



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 07/12/2018

Record No.: 2018-003300CUA
Project Address: 600 SOUTH VAN NESS AVENUE
Zoning: UMU (Urban Mixed Use District) Zoning District
58-X Height and Bulk District
Block/Lot: 3575/143
Applicant: Sheryl Brady
13400 Riverside Drive, # 202, Sherman Oaks, Ca 91423
Staff Contact: Michael Christensen – (415) 575-8742
michael.christensen@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
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Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposed project (Project) would establish a new Restaurant use (dba BiteUnite) in a vacant 1,470 square foot commercial space of a newly constructed five-story mixed-use building.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 843.45, to establish a new Restaurant use, as required by the Mission 2016 Interim Zoning Controls in Planning Commission Resolution No. 19865 and Board of Supervisors Resolution No. 6-18 (File No. 171290).

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** The Department has not received any formal comments on the proposal but is aware that the Mission Economic Development Agency (MEDA) is working with the project sponsor to ensure the proposed use is compatible with the surrounding neighborhood and established Mission community.
- **Restaurant Concentration.** Planning Code Section 303(o) states that in addition to the criteria set forth in Section 303(c), the Planning Commission shall consider the existing concentration of eating and drinking uses in the area of a site requesting Conditional Use Authorization for a new eating and drinking use, and that such concentration should not exceed 25% of the commercial frontage in the immediate area, defined as all properties within 300' of the subject property and within the same zoning district. The only other eating and drinking use found in the immediate area was Joliba Café, located at 601 South Van Ness Avenue. Thus, the project would increase the

total commercial frontages devoted to eating and drinking uses from approximately 4% to approximately 7%.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Mission Interim Controls and the Objectives and Policies of the General Plan. The project will activate a currently vacant ground floor retail space, contributing to the vitality of the surrounding neighborhood. The project would not result in a concentration of eating and drinking uses above what is prescribed by the Planning Code. 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.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Eating and Drinking Uses Concentration Map
Exhibit C – Plans and Renderings



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: JULY 12, 2018

1650 Mission St.
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58-X Height and Bulk District
Block/Lot: **3575/143**
Applicant: **Sheryl Brady**
13400 Riverside Drive, # 202, Sherman Oaks, Ca 91423
Property Owner: **600 South Van Ness LLC**
3364 Sacramento Street
San Francisco, CA 94118
Staff Contact: **Michael Christensen – (415) 575-8742**
michael.christensen@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION, PURSUANT TO THE MISSION 2016 INTERIM CONTROLS DEFINED IN PLANNING COMMISSION RESOLUTION NO. 19865 AND BOARD OF SUPERVISORS FILE NO. 171290 AND PLANNING CODE SECTIONS 303 AND 843.45, TO ALLOW THE ESTABLISHMENT OF A NEW RESTAURANT USE IN A 1,470 SQUARE FOOT GROUND FLOOR RETAIL SPACE IN A NEWLY CONSTRUCTED FIVE-STORY MIXED-USE BUILDING LOCATED AT 600 SOUTH VAN NESS AVENUE, LOT 143 IN ASSESSOR'S BLOCK 3575, WITHIN THE UMU (URBAN MIXED-USE) ZONING DISTRICT, THE MISSION ALCOHOLIC BEVEVERAGE SPECIAL USE DISTRICT AND A 58-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On March 7, 2018, Sheryl Brady of Permit Place (hereinafter "Project Sponsor") filed Application No. 2018-003300CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a new Restaurant use (dba BiteUnite) in a currently vacant 1,470 square foot retail space in a newly constructed building (hereinafter "Project") at 600 South Van Ness Avenue, Block 3575 Lot 070 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption;

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2018-003300CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On July 12, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-003300CUA.

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. 2018-003300CUA, 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 proposed project (Project) would establish a new Restaurant use (dba BiteUnite) in a vacant 1,470 square foot ground floor commercial space in a newly constructed five-story mixed-use building.
3. **Site Description and Present Use.** The Project is located on a 9,496 square foot lot at the southwest corner of South Van Ness Avenue and 17th Street. The Project Site contains a five-story mixed use building containing twenty-four dwelling units above a ground floor which contains three distinct commercial spaces. The subject commercial tenant space is vacant and has never been occupied.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the UMU Zoning Districts in the Mission Area Plan. The immediate context is mixed in character with residential, industrial, and institutional uses. The immediate neighborhood includes two-to-three-story residential development, industrial buildings, and an automobile service station directly across the intersection of South Van Ness Avenue and 17th Street. Other zoning districts in the vicinity of the project site include: PDR-1-G (Production, Distribution, and Repair – 1 – General), RH-3 (Residential-House, Three Family), and RTO-M (Residential Transit Oriented – Mission) Zoning Districts.
5. **Public Outreach and Comments.** The Department has not received any formal comments on the proposal but is aware that the Mission Economic Development Agency is working with the project sponsor to ensure the proposed use is compatible with the surrounding neighborhood and established Mission community.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Restaurant Use.** Planning Code Section 843 principally permits a Retail Sales and Service Use (843.45) at a maximum size of 3,999 square feet with a cumulative total per lot of 25,000 square feet in the UMU Zoning District. Per the Mission 2016 Interim Zoning Controls (as adopted by Board of Supervisors Resolution No. 6-18 (File No. 171290), Conditional Use Authorization is required for any project which proposes a change of use to Restaurant within the Interim Control Area.

The Project Sponsor seeks a change the use of a 1,470 square foot tenant space from Retail to Restaurant and is seeking Conditional Use Authorization for the Project per the Interim Zoning Controls established by the Planning Commission and Board of Supervisors.

- B. **Street Frontage in Mixed-Use Districts.** Section 145.1 of the Planning Code requires that within Mixed Use 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. This Section requires certain treatment of facades of buildings on block frontages that are entirely within a Mixed Use District. 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 proposed Restaurant Use is a permitted Active Use per Section 145.4. The subject commercial space is more than 60 percent fenestrated with transparent windows, and the windows are clear and unobstructed. There are no changes proposed to the commercial frontages on 17th Street or South Van Ness Avenue.

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

The Restaurant Use is proposed to operate as a Bona Fide Eating Place as defined by Planning Code Section 102. Thus, the project is permitted by the SUD to serve alcohol in conjunction with a bona-fide eating place.

- D. **Eating and Drinking Uses.** Planning Code Section 202.2 outlines the location and operating conditions for eating and drinking uses. Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
- Balance of retail sales and services;
- Current inventory and composition of eating and drinking establishments;
- Total occupied commercial linear frontage, relative to the total district frontage;
- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;
- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

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

- E. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department, and will be required to meet the requirements of Article 6 of the Planning Code.

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.

The surrounding neighborhood consists primarily of residential and small industrial uses and does not have a well-defined character of retail spaces. The proposed project would provide a moderately sized restaurant use at the corner of the block, providing for a more activated street space. Thus, the proposed project provides a use which is necessary and desirable for the surrounding neighborhood and compatible with the surrounding context.

- 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 height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

- (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 1,470 square-foot full-service restaurant. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The proposed use is subject to the standard conditions of approval for full-service restaurants and outlined in Exhibit A.

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

The Department shall review all lighting and signs proposed for the new business in accordance with the Conditions of Approval.

- 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 UMU District in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

8. **Additional Conditional Use Criteria for Eating and Drinking Uses.** Planning Code Section 303(o) establishes additional criteria for a Conditional Use Authorizations for a Restaurant use. Section 303(o) requires the Planning Commission to consider, in addition to the criteria set forth in Code Section 303(c), the existing concentration of eating and drinking uses in the area. Such concentration should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of Code Section 303(o), the immediate area shall be defined as all properties located within 300 feet of the subject property and also located within the same zoning district.

Based on a land use survey completed by Department staff, the total commercial frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site is approximately 4% of the total commercial frontage as measured in linear feet. With the subject change of use from a personal service use to a Restaurant use, the total aforementioned commercial frontage dedicated to eating and drinking establishments will increase by approximately 3%, for a total of approximately 7%. Therefore, the proposal would be in compliance with the requirements of Code Section 303(o).

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

COMMERCE AND INDUSTRY ELEMENT

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 which has substantial undesirable consequences that cannot be mitigated.

The proposed development will provide desirable goods and services to the residents of the neighborhood and will provide resident employment opportunities to those in the community. With no exterior changes, there is little opportunity for undesirable consequences from the establishment of the proposed use.

OBJECTIVE 2:

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

Policy 2.1:

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

The proposed Project would establish a restaurant use in a currently vacant tenant space, thereby activating the space and contributing to the vitality of the City.

MISSION AREA PLAN

Objectives and Policies

OBJECTIVE 1.8:

MAINTAIN AND STRENGTHEN THE MISSION'S COMMERCIAL AREAS.

Policy 1.8:

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

The proposed project will increase the capacity of the existing eating establishment to serve the needs of the residents of the Mission and San Francisco as a whole. The project will provide opportunities for employment for residents in the neighborhood.

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

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

The Project proposes to establish a new restaurant in a currently vacant tenant space which has never been occupied. Thus, the project would not displace any existing neighborhood serving retail uses and will serve as a source of employment for neighborhood residents.

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

The existing units in the surrounding neighborhood would not be adversely affected. The proposal proposes to utilize an existing storefront and commercial space which has never been occupied. No residential units will be lost and no exterior modifications to the building will be made apart from signage.

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

The Project will not involve any modifications to any residential units, thus preserving the supply of housing.

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

The Project is located on 17th Street near the 16th Street-Mission BART Station and is well-served by transit. It is highly likely that both employees and customers of the proposed project will either walk or use transit to arrive at the subject location as several bus lines operate within a few blocks of the site.

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

The Project does not include the creation of commercial office development, and will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related

employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project. In fact, the Project will increase the opportunity for future ownership and service sector employment by increasing the viability of an existing neighborhood serving retail use.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

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

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

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

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-003300CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 7, 2018, 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 July 12, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 12, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Restaurant use (d.b.a. **BiteUnite**) located at 600 South Van Ness Avenue, Block 3575, Lot 070 pursuant to the Mission 2016 Interim Controls in Planning Commission Resolution No. 19865, Board of Supervisors Resolution 6-18 (File No. 171290) and Planning Code Sections 303 and 843.45 within the **UMU** Zoning District and a **58-X** Height and Bulk District; in general conformance with plans, dated **March 7, 2018**, and stamped "EXHIBIT B" included in the docket for Case No. **2018-003300CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 12, 2018** 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 **July 12, 2018** 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

MONITORING - AFTER ENTITLEMENT

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

OPERATION

8. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:
 - A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section [34](#) of the San Francisco Police Code.
For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.
 - B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

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

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

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

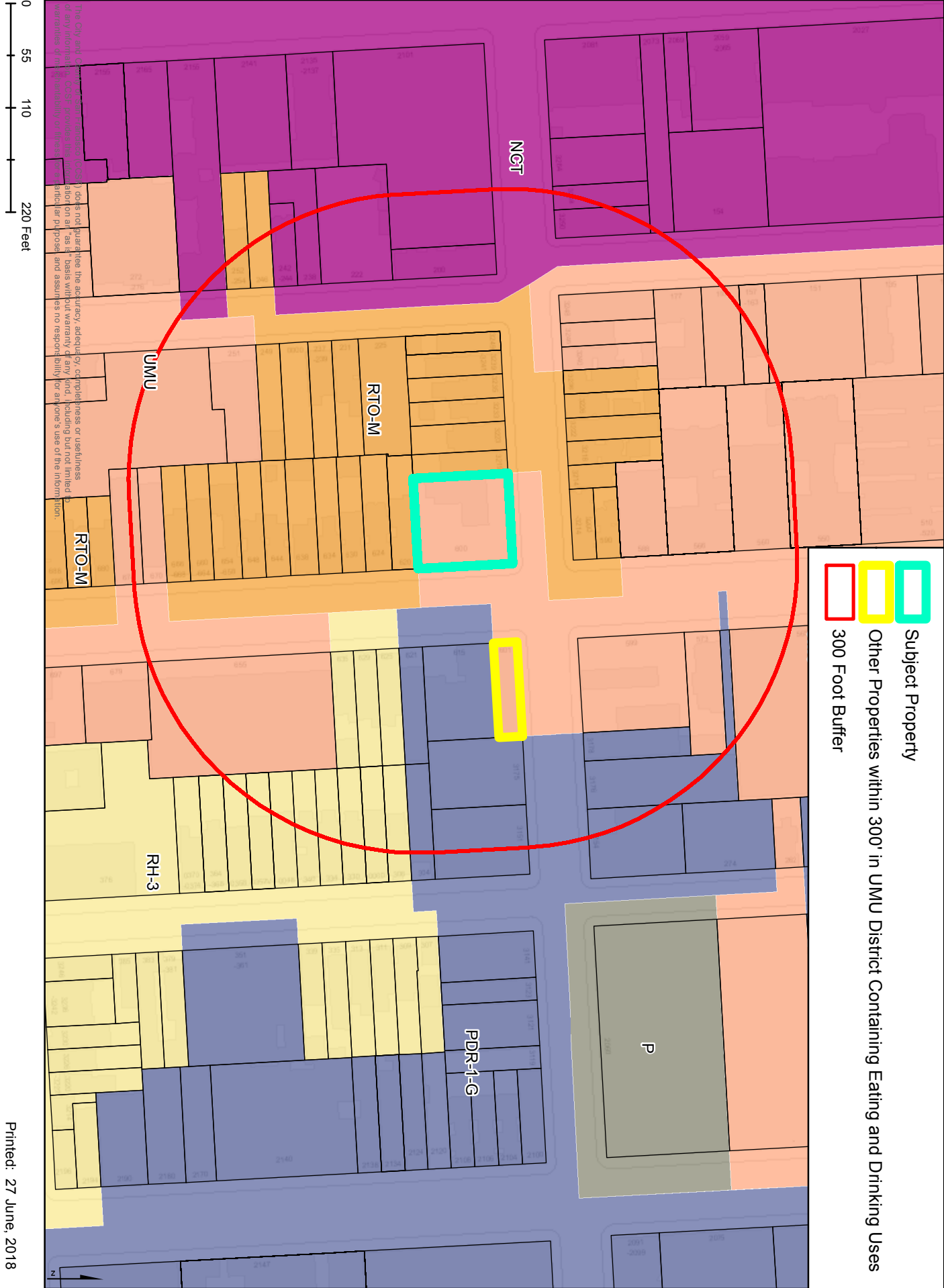
For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

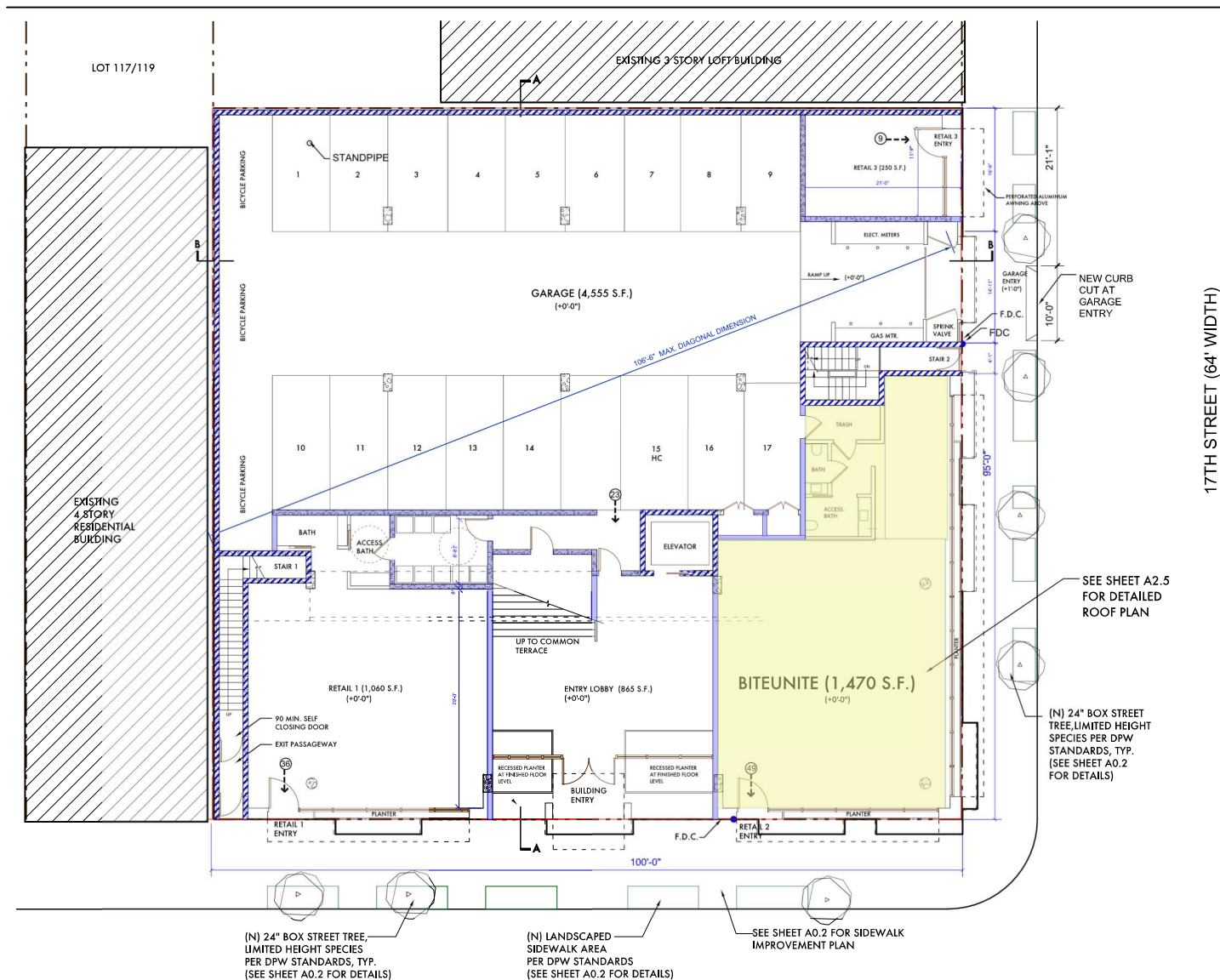
- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department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

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

9. **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





SOUTH VAN NESS AVE. (80' WIDTH)



COMMERCIAL

GROUND FLOOR PLAN

MERCANTILE AREAS:
 RETAIL #1 = 1,040 G.S.F.
 1,040 G.S.F. / 30 S.F. PER OCCUPANT = 35 OCCUPANTS
 1 EGRESS DOOR AT 36" WIDTH (MAX. 49 OCCUPANTS)
 BITEUNITE = 1,470 G.S.F.
 1,470 G.S.F. / 30 S.F. PER OCCUPANT = 49 OCCUPANTS
 1 EGRESS DOOR AT 36" WIDTH (MAX. 49 OCCUPANTS)
 RETAIL #3 = 250 G.S.F.
 250 G.S.F. / 30 S.F. PER OCCUPANT = 9 OCCUPANTS
 1 EGRESS DOOR AT 36" WIDTH (MAX. 49 OCCUPANTS)

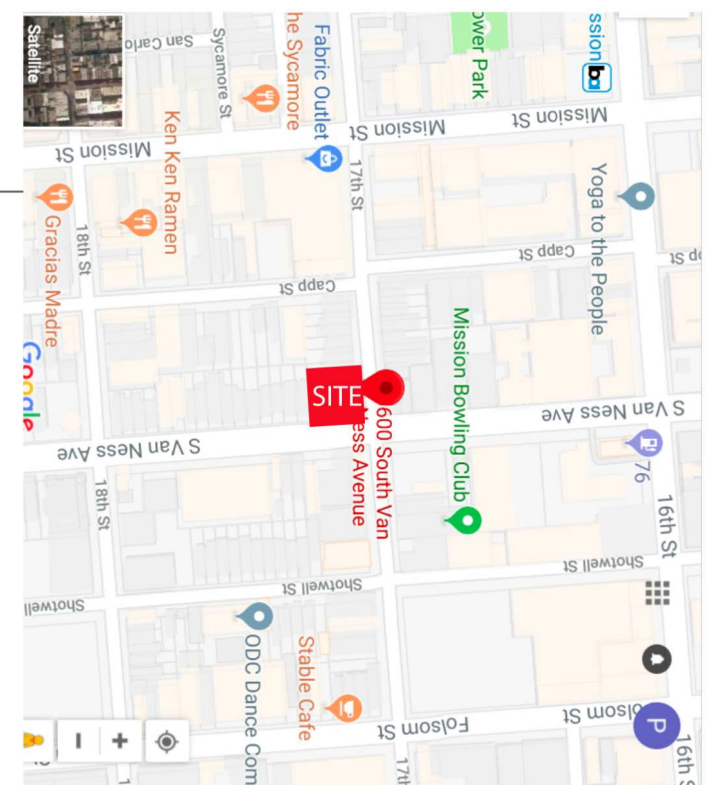
② = NUMBER OF OCCUPANTS

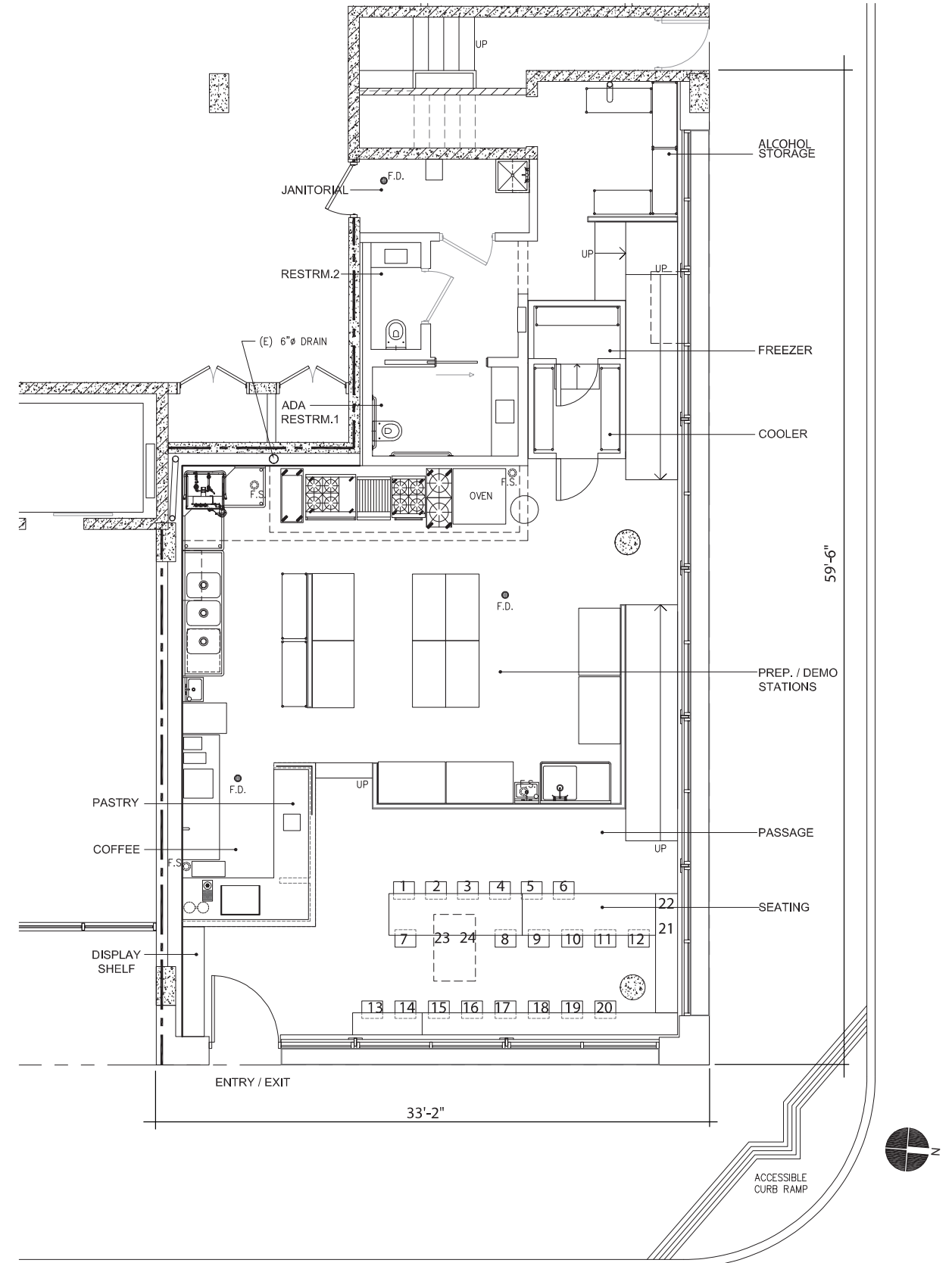
scale in feet 1 5 10 20



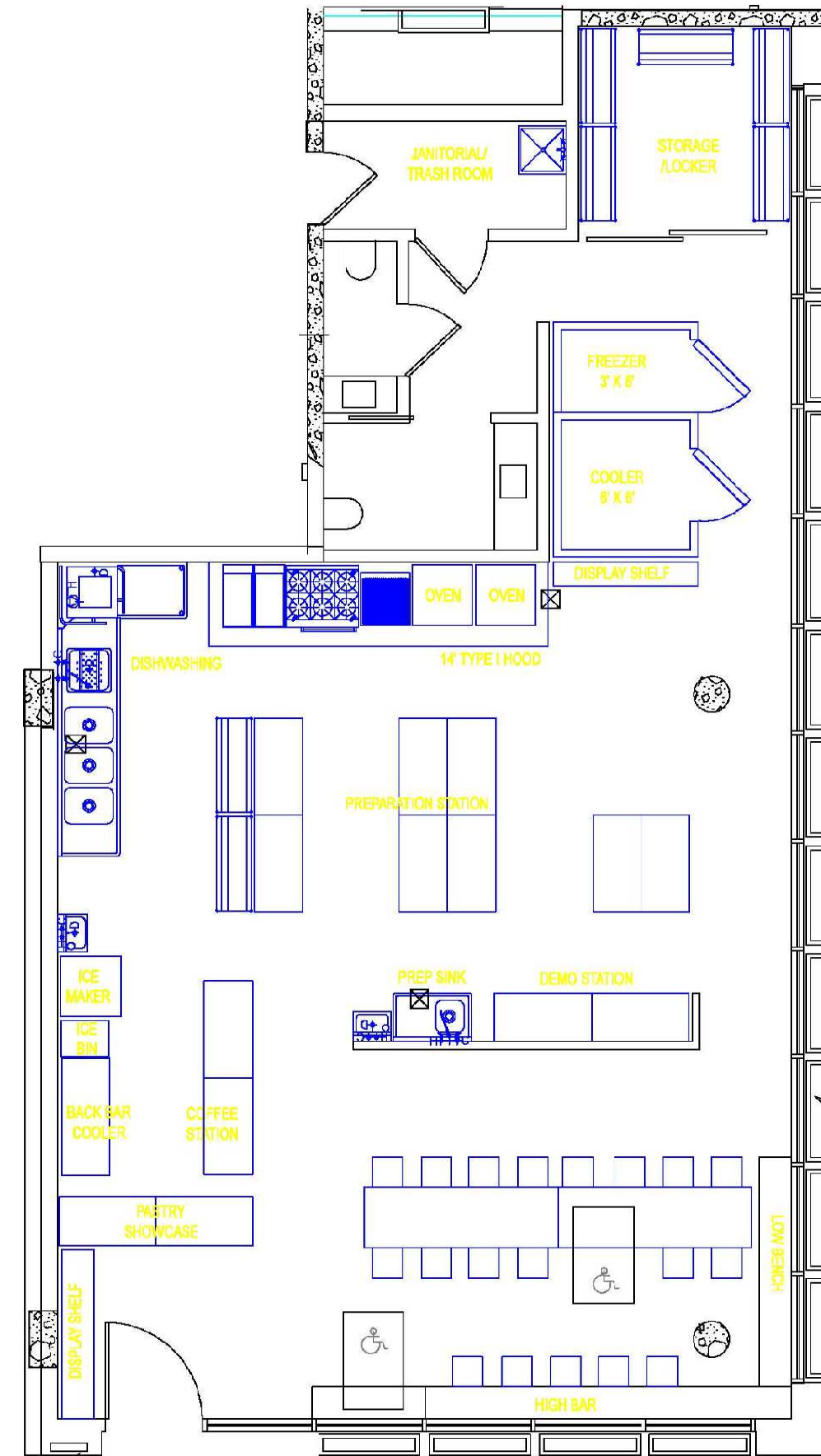
SITE PLAN AND ADJOINING LAND USES

COMMERCIAL

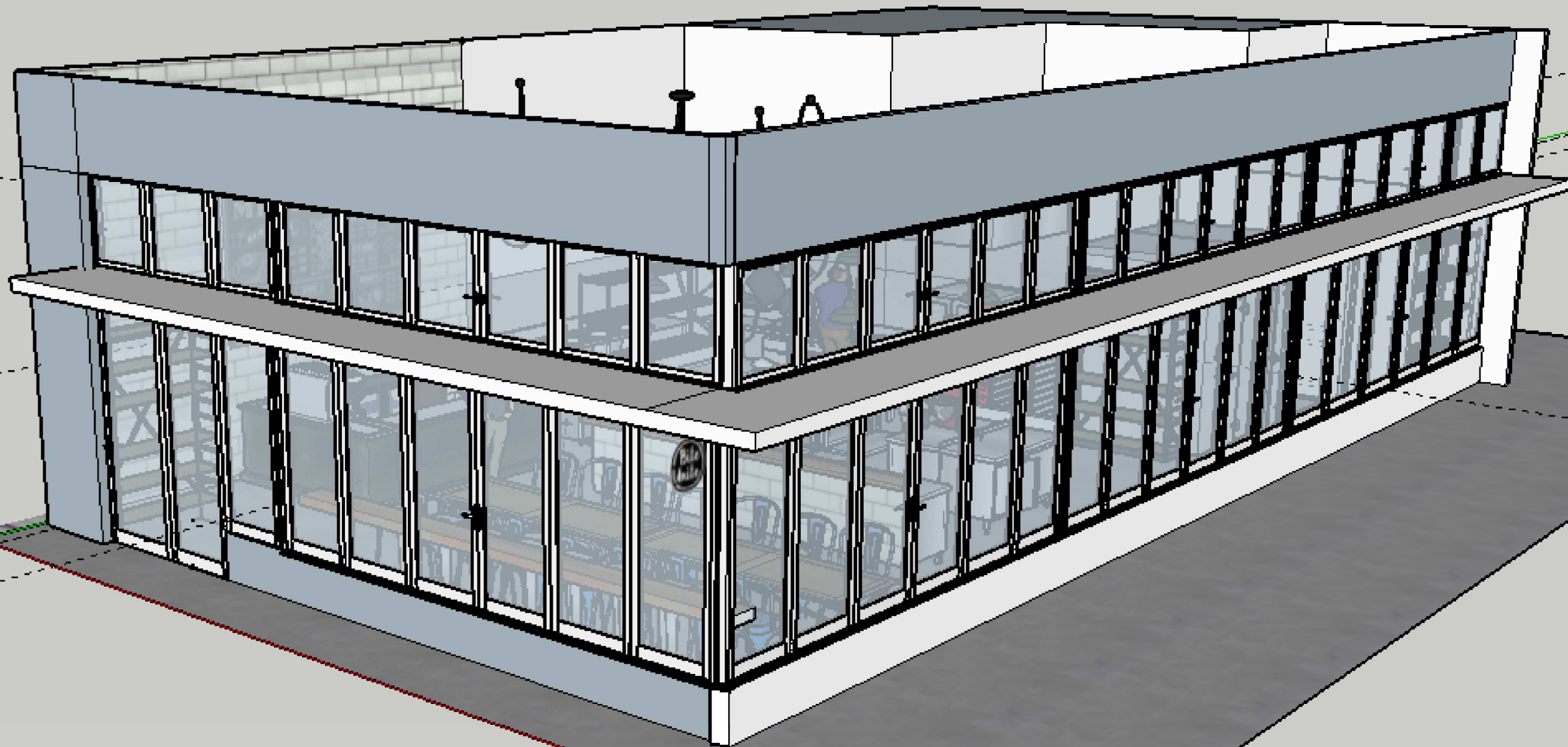




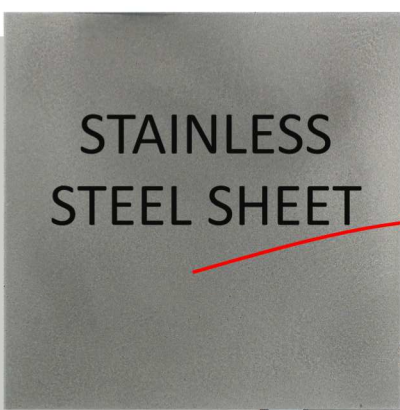
LOCATION – 1485 SF
600 S VAN NESS
CORNER SPACE



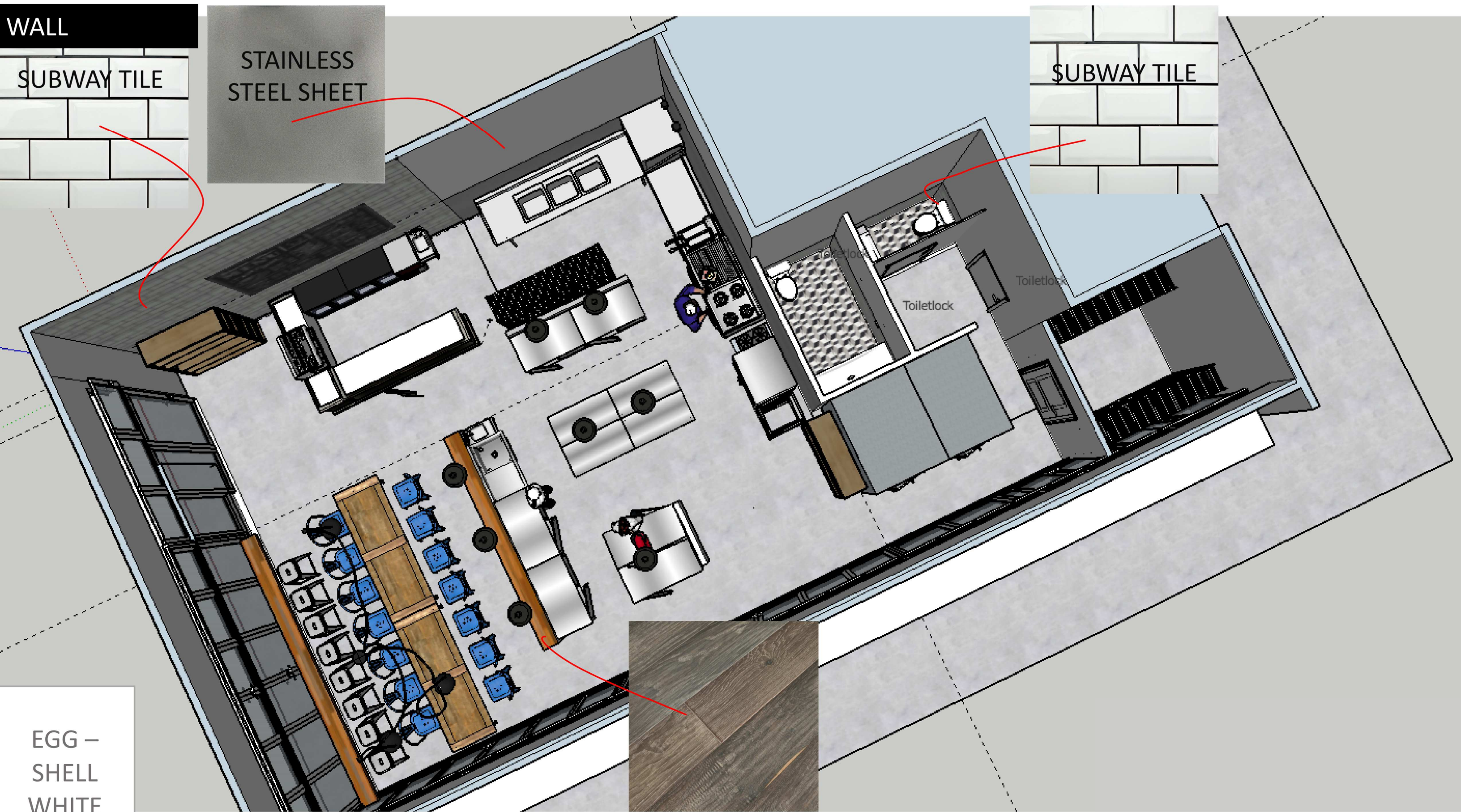
EXTERIOR



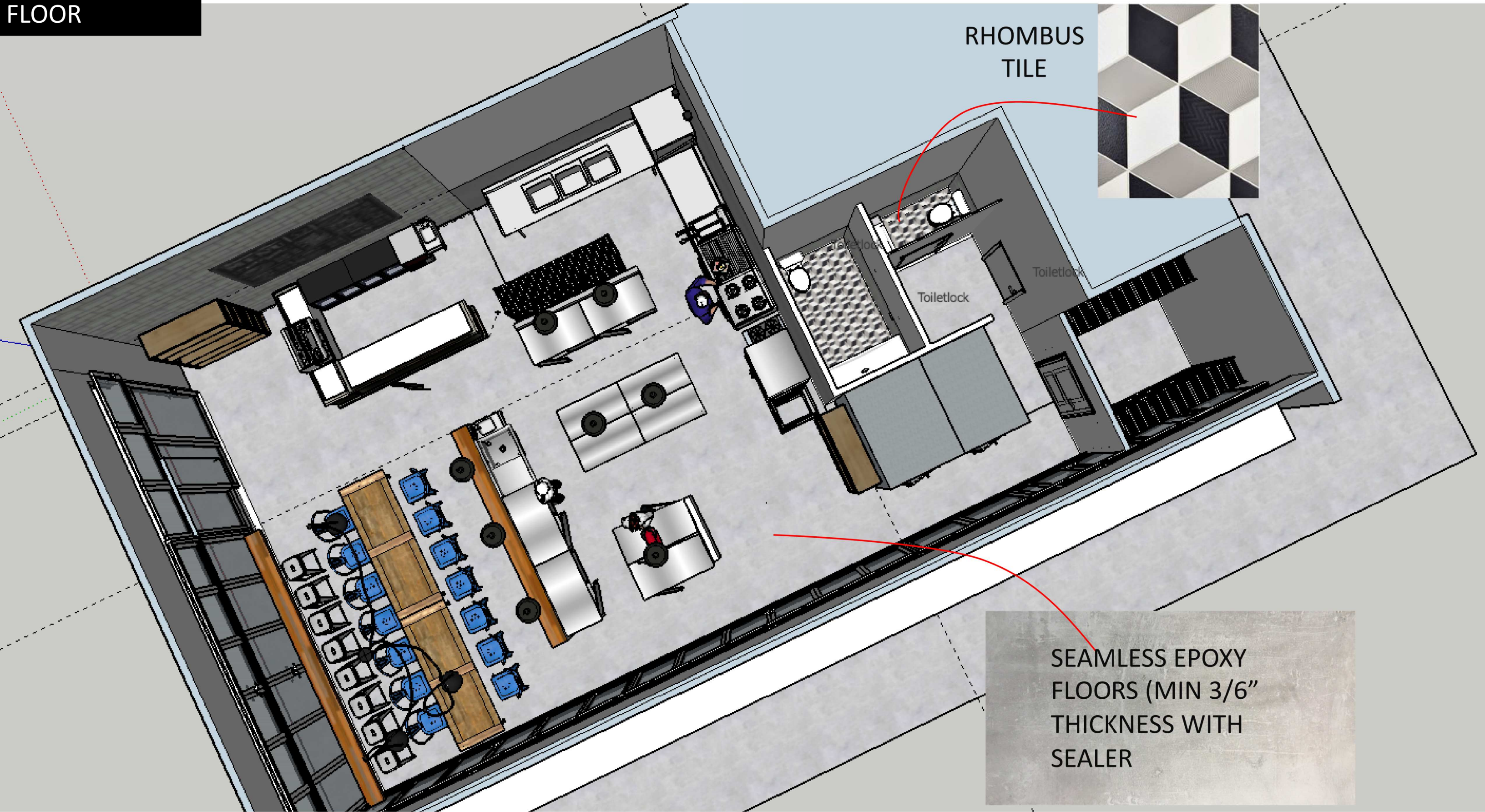
WALL



EGG –
SHELL
WHITE



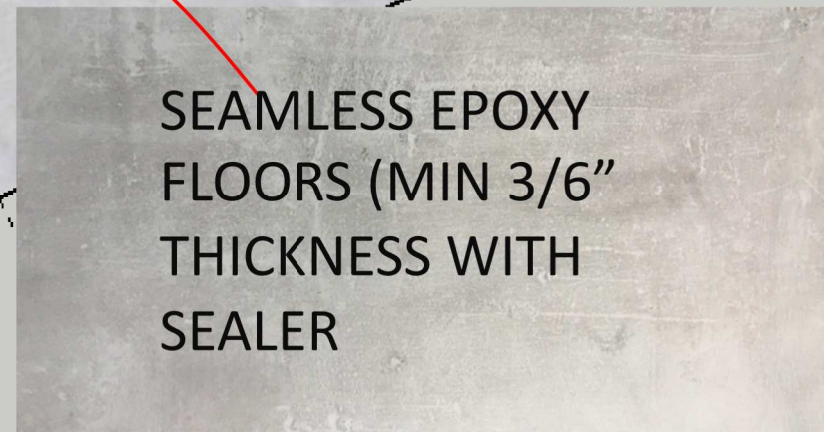
FLOOR



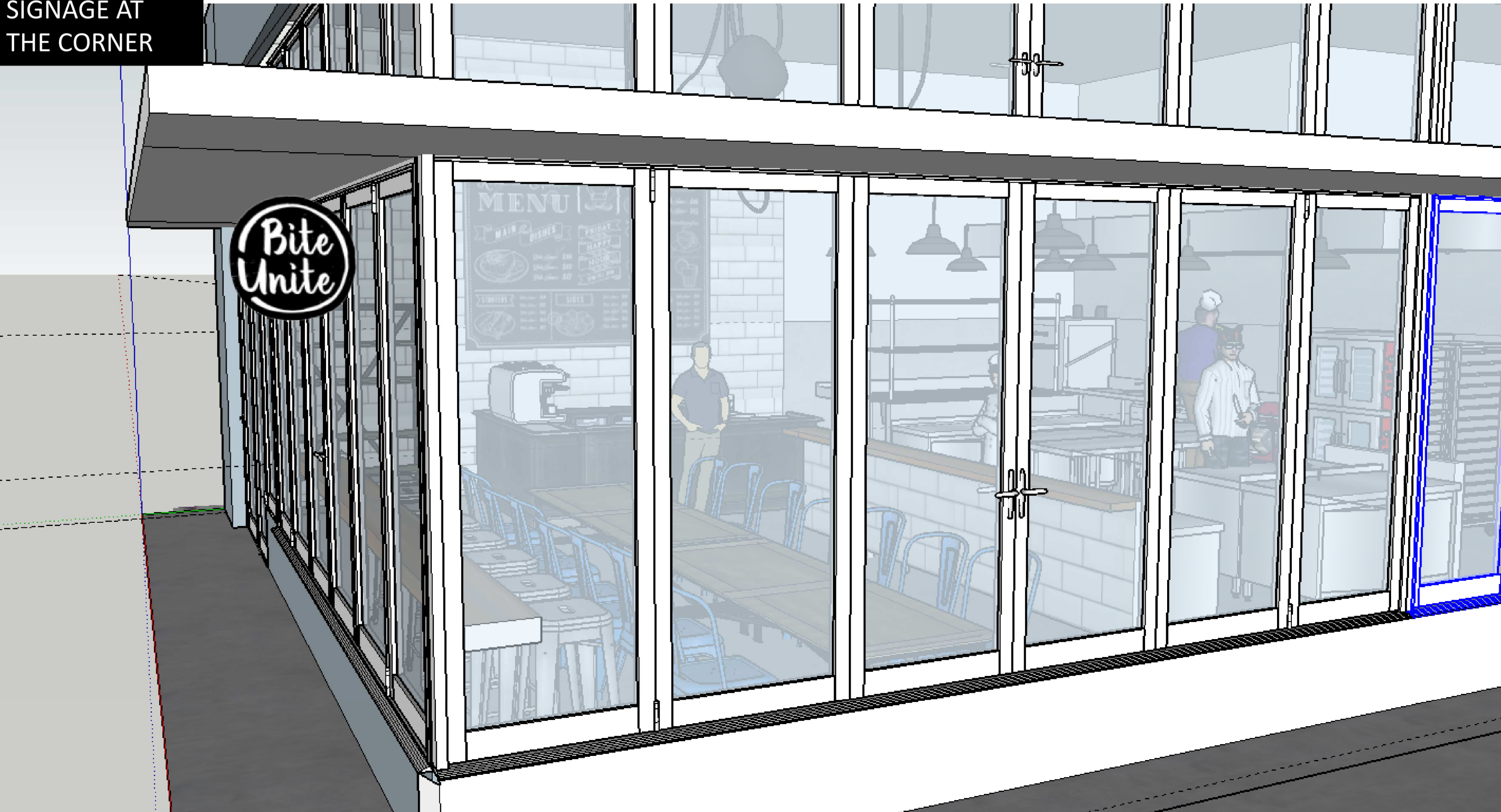
RHOMBUS
TILE



SEAMLESS EPOXY
FLOORS (MIN 3/6"
THICKNESS WITH
SEALER



SIGNAGE AT
THE CORNER



INTERIOR

