



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Draft Motion

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: FEBRUARY 20, 2020

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

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

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."

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			
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			x	
<small>list specific §§</small>				
Photographs of the site and/or context	x			
Scaled and/or dimensioned plans	x			
Clearance under California Environmental Quality Act ("CEQA")	x			Note exemption Class and/or ENV review type & attach

Additional Information	
Notification Period	January 31, 2020 – February 20, 2020
Number and nature of public comments received	None
Timeline from complete application to hearing	Complete application received on December 11, 2019

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:

ADOPTED: February 20, 2020

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

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>.

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>

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.

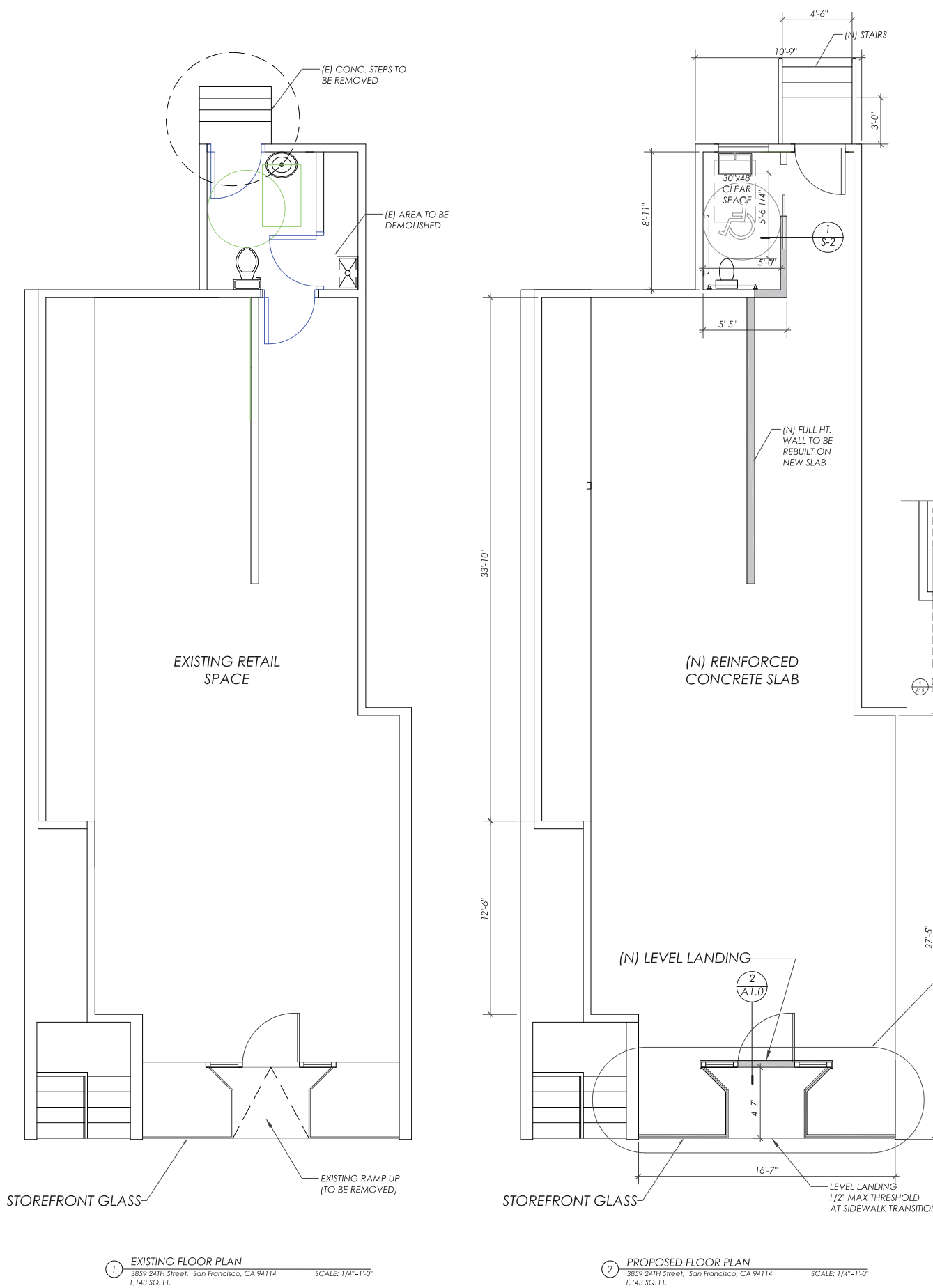
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

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



- 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 S-1 AND S-2
 3. REMOVE OLD REAR CONCRETE STEPS AND INSTALL NEW REDWOOD DECK AND STAIRS PER S-2.
 4. RELOCATE REAR DOOR
 5. INSTALL NEW ADA RESTROOM

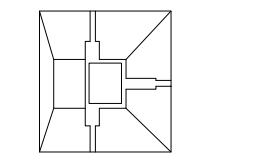
ALL WORK SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

California Building Code 2016
Contra Costa County Building Code Code 2016
California Electrical Code 2016
California Mechanical Code 2016
California Plumbing Code 2016
California Fire Code 2016
California Green Building Standards Code 2016
AB-005 Revised Implementation to 2016 Code
ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS

EXHIBIT B

REVISIONS	BY

TAKAMI ENGINEERING GROUP, INC.
1041A Folger Avenue
Berkeley, Ca 94710
510.549.0440
www.takamigroup.com



PROJECT:
PROPOSED VOLUNTARY STRUCTURAL REPAIR AND IMPROVEMENTS FOR:

CAROLYN BOLANOS REVOCABLE TRUST
3859 24TH STREET
SAN FRANCISCO, CA 94114
APN: 6509/028

SHEET TITLE:

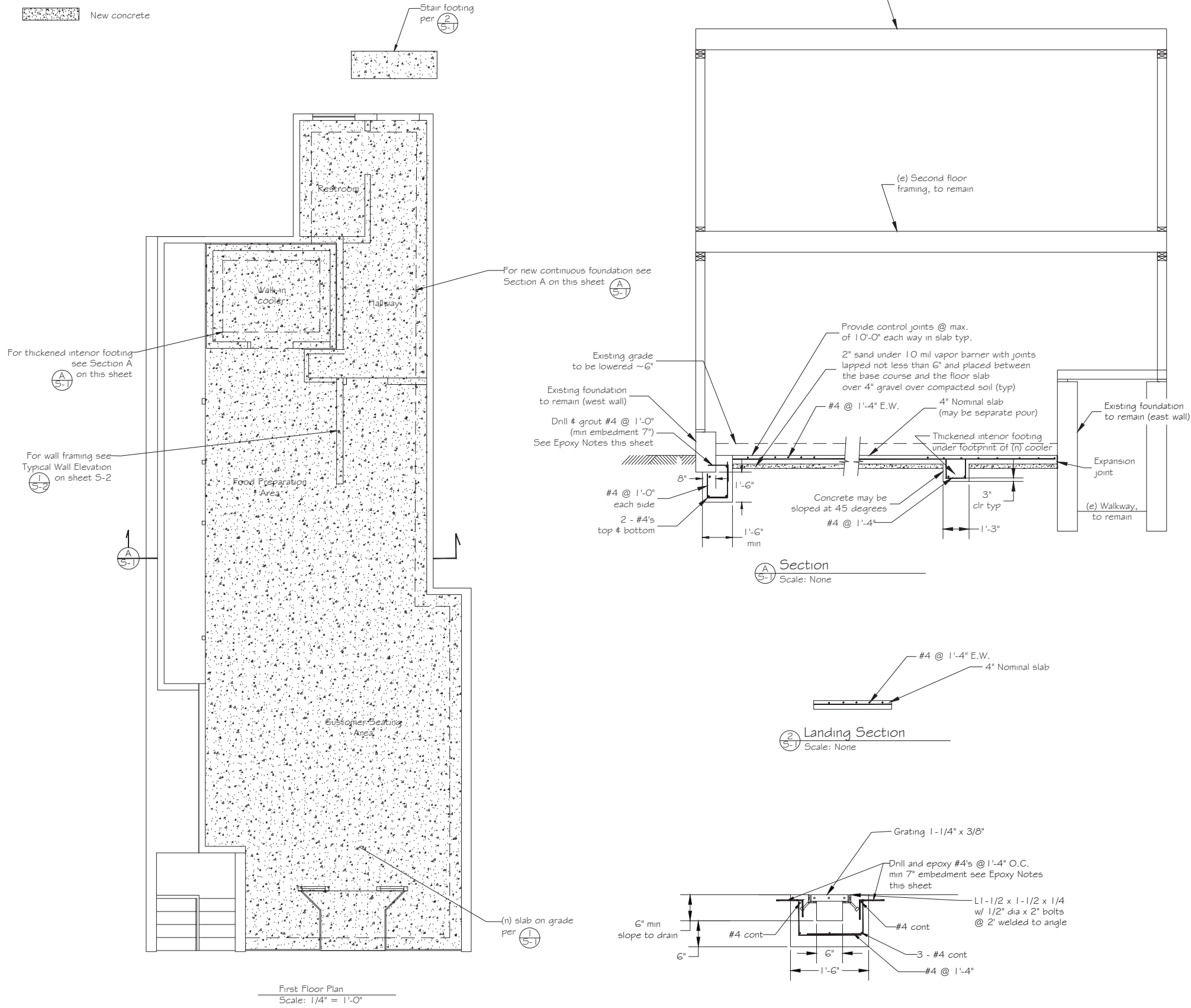
EXISTING FLOOR PLAN WITH IMPROVEMENTS

DATE: JANUARY 20, 2019
SCALE: NOTED
DRAWN: L. DAVIS
CHECKED: H. HOWELL
JOB:

SHEET
A1.0
OF 3 SHEETS

Legend

New concrete



GENERAL NOTES:

- The General contractor shall verify all dimensions and site conditions before start work. The Architect or Engineer shall be notified of any discrepancy.
- The design adequacy and safety of erection bracing, shoring, temporary supports, etc. are the sole responsibility of the Contractor and has not been considered by the Structural Engineer. The Contractor is responsible for stability of the structure prior to the application of the walls, roof, and floor diaphragms. He shall provide the necessary bracing to provide stability to the application of the aforementioned materials. Observation visits to the site by the Structural Engineer shall not include inspection of the above items.
- All materials and workmanship shall conform to the governing building codes including the 2016 California Building Code.
- Details and dimensions of construction shall be verified at the site by the contractor and discrepancies between the plan and existing conditions shall be promptly reported to the Structural Engineer.

LUMBER NOTES:

- All lumber shall be Douglas Fir of the following grade unless noted otherwise (or equivalent grade of another species) and shall have max. 19% moisture content at time of installation:
All wood needs to be Forest Stewardship Council (FSC) certified wood framing.
Rafters and Joists No. 2 or better
Studs and Plates Construction
Beams No. 2 or better
Posts and Mullions No. 2 or better
Misc. - Blocking, Furring, Etc. No.2
- All structural lumber shall be graded in accordance with grading and dressing rules # 16 of the West Coast Lumberman's Association.
- All wood bearing on concrete or masonry shall be pressure treated Douglas Fir.
- Structural members shall not be cut for pipes, etc., unless specifically noted or detailed.
- Holes for bolts shall be bored 1/32" to 1/16" larger than the nominal bolt diameter.
- All bolts shall be retightened prior to application of gypsum board, plywood, etc.
- All bolts bearing on wood shall have washers under head and/or nuts.
- Appropriate blocking shall be placed between joists or rafters at all supports. (Use 2x solid blocking for solid sawn lumber and TJI blocking for TJI members.)
- Cross-bracing or solid blocking shall be provided at 8'-0" o.c. maximum for all joists and rafters more than 8" in depth. 2x3 or approved metal type bracing may be used.
- All posts shall have connectors at top and bottom, which shall be Simpson "CC" or "CB" unless specifically detailed otherwise.
- Plywood sheeting and shear panels shall be Douglas Fir conforming to U.S. Plywood Standard PS-1-83 with exterior glue.
- Use galvanized connectors and nails (if galvanized it shall be G 185) or use bituthene to separate connectors and wood for all connections to pressure treated wood.

NAILING SCHEDULE NOTES:

This nailing schedule is typical unless otherwise noted on details. All nails shall be common wire nails.

Connection	Nailing
Joist to sill or girder, toe nail each side	3-8d
Bridging to joist, toe nail each end	2-8d
Sole plate to joist or blocking, face nail	16d @ 16"
Sole plate to joist or blocking, braced walls	3-16d per 16"
Top plate to stud, end nail	2-16d
Stud to sole plate	4-8d, toe nail or 2-16d, end nail
Double studs, face nail	16d @ 24"
Double top plate, toe nail	2-16d
Double top plate, lap splice	8-16d
Blocking between joists or rafters to top plate, toenail	3-8d
Rim joist to top plate, toe nail	8d @ 6"
Top plates, laps over partitions, face nail	2-16d
Continuous header, two pieces	16d @ 16"
Ceiling joists to plate, toe nail	3-8d
Continuous header to stud, toe nail	4-8d
Ceiling joists, lap over partition, face nail	3-16d
Ceiling joists to parallel rafters, face nail	3-16d
Rafter to plate, toe nail	3-8d
Built-up corner studs	16d @ 24"
Ceiling joist to parallel rafters, face nail	3-16d

CONCRETE NOTES:

- All reinforced concrete shall obtain a compressive strength of 2500 psi at 28 days. (Note: Special Inspection is not required since $f_c = 2500$ psi is used in design).
- All cement shall conform to ASTM C-150, Type I.
- Aggregate shall conform to ASTM C-33.
- See drawings for misc. steel, etc., to be casted in concrete and for location of floor finishes and slab depressions.
- Pipes and ducts exceeding one-third the slab or wall thickness shall not be placed in structural concrete unless specifically detailed.
- Pipes may pass through structural concrete in sleeves only.
- 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 no individual strength test of such area or panel less than 5% below that specified. Concrete that does not meet or exceed these criteria will be removed by the Contractor and replaced with concrete that conforms to these criteria.
- Provide 3/4" chamfer at all exposed corners.
- Incorporate at least 25% recycled fly ash in concrete.

REINFORCING STEEL NOTES:

- All reinforcing steel shall conform to ASTM A615, Grade 40.
- Dowels shall be provided at pour construction joints and shall be the same size and detailed with standard lap splices.
- Splices in adjacent horizontal wall reinforcement bars shall be staggered 4'-0" minimum unless otherwise noted.
- All reinforcing, anchor bolts, and other insert shall be secured in place prior to placing concrete or grout.
- All continuous bars or dowels shall lap 48 diameters.
- Provide dowels in footings and/or grade beams the same size and number as vertical wall or column reinforcing. Dowels shall have a min. projection equal to standard lap splice unless otherwise noted.
- Provide the following minimum protective covering of concrete. Below grade: (unformed) 3" clear and (formed) 2" clear.

EPOXY NOTES:

- Drill holes in existing concrete 1/8" larger than dia. of dowels to a depth of 7" U. O. N. Do not drill through existing rebar.
- Clean hole of dust with brush or oil-free compressed air.
- Use either Simpson SET-XP (ICC ESR-2508) or Hilti HIT-RE500-SD (ICC ESR-2322)

TAKAMI ENGINEERING
1041A Folger Ave., Berkeley CA 94710
510.549.0440 fax: 510.704.1975



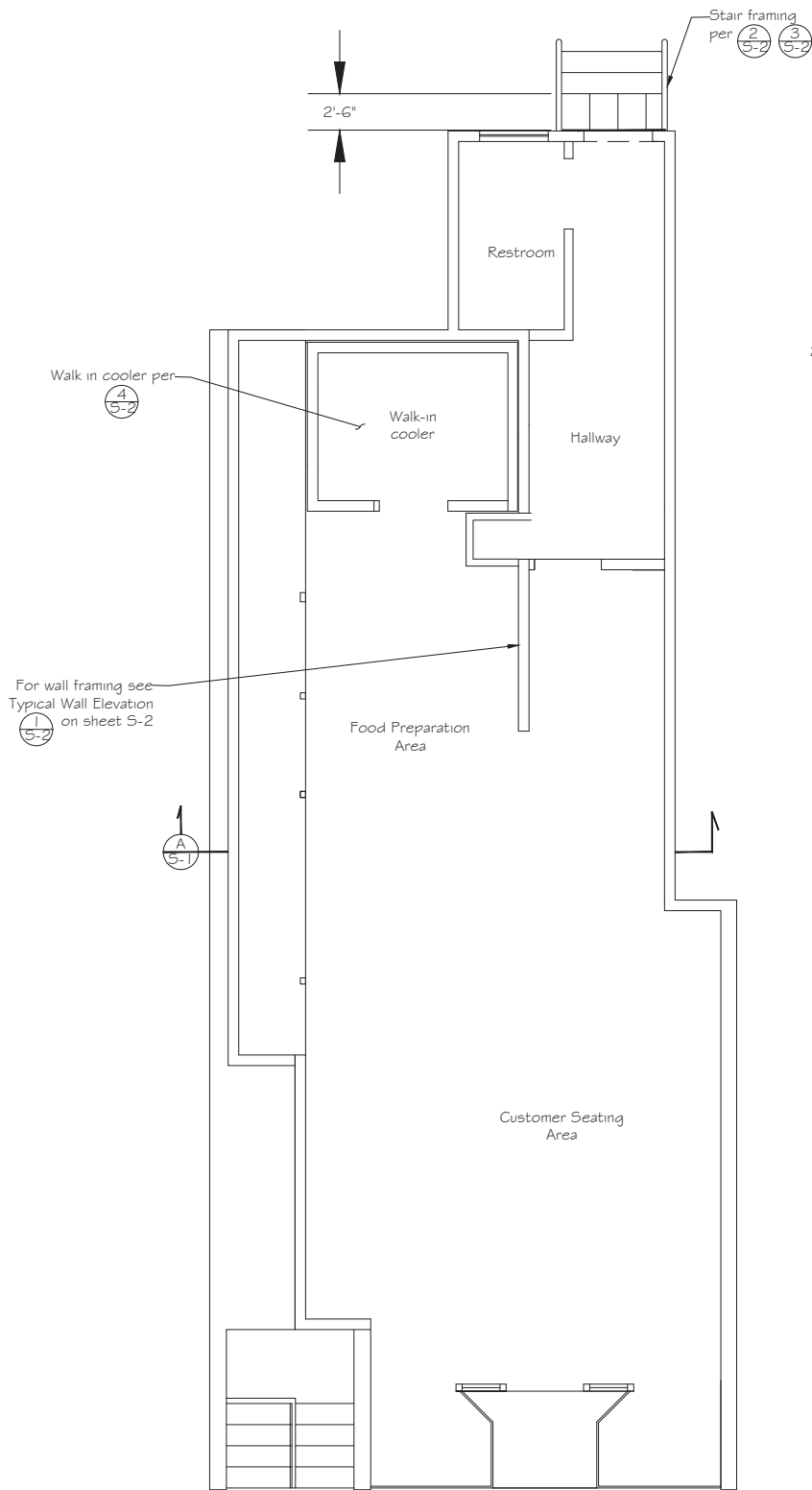
Voluntary Structural Repair and Improvements for Building at
3859 24th Street, San Francisco

JOB # 6869

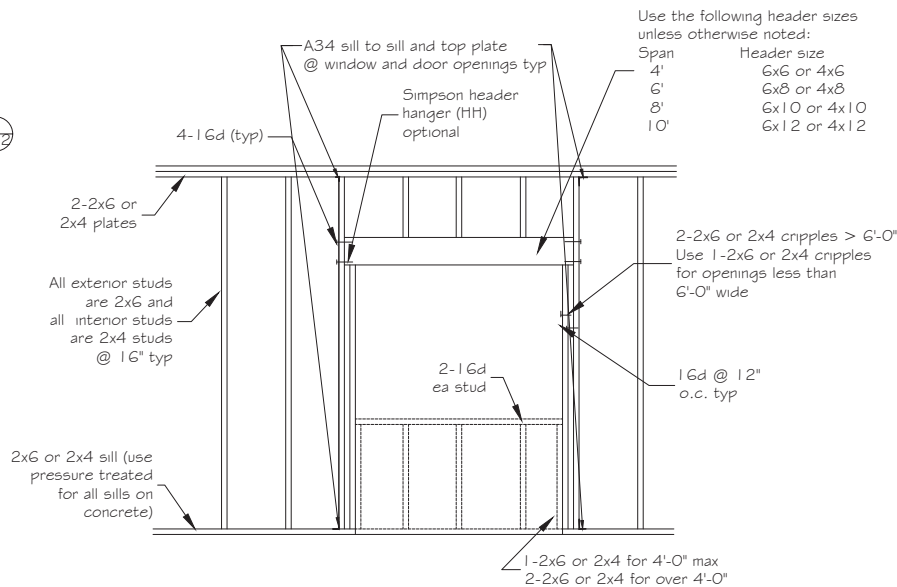
01/15/19

Notes &
Plans

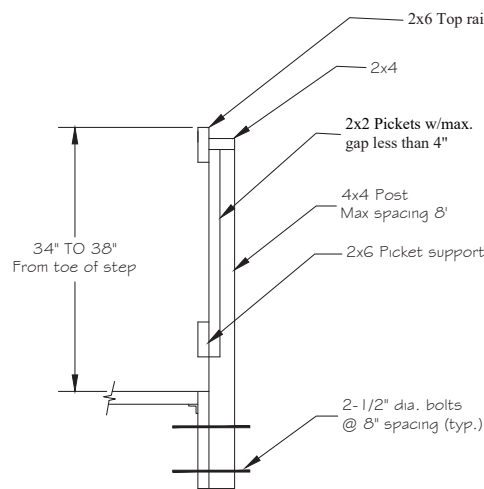
S-1



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

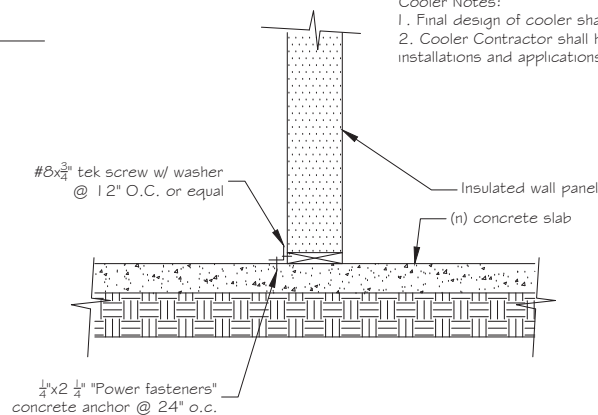


Typical Wall Elevation
Scale: None

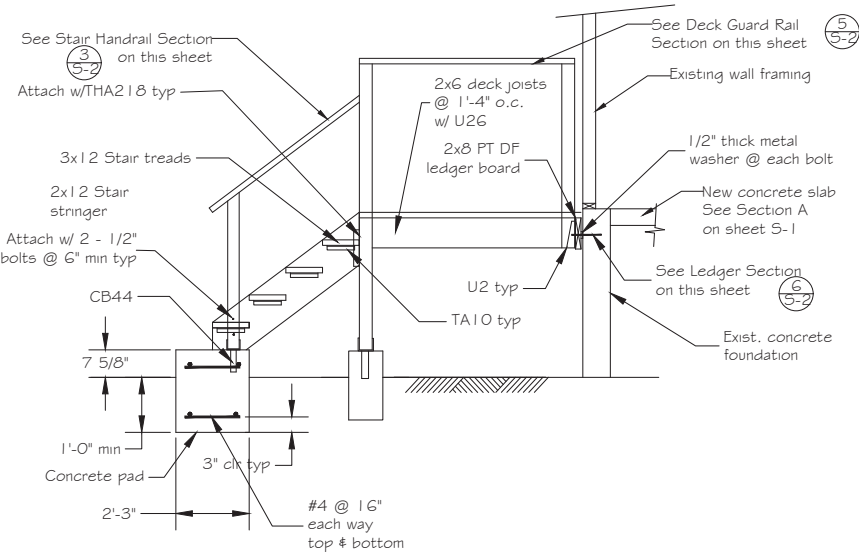


Note:
Exact handrail design to be determined by owner.
Must meet max 4" gap criteria.

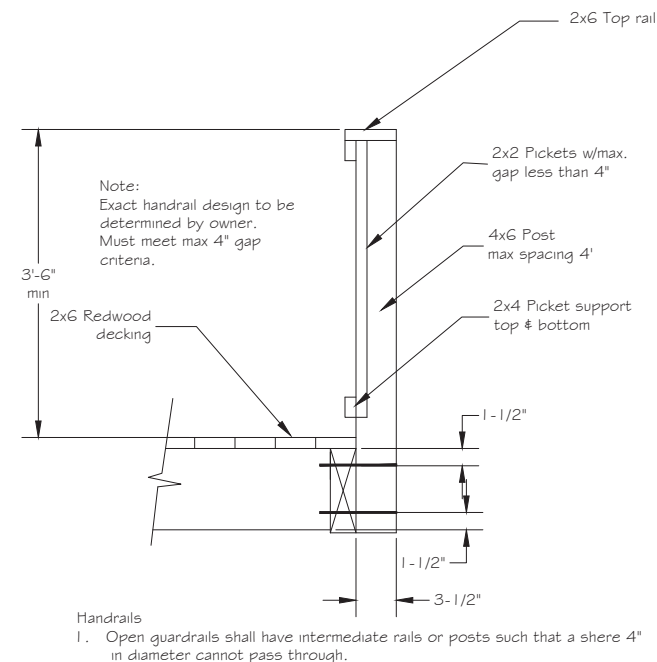
Stair Handrail Section
NTS



Typical Cooler Wall Section
NTS



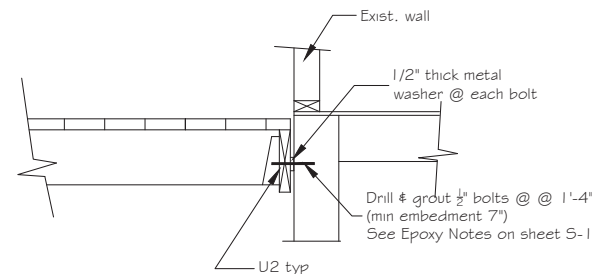
Stair Section
Scale: None



Handrails

- Open guardrails shall have intermediate rails or posts such that a sphere 4" in diameter cannot pass through.

Deck Guard Rail Section
NTS



Ledger Section
Scale: None

TAKAMI ENGINEERING
1001A Folger Ave., Berkeley CA 94710
510.549.0440 fax: 510.704.1975



Voluntary Structural Repair and Improvements for Building at
3859 24th Street, San Francisco

JOB # 6869

01/15/19

Plans & Sections

S-2



SAN FRANCISCO PLANNING DEPARTMENT

EXHIBIT**C**

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3859 24TH ST		6509028
Case No.		Permit No.
2019-004211PRJ		
<input checked="" 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. 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).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	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? <i>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 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?
<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? If yes, archeo review is required (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). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
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)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input 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 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 checked="" 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; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Rebecca Salgado	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Planning Commission Hearing 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

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
3859 24TH ST		6509/028
Case No.	Previous Building Permit No.	New Building Permit No.
2019-004211PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



SAN FRANCISCO PLANNING DEPARTMENT



Land Use Information

PROJECT ADDRESS: 3859 24TH ST
RECORD NO.: 2019-004211PRJ

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

Reception:
415.558.6378

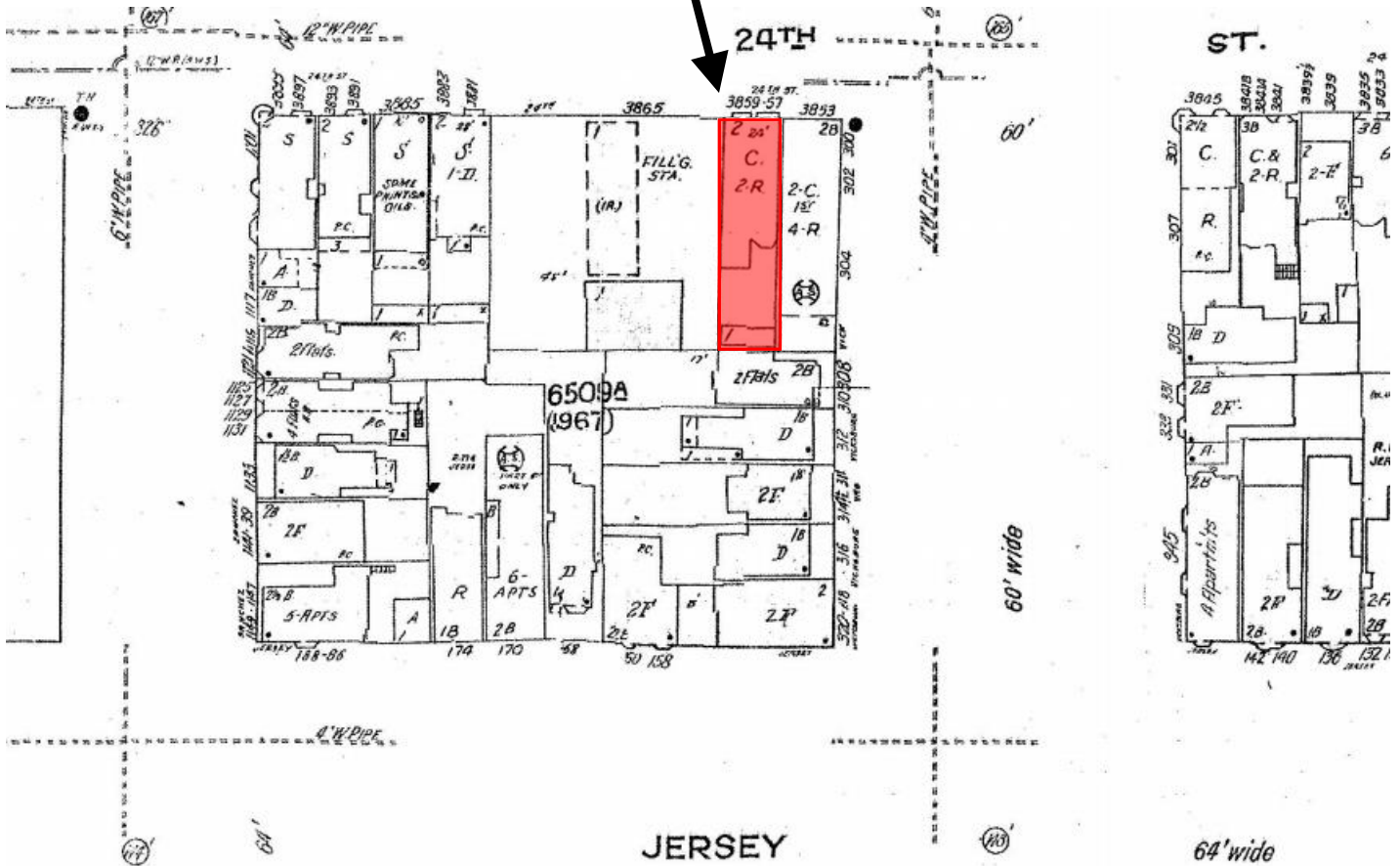
Fax:
415.558.6409

Planning
Information:
415.558.6377

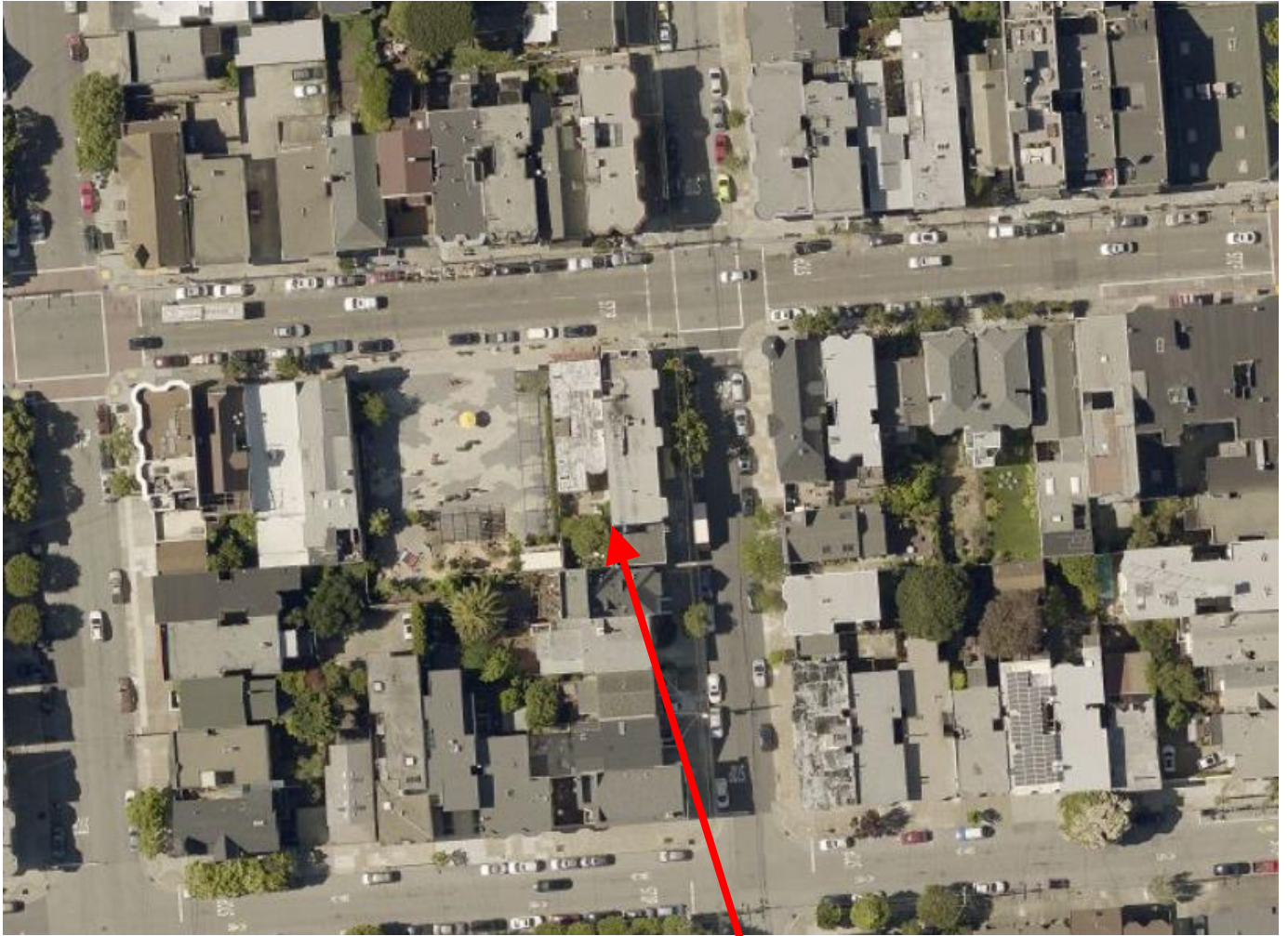
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	~2,600	~2,600	0
Retail/Commercial GSF	1,295	1,295	0
Usable Open Space	~1,250	~1,250	0
TOTAL GSF	~5,200	~5,200	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	2	2	0
Dwelling Units - Total	2	2	0
Hotel Rooms	0	0	0
Number of Buildings	1	1	0
Number of Stories	2	2	0
Parking Spaces	0	0	0

Sanborn Map*

SUBJECT PROPERTY



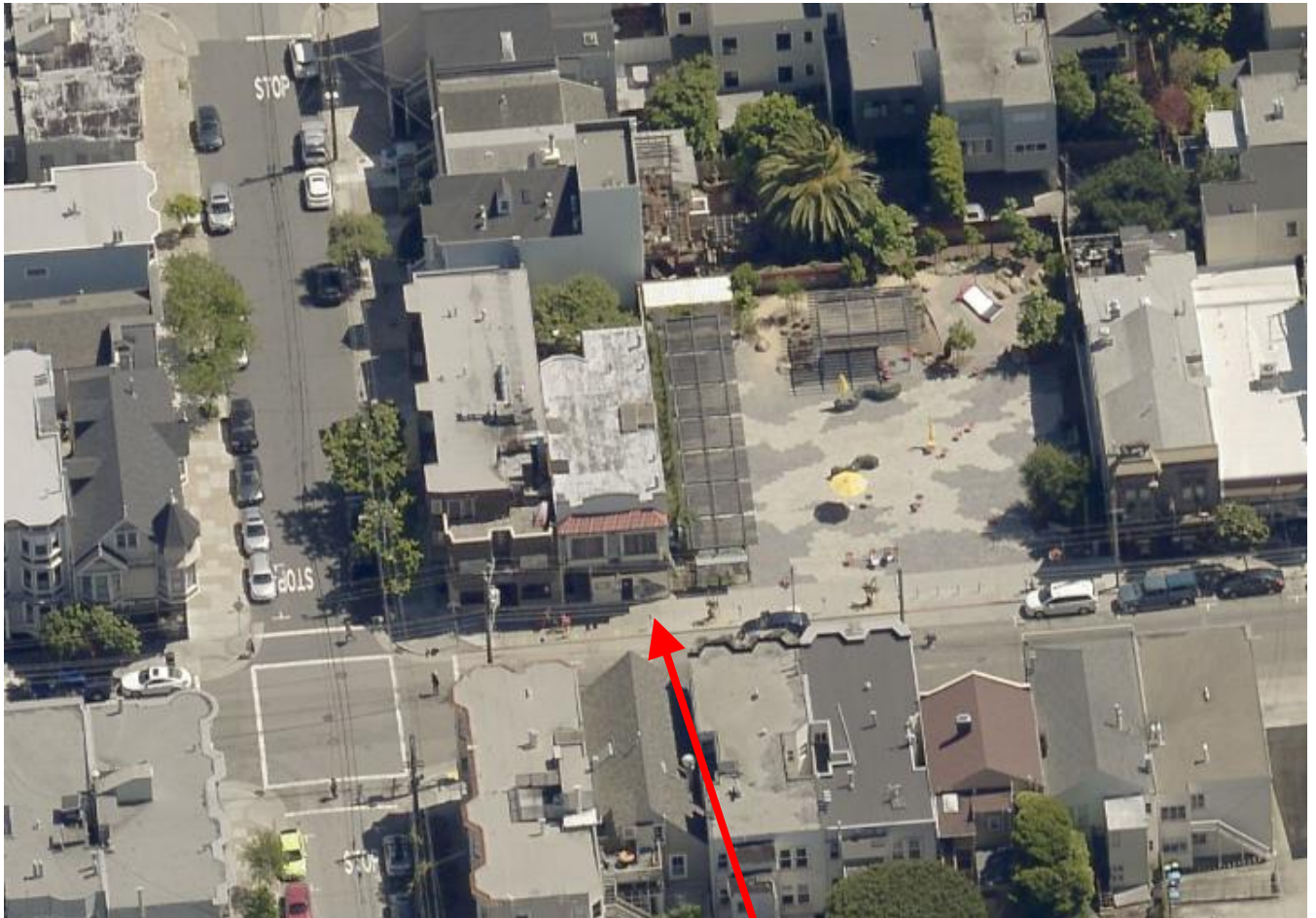
Aerial Photo – View 1



SUBJECT PROPERTY



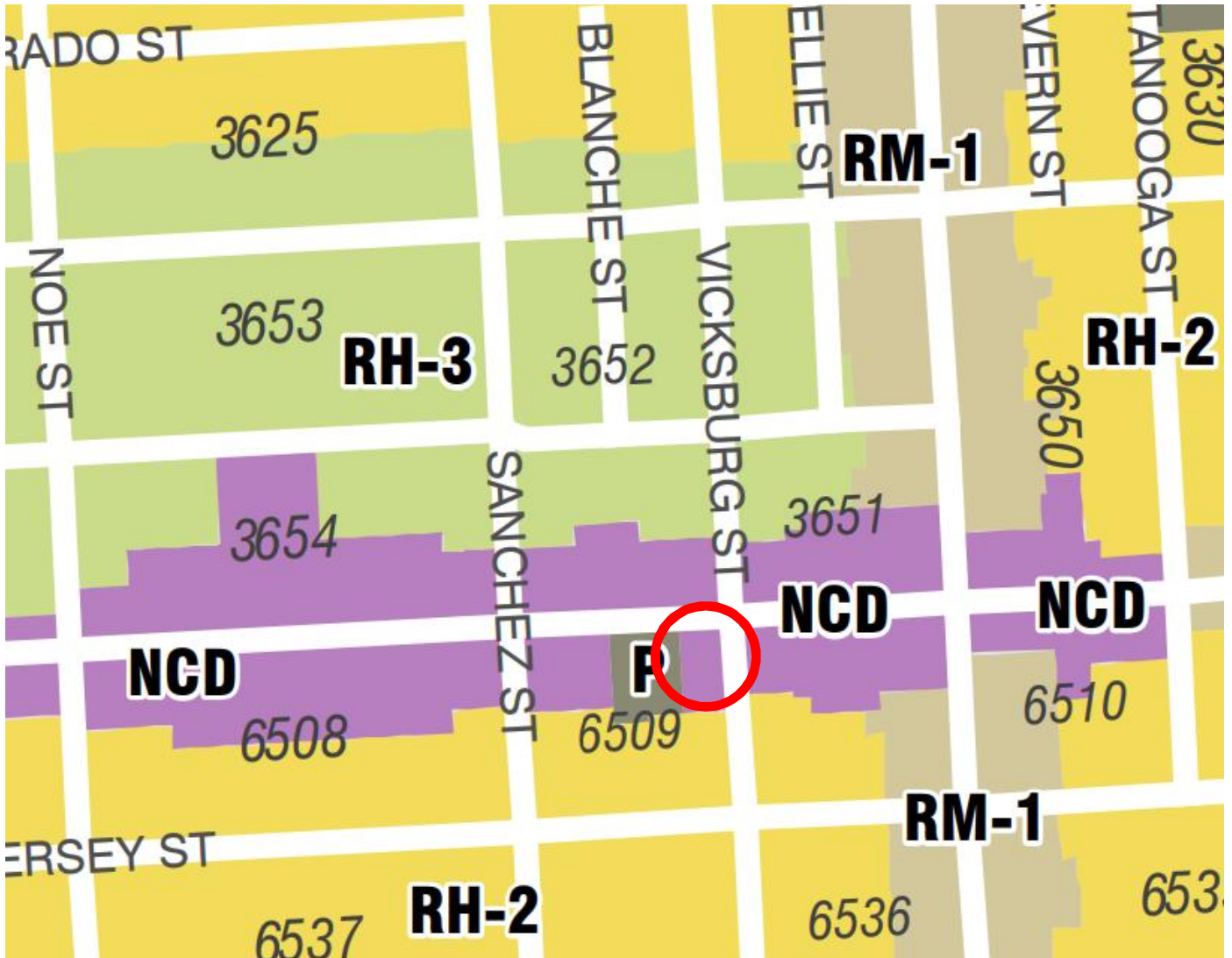
Aerial Photo – View 2



SUBJECT PROPERTY



Zoning Map



Site Photo



CONCENTRATION OF EATING AND DRINKING USES WITHIN 300' OF THE SITE & SAME Z

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

	EXISTING
EATING AND DRINKING USE LINEAR FRONTAGE	197
TOTAL COMMERCIAL LINEAR FRONTAGE	733
CONCENTRATION OF EATING AND DRINKING USES (Percentage, linear frontage)	26.88%

For Planning Code Section please review

[303 \(o\) Eating and Drinking Uses](#)

To view the vicinity of the property

<http://propertymap.sfplanning.org/>

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

Please review the additional tab for further information

ONING DISTRICT
COMMERCIAL OR RESIDENTIAL?
Commercial
Commercial
Commercial
Commercial
Commercial
Commercial
Commercial

PROPOSED
215
751
28.63%



1315 Egbert Avenue, San Francisco, CA 94124
www.fourstarseafood.com

September 5, 2019

Carolyn Fahey, Planner
Flex Team I 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

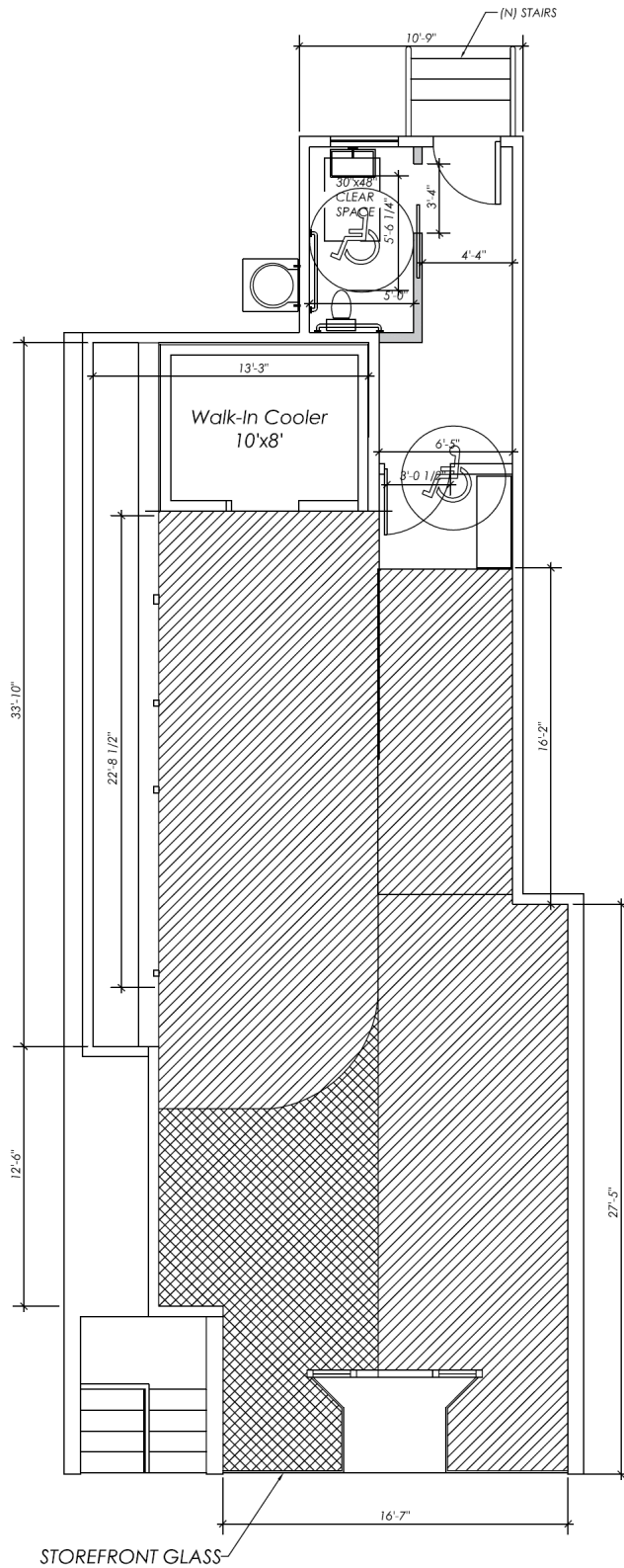
Minimum percentage food sales: 56%

Actual square footage food sales: 631 sq ft

Adrian Hoffman

415-505-3288

CEO
Four Star Seafood



1 PROPOSED FLOOR PLAN
3859 24TH Street, San Francisco, CA 94114 SCALE: 1/4"=1'-0"
1,143 SQ. FT.

156 S.F. TAKE AWAY FOOD AND RETAIL SALES = 14% OF 1,143 S.F. SPACE



631 S.F. OF FOOD SALES = 56% OF 1,143 S.F. SPACE

