHOUT FIELD VERIFICATION.

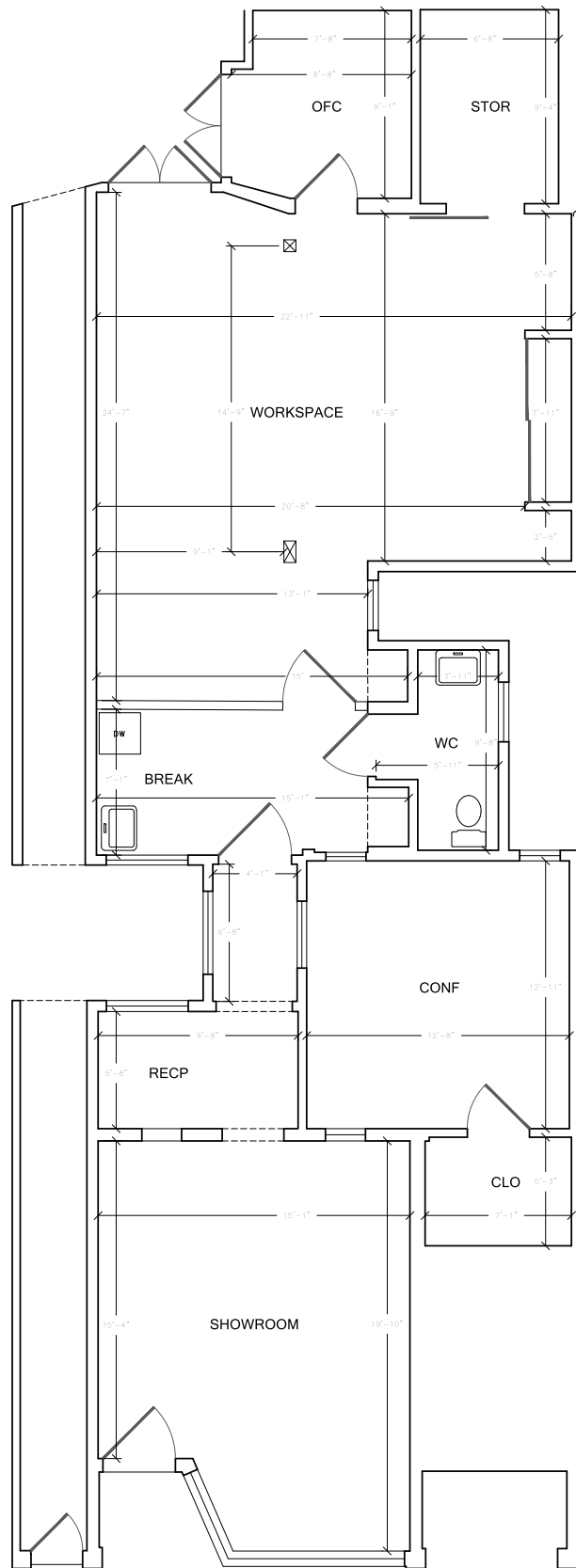
3364 SACRAMENTO ST (ALSO REFERRED TO AS 3360 SACRAMENTO ST.)
 SAN FRANCISCO, CA 94118

ARCHITECTURAL SITE PLAN

FIELD SURVEY
 DRAWN BY: VN
 AUDITED BY: VN
 SHEET SIZE: 24x36
 CAT#: 3364_SF2_REV1
 09/07/2019

A-100

SCALE: 1/8"=10' 1 OF 5



1 EXISTING ENTRY LEVEL FLOOR PLAN
1,472 SQFT INTERIOR

THESE ARE BASIC FLOOR PLANS. NO INTERIOR ELEMENTS SHOWN, UNLESS OTHERWISE NOTED.

NOTE C:
DUE TO DEVIATIONS IN WALL ANGLES AND SURFACES, SOME WALL LENGTHS ARE REPRESENTED AS TYPICAL.

SF (415) 230-0452

LA (323) 284-7817

NY (347) 354-1758

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3364 SACRAMENTO ST
SAN FRANCISCO, CA 94118

FLOOR PLAN

FIELD SURVEY

DRAWN BY: VN

AUDITED BY: VN

SHEET SIZE: 24x36

CAT#_3364_SF2_REV1

09/07/2019

A-101

SCALE: 1/4"=1'0" 2 OF 5



1 EXISTING SOUTH ELEVATION

NOTE A:
 AREAS OUTSIDE TENANT INACCESSIBLE. HEIGHTS TO BE
 DETERMINED IN FIELD.
 REV1:
 ADJACENT BUILDINGS SILHOUETTE ADDED. DRAWN AS
 TYPICAL.

SF (415) 230-0452

LA (323) 284-7817

NY (347) 354-1758

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 FOR PLANNING. IT SHOULD NOT BE USED FOR
 EXACT MEASUREMENTS OR AS THE BASIS
 FOR FIELD VERIFICATION.

3364 SACRAMENTO ST
 SAN FRANCISCO, CA 94118

EXTERIOR ELEVATIONS

FIELD SURVEY
 DRAWN BY: VN
 AUDITED BY: VN
 SHEET SIZE: 24x36
 CAT#_3364_SF2_REV1
 09/07/2019

A-201

SCALE: 1/4"=1'-0" 3 OF 5



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 3360-3364 SACRAMENTO
ST RECORD NO.: 2018-001485CUA

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

Reception:
415.558.6378

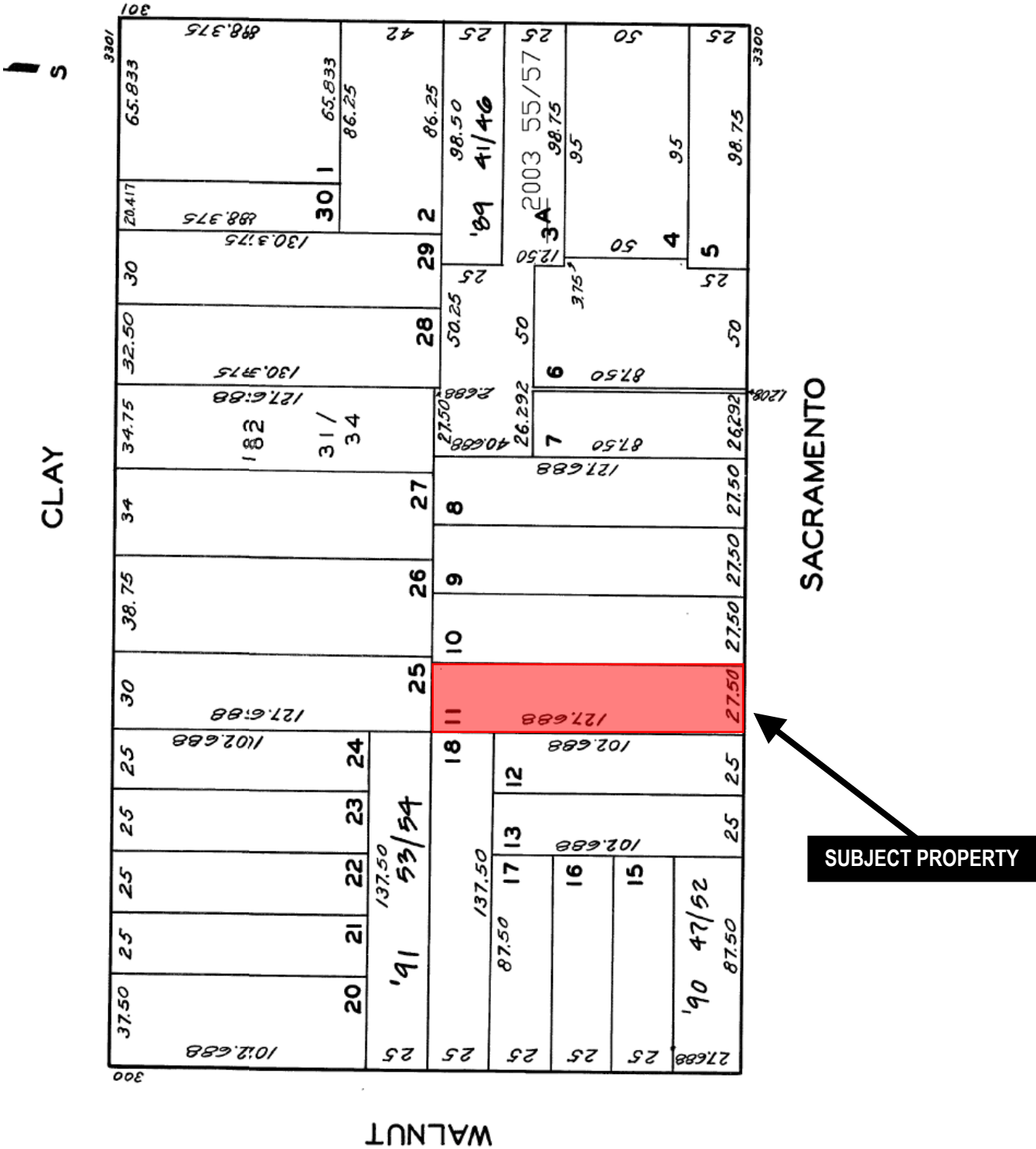
Fax:
415.558.6409

Planning
Information:
415.558.6377

| | EXISTING | PROPOSED | NET NEW |
|---|-----------------|----------------|---------------|
| GROSS SQUARE FOOTAGE (GSF) | | | |
| Parking GSF | N/A | 0 | 0 |
| Residential GSF | 3,160 | 3,160 | 0 |
| Retail/Commercial GSF | 1,472 | 0 | 0 |
| Office GSF | 0 | 1,472 | 1,472 |
| Industrial/PDR GSF <i>Production, Distribution, & Repair</i> | N/A | 0 | 0 |
| Medical GSF | N/A | 0 | 0 |
| Visitor GSF | N/A | 0 | 0 |
| CIE GSF | N/A | 0 | 0 |
| Usable Open Space | N/A | 0 | 0 |
| Public Open Space | N/A | 0 | 0 |
| Other () | N/A | 0 | 0 |
| TOTAL GSF | 4,632 | 4,632 | 0 |
| | EXISTING | NET NEW | TOTALS |
| PROJECT FEATURES (Units or Amounts) | | | |
| Dwelling Units - Affordable | N/A | 0 | 0 |
| Dwelling Units - Market Rate | N/A | 0 | 0 |
| Dwelling Units - Total | 2 | 0 | 2 |
| Hotel Rooms | N/A | 0 | 0 |
| Number of Buildings | 1 | 0 | 1 |
| Number of Stories | 3 | 0 | 3 |
| Parking Spaces | N/A | 0 | 0 |
| Loading Spaces | N/A | 0 | 0 |
| Bicycle Spaces | N/A | 0 | 0 |
| Car Share Spaces | N/A | 0 | 0 |
| Other () | N/A | 0 | 0 |

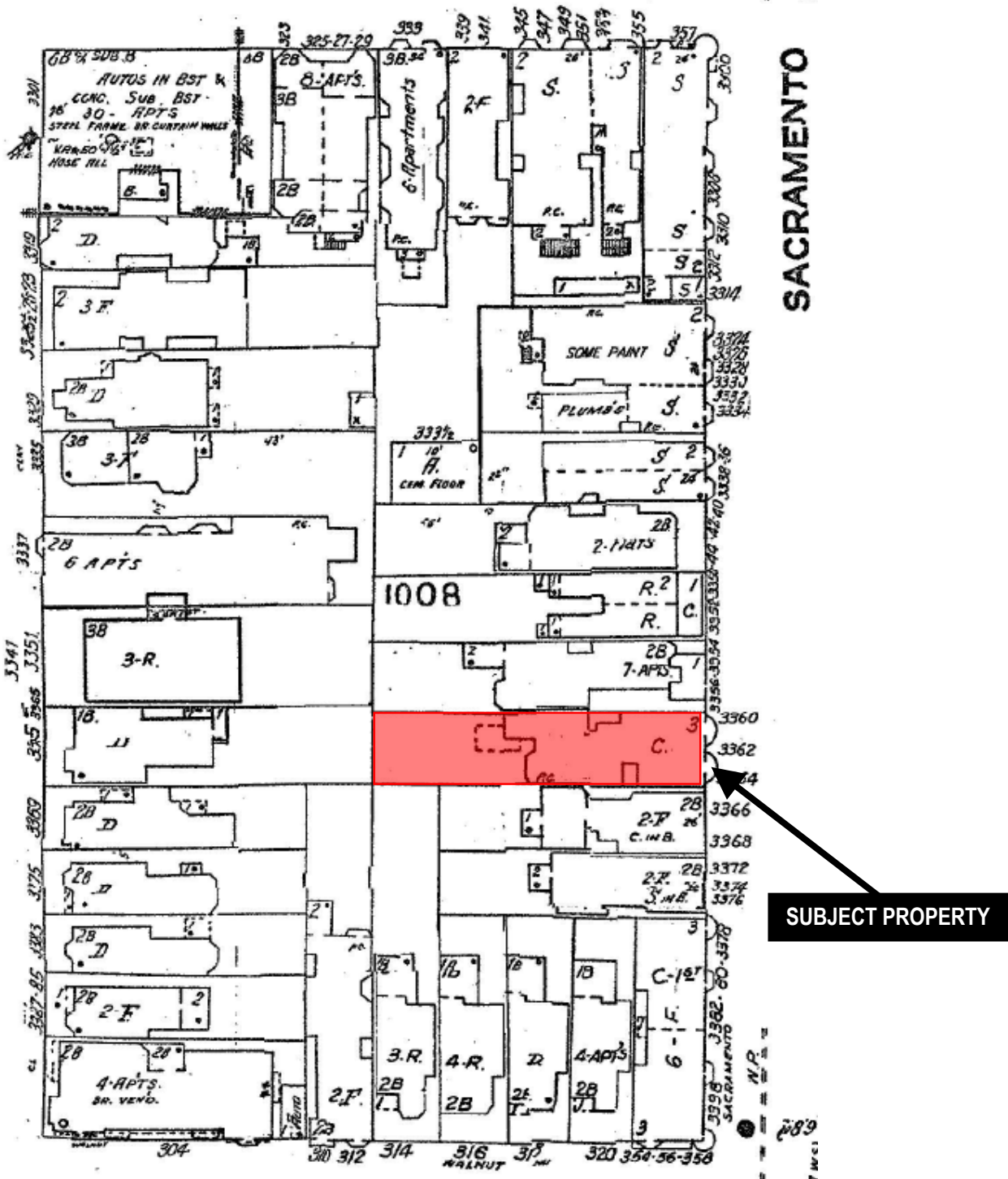
| | EXISTING | PROPOSED | NET NEW |
|-------------------------------|----------|----------|---------|
| LAND USE - RESIDENTIAL | | | |
| Studio Units | N/A | 0 | 0 |
| One Bedroom Units | N/A | 0 | 0 |
| Two Bedroom Units | N/A | 0 | 0 |
| Three Bedroom (or +) Units | N/A | 0 | 0 |
| Group Housing - Rooms | N/A | 0 | 0 |
| Group Housing - Beds | N/A | 0 | 0 |
| SRO Units | N/A | 0 | 0 |
| Micro Units | N/A | 0 | 0 |
| Accessory Dwelling Units | N/A | 0 | 0 |

Parcel Map



Conditional Use Hearing - Exhibit D
 Case Number 2018-001485CUA
 3360-3364 Sacramento Street

Sanborn Map*

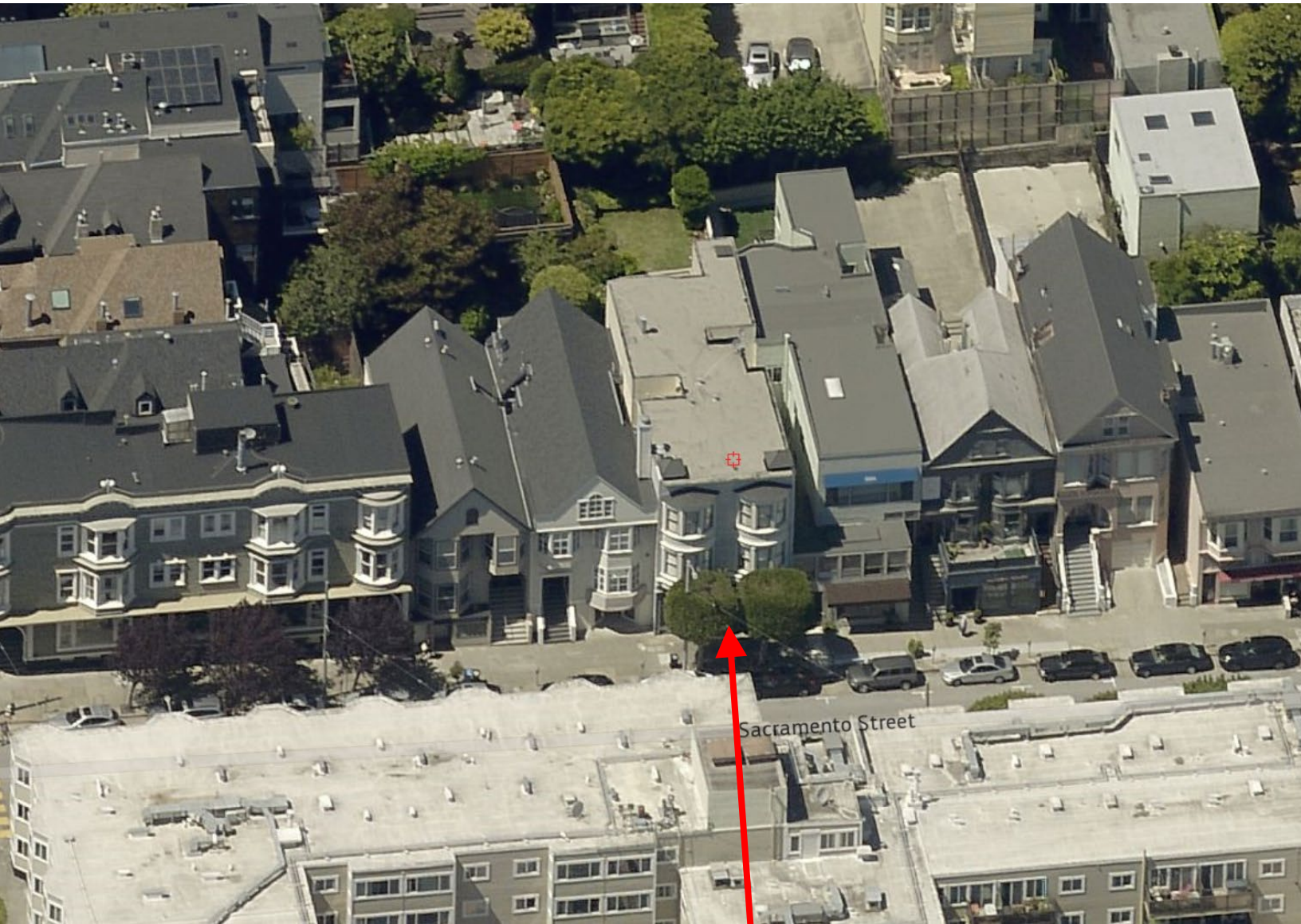


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing Case
 Number 2018-001485CUA
 3360-3364 Sacramento Street



Aerial Photo

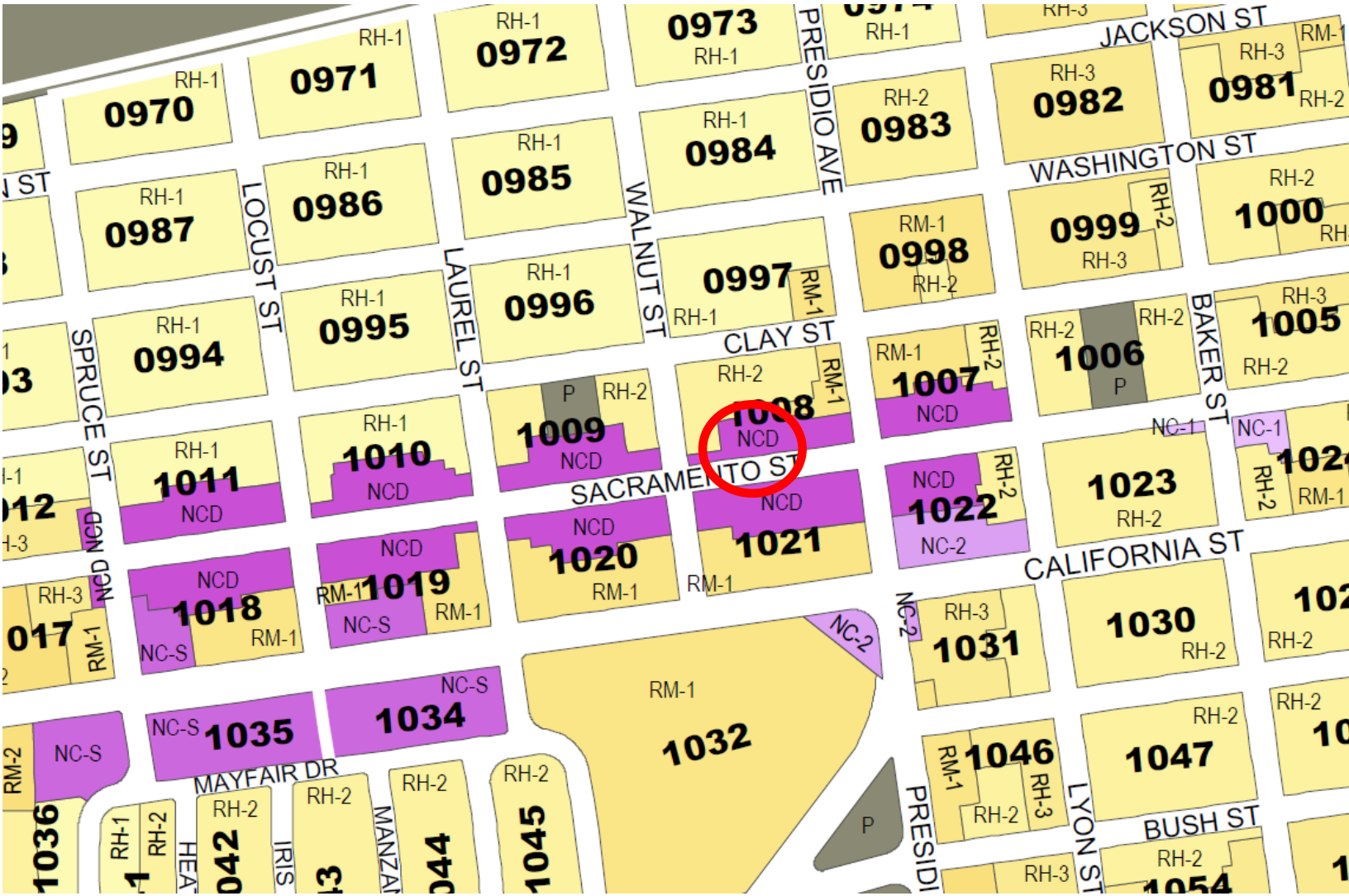


SUBJECT PROPERTY



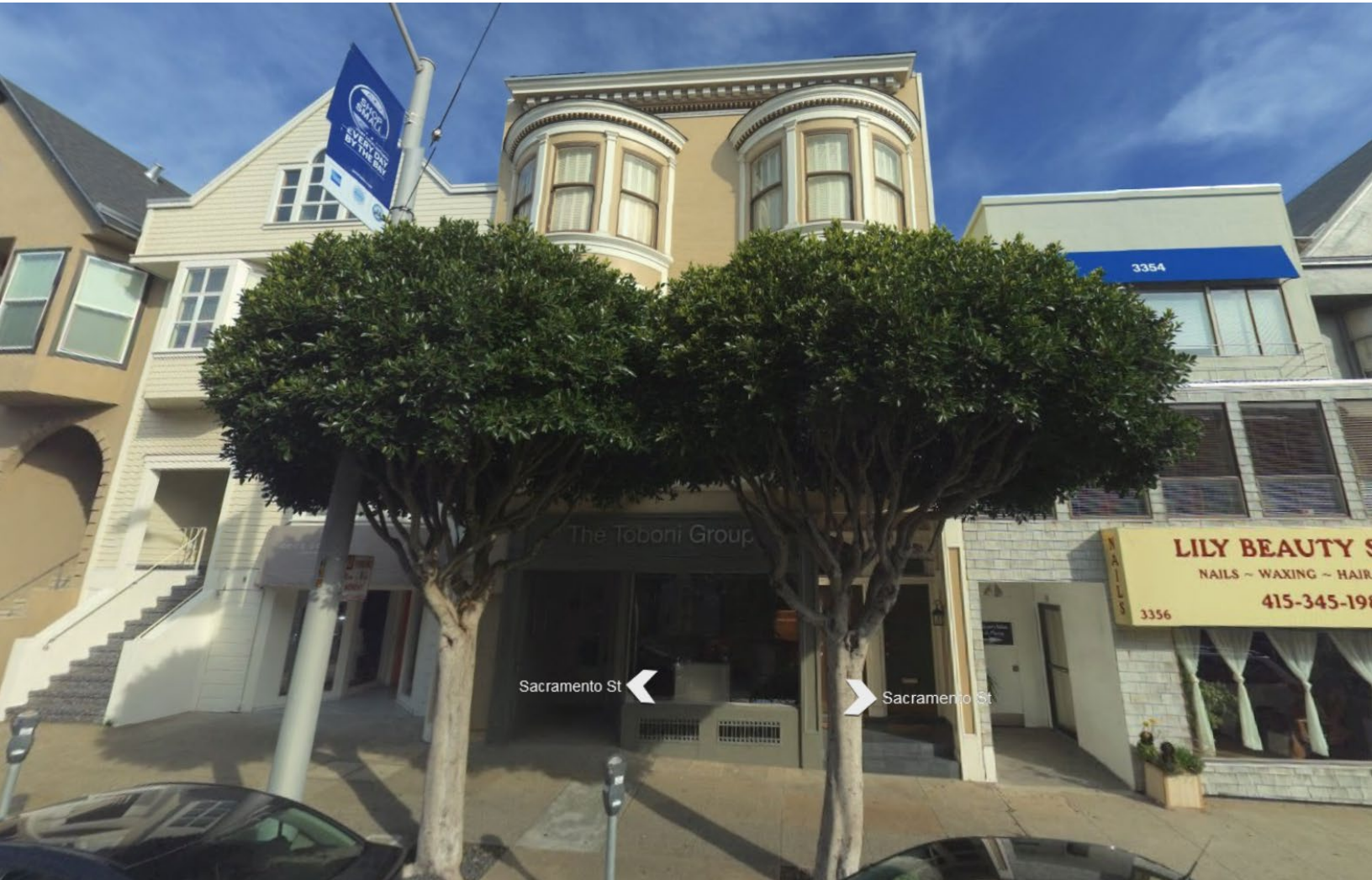
Conditional Use Hearing Case
Number 2018-001485CUA
3360-3364 Sacramento Street

Zoning Map



Conditional Use Hearing Case
Number 2018-001485CUA
3360-3364 Sacramento Street

Site Photo



Conditional Use Hearing Case
Number 2018-001485CUA
3360-3364 Sacramento Street

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

The property owner of 3360 Sacramento Street (with an address of 3364 Sacramento Street) is applying for a Conditional Use Authorization ("CUA") to establish a Trade Office use on the ground floor under Planning Code Section 724.

The subject property is a three-story, mixed-use building with residential units above ground floor commercial (1,472 sq.ft.), and is located within the Sacramento Street Neighborhood Commercial District. Under this zoning, a Trade Office use, defined as a business office of building contractors, requires a CUA.

There are no proposed modifications to the existing commercial space. This CUA application is being submitted to comply with a Notice of Enforcement (Case No. 2018-001485ENF) to legalize the existing use of the space as a contractor's office and accessory lighting showroom.

The Toboni Group, a local building contractor that builds and renovates residential and commercial buildings, is the current tenant in the ground floor commercial space. 3360 Sacramento Street has served as the company's main office since January 2013, and is where clients meet to discuss their projects, where clients and staff meet with architects, and where the company runs its daily business operations. The Toboni Group also sells lighting fixtures on site. Most clients who visit the office make appointments ahead of time, but walk-in customers are welcome, and there is generally someone in the premises between 9:00am and 4:00pm on weekdays.

The subject property has a history of similar uses. In recent years, there have been at least two architects who have occupied the space, as well as an interior design firm that also sold antique furniture and interior furnishings.

Within a two to three block span of 3360 Sacramento Street, there are at least 25 other businesses offering interior design service, interior decor, antiques, custom framing, or art.

Provided is Exhibit B, a site plan of the ground-floor commercial space. Please also refer to Exhibit C for photos of the current tenant space and surrounding neighborhood. Exhibit D provides a list of nearby design, interior decor, custom framing, and art shops - all of which are complementary businesses within the Sacramento Street NCD.

Project Details:

- Change of Use, New Construction, Demolition, Facade Alterations, ROW Improvements, Additions, Legislative/Zoning Changes, Lot Line Adjustment-Subdivision, Other

- Residential: Senior Housing, 100% Affordable, Student Housing, Dwelling Unit Legalization, Inclusionary Housing Required, State Density Bonus, Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: Rental Units, Ownership Units, Don't Know

- Non-Residential: Formula Retail, Medical Cannabis Dispensary, Tobacco Paraphernalia Establishment, Financial Service, Massage Establishment, Other: Trade office

Estimated Construction Cost: N/A

**EXHIBIT C
Photos of Subject Property & Surrounding Area
3360 Sacramento Street, Conditional Use Authorization**



Current tenant at 3360 Sacramento Street – The Toboni Group (business front)



3360 Sacramento – entrance view



3360 Sacramento – entrance area



3360 Sacramento – entrance area



3360 Sacramento – hallway



3360 Sacramento – conference room



3360 Sacramento – back office



View of 3360 Sacramento from across the street



Example of the many interior design/décor businesses along Sacramento Street



Menorah Park independent living facility – 3365 Sacramento – across the street from subject property

EXHIBIT D
3360 Sacramento Street, Conditional Use Authorization

The following lists many of the interior design service, interior décor, home renovation and arts uses within close proximity to 3360 Sacramento Street.

| Address | Business Name | Business Type |
|-----------------|--------------------------------------|---|
| 3085 Sacramento | The Future Perfect | Interior design & decor |
| 3225 Sacramento | Aedicule | Custom framing |
| 3248 Sacramento | Wisteria | Antique decorative prints |
| 3274 Sacramento | Anthem Design Group & Home Décor | Home décor, furniture, bedding, lighting |
| 3319 Sacramento | Beautiful Orchids | Home, staging, antiques, floral |
| 3350 Sacramento | Hudson Grace | Home décor – original & vintage |
| 3356 Sacramento | BaBoo | Lighting, ceramics, furniture, jewelry |
| 3376 Sacramento | Chantal Lamberto | Interior design & décor, antiques, custom furniture |
| 3395 Sacramento | Thos. Moser | Handmade furniture/showroom |
| 3401 Sacramento | La Tavola | Fine linen rental |
| 3419 Sacramento | Kendall Wilkinson Design | Interior design, custom furniture |
| 3424 Sacramento | Paul Mahder Contemporary Art Gallery | Custom framing, art exhibitions & events |
| 3435 Sacramento | Theoni Collection | Lifestyle event rentals |
| 3452 Sacramento | Anyon Atelier | Fine art, furnishings, accessories, gifts for the home |
| 3457 Sacramento | Serena & Lily | Interior décor, art, bedding, furniture |
| 3461 Sacramento | Poetica | Art and antiques |
| 3480 Sacramento | Monique Arnon | Art and antiques |
| 3484 Sacramento | Found by Maja | Home décor |
| 3489 Sacramento | Allison Cacom | Interior design & décor |
| 3499 Sacramento | Boga Oriental Rugs | Rug sales & restoration |
| 3525 Sacramento | Jeff Schlarb Design Studio | Interior design, interior architecture for new construction, kitchen & bathroom renovations |
| 3597 Sacramento | Woodchuck Antiques | Antiques |
| 3599 Sacramento | T. Reggiardo Antiques | Antiques |
| 344 Presidio | Bright on Presidio | Lighting |
| 355 Presidio | Walter Adams Framing | Custom framing |