



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Draft Motion

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: MAY 16, 2019

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San Francisco,
CA 94103-2479

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Record No.: **2018-016996CUA**
Project Address: **517 CLEMENT STREET**
Zoning: Inner Clement Street NCD (Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Block/Lot: 1438/038
Project Sponsor: Studio BBA
921 Larkin Street
San Francisco, CA 94122
Property Owner: Bank of America, N.A. as Successor Trustee of the Eugene Rene Leroy Trust
San Francisco, CA 94103
Staff Contact: Mathew Chandler – (415) 575-9048
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PROJECT DESCRIPTION

The project would establish a Restaurant Use (d.b.a Mamahuhu) within a currently vacant approximately 1,980 square foot commercial tenant space most recently used as a Retail Grocery Use (d.b.a 101 Super Mart) and has been vacant since early 2017. The establishment will operate as a bona fide eating establishment with on-sale beer and wine, pending approval of ABC license application. The project proposes new exterior signage and fenestration modifications at the facade. This project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Sections 303 and 716, Conditional Use Authorization is required to establish a Restaurant Use within the Inner Clement Street Neighborhood Commercial District Zoning District.

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2018-016996CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated February 19, 2019, and stamped "EXHIBIT B."

CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses	X			A recent field study conducted by the project sponsor concluded the project would increase the concentration of eating and drinking uses within a 300' radius of the subject property from 19% to 20%.
Any additional Planning Code findings			X	
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt as a Class 1 Exemption.

Additional Information	
Notification Period	4/26/19-5/16/19 (20-day mailing, newspaper, online, and posted)
Number and nature of public comments received	
Timeline from complete application to hearing	87 Days

Generalized Basis for Approval (max. one paragraph)
The Commission finds the Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1, 303(c), and 303(o) and findings submitted as a part of the application. The proposed use and character of the establishment is compatible with the surrounding area and is on balance with the General Plan and Use District. Conditional Use Authorization to establish a Restaurant use would activate a currently vacant ground floor tenant space with an establishment that will serve the immediate neighborhood and greater community. With approval, the concentration of eating and drinking uses within the vicinity will remain below the permitted threshold of 25%. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 16, 2019.

AYES:

NAYS:

ABSENT:

ADOPTED: May 16, 2019

Jonas P. Ionin
Commission Secretary

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

PROTEST OF FEE OR EXACTION: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the

challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development. If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization

Exhibit A – Conditions of Approval

Exhibit B – Plans and Renderings

Exhibit C – Maps and Context Photos

Exhibit D – Environmental Determination

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Restaurant Use (d.b.a. **Mamahuhu**) located at 517 Clement Street, Assessor's Block 1438, and Lot 038 pursuant to Planning Code Section(s) **716 and 303** within the **Inner Clement Street NCD (Neighborhood Commercial District) Zoning District** and a **40-X** Height and Bulk District; in general conformance with plans, dated **February 19, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-016996CUA** and subject to conditions of approval reviewed and approved by the Commission on **May 16, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **May 16, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

9. **Signage.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code.

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

MONITORING - AFTER ENTITLEMENT

10. **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

11. **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

12. **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>.

13. **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>

14. **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

15. **Hours of Operation.** The subject establishment is limited to the following hours of operation: 6:00am – 2:00am daily.

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

16. **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.

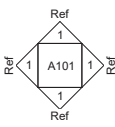
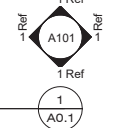

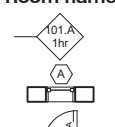
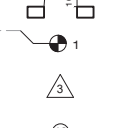
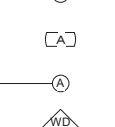
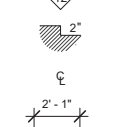



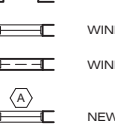
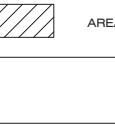
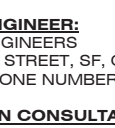
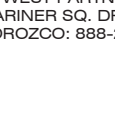

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


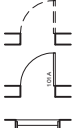
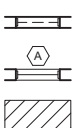

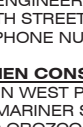


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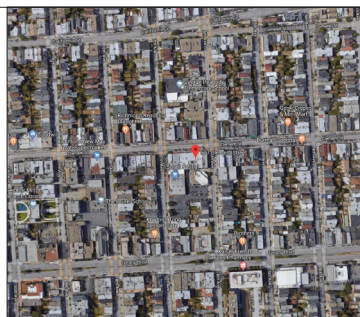

GENERAL NOTES
1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF LOCAL BUILDING CODES, ZONING CODES, THE NATIONAL ELEC. CODE, N.E.P.A. & ALL OTHER APPLICABLE CODES, RULES, & REGULATION IN THEIR LATEST ADOPTED EDITION. THE CONTRACTOR IS RESPONSIBLE TO ENFORCE THESE REQ'S WITH ALL SUBCONTRACTORS.
2. THE CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE PROJECT AS IT RELATES TO PLANS, SPECIFICATIONS & ALL SCOPE OF WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS OR DISCREPANCIES THAT MAY AFFECT THE WORK. THE ARCHITECT WILL PROVIDE APPROPRIATE CLARIFICATIONS AS NECESSARY. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED AT THE CONTRACTOR'S EXPENSE AS DIRECTED BY THE ARCHITECT.
3. DETAILS ARE KEYS ONCE ON THE PLANS OR ELEVATIONS, & ARE TYPICAL FOR SIMILAR CONDITIONS THROUGHOUT.
4. ALL WORK SHALL BE PROPERLY PROTECTED AT ALL TIMES. THE CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. THE CONTRACTOR SHALL REPAIR AT OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION.
5. ALL PERMITS, INSPECTIONS, APPROVALS, ETC. SHALL BE APPLIED FOR & PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF INSPECTIONS & APPROVALS OF THE WORK.
6. BEFORE COMMENCING WITH ANY WORK, THE CONTRACTOR SHALL SEND THE OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNT REQUESTED BY THE OWNER FOR WORKMAN'S COMPENSATION, COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY & PROPERTY DAMAGE.
7. ALL SUBCONTRACTORS SHALL SUBMIT SHOP DWGS TO THE CONTRACTOR FOR APPROVAL. THE CONTRACTOR SHALL SUBMIT ANY MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW & APPROVAL PRIOR TO START OF CONSTRUCTION.
8. ALL THERMAL & ACOUSTIC INSULATION SHALL COMPLY WITH THE 2015 UNIFORM BUILDING CODE.
9. THE ARCHITECT SHALL HAVE ACCESS TO THE PROJECT AT ALL TIMES. ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED AS DIRECTED BY THE ARCHITECT, & RECONSTRUCTED TO MEET THE ARCHITECT'S APPROVAL.
10. A COPY OF THE AGENCY APPROVED CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES FOR REVIEW BY THE ARCHITECT.
11. THE CONTRACTOR SHALL GUARANTEE IN WRITING ALL LABOR, MATERIAL, & WORKMANSHIP INSTALLED BY HIM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO COST TO THE OWNER.
12. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CLEAN & ORDERLY WORK AREA AT ALL TIMES & PROMPTLY CLEAN UNKEMPT AREAS WHEN DIRECTED BY THE OWNER OR THE ARCHITECT.
13. ALL FURNITURE IS SHOWN FOR REFERENCE ONLY, U.N.O.
14. COORDINATE THE TRADES, CRAFTS, & SUBCONTRACTS AS REQUIRED TO PROVIDE CORRECT & ACCURATE CONNECTION OF ABUTTING, ADJOINING, OVERLAPPING & RELATED WORK. PROVIDE ANCHORS, FASTENERS, BLOCKING, ACCESSORIES, APPURTENANCES, CAULKING & SEALING & INCIDENTAL ITEMS AS REQUIRED TO COMPLETE THE WORK PROPERLY, FULLY, & CORRECTLY IN ACCORDANCE WITH CONTRACT DOCUMENTS.
15. THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE & ACCESS TO & FROM THE SITE. THE CONTRACTOR SHALL DIRECT, SCHEDULE & MONITOR THE WORK. FINAL RESPONSIBILITY FOR PERFORMANCE, INTERFACE & COMPLETION OF THE WORK & THE PROJECT SHALL BE THE CONTRACTORS.
16. ALL MATERIALS & FINISHES USED ON THE PROJECT SHALL BE NEW & FREE OF DEFECTS OR DAMAGE, U.N.O.
17. ITEMS OF EQUIPMENT, FIXTURES, SIZE, CAPACITY, MODEL, STYLE & MATERIALS NOT DEFINITELY SPECIFIED HEREIN OR INDICATED ON THE DRAWINGS, BUT NECESSARY FOR THE COMPLETION OF THE WORK, SHALL BE PROVIDED. SUCH ITEMS SHALL MEET APPLICABLE CODE REQUIREMENTS & BE THE TYPE & QUALITY SUITABLE FOR THE SERVICE REQUIRED & COMPARABLE TO ADJACENT OR SIMILAR ITEMS IN THE PROJECT. WHERE THESE & VISIBLE IN THE FINAL WORK, OBTAIN ARCHITECT'S APPROVAL BEFORE PROCEEDING WITH THE WORK.
18. DIMENSIONING ST&ARDS: <ul style="list-style-type: none">HORIZONTAL DIMENSIONS ARE SHOWN FROM FACE OF WALL & DO NOT INCLUDE FINISH MATERIALS, U.N.O.DIMENSIONS NOTED AS CLEAR OR 'CLR' MUST BE PRECISELY MAINTAINED & SHALL INCLUDE APPLIED FINISH MATERIALS.DIMENSIONS ARE NOT ADJUSTABLE WITHOUT ACCEPTANCE BY THE ARCHITECT, UNLESS NOTED AS +/-.VERTICAL DIMS. ARE FROM THE TOP OF THE FINISHED FLOOR SLAB DATUM LINE, ESTABLISHED BY CONTRACTOR SUBJECT TO ACCEPTANCE OF THE OWNER & ARCHITECT, U.N.O.DIMENSIONS MARKED AS 'A.F.F.' ARE ABOVE FINISHED FLOOR MATERIALS. IN CARPETED AREAS, THE TOP OF SLAB IS CONSIDERED TO BE THE FINISHED FLOOR.DO NOT SCALE DRAWINGS, IF DIMENSIONS, LAYOUT, OR ITEMS OF WORK CANNOT BE LOCATED, DO NOT PROCEED WITH WORK WITHOUT THE CLARIFICATION & CONSENT OF THE ARCHITECT.
23. THE CONTRACTOR IS RESPONSIBLE FOR COOPERATING & COORDINATING WITH OTHERS AS IT EFFECTS THE PROJECT.
24. DRAWINGS & SPECIFICATIONS ARE INTENDED FOR ASSISTANCE & GUIDANCE, BUT EXACT DIMENSIONS & CLEARANCES SHALL BE VERIFIED BY THE CONTRACTOR. CHECK LEVELS & LINES INDICATED BEFORE COMMENCING WORK. THE ARCHITECT SHOULD BE NOTIFIED OF ANY DISCREPANCIES FOR ADJUSTMENTS, CORRECTIONS OR CLARIFICATIONS.
25. INSTALL WORK PLUMB, LEVEL, SQUARE, TRUE & IN PROPER ALIGNMENT. PERFORM ALL THE WORK IN A WORKMANLIKE & WELL MANNER.
26. DO NOT SUBSTITUTE, REVISE, OR CHANGE THE WORK WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
27. THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING FOR ALL WALL & CEILING MOUNTED ACCESSORIES & HARDWARE.
28. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR LIGHTING, PLUMBING, TILE, & STONE TO THE ARCHITECT FOR REVIEW & APPROVAL.

ABBREVIATIONS
- NUMBER OR POUND & - AND (E) - EXISTING (@) - AT +/- - PLUS OR MINUS < - LESS THAN > - GREATER THAN AB - ANCHOR BOLT ABV - ABOVE AC - ASPHALTED CONC ACT - ACOUSTICAL CLG TILE AD - AREA DRAIN ADD - ADDENDUM ADDL - ADDITIONAL ADJ - ADJUSTABLE ADJ - ADJACENT ADMIN - ADMINISTRATION AFF - ABOVE FINISH FLOOR ALT - ALTERNATE ALUM - ALUMINUM AMEND - AMENDMENT AP - ACCESS PANEL APROX - APPROXIMATE ARCH - ARCHITECT AUTO - AUTOMATIC BFE - BOTTOM FTG ELEV BIT - BITUMINOUS BLDG - BUILDING BLKG - BLOCKING BLW - BELOW BM - BEAM BO - BY OWNER BOT - BOTTOM BSMT - BASEMENT BTWN - BETWEEN CAB - CABINET CANTL - CANTILEVER CCTV - CLOSED CIRCUIT TV CJT - CONTROL JOINT CL - CENTER LINE CLG - CEILING CLR - CLEAR CO - CASED OPENING COL - COLUMN CONC - CONCRETE CONF - CONFERENCE CONST - CONSTRUCTION CONT - CONTINUOUS CONTR - CONTRACT/OR COORD - COORDINATE OPT - CARPET CT - CERAMIC TILE CTR - CENTER CTSK - COUNTERSUNK/SINK OW - COLD WATER D - DEPTH OR DEEP DEG - DEGREE(S) DEMO - DEMOLITION DEPT - DEPARTMENT DF - DRINKING FOUNTAIN DIA - DIAMETER DIAG - DIAGONAL DIM - DIMENSION DIST - DISTRIBUTION DN - DOWN DR - DOOR DS - DOWNSPOUT DW - DISHWASHER DWG - DRAWING EA - EACH EJ - EXPANSION JOINT ELEC - ELECTRICAL ELEV - ELEVATION EMERG - EMERGENCY EQ - EQUAL EQUIP - EQUIPMENT EXT - EXTERIOR FA - FIRE ALARM FD - FLOOR DRAIN FDN - FOUNDATION FE - FIRE EXTINGUISHER FH - FIRE HOSE FIN - FINISH FIXT - FIXTURE FL - FLOOR FLASH - FLASHING FRMG - FRAMING FRN - FURNACE FT - FOOT/FEET FTG - FOOTING FURN - FURNITURE FURR - FURRING GA - GAUGE GAL - GALLONS GALV - GALVANIZED GB - GRAB BAR GEN - GENERAL GL - GLASS GWB - GYPSUM WALLBOARD H - HIGH HB - HOSE BIB HC - HOLLOW CORE HDR - HEADER HDW - HARDWARE HM - HOLLOW METAL HORIZ - HORIZONTAL HR - HANDRAIL HT - HEIGHT HTR - HEATER HVAC - HEATING/VENTILATING HW - HOT WATER HWD - HARDWOOD
ID - INSIDE DIAMETER IN - INCH (E) - EXISTING INSUL - INSULATION INT - INTERIOR ISO - ISOLATION JAN - JANITOR JB - JUNCTION BOX JST - JOIST JT - JOINT LAV - LAVATORY LBS - POUNDS (WEIGHT) LIN - LINEAR LOC - LOCATION OR LOCATE LT - LIGHT LTO - LIGHTING MAN - MANUAL MATL - MATERIAL MAX - MAXIMUM MECH - MECHANICAL MEMB - MEMBRANE MEZZ - MEZZANINE MFR - MANUFACTURER MIN - MINIMUM MIR - MIRROR MISC - MISCELLANEOUS MONO - MONOLITHIC MTD - MOUNTED MTL - METAL MULL - MULLION NA - NOT APPLICABLE NIC - NOT IN CONTRACT NO - NUMBER NOM - NOMINAL NRC - NOISE REDUCTION COEF. NT - NOTE NTS - NOT TO SCALE OC - ON CENTER OD - OUTSIDE DIAMETER OH - OVERHEAD OPP - OPPOSITE PART - PARTITION PED - PEDESTAL PL - PROPERTY LINE PLAM - PLASTIC LAMINATE PLT - PLATE PLWD - PLYWOOD PRELIM - PRELIMINARY PRESS - PRESSURE PT - PAINT PVC - POLYVINYL CHLORIDE R - RADIUS REC - RECESSED REF - REFERENCE REFR - REFRIGERATOR REINF - REINFORCE/ - ED/ - ING REM - REMOVE REQ - REQUIRED RET - RETAINING REV - REVISE/ REVISION RH - ROOF HATCH RM - ROOM RO - ROUGH OPENING RS - RISER RWL - RAIN WATER LEADER SCHED - SCHEDULE SD - SHOWER DRAIN SECT - SECTION SF - SQUARE FOOT SHT - SHEET SHTG - SHEATHING SHWR - SHOWER SIM - SIMILAR SLNT - SEALANT SPEC - SPECIFICATIONS SQ - SQUARE SS - STAINLESS STEEL ST - STREET STC - SOUND TRANSMISSION STD - STANDARD STL - STEEL STM - STONE STOR - STORAGE STRUCT - STRUCTURAL SUPV - SUPERVISOR SUSP - SUSPENDED SW - SWITCH SWD - SOFTWARE SYM - SYMMETRICAL TAN - TANGENT TEL - TELEPHONE TEMP - TEMPERATURE TG - TONGUE & GROOVE THRES - THRESHOLD TR - TREAD TRANS - TRANSFORMER TV - TELEVISION TYP - TYPICAL UNO - UNLESS NOTED OTHERWISE UTIL - UTILITY VENT - VENTILATION VERT - VERTICAL VEST - VESTIBULE W - WIDTH/WIDE WI - WROUGHT IRON W/ - WITH W/O - WITHOUT WO - WATER CLOSET WD - WOOD WH - WATER HEATER WIN - WINDOW HW - HOT WATER WVT - WEIGHT YD - YARD

CONTACT INFORMATION:
CLIENT: BEN MOORE: 415-430-5008
ARCHITECT: STUDIO BBA 921 LARKIN STREET, SF, CA 94109 MEGAN MCGUINN: 415-639-9776
CONTRACTOR: TBD ADDRESS CONTACT: PHONE NUMBER

SHEET SYMBOLS
 EXTERIOR ELEVATIONS
 INTERIOR ELEVATIONS
 DETAIL REFERENCE
 BUILDING / WALL SECTION
 ENLARGED REFERENCE
 ROOM DESCRIPTION
 PARTITION TYPE
 WINDOW TYPE
 DOOR NUMBER
 ELEVATION ABOVE DATUM
 REVISION
 SHEET NOTE
 KEY NOTE
 GRID LINES
 MATERIAL FINISH

LEGEND:
 WALL TO REMAIN
 WALL TO BE DEMOLISHED
 NEW WALL
 DOOR TO REMAIN
 DOOR TO BE REMOVED
 NEW DOOR OPENING
 WINDOW TO REMAIN
 WINDOW TO BE REMOVED
 NEW WINDOW OPENING
AREA NOT IN CONTRACT

VICINITY MAP:

NORTH 

SHEET INDEX

ARCHITECTURAL SHEET INDEX

A0-0

INDEX/NOTES/SCOPE OF WORK

A0-1

EXISTING / PROPOSED SITE PLAN

A1-0

EXISTING / DEMO / PROPOSED PRELIMINARY FLOOR PLAN

A4-2

EXISTING / PROPOSED ELEVATIONS

A4-3

EXISTING / PROPOSED BUILDING SECTIONS

PROJECT INFO:


PROJECT ADDRESS	517 Clement St. SF, CA 94118
APN	1438/038
ZONING	NCD - INNER CLEMENT ST
OCCUPANCY/GRP	COMMERCIAL RETAIL
BUILDING AREA	14,520 SF
PARCEL AREA	17,500 SF
UNITS / STORIES	6 UNITS / 1 STORY
AREA OF WORK	EXISTING: 1,980 SF, PROPOSED: 1,980 SF
FLOOR/HEIGHT FOR AREA OF WORK	GROUND FLOOR
BUILDING HEIGHT	20'-0"
SPRINKLERS	EXISTING: NONE, PROPOSED: NONE
CONSTR. TYPE	VB
PARKING	STREET
YEAR BUILT	1910




VICINITY MAP:

NORTH

Mamahuhu
517 Clement St. SF, CA 94118 201826
2019-02-19 CUA Application REV 1
FOR PLANNING USE: SCOPE OF WORK IS CONDITIONAL USE AUTHORIZATION ONLY. NO CHANGES TO EXISTING EGRESS. NO CHANGE TO ADA ACCESSIBILITY PER AB-017. SPACE IS CURRENTLY VACANT. ALL ACCESSIBILITY WORK SHALL BE SUBMITTED UNDER SEPARATE SUBMITTAL TO IMPROVE INTERIOR SPACE.

APPLICABLE CODES:
THE WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODE AND REGULATORY AGENCY REQUIREMENTS INCLUDING BUT NOT LIMITED TO: <ul style="list-style-type: none">SAN FRANCISCO AMENDMENTS TO CBC<ul style="list-style-type: none">CA BUILDING CODE 2013 (PART 2)CA ELECTRICAL CODE 2013 (PART 3)CA MECHANICAL CODE 2013 (PART 4)CA PLUMBING CODE 2013 (PART 5)CA ENERGY CODE 2013 (PART 6)CA FIRE CODE 2013 (PART 9)CA REFERENCE STANDARDS CODE 2013 (PART 11)SF GREEN BUILDING ORDINANCEFEDERAL AMERICANS WITH DISABILITIES ACT (ADA)TITLE II OR TITLE IIIADA STANDARDS FOR ACCESSIBLE DESIGN (APPENDIX A OF 28 CFR PART 36)SUBMITTED UNDER SEPARATE PERMIT:<ul style="list-style-type: none">MECHANICAL/ TITLE 24PLUMBINGELECTRICAL/ LIGHTING/ TITLE 24SPRINKLER/ LIFE SAFETY

EXHIBIT B
STUDIO BBA
MAIL 921 Larkin Street San Francisco, CA 94109
TEL 415 241 7160
FAX 415 241 7164
WWW studio-bba.com

ISSUE 2019-02-19 CUA Application REV 1 2018-12-08 CUA Application
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PROJECT Mamahuhu 517 Clement St. SF, CA 94118
NUMBER 201826
CONTACT M. McGuinn - 415-639-9776
OWNER Ben Moore - 415-430-5008
APN 1438/038
INDEX/NOTES/SCOPE OF WORK
A0-0

 ADJACENT PROPERTIES
 SUBJECT PROPERTY
 AREA OF WORK

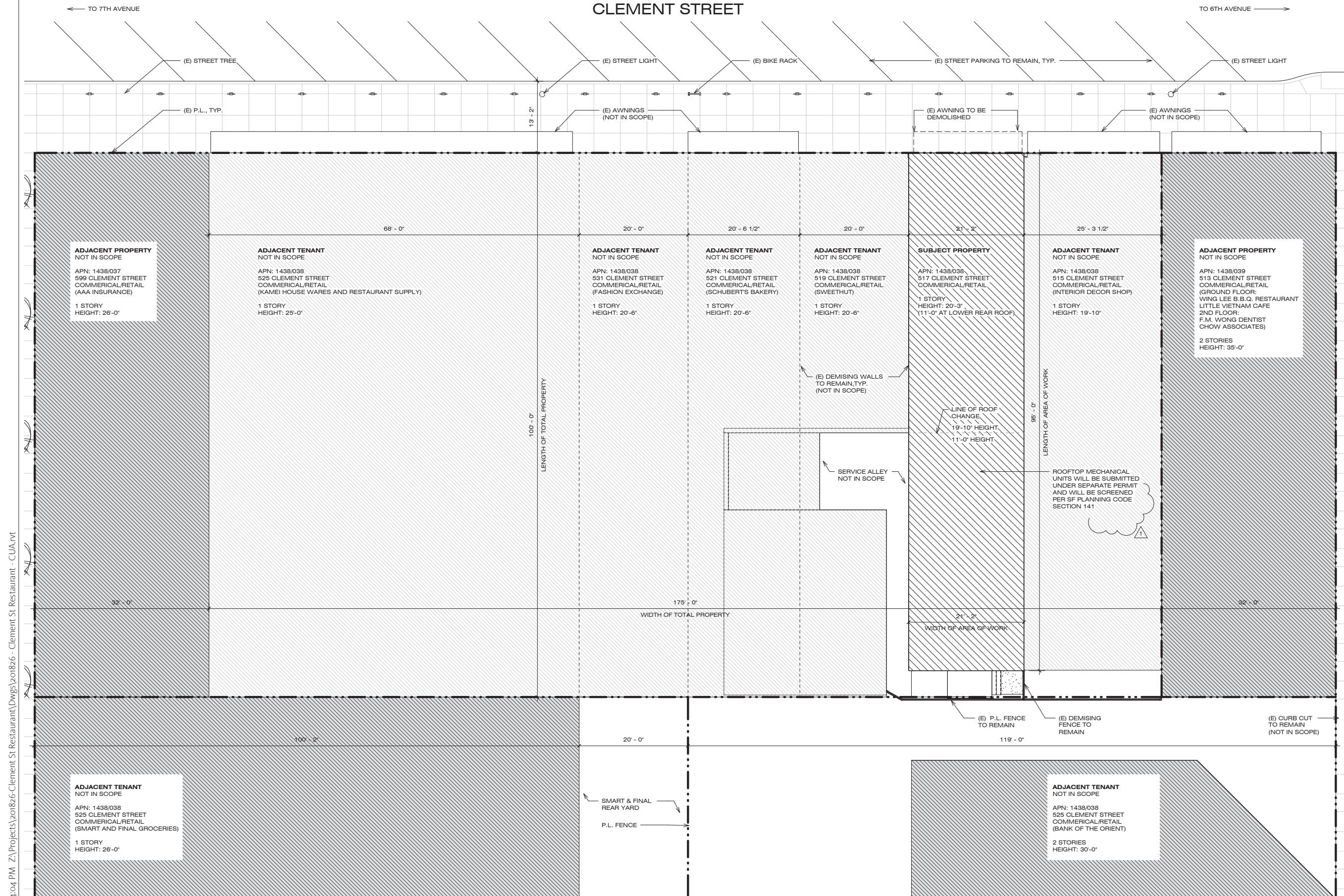
STUDIO BBA

MAIL 921 Larkin Street
San Francisco, CA 94109

TEL 415 241 7160

FAX 415 241 7164

WWW studio-bba.com



ISSUE	
2019-02-19	CUA Application REV 1
2018-12-06	CUA Application

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PROJECT **Mamahuhu**
517 Clement St.
SF, CA 94118

NUMBER 201826

CONTACT M. McGuinn - 415-639-9776

OWNER Ben Moore - 415-430-5008

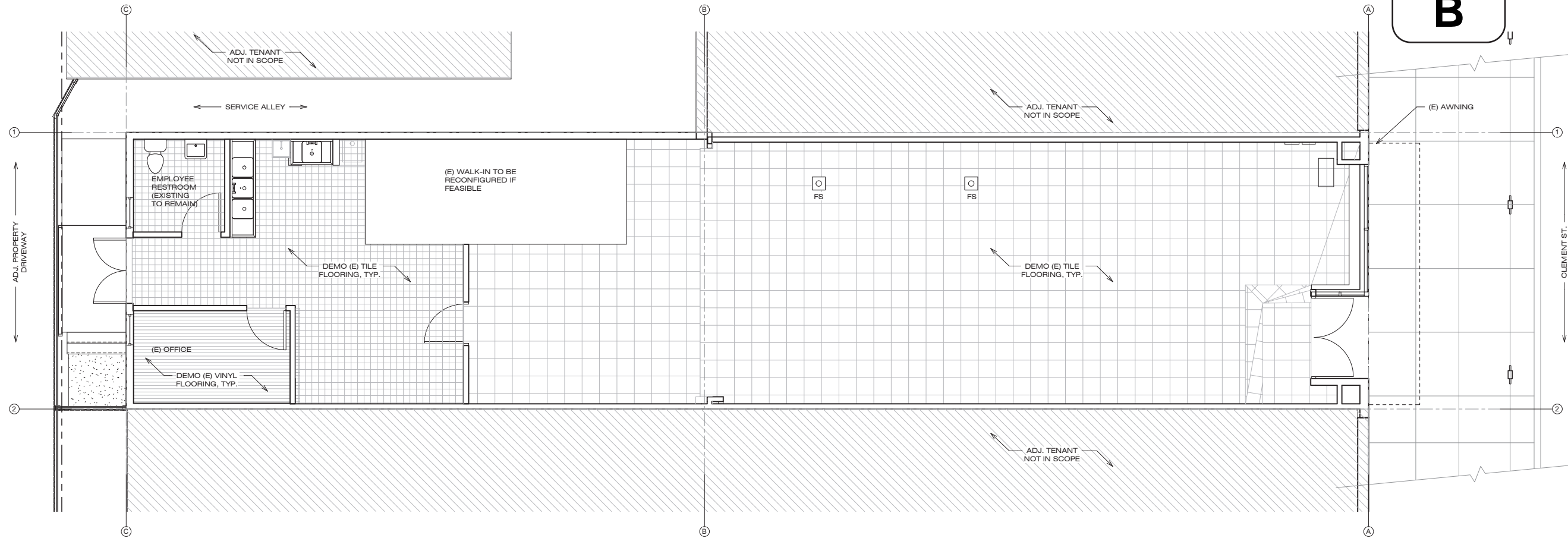
APN 1438/038

EXISTING / PROPOSED SITE PLAN

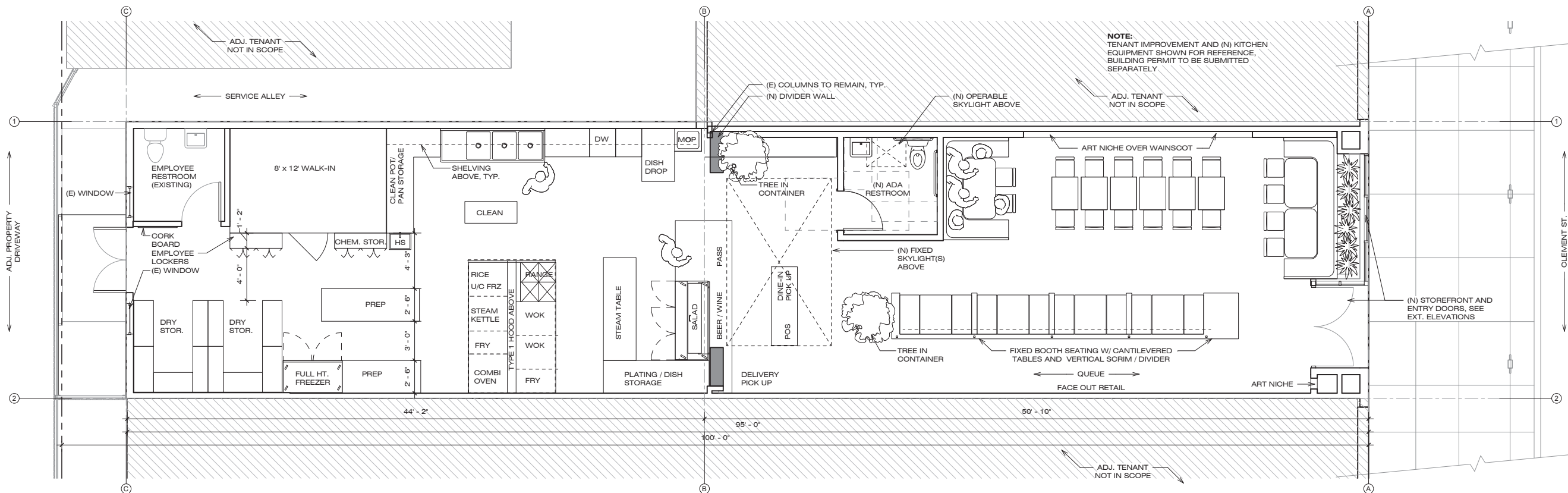
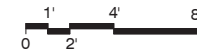
Ao-1



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2 EXISTING / DEMO PLAN
1/4" = 1'-0"



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"



EXHIBIT

B

STUDIO BBA

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WWW studio-bba.com



ISSUE
2019-02-19 CUA Application REV 1
2018-12-06 CUA Application

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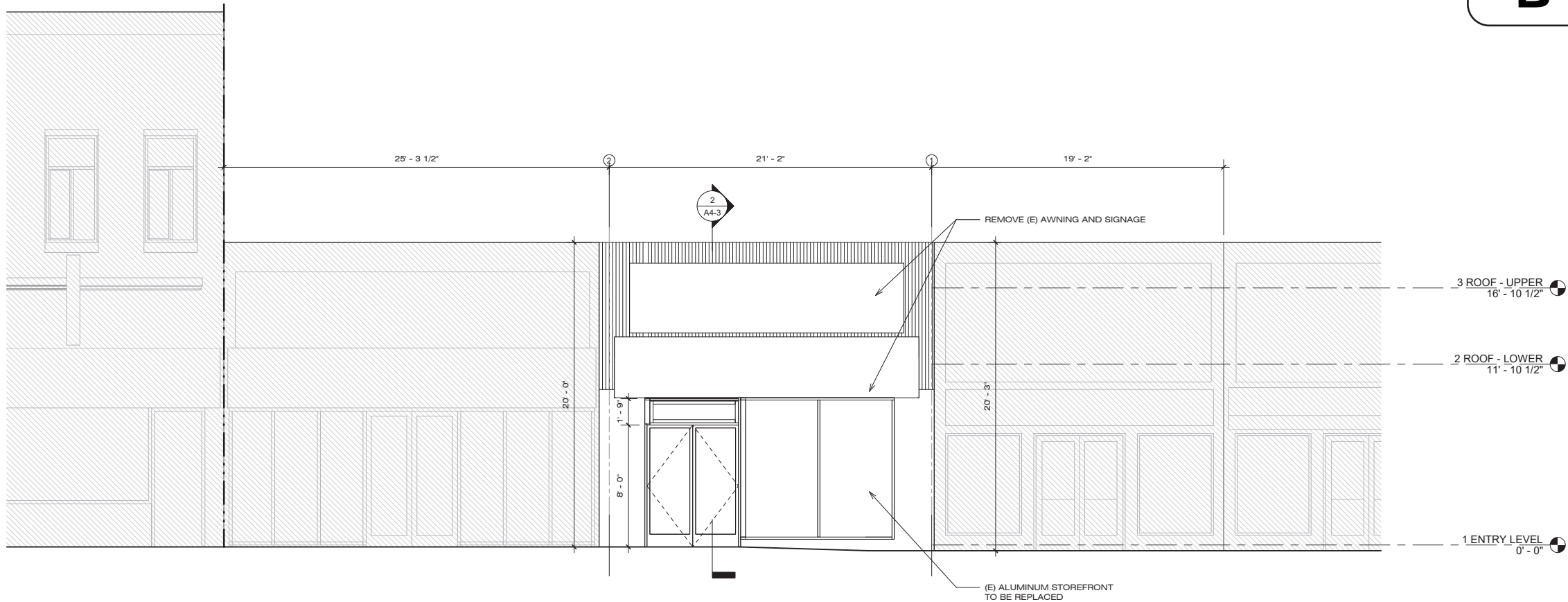
PROJECT Mamahuhu
517 Clement St.
SF, CA 94118
NUMBER 201826
CONTACT M. McGuinn - 415-639-9776
OWNER Ben Moore - 415-430-5008
APN 1438/038

EXISTING / DEMO /
PROPOSED PRELIMINARY
FLOOR PLAN

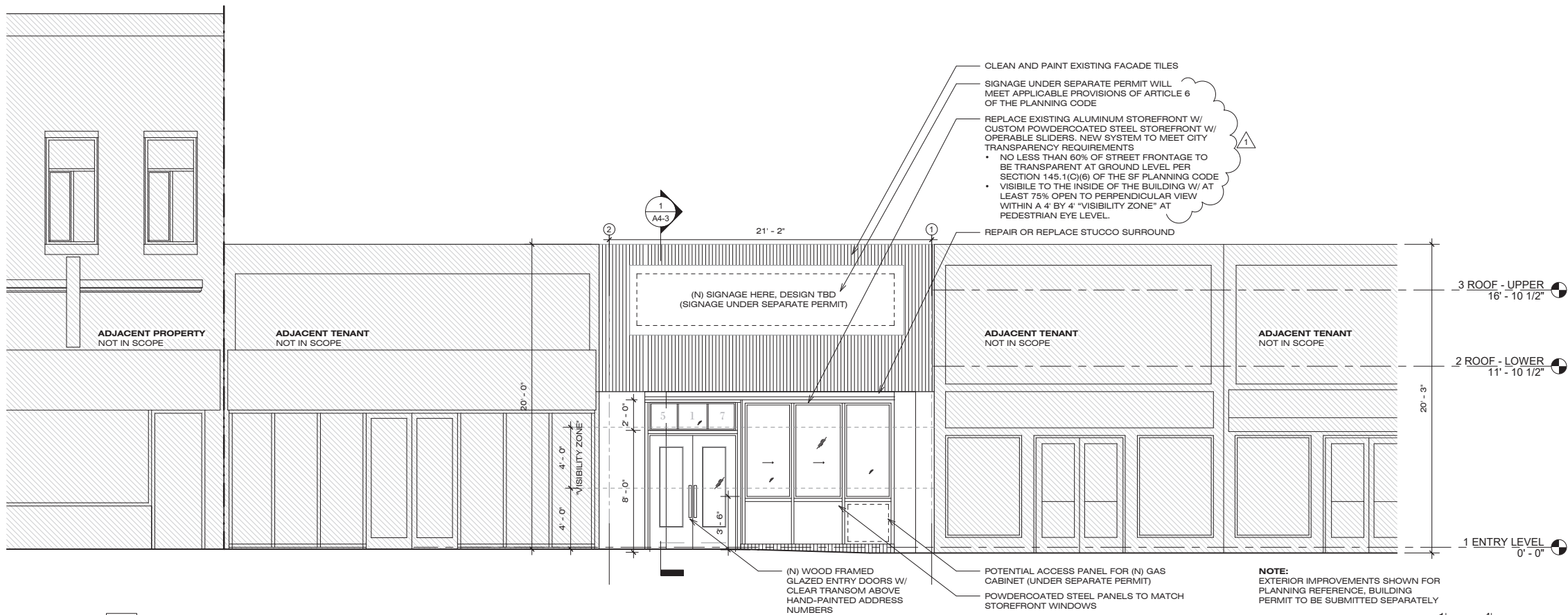
A1-0

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MAIL 921 Larkin Street
San Francisco, CA 94109
TEL 415 241 7160
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2 EXISTING EXTERIOR ELEVATION (CLEMENT STREET STOREFRONT)
1/4" = 1'-0"



1 PROPOSED EXTERIOR ELEVATION (CLEMENT STREET STOREFRONT)
1/4" = 1'-0"

ISSUE
2019-02-19 CUA Application REV 1
2018-12-06 CUA Application

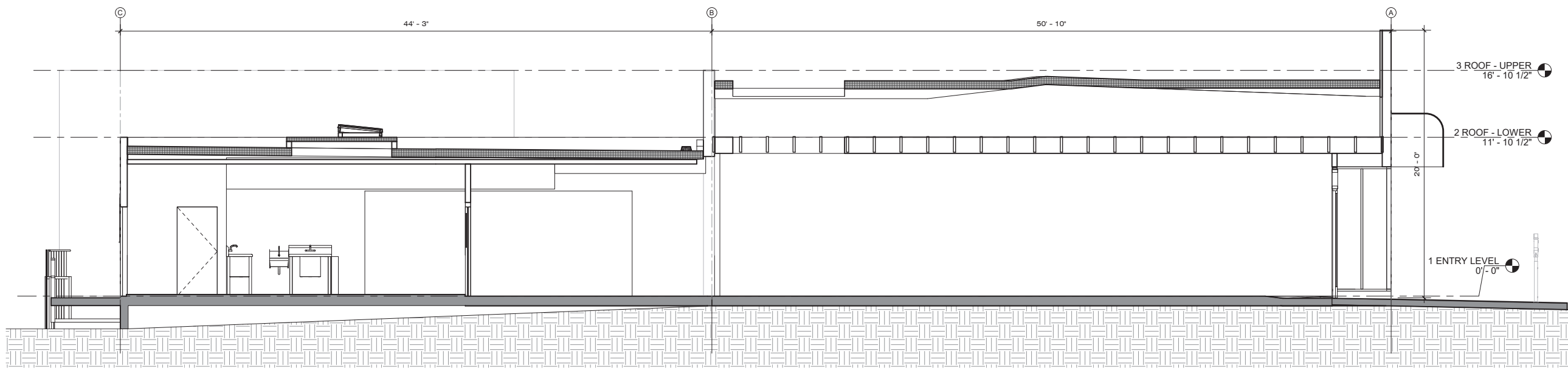
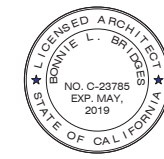
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PROJECT Mamahuhu
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APN 1438/038

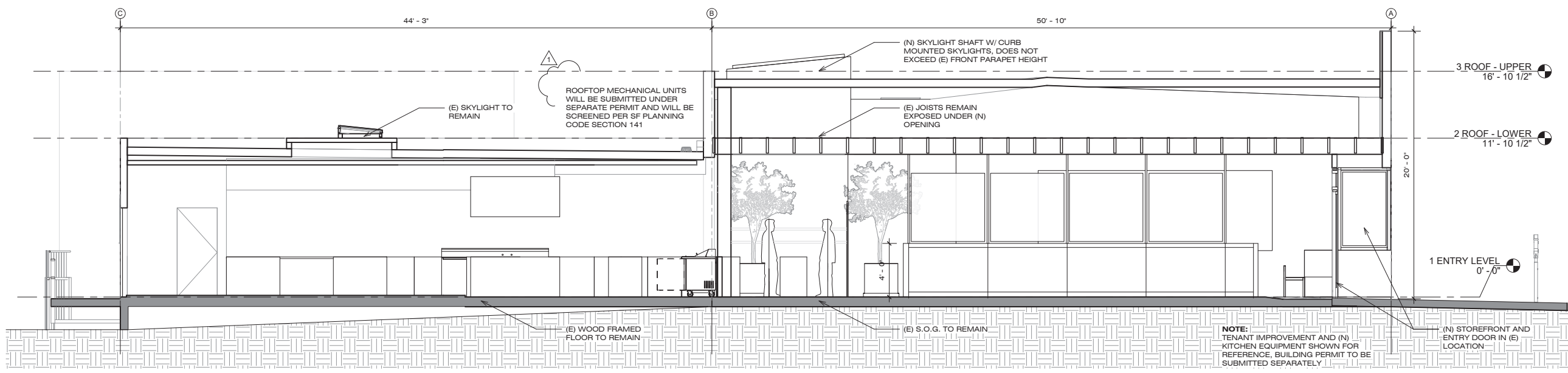
EXISTING / PROPOSED
ELEVATIONS

A4-2

MAIL 921 Larkin Street
San Francisco, CA 94109
TEL 415 241 7160
FAX 415 241 7164
WWW studio-bba.com



2 EXISTING BUILDING SECTION - LONGITUDINAL
1/4" = 1'-0"



1 PROPOSED BUILDING SECTION - LONGITUDINAL
1/4" = 1'-0"



ISSUE
2019-02-19 CUA Application REV 1
2018-12-06 CUA Application

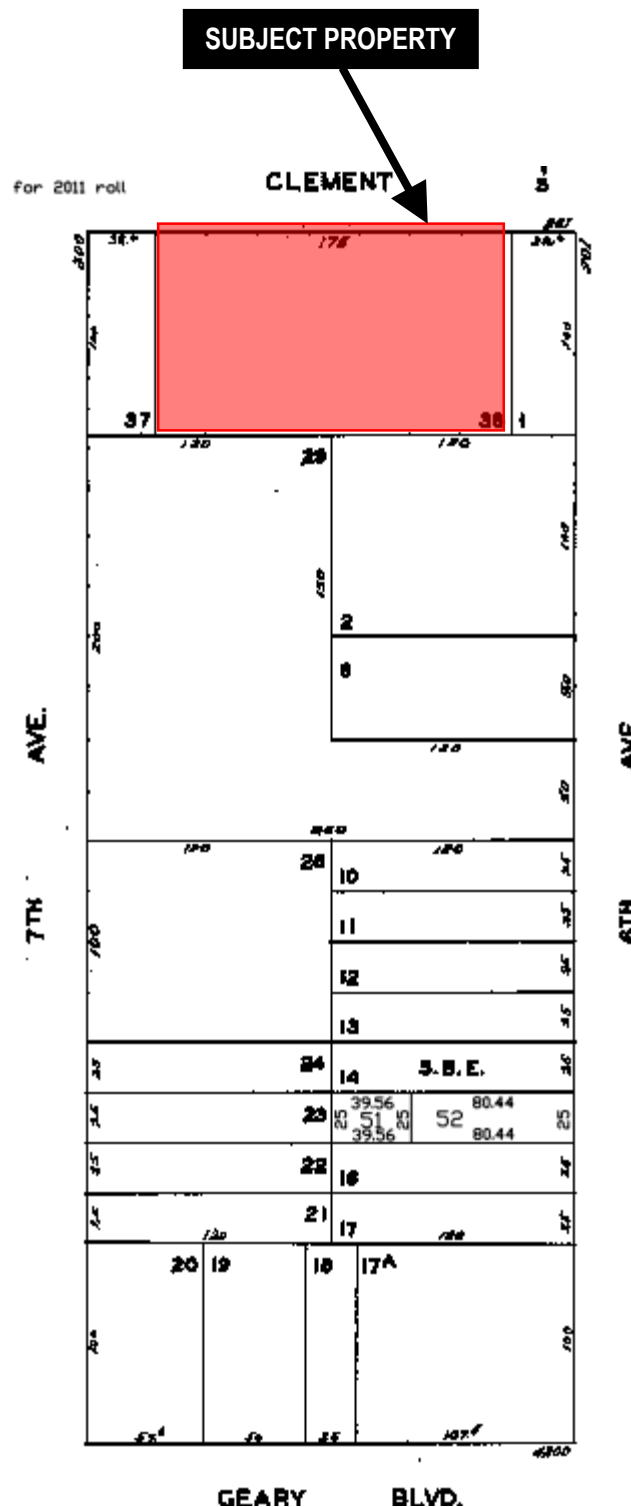
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PROJECT Mamahuhu
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SF, CA 94118
NUMBER 201826
CONTACT M. McGuinn - 415-639-9776
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APN 1438/038

EXISTING / PROPOSED
BUILDING SECTIONS

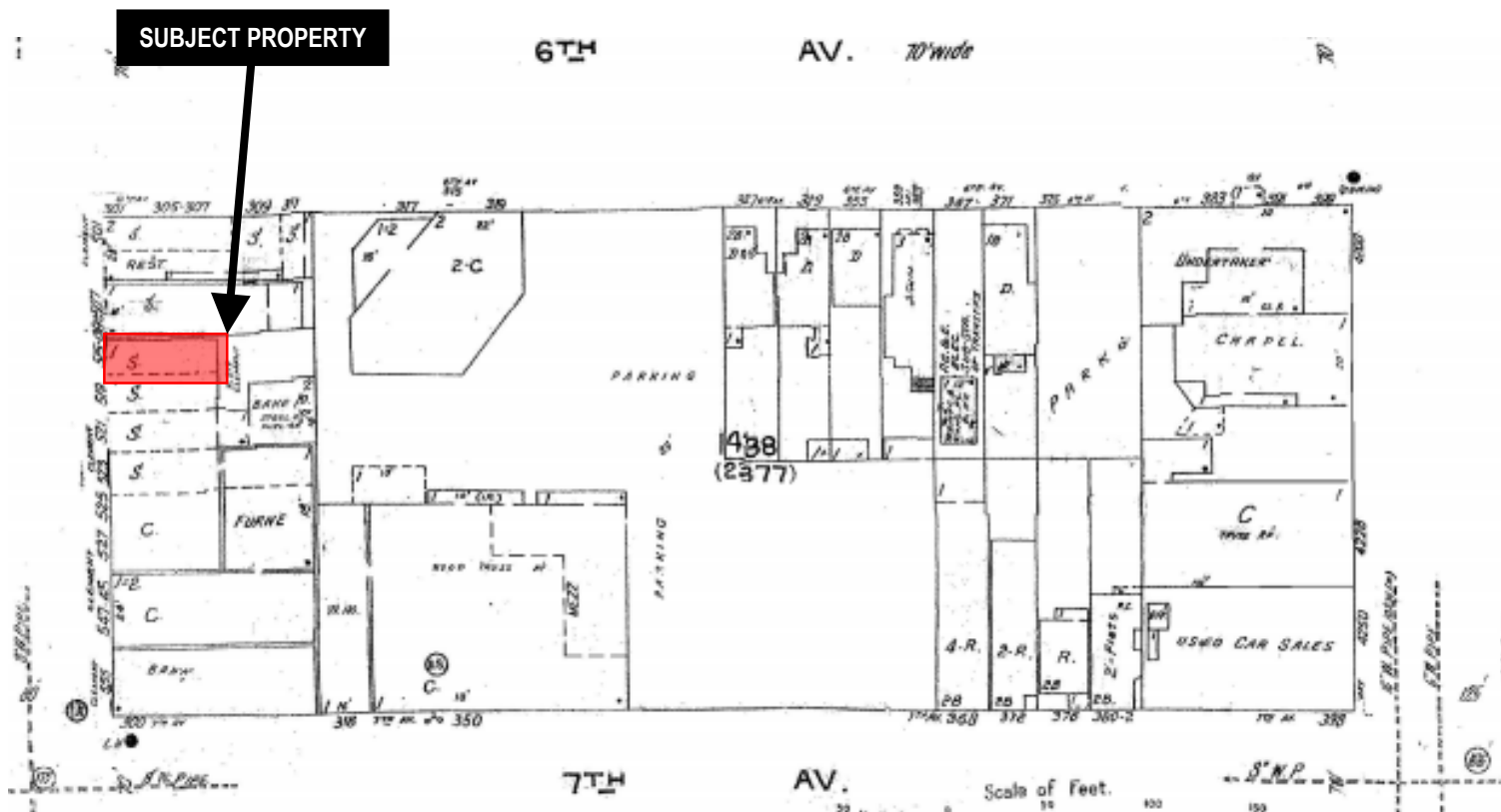
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Parcel Map



Conditional Use Authorization
Case Number 2018-016996CUA
Restaurant - Mamahuhu
517 Clement Street

Sanborn Map*



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



Conditional Use Authorization
Case Number 2018-016996CUA
Restaurant - Mamahu
517 Clement Street

Aerial Photo

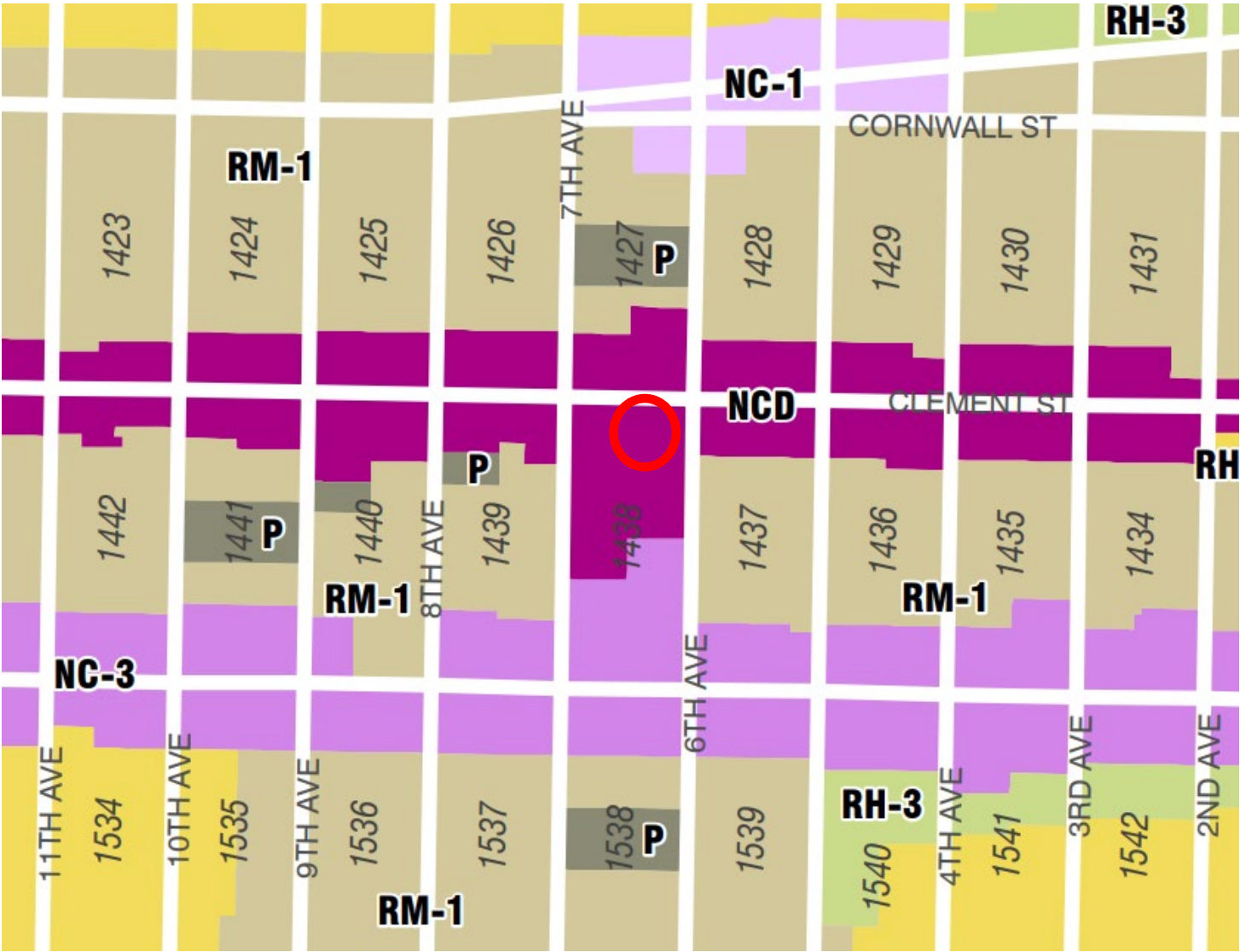


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2018-016996CUA
Restaurant - Mamahuhu
517 Clement Street

Zoning Map



Conditional Use Authorization
Case Number 2018-016996CUA
Restaurant - Mamahu
517 Clement Street

Site Photo



Conditional Use Authorization
Case Number 2018-016996CUA
Restaurant - Mamahuhu
517 Clement Street



PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address:

Block/Lot(s):

Property Owner's Information

Name:

Address:

Email Address:

Telephone:

Applicant Information

Same as above

Name:

Company/Organization:

Address:

Email Address:

Telephone:

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

Owner

Applicant

Billing

RELATED APPLICATIONS

Related Building Permit Applications

N/A

Building Permit Applications No(s):

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No(s):

PPA Letter Date:

PROJECT INFORMATION

Project Description:

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

Project Details:

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

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

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

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

Estimated Construction Cost: _____

PROJECT AND LAND USE TABLES

	Existing	Proposed
General Land Use	Parking GSF	
	Residential GSF	
	Retail/Commercial GSF	
	Office GSF	
	Industrial-PDR	
	Medical GSF	
	Visitor GSF	
	CIE (Cultural, Institutional, Educational)	
	Useable Open Space GSF	
	Public Open Space GSF	

Project Features	Dwelling Units - Affordable	
	Dwelling Units - Market Rate	
	Dwelling Units - Total	
	Hotel Rooms	
	Number of Building(s)	
	Number of Stories	
	Parking Spaces	
	Loading Spaces	
	Bicycle Spaces	
	Car Share Spaces	
	Other: _____	


Land Use - Residential	Studio Units	
	One Bedroom Units	
	Two Bedroom Units	
	Three Bedroom (or +) Units	
	Group Housing - Rooms	
	Group Housing - Beds	
	SRO Units	
	Micro Units	
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	


ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
1a. General	Estimated construction duration (months):	N/A		
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	Yes	No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes	No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow	Would the project result in any construction over 40 feet in height?	Yes	No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	Yes	No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes	No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
5. Archeology 	<p>Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?</p>	Yes	No	<p>If Yes, provide depth of excavation/disturbance below grade (in feet*):</p> <p><i>*Note this includes foundation work</i></p>
6. Geology and Soils 	<p>Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?</p> <p>-----</p> <p>Area of excavation/disturbance (in square feet):</p> <p>_____</p> <p>Amount of excavation (in cubic yards):</p> <p>_____</p>	Yes	No	<p>A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:</p> <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. <p><i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i></p>
7. Air Quality 	<p>Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?</p>	Yes	No	<p>If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here.</p>
8a. Hazardous Materials	<p>Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?</p>	Yes	No	<p>If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.</p>
8b. Hazardous Materials 	<p>Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?</p>	Yes	No	<p>If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.</p> <p>For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division.</p> <p><i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i></p>

PRIORITY GENERAL PLAN POLICIES FINDINGS

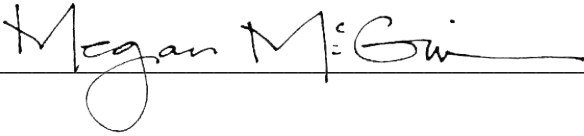
Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
3. That the City's supply of affordable housing be preserved and enhanced;
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
7. That landmarks and historic buildings be preserved; and
8. That our parks and open space and their access to sunlight and vistas be protected from development.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.



Signature

Name (Printed)

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address:

Block/Lot(s):

Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

Conditional Use Findings

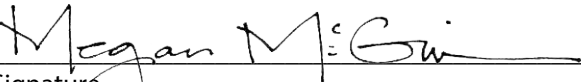
Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish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

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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


Signature

Name (Printed)

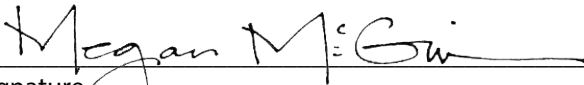
Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

APPLICANT'S SITE VISIT CONSENT FORM

I herby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.


Signature

Name (Printed)

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



CB3P CHECKLIST FOR ELIGIBILITY

Property Information

Project Address:

Record Number and/or Building Permit Number:

Name of Business (if known):

Project Description

Please provide a narrative project description that summarizes the project and its purpose. See Attachment

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

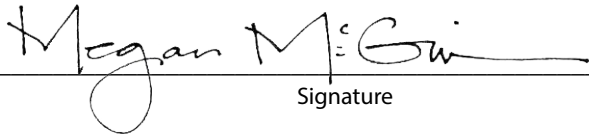
Confirm Compliance with Each Criterion by Checking the Boxes Below		
	Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting.
	Formula Retail	The application does not seek to establish a new Formula Retail use, accepting one with fewer than 20 other establishments
	Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
	Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
	Loss of Dwellings	The application does not seek to remove any dwelling units.
	Alcohol Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
	Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
	Nature of Use	<p>The application involves only non-residential uses and does not seek to establish or expand any of the following:</p> <ul style="list-style-type: none">• Massage Establishment• Tobacco Paraphernalia Establishment• Adult Entertainment Establishment• Cannabis Uses• Fringe Financial Service• Drive-up Facility• Wireless Telecommunications Site ("WTS")• Outdoor Activity Area• Bar• Nighttime Entertainment/Place of Entertainment (e.g. nightclubs, music venues)• Off-Street parking in excess of that allowed on an as-of-right basis• Office closed to the public located on the ground story

APPLICANT'S DECLARATION

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

Under penalty of perjury the following declarations are made:

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


Signature

Name (Printed)

Date

Phone Number

Email Address

For Department Use Only

Check One:

ENROLLED

By: _____

Date: _____

NOT ENROLLED

STATE REASON:

By: _____

Date: _____

AFFIDAVIT FOR Formula Retail Establishments

1. Location and Classification

STREET ADDRESS OF PROJECT: 517 Clement Street, San Francisco, CA 94118		
ASSESSORS BLOCK/LOT: 1438 / 038	ZONING DISTRICT: NCD - INNER CLEMENT	HEIGHT/BULK DISTRICT: 40-X

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): Restaurant	
PROPOSED BUSINESS NAME: Mamahuhu	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: Restaurant with kitchen and dining spaces	
BUILDING PERMIT APPLICATION NO.: (if applicable) N/A	CONDITIONAL USE CASE NO.: (if applicable) 2018-016996CUA

3. Quantity of Retail Locations

		TOTAL
3.a	How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	0
3.b	How many of the above total locations are in San Francisco?	0

If the number entered on Line 3.a above is 11 or more, then the proposed use *may* be a Formula Retail Use. Continue to section 4 below.

If the number entered on Line 3.a above is 10 or fewer, no additional information is required. Proceed to section 5 on the next page and complete the Applicant's Affidavit.

4. Standardized Features

Will the proposed business utilize any of the following Standardized Features?

	FEATURES	YES	NO
A	Array of Merchandise	<input type="checkbox"/>	<input type="checkbox"/>
B	Trademark	<input type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input type="checkbox"/>	<input type="checkbox"/>
D	Décor	<input type="checkbox"/>	<input type="checkbox"/>
E	Color Scheme	<input type="checkbox"/>	<input type="checkbox"/>
F	Façade	<input type="checkbox"/>	<input type="checkbox"/>
G	Uniform Apparel	<input type="checkbox"/>	<input type="checkbox"/>
H	Signage	<input type="checkbox"/>	<input type="checkbox"/>
	TOTAL		

Enter the total number of Yes/No answers above.

If the total YES responses is **two (2) or more**, then the proposed use is a Formula Retail Use.

5. Applicant's Affidavit

NAME: Megan McGuinn		<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) Studio BBA, Inc., 921 Larkin Street, San Francisco, CA 94109			
PHONE: (415) 639-9776		EMAIL: megan@studio-bba.com	

Under penalty of perjury the following declarations are made:

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

Applicant's Signature: Megan McGuinn Date: 2019-02-14

PLANNING DEPARTMENT USE ONLY			
PLANNING CODE SECTION(S) APPLICABLE:			
HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?			
<input type="checkbox"/> Principally Permitted <input type="checkbox"/> Principally Permitted, Neighborhood Notice Required (Section 311/312) <input type="checkbox"/> Not Permitted <input type="checkbox"/> Conditional Use Authorization Required (Please list Case Number below)			
CASE NO.	MOTION NO.	EFFECTIVE DATE	NSR RECORDED?
			<input type="checkbox"/> Yes <input type="checkbox"/> No
COMMENTS:			
VERIFIED BY:			
Signature: _____		Date: _____	
Printed Name: _____		Phone: _____	



FOR MORE INFORMATION: Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: **<http://www.sfplanning.org>**

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

**BANK OF AMERICA, N.A. AS SUCCESSOR TRUSTEE
OF THE EUGENE RENE LEROY TRUST
901 MAIN STREET
16TH FLOOR TX1-492-16-10
DALLAS, TX 75202**

December 5, 2018

Megan McGuinn
Studio BBA
921 Larkin Street
San Francisco, CA 94109

Re: 517 Clement Street, San Francisco, CA 94118 - Application for a Conditional Use Permit

Dear Ms. McGuinn,

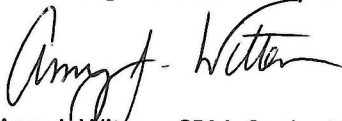
As requested by Ben Moore of All Parts Considered, LLC dba Mamahuhu ("Mamahuhu"), I am providing this letter in order to facilitate Mamahuhu's application for a Conditional Use Permit.

Bank of America, N.A. as Successor Trustee of the Eugene Rene LeRoy Trust designates Megan McGuinn from Studio BBA as an Authorized Agent to communicate with the San Francisco Planning Department on its behalf solely for the purpose of All Parts Considered LLC dba Mamahuhu submitting a Conditional Use application for 517 Clement Street, San Francisco, CA 94118.

Please reach out to me for any clarifications.

Best regards,

BANK OF AMERICA, N.A. as Successor Trustee
of the Eugene Rene LeRoy Trust



Amy J. Witten, CPM, Senior Vice President
Specialty Asset Management
949-760-4690
amy.witten@bankofamerica.com

MAMAHUHU

Working Menu - April 2019



Entrees

Sweet & Sour Chicken
Beef & Broccoli
Mapo Tofu
Kung Pao Chicken

Chinese Salads

Chrysanthemum Salad
Cabbage Salad

Sides

Fried Rice
Wontons in Chili Oil
Spring Rolls
Seasonal Sautéed Greens
Pork Bao
Furu Celery

Dessert

Toasted Rice Soft-Serve (dairy-free)

Drinks

Sparkling Passion Fruit Vinegar Soda
Sparkling Hawthorne Vinegar Soda
Hot Tea

Wine/Beer

Red Wine
White Wine
Bottled/Canned Beer



SAN FRANCISCO PLANNING DEPARTMENT

EXHIBIT**D**

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
517 CLEMENT ST - CB3P		1438038
Case No.		Permit No.
2018-016996PRJ		
<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. The project would establish a Restaurant Use (d.b.a Mamahuhu) within a currently vacant approximately 1,900 square foot commercial tenant space most recently used as a Retail Grocery Use (DBA 101 Super Mart). The establishment will operate as a bona fide eating establishment with on-sale beer and wine, pending approval of ABC license application. The project proposes fenestration modifications at the facade to include a powder coated steal storefront system with two operable windows (sliders) and a pair of wood entry doors with glazing and transom windows overhead. This project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. 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

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Mathew Chandler

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

Check all that apply to the project.

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

Note: Project Planner must check box below before proceeding.

<input 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 checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW TO BE COMPLETED BY 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 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 <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<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: Elizabeth Gordon Jonckheer	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<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 If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Elizabeth Gordon Jonckheer 05/03/2019
	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 first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	