



EXECUTIVE SUMMARY

CONDITIONAL USE AUTHORIZATION

HEARING DATE: September 3, 2020

Record No.: 2018-015652CUA
Project Address: 1524 Powell Street
Zoning: North Beach Neighborhood Commercial District
North Beach Special Use District
North Beach Limited Financial Service
40-X Height and Bulk Districts
Block/Lot: 0130/024
Project Sponsor: Siddiq Moody-Jihad
1524 Powell Street
San Francisco, CA 94113
Property Owner: Chinese American War Veterans Association
1524 Powell Street
San Francisco, CA 94133
Staff Contact: Claire Feeney – (628) 652-7313
claire.feeney@sfgov.org

Recommendation: Approve with Conditions

Project Description

The Project includes the legalization of an existing General Entertainment use (d.b.a PrestigeSF). PrestigeSF is a 3,391 square-foot private social club in the basement level of an existing building. The project is in response to Enforcement Case #2018-015652ENF and proposes no interior alterations or expansion to existing facilities.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303, 722, and 780.3 to legalize an existing General Entertainment use (d.b.a PrestigeSF) located at 1524 Powell Street, Lot 024 of Assessor's Block 0130, within North Beach Neighborhood Commercial District and the North Beach Special Use District.

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** To date the Department has received 2 letters in support and 3 letters in opposition to the Project.
 - Support for the Project is centered on the business owners. Listed accolades include that they contribute to veterans' support initiatives, are good tenants, and collaborate with non-profits.
 - Opposition to the Project is centered on nuisance issues that commonly occur near bars and nightclubs and negative impacts some neighbors experienced when PrestigeSF previously operated in 2018. Their concerns included late night noise, double parking and blocking driveways, public urination, drug use, increased criminal activity, and public safety. 311 Case records show that two calls were made regarding 1524 Powell Street in 2018.
- **Outreach:** The Sponsor hosted public meeting 'open houses' on October 21, 2018, October 31, 2018, November 21, 2018, January 24, 2019, and March 14, 2019.

- **Conditions of Approval**

- As a General Entertainment use the Conditions of Approval include Noise Attenuation Conditions pursuant to Chapter 116 of the San Francisco Administrative Code: Compatibility and Protection for Residential Uses and Places of Entertainment. These Conditions address community outreach, soundproofing, and acoustical studies. The San Francisco Entertainment Commission is responsible for monitoring and enforcing these requirements.
- The North Beach Neighborhood Commercial Zoning and Special Use Districts strictly regulate food and beverage uses as well as Alcoholic Beverage Control (ABC) licenses. Due to these restrictions, the Project Site is not eligible for an ABC license, nor may they operate as a food and beverage use. Multiple Conditions of Approval are included in the draft Motion to regulate this. Alcoholic beverage service and consumption is only allowed at private events where a caterer or food services business that has a State-issued ABC license has been contracted and is operating. In addition, food preparation may only occur on site at events where a Temporary Food Facilities at a Special Event permit has been issued by the Department of Public Health. There is no limit to the number of events that have a Temporary Food Facilities at a Special Event permit and/or employ a caterer or food services business that has an ABC license.

- **Coronavirus and Shelter in Place**

- Large community gatherings and indoor events are currently prohibited as a public safety measure due to COVID-19. As public health regulations evolve and the economy recovers, businesses will need to be creative and adaptable to succeed. PrestigeSF has a flexible business model that is grounded in the precedent of numerous other private social clubs in San Francisco. They are subject to the health orders of San Francisco City and County Health Officials and will only begin operations according to these standards.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will create social gathering space without displacing any existing uses. 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 with Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTIONS 303, 722, AND 780.3 FOR THE LEGALIZATION OF AN EXISTING GENERAL ENTERTAINMENT USE (D.B.A PRESTIGESF) IN THE BASEMENT LEVEL OF AN EXISTING BUILDING. PRESTIGESF IS A 3,391 SQUARE-FOOT PRIVATE SOCIAL CLUB; THE PROJECT IS IN RESPONSE TO ENFORCEMENT CASE #2018-015652ENF AND PROPOSES NO INTERIOR ALTERATIONS OR EXPANSION TO THE EXISTING FACILITIES, LOCATED AT 1524 POWELL STREET, LOT 024 OF ASSESSOR'S BLOCK 0130, WITHIN NORTH BEACH NEIGHBORHOOD COMMERCIAL ZONING DISTRICT, THE NORTH BEACH SPECIAL USE DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 26, 2018, a complaint was filed and accepted and Enforcement Case # 2018-015652ENF was opened. On February 19, 2019, Siddiq Moody-Jihad (hereinafter "Project Sponsor") filed Application No. 2018-015652CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to legalize an existing General Entertainment use (d.b.a. PrestigeSF) in the basement level of an existing building at 1524 Powell Street, Lot 024 of Assessor's Block 0130 (hereinafter "Project Site").

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 3 categorical exemption.

On September 3, 2020, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-015652CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-015652CUA is located at 49 South Van Ness Avenue, 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. 2018-015652CUA, 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 Project includes the legalization of an existing General Entertainment use (d.b.a PrestigeSF). PrestigeSF is a 3,391 square-foot private social club in the basement level of an existing building. The project is in response to Enforcement Case #2018-015652ENF and proposes no interior alterations or expansion to existing facilities.
3. **Site Description and Present Use.** The Project is located on a 3,545 square foot parcel with approximately 40feet offfrontage along Powell Street. The Project Site is developed with a 9,581 square foot, two-story plus basement commercial building. The Chinese American War Veterans Association (Association) owns the building and occupies the first and second floors. The basement level is rented to PrestigeSF. Prior to PrestigeSF, the basement level was rented to the Aviator Social Club which operated on site until 2018. The Aviator Social Club had a similar model to PrestigeSF as a private members-only gathering space that hosted events. It was also an unpermitted General Entertainment use, however the City received no complaints and was unaware of its existence.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the North Beach NCD and North Beach SUD Zoning Districts. The immediate area is a mix of residential, commercial, and public uses. There are multifamily residential buildings and single-family homes as well as numerous markets, bars, and restaurants in the vicinity. The SFPD Central Station is located immediately behind the Project Site. The Project is one block away from Columbus Avenue and its high volume of restaurants, bars, and clubs. The Project is not within a Planning Area, however it is approximately two blocks north of the Chinatown Planning Area. Jean Parker Elementary School is approximately two blocks south of the Project Site and Washington Square Park is approximately two blocks north.
5. **Public Outreach and Comments.** The applicant hosted multi ‘open houses’ in 2018 and 2019 to meet and hear from neighbors. As of publication the Department has received correspondence from 5 people regarding the proposed project. The two letters of support are centered on the business owners, including that they contribute to veterans’ support initiatives, are good tenants, and collaborate with non-profits. The 3 letters of opposition primarily reference nuisance issues that commonly occur near bars and nightclubs and negative impacts some neighbors experienced when PrestigeSF previously operated in 2018. Their concerns included late night noise, double parking and blocking driveways, public urination, drug use, increased criminal activity, and public safety. 311 Case records show that two calls were made regarding 1524 Powell Street in 2018.
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. **Use.** Planning Code Section 102 defines General Entertainment as “A Retail Entertainment, Arts, and Recreation Use that provides entertainment or leisure pursuits to the general public including dramatic and musical performances where alcohol is not served during performances, arcades that

provide eleven or more amusement game devices (such as video games, pinball machines, or other such similar mechanical and electronic amusement devices), billiard halls, bowling alleys, skating rinks, and mini-golf, when conducted within a completely enclosed building, and which is adequately soundproofed or insulated so as to confine incidental noise to the premises. Mechanical amusement devices are further regulated in Sections 1036 through 1036.24 of the Police Code.”

PrestigeSF is a private social club and event space. It is open to the public in two ways: any member of the public can reserve the space for private events, or people can become members and have access to the space at their leisure during operating hours. The Project Sponsor intends for PrestigeSF to be a community gathering space and cultural destination with a “multi-ethnic energy.” The space is available for private events like holistic seminars, restorative justice meetings, birthday parties, cultural exhibitions, bar and bat mitzvahs, and seminars and industry meetings. It is not primarily a performance space however dancing and showcases are welcome. The Project Sponsor has taken steps to soundproof the space including installing sound barrier curtains, and they are subject to the jurisdiction of the Entertainment Commission which has standards and enforcement-power over acoustics for Entertainment uses.

PrestigeSF is not a restaurant, bar, or nightclub. There is a kitchen on-site, but food preparation and service can only be done by catering and food services businesses at duly permitted events. Alcoholic beverage service can only be provided by catering and food services businesses that have State-issued Alcoholic Beverage Control permits. When no private events are scheduled and PrestigeSF is open only for members to drop-in and socialize, there will be no food or alcoholic beverage service.

The General Entertainment use encapsulates multiple business models. PrestigeSF does not have a bowling alley, skating rink, mini-golf course, billiard hall, or amusement game devices. It is a place for the community to gather in discourse, celebration, and/or leisure. Therefore, the Project qualifies as a General Entertainment Use.

- B. Bike Parking.** Planning Code Section 155.2 requires bicycle parking for Entertainment, Arts, and Recreation Uses. Five Class 1 spaces are required for facilities with a capacity of less than 500 guests and one Class 2 space is required for every 500 seats.

The Project’s capacity is less than 500 people and there are less than 500 seats within the tenant space. Therefore, five Class 1 and one Class 2 bicycle parking spaces are required.

- 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 proposed General Entertainment use is compatible with and desirable for the surrounding community because it complements the high concentration of entertainment and leisure destinations

in the neighborhood, including bars, restaurants, cafes, and nightclubs. In addition, as a private social club and event space the Project will be less prone to crowds and queueing, as happens at many nearby popular bars and restaurants, which will be beneficial to adjacent residential properties.

- 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 in 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.

- (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 for entertainment uses, which includes General Entertainment. In addition, there is a designated passenger loading parking space immediately in front of the Project Site which will help mitigate double parking.

- (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. Conditions 11 and 12 specifically obligate the project sponsor to mitigate odor and noise that may be generated when food service occurs on site.

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

The proposed Project does not include any exterior improvements. There will be no changes to landscaping, screening, open spaces, parking, loading areas, service areas, lighting, or signage. Further, the Department shall review any future proposed lighting and signage changes in accordance with 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 or feature as proposed would provide development that is in conformity with the purpose of the applicable Use District.

The Project is within the North Beach NCD Zoning District. General Entertainment Uses are allowed

with a Conditional Use Authorization. PrestigeSF is considered a General Entertainment use, as defined in Planning Code Section 102, because it an entertainment and leisure space that is available to the public and may host performances.

- E. That the use or feature as proposed satisfies any criteria specific to the use or feature in Subsections (g), et seq. of this Section.

There are additional criteria for Adult Business, Nighttime Entertainment, General Entertainment, and Other Entertainment Uses within Subsection (g) of Section 303. They are addressed below under bullet #8.

- 8. Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization for Adult Business, Nighttime Entertainment, General Entertainment, and Other Entertainment Uses. On balance, the project complies with said criteria in that:

- A. If the use is an Adult Business, it shall not be located within 1,000 feet of another such use.

The Project is not an adult business.

- B. The use shall not be open between two a.m. and six a.m.

The Project's business hours will be Monday to Wednesday from 12pm to 8pm, Thursday to Saturday from 12pm to 1:30am, and Sunday from 2pm to 10pm. The business will be closed between 2am and 6am.

- C. The use shall not use electronic amplification between midnight and six a.m.

The Project will not use electronic amplification above appropriate interior levels, set by the San Francisco Entertainment Commission in accordance with Municipal Police Code between midnight and 2am. The Project's business will be closed between 2am and 6am, so no electronic amplification equipment will be used during this time.

- D. The use 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.

The Project Sponsor has installed sound barrier curtains which contain noise and light. Furthermore, the Project will be subject to the jurisdiction and policies of the Entertainment Commission and the Municipal Police Code regarding noise.

- E. Notwithstanding the above, the Planning Commission may authorize a Conditional Use which does not satisfy the criteria set forth in (p)(1)(B) and/or (p)(1)(C) above, if facts presented are such to establish that the use will be operated in such a way as to minimize disruption to

residences in and around the district with respect to noise and crowd control.

The Project Sponsor has plans in place to mitigate nuisance issues and disruptions for neighbors. Security personnel will be hired for events to prevent patrons from being noisy outside and loitering on the sidewalk. Passenger drop off and loading will occur in a designated parking space in front of the Project Site to minimize double parking excessive congestion of rideshare vehicles. Sound barrier curtains have been installed inside and the Project Sponsor will complete permitting and review with the Entertainment Commission which includes further regulations. Once an entertainment permit is obtained, the Project Sponsor will have to abide by the Entertainment Commission's Good Neighbor Policy and any additional permit conditions set forth by the Entertainment Commission.

- F. The action of the Planning Commission approving a Conditional Use does not take effect until the appeal period is over or while the approval is under appeal.

Any approval action of the Planning Commission will not take effect until after the period is complete or while the project is under appeal.

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

COMMERCE AND INDUSTRY

Objectives and Policies

OBJECTIVE 2

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

Policy 2.3

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.2

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

OBJECTIVE 8

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

Policy 8.2

Support locally initiated efforts to improve the visitor trade appeal of neighborhood commercial districts.

COMMUNITY FACILITIES

Objectives and Policies

OBJECTIVE 3

ASSURE THAT NEIGHBORHOOD RESIDENTS HAVE ACCESS TO NEEDED SERVICES AND A FOCUS FOR NEIGHBORHOOD ACTIVITIES.

Policy 3.5

Develop neighborhood centers that are multipurpose in character, attractive in design, secure and comfortable, and inherently flexible in meeting the current and changing needs of the neighborhood served.

ARTS ELEMENT

Land Use

Objectives and Policies

OBJECTIVE I-1

RECOGNIZE THE ARTS AS NECESSARY TO THE QUALITY OF LIFE FOR ALL SEGMENTS OF SAN FRANCISCO.

Policy I-1.4

Provide access to the creative process and cultural resources for all neighborhoods, cultural communities, and segments of the city and its populations.

OBJECTIVE I-2

INCREASE THE CONTRIBUTION OF THE ARTS TO THE ECONOMY OF SAN FRANCISCO.

Policy I-2.1

Encourage and promote opportunities for the arts and artists to contribute to the economic development of San Francisco.

Policy I-2.2

Continue to support and increase the promotion of the arts and arts activities throughout the City for the benefit of visitors, tourists, and residents.

OBJECTIVE III-2

STRENGTHEN THE CONTRIBUTION OF ARTS ORGANIZATIONS TO THE CREATIVE LIFE AND VITALITY OF SAN FRANCISCO.

Policy III-2.2

Assist in the improvement of arts organizations' facilities and access in order to enhance the quality and quantity of arts offerings.

OBJECTIVE V-3

DEVELOP AND EXPAND ONGOING PARTNERSHIPS WITH THE PRIVATE SECTOR IN SUPPORT OF THE ARTS.

Policy V-3.1

Develop partnerships with the private sector and the business community to encourage monetary and non-monetary support of the arts, as well as sponsorships of arts organizations and events.

OBJECTIVE VI-1

SUPPORT THE CONTINUED DEVELOPMENT AND PRESERVATION OF ARTISTS' AND ARTS ORGANIZATIONS' SPACES.

Policy VI-1.5

Develop and maintain a mid-sized downtown performing arts facility available to community-based, culturally diverse arts groups easily accessible to visitors.

Policy VI-1.9

Create opportunities for private developers to include arts spaces in private developments city-wide.

Policy VI-1.11

Identify, recognize, and support existing arts clusters and, wherever possible, encourage the development of clusters of arts facilities and arts related businesses throughout the city.

PrestigeSF is a private social club that is available to the public in two ways: people can reserve the space for private events, or they can become members and have access to the space at their leisure during operating hours. The Project Sponsor intends for PrestigeSF to be a community gathering space and cultural destination with a "multi-ethnic energy." PrestigeSF is not a restaurant, bar, or nightclub and has limitations on food and alcoholic service accordingly. The space is available for private events like holistic seminars, restorative justice meetings, birthday parties, cultural exhibitions, bar and bat mitzvahs, and seminars and industry meetings. It is not primarily a performance space however dancing and showcases are welcome.

As a gathering space, the Project Sponsor intends to support community dialogue and facilitate cultural and intellectual conversations. Private events are core pillar of the Project's operational model, and these gathering can be social, academic, professional, or cultural. The Project Sponsor specifically intends to foster an environment where people of different backgrounds and cultures all feel welcome. Local non-profit organizations have previously held events at PrestigeSF and philanthropic causes will continue be able to use this space in the future.

PrestigeSF is not primarily a theatre or art gallery but it can host art exhibitions and events. The open floorplan and flexible furniture layout will enable organizations to arrange the space to best fit their event. Small theatrical or musical performances and demonstrations can be held, as can speaker series, panel

discussions, and group workshops. The Project will create a new venue in the City for artists and arts organizations to use.

Private social events and casual gatherings with members are in-tune with wide array of restaurants, bars, clubs, and venues in North Beach. North Beach is an epicurean, entertainment, and leisure destination. Local neighbors, San Francisco and Bay Area residents, and people from all over the world enjoy the vibrant nightlife and cultural amenities of the neighborhood. PrestigeSF is only two blocks away from the many entertainment and tourism-focused businesses on Columbus Avenue and fits well with both the local economy and neighborhood character. On balance, the Project is consistent with the Objectives and Policies of the General Plan.

10. 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 Project is not anticipated to significantly affect the mix of neighborhood-serving retail uses and would not impair future opportunities for resident employment.

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

There is no housing on the Project Site, so no housing will be displaced. The Project Site is located within the North Beach neighborhood which is known for its excellent food and vibrant night life. Columbus Avenue and its adjacent blocks are home to a multitude of restaurants, cafes, bars, and nightclubs. North Beach has been an entertainment and leisure destination for decades, founded in the historically rowdy Barbary Coast. PrestigeSF fits into the neighborhood today, providing an event space which aims to be destination for people and communities to gather. There is also precedent within San Francisco and North Beach specifically that private social clubs are an amenity that people enjoy, including The Battery at 717 Battery Street, Wingtip at 550 Montgomery Street, the University Club of San Francisco at 800 Powell Street, and the Metropolitan Club, Bohemian Club, and Olympic Club which are all located within a block of each other. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.

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

The Project would not have any adverse effect on the City's supply of affordable housing.

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

The Project Site is served by nearby public transportation options. The Project is located within walking distance of multiple Muni bus lines (8-Bayshore, 10-Townsend, 12-Folsom/Pacific, 30-

Stockton, 30X-Marina Express, 39-Coit, 41-Union, 45-Union/Stockton) and the Powell/Mason Cable Car line. The future Chinatown Muni Station is also less than half-a-mile away. There is a designated passenger loading space in front of the Project Site for private and rideshare vehicles to park when dropping off or picking up guests. In addition, there are 8 publicly accessible parking garages within five blocks of the Project 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.

Since the Project does not include any commercial office development, the Project will not displace or adversely affect any service sector or industrial businesses.

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

This Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

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 effect on existing parks and open spaces, and will not adversely affect their access to sunlight, or vistas.

- 11.** 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.
- 12.** 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. 2018-015652CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated May 15, 2020, 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 September 3, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 3, 2020

EXHIBIT A

Authorization

This authorization is for a conditional use to legalize an existing General Entertainment use (d.b.a PrestigeSF) located at 1524 Powell, Lot 024 of Assessor's Block 0130 pursuant to Planning Code Sections 303, 722, and 780.3 within the North Beach Neighborhood Commercial District and the North Beach Special Use District and a 40-X Height and Bulk District; in general conformance with plans, dated May 14, 2020, and stamped "EXHIBIT B" included in the docket for Record NO. 2018-015652CUA and subject to conditions of approval reviewed and approved by the Commission on September 3, 2020 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 September 3, 2020 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 628-652-7300, 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

planning.org

6. Additional Project Approvals. The Project Sponsor must obtain a Place of Entertainment pursuant to Article 15.1: Entertainment Regulations Permit and License Provisions of the San Francisco Police Code.

For information about compliance, contact the San Francisco Entertainment Commission at 628-652-6030, sf.gov/entertainmentcommission

Entertainment Commission – Noise Attenuation Conditions

7. Chapter 116 Residential Projects. The Project Sponsor shall comply with the “Recommended Noise Attenuation Conditions for Chapter 116 Residential Projects,” which were recommended by the Entertainment Commission on August 25, 2015. These conditions state:

- A. **Community Outreach.** Project Sponsor shall include in its community outreach process any businesses located within 300 feet of the proposed project that operate between the hours of 9PM-5AM. Notice shall be made in person, written or electronic form.
- B. **Sound Study.** Project sponsor shall conduct an acoustical sound study, which shall include sound readings taken when performances are taking place at the proximate Places of Entertainment, as well as when patrons arrive and leave these locations at closing time. Readings should be taken at locations that most accurately capture sound from the Place of Entertainment to best of their ability. Any recommendation(s) in the sound study regarding window glaze ratings and soundproofing materials including but not limited to walls, doors, roofing, etc. shall be given highest consideration by the project sponsor when designing and building the project.
- C. **Design Considerations.**
 - i. During design phase, project sponsor shall consider the entrance and egress location and paths of travel at the Place(s) of Entertainment in designing the location of (a) any entrance/egress for the residential building and (b) any parking garage in the building.
 - ii. In designing doors, windows, and other openings for the residential building, project sponsor should consider the POE’s operations and noise during all hours of the day and night.
- D. **Construction Impacts.** Project sponsor shall communicate with adjacent or nearby Place(s) of Entertainment as to the construction schedule, daytime and nighttime, and consider how this schedule and any storage of construction materials may impact the POE operations.
- E. **Communication.** Project Sponsor shall make a cell phone number available to Place(s) of Entertainment management during all phases of development through construction. In addition, a line of communication should be created to ongoing building management throughout the occupation phase and beyond.

Design – Compliance at Plan Stage

- 8. 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

- 9. Signage.** A sign permit(s) and compliance with Article 6 and Section 145 of the Planning Code will be required.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.

- 10. Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

- 11. 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

- 12. 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 if applicable as determined by the project planner. 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

Parking and Traffic

- 13. Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 5 Class 1 and 1 Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the

installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

Provisions

14. Transportation Sustainability Fee. The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Monitoring - After Entitlement

15. 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

16. 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

17. Food and Alcoholic Beverage Service. Food preparation and service and alcoholic beverage service may only be provided at events for which a Temporary Food Facilities at a Special Event permit has been issued. There is not a limit to the number of Temporary Food Facilities at a Special Event permits that can be issued.

For information about compliance, contact The San Francisco Department of Public Health at 415-252-3800, at 415-554-5706, www.sfdph.org

18. 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>.

19. 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>

- 20. 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

- 21. Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

- 22. Other Entertainment.** The Other Entertainment shall be performed within the enclosed building only. The building 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. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.

For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

- 23. 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

24. Hours of Operation. The subject establishment is limited to the following hours of operation: Monday to Wednesday from 12pm to 8pm, Thursday to Saturday from 12pm to 1:30am, and Sunday from 2pm to 10pm.

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

25. Entertainment Commission. The Project and Project Site may not operate between the hours of 2am and 6 am and therefore cannot obtain an Extended Hours Premises Permit from the Entertainment Commission.

For information about compliance, contact the San Francisco Entertainment Commission at 628-652-6030, sf.gov/entertainmentcommission

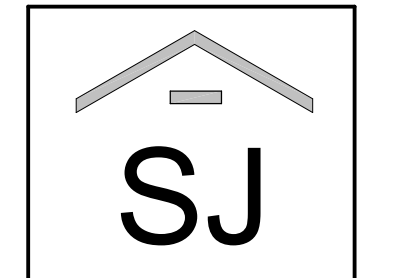
26. Alcoholic Beverages. No alcoholic beverages can be at the Project Site unless a caterer or food services business with an Alcoholic Beverage Control License has been contracted and is working on the premises. The Project Sponsor cannot store or stock any alcoholic beverages. All alcoholic beverages at duly permitted events must be provided by caterers and food services business which have State-issued Alcoholic Beverage Control Licenses and have been contracted for services.

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

Prestige Social Club Use Permit

Designer

Siddiq Jihad



1524 Powell St
San Francisco, CA 94133
(510) 209-9676

Scope of Work

Procure a Use Permit for the member based Prestige SF Social Club.

Building Information

Address: 1524 Powell St, San Francisco
Block: 0130 Lot: 024
Lot Area: 3,545 SF
Building Area: 9,581 SF
Basement Area: 3,490 SF
1st Floor Area: 3,233 SF
Mezzanine Area: 277 SF
2nd Floor Area: 2,498 SF

Index

- CS Cover Sheet, Site Plan
- A1 Basement Floor Plan
- A2 1st Floor Plan
- A3 Mezzanine Floor Plan
- A4 2nd Floor Plan
- A5 Section
- T1 Previously Approved Plans

Uses on Each Floor

Floor	Existing Use	Proposed Use
1st, Mezzanine, 2nd	Cathy Post 384: Our missions are to provide support to fellow veterans, first responders, scholarships to youth programs, and help the local community.	No Change
Basement	Existing Social Club	New Prestige Social Club

Prestige Social Club	Occupancy Classification	Area (SqFt)	Load Factor	Occupant Load	Sub Total Occupant Load
Basement Floor Kitchen	F-1	429		10	10
Basement Floor Auditorium	A-3	1886		180	195
Basement Floor Room 1	A-3	170		8	
Basement Floor Bathroom Men	A-3	49		3	
Basement Floor Bathroom Women	A-3	97		4	6
Basement Floor Storage 1	S-2	80		1	
Basement Floor Storage 2	S-2	101		2	
Basement Floor Storage 3	S-2	152		3	
Total Occupant Load = 211					

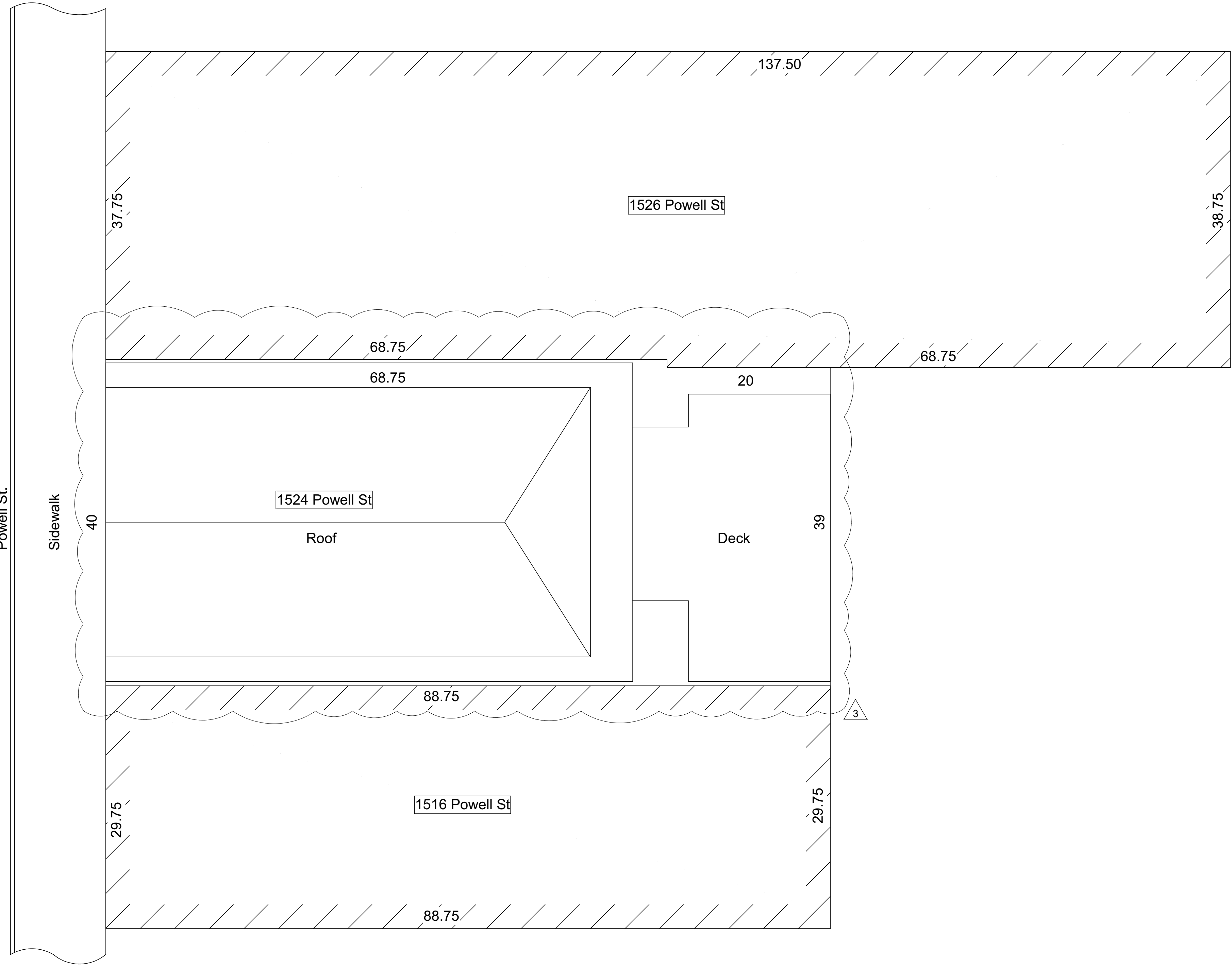
Code Information

- 2016 Calif. Bldg. Code and San Francisco Building Code Amendments
- 2016 Calif. Elec Code and San Francisco Electrical Code Amendments
- 2016 Calif. Plumbing Code and San Francisco Plumbing Code Amendments
- 2016 Calif. Mech. Code and San Francisco Mech. Code Amendments
- 2016 Calif. Green Bldg. Code and San Francisco Green Bldg. Code Amendments
- 2016 California Energy Code



No changes to facade of building.

2 Photo of Front
Scale: None



1 Site Plan
Scale: 1/8" = 1'-0"



Prestige Social Club Use Permit

1524 Powell St
San Francisco, CA 94133
APN 0130-024

Drawn by *Shweta D. Karki*

DraftingHomes.com

Job 9005

Date - Description - Revision

3/29/19 - Initial - 0

4/10/19 - Scope of each Floor - 1

4/12/19 - SF of each Floor - 2

5/14/2020 - Section, Roof, Uses - 3

Sheet


Cover Sheet,
Site Plan

CS

Prestige Social Club Use Permit

1524 Powell St
 San Francisco, CA 94133
 APN 0130-024

Drawn by *Shirvan D. Kashi*

 DraftingHomes.com

Job 9005

Date - Description - Revision

3/29/19 - Initial - 0

4/10/19 - Scope of each Floor - 1

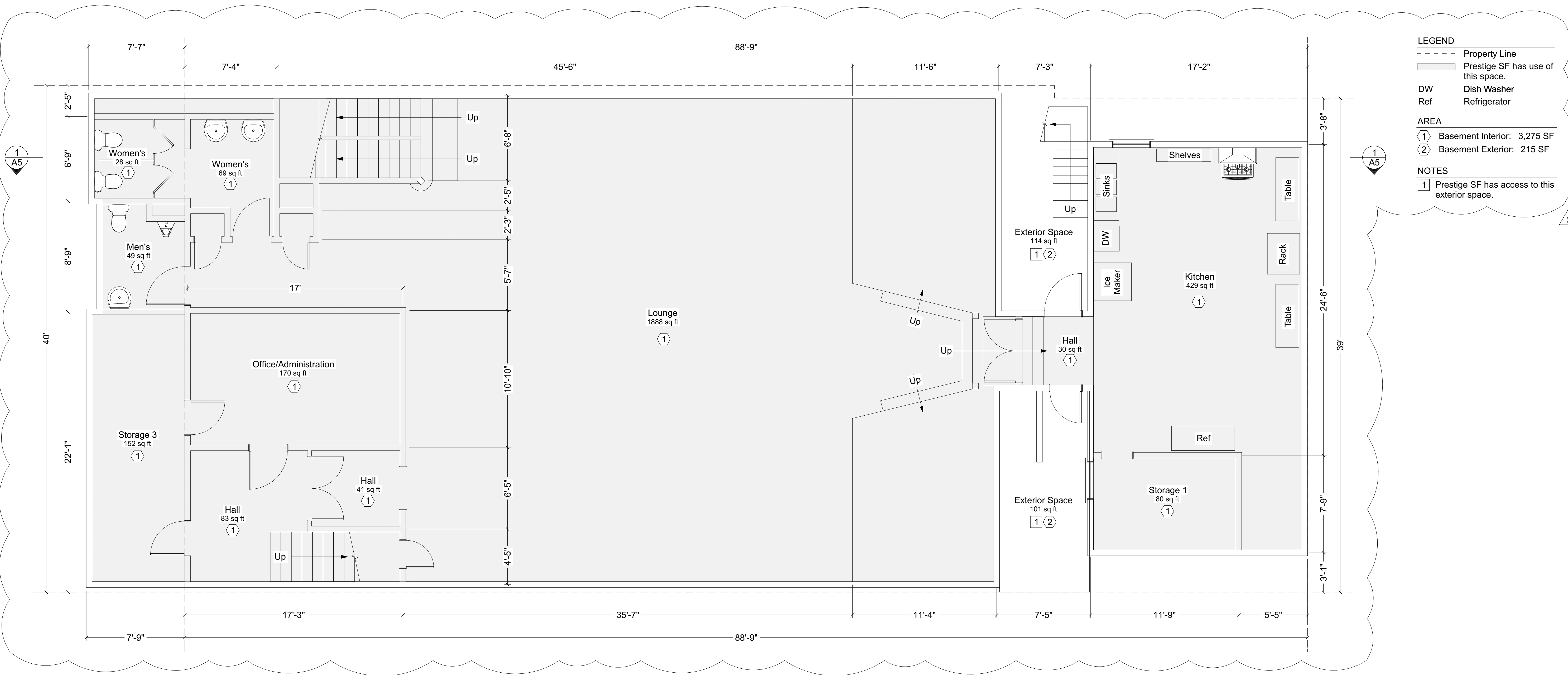
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5/14/2020 - Section, Roof, Uses - 3

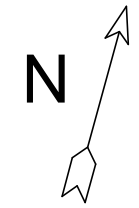
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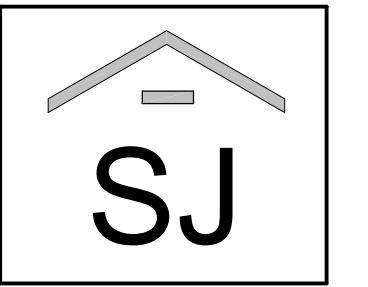
Basement Floor Plan

A1



1 Basement Floor Plan
 Scale: 1/4" = 1'-0"

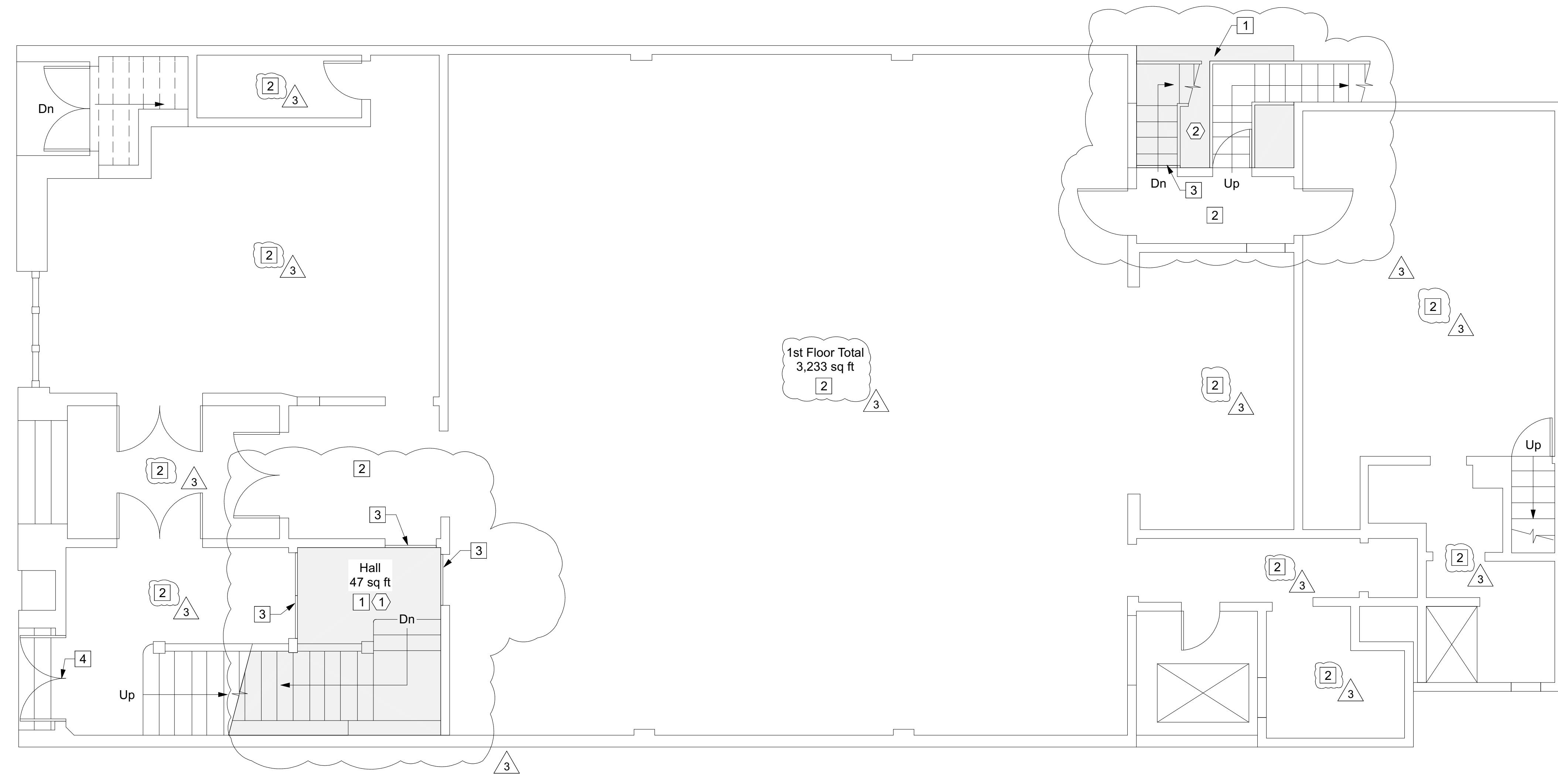




LEGEND
 Prestige SF has access to this space.

AREA
 ① 1st Floor Interior Hall: 47 SF
 ② 1st Floor Exterior: 61 SF

NOTES
 1 Prestige SF has use of or access to this space.
 2 Prestige SF does not have use of or access to this space.
 3 Door closed to Prestige SF.
 4 Door opens to public way and is used in the emergency escape route from the basement.
 5. There are no changes to the 1st floor.



① 1st Floor Plan
Scale: 1/4" = 1'-0" N

Prestige Social Club Use Permit

1524 Powell St
San Francisco, CA 94133
APN 0130-024

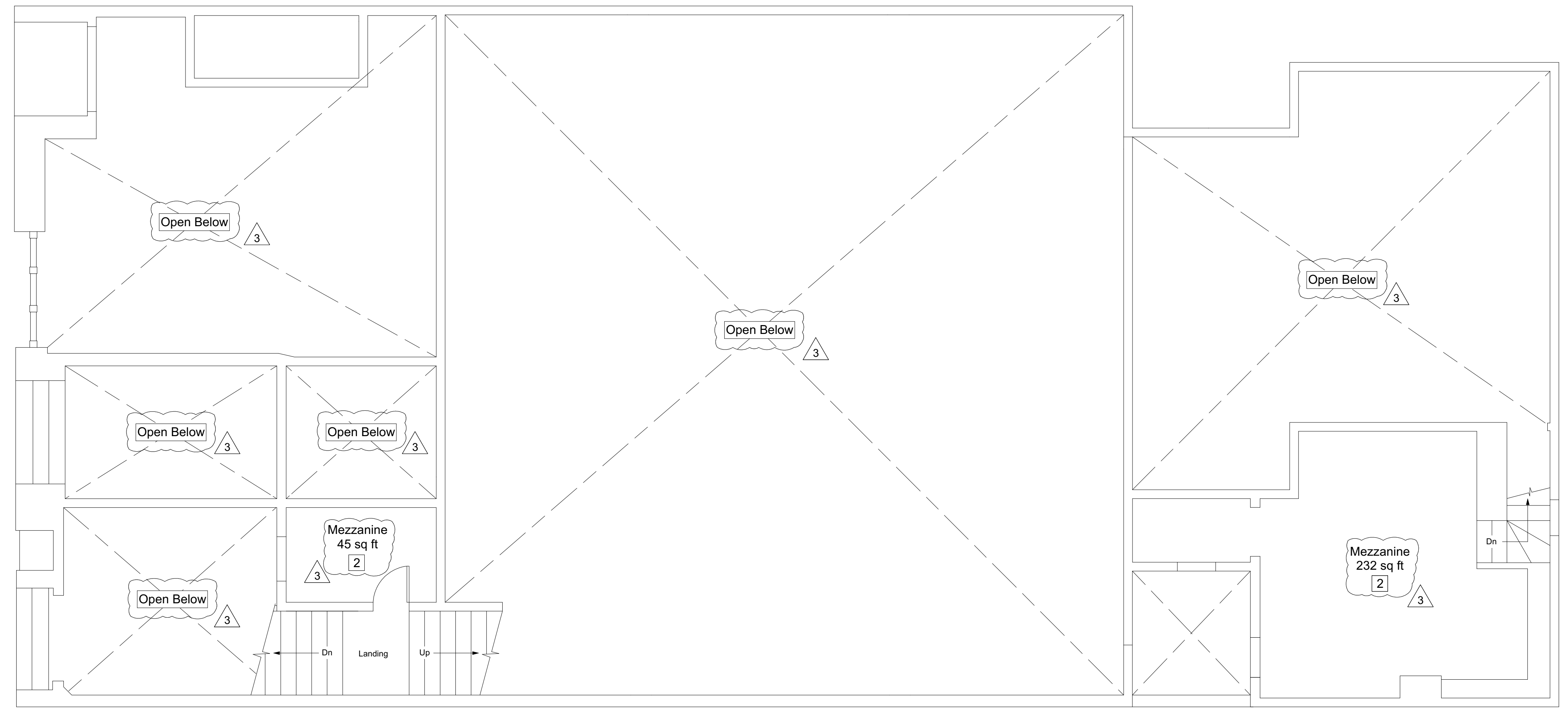
Drawn by	<i>Shirvan D. Kashi</i>
DraftingHomes.com	
Job	9005
Date - Description - Revision	
3/29/19 - Initial - 0	
4/10/19 - Scope of each Floor - 1	
4/12/19 - SF of each Floor - 2	
5/14/2020 - Section, Roof, Uses - 3	

Sheet
1st Floor Plan

A2

NOTES

1. There are no changes to the mezzanine floor.
2. Prestige SF does not have use of or access to this space.



1 Mezzanine Floor Plan N
 Scale: 1/4" = 1'-0"

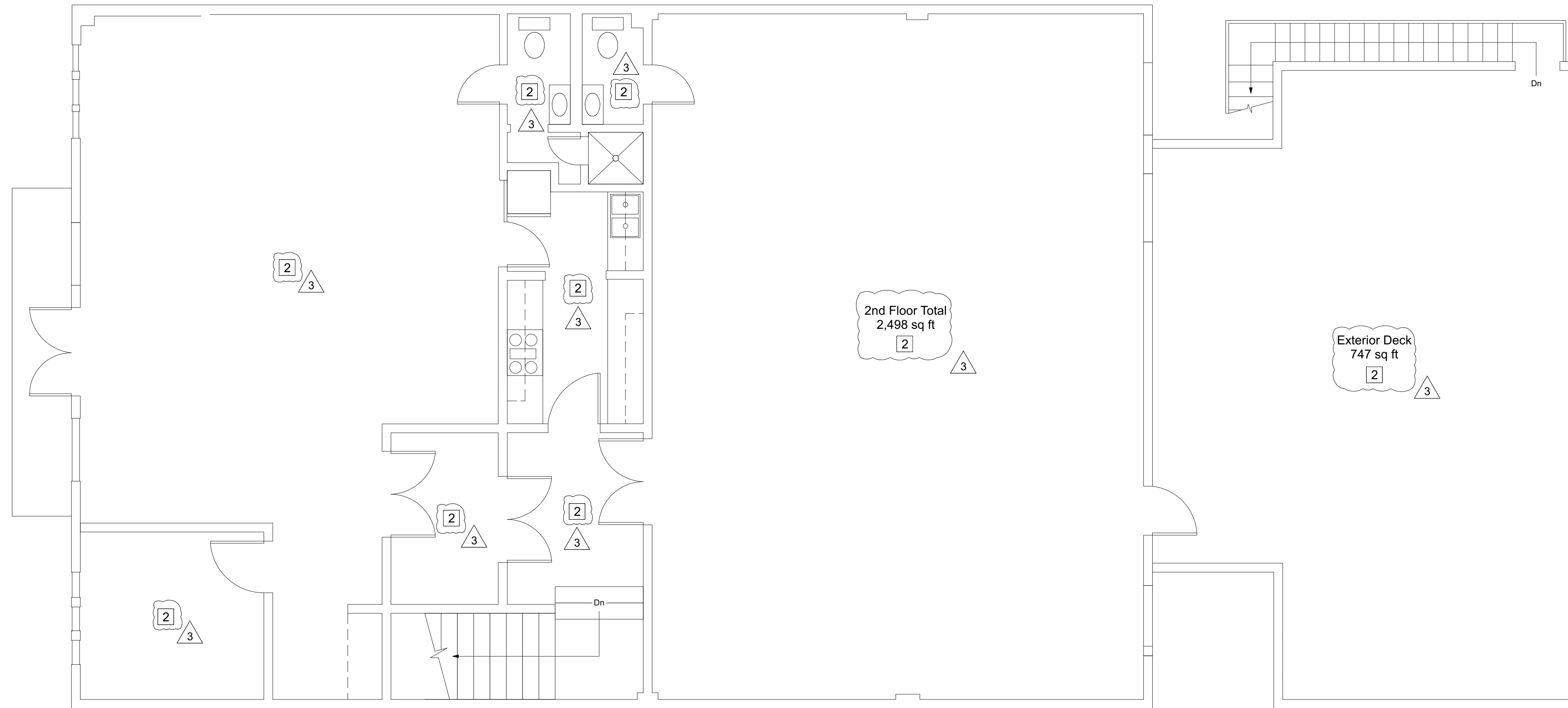
Prestige Social Club Use Permit

1524 Powell St
 San Francisco, CA 94133
 APN 0130-024

Drawn by	<i>Shirvan D. Kashi</i>
Drafting	DraftingHomes.com
Job	9005
Date - Description - Revision	
3/29/19 - Initial - 0	
4/10/19 - Scope of each Floor - 1	
4/12/19 - SF of each Floor - 2	
5/14/2020 - Section, Roof, Uses - 3	

Sheet
Mezzanine Floor Plan

A3




NOTES

1. There are no changes to the 2nd floor.
2. Prestige SF does not have use of or access to this space.

1 2nd Floor Plan
 Scale: 1/4" = 1'-0" 

Prestige Social Club Use Permit

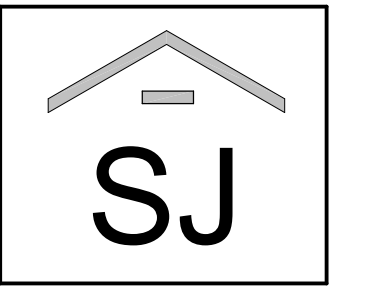
1524 Powell St
 San Francisco, CA 94133
 APN 0130-024

Drawn by <i>Shirley D. Kashi</i>
 DraftingHomes.com
Job 9005
Date - Description - Revision
3/29/19 - Initial - 0
4/10/19 - Scope of each Floor - 1
4/12/19 - SF of each Floor - 2
5/14/2020 - Section, Roof, Uses - 3

Sheet
2nd Floor Plan

A4

Designer
Siddiq Jihad



1524 Powell St
San Francisco, CA 94133
(510) 209-9676

Prestige Social Club Use Permit

1524 Powell St
San Francisco, CA 94133
APN 0130-024

Drawn by *Hana O'Kashi*

DraftingHomes.com

Job 9005

Date - Description - Revision

3/29/19 - Initial - 0

4/10/19 - Scope of each Floor - 1

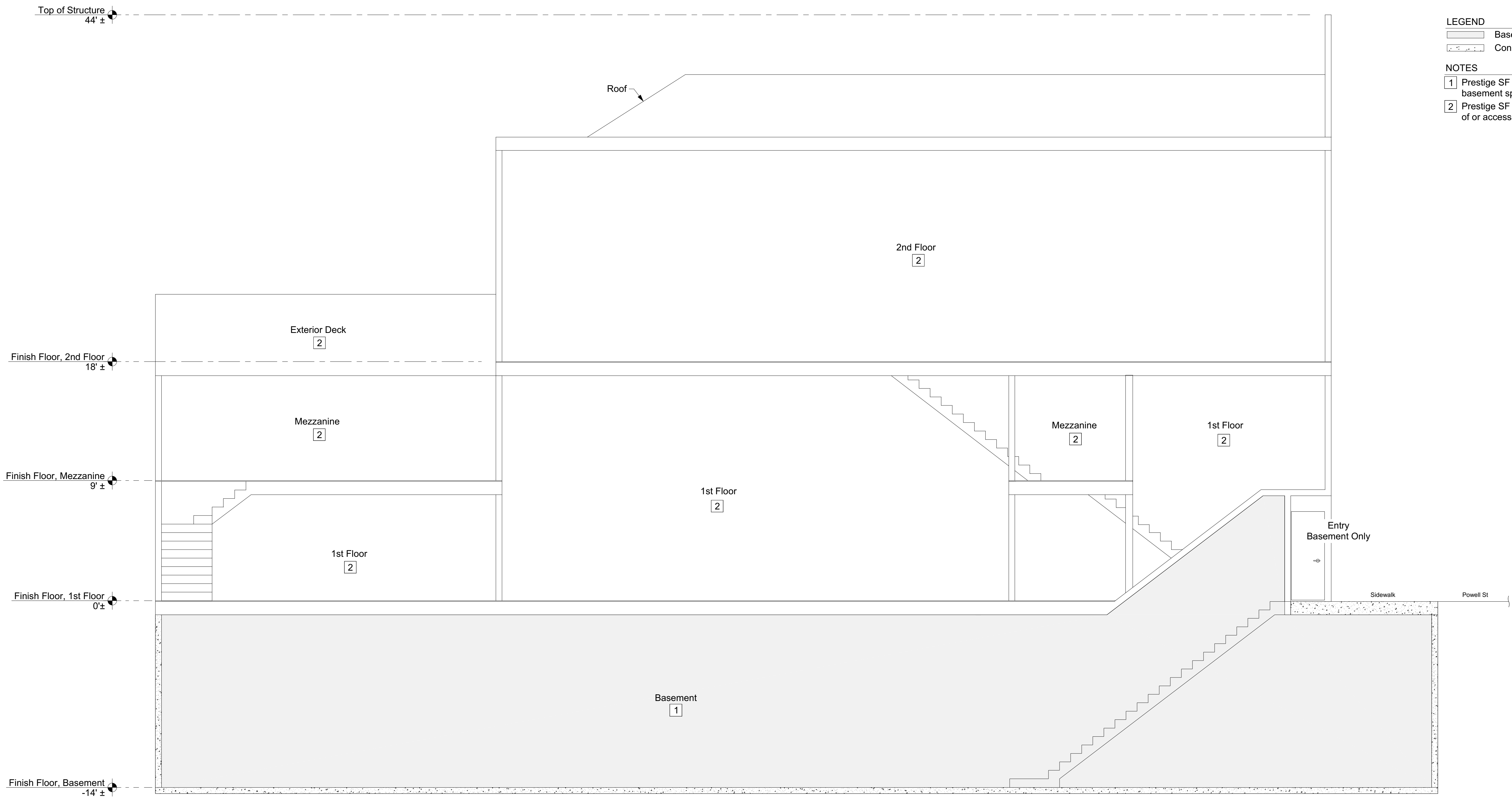
4/12/19 - SF of each Floor - 2

5/14/2020 - Section, Roof, Uses - 3

Sheet

Section

A5



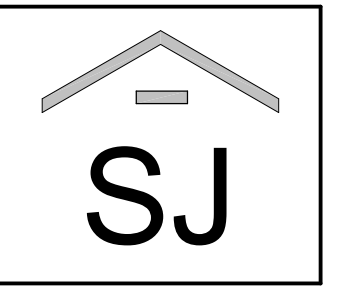
LEGEND
 [Shaded Box] Basement Space
 [Hatched Box] Concrete

NOTES
 1 Prestige SF occupies only the basement space.
 2 Prestige SF does not have use of or access to this space.

1 Section
Scale: 1/4" = 1'-0"

3

3



Prestige Social Club Use Permit

1524 Powell St
San Francisco, CA 94133
APN 0130-024

Drawn by *Shweta Doshi*

DraftingHomes.com

Job 9005

Date - Description - Revision

3/29/19 - Initial - 0

4/10/19 - Scope of each Floor - 1

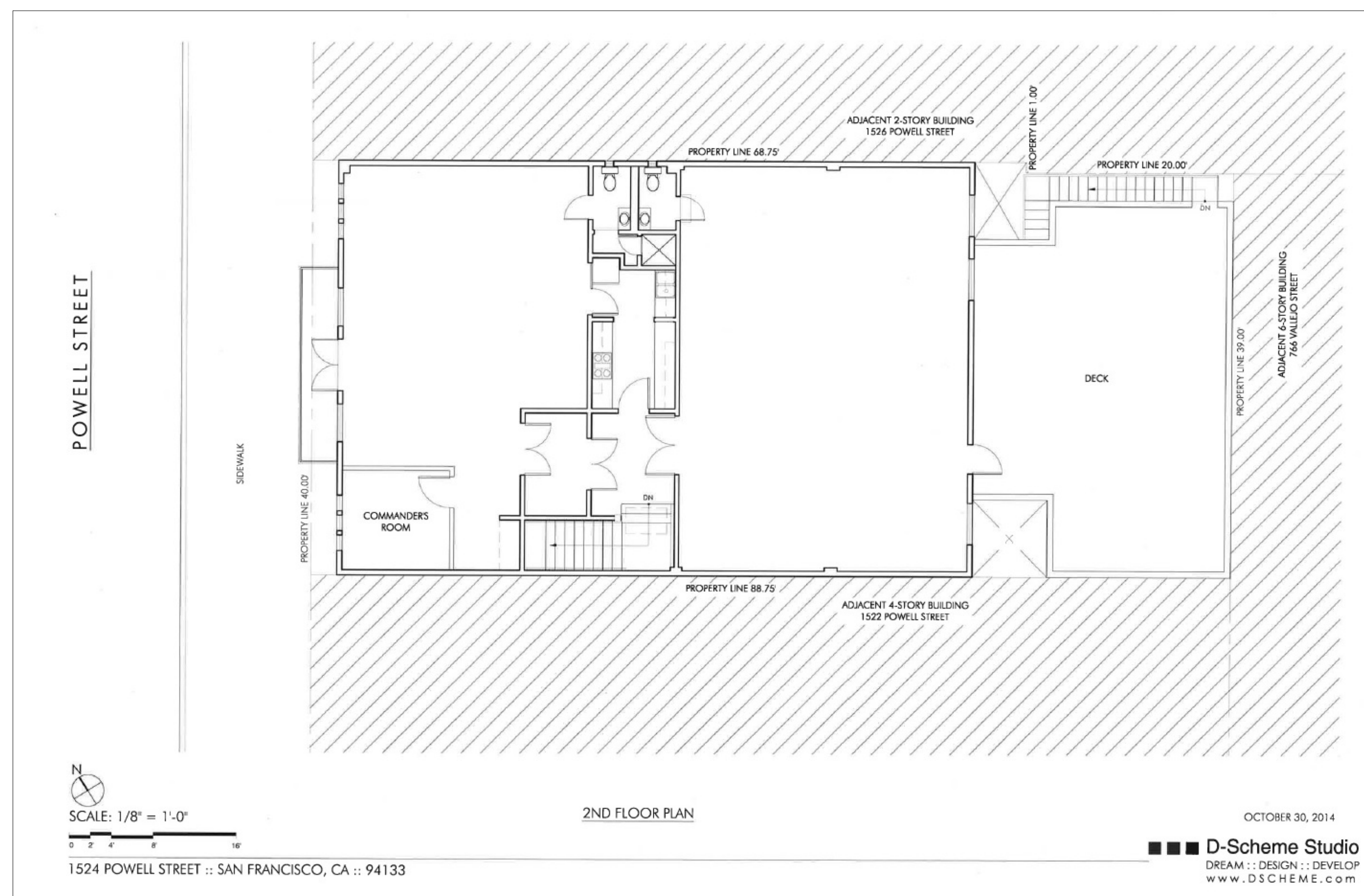
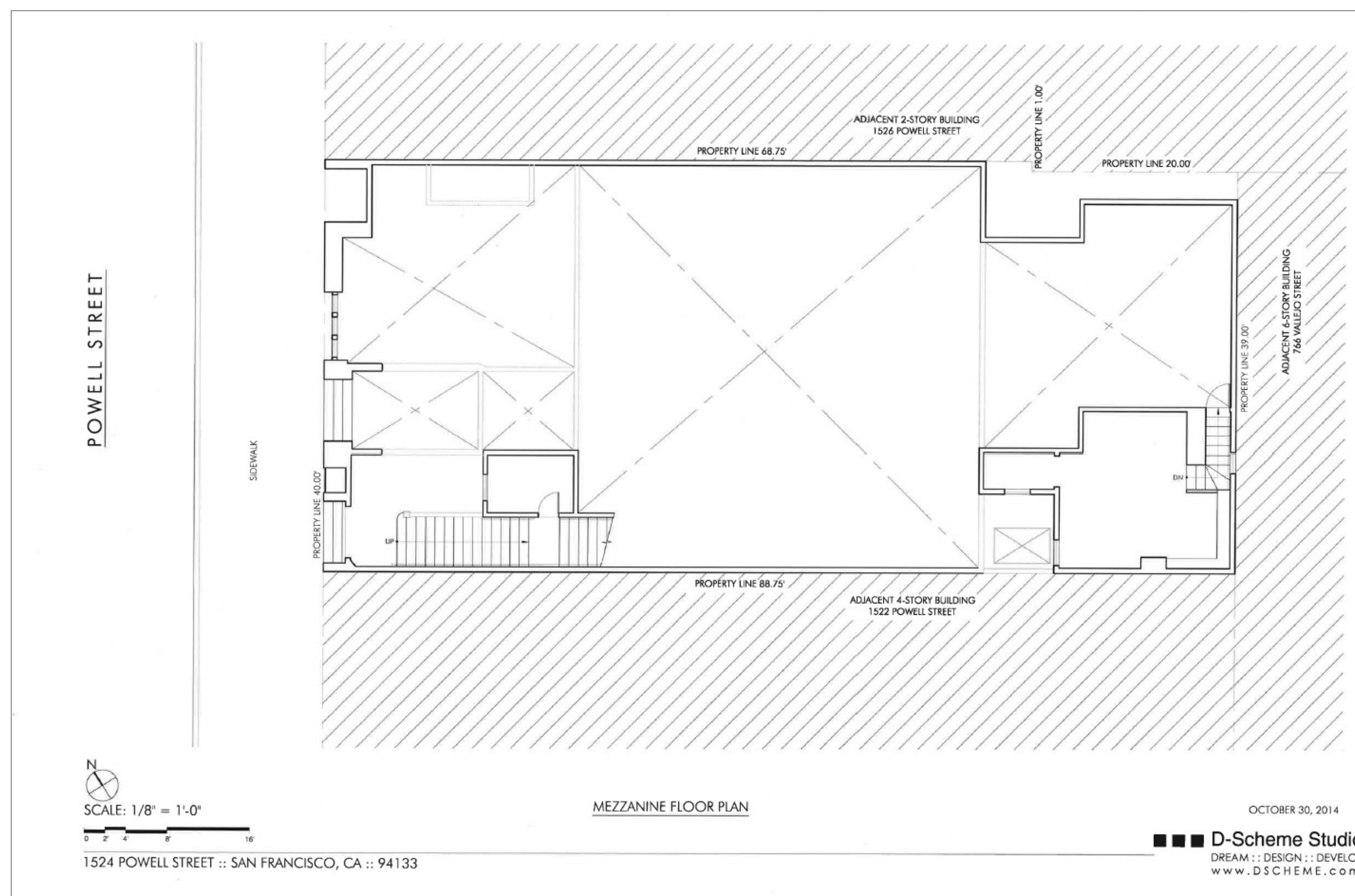
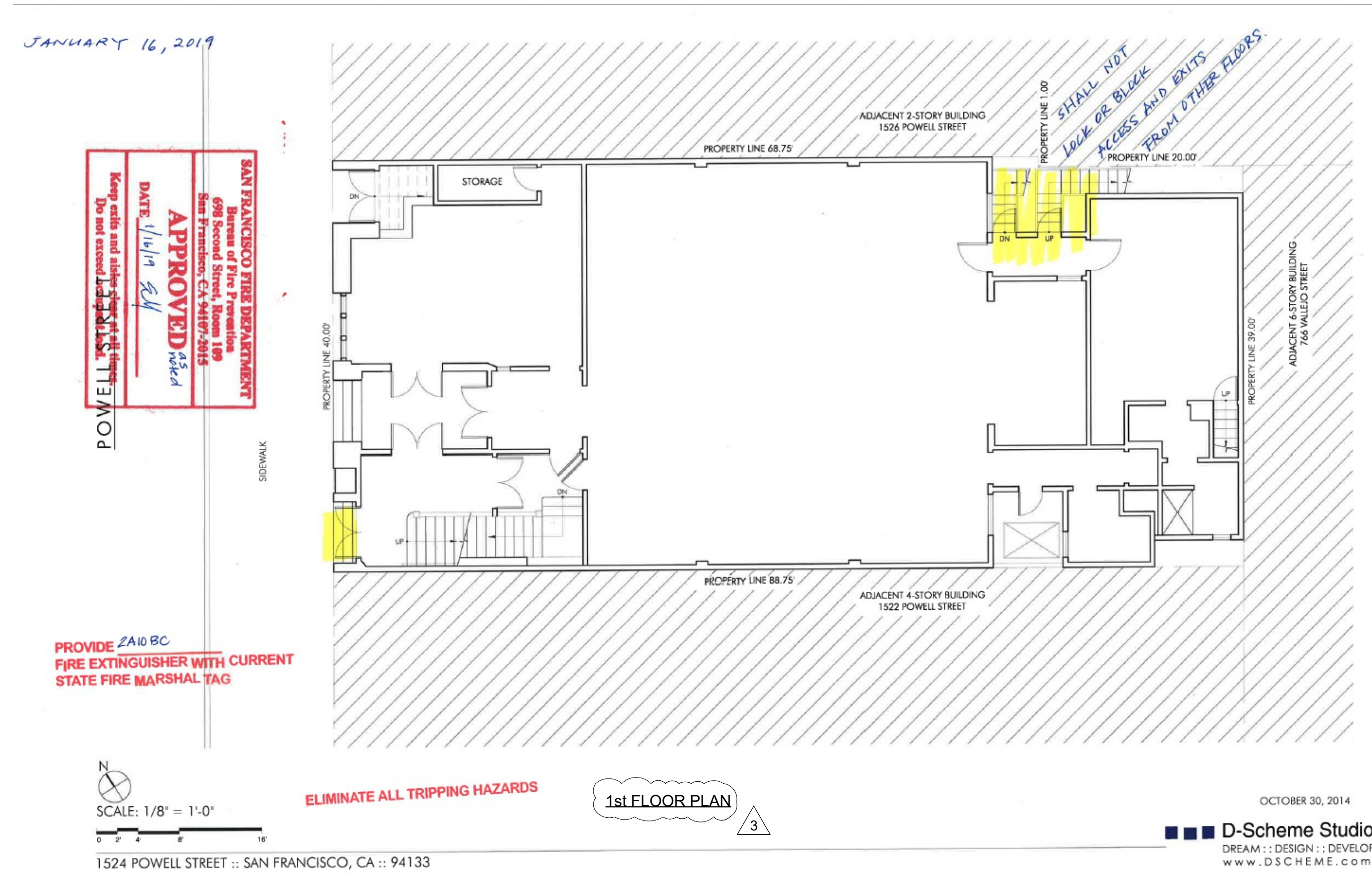
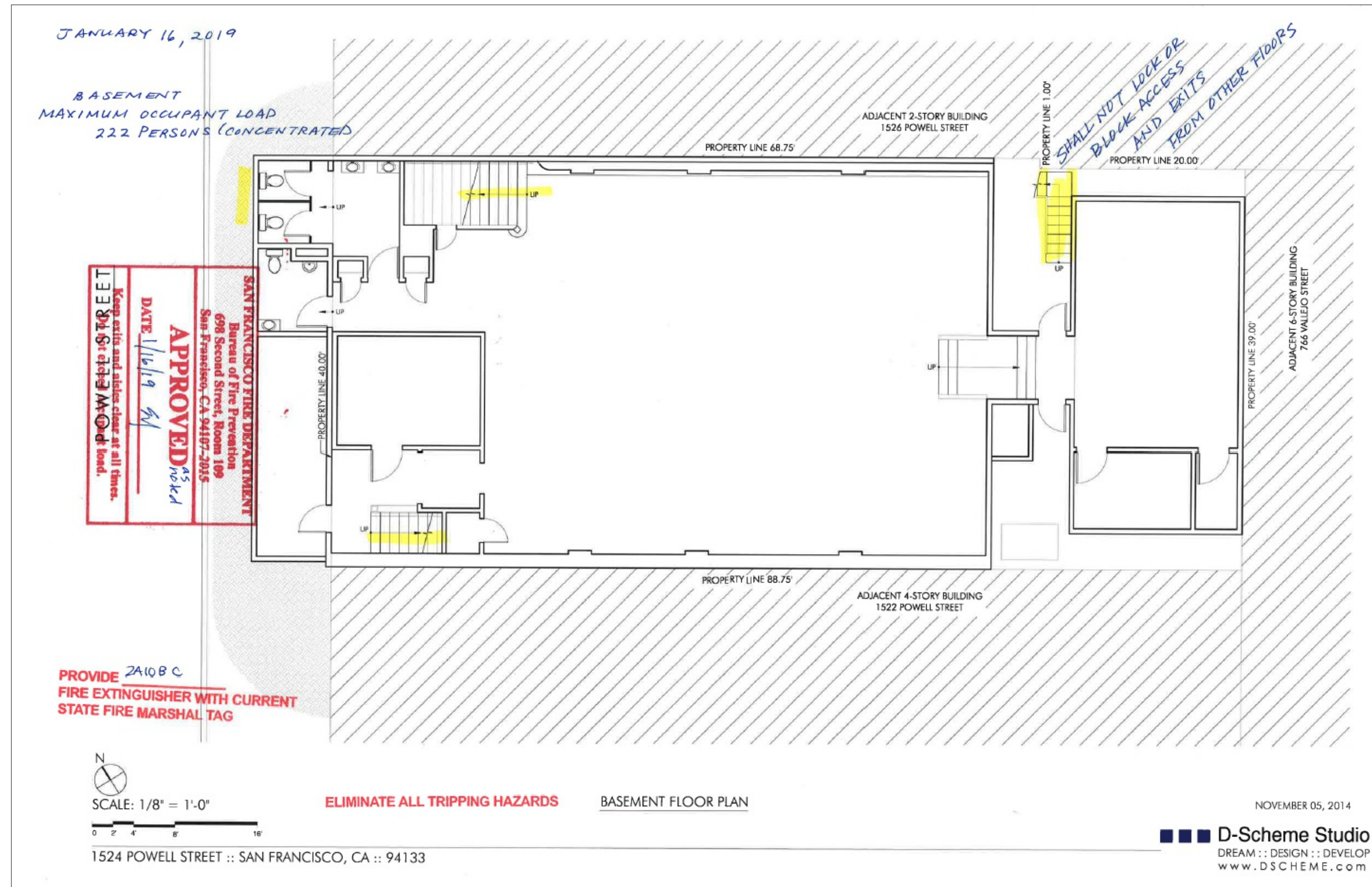
4/12/19 - SF of each Floor - 2

5/14/2020 - Section, Roof, Uses - 3

Sheet

Previously
Approved Plans

T1





SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1524 Powell St		0130024
Case No.		Permit No.
2018-015652PRJ		
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. New entertainment establishment without proper permit or notification		

STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).	
<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. Up to three new single-family residences or six 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.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p>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?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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?</p>
<input type="checkbox"/>	<p>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? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p>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). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional): Claire Feeney</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property 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 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 checked="" 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 type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT 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 checked="" 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"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature: Claire Feeney	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing	Signature: Claire Feeney 08/26/2020
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. 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 approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

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.

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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

Planner Name:

Date:



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1524 POWELL STREET
RECORD NO.: 2018-015652CUA

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

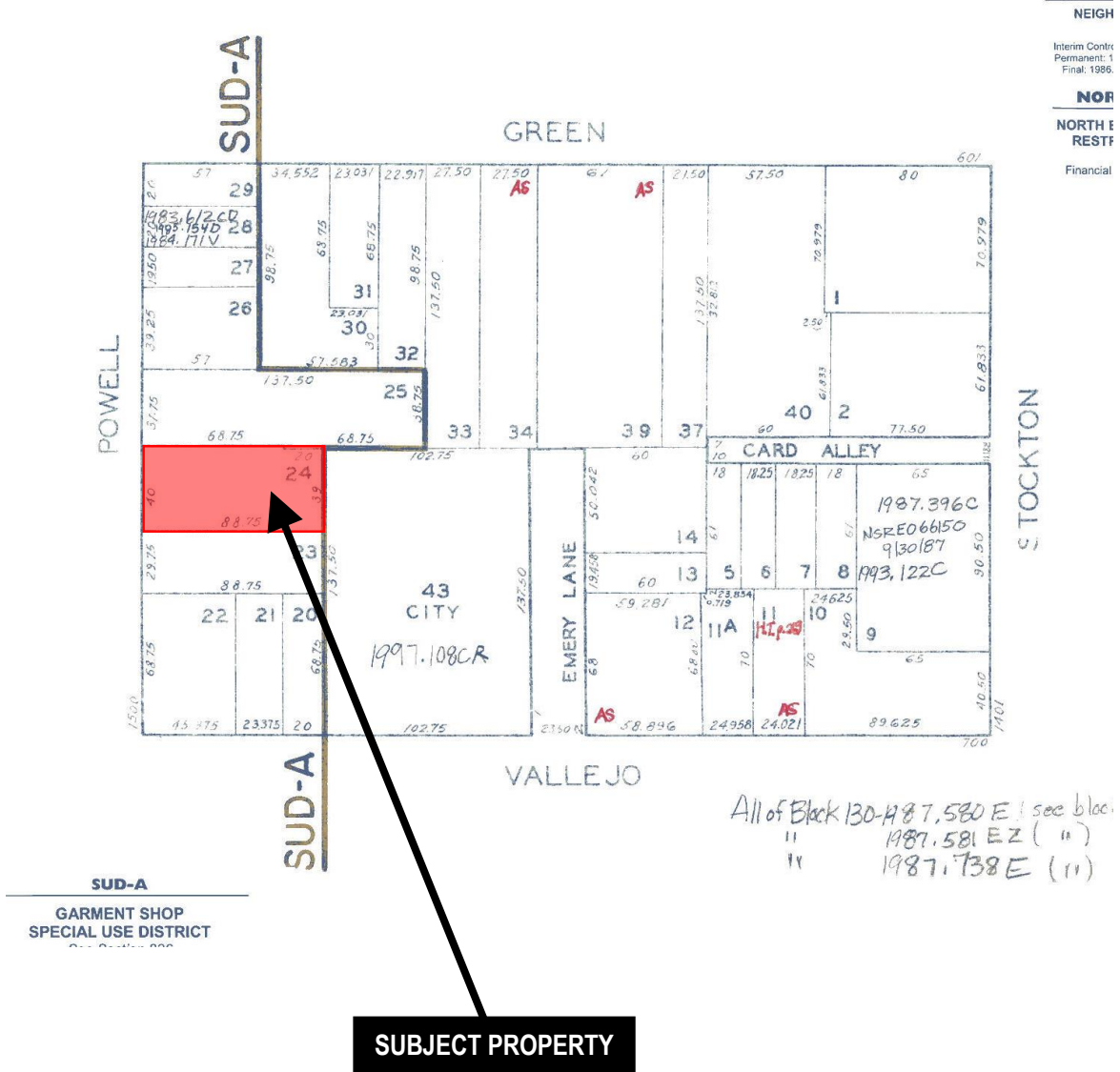
Reception:
415.558.6378

Fax:
415.558.6409

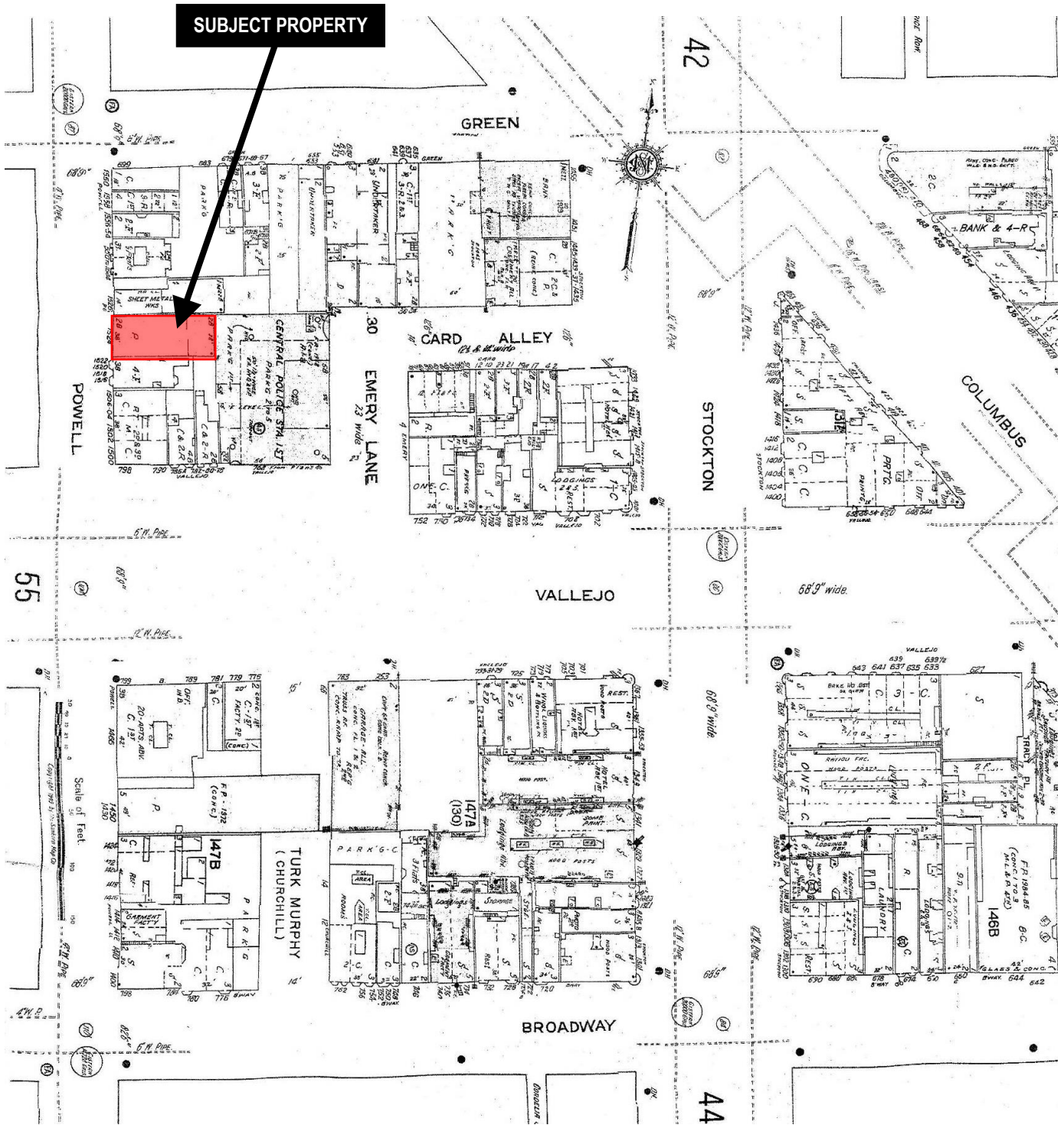
Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking (accessory) GSF	0	0	0
Residential GSF	0	0	0
Laboratory GSF	0	0	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other (Retail Sales and Services)	9,581	0	0
TOTAL GSF	9,581	0	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	3	0	3
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	6	6
Car Share Spaces	0	0	0
Other ()	NA	NA	NA

Parcel Map



Sanborn Map*

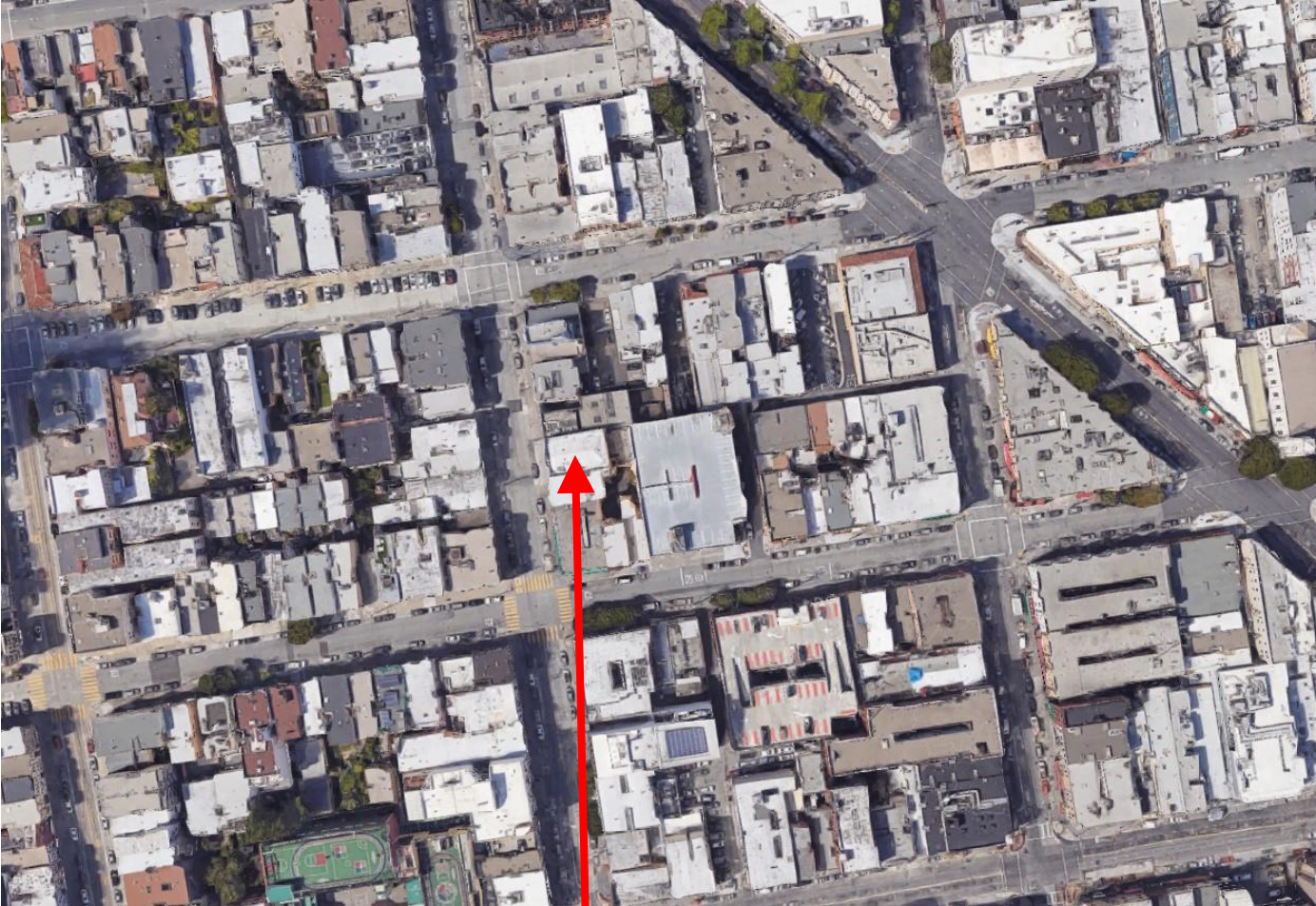


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case Number 2018-015652CUA
PrestigeSF General Entertainment Use
1524 Powell Street

Aerial Photo – View 1

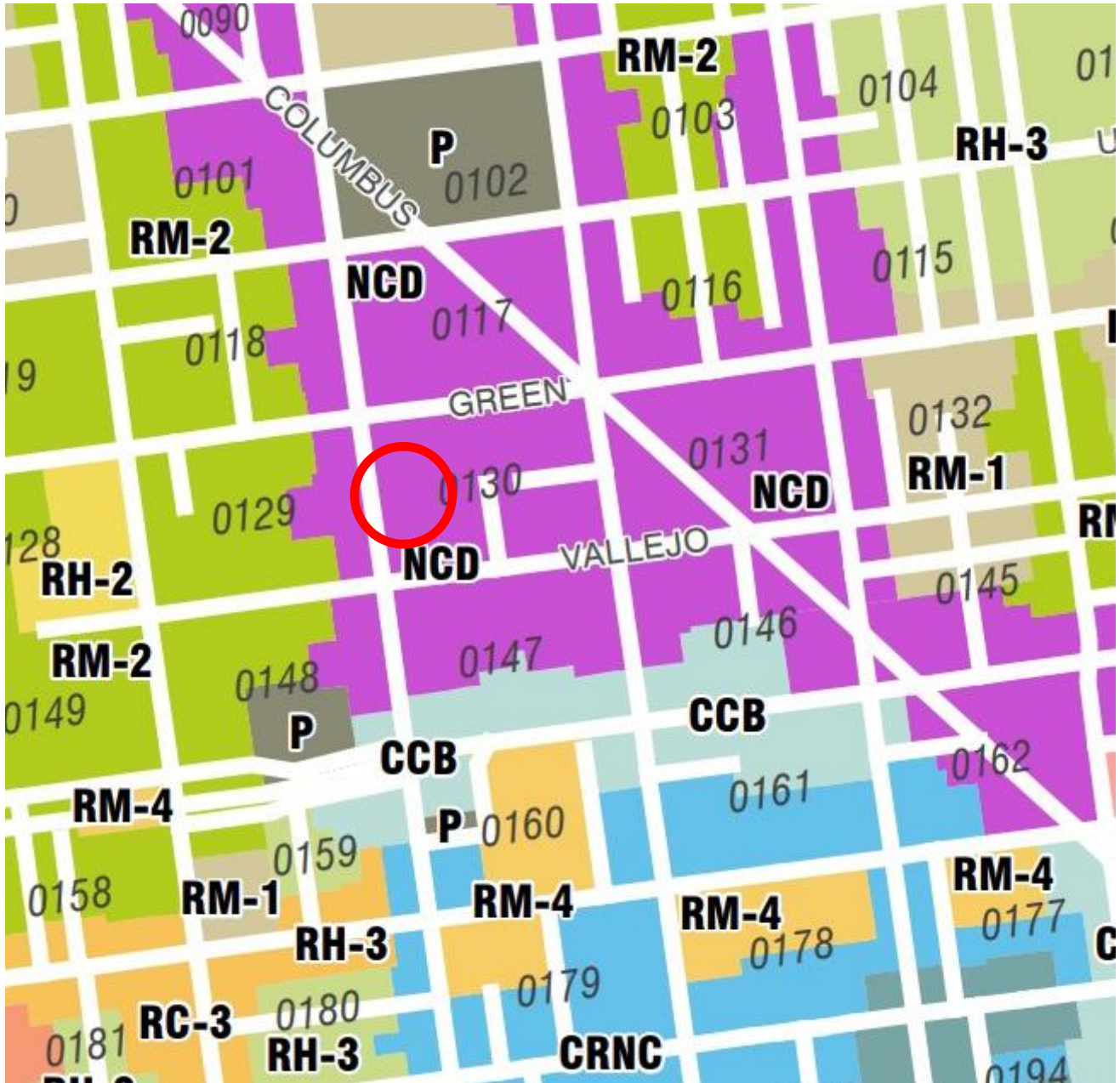


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2018-015652CUA
PrestigeSF General Entertainment Use
1524 Powell Street

Zoning Map



Conditional Use Authorization
Case Number 2018-015652CUA
PrestigeSF General Entertainment Use
1524 Powell Street

Site Photo



Conditional Use Authorization
Case Number 2018-015652CUA
PrestigeSF General Entertainment Use
1524 Powell Street