



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: FEBRUARY 4, 2021

Continued From: January 14, 2021

Record No.: 2019-020049CUA
Project Address: 1131 Polk Street
Zoning: Polk Street Neighborhood Commercial District (NCD) Zoning District
65-A Height and Bulk District
Lower Polk Street Alcohol Restricted Use District
Block/Lot: 0691/001
Project Sponsor: Christopher Sullivan
3018 Martin Luther King Way
Berkeley, CA 94703
Property Owner: 1145 Polk LLC
San Francisco, CA 94103
Staff Contact: Kevin Guy – (628) 652-7324
kevin.guy@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project would establish bar, restaurant, and nighttime entertainment uses within a space measuring 3,570 sq. ft. at the ground and basement levels of a new building currently under construction.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 121.2, 303, and 723 to allow nighttime entertainment uses and a non-residential use greater than 2,000 square feet within the Polk Street Neighborhood Commercial District. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

Issues and Other Considerations

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department received one email from a neighbor in opposition to the project. However, the email did not indicate the reasons for the opposition.

Environmental Review

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

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will contribute to the activation of the streetscape along the Polk Street corridor. The Project is configured within a two-story space at the ground and basement levels, so the proposed business will not dominate the block face with a single large tenancy. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval
Exhibit B – Plans
Exhibit C –Environmental Determination
Exhibit D – Maps and Context Photos



PLANNING COMMISSION DRAFT MOTION

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Record No.: 2019-020049CUA
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Zoning: Polk Street Neighborhood Commercial District (NCD)
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Lower Polk Alcohol Restricted Use District
Block/Lot: 0691/001
Project Sponsor: Christopher Sullivan
3018 Martin Luther King Jr. Way
Berkeley, CA 94703
Property Owner: 1145 Polk, LLC
San Francisco, CA 94103
Staff Contact: Kevin Guy – (628) 652-7325
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ADOPTING FINDINGS TO APPROVE A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 121.2, 303, AND 723, TO ALLOW A NIGHTTIME ENTERTAINMENT USE AND A NON-RESIDENTIAL USE GREATER THAN 2,000 SQUARE FEET, LOCATED AT 1131 POLK STREET, LOT 001 IN ASSESSOR'S BLOCK 0691, WITHIN THE POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT, THE LOWER POLK ALCOHOL RESTRICTED USE DISTRICT, AND THE 65-A HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On October 25, 2019, Christopher Sullivan, acting on behalf of 1145 Polk, LLC (hereinafter "Project Sponsor") filed Application No. 2019-020049CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a non-residential use (bar, restaurant, and nighttime entertainment) greater than 2,000 square feet (hereinafter "Project") at 1131 Polk Street, Block 0691, Lot 001 (hereinafter "Project Site").

On January 27, 2021, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

On January 14, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-020049CUA, and continued the item to February 4, 2021.

On February 4, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-020049CUA, .

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-020049CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-020049CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

- 1. The above recitals are accurate and constitute findings of this Commission.**
- 2. Project Description.** The Project would establish bar, restaurant, and nighttime entertainment uses within a space measuring 3,570 sq. ft. at the ground and basement levels of a new building currently under construction.
- 3. Site Description and Present Use.** The Project is located on a lot measuring approximately 8,245 sq. ft. with frontage on Polk, Sutter, and Hemlock Streets, within the Polk Street NCD, the Lower Polk Alcohol Restricted Use District and the 65-A Height and Bulk District. A new mixed-use development is currently under construction on the Project Site. Approved in 2017 (Application No. 2014-001674), the completed building will reach six stories in height, containing 54 dwelling units, approximately 8,784 sq. ft. of retail space, and 26 subterranean parking spaces. The site was formerly occupied by a two-story building containing several commercial establishments, including a bar known as the “Hemlock Tavern”. The Project would be situated within a two-story (ground- and basement-level) retail space at the corner of Polk and Hemlock Streets, roughly in the same location as the former “Hemlock Tavern”.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the Polk Street Neighborhood Commercial District (NCD). The immediate area is mixed in character, with residential uses situated over ground-floor retail, restaurant, and bar uses. The Polk Street NCD is a continuous, vibrant strip of locally-serving commercial uses at the ground floor, running parallel to the more intense, regionally-serving commercial uses along Van Ness Avenue. The majority of buildings within the Polk Street NCD measure between one to five stories in height, while taller mixed-use structures are located along Van Ness Avenue to the west. Aside from the typical pattern of residential uses over retail, the CPMC Van Ness campus is situated one block to the southwest, and the Regency Ballroom entertainment venue is located one block to the northwest. Several other religious and institutional uses are located in the vicinity, including the Masjid al-Tawheed (mosque), San Francisco Lighthouse Church, Chinese Grace Church, Alliance Francaise (French-language school), and Redding Elementary School. Other zoning districts in the vicinity of the project site include: RC-4 (Residential-Commercial, High Density), the Lower Polk Street NCD, and NC-3 (Neighborhood Commercial-Moderate Scale).
- 5. Public Comments.** The Department received one email from a neighbor in opposition to the project. However, the email did not indicate the reasons for the opposition.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. Use.** Planning Code Section (“Section”) 723 sets forth the allowable uses in the Polk Street NCD. Section 121.2 establishes thresholds for non-residential use sizes that require Conditional Use authorization in various NCD’s. Section 788 sets forth regulations regarding the restoration of a liquor establishment after a temporary closure within the Lower Polk Alcohol Restricted Use District.

The Project includes restaurant, bar, and nighttime entertainment uses. With the passage of Proposition H during the November 3, 2020 election, restaurant uses are now principally permitted within the Polk Street NCD. In addition, the proposed bar use is allowed without Conditional Use Authorization pursuant to the regulations of Section 788. Specifically, this section allows a liquor establishment to temporarily close for demolition of a building and new construction, then resume operation in the newly-constructed building. The “Hemlock Tavern” previously operated on this site, and closed in October 2018 to allow for the demolition of the previous building on the Project Site. Therefore, the bar use is allowed to resume operation without Conditional Use Authorization.

Section 121.2 specifies that, within the Polk Street NCD, any non-residential use greater than 2,000 square feet must receive Conditional Use Authorization from the Commission. The proposed restaurant and bar would measure approximately 3,750 sq. ft., therefore, this use size requires Conditional Use Authorization with specified findings, as discussed in Section 7 below. In addition, Section 723 specifies that nighttime entertainment uses require Conditional Use Authorization from the Commission.

- B. Hours of Operation.** Planning Code Section 723 states that a Conditional Use Authorization is required for maintaining hours of operation from 2a.m. to 6a.m., as defined by Planning Code Section 102. Hours of operation from 6a.m. to 2a.m. are principally permitted.

The proposed establishment would not operate between 2a.m. to 6a.m., complying with the principally-permitted hours of operation in the Polk Street NCD.

Street Frontage in Neighborhood Commercial Districts. Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

The ground floor of the subject commercial space has frontage on both Polk and Hemlock Streets, characterized by entries and windows. Conditions of approval have been added to ensure that the windows are clear and unobstructed, maximizing visibility into the space and activating the pedestrian realm along the frontage. There are no changes proposed to the commercial storefront configuration, which was reviewed and approved as part of the entitlements for the new building that is currently under construction.

- 7. Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the proposed use is in keeping with other storefronts on the block face. The proposed business will continue to serve a local clientele, and will not impact traffic or parking in a highly walkable and transit-served area such as the Polk NCD. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by filling a vacant storefront when the new building is completed on the Project Site.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the building will remain the same as the previously-approved design, and the Project itself would not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope. The building that is currently under construction on the Project Site was approved with active retail uses on the ground floor, therefore, such uses were already contemplated for the site.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading for eating and drinking uses. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The Polk Street NCD is well served by transit and is located within walking distance of numerous high-density residential areas.

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

The proposed use is subject to the standard conditions of approval for restaurants, bars, and entertainment uses outlined in Exhibit A. Conditions 9, 12, and 15 specifically obligate the project sponsor to mitigate odor and noise generated by the use.

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

The proposed business would be situated at the property lines along Polk and Hemlock Streets, and does not include any landscaping, open spaces, parking, loading, or service areas. Condition 16 of Exhibit A specifically prohibits lighting from falling beyond areas outside of the immediate vicinity of the project.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purposes of the Polk Street NCD in that the proposed use would activate the streetscape and will provide a compatible use serving the needs of immediately surrounding neighborhoods.

8. Non-Residential Use Size in NC District Findings. In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The intensity of activity in the district is not such that allowing the larger use will be likely to foreclose the location of other needed neighborhood-serving uses in the area.

The Polk Street corridor includes a diverse, balanced mix of locally-serving establishments that include retail, restaurant, bar, and institutional uses. The Polk Street NCD contains a spectrum of commercial spaces in a variety of sizes and configurations. The Project would re-establish an active commercial use that was removed when the previous building on the Project Site was demolished. The Project would not hinder the ability of the Polk Street NCD to continue providing neighborhood-serving uses to residents in the vicinity.

- B. The proposed use will serve the neighborhood, in whole or in significant part, and the nature of the use requires a larger size in order to function.

The Project Site is surrounded by dense residential development, and the use would serve the residents of the neighborhood. The size and two-story configuration of the tenant space offers maximum flexibility for the operation of the restaurant and bar.

- C. The building in which the use is to be located is designed in discrete elements which respect the scale of development in the district.

The Project would be in a new building which is currently under construction. Upon completion, the building would include two other ground-floor retail spaces which will provide activation and a diverse rhythm of uses along the streetscape. The Project would occupy a two-story space, divided between the basement and the ground floor. Therefore, the proposed restaurant and bar would not dominate the block face, since approximately half of the area of the use would not be visible from the sidewalk.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.2

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 2

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

Policy 2.1

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

OBJECTIVE 6

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

Policy 6.1

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.2

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

The Project would establish a business that would serve residents of the surrounding area and activate the adjacent streetscapes. The proposed use would contribute to the unique mix of uses found in the vibrant and well-established Polk Street corridor. The business would include live music, reinforcing San Francisco's role as an important center for culture and entertainment. In addition, the Project would be a locally-owned establishment that provides employment opportunities for San Francisco residents.

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

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

The Project Site does not currently contain any retail uses. The Project would restore a bar, restaurant, and nighttime entertainment venue to the property that existed prior to the demolition of the building on the site. The Project would provide opportunities for resident employment and would establish a locally-owned business.

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

A new building is currently under construction on the Project Site that will include 54 dwelling units. The Project would not displace any housing, and would contribute to the vibrancy of commercial activity along the Polk Street corridor.

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

The Project would occupy a retail space in a building that is currently under construction, and would not adversely affect the supply of affordable housing.

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

The Project Site is well served by abundant transportation options. The future Van Ness Bus Rapid Transit corridor lies one block to the west of the site. In addition, there are numerous high-frequency Muni bus lines in the vicinity, including the 1-California, 2/3-Sutter, 19-Polk, and 38-Geary, as well as the California Street Cable Car line. In addition, residents of the surrounding, densely-developed neighborhood would be able to walk to the Project Site without traveling by private automobile.

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

The Project does not include commercial office development and would provide a service-sector business with opportunities for resident employment.

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

The building under construction on the Project Site is being designed constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal would not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The Project Site does not contain any City Landmarks or historic buildings.

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

The Project will occupy a retail space within a building currently under construction. Establishment of the proposed restaurant and bar use would not affect open spaces or access to sunlight.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-020049CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated February 4, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 4, 2021

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: February 4, 2021

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a 3,750 square foot restaurant and bar, including nighttime entertainment uses, located at 1131 Polk Street, Block 0691, and Lot 001 pursuant to Planning Code Sections 121.2, 303, and 723 within the Polk Street Neighborhood Commercial District and the 65-A Height and Bulk District; in general conformance with plans, dated February 4, 2021, and stamped “EXHIBIT B” included in the docket for Record No. 2019-020049CUA and subject to conditions of approval reviewed and approved by the Commission on February 4, 2021 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 4, 2021 under Motion No XXXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463,

www.sfplanning.org

- 6. 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 628.652.7463, www.sfplanning.org

- 7. 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 the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

- 8. 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 628.652.7463, www.sfplanning.org

- 9. 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 628.652.7463, www.sfplanning.org

Design – Compliance at Plan Stage

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7463, www.sfplanning.org

- 11. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping

the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans 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 628.652.7325, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org

Operation

- 14. Eating and Drinking Uses.** As required by 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 628.271.2000, www.sfpublishworks.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 628.652.3200, 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 628.652.7600, www.sfplanning.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 628.271.2000, www.sfpublishworks.org

- 15. Nighttime Entertainment.** The Nighttime 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 628.652.6030, www.sfgov.org/entertainment

- 16. 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, 628.271.2000, www.sfpublishworks.org

- 17. 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 628.652.7463, www.sfplanning.org

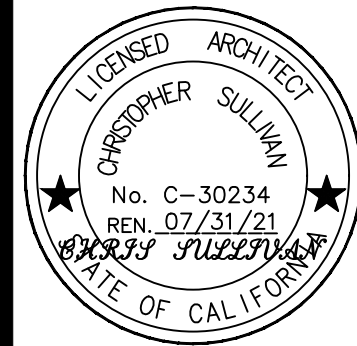
- 18. Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from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

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

- 19. 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.

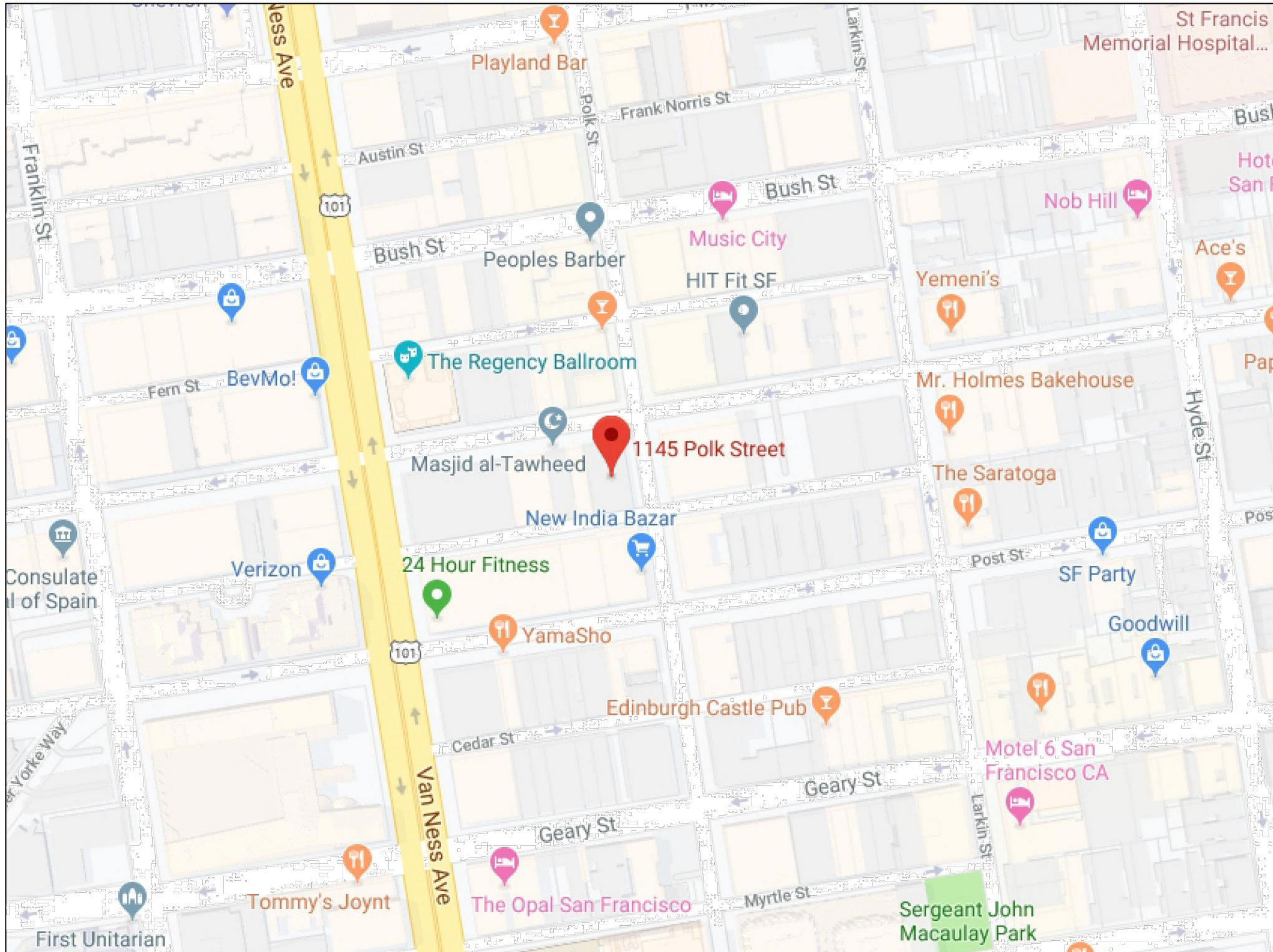

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.org

CONDITIONAL USE
TENANT IMPROVEMENT, BAR/RESTAURANT
1131 POLK ST & 100 HEMLOCK ST, SF, CA
94109



ARCHITECT:
CHRIS SULLIVAN
3018 MARTIN LUTHER KING
BERKELEY CA 94703
415-272-4992
SULL12@YAHOO.COM

ENGINEERS:

	<div>LOCATION MAP</div> <div></div> <div></div>	<div>DRAWING LIST</div> <div>A0.0 TITLE SHEET, SITE PLAN A1.0 PROPOSED BASEMENT FLOOR PLAN A1.1 PROPOSED GROUND FLOOR PLAN A2.0 EAST ELEVATION A2.1 SOUTH ELEVATION</div> <div>PROJECT INFO</div> <div>ADDRESS: 1131 POLK ST EXISTING BUILDING: 6 STORY MIXED USE, COMMERCIAL GROUND FLOOR AND RESIDENTIAL ON TOP FLOORS CONSTRUCTION TYPE= IIIB (NO CHANGE) SPRINKLED?: YES</div> <div>SCOPE OF WORK</div> <div>CONDITIONAL USE FOR FULL RESTAURANT, INCLUDES NEW COOKING, PREP, DISHWASHING, DINING, ADA RESTROOM, FINISHES AND EQUIPMENT. NO EXTERIOR CHANGES. THE SPACE IS A BASEMENT AND GROUND FLOOR SPACE THAT WILL RETAIN THE HEMLOCK BAR USE.</div> <div>SYMBOLS</div> <div><div><div><div>3 A5.1</div><div>DETAIL NUMBER</div></div><div><div>8 A4.1</div><div>DETAIL SHEET NUMBER</div></div><div><div>3</div><div>REVISION</div></div><div><div>CEILING HEIGHT</div></div><div><div>1</div><div>KEY NOTE</div></div><div><div>A105A</div><div>DOOR NUMBER</div></div><div><div>B3</div><div>WINDOW OR LOUVER TYPE</div></div><div><div>1 A8.1</div><div>INTERIOR ELEVATION</div></div><div><div>2 A4.1</div><div>INTERIOR ELEVATION</div></div><div><div>3 A8.1</div><div>DRAWING NUMBER</div></div><div><div>2 A4.1</div><div>DRAWING NUMBER</div></div><div><div>3 A4.1</div><div>ELEVATION</div></div><div><div>2 A4.1</div><div>ELEVATION</div></div><div><div>3 A4.1</div><div>ENLARGED PLAN REFERENCE</div></div></div><div><div><div><div>1</div><div>2</div><div>3</div><div>4</div></div><div><div>1 A8.1</div></div></div><div><div>1 NORTH</div><div>NORTH ARROW</div></div></div></div>
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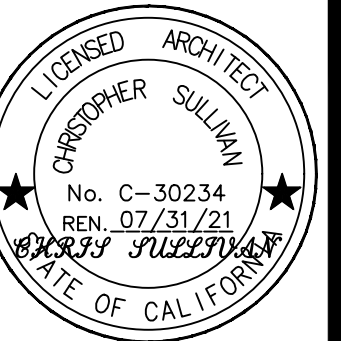
OWNER:
1145 POLK LLC
1145 POLK ST & 100 HEMLOCK ST
SF, CA 94109

PROJECT:
CUA-BAR
1131 POLK ST & 100 HEMLOCK ST
SF, CA 94109

DESCRIPTION:
TITLE SHEET

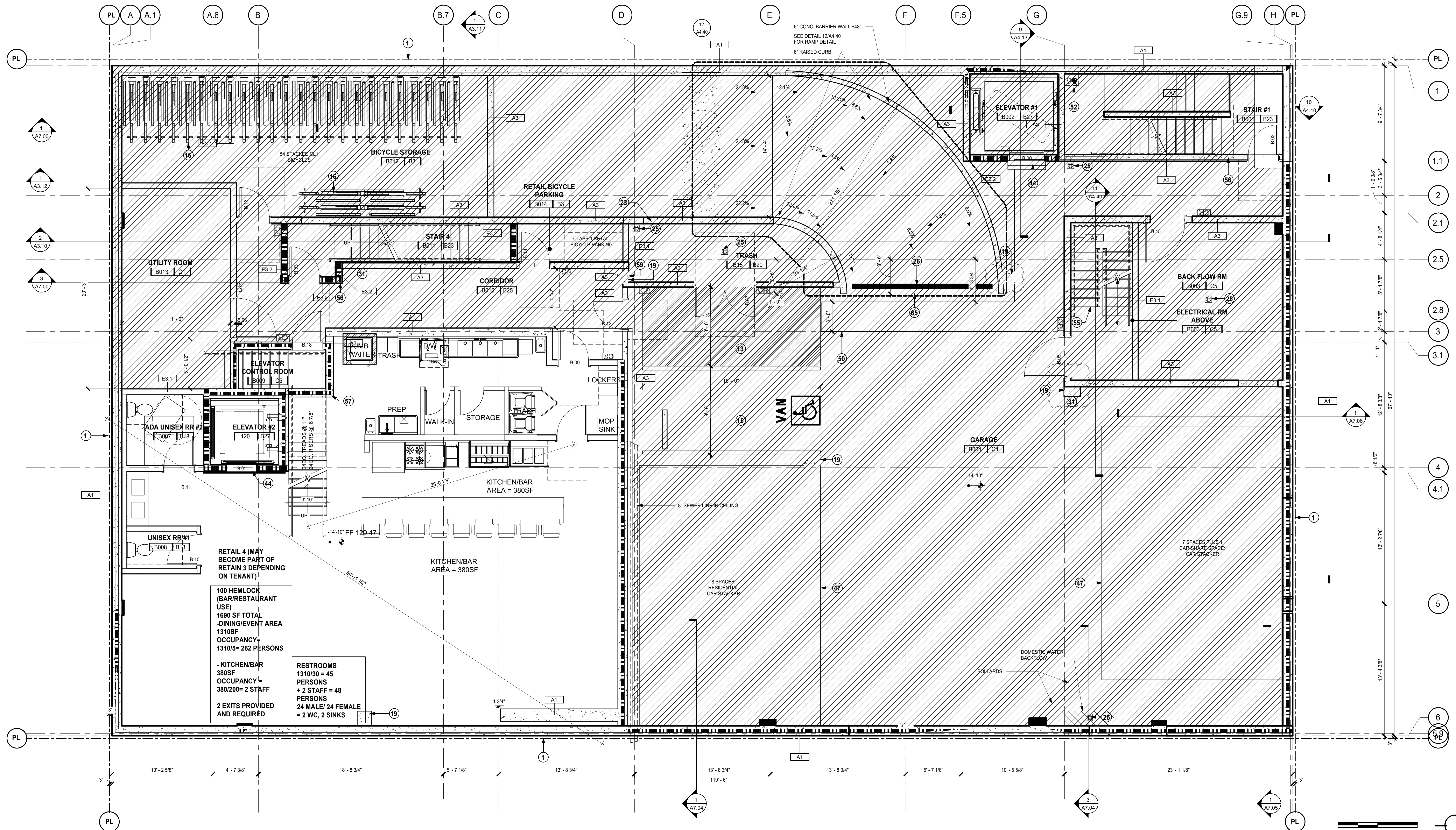
DATE:
SEPTEMBER, 2019
CUA

SHEET:
A0.0



ARCHITECT:
CHRIS SULLIVAN
3018 MARTIN LUTHER KING
BERKELEY, CA 94703
415-272-4992
SULLI2@YAHOO.COM

ENGINEERS:



1ST (BASEMENT) FLOOR PLAN 1
1/4" = 1'-0"

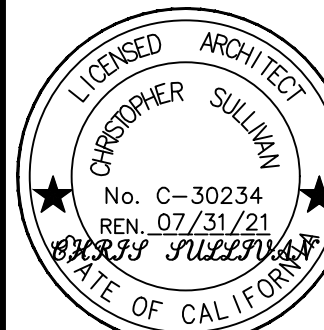
OWNER:
1145 POLK LLC
1131 POLK ST & 100 HEMLOCK ST 964 NATOMAST
SF, CA 94109

PROJECT:
CUA-BAR
1131 POLK ST & 100 HEMLOCK ST 964 NATOMAST
SF, CA 94109

DESCRIPTION:
1ST FLR
(BASEMENT)
100 HEMLOCK

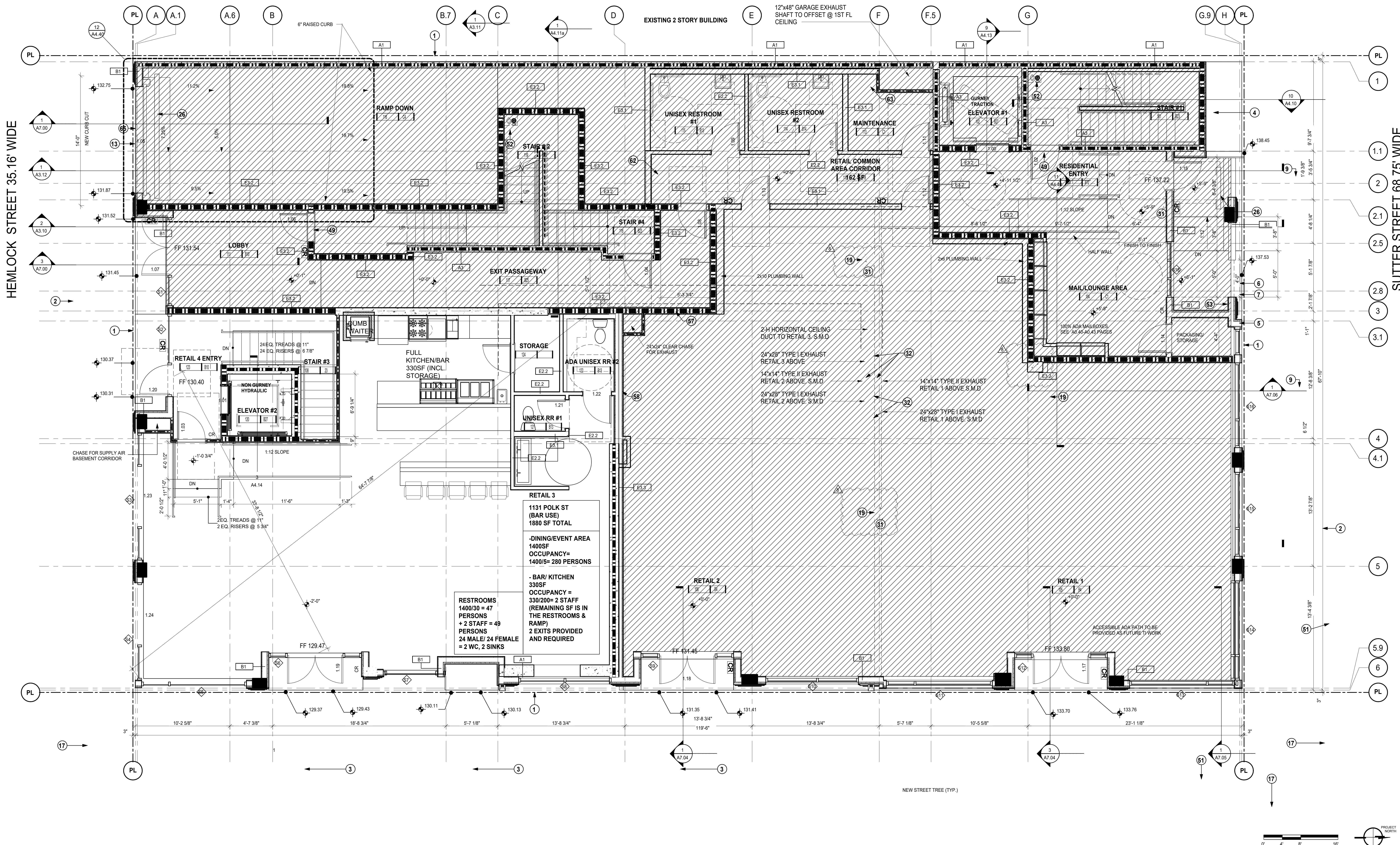
DATE:
SEPTEMBER, 2019
CUA

SHEET:
A1.00



ARCHITECT:
CHRIS SULLIVAN
3018 MARTIN LUTHER KING
BERKELEY CA 94703
415-272-4992
SULLI2@YAHOO.COM

ENGINEERS:



HEMLOCK STREET 35.16' WIDE

SUTTER STREET 68.75' WIDE

POLK STREET 68.75' WIDE

2ND (GROUND) FLOOR PLAN 1
1/4" = 1'-0"

OWNER:
1145 POLK LLC
1131 POLK ST & 100 HEMLOCK ST
SF, CA 94109

PROJECT:
CUA - BAR
1131 POLK ST & 100 HEMLOCK ST
SF, CA 94109

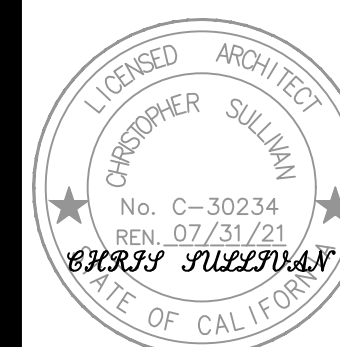
DESCRIPTION:
GROUND FLR
1131 POLK ST

DATE:
SEPTEMBER, 2019
CUA

SHEET:

A1.1

9/11/2019 5:34:35 PM



ARCHITECT:
CHRIS SULLIVAN
3018 MARTIN LUTHER KING
BERKELEY CA 94703
415-272-4992
SULL2@YAHOO.COM

ENGINEERS:

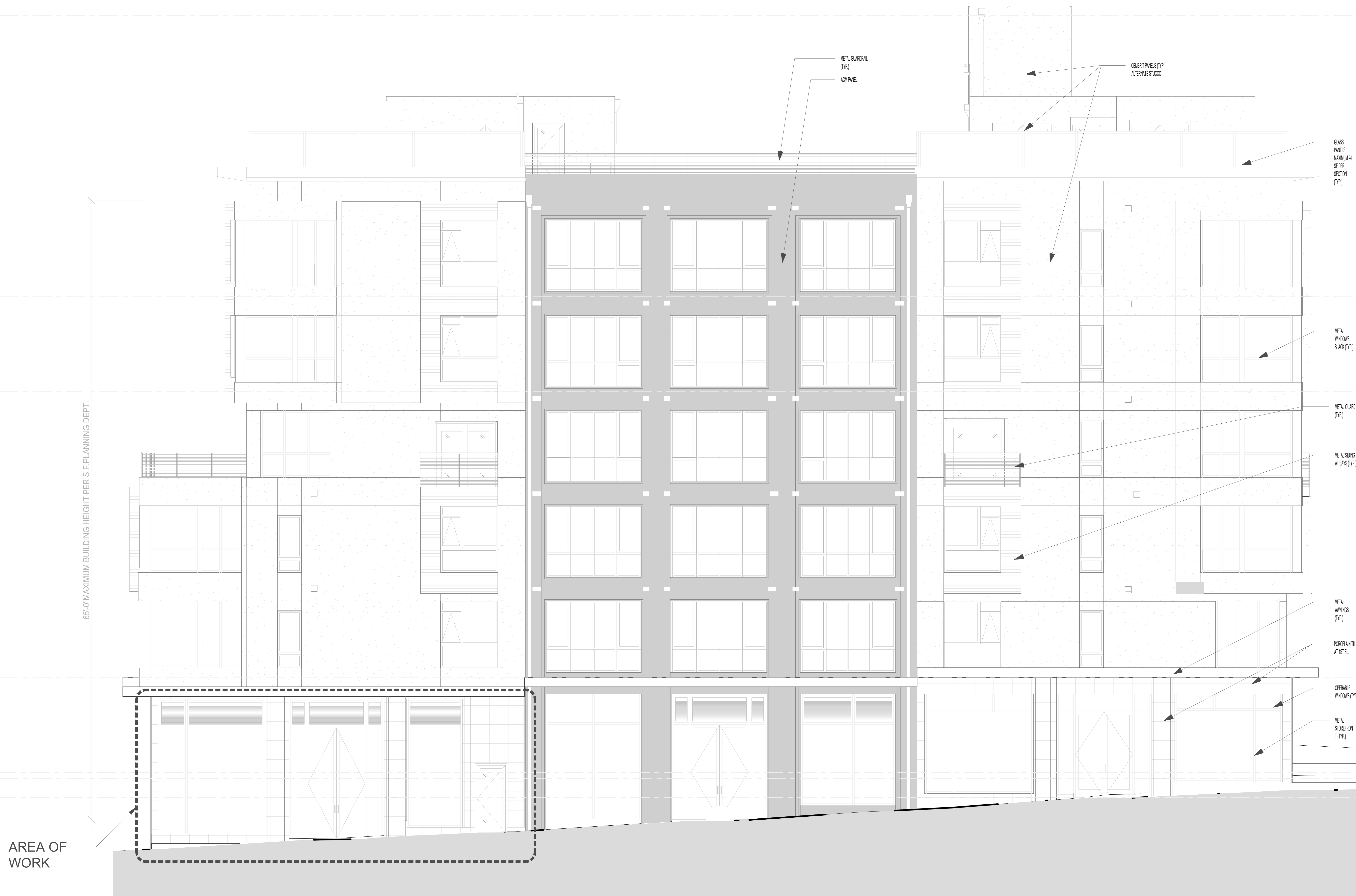
OWNER:
1145 POLK LLC
1131 POLK ST & 100 HEMLOCK ST 964 NATOMA ST
SF, CA 94109

DESCRIPTION:
**EAST
ELEVATION**

DATE:
SEPTEMBER, 2019
CUA

SHEET:

A2.0



(N) EAST ELEVATION 1
1/4" = 1'-0"



ENGINEERS:

PROJECT:
CUA-BAR
11131 POLK ST & 100 HEMLOCK ST
SF, CA 94109

OWNER:
1145 POLK LLC
964 NATOMA ST
SF, CA

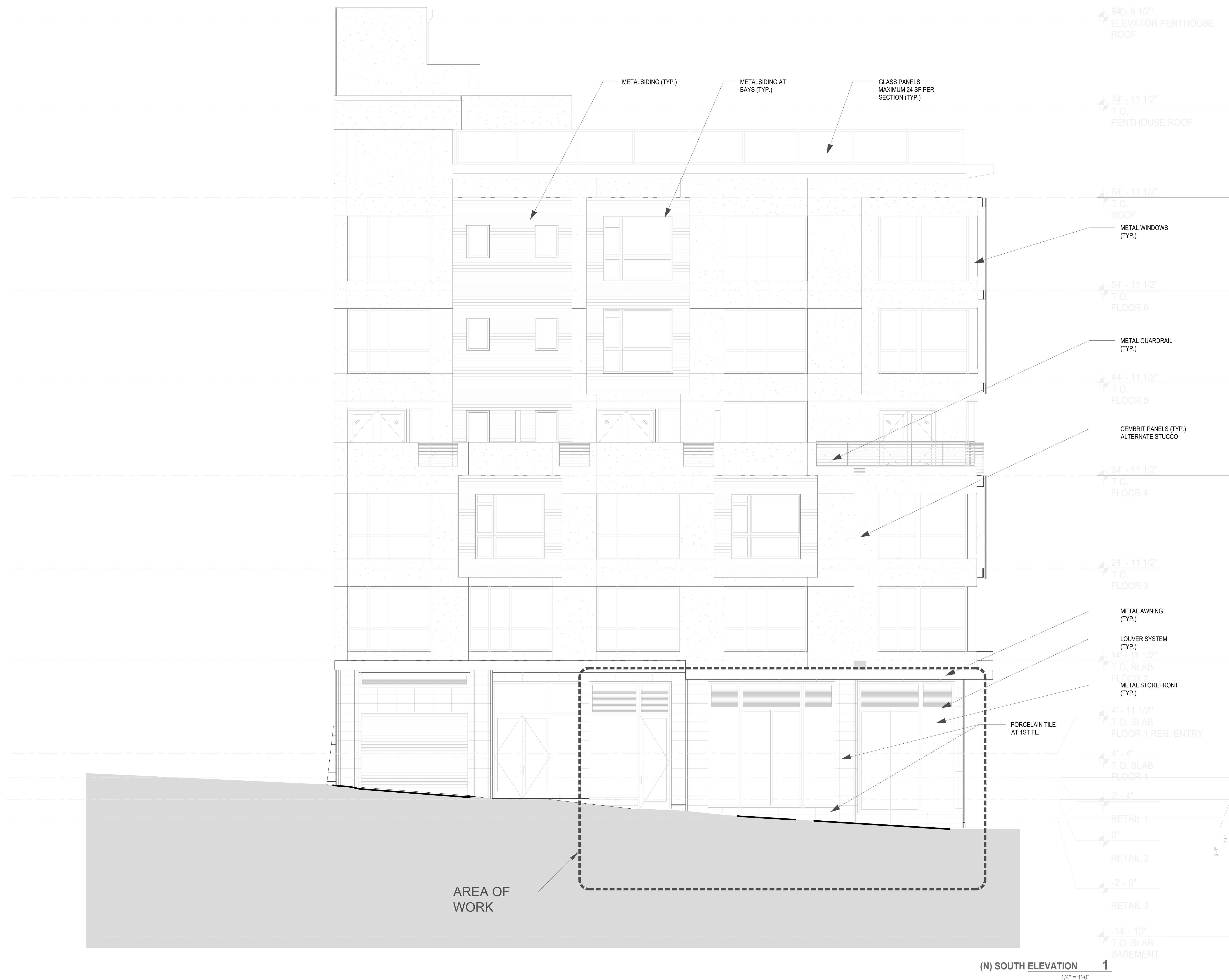
DESCRIPTION:

**SOUTH
ELEVATION**

DATE: _____
SEPTEMBER, 2011
CU

SHEET:

A2.1





CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1131 POLK ST		0691001
Case No.		Permit No.
2019-020049PRJ		
<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. Conditional Use Authorization to permit a change of Use/ Establishment of Use for a full restaurant. Use added to an approved use of a full bar.		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" 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"/>	Other ____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

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. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i>
<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? Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)
<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, archeology review is required.
<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? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Kevin Guy	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<input 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 checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

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

STEP 5: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <div style="display: flex; justify-content: space-between; align-items: flex-start; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i>: </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i> </div> </div>
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action:	Signature:
	Planning Commission Hearing	Kevin Guy
		01/27/2021
<p>Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

- | | |
|--------------------------|--|
| <input type="checkbox"/> | Result in expansion of the building envelope, as defined in the Planning Code; |
| <input type="checkbox"/> | Result in the change of use that would require public notice under Planning Code Sections 311 or 312; |
| <input type="checkbox"/> | Result in demolition as defined under Planning Code Section 317 or 19005(f)? |
| <input type="checkbox"/> | Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption? |

If at least one of the above boxes is checked, further environmental review is required.

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

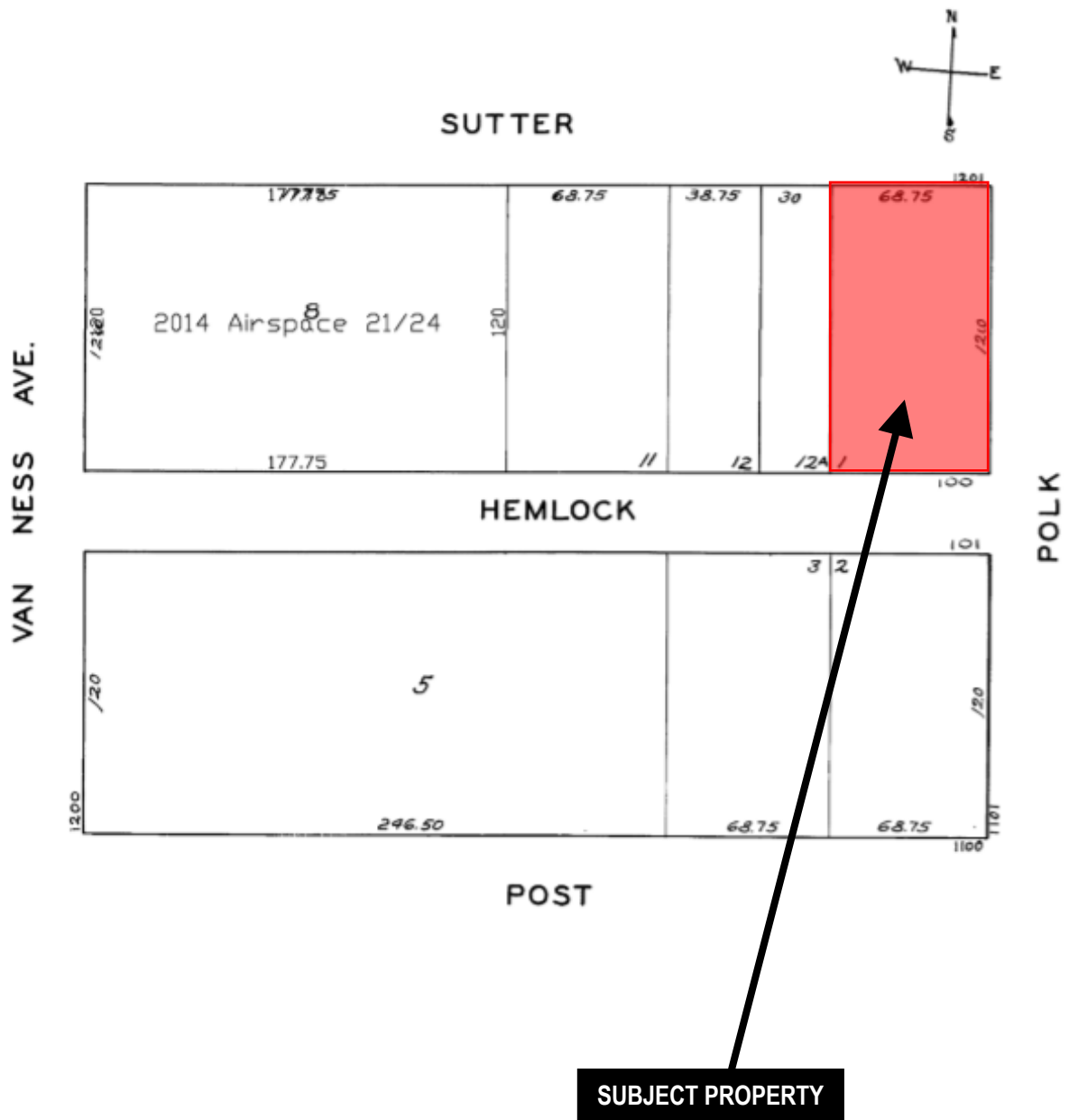
- | | |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are 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 to the Environmental Review Officer within 10 days of posting of this determination.

Planner Name:

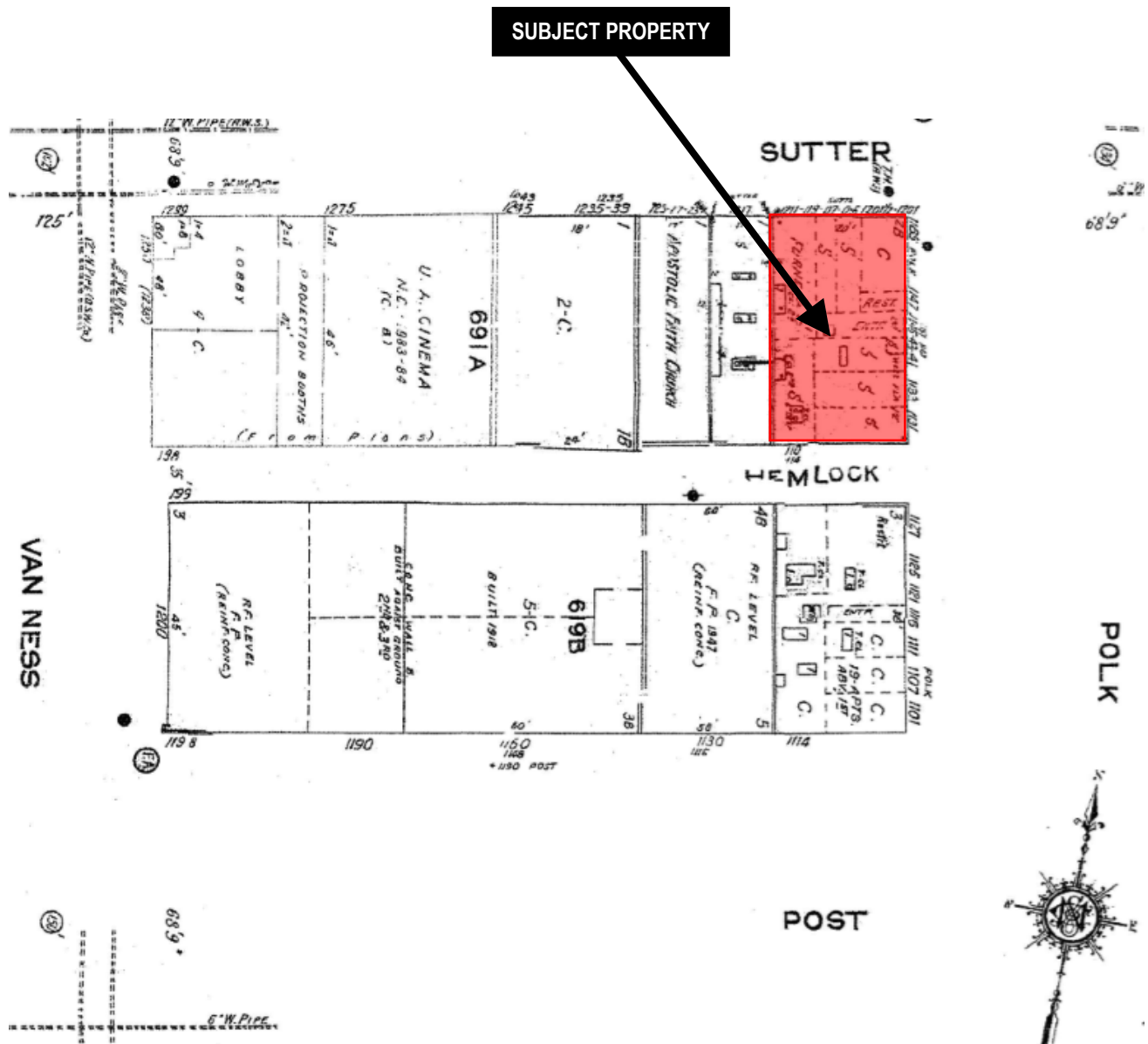
Date:

Parcel Map



Conditional Use Authorization
Case Number 2019-020049CUA
1131 Polk Street

Sanborn Map*

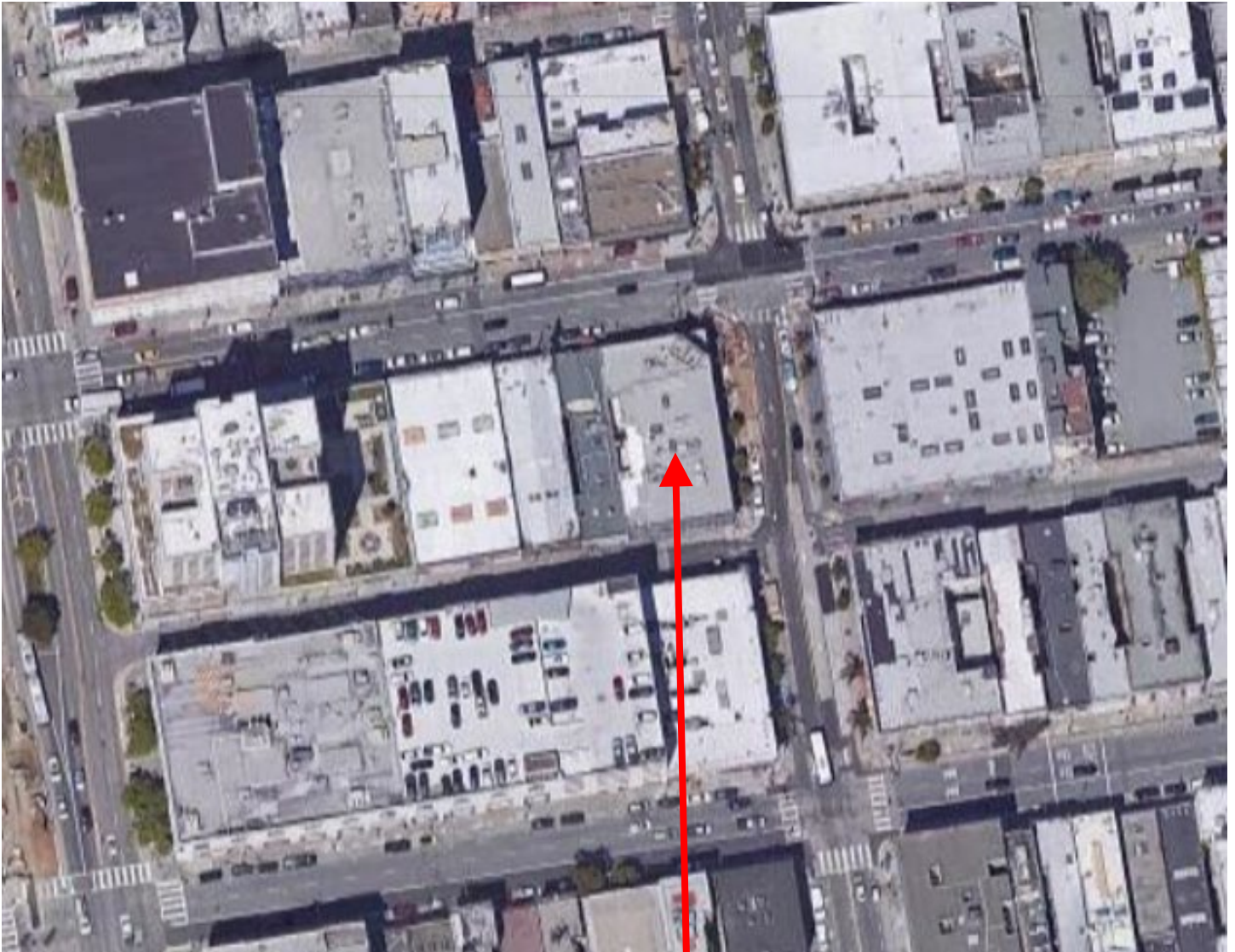


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case Number 2019-020049CUA
1131 Polk Street

Aerial Photo

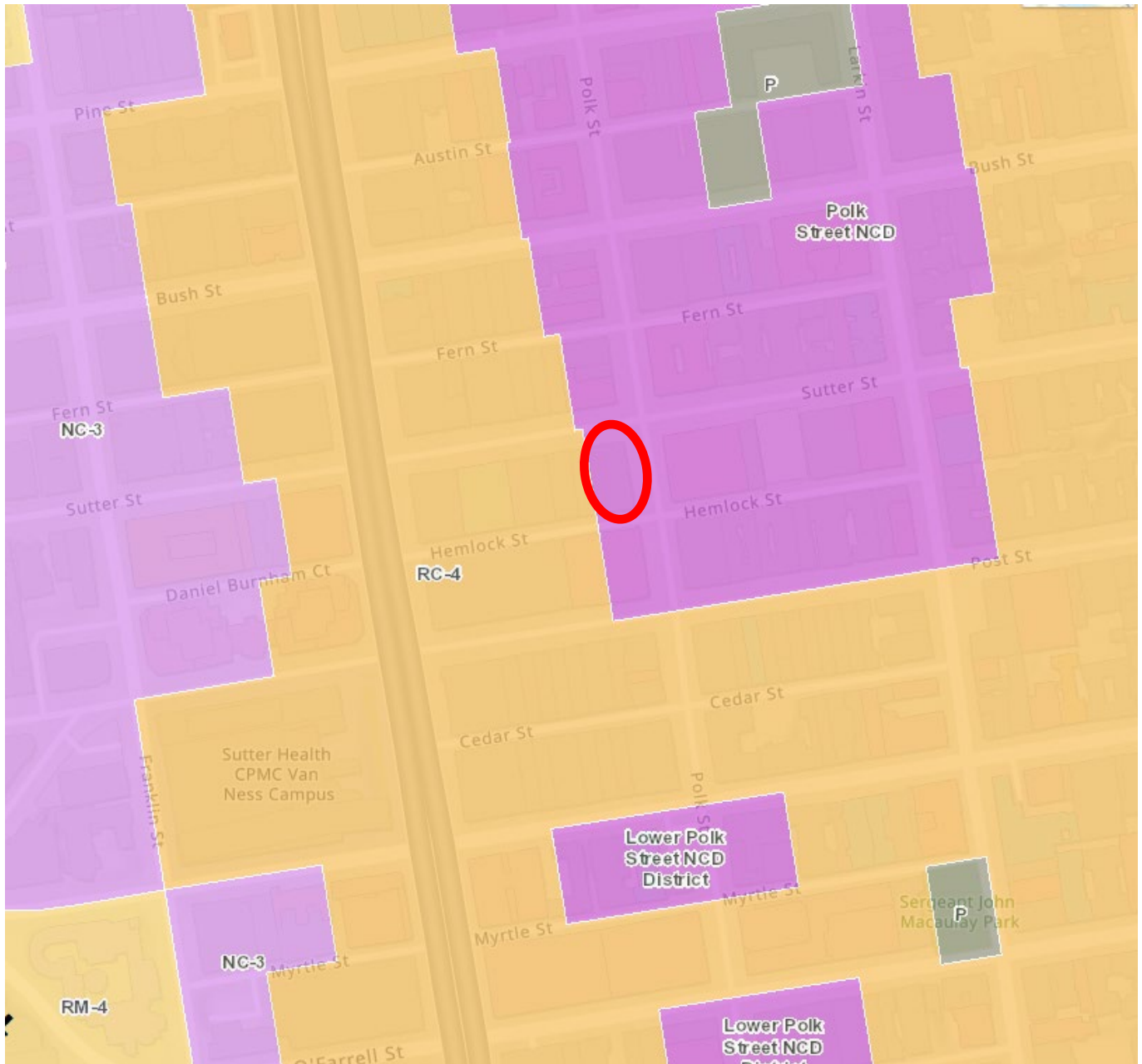


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2019-020049CUA
1131 Polk Street

Zoning Map



Conditional Use Authorization
Case Number 2019-020049CUA
1131 Polk Street

Site Photo



Note: Photo depicts project site prior to demolition of building. New building currently under construction.

Conditional Use Authorization
Case Number 2019-020049CUA
1131 Polk Street