Executive Summary
Conditional Use Authorization
HEARING DATE: MAY 14, 2020

Date: May 7, 2020
Record No.: 2020-001318CUA
Project Address: 3813 24th 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 24th Street, LLC
San Francisco, CA 94114
Staff Contact: Gabriela Pantoja – (415) 575-8741
Gabriela.Pantoja@sfgov.org
Recommendation: Approval with Conditions

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 compose 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
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 24TH 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 24th 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 24th 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 24th 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 24th 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 24th 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 24th 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 24th 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 24th Street and is well served by public transportation; the 48-bus line runs along 24th 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 24th 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.


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 24th Street and is well served by public transportation; the 48-bus line runs along 24th 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 24th 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 24th Street, Block 6509, and Lots 001 and 002 pursuant to Planning Code Sections 303, 303.1, and 728 within the 24th 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*

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

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

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

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

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

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

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

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

**DESIGN – COMPLIANCE AT PLAN STAGE**

6. **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

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

**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

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

**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

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
Design Notes

1. No exterior work. Keep the existing bench and planter on the street.
CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

<table>
<thead>
<tr>
<th>Project Address</th>
<th>Block/Lot(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3813 24th Street</td>
<td>6509001</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Permit No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>2020-001318PRJ</td>
<td></td>
</tr>
</tbody>
</table>

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

Project description for Planning Department approval.

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.

STEP 1: EXEMPTION CLASS

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

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

☐ Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.

☐ Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
(c) The project site has no value as habitat for endangered rare or threatened species.
(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
(e) The site can be adequately served by all required utilities and public services.

FOR ENVIRONMENTAL PLANNING USE ONLY

☐ Class ___
### STEP 2: CEQA IMPACTS
**TO BE COMPLETED BY PROJECT PLANNER**

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
<th>Relevant Layers</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Air Quality:</strong></td>
<td>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)</td>
<td></td>
</tr>
<tr>
<td><strong>Hazardous Materials:</strong></td>
<td>If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <strong>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</strong> (refer to EP_ArcMap &gt; Maher layer).</td>
<td></td>
</tr>
<tr>
<td><strong>Transportation:</strong></td>
<td>Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</td>
<td></td>
</tr>
<tr>
<td><strong>Archeological Resources:</strong></td>
<td>Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</td>
<td></td>
</tr>
<tr>
<td><strong>Subdivision/Lot Line Adjustment:</strong></td>
<td>Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography). If yes, Environmental Planning must issue the exemption.</td>
<td>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</td>
</tr>
<tr>
<td><strong>Slope = or &gt; 25%:</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
<td>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</td>
</tr>
<tr>
<td><strong>Seismic: Landslide Zone:</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</td>
<td>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</td>
</tr>
<tr>
<td><strong>Seismic: Liquefaction Zone:</strong></td>
<td>Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.</td>
<td>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Property is one of the following: (refer to Property Information Map)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Category A: Known Historical Resource. <strong>GO TO STEP 5.</strong></td>
</tr>
<tr>
<td>Category B: Potential Historical Resource (over 45 years of age). <strong>GO TO STEP 4.</strong></td>
</tr>
<tr>
<td>Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). <strong>GO TO STEP 6.</strong></td>
</tr>
</tbody>
</table>

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

Check all that apply to the project.

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

Note: Project Planner must check box below before proceeding.

| Project is not listed. **GO TO STEP 5.** |
| Project does not conform to the scopes of work. **GO TO STEP 5.** |
| Project involves four or more work descriptions. **GO TO STEP 5.** |
| Project involves less than four work descriptions. **GO TO STEP 6.** |

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

Check all that apply to the project.

| 1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4. |
| 2. Interior alterations to publicly accessible spaces. |
| 3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character. |
| 4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features. |
| 5. Raising the building in a manner that does not remove, alter, or obscure character-defining features. |
| 6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings. |
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the *Secretary of the Interior's Standards for Rehabilitation*.

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

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

(Requires approval by Senior Preservation Planner/Preservation Coordinator)

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

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

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

- [ ] Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

**Comments (optional):**

**Preservation Planner Signature:**

---

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**

**TO BE COMPLETED BY PROJECT PLANNER**

- [ ] No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.

<table>
<thead>
<tr>
<th>Project Approval Action: Planning Commission Hearing</th>
<th>Signature: Gabriela Pantoja 05/01/2020</th>
</tr>
</thead>
</table>

Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.

In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action.

Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.
STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT
TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

☐ Result in expansion of the building envelope, as defined in the Planning Code;

☐ Result in the change of use that would require public notice under Planning Code Sections 311 or 312;

☐ Result in demolition as defined under Planning Code Section 317 or 19005(f)?

☐ Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

☐ The proposed modification would not result in any of the above changes.

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

Planner Name: Date:
*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 24th Street
Aerial Photo

SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2020-001318CUA
3813 24th Street
Zoning Map

SUBJECT PROPERTY
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.

<table>
<thead>
<tr>
<th>General Land Use</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking GSF</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Residential GSF</td>
<td></td>
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<tr>
<td>Retail/Commercial GSF</td>
<td>1,455</td>
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<tr>
<td>Office GSF</td>
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<td>Industrial-PDR</td>
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<td>Medical GSF</td>
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<td>Visitor GSF</td>
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<td>CIE (Cultural, Institutional, Educational)</td>
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<tr>
<td>Useable Open Space GSF</td>
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<td>Public Open Space GSF</td>
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<table>
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<tr>
<th>Project Features</th>
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<tbody>
<tr>
<td>Dwelling Units - Affordable</td>
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<td>Dwelling Units - Market Rate</td>
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<tr>
<td>Dwelling Units - Total</td>
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<td>Hotel Rooms</td>
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<td>Number of Building(s)</td>
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<tr>
<td>Number of Stories</td>
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<td>Parking Spaces</td>
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<tr>
<td>Loading Spaces</td>
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<td>Bicycle Spaces</td>
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<td>Car Share Spaces</td>
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<tr>
<td>Other:</td>
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</table>

<table>
<thead>
<tr>
<th>Land Use - Residential</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Studio Units</td>
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<tr>
<td>One Bedroom Units</td>
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<td></td>
</tr>
<tr>
<td>Two Bedroom Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Three Bedroom (or +) Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group Housing - Rooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Group Housing - Beds</td>
<td></td>
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<tr>
<td>SRO Units</td>
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<tr>
<td>Micro Units</td>
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</tr>
<tr>
<td>Accessory Dwelling Units</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.
ENVIROMENTAL 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.

<table>
<thead>
<tr>
<th>Environmental Topic</th>
<th>Information</th>
<th>Applicable to Proposed Project?</th>
<th>Notes/Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. General</td>
<td>Estimated construction duration (months): N/A</td>
<td></td>
<td>1 month of minor tenant improvements</td>
</tr>
<tr>
<td>1b. General</td>
<td>Does the project involve replacement or repair of a building foundation? Yes, repair of a building foundation? (e.g., mat foundation, spread footings, drilled piers, etc.) No</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>1c. General</td>
<td>Does the project involve a change of use of 10,000 square feet or greater? Yes, No</td>
<td>Yes</td>
<td></td>
</tr>
<tr>
<td>2. Transportation</td>
<td>Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater? Yes, No</td>
<td>Yes</td>
<td>If yes, submit an Environmental Supplemental - School and Child Care Drop-Off &amp; Pick-Up Management Plan.</td>
</tr>
<tr>
<td>3. Shadow</td>
<td>Would the project result in any construction over 40 feet in height? Yes, No</td>
<td>Yes</td>
<td>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.</td>
</tr>
<tr>
<td>4a. Historic Preservation</td>
<td>Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district? Yes, No</td>
<td>Yes</td>
<td>If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.</td>
</tr>
<tr>
<td>4b. Historic Preservation</td>
<td>Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district? Yes, No</td>
<td>Yes</td>
<td>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>.</td>
</tr>
</tbody>
</table>

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

PAGE 5 | PLANNING APPLICATION - PROJECT APPLICATION

V.01.02.2020 SAN FRANCISCO PLANNING DEPARTMENT
<table>
<thead>
<tr>
<th>Environmental Topic</th>
<th>Information</th>
<th>Applicable to Proposed Project?</th>
<th>Notes/Requirements</th>
</tr>
</thead>
</table>
| 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? | ☐ Yes ✓ No | If Yes, provide depth of excavation/disturbance below grade (in feet*):  
*Note this includes foundation work |
| 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? | ☐ Yes ✓ 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:  
  - excavation of 50 or more cubic yards of soil, or  
  - building expansion greater than 500 square feet outside of the existing building footprint.  
  
  A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff. |
| 6b. Geology and Soils | Does the project involve a lot split located on a slope equal to or greater than 20 percent? | ☐ Yes ✓ No | A categorical exemption cannot be issued. Please contact CPC.EPIntake@sfgov.org, 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? | ☐ Yes ✓ No | If yes, submit an Article 38 Compliance application 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? | ☐ Yes ✓ No | If yes, submit a Maher Application Form 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 Environmental Health Division.  
  
  Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff. |
| 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? | ☐ Yes ✓ 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

January 25, 2020

Date

Owner’s Agent (650) 346-2903 phnsan@msn.com

Relationship to Project Phone Email

(i.e. Owner, Architect, etc.)

Philip Lesser

Name (Printed)
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 SEvere 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

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[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: ____________________________
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 24th 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 24th Street.

<table>
<thead>
<tr>
<th>Name</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Vanessa Clark</td>
<td>536 14th St., #9, SF, CA 94103</td>
<td><a href="mailto:vcness1212@gmail.com">vcness1212@gmail.com</a></td>
</tr>
<tr>
<td>Arthletic Allen</td>
<td>3531 22nd St., SF, CA 94114</td>
<td><a href="mailto:qallen@ten-sf.org">qallen@ten-sf.org</a></td>
</tr>
<tr>
<td>Chandra Egan</td>
<td>377 Paris St, SF, CA 94112</td>
<td>chandraegangmail.com</td>
</tr>
<tr>
<td>Landon Carpenter</td>
<td>1107 Diamond St, SF 94114</td>
<td><a href="mailto:LandonD@Gmail.com">LandonD@Gmail.com</a></td>
</tr>
<tr>
<td>Missy Silver</td>
<td>91 Greenwich Ave, 94114</td>
<td><a href="mailto:hello@ketsel.com">hello@ketsel.com</a></td>
</tr>
<tr>
<td>Meredith Marzouki</td>
<td>870 Bayview St, 94114</td>
<td><a href="mailto:mmorzouki@gmail.com">mmorzouki@gmail.com</a></td>
</tr>
<tr>
<td>Adrian Aguilar</td>
<td>37 Chenery St, SF 94111</td>
<td><a href="mailto:asaila@gmail.com">asaila@gmail.com</a></td>
</tr>
<tr>
<td>Alicia Coraza</td>
<td>1623 Kirkwood Ave, <a href="mailto:alcia.coraza@yahoo.com">alcia.coraza@yahoo.com</a></td>
<td></td>
</tr>
<tr>
<td>Fabiola Garcia</td>
<td>1345 Minna Street, SF, CA 94103</td>
<td><a href="mailto:2654155@gmail.com">2654155@gmail.com</a></td>
</tr>
<tr>
<td>Laura Hernandez</td>
<td>3351 Cesar Chavez, SF, CA 94110</td>
<td><a href="mailto:lauraahir1404@gmail.com">lauraahir1404@gmail.com</a></td>
</tr>
<tr>
<td>Jamie Katz</td>
<td>871 Guerrero St, SF 94110</td>
<td><a href="mailto:jkatz46@gmail.com">jkatz46@gmail.com</a></td>
</tr>
<tr>
<td>Naomi Zubin</td>
<td>3636 19th St, SF, CA 94110</td>
<td><a href="mailto:NZubin@gmail.com">NZubin@gmail.com</a></td>
</tr>
<tr>
<td>Teresa Barcena</td>
<td>3601 Bevington St, SF 94111</td>
<td>tsuberde.com</td>
</tr>
<tr>
<td>Maya Kasper</td>
<td>5511 Downey Heights Ave, SF 94109</td>
<td><a href="mailto:NIKStf481@gmail.com">NIKStf481@gmail.com</a></td>
</tr>
<tr>
<td>Danielle Rano-Lara</td>
<td>453 Eureka St, SF 94114</td>
<td><a href="mailto:danielle.rano@gmail.com">danielle.rano@gmail.com</a></td>
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<tbody>
<tr>
<td>Nguyen Danani</td>
<td>179 Skyview Way, SF, CA 94113</td>
<td><a href="mailto:nguyen3@knowled.com">nguyen3@knowled.com</a></td>
</tr>
<tr>
<td>Anthony Borges</td>
<td>8344 Vicente St., SF, CA 94116</td>
<td><a href="mailto:anthonyehocbraz@gmail.com">anthonyehocbraz@gmail.com</a></td>
</tr>
<tr>
<td>Marcy Whitmer</td>
<td>3814 Dolores St, SF, CA 94114</td>
<td>AMARTINICH@INREACH</td>
</tr>
<tr>
<td>Michael Tussey</td>
<td>3820 24th St, SF, CA 94114</td>
<td></td>
</tr>
<tr>
<td>Aren Hawn</td>
<td>642 Cole St, #2, SF, CA 94117</td>
<td><a href="mailto:arenhawn@folio.sf.com">arenhawn@folio.sf.com</a></td>
</tr>
<tr>
<td>Emily Vasquez</td>
<td>3985 24th St, SF, CA 94114</td>
<td><a href="mailto:EmilyAVasquez@msn.com">EmilyAVasquez@msn.com</a></td>
</tr>
<tr>
<td>Heather Tsia</td>
<td>300 3rd St, #999, SF, CA 94107</td>
<td><a href="mailto:heatherhslia@gmail.com">heatherhslia@gmail.com</a></td>
</tr>
<tr>
<td>Rayne</td>
<td>4054 7th St.</td>
<td><a href="mailto:rayne2097@gmail.com">rayne2097@gmail.com</a></td>
</tr>
<tr>
<td>Brendon Pineda</td>
<td>807 Foothill Blvd #15</td>
<td><a href="mailto:bpineda@plumpjack.com">bpineda@plumpjack.com</a></td>
</tr>
<tr>
<td>Ashley Bonillas</td>
<td>3934 24th St</td>
<td><a href="mailto:bonillasashley@gmail.com">bonillasashley@gmail.com</a></td>
</tr>
<tr>
<td>Laura Koening</td>
<td>261 Kenny St</td>
<td><a href="mailto:lolololuv66@asysglobal.net">lolololuv66@asysglobal.net</a></td>
</tr>
<tr>
<td>Alyce Lichaa</td>
<td>2110 Dolores St, SF, CA 94110</td>
<td><a href="mailto:alycelichaa@gmail.com">alycelichaa@gmail.com</a></td>
</tr>
<tr>
<td>Don Alfredo</td>
<td>3894 22nd St</td>
<td><a href="mailto:afergana@gmail.com">afergana@gmail.com</a></td>
</tr>
<tr>
<td>Alexis Brown</td>
<td>3901 24th Street</td>
<td><a href="mailto:sbrown.mw@ymail.com">sbrown.mw@ymail.com</a></td>
</tr>
<tr>
<td>Anna Engstrom</td>
<td>274 Athens St</td>
<td><a href="mailto:engstrom.anna@gmail.com">engstrom.anna@gmail.com</a></td>
</tr>
<tr>
<td>Shilka Vandelabe</td>
<td>2677 24th St</td>
<td>415-970-0579</td>
</tr>
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Petition to the San Francisco Planning Commission

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<tbody>
<tr>
<td>Ka Fish</td>
<td>3578 22nd St</td>
<td>415.516.0708</td>
</tr>
<tr>
<td>Renee Fisher</td>
<td>Same as</td>
<td>415.377.1766</td>
</tr>
<tr>
<td>Keanu Li</td>
<td>3815 24th Streeet</td>
<td>825-588-4515</td>
</tr>
<tr>
<td>Eunice Young</td>
<td>BM CHEN</td>
<td>415.280.2821</td>
</tr>
<tr>
<td>Anjali Malik</td>
<td>1218 Sanchez</td>
<td>216-212-6932</td>
</tr>
<tr>
<td>Joey Fraib</td>
<td>1218 Sanchez</td>
<td>215-359-5109</td>
</tr>
</tbody>
</table>
January 22, 2020

San Francisco Planning Commission
1650 Mission Street
4th Floor
San Francisco CA 94103

Re: Endorsement of Mathnasium Taking Occupancy at 3813 24th 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 24th 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 24th 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

1300 Castro Street • San Francisco • CA • 94114
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 24th 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 24-th.  
Name/Signature: Ingi Coner
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

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Respectfully,

Business Name: STEPHEN MOORE
Address: 3845 24th St.
Name/Signature: STEPHEN MOORE

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

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Respectfully,  

Business Name: 24th St Cheese Co  
Address: 3894 24th St SF CA  
Name/Signature: [Signature]  

---  

24th St.  

CHEESE CO.  
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,

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Respectfully,

Business Name: Shufat Market
Address: 3807-24th St. SF
Name/Signature: [Signature]
San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

Honorable Planning Commissioners,

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Respectfully,

Business Name: 24Hour Fitness  
Address: 3800 24th 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 Suite 2  
San Francisco, CA 94114
San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

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Respectfully,

Business Name: Olive This Olive That
Address: 304 Vicksburg St.
Name/Signature: [Signature]

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

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Respectfully,

Business Name: HAPPY DONUTS  
Address: 3801 24TH ST SF CA 94114  
Name/Signature: RATHA VANN R占

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

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Respectfully,

Business Name: Mitre Box
Address: 4082 24th St
Name/Signature: [Signature]

Mitre Box
4082 24th street • san francisco, ca • 94114 • 415 • 824 • 2272
San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103

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Respectfully,

Business Name: NOE VALLEY BRENNY
Address: 4073 24th St
Name/Signature: MICHAEL GORSEN
San Francisco Planning Commission  
1650 Mission Street  
Suite 400  
San Francisco, CA 94103  

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Respectfully,  

Business Name: NOVY Restaurant  
Address: 4000 24th St. SF, CA 94114  
Name/Signature: Kathryn Gianaras  

NOVY  
Kristen & Kathryn Gianaras  
Owner  
415.829.8383  
holla@novysf.com  
4000 24th Street  
San Francisco, CA 94114  
www.novysf.com  

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

Honorable Planning Commissioners,

As a neighborhood merchant in the 24th 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 24th St San Francisco, CA 94114**
Name/Signature: [Signature]

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Nick Demopoulos
Branch Manager

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"We Create Solutions."®
www.sterlingbank.com
San Francisco Planning Commission  
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Respectfully,

[Signature]

Business Name: NOE VALLEY WINE & SPIRITS
Address: 3821 24th St. SF, CA 94114
Name/Signature: DONALD NORTON
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1650 Mission Street  
Suite 400  
San Francisco, CA 94103

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Respectfully,

[Signature]

Business Name: Just For Fun

Address: 3813 24th St 94114

Name/Signature: D. Vl
d

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