Record No.: 2019-004211CUA
Project Address: 3859 24th STREET
Zoning: NCD (24th Street – Noe Valley Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Block/Lot: 6509/028
Project Sponsor: LeAndre Davis
1041A Folger Avenue
Berkeley, CA 94710
Property Owner: Carolyn Bolanos Revocable Trust
1370 Laseun Drive
Millbrae, CA 94103
Staff Contact: Carolyn Fahey – (415) 575-9139
Carolyn.Fahey@sfgov.org

PROJECT DESCRIPTION
The project converts approximately 1,143 square feet of ground level space most recently used as a Retail Sales and Service use (or dry cleaner) into a Restaurant with Retail Sales (DBA Four Star Market). The project has qualified for review under the Planning Commission’s Community Business Priority Processing Program (“CB3P”).

REQUIRED COMMISSION ACTION
The project proposes a Restaurant as a principal use, with accessory Retail Sales. In the NCD District, Planning Code Section 728 requires that the Restaurant use obtain Conditional Use Authorization.

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. 2019-004211CUA subject to conditions contained in the attached “EXHIBIT A” and in general conformance with plans on file, dated January 15, 2019, and stamped “EXHIBIT B.”
Project Summary and Draft Motion
February 20, 2020

RECORD NO. 2019-004211CUA
3859 24th Street

CB3P CHECKLIST

<table>
<thead>
<tr>
<th>Required Criteria</th>
<th>Complete &amp; adequate</th>
<th>Incomplete &amp; inadequate</th>
<th>Not required &amp; not applicable</th>
<th>Comments (if any)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Sponsor’s application</td>
<td>x</td>
<td></td>
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<tr>
<td>CB3P eligibility checklist</td>
<td>x</td>
<td></td>
<td></td>
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<tr>
<td>Planning Code §101.1 findings</td>
<td>x</td>
<td></td>
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<tr>
<td>Planning Code §303(c) findings</td>
<td>x</td>
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<tr>
<td>Planning Code §303(o) findings for Eating and Drinking Uses</td>
<td>x</td>
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<tr>
<td>Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals</td>
<td></td>
<td></td>
<td>x</td>
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<tr>
<td>Photographs of the site and/or context</td>
<td>x</td>
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<tr>
<td>Scaled and/or dimensioned plans</td>
<td>x</td>
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<tr>
<td>Clearance under California Environmental Quality Act (“CEQA”)</td>
<td>x</td>
<td>Note exemption Class and/or ENV review type &amp; attach</td>
<td></td>
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Additional Information

<table>
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<tr>
<th>Notification Period</th>
<th>January 31, 2020 – February 20, 2020</th>
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<tr>
<td>Number and nature of public comments received</td>
<td>None</td>
</tr>
<tr>
<td>Timeline from complete application to hearing</td>
<td>Complete application received on December 11, 2019</td>
</tr>
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</table>

Generalized Basis for Approval (max. one paragraph)

Reference compliance with Description of LCUs in Sec 186 preamble, compliance with Transparency (145.1), and incorporate locally owned/ small business, and length of vacancy.

1) The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan.
2) 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 20, 2020.

AYES:
NAYS:
ABSENT: Jonas P. Ionin
ADOPTED: February 20, 2020
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
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F – Concentration Study
EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Restaurant (d.b.a. Four Star Market) located at 3859 24th Street, Block 6509, and Lot 028 pursuant to Planning Code Section(s) 728 within the NCD District and a 40-X Height and Bulk District; in general conformance with plans, dated January 15, 2019, and stamped “EXHIBIT B” included in the docket for Record No. 2019-004211CUA and subject to conditions of approval reviewed and approved by the Commission on February 20, 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 February 20, 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 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. **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
7. **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

**PROVISIONS**

8. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

For information about compliance, contact the First Source Hiring Manager at 415-581-2335, www.onestopSF.org

9. **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

10. **Jobs-Housing Linkage.** The Project is subject to the Jobs Housing Linkage Fee, as applicable, pursuant to Planning Code Section 413.

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

11. **Residential Child Care Impact Fee.** The Project is subject to the Residential Child Care Fee, as applicable, pursuant to Planning Code Section 414A.

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

**MONITORING - AFTER ENTITLEMENT**

12. **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

13. **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

14. 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](http://sfdpw.org).*

15. **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](http://sfdpw.org)*

16. **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](http://www.sf-planning.org)*

17. **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](http://www.sfgov.org/entertainment)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
EXISTING RETAIL SPACE

N LEVEL LANDINGS

N REINFORCED CONCRETE SLAB

EXISTING BLOCK PLAN

PROPOSED FLOOR PLAN

STOREFRONT GLASS

STOREFRONT GLASS

EXHIBIT B

PROJECT:
PROPOSED VOLUNTARY STRUCTURAL REPAIR AND IMPROVEMENTS FOR

CAREY YI BLDG.
REVOCABLE TRUST

909 W. 5TH STREET
ORANGEBURG, CA 91761

DEVELOPMENT

SHEET TITLE:
EXISTING FLOOR PLAN WITH IMPROVEMENTS

DATE: JANUARY 30, 2019

SHEETS: A1.0 OF 3 SHEETS

SCOPe OF WORK:

1. REMOVE WEATHERED FLOOR WHICH CONSIST OF UN-REINFORCED CONCRETE AND WOOD AND REPLACE WITH NEW REINFORCED SLAB.

2. INSTALL THICKENED SLAB PER 1 AND 5.2

3. REMOVE OLD REAR CONCRETE STEPS AND INSTALL NEW REDWOOD DECK AND STAIRS PER 5.2

4. REALOCATE REAR DOOR

5. INSTALL NEW ADA RESTROOM

ALL WORK SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

California Building Code 2016

California Codes Staircase Code 2016

California Mechanical Code 2016

California Warehouses Code 2016

California Energy Code 2016

California Fire Code 2016

California Green Building Standards Code 2016

ALL NOT RELEVANT IMPLEMENTATION IN 2016 CODE

ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS
GENERAL NOTES:
1. The General contractor shall verify all dimensions and site conditions before start work. The Architect or Engineer shall be notified of any discrepancy.
2. The abseams, stability and safety of new framing, shear walls, and roof framing shall be checked by the Structural Engineer to ensure its adequacy to support the loads indicated on the working drawings. All details shall be checked by the Structural Engineer. Connection details shall be checked by the Structural Engineer. Observations referred to by the Structural Engineer shall be included in the shop drawings.
3. The structural engineer shall check for the governing loading conditions during construction.
4. Details and alterations of construction shall be worked at the site by the Contractor in accordance with the working drawings and the contract documents. Any deviation from the working drawings shall be promptly reported the Architect.

LUMBER NOTES:
1. All lumber shall be Douglas Fir of the following grade unless noted otherwise (or equivalent grade of another species).
2. All structural lumber shall be graded in accordance with grading and dressing rules # 16 of the West Coast Lumberman's Association.
3. All wood bearing on concrete or masonry shall be pressure treated Douglas Fir.
4. Structural members shall not be cut for pipes, etc., unless specifically noted or detailed.
5. All bolts shall be 1/4" or larger than the nominal bolt diameter.
6. All wood shall be designated by Washington, Oregon, California, etc., and shall be approved for use in this work by the Structural Engineer.
7. All wood shall be approved by the Architect and Engineer.
8. All wood shall be Forest Stewardship Council (FSC) certified wood framing.

CONCRETE NOTES:
1. All reinforced concrete shall obtain a compressive strength of 2500 psi at 28 days. Note: Compressive strength is not required once 4,000 psi is achieved.
2. All concrete shall conform to ASTM C-150, Type 1.
3. Aggregate shall conform to ASTM C-33.
4. Pipes and ducts exceeding one-third the slab or wall thickness shall not be placed in structural concrete unless specifically detailed in the plans.
5. The strength level of the concrete will be considered satisfactory if the average of the strength of a given area or panel equals or exceeds the specified strength at 28 days, with a minimum thickness of 6" for areas or panels less than 4460 psi.
6. Concrete may be proportioned using the 28-day specified strength.

footing, to remain
Concrete shall be placed in lifts not exceeding 6" in depth. The bottom of the new concrete footing shall be at least 4" below the existing surface. The footing shall be poured continuously from all sides simultaneously. The concrete shall be placed to the top of the footing and shall be compacted to the specified mechanical properties. When the concrete has reached the specified strength, the forms shall be removed. The footing shall be backfilled with clean fill material.

MATERIALS:
1. All reinforced concrete shall obtain a compressive strength of 2500 psi at 28 days. Note: Compressive strength is not required once 4,000 psi is achieved.
2. All cement shall conform to ASTM C-150, Type 1.
3. Aggregate shall conform to ASTM C-33.
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Pipes shall be provided at pour construction joints and shall be the same size of the structural reinforcing bars. Splices in adjacent horizontal wall reinforcement bars shall be staggered 4'-0" (unformed) 3" clear and (formed) 2" clear.

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3. Aggregate shall conform to ASTM C-33.
4. Pipes and ducts exceeding one-third the slab or wall thickness shall not be placed in structural concrete unless specifically detailed.
5. Pipes may pass through structural concrete or structural steel only.
6. The thickness of the concrete shall be determined by the architect and engineer on the basis of structural considerations. The thickness shall be determined by the architect and engineer on the basis of structural considerations. The thickness shall be determined by the architect and engineer on the basis of structural considerations. The thickness shall be determined by the architect and engineer on the basis of structural considerations. The thickness shall be determined by the architect and engineer on the basis of structural considerations. The thickness shall be determined by the architect and engineer on the basis of structural considerations. The thickness shall be determined by the architect and engineer on the basis of structural considerations. The thickness shall be determined by the architect and engineer on the basis of structural considerations. The thickness shall be determined by the architect and engineer on the basis of structural considerations. The thickness shall be determined by the architect and engineer on the basis of structural considerations. The thickness shall be determined by the architect and engineer on the basis of structural considerations.
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**Stair Handrail Section**

1. Stair handrails shall be not less than 1-1/2" nor more than 2" in cross section.
2. The top of the stair handrail shall be not less than 34" nor more than 38" above the nosing of treads and landings.
3. Open guardrails shall have intermediate rails or posts such that a sphere 4" in diameter cannot pass through.

**Deck Guard Rail Section**

1. Open guardrails shall have intermediate rails or posts such that a sphere 4" in diameter cannot pass through.
2. 2x6 Redwood deck joists @ 1'-4" o.c.
3. 2x8 PT DF ledger board with 1/2" thick metal washer @ each bolt
4. 2x6 Top rail
5. 2x4 Picket support top & bottom
6. 4x6 Post
7. New concrete slab See Section A on sheet S-1
8. Existing wall framing See Section A on sheet S-1
9. 2x2 Pickets w/ max. gap less than 4"
10. 4x4 Post
11. Wood post support top & bottom
12. 2x6 Top rail
13. 2x6 Picket support top & bottom
14. 2x6 Deck joists @ 1'-4" o.c.
15. 2x8 PT DF ledger board with 1/2" thick metal washer @ each bolt
16. 2x6 Deck joists 2 bolts @ 1'-4" o.c.
17. New concrete slab See Section A on sheet S-1

**Typical Wall Elevation**

1. Simpson header hanger (HH) optional
2. 4-16d (typ)
3. Use the following header sizes unless otherwise noted:
   - Span 4' 6x6 or 4x6
   - Span 6' 6x8 or 4x8
   - Span 8' 6x10 or 4x10
   - Span 10' 6x12 or 4x12
4. 4'-0" max
5. 2-2x6 or 2x4 cripples > 6'-0"
6. Use 1-2x6 or 2x4 cripples for openings less than 6'-0" wide
7. Use the following header sizes unless otherwise noted:
   - Span 4' 6x6 or 4x6
   - Span 6' 6x8 or 4x8
   - Span 8' 6x10 or 4x10
   - Span 10' 6x12 or 4x12
8. 4'-0" max
9. 2-2x6 or 2x4 plates
10. 16d @ 12" o.c. typ
11. All exterior studs are 2x6 and all interior studs are 2x4 studs @ 16" typ
12. 2x6 or 2x4 sill less than 4'-0" max
13. 2x6 or 2x4 sill for over 4'-0"
14. 2-2x6 or 2x4 plates
15. 16d @ 12" o.c. typ
16. Typical Wall Elevation

**Deck Guard Rail Section**

1. Open guardrails shall have intermediate rails or posts such that a sphere 4" in diameter cannot pass through.
2. 2x6 Redwood deck joists @ 1'-4" o.c.
3. 2x8 PT DF ledger board with 1/2" thick metal washer @ each bolt
4. 2x6 Top rail
5. 2x4 Picket support top & bottom
6. 4x6 Post
7. New concrete slab See Section A on sheet S-1
8. Existing wall framing See Section A on sheet S-1
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15. 2x8 PT DF ledger board with 1/2" thick metal washer @ each bolt
16. 2x6 Deck joists 2 bolts @ 1'-4" o.c.
17. New concrete slab See Section A on sheet S-1

**Stair Handrail Section**

1. The rise of steps shall be not less than 4" or greater than 8".
2. The run shall be not less than 9" measured from nosing to nosing.
3. The largest run within any flight of stairs shall not exceed the smallest by more than 3/8".
4. The largest riser in any run shall not exceed the smallest by more than 3/8".
5. The stair handrail shall be not less than 1-1/2" nor more than 2" in cross section.
6. The top of the stair handrail shall be not less than 34" nor more than 38" above the nosing of treads and landings.
7. Open guardrails shall have intermediate rails or posts such that a sphere 4" in diameter cannot pass through.

**Typical Cooler Wall Section**

1. Final design of cooler shall be provided by Contractor.
2. Cooler Contractor shall have prior experience with similar installations and applications.
3. Insulated wall panel
4. #8x3 4" tek screw w/ washer @ 12" O.C. or equal
5. Concrete anchor @ 24" O.C.
6. (n) concrete slab
7. #2-1/2" dia. bolts @ 8" spacing (typ.)
8. Insulated wall panel
9. Concrete anchor @ 24" O.C.
10. (n) concrete slab
11. #2-1/2" dia. bolts @ 8" spacing (typ.)
## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Project Address</th>
<th>Block/Lot(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3859 24TH ST</td>
<td>6509028</td>
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<th>Permit No.</th>
</tr>
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<tbody>
<tr>
<td>2019-004211PRJ</td>
<td></td>
</tr>
</tbody>
</table>

- **Addition/Alteration**
- **Demolition (requires HRE for Category B Building)**
- **New Construction**

Project description for Planning Department approval.

CB3P - Conditional Use Authorization to permit change of use from existing dry cleaners to "Four Star Market" LLC seafood market and general store.

---

### STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

- **Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.

- **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.

- **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:
  1. 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.
  2. The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
  3. The project site has no value as habitat for endangered rare or threatened species.
  4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  5. The site can be adequately served by all required utilities and public services.

FOR ENVIRONMENTAL PLANNING USE ONLY

- **Class ____**
**STEP 2: CEQA IMPACTS**

**TO BE COMPLETED BY PROJECT PLANNER**

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Air Quality:</strong></td>
<td>Would the project add new sensitive receptors (specifically, schools, daycare 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 &gt; CEQA CateX Determination Layers &gt; Air Pollution Exposure Zone)</td>
</tr>
<tr>
<td><strong>Hazardous Materials:</strong></td>
<td>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?</td>
</tr>
<tr>
<td>- 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 &gt; Maher layer).</td>
<td></td>
</tr>
<tr>
<td><strong>Transportation:</strong></td>
<td>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?</td>
</tr>
<tr>
<td><strong>Archeological Resources:</strong></td>
<td>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 &gt; CEQA CateX Determination Layers &gt; Archeological Sensitive Area)</td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment:</strong></td>
<td>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 &gt; CEQA CateX Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Slope = or &gt; 25%:</strong></td>
<td>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 &gt; CEQA CateX Determination Layers &gt; Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone:</strong></td>
<td>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 &gt; CEQA CateX Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
</tr>
<tr>
<td><strong>Seismic: Liquefaction Zone:</strong></td>
<td>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 &gt; CEQA CateX Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</td>
</tr>
</tbody>
</table>

**Comments and Planner Signature (optional):** Rebecca Salgado
STEP 3: PROPERTY STATUS - HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER

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

☐ Category A: Known Historical Resource. GO TO STEP 5.
☐ Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
☐ 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.

☐ 1. Change of use and new construction. Tenant improvements not included.
☐ 2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
☐ 3. Window replacement that meets the Department’s Window Replacement Standards. Does not include storefront window alterations.
☐ 4. Garage work. A new opening that meets the Guidelines for Adding Garages and Curb Cuts, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
☐ 5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
☐ 6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
☐ 7. Dormer installation that meets the requirements for exemption from public notification under Zoning Administrator Bulletin No. 3: Dormer Windows.
☐ 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.

☐ Project is not listed. GO TO STEP 5.
☐ Project does not conform to the scopes of work. GO TO STEP 5.
☐ Project involves four or more work descriptions. GO TO STEP 5.
☐ 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.

☐ 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.
☐ 2. Interior alterations to publicly accessible spaces.
☐ 3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
☐ 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
☐ 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
☐ 6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior’s Standards for Rehabilitation*.

8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties* (specify or add comments):

9. **Other work** that would not materially impair a historic district (specify or add comments):

(Requires approval by Senior Preservation Planner/Preservation Coordinator)

10. **Reclassification of property status.** (Requires approval by Senior Preservation Planner/Preservation Coordinator)

   - Reclassify to Category A
   - a. Per HRER or PTR dated
   - b. Other (specify):

   - Reclassify to Category C

   (attach HRER or PTR)

Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.

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: Rebecca Salgado

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**

To be completed by project planner

- 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:

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.
STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Project Address (If different than front page)</th>
<th>Block/Lot(s) (If different than front page)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3859 24TH ST</td>
<td>6509/028</td>
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<table>
<thead>
<tr>
<th>Case No.</th>
<th>Previous Building Permit No.</th>
<th>New Building Permit No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019-004211PRJ</td>
<td></td>
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</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Plans Dated</th>
<th>Previous Approval Action</th>
<th>New Approval Action</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Modified Project Description:</th>
</tr>
</thead>
</table>

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- [ ] Result in expansion of the building envelope, as defined in the Planning Code;
- [ ] Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
- [ ] Result in demolition as defined under Planning Code Section 317 or 19005(f)?
- [ ] 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

- [ ] 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.

<table>
<thead>
<tr>
<th>Planner Name:</th>
<th>Date:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>EXISTING</td>
</tr>
<tr>
<td>------------------------</td>
<td>----------</td>
</tr>
<tr>
<td><strong>GROSS SQUARE FOOTAGE (GSF)</strong></td>
<td></td>
</tr>
<tr>
<td>Parking GSF</td>
<td>0</td>
</tr>
<tr>
<td>Residential GSF</td>
<td>-2,600</td>
</tr>
<tr>
<td>Retail/Commercial GSF</td>
<td>1,295</td>
</tr>
<tr>
<td>Usable Open Space</td>
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<tr>
<td><strong>TOTAL GSF</strong></td>
<td>-5,200</td>
</tr>
<tr>
<td><strong>EXISTING</strong></td>
<td></td>
</tr>
<tr>
<td><strong>NET NEW</strong></td>
<td></td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td></td>
</tr>
<tr>
<td><strong>PROJECT FEATURES (Units or Amounts)</strong></td>
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</tr>
<tr>
<td>Dwelling Units - Affordable</td>
<td>0</td>
</tr>
<tr>
<td>Dwelling Units - Market Rate</td>
<td>2</td>
</tr>
<tr>
<td>Dwelling Units - Total</td>
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<tr>
<td>Hotel Rooms</td>
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<tr>
<td>Number of Buildings</td>
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<td>Number of Stories</td>
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<tr>
<td>Parking Spaces</td>
<td>0</td>
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</table>
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 2019-004211CUA
Four Star Seafood
3859 24th Street
Zoning Map

Conditional Use Authorization
Case Number 2019-004211CUA
Four Star Seafood
3859 24th Street
Site Photo

Conditional Use Authorization
Case Number 2019-004211CUA
Four Star Seafood
3859 24th Street
## CONCENTRATION OF EATING AND DRINKING USES WITHIN 300' OF THE SITE & SAME Z

<table>
<thead>
<tr>
<th>BLOCK</th>
<th>LOT</th>
<th>ADDRESS</th>
<th>VACANT?</th>
<th>Business Name</th>
<th>FRONTAGE (C.F.)</th>
<th>SPECIFIC USE</th>
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<tbody>
<tr>
<td>3651</td>
<td>20</td>
<td>3838 24th St</td>
<td>N</td>
<td>The Dubliner</td>
<td>17</td>
<td>Bar</td>
</tr>
<tr>
<td>3652</td>
<td>13</td>
<td>3856 24th St</td>
<td>N</td>
<td>Saru Sushi</td>
<td>17</td>
<td>Restaurant</td>
</tr>
<tr>
<td>3652</td>
<td>17</td>
<td>3872 24th St</td>
<td>N</td>
<td>Holey Bagel</td>
<td>14</td>
<td>Limited Restaurant</td>
</tr>
<tr>
<td>3652</td>
<td>44</td>
<td>3898 24th St</td>
<td>N</td>
<td>La Boulangerie</td>
<td>46</td>
<td>Limited Restaurant</td>
</tr>
<tr>
<td>6509</td>
<td>1</td>
<td>3801 24th St</td>
<td>N</td>
<td>Happy Donuts</td>
<td>51</td>
<td>Limited Restaurant</td>
</tr>
<tr>
<td>6509</td>
<td>23</td>
<td>3881 24th St</td>
<td>N</td>
<td>Haystack Pizza</td>
<td>18</td>
<td>Restaurant</td>
</tr>
<tr>
<td>6509</td>
<td>29</td>
<td>3853 24th St</td>
<td>N</td>
<td>Hi Way</td>
<td>34</td>
<td>Restaurant</td>
</tr>
</tbody>
</table>

### EXISTING

**EATING AND DRINKING USE LINEAR FRONTAGE**

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<th></th>
<th>197</th>
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<tbody>
<tr>
<td><strong>TOTAL COMMERCIAL LINEAR FRONTAGE</strong></td>
<td>733</td>
</tr>
<tr>
<td><strong>CONCENTRATION OF EATING AND DRINKING USES (Percentage, linear frontage)</strong></td>
<td>26.88%</td>
</tr>
</tbody>
</table>

For Planning Code Section please review [303 (o) Eating and Drinking Uses](http://propertymap.sfplanning.org/)

To view the vicinity of the property

- Search address, left click parcel, Buffer by: 300ft

Please review the additional tab for further information
<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
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<tbody>
<tr>
<td>COMMERCIAL OR RESIDENTIAL?</td>
</tr>
<tr>
<td>Commercial</td>
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<td>Commercial</td>
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<tr>
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<tr>
<td>215</td>
</tr>
<tr>
<td>751</td>
</tr>
<tr>
<td>28.63%</td>
</tr>
</tbody>
</table>
September 5, 2019

Carolyn Fahey, Planner
Flex Team | Current Planning Division
Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103

TOTAL SQ. FT. OF FACILITY: 1,143

Maximum percentage take-away food and retail sales: 14%

Actual square footage allocated to take-away food sales: 156 sq ft

Minimum percentage food sales: 56%

Actual square footage food sales: 631 sq ft

Adrian Hoffman

415-505-3288

CEO
Four Star Seafood