



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Project Summary and Draft Motion

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

### COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: JULY 23, 2020

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Record No.:* **2020-002262CUA**  
*Project Address:* **3200 CALIFORNIA STREET**  
*Zoning:* RM-1 (Residential – Mixed, Low Density) Zoning District  
Sacramento Street NCD (Neighborhood Commercial) Zoning District  
California Street and Presidio Avenue – Community Center Special Use District  
65-X Height and Bulk District  
*Block/Lot:* 1021 / 038  
*Project Sponsor:* Joe Lutz  
665 S. Main Street, #200-317  
Orange, CA 92868  
*Property Owner:* Jewish Community Center of San Francisco  
3200 California Street  
San Francisco, CA 94118  
*Staff Contact:* David Weissglass – (415) 575-9177  
[david.weissglass@sfgov.org](mailto:david.weissglass@sfgov.org)

### PROJECT DESCRIPTION

The project includes the establishment of a Formula Retail Limited Restaurant within the lobby of the existing Jewish Community Center. The establishment will have no visible frontage on the street. The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

### REQUIRED COMMISSION ACTION

Pursuant to Planning Code Section 249.21, any use permitted with Conditional Use authorization in the RM-1 or Sacramento Street NCD (Neighborhood Commercial) Zoning Districts may be permitted within the California Street and Presidio Avenue – Community Center Special Use District with Conditional Use authorization. Pursuant to Planning Code Section 724, Formula Retail establishments are permitted in the Sacramento Street NCD (Neighborhood Commercial) Zoning District with Conditional Use authorization. Therefore, pursuant to Planning Code Section 303, 303.1, 209.2, 249.21, and 724, Conditional Use authorization is required to establish a Formula Retail Limited Restaurant in the California Street and Presidio Avenue – Community Center Special Use District.

**DECISION**

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2020-002262CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated November 15, 2019, and stamped "EXHIBIT B."

**CB3P CHECKLIST**

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and/or inadequate	Not required and / or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses			X	The project is not seeking a Conditional Use authorization for an Eating and Drinking Use. The Conditional Use Authorization is required for the Formula Retail Use only. Further, the project will be located wholly within the lobby of the existing Jewish Community Center and will have no street frontage, the project will not increase the concentration of eating and drinking uses in the area measured in linear feet.
Any additional Planning Code findings §303.1 findings for Formula Retail Uses	X			Per the Project Sponsor's submittal, Formula Retail establishments account for 1.82% of all ground floor businesses and 1.37% of total commercial street frontage within 300 feet of the subject property. There are no Formula Retail establishments in the Sacramento Street NCD. Because the proposed establishment will not have any street frontage, the project will have no effect on the concentration of Formula Retail establishments on commercial street frontage in the vicinity.  All commercial frontage data was collected by the Project Sponsor during a shelter-in-place order. As such, dimensional data was collected utilizing aerial and street-view imagery, block book maps, and the project sponsor's best judgment when measurements in the field could not be made.
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")			X	Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.

Additional Information	
<b>Notification Period</b>	1/24/2020 – 2/13/2020 (20 days mailing, newspaper, online, and posted).
<b>Number and nature of public comments received</b>	The sponsors held a pre-application meeting on February 4, 2020 prior to filing the application; there were no attendees. To date, staff has not received any public correspondence regarding the application.
<b>Timeline from complete application to hearing</b>	122 days from filing, 44 days from a complete application to hearing.

Generalized Basis for Approval (max. one paragraph)
The Commission finds this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1, 303(c), and 303.1 and findings submitted as part of the application. The proposed use and character is compatible with the surrounding area and is on balance compatible with the General Plan and Use District. As the establishment will be located wholly within the existing Jewish Community Center with no commercial frontage, the concentration of Formula Retail uses as percentages of the total commercial frontage in the area will not be affected. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 23, 2020.

AYES:

NAYS:

ABSENT:

ADOPTED: July 23, 2020

\_\_\_\_\_  
*Jonas P. Ionin*  
*Commission Secretary*

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

**PROTEST OF FEE OR EXACTION:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development. If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

**ATTACHMENTS:**

- Exhibit A – Conditions of Approval
- Exhibit B – Plans
- Exhibit C – Maps and Context Photos
- Exhibit D – Project Application
- Exhibit E – Conditional Use Authorization Supplemental Application
- Exhibit F – Community Business Priority Processing Program Checklist

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a Formula Retail Limited Restaurant (d.b.a. **Bean Sprouts**) located at 3200 California Street, Block 1021, Lot 038 pursuant to Planning Code Section(s) **303, 303.1, 209.1, 249.21, and 724** within the **RM-1 and Sacramento Street NCD (Neighborhood Commercial)** Districts, the **California Street and Presidio Avenue – Community Center Special Use District**, and a **65-X** Height and Bulk District; in general conformance with plans, dated **November 15, 2019**, and stamped “EXHIBIT B” included in the docket for Record No. **2020-002262CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 23, 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 **July 23, 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)*

## MONITORING - AFTER ENTITLEMENT

6. **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)*

7. **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

8. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:

- A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section [34](#) of the San Francisco Police Code.

*For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.*

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

*For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

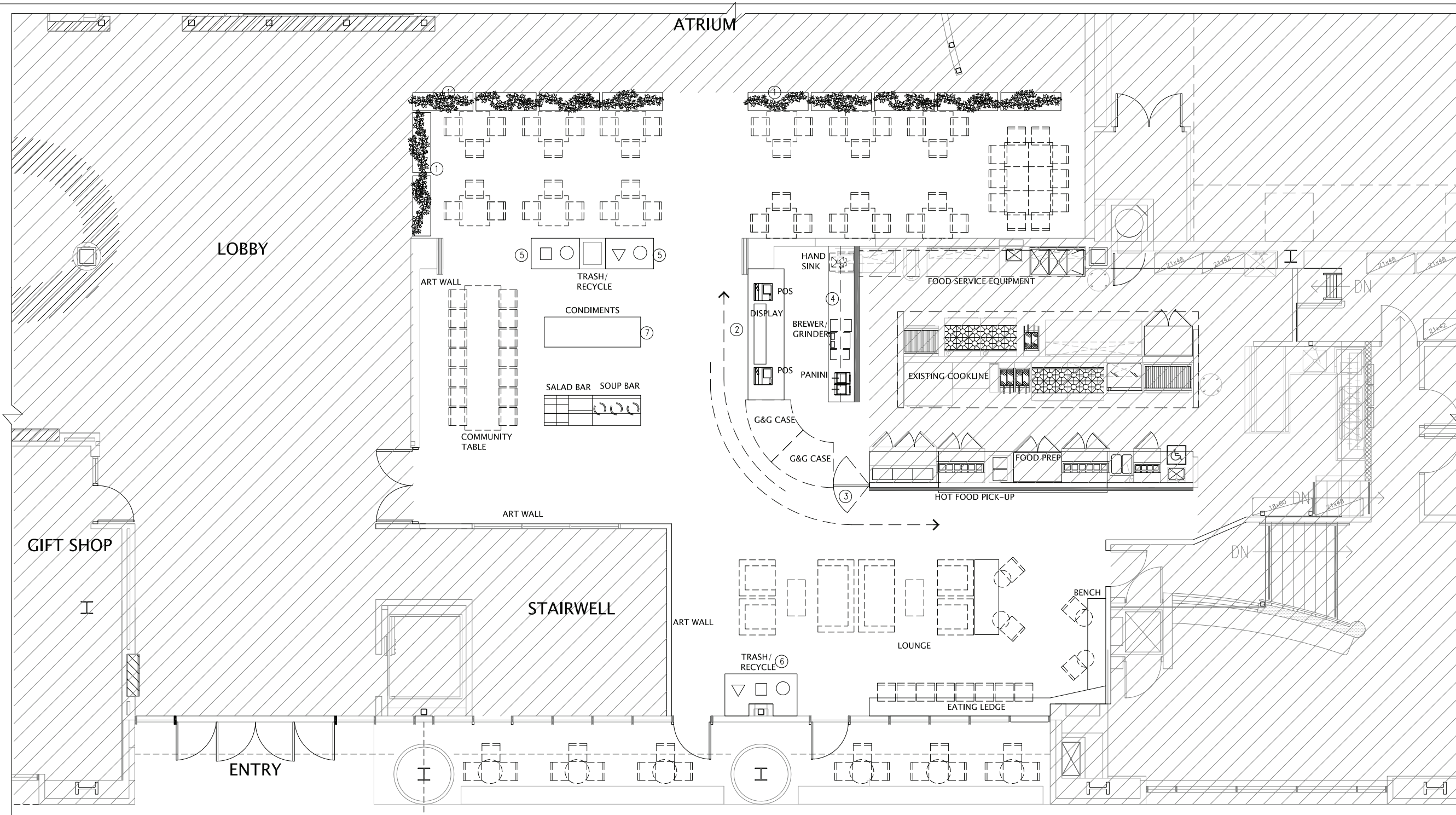
*For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org).*

*For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org).*

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.  
*For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), [www.baaqmd.gov](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.  
*For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.*
9. **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>*
10. **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)*
11. **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)*

12. **Hours of Operation.** The subject establishment is limited to the following hours of operation: daily from 8:00a.m. to 9:00p.m.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*





**WEISBACH**  
architecture + design

207 KING ST. SUITE 415  
SAN FRANCISCO  
CA 94107



PROJECT NAME

**JCC SF  
Cafe Remodel**  
Jewish Community Center

ISSUED	DESCRIPTION
3-15-12	SCHEMATIC
5-8-12	PRELIM PRICING

SHEET TITLE

**SHEET NOTES**

- ① NEW MOVABLE PLANTERS WITH LOCKING CASTERS.
- ② NEW BASE CABINET WITH STORAGE BELOW, PAPERSTONE COUNTER TOP, 3-SIDED GLASS ENCLOSURE FOR PASTRY DISPLAY. PROVIDE POWER/DATA FOR POS IN CABINET BASE WITH GROMMET IN COUNTER TOP AT 2 LOCATIONS.
- ③ NEW DOUBLE SWING GATE.
- ④ NEW BASE CABINET WITH STORAGE BELOW, PAPERSTONE COUNTERTOP, 3 QUAD OUTLETS EVENLY SPACED ABOVE COUNTERTOP, 1 SHELF ABOVE.
- ⑤ TRASH/RECYCLE CABINET WITH HINGED DOOR AT FRONT, LOCKING 6" CASTERS, PLAM FINISH INSIDE AND OUT WITH 3-FORM ACRYLIC PANELS..
- ⑥ TRASH/RECYCLE CABINET WITH HINGED DOOR AT FRONT, 6" BASE, PLAM FINISH INSIDE AND OUT WITH 3-FORM ACRYLIC PANELS..
- ⑦ CONDIMENT STATION WITH STORAGE BELOW, 6" LOCKABLE CASTERS, PLAM FINISH INSIDE AND OUT, CAESARSTONE TOP.

**GENERAL NOTES**

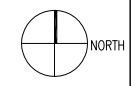
- 1. SEE ELEVATIONS, FINISH AND LIGHTING SCHEDULE FOR ALL NEW MATERIALS AND LIGHT FIXTURES.
- 2. TOUCH UP PAINT AS REQUIRED ON EXISTING DOORS, WINDOWS AND FRAMES.

**LEGEND**

- NOT IN SCOPE
- NEW PARTITION TO MATCH ADJACENT EXISTING

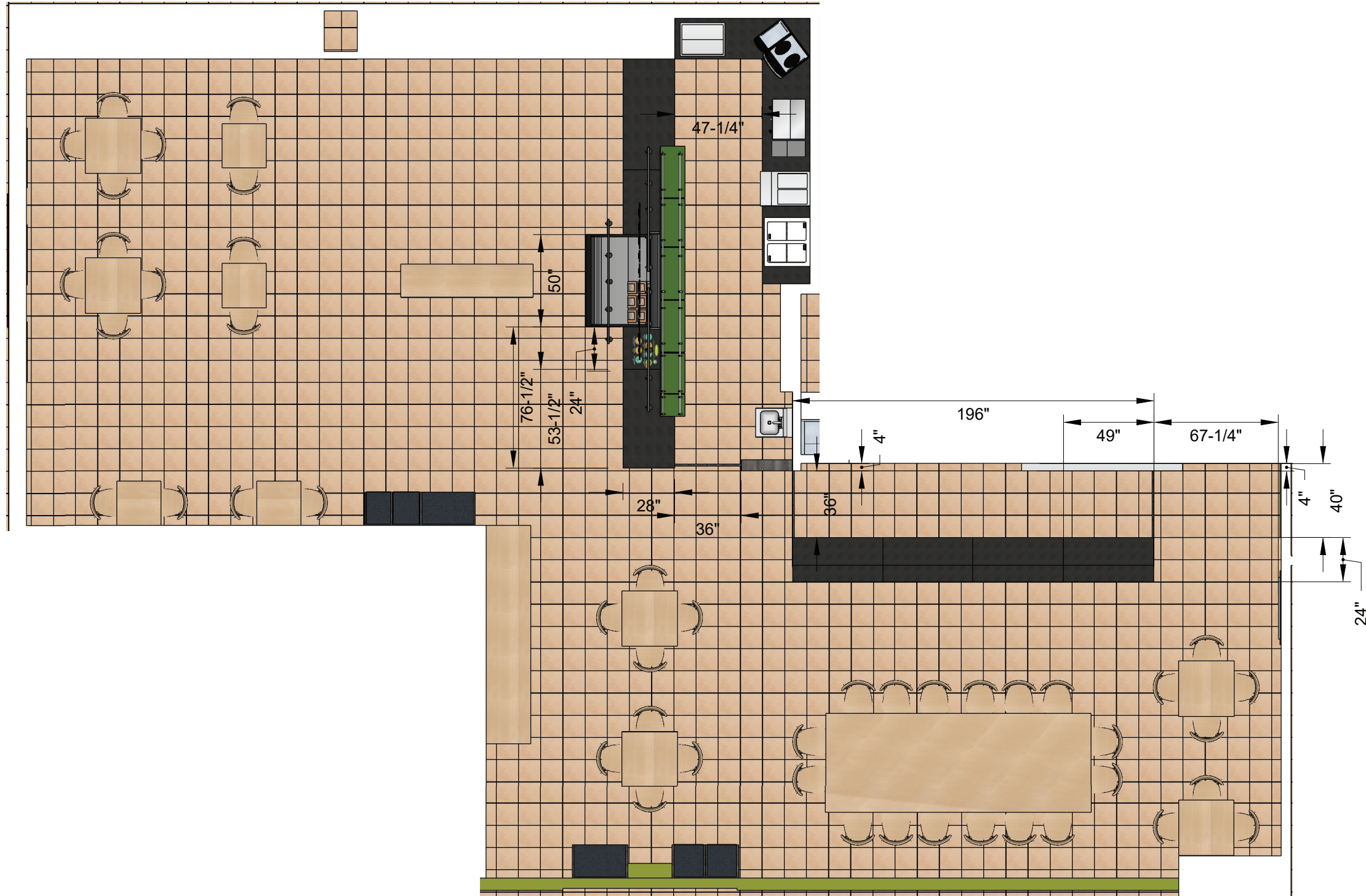
**FLOORPLAN**

BY II  
SCALE 1/4" = 1'-0"  
SHEET




**A1.1**

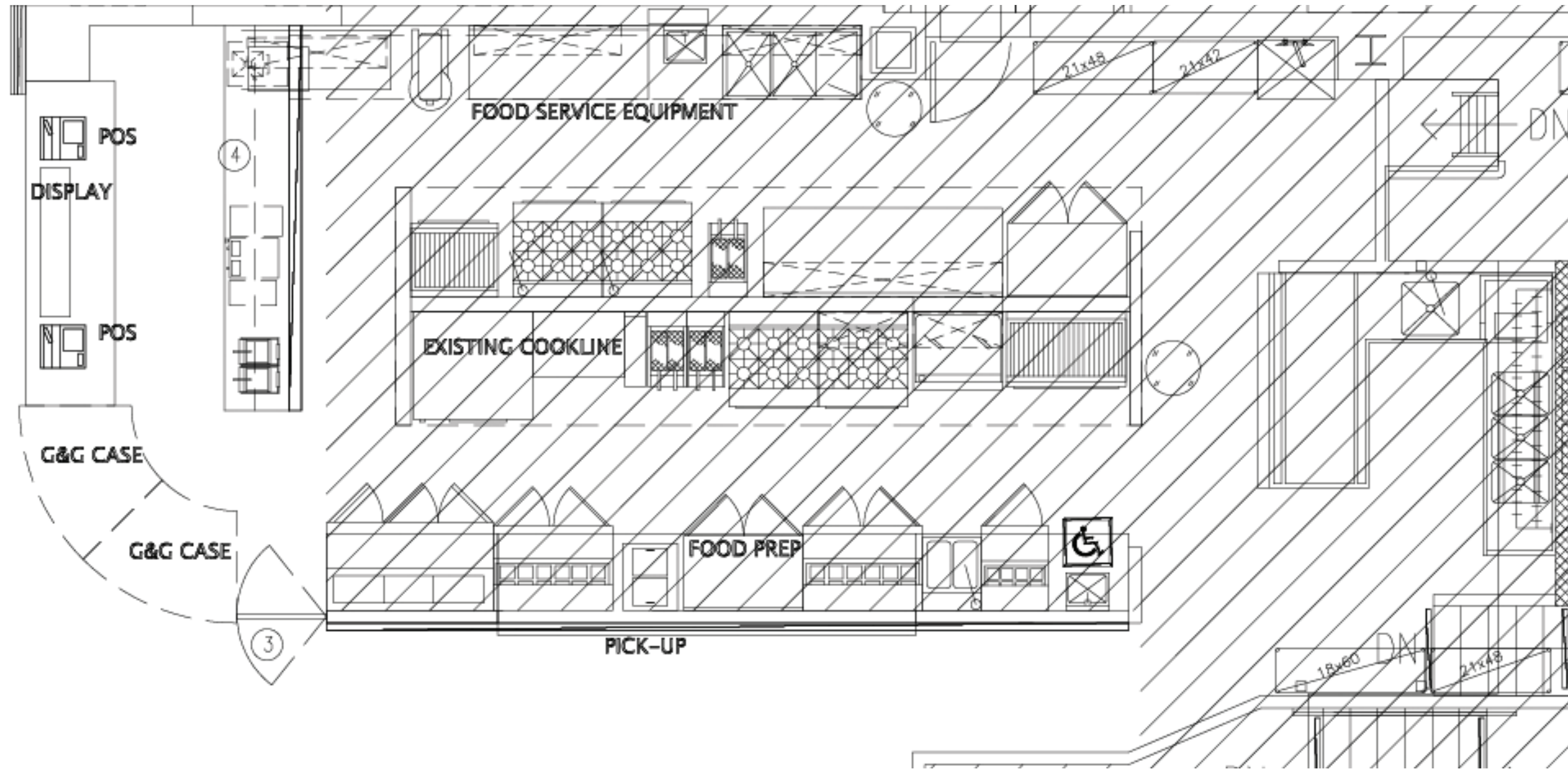
**Beansprouts**  
**JCC SF**  
**Floor Plan**




MILLWORK LAYOUT IN CURRENT SPACE

 <p>3920 McMann Rd. Cincinnati, OH 45245 (513)843-7750</p>	<b>DATE</b> 11.15.19	<b>CLIENT</b> Beansprouts	<b>PROJECT MGR.</b> SJ	<b>ELEMENT</b> Floor Plan	<b>NOTES</b>	1
	<b>SCALE</b> 3/16" = 1' - 0"	<b>LOCATION</b> Jewish Community Center San Francisco	<b>DRAWN BY</b> JB			
	<b>PROJECT</b> Beansprouts JCC	<b>PROJECT#</b> BSP-005	<b>FILE NAME</b> JCC Floor Plan (1110619 1 In Data)			

**Beansprouts**  
**JCC SF**  
**Floor Plan**

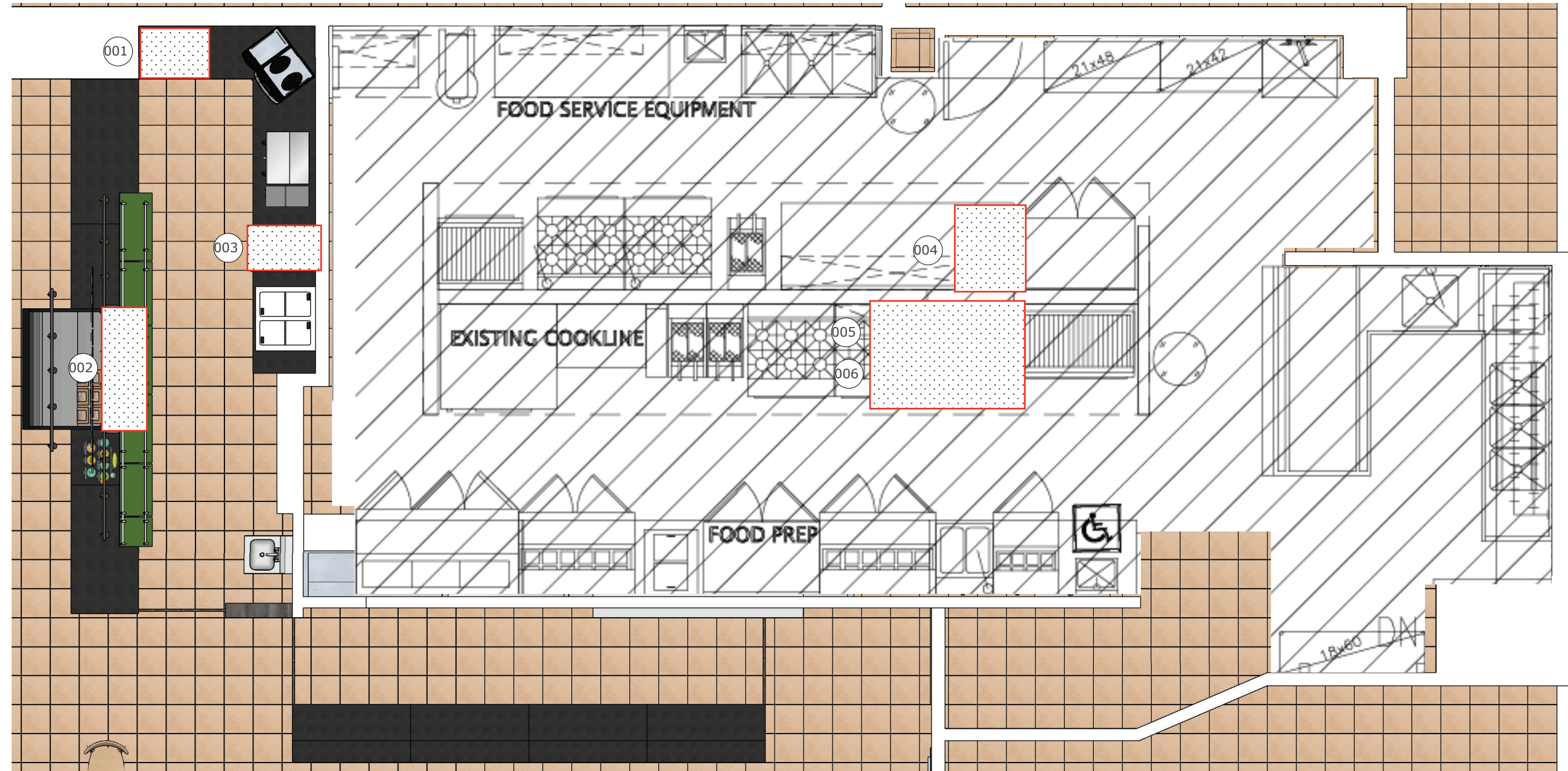


EXISTING PLAN


 <p>3920 McMann Rd. Cincinnati, OH 45245 (513)843-7750</p>	<b>DATE</b> 11.15.19	<b>CLIENT</b> Beansprouts	<b>PROJECT MGR.</b> SJ	<b>ELEMENT</b> Floor Plan	<b>NOTES</b>	<b>2</b>
	<b>SCALE</b> 1/4" = 1' - 0"	<b>LOCATION</b> Jewish Community Center San Francisco	<b>DRAWN BY</b> JB			
	<b>PROJECT</b> Beansprouts JCC	<b>PROJECT#</b> BSP-005	<b>FILE NAME</b> JCC Floor Plan (1110819 1 InData)			

**Beansprouts**  
**JCC SF**  
**Floor Plan**

- 001 ICE BIN EAGLE GROUP MODEL DIC 2014
- 002 BAKERY CASE TURBO AIR MODEL T0MD-50LW
- 003 TAYLOR SMOOTHIE MACHINE MODEL 432
- 004 HOSHIZAKI SINGLE DOOR FREEZER MODEL F1A-FSL
- 005 TURBO CHEF OVEN MODEL 2620
- 006 OVEN TABLE



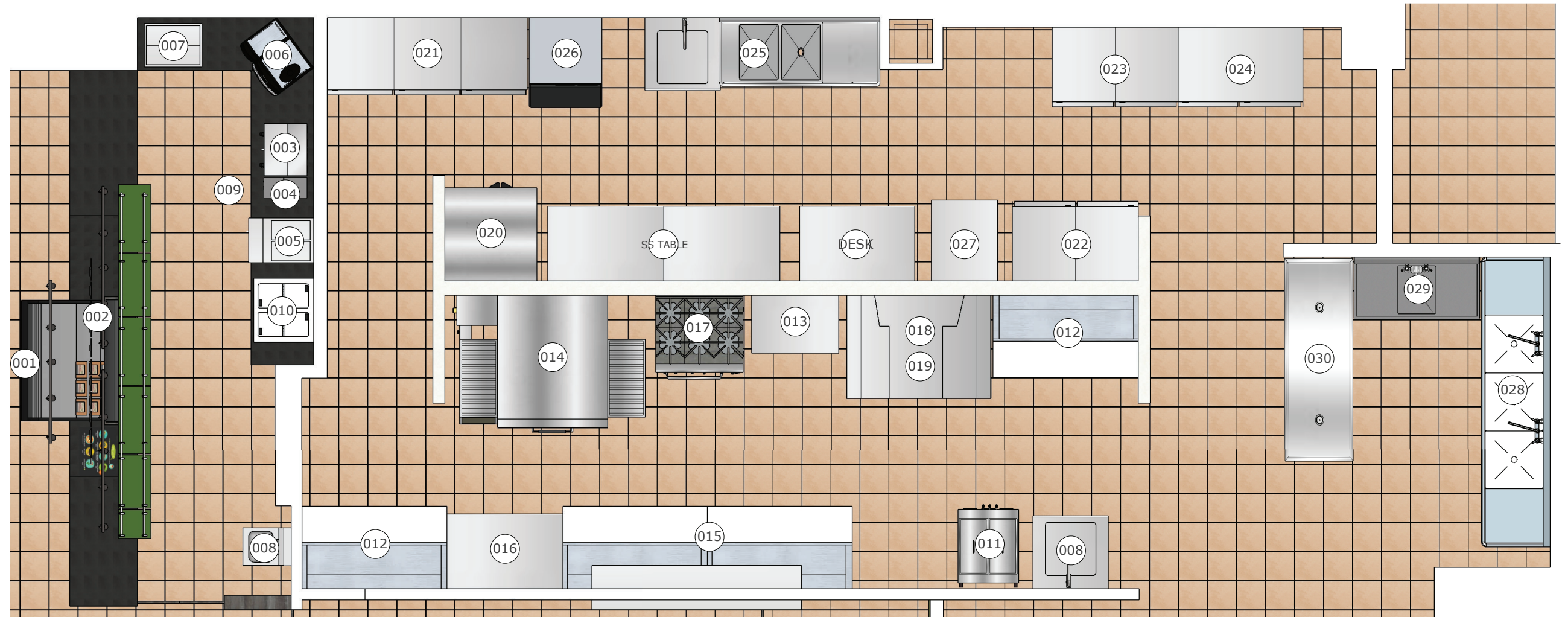
**EQUIPMENT CHANGES**

 <p>3920 McMann Rd. Cincinnati, OH 45245 (513)843-7750</p>	<b>DATE</b> 11.15.19	<b>CLIENT</b> Beansprouts	<b>PROJECT MGR.</b> SJ	<b>ELEMENT</b> Floor Plan	<b>NOTES</b>	
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	<b>PROJECT</b> Beansprouts JCC	<b>PROJECT#</b> BSP-005	<b>FILE NAME</b> JCC Floor Plan (111619) 11/16/19			

# Beansprouts


## JCC SF

### Floor Plan




- 001 MERCHANDISER OPEN AIR 50" WIDE BEVERAGE AIR TOM 75LW-N
- 002 BAKERY CASE TURBO AIR MODEL T0MD-50LW
- 003 COFFEE BREWER CURTIS FETCO MOD. NO. CBS-2131XTS
- 004 COFFEE GRINDER BUNN MOD. NO. 22100-000
- 005 TAYLOR SMOOTHIE MACHINE MODEL 432
- 006 ESPRESSO MACHINE SCHAERER AMBIENTE
- 007 ICE BIN EAGLE GROUP MODEL DIC 2014
- 008 HAND SINK
- 009 TRUE U/C FRIDGE SLIDE GLASS DOORS
- 010 DROP IN FREEZER
- 011 TAYLOR SOFT SERVE MACHINE
- 012 TRUE 60" MAKE TABLE
- 013 SS TABLE EXISTING (3'X2')
- 014 STACKED PIZZA OVENS
- 015 COMPETITOR SERIES MAKE TABLE
- 016 SS TABLE EXISTING (48"X33")
- 017 6-BURNER RANGE
- 018 OVEN TABLE
- 019 TURBO CHEF OVEN MODEL 2620
- 020 CONVECTIONAL OVEN
- 021 DELFIELD 3-DOOR FRIDGE
- 022 BEVERAGE AIR 2-SPLIT DOOR FRIDGE
- 023 TRAUSEN 2-DOOR FREEZER
- 024 TRUE 2-DOOR FRIDGE
- 025 3 COMPARTMENT SINK (PREP)
- 026 HOSHIZAKI ICE MACHINE
- 027 HOSHIZAKI SINGLE DOOR FREEZER MODEL F1A-FSL
- 028 3 COMPARTMENT SINK (WASH)
- 029 DISH WASHER ECO-LAB
- 030 DISH PIT

## FINAL EQUIPMENT LAYOUT

 <p>3920 McMann Rd. Cincinnati, OH 45245 (513)843-7750</p>	<b>DATE</b> 11.15.19	<b>CLIENT</b> Beansprouts	<b>PROJECT MGR.</b> SJ	<b>ELEMENT</b> Floor Plan	<b>NOTES</b>
	<b>SCALE</b> 1/4" = 1' - 0"	<b>LOCATION</b> Jewish Community Center San Fransisco	<b>DRAWN BY</b> JB		
	<b>PROJECT</b> Beansprouts JCC	<b>PROJECT#</b> BSP-005	<b>FILE NAME</b> JCC Floor Plan (1110819) 1 In Data		

**Beansprouts**  
**JCC SF**  
**Floor Plan**



 <p>3920 McMann Rd. Cincinnati, OH 45245 (513)843-7750</p>	<b>DATE</b> 11.15.19	<b>CLIENT</b> Beansprouts	<b>PROJECT MGR.</b> SJ	<b>ELEMENT</b> Floor Plan	<b>NOTES</b>	5
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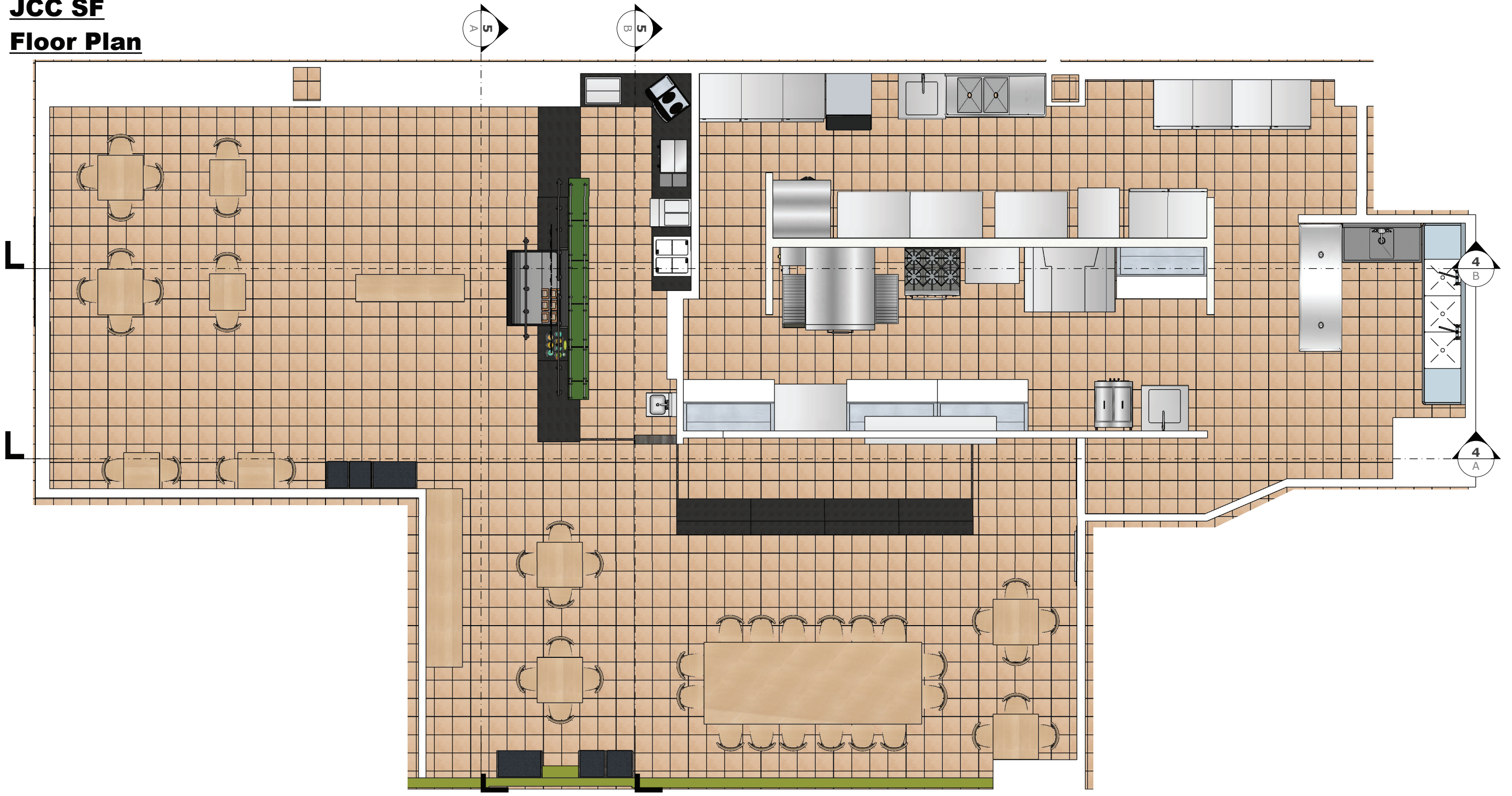
**Beansprouts**  
**JCC SF**  
**Floor Plan**




3920 McMann Rd.  
 Cincinnati, OH 45245  
 (513)843-7750

<b>DATE</b> 11.15.19	<b>CLIENT</b> Beansprouts	<b>PROJECT MGR.</b> SJ	<b>ELEMENT</b> Floor Plan	<b>NOTES</b>
<b>SCALE</b> 3/16" = 1' - 0"	<b>LOCATION</b> Jewish Community Center San Francisco	<b>DRAWN BY</b> JB		
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**Beansprouts**  
**JCC SF**  
**Floor Plan**



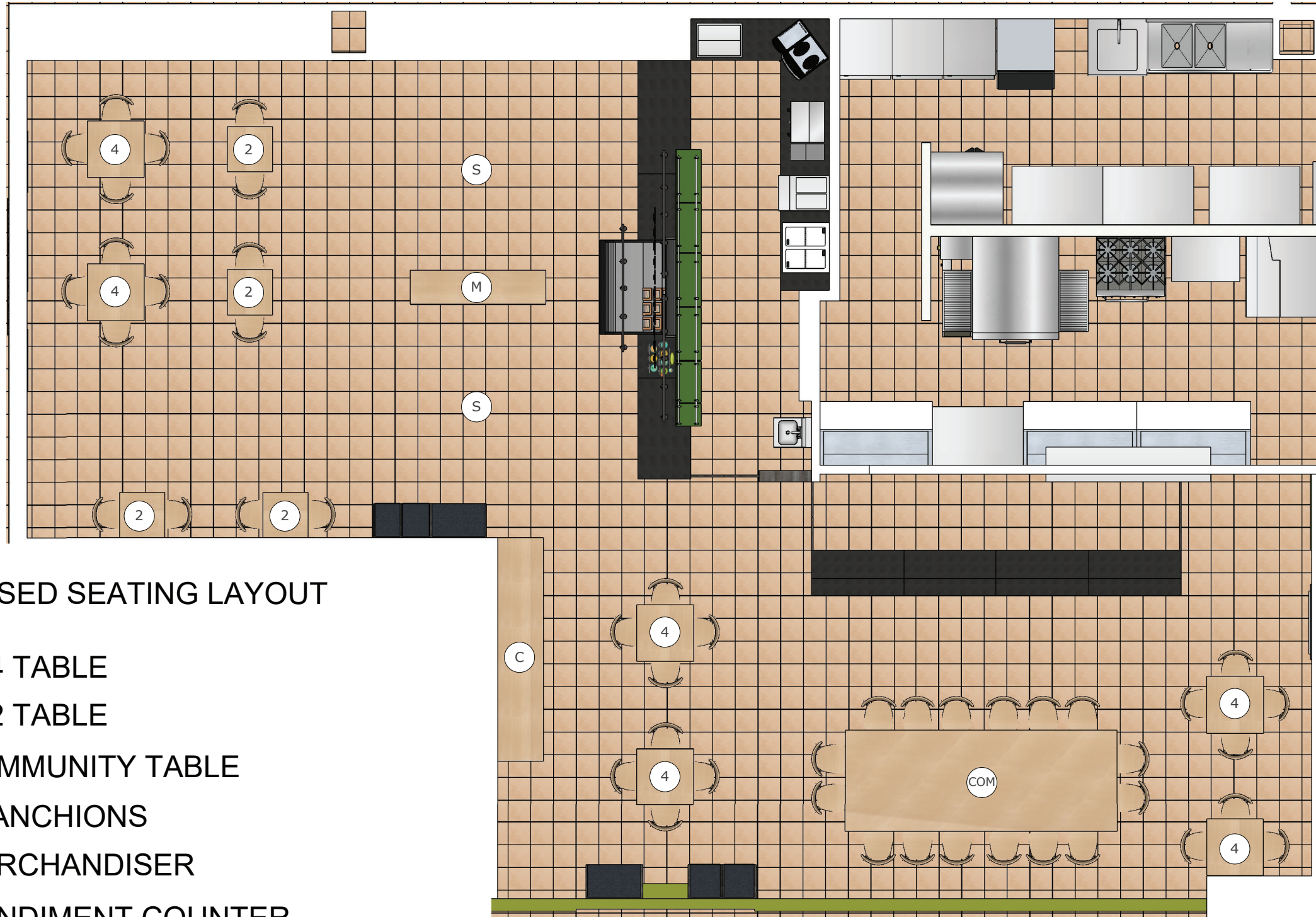
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# Beansprouts


## JCC SF

### Floor Plan

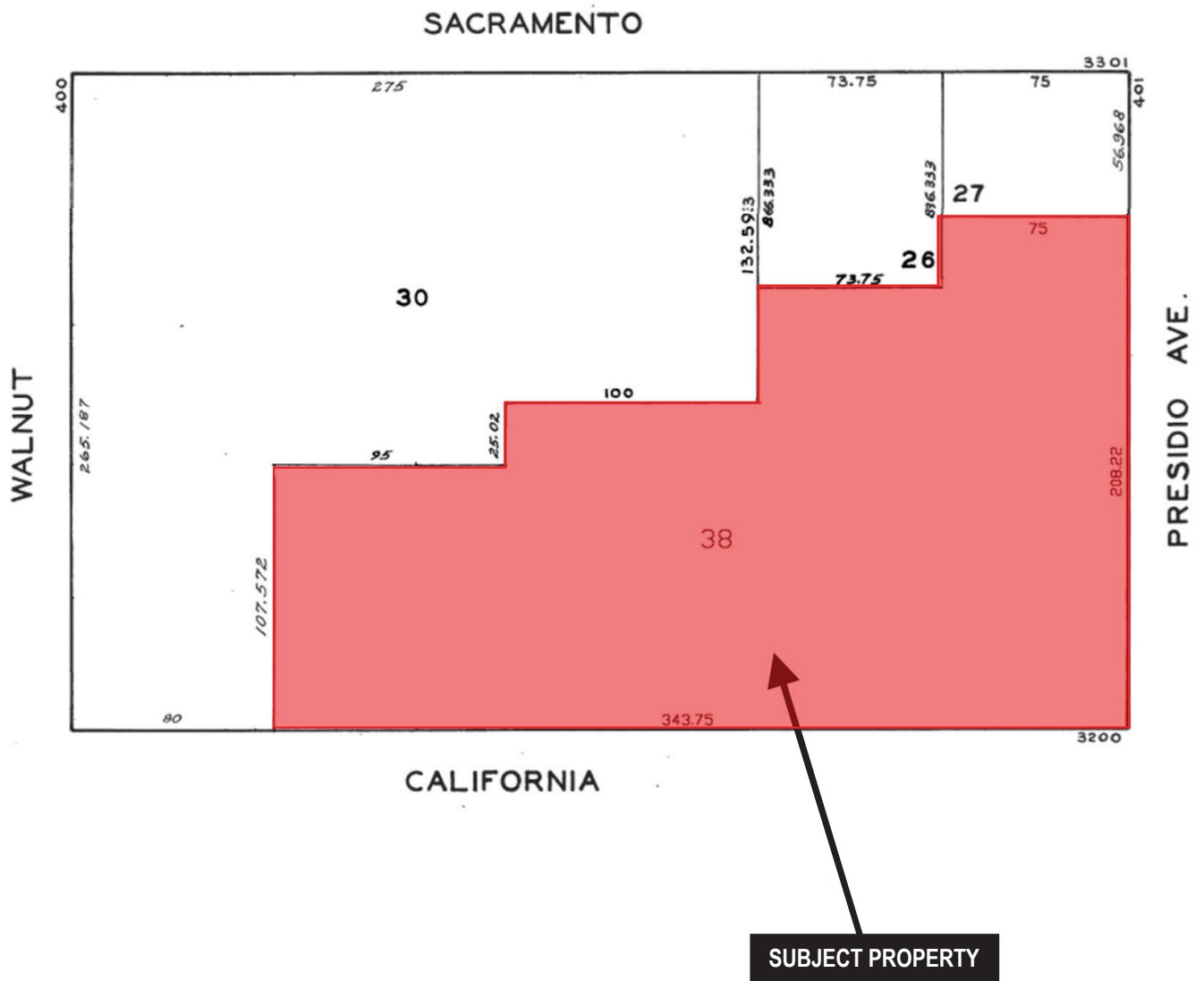


### PROPOSED SEATING LAYOUT

- ④ 4X4 TABLE
- ② 2X2 TABLE
- Ⓞ COMMUNITY TABLE
- Ⓢ STANCHIONS
- Ⓜ MERCHANDISER
- Ⓒ CONDIMENT COUNTER

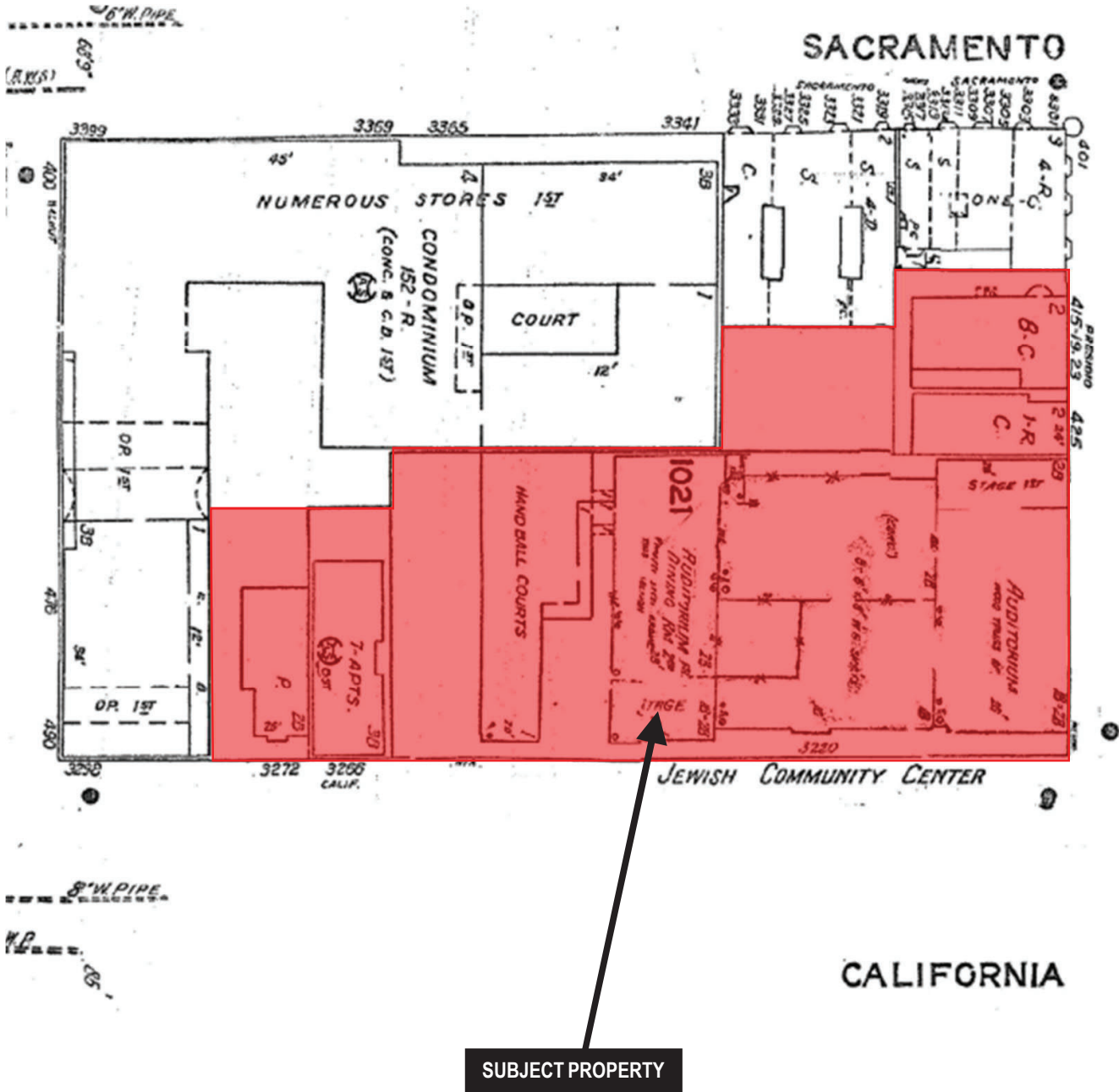
 <p>3920 McMann Rd. Cincinnati, OH 45245 (513)843-7750</p>	<b>DATE</b> 11.15.19	<b>CLIENT</b> Beansprouts	<b>PROJECT MGR.</b> SJ	<b>ELEMENT</b> Floor Plan	<b>NOTES</b>
	<b>SCALE</b> 3/16" = 1' - 0"	<b>LOCATION</b> Jewish Community Center San Francisco	<b>DRAWN BY</b> JB		
	<b>PROJECT</b> Beansprouts JCC	<b>PROJECT#</b> BSP-005	<b>FILE NAME</b> JCC Floor Plan (111619) 1 In Data		

# Parcel Map



Conditional Use Hearing  
Case Number 2020-002262CUA  
3200 California Street  
Block 1021 Lot 038

# Sanborn Map\*

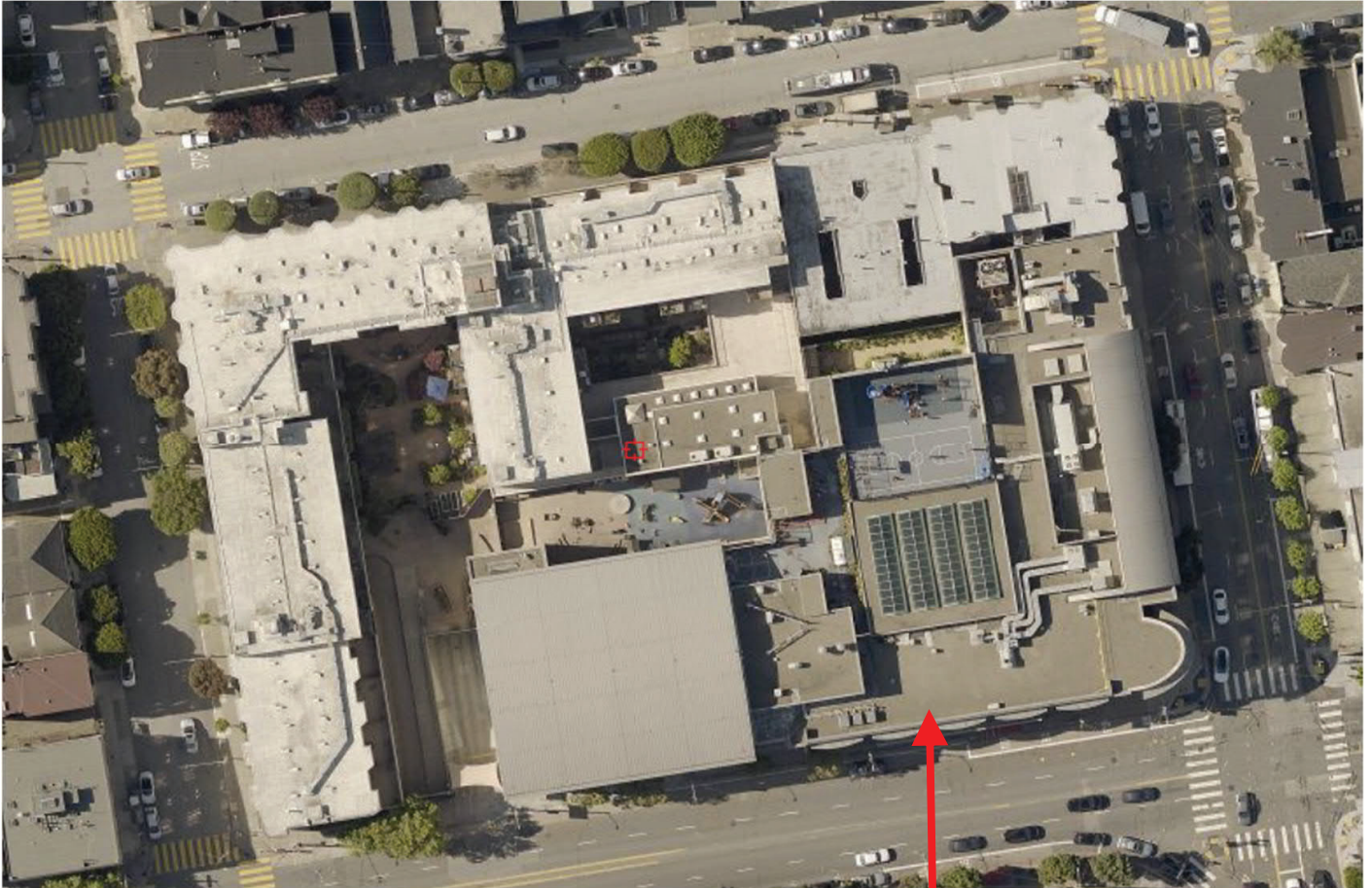


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
Case Number 2020-002262CUA  
3200 California Street  
Block 1021 Lot 038

# Aerial Photo

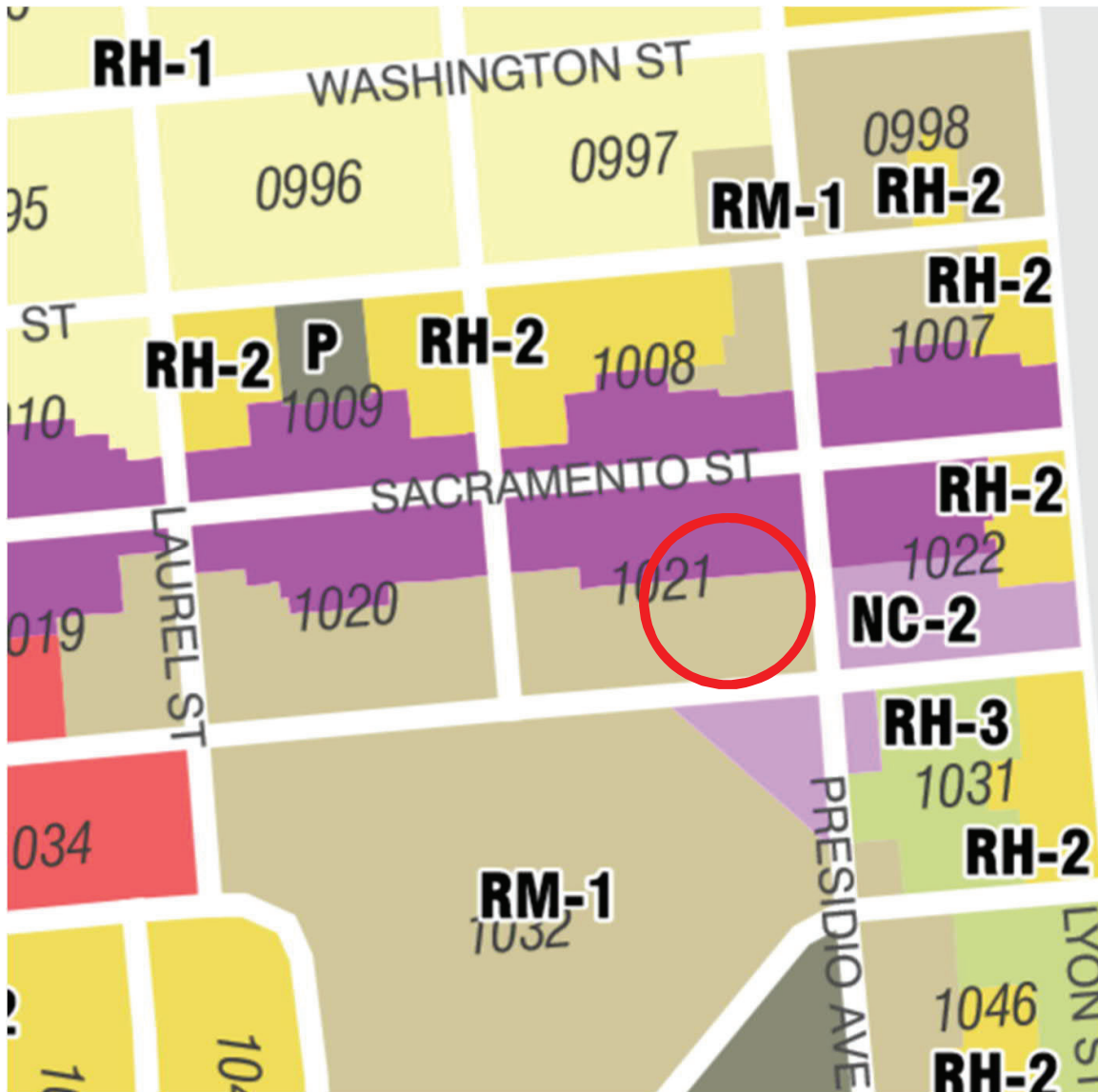


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2020-002262CUA  
3200 California Street  
Block 1021 Lot 038

# Zoning Map



Conditional Use Hearing  
Case Number 2020-002262CUA  
3200 California Street  
Block 1021 Lot 038

# Site Photo



# Site Photo





# SAN FRANCISCO PLANNING DEPARTMENT

## PROJECT APPLICATION (PRJ)

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>	<b>Block/Lot(s)</b>
3200 CALIFORNIA ST	1021038
<b>Record No.</b>	<b>Building Permit No.</b>
2020-002262PRJ	

### Property Owner's Information

**Name:**

**Address:**

### Applicant Information

**Name:**

Lutz, Joe

**Company/Organization:**

Bean Sprouts

**Address:**

655 S Main Street #200-317, Orange, CA 92868

**Email:**

admin@beansprouts.com

**Phone:**

7142636431

### Billing Contact

**Name:**

Joe Lutz

**Company/Organization:**

Bean Sprouts

**Address:**

655 S Main Street #200-317, Orange, CA 92868

**Email:**

admin@beansprouts.com

**Phone:**

7142636431

### Related Building Permit

**Building Permit Application No:**

### Related Preliminary Project Assessment (PPA)

**PPA Application No:**



## Project Information

---

### Project Description:

Replace existing cafe within the Jewish Community Center San Francisco (JCCSF) with Bean Sprouts cafe, a Formula Retail limited-restaurant (not seen from outside), qualifying for CB3P with less than 20 locations worldwide.

---

### Project Details:

---

- |   |  |                                     |
|---|--|-------------------------------------|
| <input checked="" type="checkbox"/> Change of Use   | <input type="checkbox"/> New Construction                | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Facade Alterations         | <input type="checkbox"/> ROW Improvements                | <input type="checkbox"/> Additions  |
| <input type="checkbox"/> Legislative/Zoning Changes | <input type="checkbox"/> Lot Line Adjustment-Subdivision | <input type="checkbox"/> Other:     |
- 

### Estimated Construction Cost:

0.00

### Residential:

---

- |  |  |  |   |
|--|--|--|---|
| <input type="checkbox"/> Senior Housing                | <input type="checkbox"/> 100% Affordable     | <input type="checkbox"/> Student Housing         | <input type="checkbox"/> Dwelling Unit Legalization |
| <input type="checkbox"/> Inclusionary Housing Required | <input type="checkbox"/> State Density Bonus | <input type="checkbox"/> Accessory Dwelling Unit |   |
| <input type="checkbox"/> Rental Units                  | <input type="checkbox"/> Ownership Units     | <input type="checkbox"/> Unknown Units           |   |

### Non-Residential:

---

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Formula Retail | <input type="checkbox"/> Cannabis              | <input type="checkbox"/> Tobacco Paraphernalia Establishment |
| <input type="checkbox"/> Financial Service         | <input type="checkbox"/> Massage Establishment | <input type="checkbox"/> Other:                              |

## General Land Use

	Existing	Proposed
Parking GSF	0	0
Residential GSF	0	0
Retail/Commercial GSF	2100	2100
Office GSF	0	0
Industrial-PDR	0	0
Medical GSF	0	0
Visitor GSF	0	0
CIE (Cultural, Institutional, Educational)	0	0
Usable Open Space GSF	0	0
Public Open Space GSF	0	0

## Project Features

	Existing	Proposed
Dwelling Units - Affordable	0	0
Dwelling Units - Market Rate	0	0
Dwelling Units - Total	0	0
Hotel Rooms	0	0
Number of Buildings	0	0
Number of Stories	0	0
Parking Spaces	0	0
Loading Spaces	0	0
Bicycle Spaces	0	0
Car Share Spaces	0	0
Other:	0	0

## Land Use - Residential

---

	Existing	Proposed
Studio Units	0	0
One Bedroom Units	0	0
Two Bedroom Units	0	0
Three Bedroom (or +) Units	0	0
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0

## Environmental Evaluation Screening

1a. Estimated construction duration (months):

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1b. 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):

Yes  No

Foundation Design Type:

---

1c. Does the project involve a change of use of 10,000 sq ft or greater?

Yes  No

---

2. 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

---

3. Would the project result in any construction over 40 feet in height?

Yes  No

---

4a. 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

---

4b. Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?

Yes  No

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5. 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

Depth:

---

6a. 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

Area:  
Amount:

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6b. Does the project involve a lot split located on a slope equal to or greater than 20 percent?

Yes  No

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7. Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?

Yes  No

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8a. 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

---

8b. 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

Yes  No

Filed By:	File Date:
BeanSprouts	02/18/2020



# CONDITIONAL USE AUTHORIZATION

## INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

**ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.**

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding Conditional Use Authorization applications.

For questions, call 415.558.6377, email [pic@sfgov.org](mailto:pic@sfgov.org), or visit the Planning Information Center (PIC) at 1660 Mission Street, San Francisco, where planners are available to assist you.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

### WHAT IS A CONDITIONAL USE AUTHORIZATION?

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning Commission will “condition” the use by applying operational conditions that may minimize neighborhood concerns as well as other conditions that may be required by the Department and the Planning Code. Conditional Use Authorizations are entitlements that run with the property, not the operator.

### WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

For each Zoning District, the Planning Code contains use charts that list types of uses and whether each is permitted as of right (P), conditionally permitted (C), or not permitted (NP or blank). In addition to those particular uses, the Conditional Use Authorization process is utilized for various other applications included but not limited to dwelling unit removal, Planned Unit Developments (PUD's), and for off-street parking in certain Zoning Districts. Please consult a planner at the Planning Information Counter (PIC) for additional information regarding these applications.

### Fees

Please refer to the [Planning Department Fee Schedule](#) available at [www.sfplanning.org](http://www.sfplanning.org) or at the Planning Information Center (PIC) located at 1660 Mission Street, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



# CONDITIONAL USE AUTHORIZATION

## SUPPLEMENTAL APPLICATION

### Property Information

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Project Address: 3200 California St.

Block/Lot(s): 1021038

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### Action(s) Requested

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

Formula Retail Establishment (section 303.1) permit for Bean Sprouts to replace existing eating and drinking facilities inside the JCCSF, part of California Street and Presidio Avenue - Community Center Special Use District.

### 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).

Proposed project is to replace existing eating and drinking facilities within JCCSF with a Bean Sprouts cafe - considered a Formula Retail Establishment due to number of locations in US.

The proposed use would not be likely to foreclose the location of other needed neighborhood-servicing uses in the area, will serve the JCCSF patrons and will retain approx. the same size, square-footage, and uses as the previous facilities and provide healthy, family-friendly, sustainable food and beverage options without any public-facing changes that would negatively impact the neighborhood or community.

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.

Replacement of eating and drinking facilities within the JCCSF with Bean Sprouts does not change the proposed size of the site, does not affect accessibility or traffic patterns, does not result in offensive emissions, and does not have any public-facing aesthetic changes effecting the neighborhood or community. The impact of the proposed feature will only affect JCCSF patrons by providing them with different menu options than previously available.

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.

This project provides unique and neighborhood-compatible eating and drinking facilities within JCCSF that does not diminish the character of the neighborhood, will not contribute to a homogenizing effect based on standardized branding, maintains the balance of uses and services in the area, and does not negatively impact the diversity and distinction of the area. There will be no street-side presence at JCCSF and the next nearest location is in Sausalito inside the Bay Area Discovery Museum, also with no public-facing branding. This project complies with Code provisions, and does not affect the General Plan in any way.

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

This project replaces existing eating and drinking facilities within the JCCSF, which does not change the existing concentration of eating and drinking uses or Formula Retail uses located within 300' of the JCCSF. This use does not impact similar retail uses within the district, does not change existing architectural aesthetic character of the district, does not affect existing retail vacancy rates, and has no effect on existing mix of Citywide-serving retail uses and daily needs-serving retail uses within the district and within the vicinity of the proposed project.

# 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

Joseph Lutz  
\_\_\_\_\_  
Name (Printed)

February 10, 2020  
\_\_\_\_\_  
Date

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

714.878.3353  
\_\_\_\_\_  
Phone

admin@beansprouts.com  
\_\_\_\_\_  
Email

For Department Use Only

Application received by Planning Department:

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

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





## COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM (CB3P)

### Checklist for Eligibility

The Community Business Priority Processing Program (“CB3P”) was adopted by the San Francisco Planning Commission on February 12, 2015 under Resolution Number 19323. The CB3P streamlines the Conditional Use process for certain small and mid-sized businesses applications. It is the successor program to the Planning Commission’s Small Business Priority Processing Pilot Program (“SB4P”).

Projects that qualify for, and enroll in, the CB3P are guaranteed (1) a hearing date within 90 days of filing a complete application and (2) placement on the Planning Commission’s consent calendar. The analysis of CB3P-projects is documented through a two-page Project Summary and Motion (“PS&M”) rather than the lengthier Executive Summary and Draft Motion documents prepared in connection with conventional applications.

#### WHAT TO SUBMIT:

1. One (1) complete checklist (available on the next page) documenting eligibility for participation.

After receiving status of the submitted CB3P Checklist, please follow the submittal instructions in the Conditional Use Authorization Application and Instruction Packet.

#### HOW TO SUBMIT:

Please send an email request along with the intake appointment request form and the CB3P Checklist for Eligibility to: [CPC.Intake@sfgov.org](mailto:CPC.Intake@sfgov.org). Intake request forms are available here: <https://sfplanning.org/resource/application-intake-appointment-request>.

For questions, you can stop by, call, or email the Planning Information Center (PIC), where planners are available to assist you.

Location: 1660 Mission Street  
San Francisco, CA 94103-2479  
Phone: (415) 558-6377  
Email: [pic@sfgov.org](mailto:pic@sfgov.org)

#### THE PRE-APPLICATION PROCESS:

The following types of projects require a Pre-Application Meeting Notification. Please be aware that a Pre-Application meeting is also required prior to filing any Planning entitlement application (i.e. Conditional Use Authorization, Variance) for:

- Projects subject to 311 Notification;
- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- Community Business Priority Processing (CB3P); and
- Projects in PDR-I-G Districts subject to Section 313.

Please refer to the Pre-Application Meeting Instruction Packet for further detail or contact planning staff with questions.

**Español:** Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415-575-9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

**中文:** 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415-575-9010。請注意，規劃部門需要至少一個工作日來回應。

**Tagalog:** Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415-575-9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



# CB3P CHECKLIST FOR ELIGIBILITY

## Property Information

Project Address: 3200 California St.

Record Number and/or Building Permit Number:

Name of Business (if known): Bean Sprouts

## Project Description

Please provide a narrative project description that summarizes the project and its purpose.  See Attachment

Replace existing eating and drinking facilities inside JCCSF with Bean Sprouts cafe, a Formula Retail limited-restaurant (not seen from outside), qualifying for CB3P with less than 20 locations worldwide.

The following checklist is to be completed by applicants and reviewed by Planning Department Staff.

Confirm Compliance with Each Criterion by Checking the Boxes Below		
<input checked="" type="checkbox"/>	Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting.
<input checked="" type="checkbox"/>	Formula Retail	The application does not seek to establish a new Formula Retail use, accepting one with fewer than 20 other establishments
<input checked="" type="checkbox"/>	Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
<input checked="" type="checkbox"/>	Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
<input checked="" type="checkbox"/>	Loss of Dwellings	The application does not seek to remove any dwelling units.
<input checked="" type="checkbox"/>	Alcohol Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
<input checked="" type="checkbox"/>	Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
<input checked="" type="checkbox"/>	Nature of Use	The application involves only non-residential uses and does not seek to establish or expand any of the following: <ul style="list-style-type: none"> <li>• Massage Establishment</li> <li>• Tobacco Paraphernalia Establishment</li> <li>• Adult Entertainment Establishment</li> <li>• Cannabis Uses</li> <li>• Fringe Financial Service</li> <li>• Drive-up Facility</li> <li>• Wireless Telecommunications Site ("WTS")</li> <li>• Outdoor Activity Area</li> <li>• Bar</li> <li>• Nighttime Entertainment/Place of Entertainment (e.g. nightclubs, music venues)</li> <li>• Off-Street parking in excess of that allowed on an as-of-right basis</li> <li>• Office closed to the public located on the ground story</li> </ul>

# APPLICANT'S DECLARATION

I hereby attest under penalty of perjury that the information I have provided is true and correct to the best of my knowledge, that I intend to complete the project described herein in compliance with the eligibility requirements of the CB3P Program, that I have read and understood this form, and that I am (a) the property owner or authorized agent of the property owner, (b) familiar with the property, and (c) able to provide accurate and complete information. I understand that knowingly or negligently providing false or misleading information may lead to denial or rescission of my permit and/or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action along with the imposition of administrative fines.

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.

_____		Joseph Lutz
	Signature	Name (Printed)
02/11/2020	7148783353	admin@beansprouts.com
_____	_____	_____
Date	Phone Number	Email Address

## For Department Use Only

Check One:

**ENROLLED**

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

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

**NOT ENROLLED**  
**STATE REASON:** \_\_\_\_\_

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

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