



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Executive Summary Conditional Use Authorization

HEARING DATE: MAY 14, 2020

*Date:* May 7, 2020  
*Record No.:* 2020-001318CUA  
*Project Address:* 3813 24<sup>th</sup> STREET  
*Zoning:* 24th Street-Noe Valley Neighborhood Commercial District (NCD) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 6509/001 & 002  
*Project Sponsor:* Philip Lesser  
555 Laurel Avenue, #501  
San Mateo, CA 94401  
*Property Owner:* 3805 24<sup>th</sup> Street, LLC  
San Francisco, CA 94114  
*Staff Contact:* Gabriela Pantoja – (415) 575-8741  
[Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is for the establishment of a Formula Retail Use (d.b.a. "Mathnasium") at an approximately 1,455 square-foot tenant space located on the ground floor of a three-story, mixed-use building within the 24th Street- Noe Valley Neighborhood Commercial (NCD) Zoning District and 40-X Height and Bulk District. Minor interior and exterior alterations are proposed to the subject tenant space. The subject building will not be altered beyond its existing building envelope.

### REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, and 728 for the establishment of a Formula Retail Use (d.b.a. "Mathnasium") at an approximately 1,455 square-foot tenant space located on the ground floor of a three-story, mixed-use building within the 24th Street- Noe Valley Neighborhood Commercial (NCD) Zoning District.

### ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Department has not received any correspondence in opposition of the Project. Rather, the Department has received 15 correspondence in support of the Project. Members of the public expressing support of the Project state the Project's ability to enhance the existing commercial corridor and provide a valuable service to children in the neighborhood as reasons for their position. Many of the members of the public expressing support of the Project are other businesses located within the neighborhood including the Executive Director of the Noe Valley Community Benefits District. The Project Sponsor has also provided petitions signed by a total of 38 members of the public expressing support for the Project.

According to the Project Sponsor, one of the petitions was circulated at Thomas Edison Charter School located within a quarter mile radius of the subject property.

Additionally, prior to the submittal of the listed Conditional Use Authorization, the Project Sponsor conducted a Pre-Application Meeting on January 24, 2020. Several members of the public attended the meeting and expressed their support of the Project via a petition.

- **Tenant History.** The subject tenant space is currently vacant and has remained vacant since the departure of the former tenant (d.b.a. “Cardio Tone”) in 2018. “Cardio Tone” operated as a gym at the subject tenant space.
- **Formula Retail.** The Project will establish the fifth Formula Retail Use within a 300-foot radius of the Project site. The identified vicinity currently contains four Formula Retail Uses which composes 27.5 percent of the commercial storefronts in the vicinity. The addition of the proposed business will increase the concentration of Formula Retail Uses in the identified vicinity by a mere 1.8 percentage point. Additionally, the Project will decrease the identified vicinity’s vacancy rate from 11.4 percent to 9.7 percent and provide a service that is not currently readily available to the immediate neighborhood.

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 Categorical Exemption.

## **BASIS FOR RECOMMENDATION**

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and meets all applicable requirements of the Planning Code. The Project will provide a service that both enhances and reinforces the neighborhood’s existing commercial corridor. Additionally, the Project will not displace an existing neighborhood serving retail use, but rather provide new business and job opportunities to the neighborhood. 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
- Exhibit A – Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Maps and Context Photos
- Exhibit E – Project Sponsor Brief





# SAN FRANCISCO PLANNING DEPARTMENT

---

## Planning Commission Draft Motion

HEARING DATE: MAY 14, 2020

*Record No.:* 2020-001318CUA  
*Project Address:* 3813 24<sup>th</sup> STREET  
*Zoning:* 24th Street-Noe Valley Neighborhood Commercial District (NCD) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 6509/001 & 002  
*Project Sponsor:* Philip Lesser  
555 Laurel Avenue, #501  
San Mateo, CA 94401  
*Property Owner:* 3805 24<sup>th</sup> Street, LLC  
San Francisco, CA 94114  
*Staff Contact:* Gabriela Pantoja – (415) 575-8741  
[Gabriela.Pantoja@sfgov.org](mailto:Gabriela.Pantoja@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 303, 303.1, AND 728 FOR THE ESTABLISHMENT OF A FORMULA RETAIL USE (D.B.A. "MATHNASIUM") AT AN APPROXIMATELY 1,455 SQUARE-FOOT TENANT SPACE LOCATED ON THE GROUND FLOOR OF A THREE-STORY, MIXED-USE BUILDING WITHIN THE 24<sup>TH</sup> STREET- NOE VALLEY NEIGHBORHOOD COMMERCIAL (NCD) ZONING DISTRICT AND 40-X BULK AND HEIGHT DISTRICT.**

### **PREAMBLE**

On January 29, 2020, Philip Lesser (hereinafter "Project Sponsor") filed Conditional Use Authorization Application No. 2020-001318CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for the establishment of a Formula Retail Use (d.b.a. "Mathnasium") at an approximately 1,455 square-foot tenant space located on the ground floor of a three-story, mixed-use building (hereinafter "Project") at 3813 24<sup>th</sup> Street, Block 6509, Lots 001 and 002 (hereinafter "Project Site").

On May 14, 2020, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-001318CUA.

The Project is exempt from California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-001318CUA is located at 1650 Mission Street, Suite 400, 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. 2020-001318CUA, 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 proposal is for the establishment of a Formula Retail Use (d.b.a. "Mathnasium") at an approximately 1,455 square-foot tenant space located on the ground floor of a three-story, mixed-use building within the 24th Street- Noe Valley Neighborhood Commercial (NCD) Zoning District and 40-X Height and Bulk District. Minor interior and exterior alterations are proposed to the subject tenant space. The subject building will not be beyond its existing building envelope. The proposed business will operate between the hours of 10 A.M. to 6 P.M. on weekdays and 10 A.M. to 4 P.M. on weekends.
3. **Site Description and Present Use.** The Project site is a 6,675 square-foot property located on the south side of 24<sup>th</sup> Street, between Vicksburg and Church Streets; Lots 001 and 002 of Assessor's Block 6509. The property is developed with a three-story, mixed-use building which spans across both lots and a detached one-story garage structure. The detached structure is utilized by the occupants of the adjacent property at 1220 Church Street. The approximately 15, 600 square foot building consists of three individual ground floor commercial tenant spaces and a total of six dwelling units. The subject building was constructed in 1908 is considered a "Class B" potential Historical Resource per the California Environmental Quality Act (CEQA). However, the subject building's storefront is identified as a "significant storefront" per the Neighborhood Commercial Historical Resource Survey. The subject tenant space was most recently occupied in 2018 by a gym (previously d.b.a. "Cardio Tone") and currently sits vacant.
4. **Surrounding Properties and Neighborhood.** The subject property is located within the 24<sup>th</sup> Street- Noe Valley Neighborhood Commercial (NCD) Zoning District, the 40-X Height and Bulk District, and Noe Valley neighborhood, adjacent to the Mission and Castro/Upper Market neighborhoods. The 24<sup>th</sup> Street-Noe Valley Neighborhood Commercial (NCD) Zoning District is located to the north, west, and east of the subject property, and the Residential-House, Two Family (RH-2) Zoning District is located to the south of the property.

The immediate neighborhood includes single-to-four story commercial and mixed-use developments, with mixed-use developments consisting of commercial tenant spaces located at the ground-floor and residential units located at the remainder floors. The neighborhood includes a mix of land-uses including residential, retail, personal service, and restaurants.

5. **Public Outreach and Comments.** To date, the Department has not received any correspondence in opposition of the Project. Rather, the Department has received 15 correspondence in support of

the Project. Members of the public expressing support of the Project state the Project's ability to enhance the existing commercial corridor and provide a valuable service to children in the neighborhood as reasons for their position. Many of the members of the public expressing support of the Project are other businesses located within the neighborhood including the Executive Director of the Noe Valley Community Benefits District. The Project Sponsor has also provided petitions signed by a total of 38 members of the public expressing support for the Project. According to the Project Sponsor, one of the petitions was circulated at Thomas Edison Charter School located within a quarter mile radius of the subject property.

Additionally, prior to the submittal of the listed Conditional Use Authorization, the Project Sponsor conducted a Pre-Application Meeting on January 24, 2020. Several members of the public attended the meeting and expressed their support of the Project via a petition.

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.** Pursuant to Planning Code Section 728, an Instructional Use is principally permitted at the first floor within the 24<sup>th</sup> Street-Noe Valley Neighborhood Commercial (NCD) Zoning District.  
*The Project will establish an Instructional Use (d.b.a. "Mathnasium") at an existing tenant space located at the ground floor of a mixed-use building, and therefore complies with this requirement.*
  - B. **Formula Retail Use.** Planning Code Section 728 requires the issuance of a Conditional Use Authorization for the establishment of a Formula Retail Use within the 24<sup>th</sup> Street-Noe Valley Neighborhood Commercial (NCD) Zoning District.  
*The Project will establish a Formula Retail Use (d.b.a. "Mathnasium") at an existing tenant space, and therefore requires a Conditional Use Authorization. See Item 8, "Formula Retail Use Findings," listed below.*
  - C. **Use Size.** Pursuant to Planning Code Section 728, a land-use size up to 2,499 square feet is principally permitted and a land-use greater than 2,500 square feet is permitted with the issuance of Conditional Use Authorization within the 24<sup>th</sup> St.-Noe Valley St. NCD.  
*The Project complies with this requirement. The subject tenant space is approximately 1,455 square feet in size, and therefore is principally permitted within the listed Zoning District.*
  - D. **Hours of Operation.** Planning Code Section 728 principally permits business hours between 6 A.M. and 2 A.M. Operation outside of the listed business hours requires the issuance of a Conditional Use Authorization.  
*The Project complies with this requirement. The proposed business will operate Monday through Friday from 10 A.M. to 6 P.M. and Saturday through Sunday 10 A.M. to 4 P.M.*
  - E. **Off-Street Parking and Loading.** Pursuant to Planning Code Sections 150, 151, and 728, no off-street parking spaces are required for non-residential land-uses and no loading spaces are required for land-uses with more than 10,000 gross square feet.  
*The Project complies with this requirement. The Project will establish an Instructional Use within an approximately 1,455 square foot tenant space, and therefore not requiring off-street parking or loading spaces.*

- F. **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 use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The Project will activate a vacant storefront within an existing three-story, mixed-use building and provide visibility to the interior of the subject tenant space for no less than 60 percent of the property's street frontage. Additionally, the Project will retain the existing building's approximately 14-foot ceiling height. Therefore, the Project will comply with Planning Code Section 145.1.*

- G. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department pursuant to Article 6 of the Planning Code and Commission Guide for Formula Retail.
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 Project will provide a compatible development that is necessary and desirable for the neighborhood. While not altering the character of the existing building or neighborhood, the Project will reactivate an existing tenant space after more than two years of inactivity and reinforce the existing commercial corridor by providing business and job opportunities for the residents of the neighborhood.*

- 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 Project will not alter the height and bulk of the existing building. Minor interior and exterior alterations of the subject building are proposed, but such alterations will not alter the existing character of the subject building or the immediate neighborhood.*

- (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 Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street parking availability. The subject property is located along 24<sup>th</sup> Street and is well served by public transportation; the 48-bus line runs along 24<sup>th</sup> Street and the J-Muni line is located less than a block east of the Project site. The Project site is also located within half a mile of the 24<sup>th</sup> St. BART station. Furthermore, no on-street parking spaces will be removed as part of the Project. On-street metered parking is available for those patrons that do choose to drive to the area.*

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

*The Project will not generate noxious or offensive emissions such as noise, glare, dust, or odor.*

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

*The Project does not require any additional landscaping or screening, and no new off-street parking spaces, loading spaces, open spaces, or service areas are proposed at the subject property. Any proposed signage will be subject to the review and approval of the Planning Department in compliance with the Planning Code and Commission Guide for Formula Retail.*

- 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 Project is consistent with the stated purpose of the 24th Street- Noe Valley Neighborhood Commercial District (NCD) in that the intended use will be a compatible retail use and will be located at the ground floor of an existing three-story, mixed-use building.*

8. **Formula Retail Findings.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any Conditional Use pursuant to Planning Code Section 303.1, Formula Retail uses:

- a. The existing concentration of Formula Retail uses within the District.

*Within a 300-foot radius of the Project site, a total of four Formula Retail Uses were identified amongst the 32 commercial storefronts surveyed. The identified four Formula Retail Uses account for approximately 27.5 percent of the identified vicinity's total linear commercial storefronts, approximately 284 linear feet. The addition of the proposed Formula Retail Use (d.b.a. "Mathnasium") will increase the identified vicinity's total percentage of Formula Retail Use from 27.5 percent to 29.6 percent, a 1.8 percentage point increase.*

- b. The availability of other similar retail uses within the District.

*The Project will establish the second Instructional Use (d.b.a. "Mathnasium") within the identified 300-foot radius of the Project site. The identified vicinity currently contains one Instructional Use (d.b.a. "Songbird Studio"), which provides vocal lessons to the public. Whereas, the Project will establish a math tutoring business.*

- c. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the District.

*The Project will minimally alter the existing exterior of the subject building with the installation of new window signs and repurposing of an existing blade signage. The proposed signage will be compatible and installed in accordance with the Neighborhood Commercial Historical Resource Survey, as the building's storefront has been identified as a "significant storefront." Therefore, the Project will be compatible with the existing architectural and aesthetic character of the neighborhood.*

- d. The existing retail vacancy rates within the District.

*Within a 300-foot radius of the Project site, a total of four vacant storefronts were identified amongst the 32 commercial storefronts surveyed. The identified four vacant storefronts, including the subject tenant space, account for approximately 11.4 percent of the identified vicinity's total linear commercial storefronts, approximately 118 linear feet. The establishment of the proposed Formula Retail Use will decrease the identified vicinity's vacancy rate from 11.4 percent to 9.7 percent; a reduction in 18 linear feet of vacant storefront.*

- e. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the District.

*The Project site is located within the 24th St.-Noe Valley Neighborhood Commercial District (NCD) which is a daytime-oriented, multi-purpose commercial district that provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. The District contains primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories. The Project will align with the existing mix of neighborhood serving retail uses in that the proposed business will aim to provide a new convenience and neighborhood serving instructional use, math tutoring, to the immediate neighborhood. A service that is not readily available in the immediate neighborhood.*

- f. Additional data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.

*The Project will be consistent with the existing building and immediate neighborhood's characters and provide a neighborhood serving retail use that is consistent with the existing convenience and neighborhood serving orientation of the immediate neighborhood and commercial corridor. The Project will also decrease the immediate vicinity's concentration of vacant storefronts and increase the vicinity's concentration of Formula Retail Uses by a mere 1.8 percentage point. Additionally, the Project will comply with the adopted Performance Based Design Guidelines for Formula Retail Uses.*

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.

#### **OBJECTIVE 2:**

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

#### **Policy 2.1**

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

#### **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.

#### **Policy 6.3**

Preserve and promote the mixed commercial-residential character in the neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

#### 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 6.3

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

*The Project will establish a new Formula Retail Instructional Service Use (d.b.a. "Mathnasium") at an existing vacant tenant space within a three-story, mixed-use building. Since 2018, the subject tenant space has remained vacant and inactive. While retaining the existing building's and neighborhood's character, the Project will provide a service that is not currently provided to the immediate neighborhood and is a neighborhood serving retail use. By activating a long inactive tenant space, the Project will also enhance and reinforce the neighborhood's existing commercial corridor and provide the neighborhood with new business and job opportunities within close proximity to public transportation.*

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 proposal will not remove an existing neighborhood serving retail use; the subject tenant space has remained vacant since 2018. Rather, the Project will enhance and provide a neighborhood serving use, job opportunities, and business opportunities to the residents of the neighborhood. Furthermore, the Project will introduce new patrons to the area, and therefore strengthen the customer base of existing retail uses and contribute to the demand for new retail uses serving the area.*
  - B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods. *The Project will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The proposal will minimally alter the existing building and provide an instructional use that is neighborhood serving and desired.*



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

*The Project will not negatively affect the City's supply of affordable housing; no affordable housing units will be removed. The subject tenant space is currently a vacant gym.*

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

*The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street parking availability. The subject property is located along 24<sup>th</sup> Street and is well served by public transportation; the 48-bus line runs along 24<sup>th</sup> Street and the J-Muni line is located less than a block east of the Project site. The Project site is also located within half a mile of the 24<sup>th</sup> St. BART station. Furthermore, no on-street parking spaces will be removed as part of the Project. On-street metered parking is available for those patrons that do choose to drive to the area.*

- 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 will not displace any service or industry sectors due to commercial office and will not affect residents' employment and ownership opportunities of industrial and service sector. The subject tenant space was formerly utilized as a gym but has remained vacant since 2018. Instead, the Project will create new business and job opportunities for the residents of the neighborhood.*

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

*The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the subject property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, the subject property 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 not have impacts on existing parks and opens spaces and their access to sunlight and vistas.*

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-001318CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 16, 2020, and stamped "EXHIBIT B," which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 14, 2020.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 14, 2020

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the establishment of a Formula Retail Use (d.b.a. "Mathnasium") at an approximately 1,455 square-foot tenant space located on the ground floor of a three-story, mixed-use building at 3813 24<sup>th</sup> Street, Block 6509, and Lots 001 and 002 pursuant to Planning Code Sections 303, 303.1, and 728 within the 24<sup>th</sup> Street- Noe Valley Neighborhood Commercial (NCD) Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated April 16, 2020, and stamped "EXHIBIT B" included in the docket for Record No. 2020-001318CUA and subject to conditions of approval reviewed and approved by the Commission on May 14, 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 May 14, 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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards

specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code and Commission Guide for Formula Retail.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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

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

## OPERATION

10. **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>*

11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

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

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



# Exhibit B Page/Occupant Load For Egress & Plumbing

measuring from the inside face of the exterior walls.

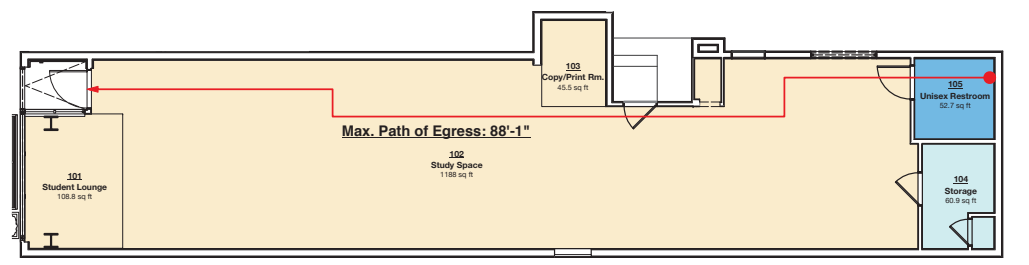
Room	Function Use	Conditioned/Unconditioned	Occupancy Type	Square Footage	Egress Square Factor	Plumbing Square Factor	Egress Occupant Load	Plumbing Occupant Load
<b>FIRST FLOOR</b>								
101 Student Lounge	Tutoring Center / Business	Conditioned	B*	108.8	100	**50	1	2
102 Study Space	Tutoring Center / Business	Conditioned	B*	1188.0	100	**50	12	24
103 Copy/Print Room	Tutoring Center / Business	Conditioned	B*	45.5	100	**50	0	1
104 Storage	Storage	Conditioned	S-2	60.9	300	5000	0	0
105 Unisex Restroom	Restroom	Conditioned	N/A	52.7	-	-	-	-
<b>GRAND TOTAL</b>				<b>1455.9</b>			<b>14</b>	<b>27</b>

## Plumbing Fixture Calculations

Per 2019 CPC Table 422.1

FIRST FLOOR	Total Occ	Men	Women	Required Water Closets		Required Urinals		Required Lavatories		Req'd Drinking Fountains	Others			
				Male	Female	Male	Female	Male	Female					
Public Use														
B Occupants	27	14	14	1-50	1	1-15	1	1-100	1	1-75	1	1-150	1	Req'd 1 Service Sink or Laundry Tray
Minimum Required:				1 Per Male	1 Per Female	1	1 Per Male	1 Per Female	1 Per Facility					
Minimum Provided:				1 Unisex Provided**		0***		1***		0****				1

**General Notes:**  
 \* = Training and skill development not in a school or academic program (this shall include, but not be limited to, tutoring centers, martial arts studios, gymnastics and similar uses regardless of the ages served, and where not classified as a Group A occupancy).  
 \*\* = Tutoring center, an educational facilities other than Group E (Educational Institution), occupant load factor is 50.  
 \*\*\* = In business and mercantile occupancies with a total occupant load of 50 or less including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes.  
 \*\*\*\* = Where food is consumed indoors, water stations shall be permitted to be substituted for drinking fountains. Bottle filling stations shall be permitted to be substituted for drinking fountains up to 50 percent of the requirements for drinking fountains. Drinking fountains shall not be required for an occupant load of 30 or less. CPC Sec. 415.2



1 Egress & Occupancy Study  
Scale: 1/8" = 1'-0"

## Site Photo



1 East Elevation



2 North Elevation



3 1201 Church St. Navarretes Black Belt Academy



4 3800-3814 24th St. Sterling Bank & Trust/ Fit Lite/ Shoe Biz/Resident



5 1199 Church St. Noe's Cantina

## Egress Notes:

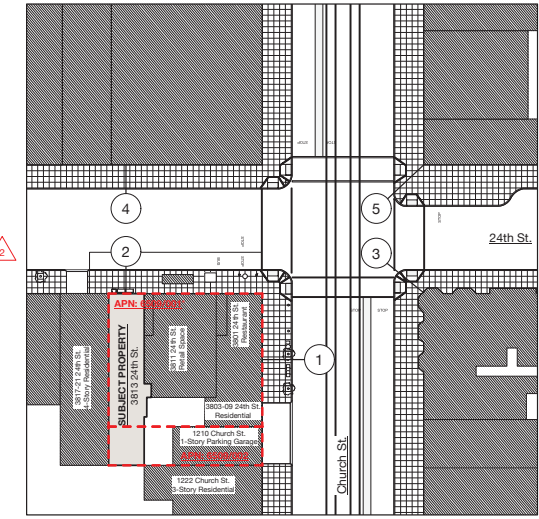
- All entrances and exterior ground floor exit doors shall be made accessible to persons with disabilities per CBC 11B-206.4
- Continuous surface per CBC 11B-403.1
  - Continuous surface to have no interrupted abrupt changes in level exceeding 1/2" per CBC 11B-303.4
  - Continuous surface shall be a minimum of 36" in width per CBC 11B-403.5.1
  - Continuous surface maximum slope of 1:20 in direction of travel per CBC 11B-403.3
  - if an abrupt change in level must occur refer to CBC 11B-303.5
- Exits and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. The path of egress travel to exits and within exits shall be marked by readily visible exit signs to clearly indicate the direction of egress travel in cases where the exit or the path of egress travel is not immediately visible to the occupants as per CBC 1011.1. See 5/A0.05 for Occupancy Load Sign Details.

Convention	Description
	Dimensions showing English units (in inches unless otherwise specified) above the line in SI units (in millimeters unless otherwise specified) below the line
	Dimensions for small measurements
	Dimensions showing a range with minimum - maximum
Min.	minimum
Max.	maximum
>	greater than
<	less than
≤	less than or equal to
---	Boundary of clear floor space or maneuvering clearance
---	centerline
---	a permitted element or its extension
	direction of travel or approach
	a wall, floor, ceiling, or other element, cut in section or plan
	a highlighted element in elevation or plan
	location zone of element, control, or feature

## Symbol Legend

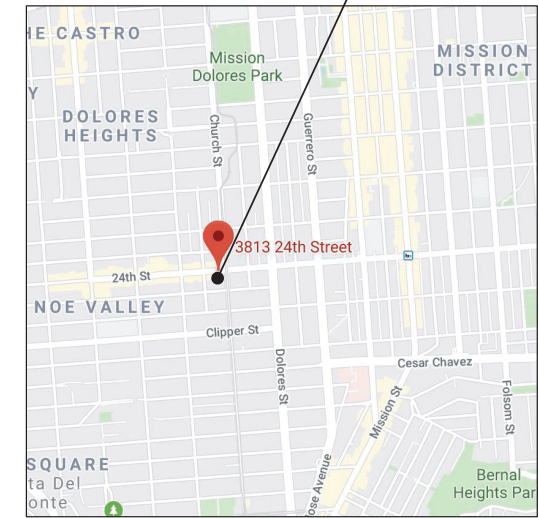
	Elevation Reference (drawing #/ sheet #)		Detail Reference (drawing #/ sheet #)
	Section Reference (drawing #/ sheet #)		Room Name
	Vantage Point		Door Symbol
	Datum or Spot Elevation Point		Window Symbol
	Grid Line		Louver Symbol
			Wall Tag

## Parcel Map



\* Notes: Subject property and its adjacent tenants with Lot 6509/001 contains primarily retail sales and personal services at the street level, and residential use second to third floor.

## Location Map



## Project Summary

Change of use from a vacant Sales and Services, Retail space (Sec.102, Sec.890.104) to a Formula Retail children's instructional service for pre-kindergarten to 12th grade math (dba Mathnasium) (Sec. 303.1.b). Tenant Improvements to include Parent Waiting Area, Reception & Conference Area, Game Area, Instruction Assessment Area, and ADA Restroom.

**Signage under separate permit.**  
 All work shall comply with 2019 versions of California Building Code (CBC), California Residential Code (CRC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), California Energy Code, California Green Building Standards Code (CGBS), California Fire Code (CFC, if applicable), 2019 California Energy Efficiency Standards (CEES), San Francisco City & County and all applicable local codes.

**Site Information**  
 Site Address: 3813 24th Street, San Francisco, CA 94114  
 APN # (Block/Lot): 6509/001; 6509/002 @ 1210 Church Street  
 Lot Area: 4,175 sq ft (6509/001), 1,875 sq ft (6509/002)  
 Remodel Area: +/-1,455 sq ft

**Building Code Information**  
 District: NCD - 24th Street- Noe Valley Neighborhood Commercial  
 Planning District: District 7 Central  
 Current Planning Team: SW Team  
 Supervisor District: District 8 (Rafael Mandelman)  
 Building Type: Type V  
 Existing Stories: 3 (No change)  
 Existing Group/ Occupancy: B (R-2, stories above)  
 Proposed Group/ Occupancy: B  
 Notice of Special Restrictions: Record #G331801

## Project Team

**TENANT:**  
 Mathnasium | The Math Learning Center  
 Room 2004 LLC  
 Andre Kvitka, President  
 402 Alameda de las Pulgas  
 Belmont, CA 94002  
 T: 415.336.8426

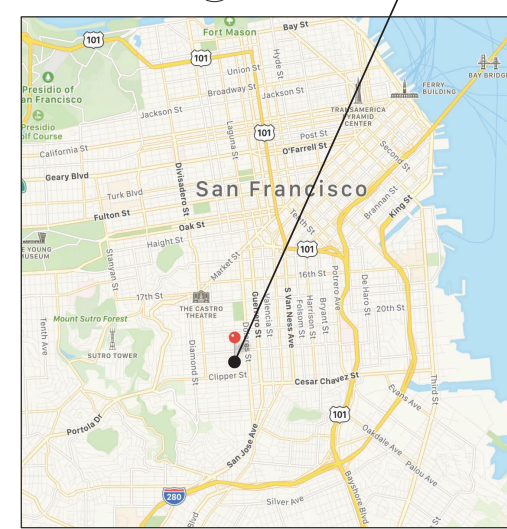
**ARCHITECT:**  
 MH Architects  
 Matt Hollis, Principal  
 Stephanie Strawhacker, Project Manager  
 2325 Third Street, Studio 426  
 San Francisco, CA 94107  
 T: 415.977.0194  
 E: matt@mathhollis.com, stephanie@mathhollis.com

**EXPEDITOR:**  
 Phillip Lesser  
 555 Laurel Avenue #501  
 San Mateo, CA 94401  
 T: 650.346.2903  
 E: phnsan@msn.com

## Sheet Index

A0.01	Cover Sheet, Egress & Occupancy, Exterior Photos	1
A1.01	Existing/Proposed Site Plan	
A1.02	Existing Ground and 2nd Floor Plans	
A1.03	Existing 3rd Floor and Roof Plans	
A1.04	Enlarged Existing Floor Plan	
A1.05	Enlarged Proposed Floor Plan	
A2.01	Existing Front Elevation	
A2.02	Proposed Front Elevation	
A2.03	Proposed Window Decals & Blade Signage Plans	
A2.04	Proposed Sign Specification	2

## Vicinity Map



**MH ARCHITECTS**  
 2325 3rd st. studio 426  
 san francisco, ca 94107  
 info@mathhollis.com  
 mathhollis.com  
 415 977 0194



**MATHNASIUM**  
 TENANT IMPROVEMENT  
 3813 24TH STREET  
 SAN FRANCISCO, CA 94114  
 APN: 6509 / 001 & 6509 / 002

PUBLISH	DATE
Planning Submittal	02/10/2020
1 Use Permit Resubmittal	03/11/2020
2 Plan Review Comments	4/16/2020

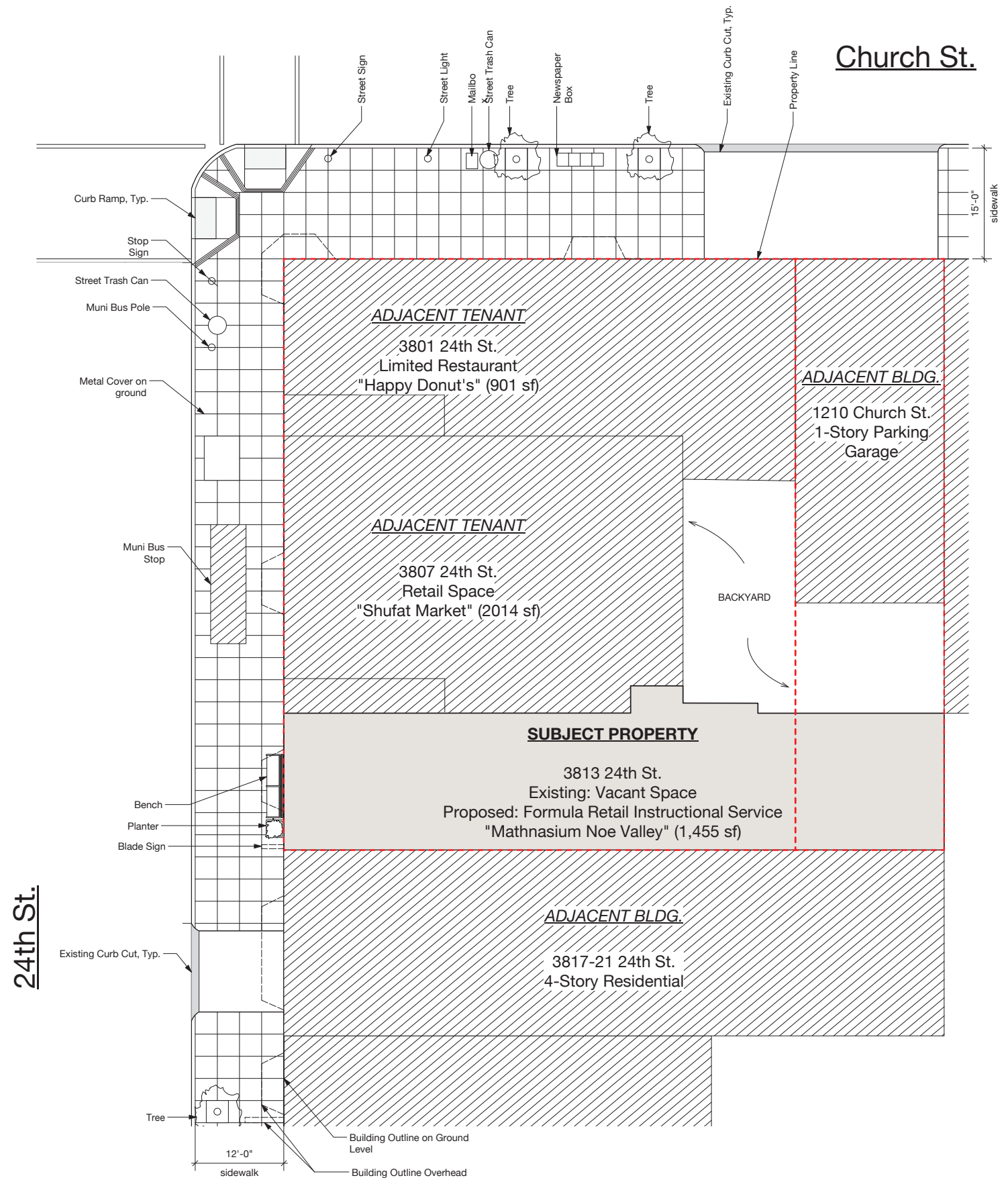
This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.  
 Date: 04.16.2020  
 Drawn by: SS, FY  
 Project No: 2001  
 Scale: As Noted

Cover Sheet  
 SHEET NO:  
**A0.01**



**Design Notes**

1. No exterior work. Keep the existing bench and planter on the street.



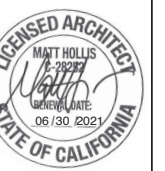
**24th St.**

**Church St.**

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



**MH ARCHITECTS**  
2325 3rd st. studio 426  
san francisco, ca 94107  
info@matthollis.com  
matthollis.com  
415 977 0194



**MATHNASIUM**  
TENANT IMPROVEMENT  
3813 24TH STREET  
SAN FRANCISCO, CA 94114  
APN: 6509 / 001 & 6509 / 002

PUBLISH	DATE
Planning Submittal	02/10/2020
Use Permit Resubmittal	03/11/2020
Plan Review Comments	4/16/2020

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.  
Date: 04.16.2020  
Drawn by: SS, FY  
Project No: 2001  
Scale: As Noted

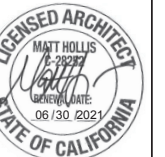
Existing/  
Proposed Site  
Plan

SHEET NO:  
**A1.01**





**MH ARCHITECTS**  
 2325 3rd st. studio 426  
 san francisco, ca 94107  
 info@matthollis.com  
 matthollis.com  
 415 977 0194



**MATHNASIUM**  
 TENANT IMPROVEMENT  
 3813 24TH STREET  
 SAN FRANCISCO, CA 94114  
 APN: 6509 / 001

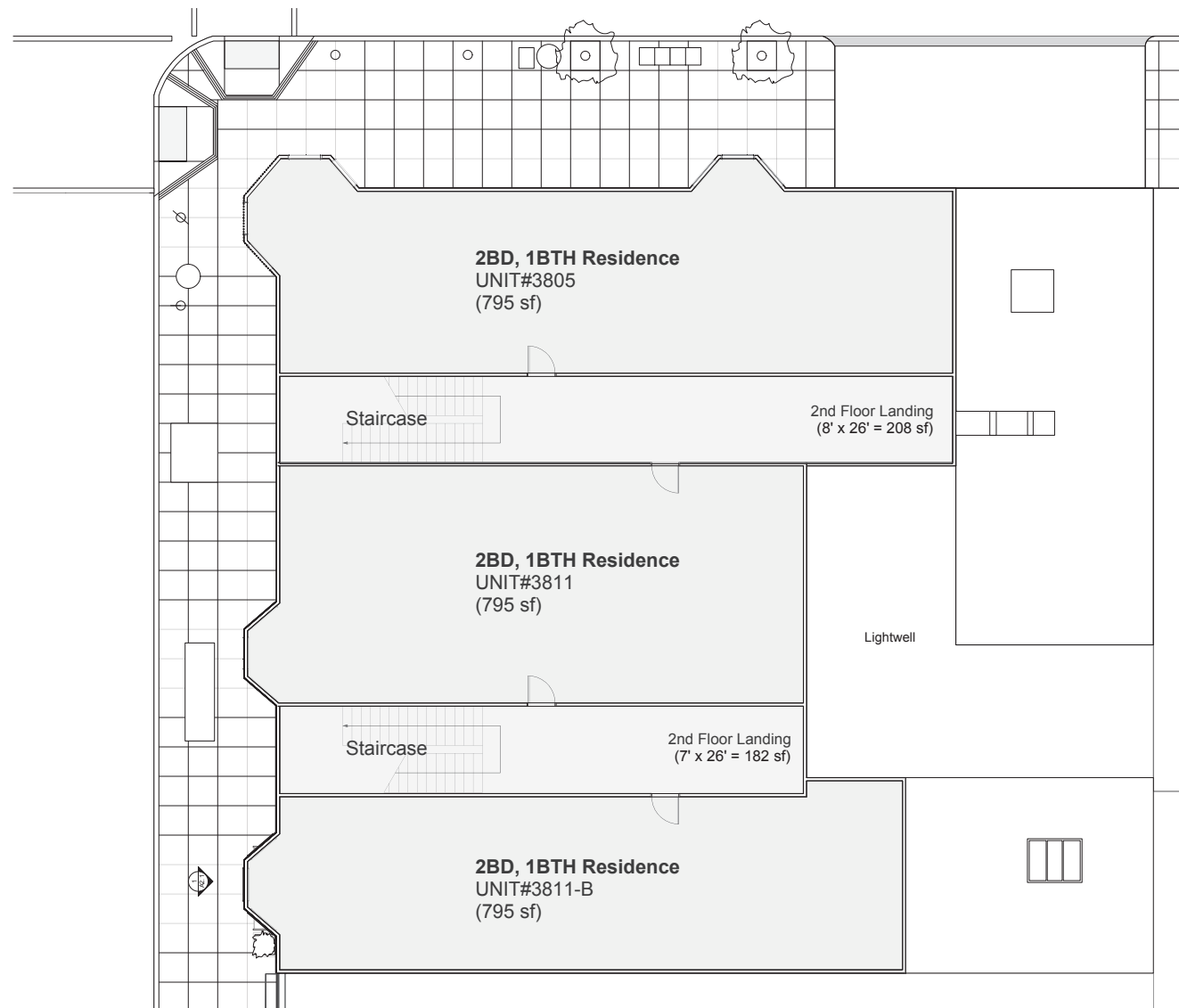
PUBLISH	DATE
Planning Submittal	02/10/2020
Use Permit Resubmittal	03/11/2020

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.

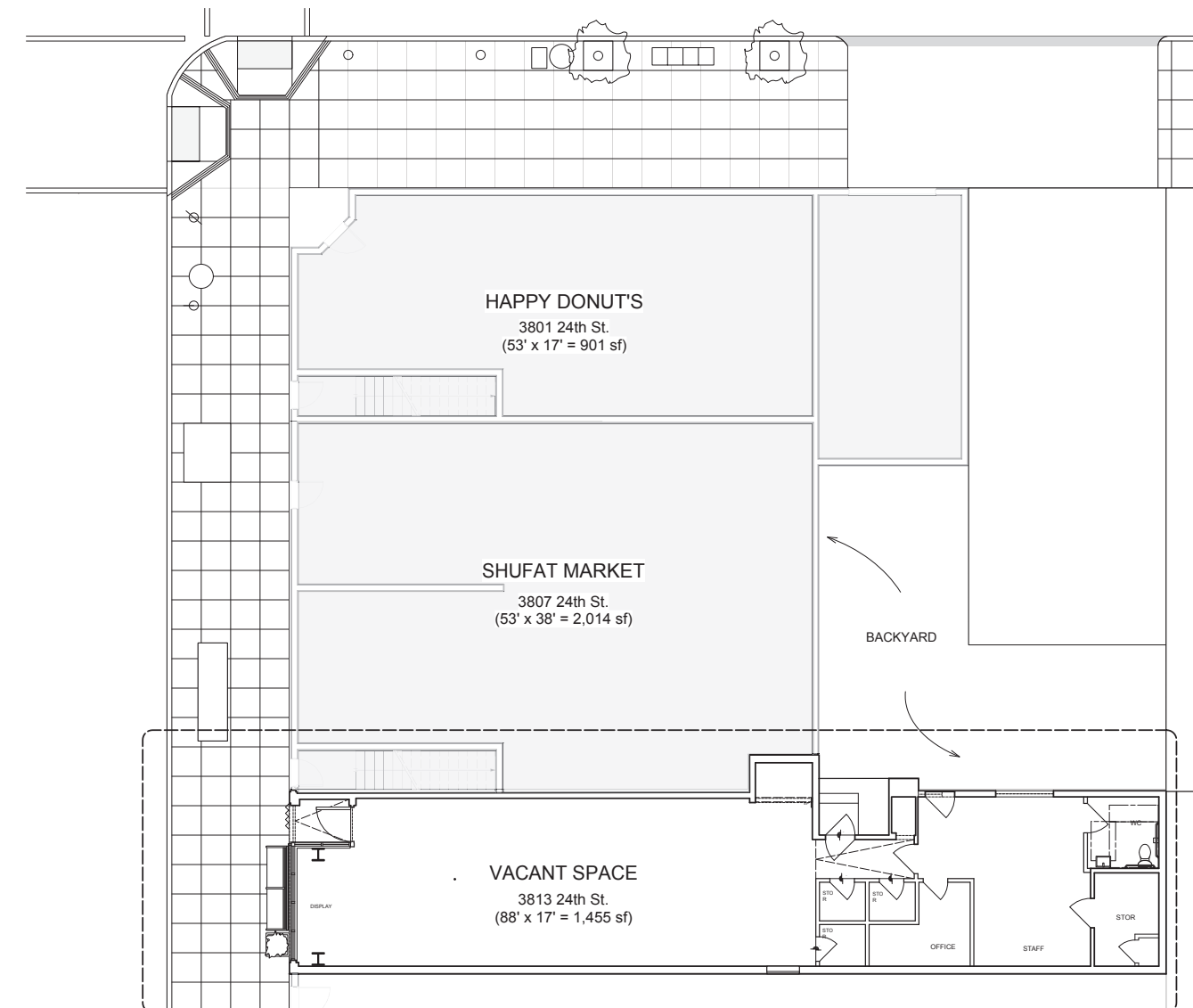
Date: 03.11.2020  
 Drawn by: SS, FY  
 Project No: 2001  
 Scale: As Noted

Existing Ground and 2nd Floor Plans

SHEET NO:  
**A1.02**



2 Existing 2nd Floor Plan  
 Scale: 1/8" = 1'-0"

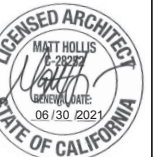


1 Existing Ground Floor Plan  
 Scale: 1/8" = 1'-0"





**MH ARCHITECTS**  
 2325 3rd st. studio 426  
 san francisco, ca 94107  
 info@matthollis.com  
 matthollis.com  
 415 977 0194



**MATHNASIUM**  
 TENANT IMPROVEMENT  
 3813 24TH STREET  
 SAN FRANCISCO, CA 94114  
 APN: 6509 / 001

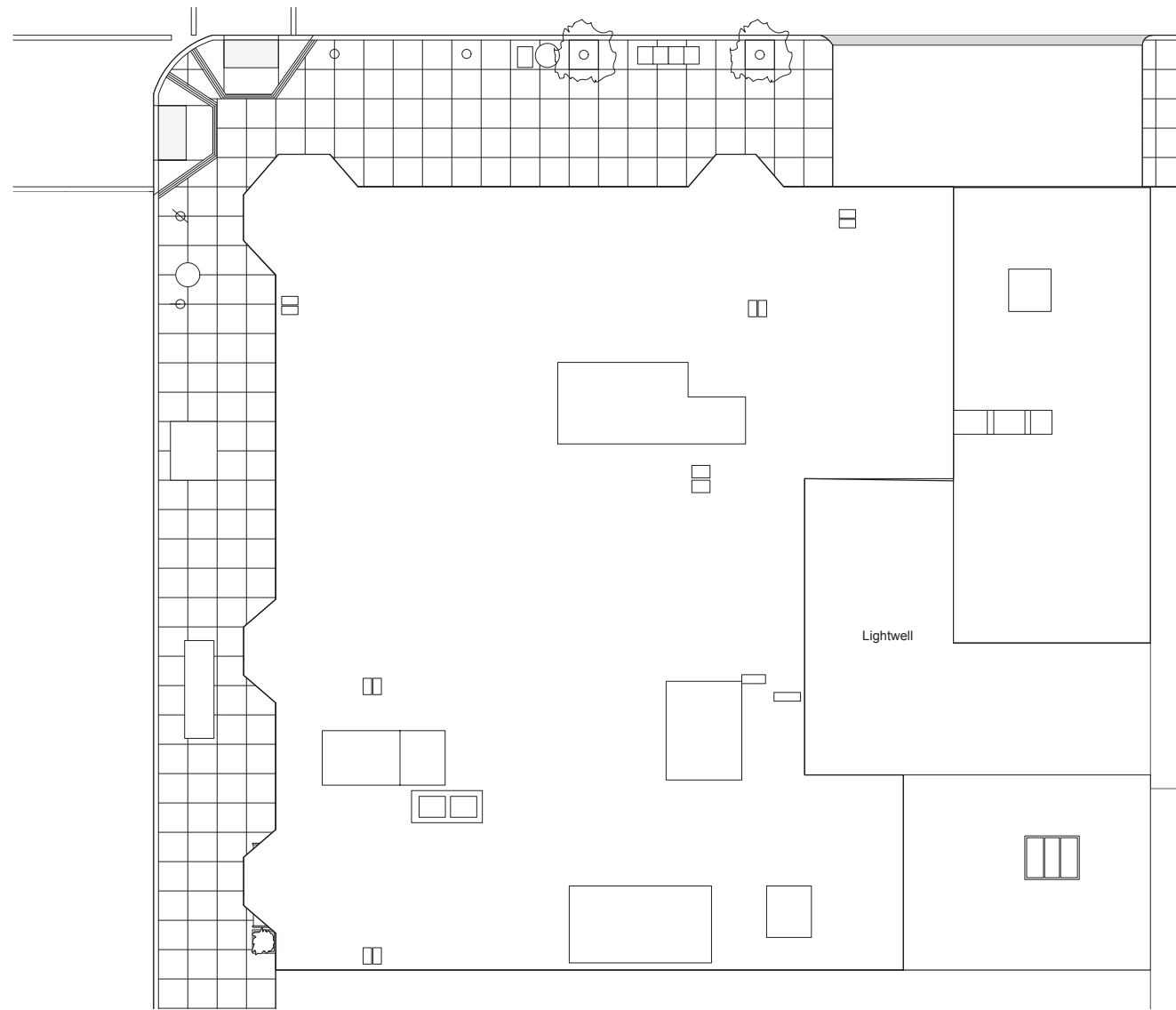
PUBLISH	DATE
Planning Submittal	02/10/2020
Use Permit Resubmittal	03/11/2020

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.

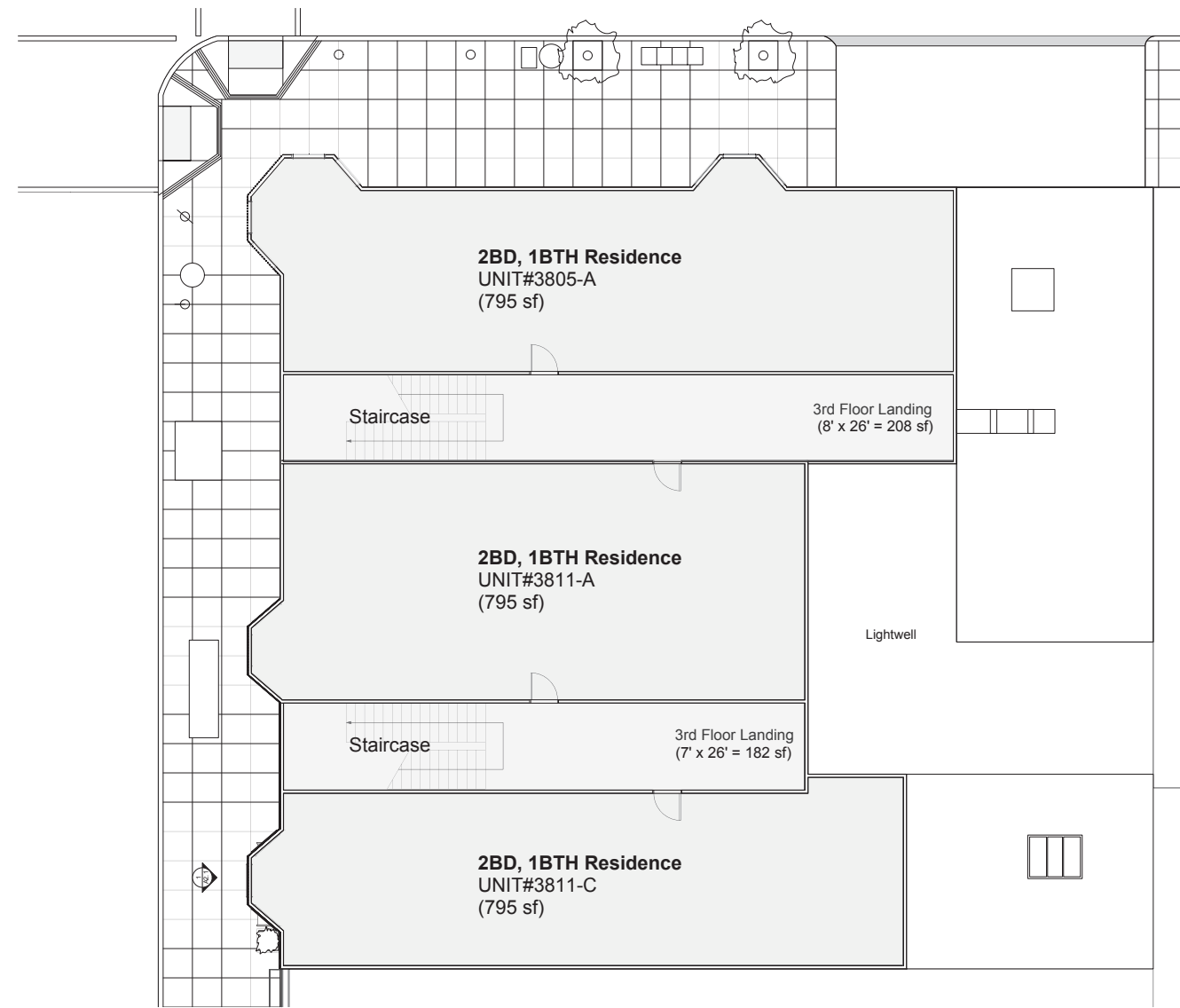
Date: 03.11.2020  
 Drawn by: SS, FY  
 Project No: 2001  
 Scale: As Noted

Existing 3rd Floor and Roof Plans

SHEET NO:  
**A1.03**



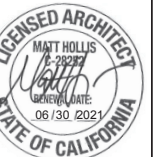
2 Roof Plan  
 Scale: 1/8" = 1'-0"



1 Existing 3rd Floor Plan  
 Scale: 1/8" = 1'-0"



**MH ARCHITECTS**  
 2325 3rd st. studio 426  
 san francisco, ca 94107  
 info@matthollis.com  
 matthollis.com  
 415 977 0194



**MATHNASIUM**  
 TENANT IMPROVEMENT  
 3813 24TH STREET  
 SAN FRANCISCO, CA 94114  
 APN: 6509 / 001

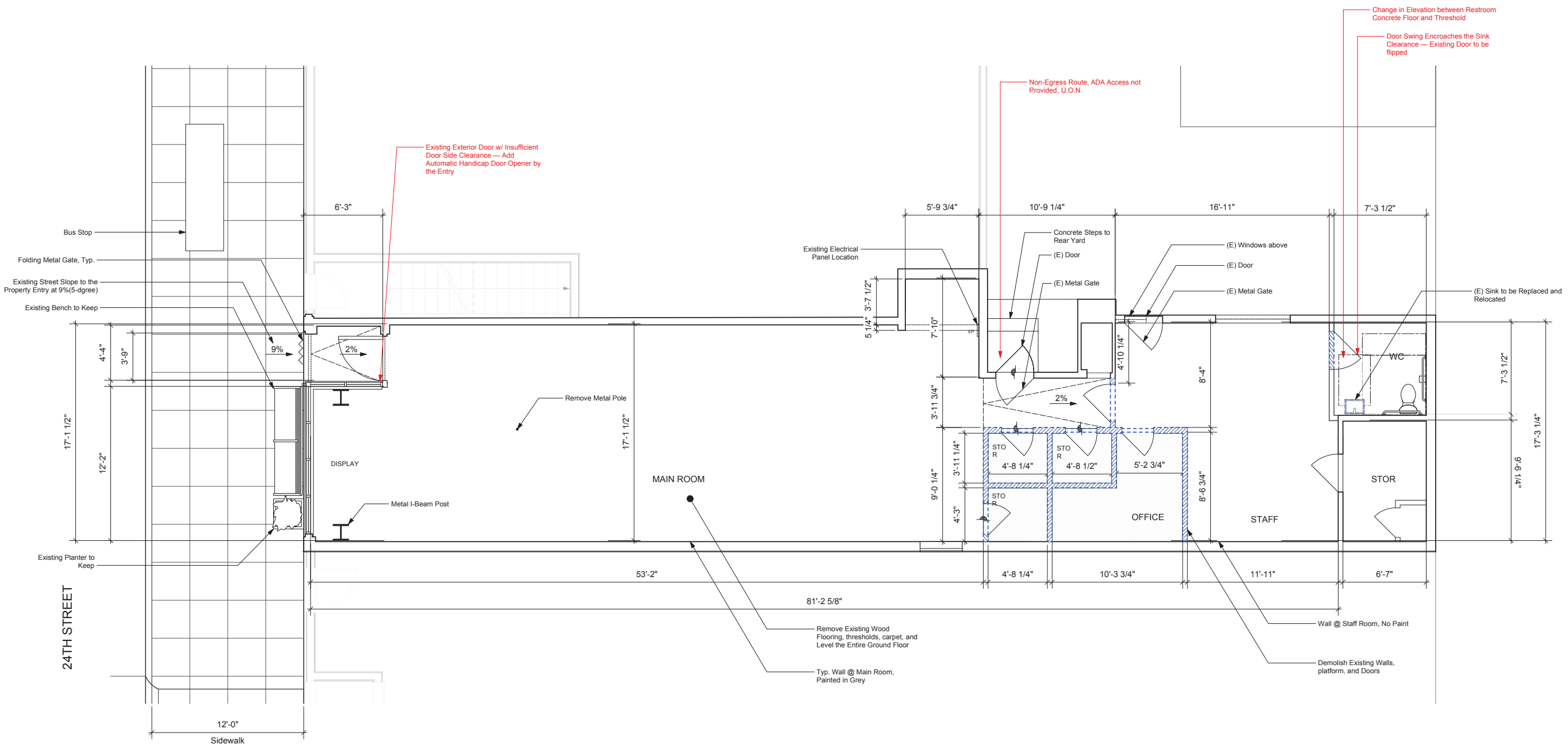
PUBLISH	DATE
Planning Submittal	02/10/2020
Use Permit Resubmittal	03/10/2020

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.

Date: 03.11.2020  
 Drawn by: SS, FY  
 Project No: 2001  
 Scale: As Noted

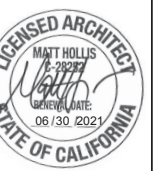
Enlarged Existing Floor Plan

SHEET NO: **A1.04**





**MH ARCHITECTS**  
 2325 3rd st. studio 426  
 san francisco, ca 94107  
 info@matthollis.com  
 matthollis.com  
 415 977 0194



**MATHNASIUM**  
 TENANT IMPROVEMENT  
 3813 24TH STREET  
 SAN FRANCISCO, CA 94114  
 APN: 6509 / 001

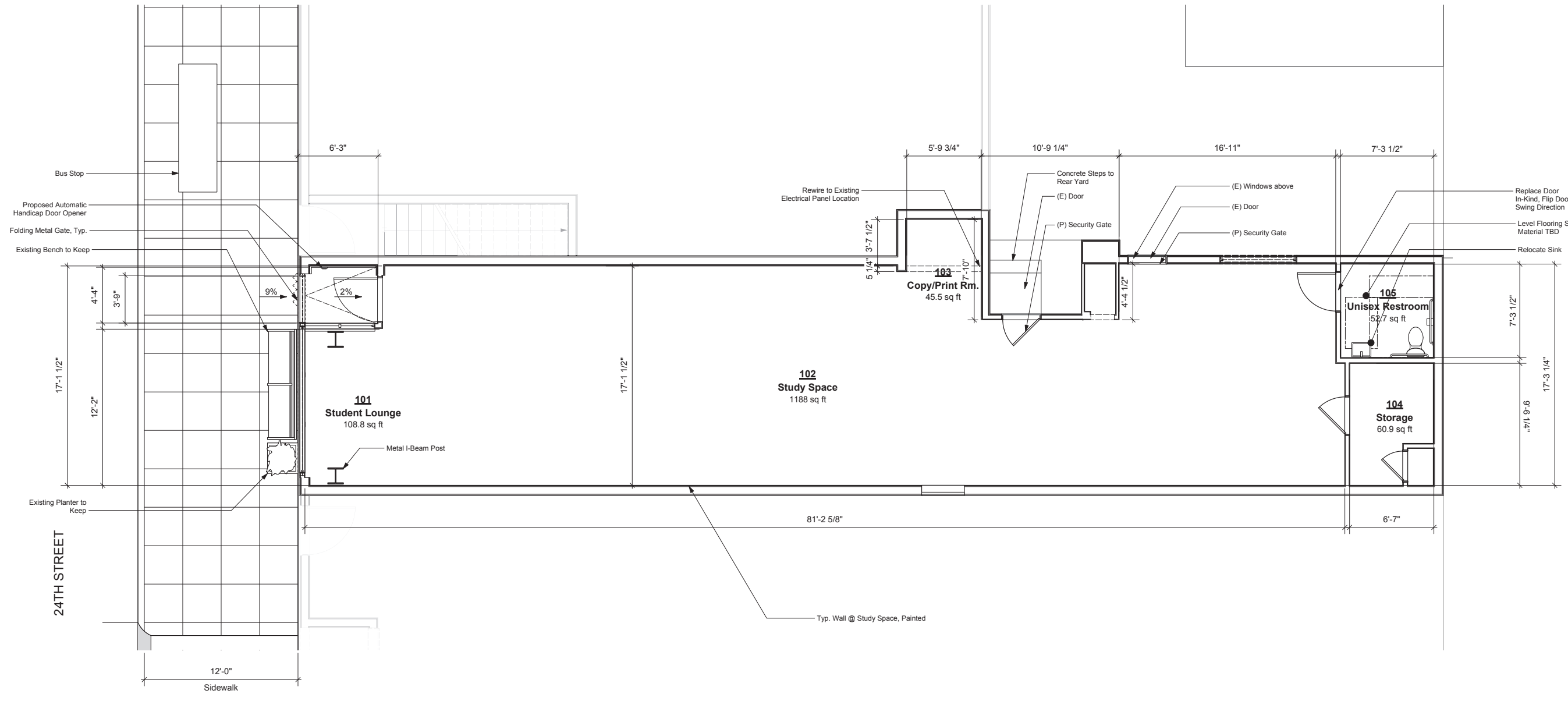
PUBLISH	DATE
Planning Submittal	02/10/2020
Use Permit Resubmital	03/11/2020

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.

Date: 03.11.2020  
 Drawn by: SS, FY  
 Project No: 2001  
 Scale: As Noted

Enlarged Proposed Floor Plan

SHEET NO: **A1.05**

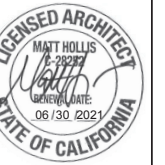


1 Existing / Demo Floor Plan  
 Scale: 1/4" = 1'-0"





**MH ARCHITECTS**  
 2325 3rd st. studio 426  
 san francisco, ca 94107  
 info@matthollis.com  
 matthollis.com  
 415 977 0194



**MATHNASIUM**  
 TENANT IMPROVEMENT  
 3813 24TH STREET  
 SAN FRANCISCO, CA 94114  
 APN: 6509 / 001

PUBLISH	DATE
Planning Submittal	02/10/2020
Use Permit Resubmittal	03/11/2020

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.  
 Date: 03.11.2020  
 Drawn by: SS, FY  
 Project No: 2001  
 Scale: As Noted

**Existing Front Elevation**

SHEET NO:  
**A2.01**

**Design Notes**

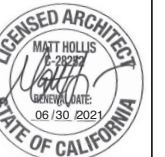
1. No exterior work. Keep the existing bench and planter on the street.



1 North/Front Elevation - Existing  
 Scale: 1/4" = 1'-0"



**MH ARCHITECTS**  
 2325 3rd st. studio 426  
 san francisco, ca 94107  
 info@matthollis.com  
 matthollis.com  
 415 977 0194



**Design Notes**

1. No exterior work. Keep the existing bench and planter on the street.



**MATHNASIUM**  
 TENANT IMPROVEMENT  
 3813 24TH STREET  
 SAN FRANCISCO, CA 94114  
 APN: 6509 / 001 & 6509 / 002

PUBLISH	DATE
Planning Submittal	02/10/2020
Use Permit Resubmittal	03/11/2020

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.  
 Date: 04.16.2020  
 Drawn by: SS, FY  
 Project No: 2001  
 Scale: As Noted

**Proposed Front Elevation**

SHEET NO:  
**A2.02**

1 North/Front Elevation - Proposed  
 Scale: 1/4" = 1'-0"



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
3813 24th Street		6509001
<b>Case No.</b>		<b>Permit No.</b>
2020-001318PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>          This project proposes a new 1455 square-foot instructional service retail sales and services use, at the ground floor of a three-story, residential-over commercial building.</p>		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> 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"/>	<p><b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p><b>FOR ENVIRONMENTAL PLANNING USE ONLY</b></p>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p><b>Air Quality:</b> 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 &gt; CEQA Catex Determination Layers &gt; Air Pollution Exposure Zone)</p>
<input type="checkbox"/>	<p><b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p><b>Note that a categorical exemption shall not be issued for a project located on the Cortese List if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</b></p>
<input type="checkbox"/>	<p><b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p><b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</p>
<input type="checkbox"/>	<p><b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p><b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b></p>
<input type="checkbox"/>	<p><b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</b></p>
<p><b>Comments and Planner Signature (optional):</b> Gabriela Pantoja</p>	



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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Property Information Map)	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input checked="" type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input checked="" type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b>	
<b>Preservation Planner Signature:</b>	

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

<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Gabriela Pantoja
		05/01/2020
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.  In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.  Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### MODIFIED PROJECT DESCRIPTION

Modified Project Description:

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

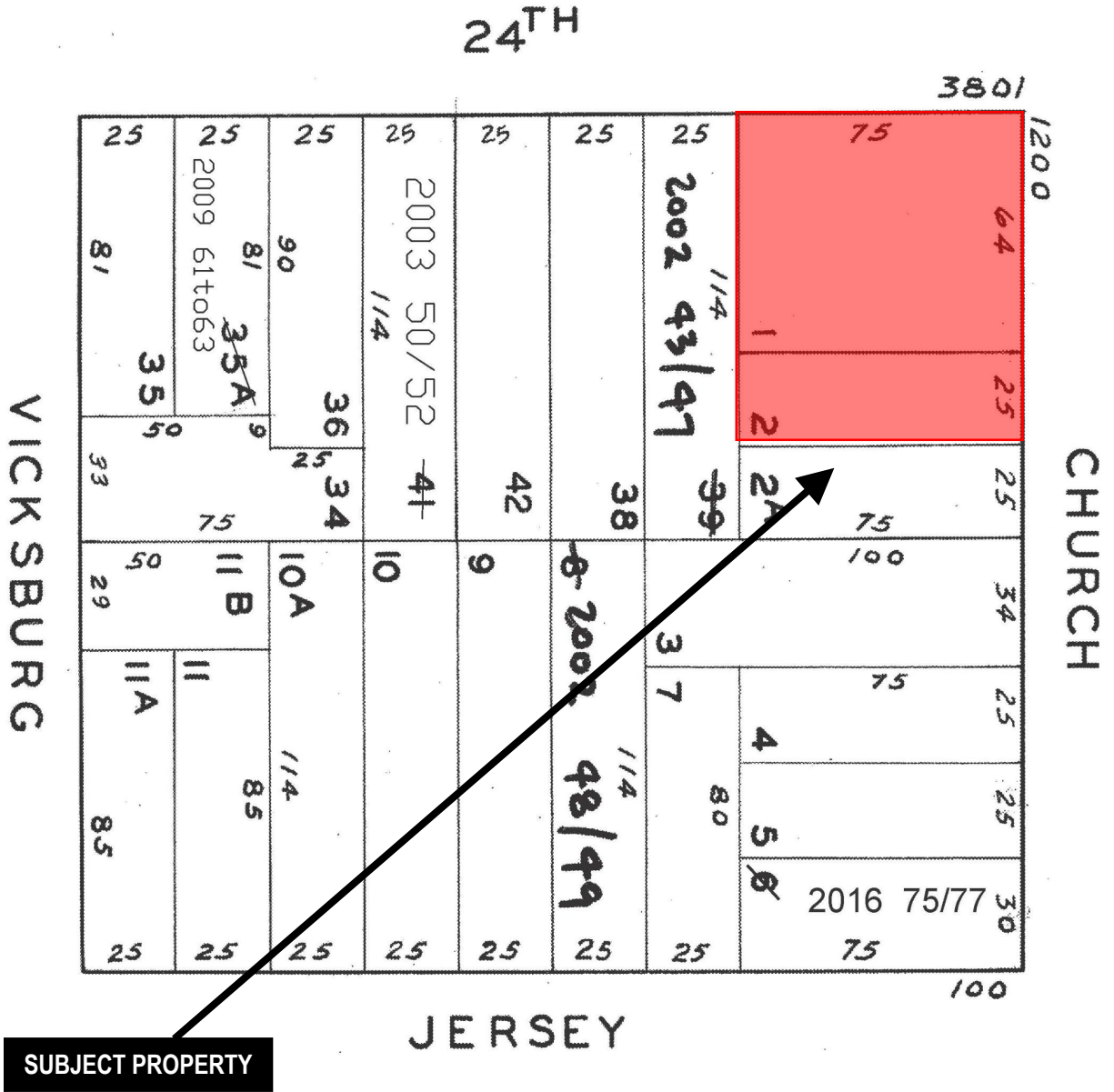
- |                          |   |
|--------------------------|---|
| <input type="checkbox"/> | The proposed modification would not result in any of the above changes. |
|--------------------------|---|

If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.

**Planner Name:**

**Date:**

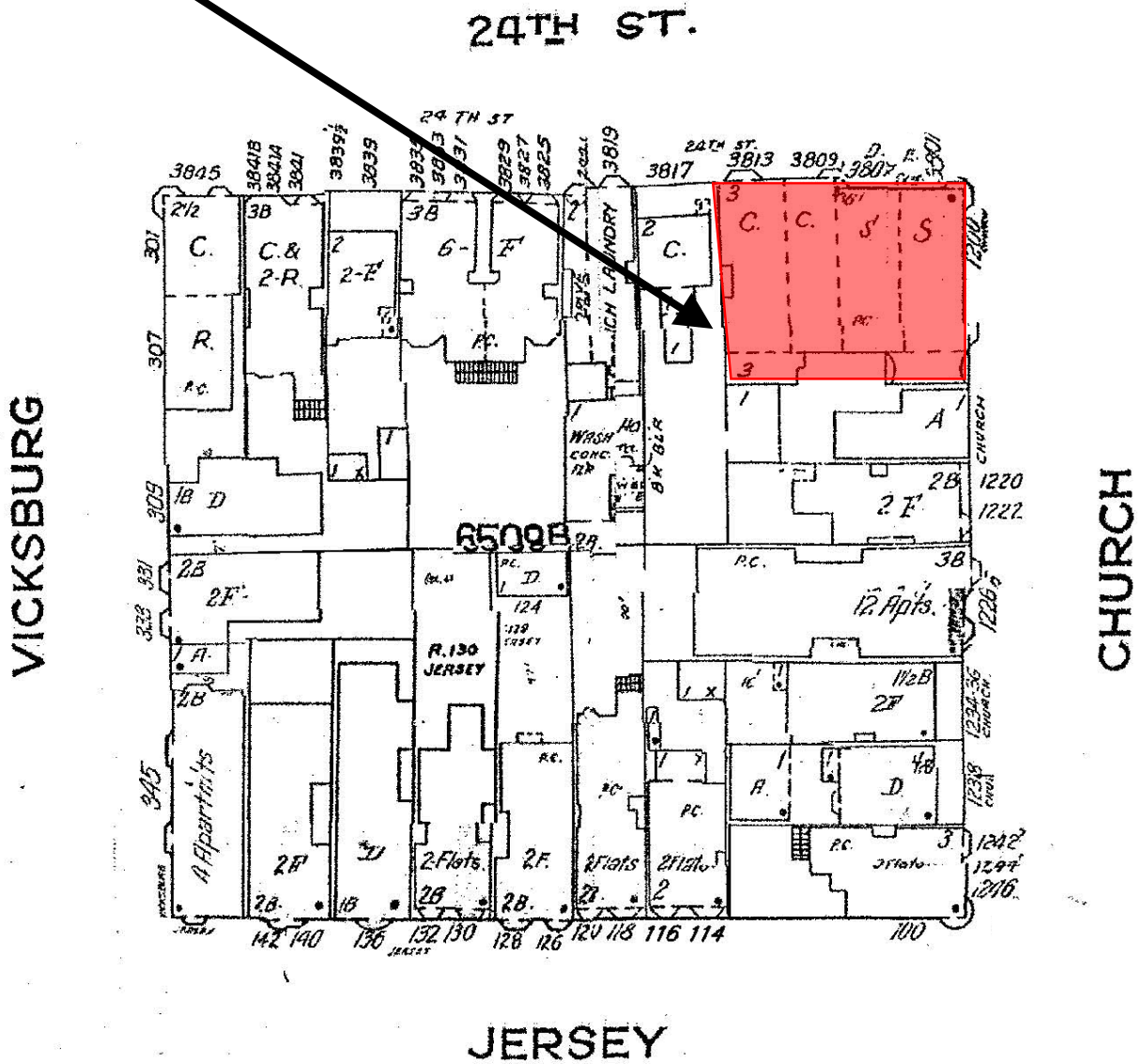
# Parcel Map



Conditional Use Authorization  
Case Number 2020-001318CUA  
3813 24<sup>th</sup> Street

# Sanborn Map\*

SUBJECT PROPERTY



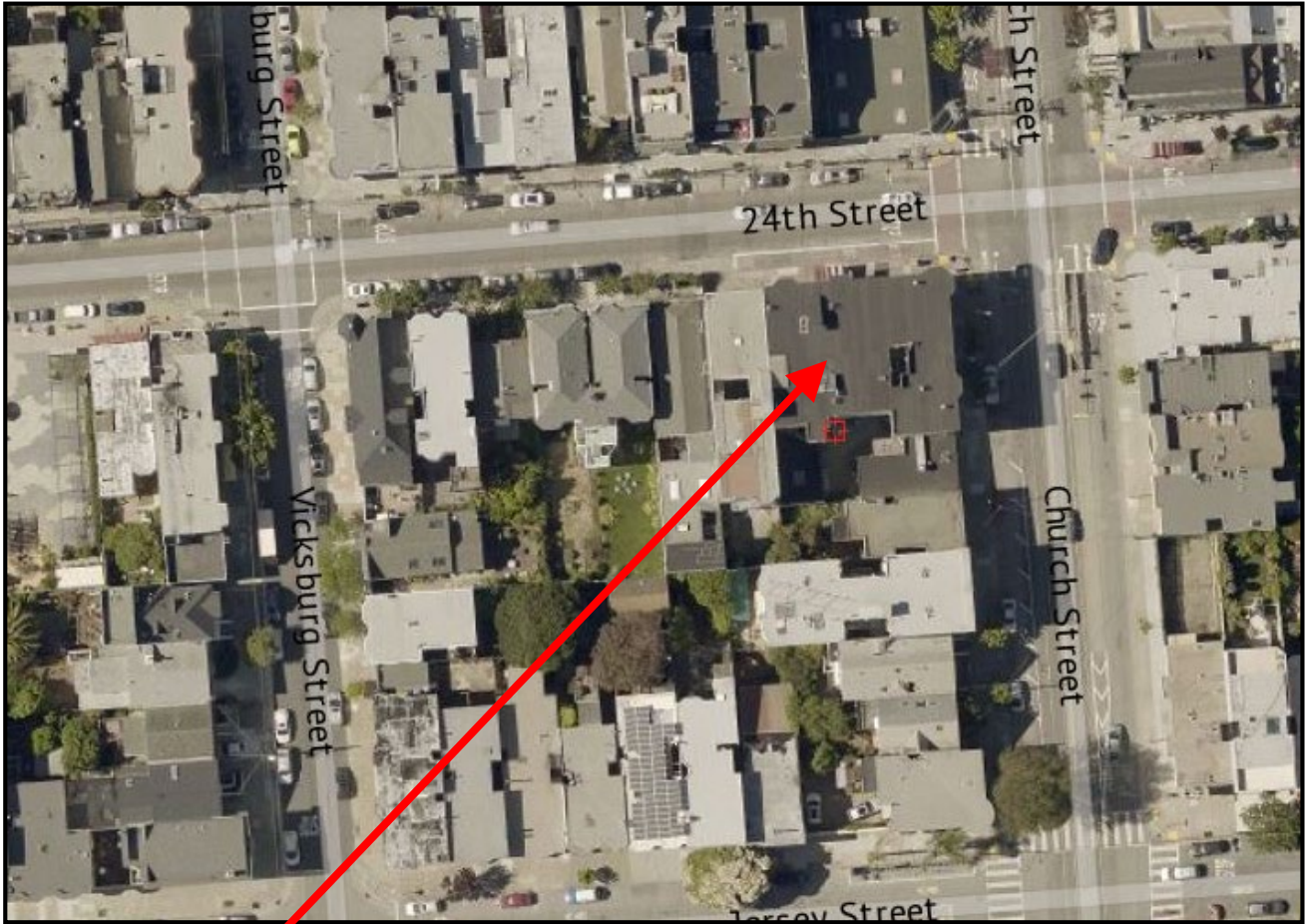
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization  
Case Number 2020-001318CUA  
3813 24<sup>th</sup> Street



# Aerial Photo

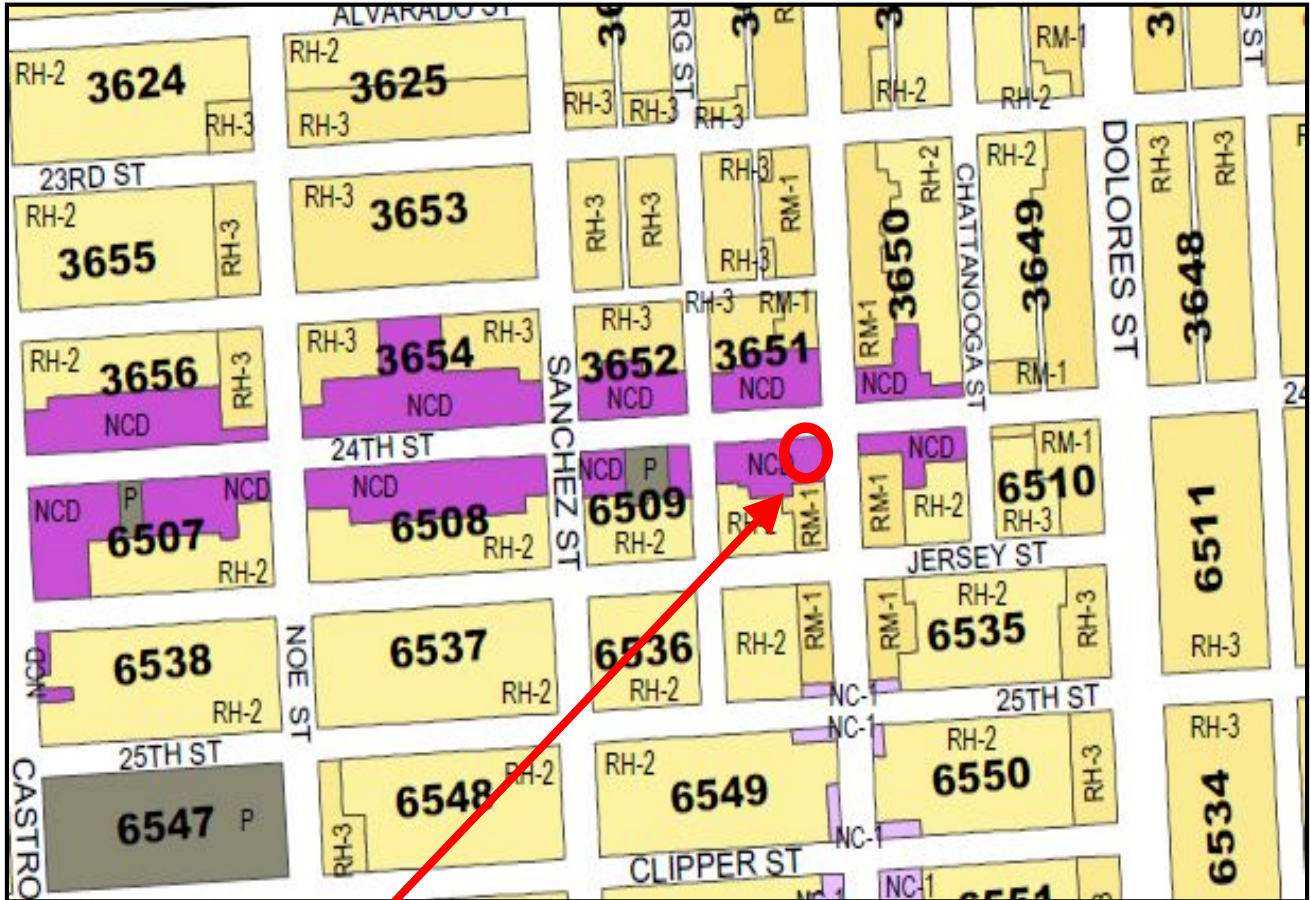


**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2020-001318CUA  
3813 24<sup>th</sup> Street

# Zoning Map



**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2020-001318CUA  
3813 24<sup>th</sup> Street



# Site Photo- View 1



Conditional Use Authorization  
Case Number 2020-001318CUA  
3813 24<sup>th</sup> Street



# Site Photo- View 2



Conditional Use Authorization  
Case Number 2020-001318CUA  
3813 24<sup>th</sup> Street



**San Francisco Planning**

**PROJECT APPLICATION (PRJ)**

**GENERAL INFORMATION**

**Property Information**

Project Address: 3813 24th Street

Block/Lot(s): 6509 001

**Property Owner's Information**

Name: The Wayne, Lillian, Walden and Wesley Woo Partnership

Address: 1234 Castro Street, San Francisco CA 94114

Email Address:

Telephone:

**Applicant Information**

Same as above

Name: Philip Lesser

Company/Organization:

Address: 555 Laurel Avenue, #501, San Mateo CA 94401

Email Address: phnsan@msn.com

Telephone: (650) 346-2903

**Please Select Billing Contact:**

Owner

Applicant

Other (see below for details)

Name: Philip Lesser

Email: phnsan@msn.com

Phone: (650) 346-2903

**Please Select Primary Project Contact:**

Owner

Applicant

Billing

**RELATED APPLICATIONS**

**Related Building Permit Applications (any active building permits associated with the project)**

N/A

Building Permit Application No(s):

**Related Preliminary Project Assessments (PPA)**

N/A

PPA Application No:

PPA Letter Date:

## PROJECT INFORMATION

### Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any required approvals (e.g. Variance) or changes to the Planning Code or Zoning Maps if applicable.

The project would allow for a new Instructional Service Retail Sales and Services use, which Formula Retail is conditionally encompassed within, at the ground floor of a three-story, residential-over commercial building.

The 1,455 square-foot commercial space has been vacant for a year. The last use was as a fitness gym.

### Project Details:

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

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

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

Indicate whether a Preliminary Housing Development Application (SB-330) is or has been submitted:     Yes     No

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

**Estimated Construction Cost:**    \$10,000 \_\_\_\_\_



## PROJECT AND LAND USE TABLES

All fields relevant to the project **must be completed** in order for this application to be accepted.

	Existing	Proposed	
<b>General Land Use</b>	Parking GSF	0	0
	Residential GSF		
	Retail/Commercial GSF	1,455	1,455
	Office GSF		
	Industrial-PDR		
	Medical GSF		
	Visitor GSF		
	CIE (Cultural, Institutional, Educational)		
	Useable Open Space GSF		
	Public Open Space GSF		
<b>Project Features</b>	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
	Hotel Rooms		
	Number of Building(s)		
	Number of Stories		
	Parking Spaces		
	Loading Spaces		
	Bicycle Spaces		
	Car Share Spaces		
Other: _____			
<b>Land Use - Residential</b>	Studio Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		




## ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

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

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

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	1 month of minor tenant improvements
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
1c. General	Does the project involve a change of use of 10,000 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- <a href="#">School and Child Care Drop-Off &amp; Pick-Up Management Plan</a> .
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)  An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete <a href="#">Historic Resource Determination</a> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <a href="mailto:CPC-HRE@sfgov.org">CPC-HRE@sfgov.org</a> .

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

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*):  <i>*Note this includes foundation work</i>
6a. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater?  ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: ● The project involves: <ul style="list-style-type: none"><li>○ excavation of 50 or more cubic yards of soil, or</li><li>○ building expansion greater than 500 square feet outside of the existing building footprint.</li></ul> <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
6b. Geology and Soils	Does the project involve a lot split located on a slope equal to or greater than 20 percent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A categorical exemption cannot be issued. Please contact <a href="mailto:CPC.EPIntake@sfgov.org">CPC.EPIntake@sfgov.org</a> , once a Project Application has been submitted.
7. Air Quality 	Would the project add new sensitive receptors (residences, schools, child care facilities, hospitals or senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an <a href="#">Article 38 Compliance application</a> with the Department of Public Health.
8a. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a <a href="#">Maher Application Form</a> to the Department of Public Health and submit documentation of Maher enrollment with this Project Application.  Certain projects may be eligible for a waiver from the Maher program. For more information, refer to the Department of Public Health's <a href="#">Environmental Health Division</a> .  <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>
8b. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit documentation of enrollment in the Maher Program (per above), or a Phase I Environmental Site Assessment prepared by a qualified consultant.

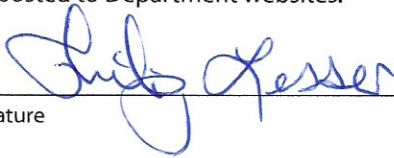
 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.



# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Philip Lesser

Name (Printed)

January 25, 2020

Date

Owner's Agent

(650) 346-2903

phnsan@msn.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



# CONDITIONAL USE AUTHORIZATION

## SUPPLEMENTAL APPLICATION

### Property Information

---

Project Address: 3813 24th Street

Block/Lot(s): 6509 001

---

### Action(s) Requested

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

Establishment of a Formula Retail use (d.b.a. Mathnasium, a children's instructional service for pre-kindergarten to 12th grade math) in a vacant retail space within NC-Noe 24th Street. The establishment would apply to an existing 1,455 square foot space formerly occupied by a fitness gym.

Pertinent Planning Code Sections: 303; 303.1; 703.4 and 728

### Conditional Use Findings

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

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

Noe Valley is a very family-oriented neighborhood. Residents and businesses have expressed strong support for this proposed math learning center.



2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - b. 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;
  - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

The space will be brought into total code compliance with the Department of Building Inspection and San Francisco Fire Department to assure accessibility and safety.

The space is extremely well supported by public transit with the MUNI 48 line stopping in front of the building and the "J" Church stopping within a quarter block of the site.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

The project meets the provisions of Code and the General Plan by providing a new commercial benefit to the district and enhancing the diversity of the economic base of the area; providing employment (5 full-time employees); and no neighborhood-serving goods and services uses in the District will be displaced since the space has been vacant for a year


4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

The project would allow for a new Instructional Service Retail Sales and Services use, which Formula Retail is conditionally encompassed within, at the ground floor of a three-story, residential-over-commercial building.

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

  
\_\_\_\_\_  
Signature

Philip Lesser  
\_\_\_\_\_  
Name (Printed)

January 25, 2020  
\_\_\_\_\_  
Date

Owner's Agent  
\_\_\_\_\_  
Relationship to Project  
(i.e. Owner, Architect, etc.)

(650) 346-2903  
\_\_\_\_\_  
Phone

phnsan@msn.com  
\_\_\_\_\_  
Email

For Department Use Only  
Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



Formula Retail Findings  
For 2020-001318CUA  
3813 24<sup>th</sup> Street (APN 6509/001)

1. Within the 300-foot radius of the subject site, there are thirty-two store fronts with linear frontage of 1,032 feet. Four of those commercial spaces are occupied by formula-retail businesses: Sterling Bank (125’); Compass/Alain Pinel Realty (45’); Happy Donuts (75’) and 24-Hr. Fitness (39’).

The addition of a formula-retail mathematical learning center doing business as Mathnasium Noe Valley with 18’ frontage would have a negligible effect on the concentration of formula-retail business in this easternmost stretch of the Noe Valley Neighborhood Commercial District.

The percentage increase of formula-retail frontage as a percentage of total store- frontages would increase from 27.5% (existing) to 29.3% (proposed) – a mere 1.8% increase.

2. There are no other Instructional Service Retail Sales and Services in this area with the exception of Song Bird Studios at 3823 24<sup>th</sup> Street with a frontage of 8’. This would be the only mathematical learning center.
3. The mixed-use building containing this proposed usage is three-stories high with six residential units on the upper two floors and three commercial spaces on the ground level. Mathnasium Noe Valley would make no alterations to the façade of this “A” historic resource. All signage will conform to the Commission Guide for Formula Retail.
4. Four of the thirty-two commercial spaces in this area are currently vacant. The length of their combined frontages equals 118’ or 11.4% of area total linear frontages.
5. Of the 28 occupied commercial spaces, 22 contain neighborhood-serving retail uses (defined as: Limited Restaurants, specific Retail Sales and Services; Personal Services; Limited Financial Services; and Trade Shops.)

These 28 neighborhood-serving retail spaces comprise 57% of the area linear store frontages.

The Citywide-serving retail uses (2 bars; 3 realtors and a bank) comprise 31% of the area linear store frontages.

The other 12% of the frontages are currently vacant

6. Mathnasium Noe Valley would be a highly desirable new use for the family-oriented Noe Valley neighborhood. It would not disturb the character of this daytime-oriented, multi-purpose commercial district.

# Petition to the San Francisco Planning Commission

Honorable Planning Commissioners,

We the undersigned respectfully request that you grant a conditional-use permit for Mathnasium - a Math Learning place for K-12 kids, at a currently vacant commercial retail space at 3813 24<sup>th</sup> Street.

Name	Address	E-Mail/Phone
Vanessa Clark	536 14 <sup>th</sup> St. #9, SF, CA 94103	vanessa1212@gmail.com
Aracelis Allen	3531 22nd St. SF, CA 94114	aallen@tesa-sf.org
Chandra Egan	377 Paris St SF CA 94112	chandraegan@gmail.com
Landon Carpenter	1107 Diamond St, SF 94114	LandonD@gmail.com
Missy Silver	91 Cragmont Ave 94114	hellokatzel@gmail.com
Meredith Marzuoli	876 Douglass St. 94114	mmarzuoli@gmail.com
Adrian Aguilera	37 Chenery SF 94131	asuilera@gmail.com
Alicia Coraza	1623 Kirkwood Ave 94124	alicia.coraza@yahoo.com
Fabiola Garcia	1345 Minna Street SF CA 94103	fabs4155@gmail.com
Laura Hernandez	3351 Cesar Chavez #5 SF CA 94110	laurahr1404@gmail.com
Jamie Katz	871 Guerrero St. SF CA 94110	jkatz66@gmail.com
Naomi Zubin	3636 19 <sup>th</sup> St SF CA 94110	NZubin@gmail.com
Teresa Aguilera	309 Bennington St. SF CA 94110	ta.sphelle@desco.com
Maya Kutan	5581 Diamond Heights Blvd, SF CA 94119	MKST#81@gmail.com
Danielle Ramo-Laris	453 Eureka St. SF 94114	danielle.ramo@gmail.com



**Petition to the San Francisco Planning Commission**

Honorable Planning Commissioners,

We the undersigned respectfully request that you grant a conditional-use permit for Mathnasium - a Math Learning place for K-12 kids, at a currently vacant commercial retail space at 3813 24<sup>th</sup> Street.

Name	Address	E-Mail/Phone
Negan Derani	179 Skyview Way, SF, CA 94131	negeen3@kcloud.com
Anthony Borges	8344 Vicente St. SF, Ca 94116	anthonyshoebrz@gmail.com
Mary Ann Martin	3838 Dubuque Ln Ca 94114	
Ann Martin	3821 24th 94114	ANNMARTINCA@INSTRACH
Michael Fusaro	300 VICKSBURG ST 94114	
Aren Hawn	642 Cole Street #2 94117 3477 24th St.	arenhawn@folioSF.com
Emily Vasquez	3985 24th St SF, CA. 94114	EmilyAVasquez@aol.com
Heather Hsia	300 3rd St #919 SF, CA 94107	heatherhsia@gmail.com
Rob	4054 29th St	
BRENDON PINEDA	807 Foothill Blvd #15	bpineda@plumpjack.com
Ashley Bonillas	3934 24th street	bonillasashley@gmail.com
Laura Keating	261 kenny st	Lololuv86@sbcglobal.net
Alyce Lichaa	1116 Dolores St 94110	alycelichaa@gmail.com
Dan Afergan	3884 22nd St.	afergan@gmail.com
Alexis Brown	3901 24th Street	abrown.mran@yahoo.com
ANNA ENGSTRÖM	274 ATHENS ST	engstrom.anna@gmail.com
Shiye Varede Ladde	21077 24st	415-970-0579









Noe Valley Association  
A Community Benefits District  
[noevalleyassociation.org](http://noevalleyassociation.org)

January 22, 2020

San Francisco Planning Commission  
1650 Mission Street  
4<sup>th</sup> Floor  
San Francisco CA 94103

Re: Endorsement of Mathnasium Taking Occupancy at 3813 24<sup>th</sup> Street

Honorable Planning Commissioners:

The Noe Valley Community Benefits District would like to go on public record as being fully supportive of the Planning Commission granting a conditional-use permit for a math-learning center termed Mathnasium at the currently vacant commercial space at 3813 24<sup>th</sup> Street.

Noe Valley is a very family-oriented neighborhood. Having this resource available for the children to become more enthused and proficient in mathematics would be a nice addition to the 24<sup>th</sup> Street corridor.

We foresee a greater vitality to the cultural offerings and vitality of Noe Valley as a result of a favorable ruling in this matter.

Most sincerely,

Debra Niemann  
Executive Director  
Noe Valley Community Benefits District

1330 Castro Street • San Francisco • CA • 94114  
[www.noevalleyassociation.org](http://www.noevalleyassociation.org)

San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Honorable Planning Commissioners,

As a neighborhood merchant in the 24<sup>th</sup> Street Noe Valley corridor, I see it as extremely beneficial for you to approve a permit allowing Mathnasium, a math tutoring business to be located at currently empty commercial retail space at 3813 24th St.

Mathnasium of Noe Valley, a small family business, signed a multi-year lease with plans to be an involved member of the community for many years to come.

Noe Valley has many families who understand that education is of paramount importance to the future of our children, the neighborhood and the city overall, and Mathnasium's mission is to help.

As a whole, Mathnasium is going to bring valuable foot traffic to the neighborhood and our local merchants, provide additional free educational events at the neighborhood schools, and otherwise be locally involved. For all these important reasons, please permit Mathnasium of Noe Valley to provide tutoring services.

Respectfully,

Business Name:

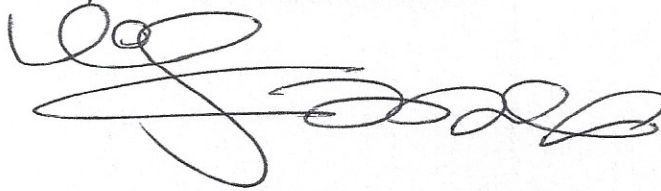
Rabat Boutique

Address:

4001 24th.

Name/Signature:

Inci Carter



rabat®

4001 24th St. @ Noe  
San Francisco, CA 94114  
415/282-7861

1825 4th St. @ Hearst  
Berkeley, CA 94710  
510/549-9195  
(Fax) 510/549-9196

[www.rabatshoes.com](http://www.rabatshoes.com)



San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Honorable Planning Commissioners,

As a neighborhood merchant in the 24<sup>th</sup> Street Noe Valley corridor, I see it as extremely beneficial for you to approve a permit allowing Mathnasium, a math tutoring business to be located at currently empty commercial retail space at 3813 24th St.

Mathnasium of Noe Valley, a small family business, signed a multi-year lease with plans to be an involved member of the community for many years to come.

Noe Valley has many families who understand that education is of paramount importance to the future of our children, the neighborhood and the city overall, and Mathnasium's mission is to help.

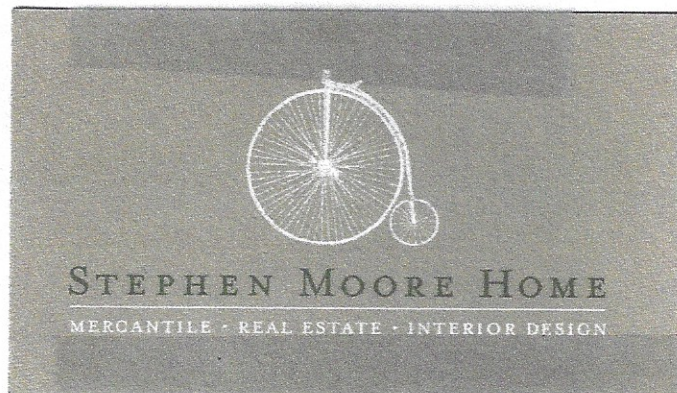
As a whole, Mathnasium is going to bring valuable foot traffic to the neighborhood and our local merchants, provide additional free educational events at the neighborhood schools, and otherwise be locally involved. For all these important reasons, please permit Mathnasium of Noe Valley to provide tutoring services.

Respectfully,

Business Name: STEPHEN MOORE

Address: 3845 24<sup>th</sup> ST.

Name/Signature: STEPHEN MOORE



San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Honorable Planning Commissioners,

As a neighborhood merchant in the 24<sup>th</sup> Street Noe Valley corridor, I see it as extremely beneficial for you to approve a permit allowing Mathnasium, a math tutoring business to be located at currently empty commercial retail space at 3813 24th St.

Mathnasium of Noe Valley, a small family business, signed a multi-year lease with plans to be an involved member of the community for many years to come.

Noe Valley has many families who understand that education is of paramount importance to the future of our children, the neighborhood and the city overall, and Mathnasium's mission is to help.

As a whole, Mathnasium is going to bring valuable foot traffic to the neighborhood and our local merchants, provide additional free educational events at the neighborhood schools, and otherwise be locally involved. For all these important reasons, please permit Mathnasium of Noe Valley to provide tutoring services.

Respectfully,

Business Name: 24th St. Cheese Co

Address: 3894 24th SF CA

Name/Signature: Glen Murray



3893 - 24th Street, San Francisco, CA 94114

(415) 821-6658

Fax (415) 648-3361

San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Honorable Planning Commissioners,

As a neighborhood merchant in the 24<sup>th</sup> Street Noe Valley corridor, I see it as extremely beneficial for you to approve a permit allowing Mathnasium, a math tutoring business to be located at currently empty commercial retail space at 3813 24th St.

Mathnasium of Noe Valley, a small family business, signed a multi-year lease with plans to be an involved member of the community for many years to come.

Noe Valley has many families who understand that education is of paramount importance to the future of our children, the neighborhood and the city overall, and Mathnasium's mission is to help.

As a whole, Mathnasium is going to bring valuable foot traffic to the neighborhood and our local merchants, provide additional free educational events at the neighborhood schools, and otherwise be locally involved. For all these important reasons, please permit Mathnasium of Noe Valley to provide tutoring services.

Respectfully,

Business Name: Shufat Market  
Address: 3807-24th St. SF  
Name/Signature: James

Two Locations ~~BI-RITE MARKET~~ Jimmy, Manager  
5211 Foothill Blvd.  
Oakland, CA 94601 (415) 536-1688  
Beer & Wine • Meat • Groceries  
Mon. - Sat. 9 AM to 7:30 PM Sunday: 9 AM to 6 PM

**SHUFAT MARKET** James  
3807 - 24th Street  
San Francisco, CA 94114 (415) 826-6207  
Liquor, Beer & Wine • Groceries  
9 AM to 1 AM



San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Honorable Planning Commissioners,

As a neighborhood merchant in the 24<sup>th</sup> Street Noe Valley corridor, I see it as extremely beneficial for you to approve a permit allowing Mathnasium, a math tutoring business to be located at currently empty commercial retail space at 3813 24th St.

Mathnasium of Noe Valley, a small family business, signed a multi-year lease with plans to be an involved member of the community for many years to come.

Noe Valley has many families who understand that education is of paramount importance to the future of our children, the neighborhood and the city overall, and Mathnasium's mission is to help.

As a whole, Mathnasium is going to bring valuable foot traffic to the neighborhood and our local merchants, provide additional free educational events at the neighborhood schools, and otherwise be locally involved. For all these important reasons, please permit Mathnasium of Noe Valley to provide tutoring services.

Respectfully,

Business Name: 24Hour Fitness

Address: 3800 24<sup>th</sup> St Suite #2

Name/Signature: Courtney Lucas



**Courtney Lucas**

General Manager

T (415) 642-2424 x40

F (415) 642-2422

E cmclub701@24hourfit.com

3800 24th Street Suite2  
San Francisco, CA 94114



Official Sponsor



San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Honorable Planning Commissioners,

As a neighborhood merchant in the 24<sup>th</sup> Street Noe Valley corridor, I see it as extremely beneficial for you to approve a permit allowing Mathnasium, a math tutoring business to be located at currently empty commercial retail space at 3813 24th St.

Mathnasium of Noe Valley, a small family business, signed a multi-year lease with plans to be an involved member of the community for many years to come.

Noe Valley has many families who understand that education is of paramount importance to the future of our children, the neighborhood and the city overall, and Mathnasium's mission is to help.

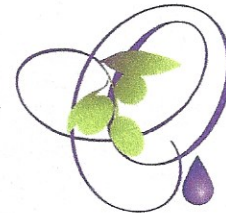
As a whole, Mathnasium is going to bring valuable foot traffic to the neighborhood and our local merchants, provide additional free educational events at the neighborhood schools, and otherwise be locally involved. For all these important reasons, please permit Mathnasium of Noe Valley to provide tutoring services.

Respectfully,

Business Name: Olive This Olive That

Address: 304 Vicksburg St.

Name/Signature: Janell Pekkain



**OLIVE THIS  
OLIVE THAT**  
Premium Olive Oil, Vinegar, and Pasta

304 Vicksburg Street  
San Francisco, CA 94114

Janell Pekkain  
415-519-6801  
janell@OliveThisOliveThat.com

San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Honorable Planning Commissioners,

As a neighborhood merchant in the 24<sup>th</sup> Street Noe Valley corridor, I see it as extremely beneficial for you to approve a permit allowing Mathnasium, a math tutoring business to be located at currently empty commercial retail space at 3813 24th St.

Mathnasium of Noe Valley, a small family business, signed a multi-year lease with plans to be an involved member of the community for many years to come.

Noe Valley has many families who understand that education is of paramount importance to the future of our children, the neighborhood and the city overall, and Mathnasium's mission is to help.

As a whole, Mathnasium is going to bring valuable foot traffic to the neighborhood and our local merchants, provide additional free educational events at the neighborhood schools, and otherwise be locally involved. For all these important reasons, please permit Mathnasium of Noe Valley to provide tutoring services.

Respectfully,

Business Name: HAPPY DONUTS

Address: 3801 24TH ST SF CA 94114

Name/Signature: RATHA VANN ROY

-----  
HAPPY DONUTS  
3801 24TH STREET  
SAN FRANCISCO  
PHONE 415 285-5890  
-----

DATE 01/24/2020 FRI

NO-TAX	\$1.20
NO-TAX	\$2.45
TOTAL	\$3.65
CASH	\$3.65
CLERK 01	No. 00345
TIME 18:20	00

San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Honorable Planning Commissioners,

As a neighborhood merchant in the 24<sup>th</sup> Street Noe Valley corridor, I see it as extremely beneficial for you to approve a permit allowing Mathnasium, a math tutoring business to be located at currently empty commercial retail space at 3813 24th St.

Mathnasium of Noe Valley, a small family business, signed a multi-year lease with plans to be an involved member of the community for many years to come.

Noe Valley has many families who understand that education is of paramount importance to the future of our children, the neighborhood and the city overall, and Mathnasium's mission is to help.

As a whole, Mathnasium is going to bring valuable foot traffic to the neighborhood and our local merchants, provide additional free educational events at the neighborhood schools, and otherwise be locally involved. For all these important reasons, please permit Mathnasium of Noe Valley to provide tutoring services.

Respectfully,

Business Name: Mitre Box

Address: 4082 24th ST

Name/Signature: Doug O'Neil / [Signature]





San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Honorable Planning Commissioners,

As a neighborhood merchant in the 24<sup>th</sup> Street Noe Valley corridor, I see it as extremely beneficial for you to approve a permit allowing Mathnasium, a math tutoring business to be located at currently empty commercial retail space at 3813 24th St.

Mathnasium of Noe Valley, a small family business, signed a multi-year lease with plans to be an involved member of the community for many years to come.

Noe Valley has many families who understand that education is of paramount importance to the future of our children, the neighborhood and the city overall, and Mathnasium's mission is to help.

As a whole, Mathnasium is going to bring valuable foot traffic to the neighborhood and our local merchants, provide additional free educational events at the neighborhood schools, and otherwise be locally involved. For all these important reasons, please permit Mathnasium of Noe Valley to provide tutoring services.

Respectfully,

Business Name: NOE VALLEY BAKERY

Address: 4073 24<sup>TH</sup> ST

Name/Signature: MICHAEL CASSEN



San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Honorable Planning Commissioners,

As a neighborhood merchant in the 24<sup>th</sup> Street Noe Valley corridor, I see it as extremely beneficial for you to approve a permit allowing Mathnasium, a math tutoring business to be located at currently empty commercial retail space at 3813 24th St.

Mathnasium of Noe Valley, a small family business, signed a multi-year lease with plans to be an involved member of the community for many years to come.

Noe Valley has many families who understand that education is of paramount importance to the future of our children, the neighborhood and the city overall, and Mathnasium's mission is to help.

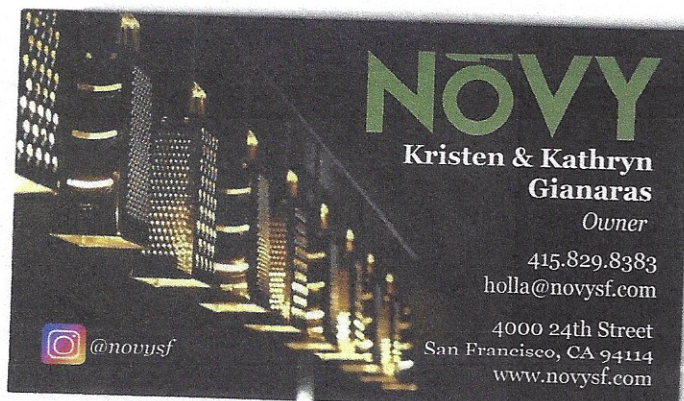
As a whole, Mathnasium is going to bring valuable foot traffic to the neighborhood and our local merchants, provide additional free educational events at the neighborhood schools, and otherwise be locally involved. For all these important reasons, please permit Mathnasium of Noe Valley to provide tutoring services.

Respectfully,

Business Name: NOVY Restaurant

Address: 4000 24<sup>th</sup> ST. SF, CA 94114

Name/Signature: Kathryn Gianaras *Kathryn Gianaras*





San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Honorable Planning Commissioners,

As a neighborhood merchant in the 24<sup>th</sup> Street Noe Valley corridor, I see it as extremely beneficial for you to approve a permit allowing Mathnasium, a math tutoring business to be located at currently empty commercial retail space at 3813 24th St.

Mathnasium of Noe Valley, a small family business, signed a multi-year lease with plans to be an involved member of the community for many years to come.

Noe Valley has many families who understand that education is of paramount importance to the future of our children, the neighborhood and the city overall, and Mathnasium's mission is to help.

As a whole, Mathnasium is going to bring valuable foot traffic to the neighborhood and our local merchants, provide additional free educational events at the neighborhood schools, and otherwise be locally involved. For all these important reasons, please permit Mathnasium of Noe Valley to provide tutoring services.

Respectfully,

Business Name: STERLING BANK & TRUST

Address: 3800 24<sup>th</sup> St SAN FRANCISCO, CA 94114

Name/Signature: 



"We Create Solutions."<sup>®</sup>  
www.sterlingbank.com

**Nick Demopoulos**  
Branch Manager

3800 24th Street  
San Francisco, CA 94114  
Office Tel: (415) 970-9070  
Efax: (248) 351-7208  
Office Fax: (415) 970-9880  
ndemopoulos@sterlingbank.com



San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Honorable Planning Commissioners,


As a neighborhood merchant in the 24<sup>th</sup> Street Noe Valley corridor, I see it as extremely beneficial for you to approve a permit allowing Mathnasium, a math tutoring business to be located at currently empty commercial retail space at 3813 24th St.

Mathnasium of Noe Valley, a small family business, signed a multi-year lease with plans to be an involved member of the community for many years to come.

Noe Valley has many families who understand that education is of paramount importance to the future of our children, the neighborhood and the city overall, and Mathnasium's mission is to help.

As a whole, Mathnasium is going to bring valuable foot traffic to the neighborhood and our local merchants, provide additional free educational events at the neighborhood schools, and otherwise be locally involved. For all these important reasons, please permit Mathnasium of Noe Valley to provide tutoring services.

Respectfully,

Business Name: NOE VALLEY WINE & SPIRITS  
Address: ~~3813 24TH ST.~~, 3821 24TH ST. SF, CA 94114  
Name/Signature:   
DONALD NORTON

San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Honorable Planning Commissioners,

As a neighborhood merchant in the 24<sup>th</sup> Street Noe Valley corridor, I see it as extremely beneficial for you to approve a permit allowing Mathnasium, a math tutoring business to be located at currently empty commercial retail space at 3813 24th St.

Mathnasium of Noe Valley, a small family business, signed a multi-year lease with plans to be an involved member of the community for many years to come.

Noe Valley has many families who understand that education is of paramount importance to the future of our children, the neighborhood and the city overall, and Mathnasium's mission is to help.

As a whole, Mathnasium is going to bring valuable foot traffic to the neighborhood and our local merchants, provide additional free educational events at the neighborhood schools, and otherwise be locally involved. For all these important reasons, please permit Mathnasium of Noe Valley to provide tutoring services.

Respectfully,

Business Name: Just For Fun  
Address: 3982 24th 94114  
Name/Signature: [Signature]

Cards, Gifts, Custom Printing & More . . .  
in the heart of Noe Valley

**Just For Fun** David Eiland  
& *Scibbledoodles*

 Fine art supplies for all mediums  
Paint, Canvas, Drawing, Pads,  
Crafts, Drafting, Kids art supplies  
and more!

3982 24th Street, San Francisco, California 94114  
www.justforfun.awesome.this.com    www.justforfun.invitations.com  
(415) 285-4068    david@justforfunsf.com