



EXECUTIVE SUMMARY CONDITIONAL USE

HEARING DATE: January 28, 2021

Record No.: 2020-007075CUA
Project Address: 2166 Market Street
Zoning: Upper Market Neighborhood Commercial Transit (NCT) Zoning District
40-X and 50-X Height and Bulk District North Beach Special Use District
Block/Lot: 3542/016
Project Sponsor: Nate Bourg
2166 Market Street
San Francisco, CA 94114
Property Owner: David Lebovitz c/o Real Management Company
1234 Castro Street
San Francisco, CA 94114
Staff Contact: Cathleen Campbell – 628-652-7387
Cathleen.campbell@sfgov.org

Recommendation: Approval with Conditions

Project Description

The proposal is for a Conditional Use Authorization, pursuant to Planning Code Section 764 and 303 to establish a Bar Use concurrent with an existing General Entertainment Use (dba The Academy) on the basement and first floor of the subject property within the Upper Market Street Neighborhood Commercial Transit Zoning District and 40-X & 50-X Height and Bulk District.

Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 764 and 303 to allow a Limited Private Club Type 57 Liquor License and to establish a Bar Use concurrent with an existing conditionally established General Entertainment Use (dba The Academy) on the basement, first, and second floor of the subject property within the Upper Market Street Neighborhood Commercial Transit Zoning District.

Issues and Other Considerations

- **Bar Use Requirement**

The proposed concurrent Bar use will allow the continuation of the existing General Entertainment use with a permanent liquor license. The tenant currently obtains temporary permits from the California Department of Alcoholic Beverage Control to serve alcohol during events. As defined by Planning Code Section 102, a General Entertainment use is not permitted to serve alcohol without a temporary liquor license. A bar Use must be established concurrent with an existing general entertainment use in order for the project sponsor to seek a limited private club type 57 liquor license and type 58 catering permit from the California Department of Alcoholic Beverage Control. Therefore, the Project requires a Conditional Use Authorization to establish a Bar Use.

- **Public Comment & Outreach.**

- **Support/Opposition:** The Department has received 1 letter in support and 1 letters in opposition to the Project, including support from Castro Merchants and concern from Homeowners Association for the property at 151-153 Sanchez Street.
 - The opposition to the Project is centered on the concerns for noise within an existing outdoor activity area was conditioned with the General Entertainment Use under Motion 20412. The letter states there is currently noise within this area and worries the addition of a permanent liquor license will add to the current residential disruption.
- **Outreach:** The Sponsor reached to Supervisor Mandelman's office and reached out to many neighborhood groups, including Castro Merchants, Eureka Valley Neighborhood Association (EVNA), Duboce Triangle Neighborhood Association (DTNA), and Castro CBD.

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 Market Octavia Area Plan and the Objectives and Policies of the General Plan. The project promotes the continued operation of an established, locally-owned business and contributes to the viability of the overall Upper Market Street Neighborhood Commercial Transit Zoning District. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

Attachments:

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



PLANNING COMMISSION DRAFT MOTION

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 764 AND 303, TO ESTABLISH A BAR USE CONCURRENT WITH AN EXISTING CONDITIONALLY ESTABLISHED GENERAL ENTERTAINMENT USE (D.B.A. THE ACADEMY) ON THE BASEMENT AND FIRST FLOOR IN AN EXISTING TWO-STORY OVER BASEMENT COMMERCIAL BUILDING LOCATED IN THE UPPER MARKET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT AND 40-X AND 50-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On August 4, 2020, Nate Bourg of The Academy (hereinafter "Project Sponsor") filed Application No. 2020-007075CUA hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a bar use concurrent with an existing conditionally established general entertainment use (hereinafter "Project") at 2166 Market Street, Block 3542 and Lot 016 (hereinafter "Project Site").

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

On January 28, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2020-007075CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2020-007075CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use as requested in Application No. 2020-007075CUA, 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 applicant proposes to establish a bar use concurrent with an existing general entertainment use in order to seek a limited private club type 57 liquor license and type 58 catering permit from the California Department of Alcoholic Beverage Control. The subject building is an existing two-story over basement, 31 foot-tall, approximately 3,387 square foot commercial building. The subject tenant space is approximately 2,462 square feet and the proposed bar use would apply to the ground floor and the basement level. The tenant currently obtains temporary permits from the California Department of Alcoholic Beverage Control to serve alcohol during events.
- 3. Site Description and Present Use.** The Project is located on an approximately 2,687 square foot lot with a historic two-story over basement building. The property has 25 feet of street frontage along Market Street. The subject tenant, The Academy, has occupied the space since March of 2017. The general entertainment use (d.b.a. The Academy) conditionally operates as a social club on the basement and first floor. The outdoor activity area was constructed in spring 2018, which includes a 502 square foot ground-level patio with seating to accommodate a maximum of 40 patrons. The second level is separate from the general entertainment use and is occupied by the tenant’s offices (d.b.a. The Academy). Overall, the existing two-story building possesses 3,387 square feet.

The club is membership based and any member of the public may become a member. Membership entails access to all events such as art shows, receptions, book clubs, game nights, limited live entertainment performances, drawing and discussion groups, and catered tastings. The tenant will continue to obtain the required permits from the Entertainment Commission and Police Department to host events involving live performances. The space is available to community organizations or private individuals to host meetings and gatherings when not in use by the proposed tenant. The tenant also offers barber services at the front of the space in about a 100 square foot area, providing an active, transparent storefront along Market Street. These services are provided by professional barbers who rent the booth and are open to customers with or without membership to The Academy.

- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the upper Market Neighborhood Commercial Transit Zoning District in the Market Octavia Area Plan. The immediate context

is the vibrant Upper Market Street neighborhood which serves as the gateway to the Castro District and borders the Duboce Triangle neighborhood. The immediate neighborhood includes two and three-story mixed-use buildings with commercial uses at the ground-floor and residential uses above. Adjacent uses include general entertainment (d.b.a. The Swedish American Hall), eating and drinking uses, and mixed-use buildings with ground floor retail and hotels above. The rear of the subject property abuts a Public Zoning District (Station 6 of the San Francisco Fire Department) and two Residential Transit Oriented (RTO) Zoning District lots with residential uses.

5. **Public Outreach and Comments.** The Project sponsor provide one letter of support from the Castro Merchants. The project sponsor reached to Supervisor Mandelman's office and reached out to many neighborhood groups, including Castro Merchants, Eureka Valley Neighborhood Association (EVNA), Duboce Triangle Neighborhood Association (DTNA), and Castro CBD. The project sponsor also completed the ABC-207-E mailing to residences within 500 feet and points of consideration within 600 feet during the month of August 2020 required by the California Department of Alcoholic Beverage Control. The Department received one letter of opposition which came from the Homeowners Association for the property at 151-153 Sanchez Street which is the abutting residential parcel. The opposition to the Project is centered on concerns of noise within the conditionally permitted outdoor activity area. The letter states there is currently noise within this area and worries the addition of a permanent liquor license will add to the disruption.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Planning Code Section 764 states that a Conditional Use Authorization is required for a Bar use, as defined by Planning Code Section 102.

The proposed concurrent Bar use will allow the continuation of the existing General Entertainment use with a permanent liquor license. As defined by Planning Code Section 102, a General Entertainment use is not permitted to serve alcohol without a temporary liquor license. A bar Use must be established concurrent with an existing general entertainment use in order for the project sponsor to seek a limited private club type 57 liquor license and type 58 catering permit from the California Department of Alcoholic Beverage Control. Therefore, the Project requires a Conditional Use Authorization to establish a Bar Use.
 - B. **Use Size.** Planning Code Sections 121.2 and 764 state that a Conditional Use Authorization is required for uses greater than 3,000 square feet.

The tenant space is approximately 2,462 square feet in size and does not intend to expand at this time; thus, Conditional Use Authorization is not required for the use size.
 - C. **Outdoor Activity.** Planning Code Section 710.24 states that a Conditional Use Authorization is required for an Outdoor Activity Area, as defined by Planning Code Section 790.70.

An existing outdoor activity area is conditioned with the General Entertainment Use under Motion 20412. The Outdoor Activity Area, located in the rear yard, includes a 502 square foot ground-level patio with seating to accommodate a maximum of 40 patrons. The outdoor area would be used for entertainment use both day and night. Evening hours in the outside area would be restricted to 10p.m. daily to mitigate neighbors' concerns about potential noise.

- D. **Hours of Operation.** Planning Code Section 764 states that a Conditional Use Authorization is required for maintaining hours of operation from 2 a.m. to 6 a.m., as defined by Planning Code Section 790.48.

The hours of operation for the Bar and General Entertainment use are Wednesday and Thursday from 3 p.m. to 11 p.m. and Friday and Saturday from 3 p.m. to 1 a.m.

The barber shop will operate Monday through Friday from 11 a.m. to 7 p.m. and by appointment on Saturdays.

- E. **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 subject commercial space has approximately 25-feet of frontage on Market Street with approximately 16 feet 6 inches devoted to either the entrance or window space. The windows are clear and unobstructed. The barber shop retail service occupies this interior frontage space. There are no changes proposed to the commercial frontage.

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

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

The size of the existing use and proposed use is in keeping with other storefronts on the block face. The proposed concurrent bar use will not impact traffic or parking in the District because it is not a destination bar separate from the existing private social club (d.b.a. The Academy). A limited private club type 57 liquor license may only provide alcohol to the private club members. The proposed bar use concurrent with the existing general entertainment use will not impact traffic or parking in the District because it is not a destination site. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by creating an active storefront.

- 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 proposed Bar use will operate within the existing commercial space, and no expansion of the building envelope is proposed.

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

The Planning Code does not require parking or loading for an approximately 2,462 square-foot general entertainment use. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The proposed use is subject to the standard conditions of approval for bar and outlined in Exhibit A.

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

The proposed Bar use does not require any additional tenant improvements. The Department shall review all lighting and signs proposed for the new business in accordance with Condition 7 of Exhibit A.

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

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

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

The proposed project is consistent with the stated purpose of the NC Zoning Districts in that the intended use is located at the ground floor and will provide a compatible convenient service for the immediately surrounding neighborhoods and is in character with the commercial uses found within the Upper Market Neighborhood Commercial Transit District Zoning District. Ground floor-commercial space is required along Market Street and this Project will meet this requirement. In order to maintain continuous retail frontage and preserve a balanced mix of commercial uses, ground-story neighborhood-serving uses are encouraged and eating and drinking, entertainment, and financial service uses are limited. This Project proposes an entertainment use which requires a Conditional Use Authorization in order to ensure balance amongst neighborhood uses.

8. **Planning Code Section 303(o)** establishes criteria for the Planning Commission to consider when reviewing applications for Eating and Drinking Uses Such concentration should not exceed 25 percent of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of this Section of the Code, the immediate area shall be defined as all properties located within 300' of the subject property and also located within the same zoning district. On balance, the project does comply with said criteria in that:

- A. **Project Vicinity** There is approximately 2160.172 linear feet of commercial frontage within 300 feet of the project site. Approximately 334 linear feet or 15.4617% of this commercial frontage is comprised of eating and drinking establishments. The change of use to a bar will add approximately 25 linear feet, increasing the eating and drinking establishment percentage from 15.46% to 16.6% within 300 feet of the project site.
- B. **Upper Market NCT** There is approximately 7,402.67 linear feet of commercial frontage within the Upper Market NCT. Approximately 1,575.3 linear feet or 21.62% of this commercial frontage is comprised of eating and drinking establishments. The change of use to a bar will add approximately 25 linear feet, increasing the eating and drinking establishment percentage from 21.62% to 21.96 % within the Upper Market NCT.

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

NEIGHBORHOOD COMMERCE

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.

The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The expanded scope of the existing business will not result in undesirable consequences. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

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.

The Project will retain an existing commercial activity and will enhance the diverse economic base of 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.

No commercial tenant would be displaced, and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Eating and Drinking Establishments

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
 - Balance of retail sales and services;
 - Current inventory and composition of eating and drinking establishments;
 - Total occupied commercial linear frontage, relative to the total district frontage;
 - Uses on surrounding properties;
 - Available parking facilities, both existing and proposed;
 - Existing traffic and parking congestion; and
 - Potential impacts on the surrounding community.

There is a concern with the potential over-concentration of food-service establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage." Planning staff verified the site survey of the Upper Market NCT which contains the proposed building. With the proposed bar use, approximately 21.96% of the frontage of this Zoning District is attributed to eating and drinking establishments.

Policy 6.2

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

An independent entrepreneur is sponsoring the proposal. This is not a Formula Retail use.

Policy 6.8

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

The Project will provide a unique service well suited for the diverse Upper Market Street / Castro neighborhoods. No commercial tenant would be displaced with the addition of the Bar use, and the Project would not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood.

MARKET OCTAVIA AREA PLAN

BUILDING WITH A SENSE OF PLACE

Objectives and Policies

OBJECTIVE 1.1

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

Policy 1.1.7

Encourage the creation of space dedicated to community services on Market Street within the Upper Market NCT.

Policy 1.1.8

Reinforce continuous retail activities on Market, Church, and Hayes Streets, as well as on Van Ness Avenue.

The Project will provide an active, diverse use along Market Street and will make its space available to community groups and private individuals. The concurrent bar use will allow the continuation of the existing use with a permanent liquor license.

OBJECTIVE 3.2

PROMOTE THE PRESERVATION OF NOTABLE HISTORIC LANDMARKS, INDIVIDUAL HISTORIC BUILDINGS, AND FEATURES THAT HELP TO PROVIDE CONTINUITY WITH THE PAST.

Policy 3.2.1

Preserve landmark and other buildings of historic value as invaluable neighborhood assets.

Policy 3.2.2

Encourage rehabilitation and adaptive reuse of historic buildings and resources.

Policy 3.2.5

Preserve resources in identified historic districts.

The Project will preserve an active historic storefront along the vibrant Market Street corridor.

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 would enhance the district by providing a bar use concurrent with an existing general entertainment use in an area that is not over concentrated by eating and drinking establishments. The business is locally owned and there is potential to create a few employment opportunities for the community in the future. The general entertainment use enhances the nearby neighborhood-serving retail uses by providing additional customers, who may patron these businesses.

- 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 site does not contain any residential units. The Project will utilize an existing storefront and commercial space which has existed at the subject location for many years. No residential units will be lost and no exterior modifications to the building will be made. The proposal includes extending hours of operation yet restricts the use of the outside area to 10pm so as to mitigate noise concerns.

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

The No housing is removed for this Project.

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

The Project Site is well served by nearby public transportation options. The Project is located along the Market Street transit corridor which services the F, J, K, T, L, M, N, and S Muni lines. Future customers and members would be afforded proximity to multiple transit lines. The Project also provides sufficient bicycle parking for members and their guests.

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

The Project does not include commercial office development.

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

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

- G. That landmarks and historic buildings be preserved.

The Project will preserve a historic resource and continue to activate the space.

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

The Project will not affect any surrounding open space or parks and will maintain the existing unobstructed rear yard

- 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 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 Application No. 2020-007075CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated August 8, 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 January 28, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: January 28, 2019.

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Bar Use (d.b.a. The Academy) located at [Insert Address, Block, and Lot] pursuant to Planning Code Section(s) **764 and 303** within the **Upper Market Neighborhood Commercial Transit** District and a **40-X** and **50-X** Height and Bulk District; in general conformance with plans, dated **August**, and stamped “EXHIBIT B” included in the docket for Record No. **2020-007075CUA** and subject to conditions of approval reviewed and approved by the Commission on **January 28, 2021** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **January 28, 2021** under Motion No **XXXXXX**.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

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

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

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

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

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

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

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

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

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

www.sfplanning.org

Entertainment Commission – Noise Attenuation Conditions

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 628.652.7XXX, www.sfplanning.org

7. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7XXX, www.sfplanning.org

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

For information about compliance, contact the Case Planner, Planning Department at 628.652.7XXX, www.sfplanning.org

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

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

Parking and Traffic

10. **Bicycle Parking.** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 2 Class 1 or Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle

parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

- 11. Managing Traffic During Construction.** The Project Sponsor and construction contractor(s) shall coordinate with the Traffic Engineering and Transit Divisions of the San Francisco Municipal Transportation Agency (SFMTA), the Police Department, the Fire Department, the Planning Department, and other construction contractor(s) for any concurrent nearby Projects to manage traffic congestion and pedestrian circulation effects during construction of the Project.

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

Provisions

- 12. Market Octavia Community Improvements Fund.** The Project is subject to the Market and Octavia Community Improvements Fee, as applicable, pursuant to Planning Code Section 421.

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

Monitoring - After Entitlement

- 13. Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

- 14. Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

Operation

- 15. 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 628.271.2000, www.sfpublicworks.org.

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

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at 415.252.3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 628.652.3200, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415.553.0123, www.sf-police.org

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 628.652.7600, www.sfplanning.org

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, www.sfpublicworks.org

- 16. Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works,

628.271.2000, www.sfpublicworks.org

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

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

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

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

- 19. Other Entertainment.** The Other Entertainment shall be performed within the enclosed building only. The building shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.

For information about compliance, contact the Entertainment Commission, at 628.652.6030, www.sfgov.org/entertainment

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

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

- 21. Hours of Operation.** The hours of operation for the outdoor activity area shall be limited to 10:00 p.m. nightly. On New Year's Eve, Castro Street Fair, Folsom Street Fair, Pride Week, and Halloween, the hours of operation for the outdoor activity area will be extended until 12:00 a.m.

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

ABBREVIATIONS

ABV.	AIR CONDITIONING	LAD.	ABOVE
ACQUST	ACOUSTICAL	LAM.	LAMINATE
AD.	ADJUSTABLE	LAV.	LAVATORY
ADA	AMERICANS WITH DISABILITIES ACT	LKR.	LOOKER
ADDL.	ADDITIONAL	LT.	LIGHT
ADJ.	ADJUSTABLE	LTG.	LIGHTING
A.F.F.	ABOVE FINISHED FLOOR	MATL.	MATERIAL
AIA	AMERICAN INSTITUTE OF ARCHITECTS	MAX.	MAXIMUM
ALUM.	ALUMINUM	M.B.	MACHINE BOLT
ALT.	ALTERNATE	M.C.	MEDICINE CABINET
ANOD.	ANODIZED	MECH.	MECHANICAL
APPROX.	APPROXIMATE	MEMB.	MEMBRANE
ARCH.	ARCHITECTURAL	MEZZ.	MEZZANINE
ASSM.	ASSEMBLY	MFR.	MANUFACTURER
		MIN.	MINIMUM
		MIR.	MIRROR
BD.	BOARD	MIR.S.	MIRROR & SHELF
BIT.	BETWEEN	MISC.	MISCELLANEOUS
BOVL.	BOVEL	MTD.	MOUNTED
BLDG.	BUILDING	MTL.	METAL
BLK.	BLOCK	MUL.	MULLION
BLKG.	BLOCKING		
BM.	BEAM	(N)	NEW
BOT.	BOTTOM	N.	NORTH
BRKT.	BRACKET	N.I.C.	NOT IN CONTRACT
BULT UP ROOF.	BUILT UP ROOF	NO. / #	NUMBER
B.W.	BOTTOM OF WALL	NOM.	NOMINAL
		NTS	NOT TO SCALE
		O/	OVER / ON
CAB.	CABINET	O.C.	ON CENTER
CB	CIRCUIT BREAKER	O.D.	OUTSIDE DIAMETER (DIMENSION)
C.B.	CATCH BASIN	O.L.F.	OCCUPANT LOAD FACTOR
CBC	CALIFORNIA BUILDING CODE	OPNG.	OPENING
CEM.	CEMENT	OPP.	OPPOSITE
CER.	CERAMIC	OPPH.	OPPOSITE HAND
C.I.	CAST IRON	OVHD.	OVERHEAD
CJ.	CENTRAL JOINT		
CL.	CENTERLINE	P. LAM.	PLASTIC LAMINATE
CLG.	CEILING	PAR.	PARALLEL
CLKG.	CAULKING	P.D.	PERFORATED DRAIN
CLO.	CLOSET	PERF.	PERFORATED
CLR.	CLEAR	P.G.	PAINT GRADE
CLEANOUT	CLEANOUT	P.H.	PHILLIPS HEAD
COL.	COLUMN	PL.	PLATE
COMB.	COMBINATION	PLUMB.	PLUMBING
CONC.	CONCRETE	PLYWD.	PLYWOOD
CONN.	CONNECTION	PNTD.	PAINTED
CONSTR.	CONSTRUCTION	PR.	PREFABRICATED
CONT.	CONTINUOUS	PREFAB.	PREFABRICATED
CONTR.	CONTRACTOR	PSI	POUNDS PER SQUARE INCH
COORR.	CORRIDOR	PT.	POINT
CS	COUNTERSINK	P.T.D.	PAPER TOWEL DISPENSER
CT	CERAMIC TILE	PTN.	PARTITION
COUNTERSINK	COUNTERSINK	PTR	PAPER TOWEL RECEPTACLE
CW	COLD WATER	PVC	POLYVINYL CHLORIDE
		PVMT.	PAVEMENT
		QTY.	QUANTITY
D.	DRAIN	R.	RISER
DBL.	DOUBLE	R.A.	RETURN AIR
DEMO.	DEMOLISH	RAD.	RADIUS
DEPT.	DEPARTMENT	R.B.	RESILIENT BASE
DET.	DETAIL(S)	R.C.	ROUGH CONCRETE
D.F.	DOUGLAS FIR	REF.	REFLECTED CEILING PLAN
DIA.	DIAMETER	REBAR	REINFORCING BAR
DIAG.	DIAGONAL	REC.	RECESSED
DM	DIMENSION	REF.	REFERENCE
DISP.	DISPENSER	REINF.	REINFORCED
DN	DOWN	REQD.	REQUIRED
D.O.	DOOR OPENING	REV.	REVISION
DR	DOOR	RGR.	REGISTER
DS	DOWNSPOUT	RM	ROOM
DWG.	DRAWING	RND.	ROUND
DWR	DRAWER	R.O.	ROUGH OPENING
		R.O.W.	RIGHT OF WAY
(E)	EXISTING	R.W.L.	RAIN WATER LEADER
E.	EAST	S.	SOUTH
EA.	EACH	SAN.	SANITARY
E.B.	EXPANSION BOLT	SASM	SELF-ADHERING SHEET MEMB.
E.J.	EXPANSION JOINT	S.C.	SOLID CORE
EL.	ELEVATION	SCHD.	SCHEDULE
ELEC.	ELECTRICAL	SECT.	SECTION
ENCL.	ENCLOSURE	SEL.	SELECT
EMER.	EMERGENCY	SF.	SQUARE FOOT
ENCL.	ENCLOSURE	S.G.	STAIN GRADE
E.P.	ELECTRICAL PANELBOARD	SHT.	SHEET
EQ	EQUAL	SHTG.	SHEATHING
EQUIP.	EQUIPMENT	SIM.	SIMILAR
EXH.	EXHAUST	SL.	SLIDING
EXPO.	EXPOSED	SLNT.	SEALANT
EXST.	EXISTING	S.M.S.	SHEET METAL SCREW
EXT.	EXTERIOR	SPEC.	SPECIFICATION(S)
		SQ.	SQUARE
F.A.	FIRE ALARM	SSD	SEE STRUCTURAL DRAWINGS
FAB.	FABRICATE	SST.	STRUCTURAL STEEL
FAB.	FLOOR AREA RATIO	S.S.K.	SERVICE SINK
F.B.	FLAT BAR	STA.	STATION
F.D.	FLOOR DRAIN	STC	SOUND TRANSMISSION CLASS
FEN.	FOUNDATION	STD.	STANDARD
F.F.	FIRE EXTINGUISHER	STL.	STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	STOR.	STORAGE
F.F.	FINISHED FLOOR	STRL.	STRUCTURAL
F.F.	FIXED GLAZING	SUSP.	SUSPENDED, SUSPEND
F.H.C.	FIRE HOSE CABINET		
FIN.	FINISH	T&B	TOP AND BOTTOM
FIN GR.	FINISH GRADE	T&G	TONGUE & GROOVE
FIXT.	FIXTURE	T.B.	TOWEL BAR
FL.	FLOORING	T.C.	TOP OF CURB
FLASH.	FLASHING	T.D.	TIE DOWN
FLOOR.	FLOORING	TEL.	TELEPHONE
F.O.C.	FACE OF CONCRETE	TEMP.	TEMPORARY, TEMPERED
F.O.F.	FACE OF FINISH	THK.	THICK
F.O.S.	FACE OF STUDS	THRES.	THRESHOLD
F.O.T.	FACE OF TREADS	T.O.P.	TOP OF PLATE
FT.	FOOT, FEET	T.O.S.	TOP OF SLAB
FTG.	FOOTING	T.O.W.	TOP OF WALL
FURR.	FURRING	TPD.	TOILET PAPER DISPENSER
FUT.	FUTURE	TRNSF.	TRANSFORMER
G.	GAS	TRE.	TREAD
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED	U.B.C.	UNIFORM BUILDING CODE
G.B.	GRAB BAR	UL.	UNDERWRITERS' LABORATORIES
GC.	GENERAL CONTRACTOR	U.O.N.	UNLESS OTHERWISE NOTED
G.D.	GUTTER DRAIN	UTL.	UTILITY
G.I.	GALVANIZED IRON (STEEL)		
GL.	GLASS	V.C.T.	VINYL COMPOSITION TILE
GLB.	GLUE-LAM BEAM	VENT.	VENTILATION
GND.	GROUND	VERT.	VERTICAL
GR.	GRADE	V.I.F.	VERIFY IN THE FIELD
GSM.	GALVANIZED SHEET METAL	W.	WEST, WIDE
GYP.	GYPSPUM	W.	WITH
GWB.	GYPSPUM WALL BOARD	WO.	WITHOUT
H.	HOSE, HIGH	W.C.	WATER CLOSET
H.B.	HOSE BIB	WO.	WOOD
H.C.	HOLLOW CORE	WOW.	WINDOW
HD.	HEAD	W.H.	WATER HEATER
HDR.	HEADER	W.M.	WATER METER
HWD.	HARDWOOD	WP.	WATERPROOF
HOWE.	HARDWARE	W.P.T.	WORKING POINT
H.M.	HOLLOW METAL	W.R.B.	WATER RESISTANT BARRIER
HNDRL.	HANDRAIL	WSC.	WAINSCOT
HORIZ.	HORIZONTAL	WT.	WEIGHT
HR.	HOUR	WTR.	WATER
HT.	HEIGHT		
HVAC.	HEATING, VENTILATING & A/C		
HW.	HOT WATER		
I.D.	INSIDE DIAMETER (DIMENSION)		
I.F.	INSIDE FACE		
IN.	INCH		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
J.	JOIST	&	AND
JH.	JOIST HANGER	L	ANGLE
JT.	JOINT	@	AT
		#	POUND OR NUMBER
KIT.	KITCHEN	d	PENNY
K.O.	KNOCKOUT		
KPL.	KICKPLATE		

SITE PLAN

- ALL WORK SHALL BE PERFORMED BY LICENSED & INSURED CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, AND TECHNIQUES FOR CONSTRUCTION.
- ALL OSHA REGULATIONS SHALL BE FOLLOWED. THE GENERAL CONTRACTOR & EACH SUB-CONTRACTOR IS RESPONSIBLE FOR JOB-SITE SAFETY.
- UNLESS NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK, EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE APPLY THE MORE STRINGENT LOCATIONS. THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL, AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION. CONTRACTORS ARE REQUIRED TO REVIEW THESE PLANS FOR ERRORS AND OMISSIONS, AND BRING THESE TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER, AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY FAIL TO VERIFY FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION, OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS. SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201, AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, & ELECTRICAL SYSTEMS. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT. WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, UNLESS OTHERWISE NOTED. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE, OR TOP OF CEMENT-BASED UNDERLAYMENT UNLESS OTHERWISE NOTED.
- DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING OR 15 GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- PROVIDE FIRE-BLOCKING & DRAFTSTOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AS REQUIRED PER APPLICABLE CODES.
- MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS, AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESTOP AS REQUIRED.
- ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.
- ALL WALL, FLOOR, ROOF, AND SHAFT CONSTRUCTION TO BE FIRE-RATED MINIMUM ONE HOUR, U.O.N. DISCREPANCIES WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DATE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.
- CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH ON THE ACCESSIBILITY SHEET ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.

GENERAL NOTES

SYMBOLS

APPLICABLE CODES:
2016 CALIFORNIA BUILDING CODE W/ SF AMENDMENTS
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE
SAN FRANCISCO COUNTY HEALTH & SAFETY CODE

2015 CALIFORNIA GREEN BUILDING CODE
SEE SHEET GS-5 SF GREEN BUILDING SUBMITTAL

2016 CALIFORNIA BUILDING CODE

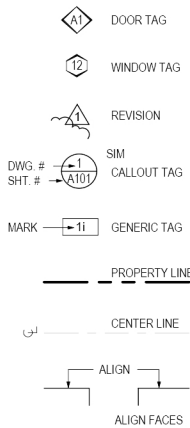
CHAPTER 3 - USE & OCCUPANCY CLASSIFICATIONS
EXISTING OCCUPANCY: B OCCUPANCY
PROPOSED OCCUPANCIES: B OCCUPANCY

CHAPTER 8 - INTERIOR FINISHES

CLASS A: FLAME SPREAD INDEX 0 - 25, SMOKE DEVELOPED INDEX 0 - 450
CLASS B: FLAME SPREAD INDEX 26 - 75, SMOKE DEVELOPED INDEX 0 - 450
CLASS C: FLAME SPREAD INDEX 76 - 200, SMOKE DEVELOPED INDEX 0 - 450

SECTION 803. THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS IN ROOMS AND OTHER ENCLOSED SPACES SHALL BE CLASS C, OR BETTER, PER TABLE 803.9 FOR B OCCUPANCY, NON-SPRINKLERED.

CODE NOTES



USE TABLE



VICINITY MAP

PROJECT DESCRIPTION		
Conditional Use Authorization request for DBA "The Academy," partners with beverage caterers to secure temporary ABC license whenever they do wine tasting, charity events, community courses or any other events that require ABC permitting. The Academy is asking that they be allowed to replace the temporary event licenses they currently use with a Limited Private Club License Type 5F as recommended by the ABC and approved by the SFPD.		
PROJECT ADDRESS:	2166 MARKET STREET SAN FRANCISCO, CA 94114	
PARCELS (BLOCK / LOT):	3542/016	
PARCEL AREA:	2609 SF	
BUILDING AREA:	2400 SF	
STORIES & BUILDING HEIGHT:	2 STORY	
YEAR BUILT:	1906	
BUILDING USE / OCCUPANCY GROUP:	EXISTING: B OCCUPANCY PROPOSED: B OCCUPANCY NO CHANGES PROPOSED TO OCCUPANCY	
ZONING DISTRICT:	NCT - UPPER MARKET NEIGHBORHOOD COMMERCIAL TRANSIT	
HEIGHT & BULK DISTRICT:	40-X, 50-X	
SPECIAL USE DISTRICTS:	WITHIN 1/4 MILE OF AN EXISTING FRINGE FINANCIAL SERVICE	
PLANNING DEPT. HISTORIC STATUS CODE:	A - HISTORIC RESOURCE PRESENT	
PERMIT APPLICATION NUMBER:		

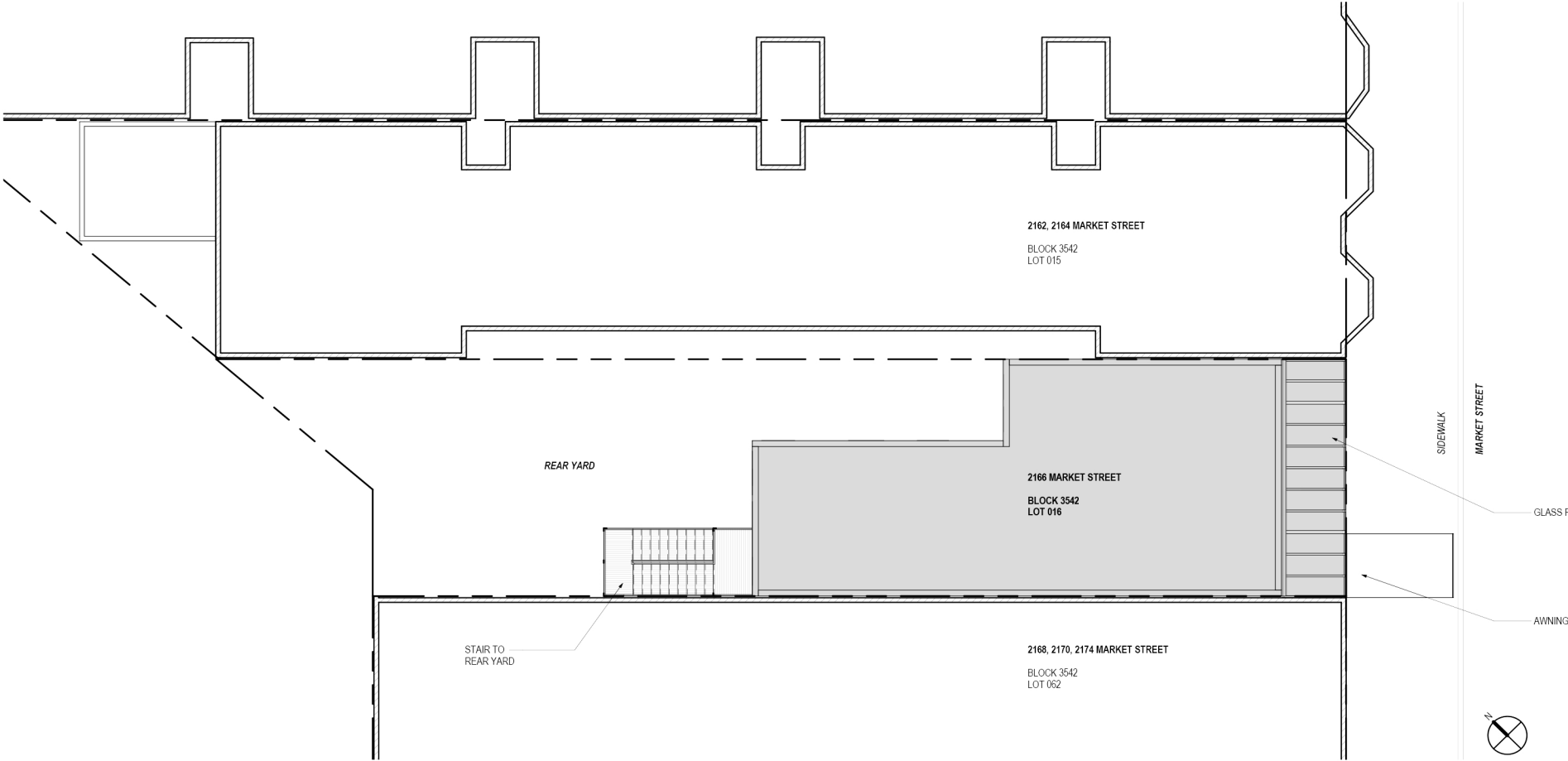
PROJECT INFORMATION

OWNER
THE ACADEMY
ATTN: PAUL MILLER
2166 MARKET STREET
SAN FRANCISCO, CA 94114
EMAIL: PAUL@ACADEMY-SF.COM
PHONE: 415.624.3429

ARCHITECT
OPENSCOPE STUDIO, INC.
1776 18TH STREET
SAN FRANCISCO, CA 94107
CONTACT: MARK HOGAN
PHONE: 415.891.0854
EMAIL: ADMIN@OPENSCOPESTUDIO.COM

- A 000 Title Sheet
- A 1.1 Basement Level Existing
- A 1.2 Basement Level Proposed
- A 1.3 Main Level Existing
- A 1.4 Main Level Proposed
- A 1.5 Top Level Existing & Proposed [no changes]
- A 1.6 Elevations & Sections

PROJECT DIRECTORY



OPENSOURCE

ARCHITECTURE | URBANISM | DESIGN

STAMP

CONSULTANTS

PROJECT

2166 MARKET STREET

THE ACADEMY

ISSUE DATE

08/01/2020

REVISIONS

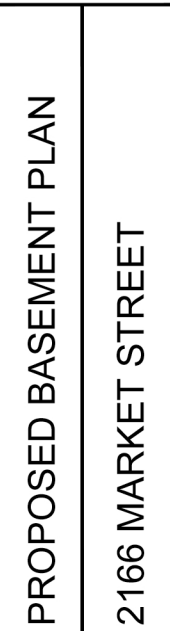
NO.	DATE.
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SCALE

As indicated

TITLE SHEET

A000





2 EXISTING FIRST FLOOR PLAN
1,237 SQFT INTERIOR
227 SQFT EXTERIOR
SCALE : 1/4"=1'-0"

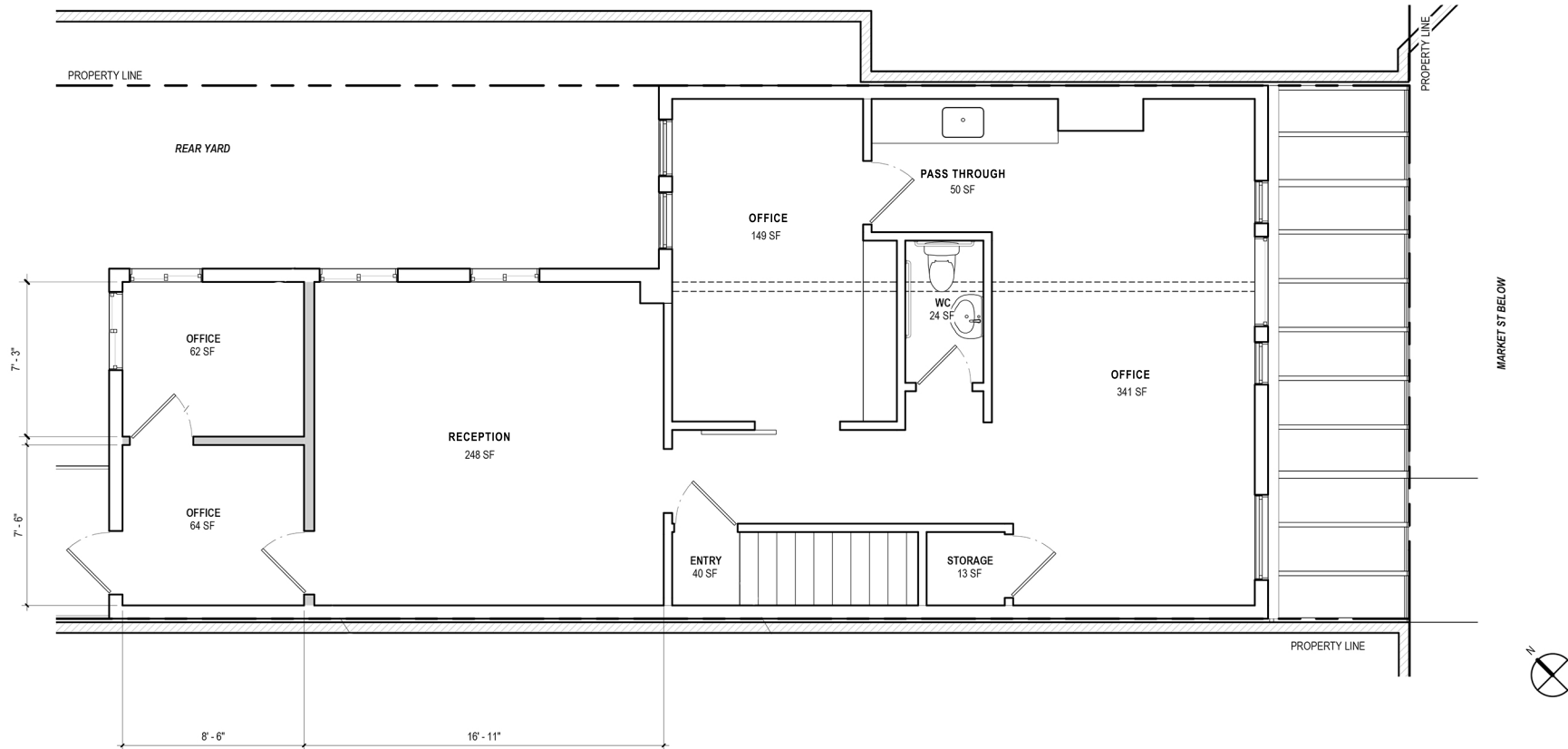


2 PROPOSED FIRST FLOOR PLAN
1,237 SQFT INTERIOR
227 SQFT EXTERIOR
SCALE : 1/4"=1'-0"

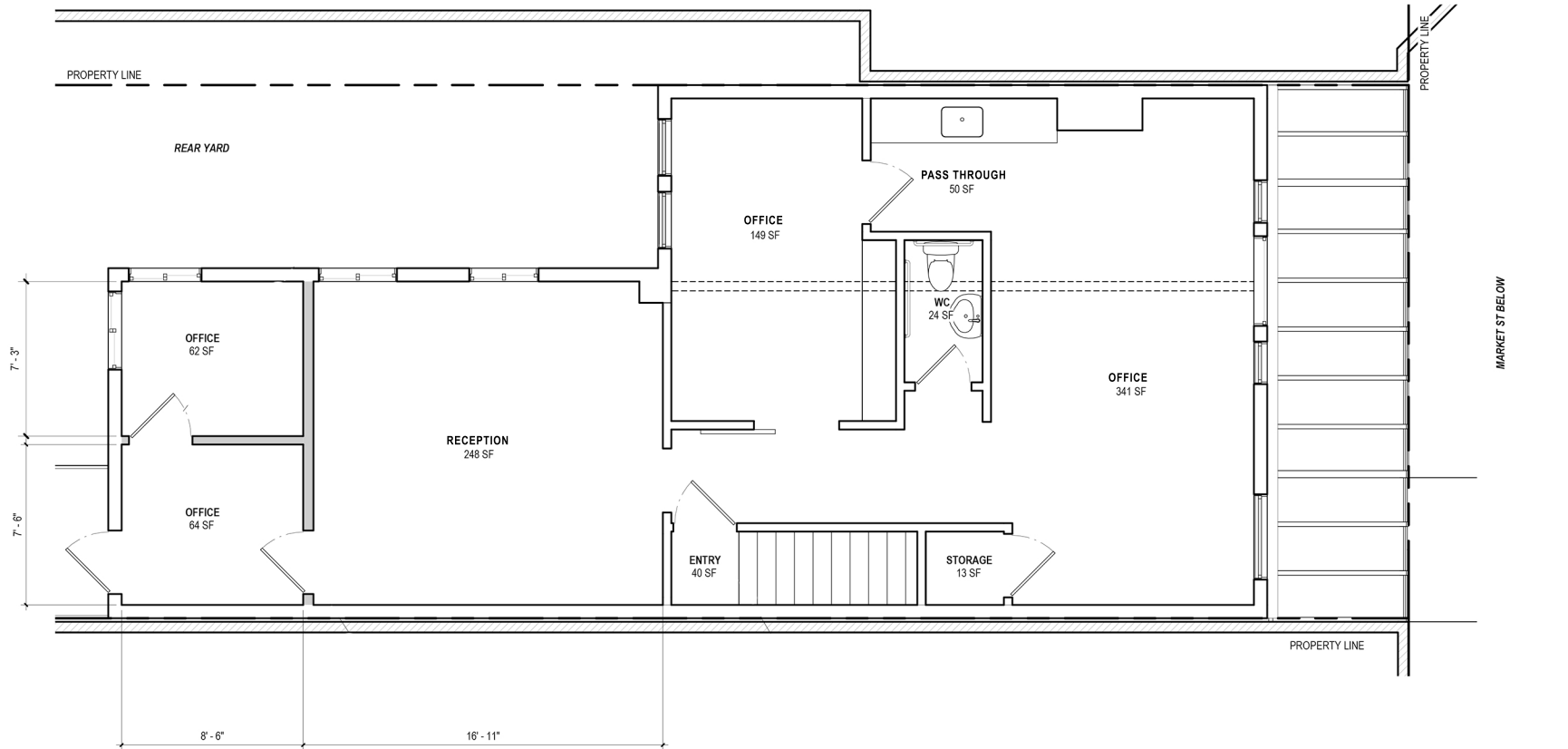
PROPOSED FIRST FLOOR PLAN

2166 MARKET STREET

MARCH 7, 2019



LEVEL 2 - EXISTING 2



1/4" = 1'-0" [NO CHANGES PROPOSED] LEVEL 2 - PROPOSED 1

OPENSCOPE

ARCHITECTURE | URBANISM | DESIGN

STAMP

CONSULTANTS

NOT FOR CONSTRUCTION

PROJECT

1913

2166 MARKET STREET

THE ACADEMY

ISSUE DATE

08-30-2019

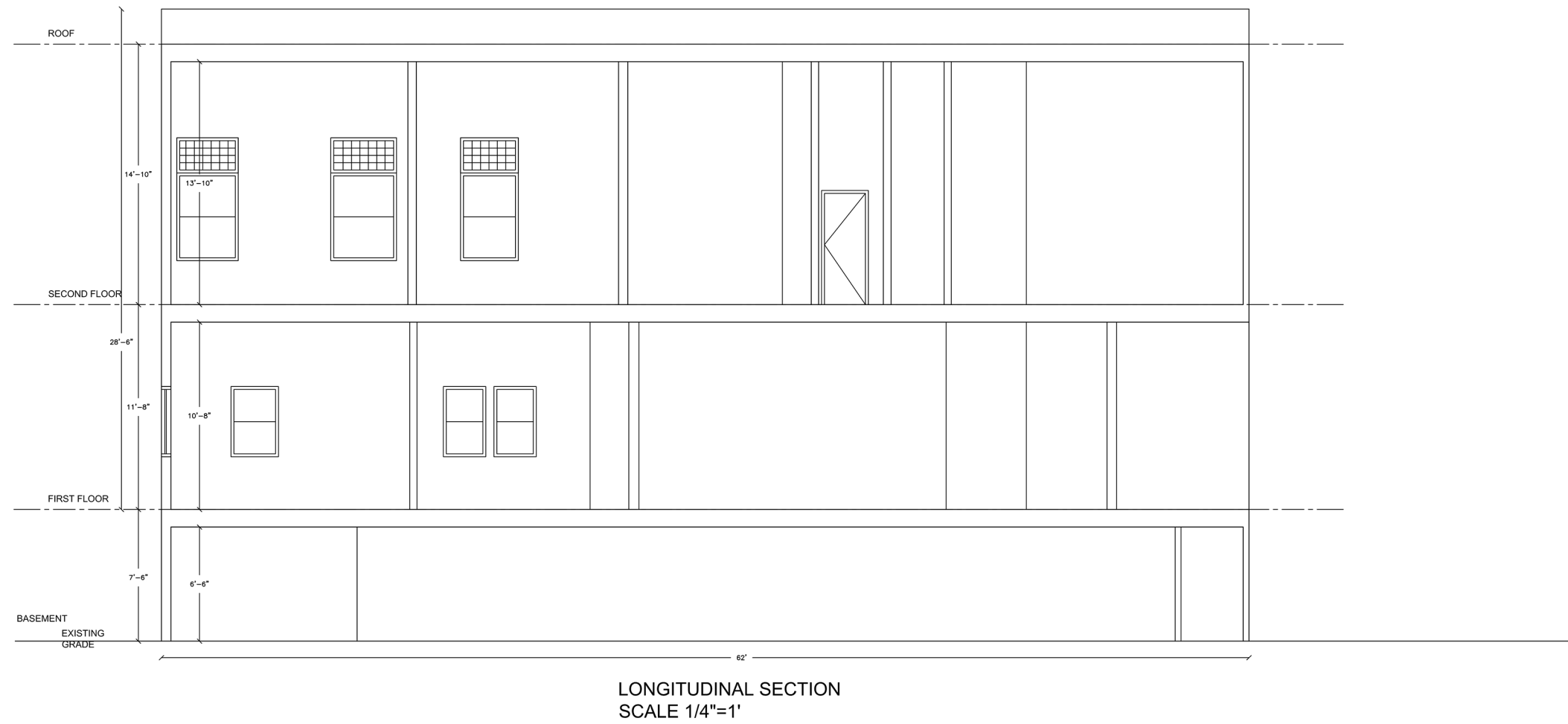
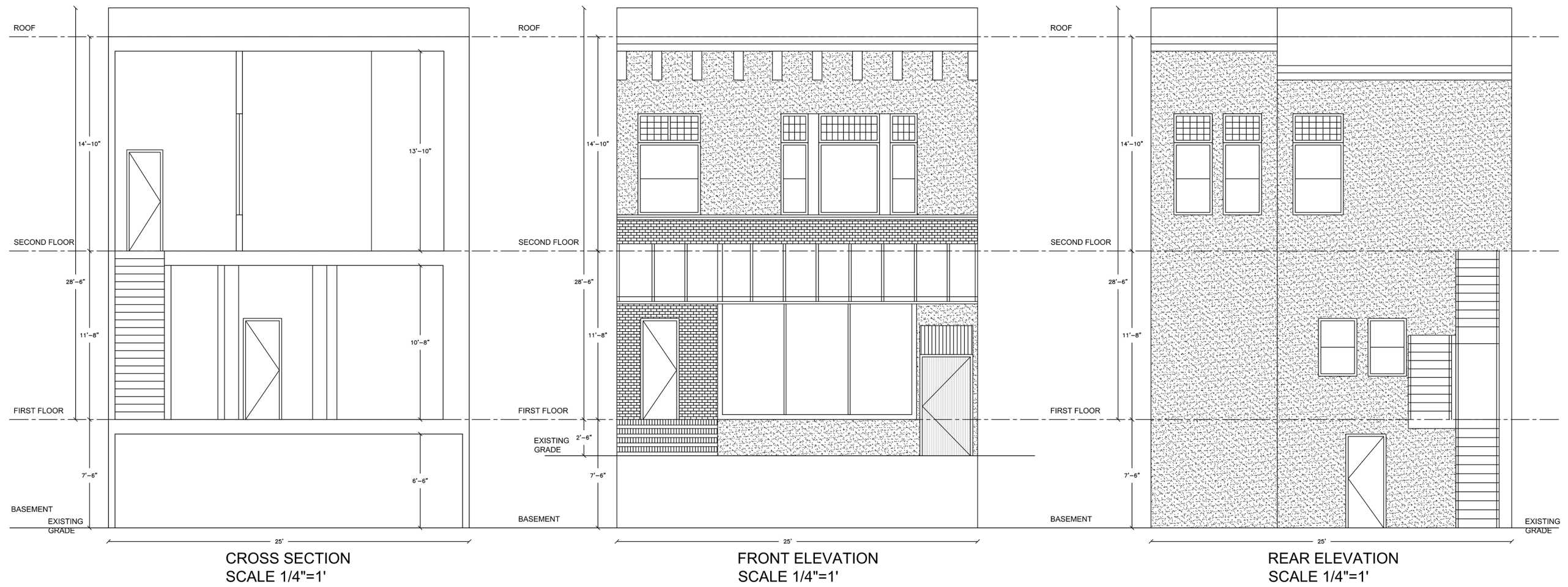
REVISIONS

NO.	DATE.
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SCALE

1/4" = 1'-0"

LEVEL 2





CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
2166 Market ST		3542016
Case No.		Permit No.
2020-007075PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization request for dba "The Academy", partners with beverage caterers to secure temporary ABC license. whenever they do wine tasting, charity events, community courses or any another events that require ABC permitting. The Academy is asking that they be allowed to replace the temporary event licenses they currently use with a Limited Private Club License Type 57 as recommended by the ABC and approved by the SFPD		

STEP 1: EXEMPTION TYPE

The project has been determined to be exempt under the California Environmental Quality Act (CEQA).	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Other ____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p>Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i></p>
<input type="checkbox"/>	<p>Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?</p>
<input type="checkbox"/>	<p>Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.</p>
<input type="checkbox"/>	<p>Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</p>
<input type="checkbox"/>	<p>Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone:</p> <p>Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</p>
<p>Comments and Planner Signature (optional):</p> 	

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

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

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


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

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

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

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

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

	No further environmental review is required. The project is exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action:	Signature:
	Planning Commission Hearing	Cathleen Campbell
		01/20/2021
<p>Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.</p> <p>Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.</p>		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

MODIFIED PROJECT DESCRIPTION

Modified Project Description:

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:

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

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

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

Planner Name:

Date:



Land Use Information

PROJECT ADDRESS: 2166 MARKET STREET
RECORD NO.: 2020-007075CUA

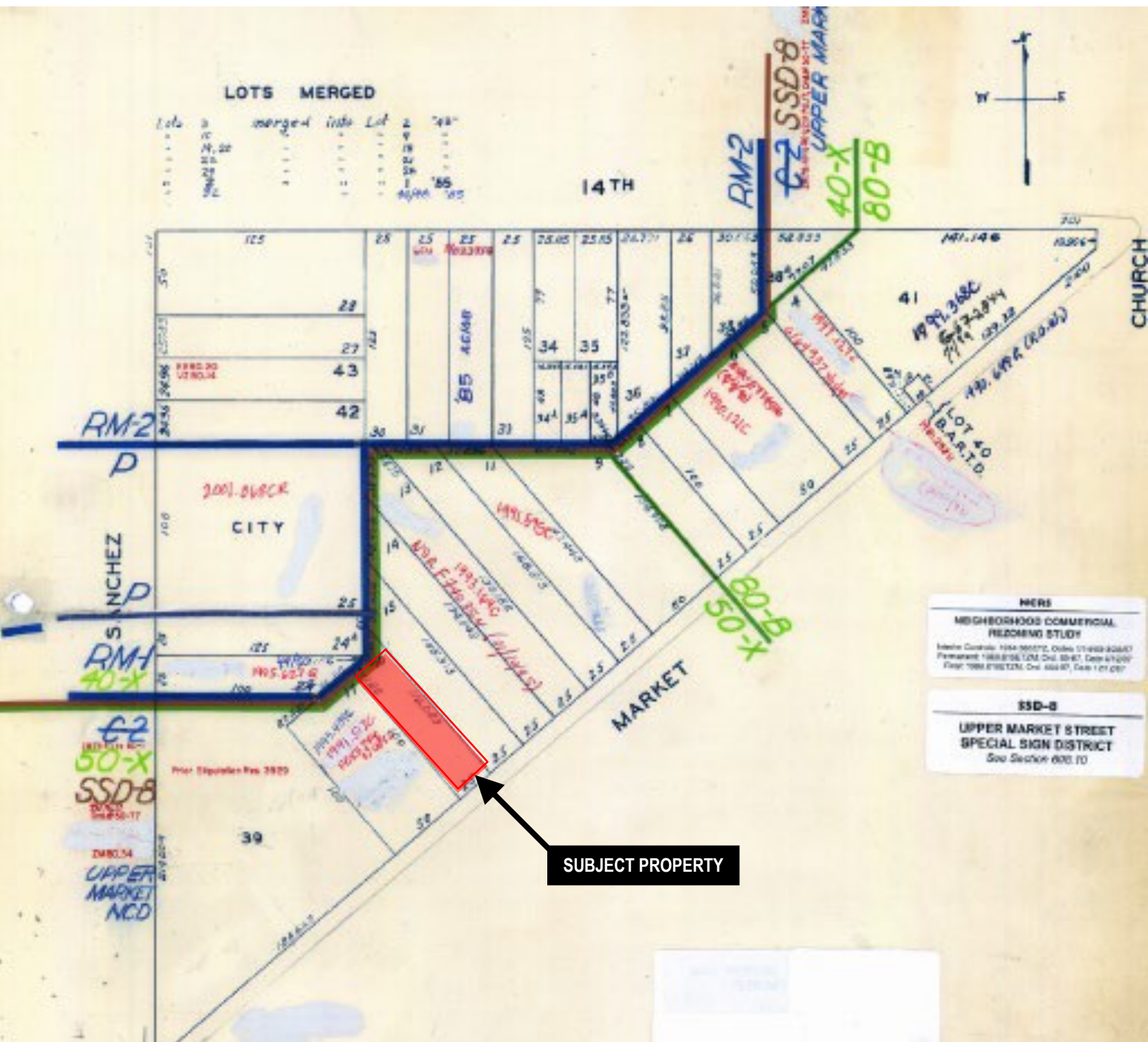
	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	3,387	3,387	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	1,132	1,132	0
Public Open Space	0	0	0
Other ()	0	0	0
TOTAL GSF	3,387	3,387	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	0	1
Number of Stories	2 over basement	0	2 over basement
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	6	6
Car Share Spaces	0	0	0
Other ()			



Maps and Context Photos

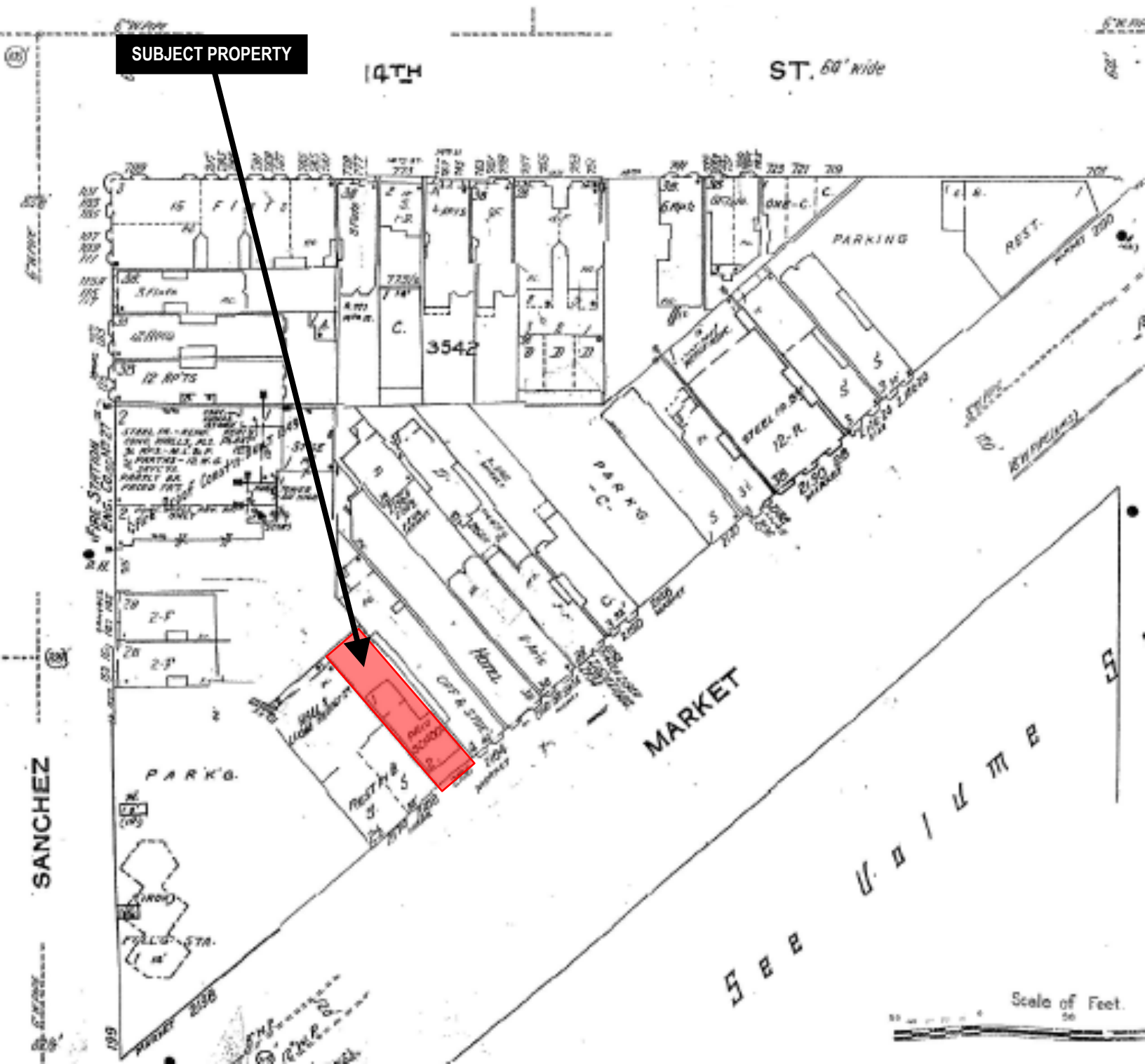
**PROJECT ADDRESS: 2166 MARKET STREET
RECORD NO.: 2020-007075CUA**

Parcel Map



Sanborn Map*

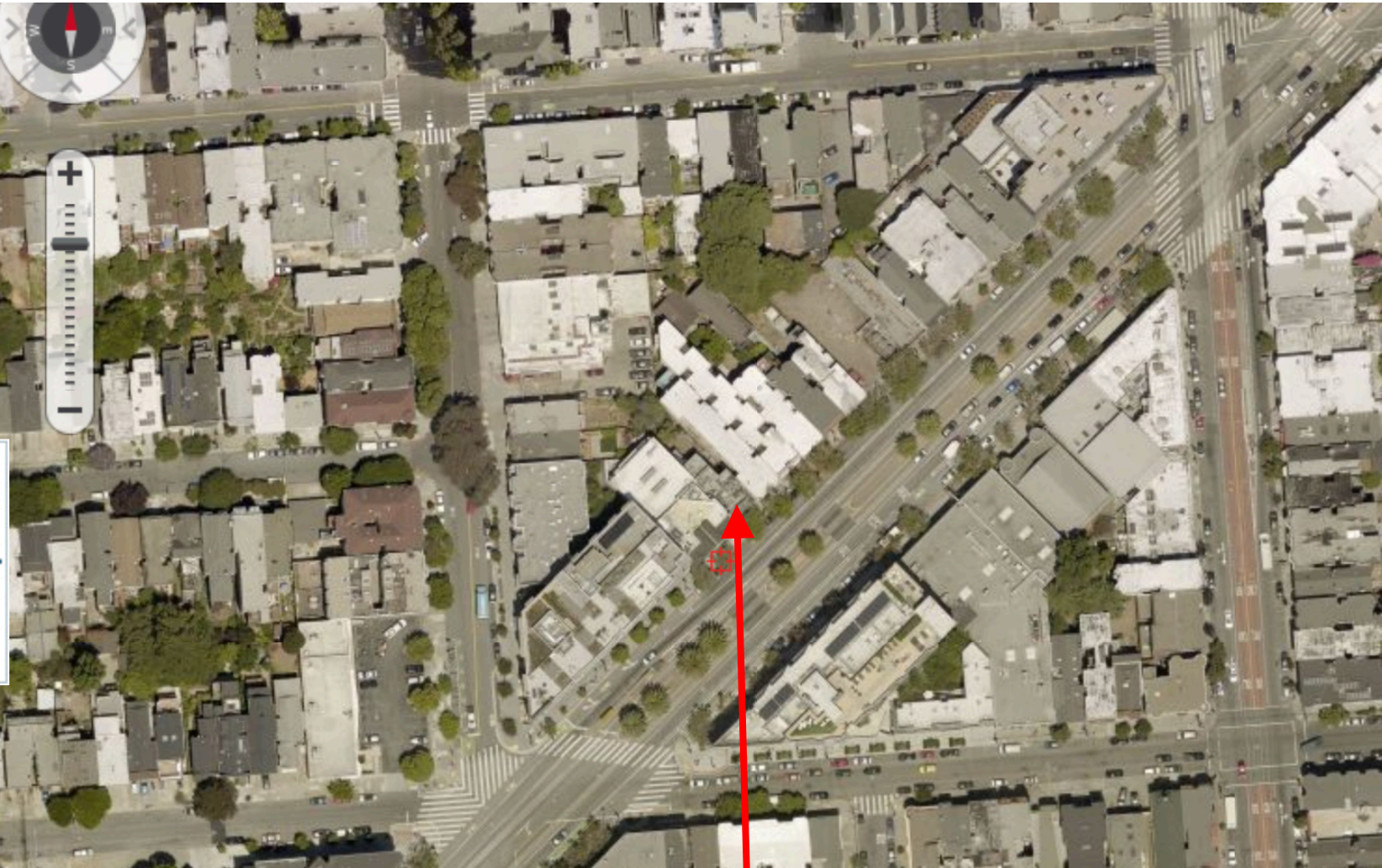
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
Case Number 2020-007075CUA
Bar Use
2166 Market Street



Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-007075CUA
Bar Use
2166 Market Street

Aerial Photo – View 2



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-007075CUA
Bar Use
2166 Market Street

Aerial Photo – View 3



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-007075CUA
Bar Use
2166 Market Street

Aerial Photo – View 3

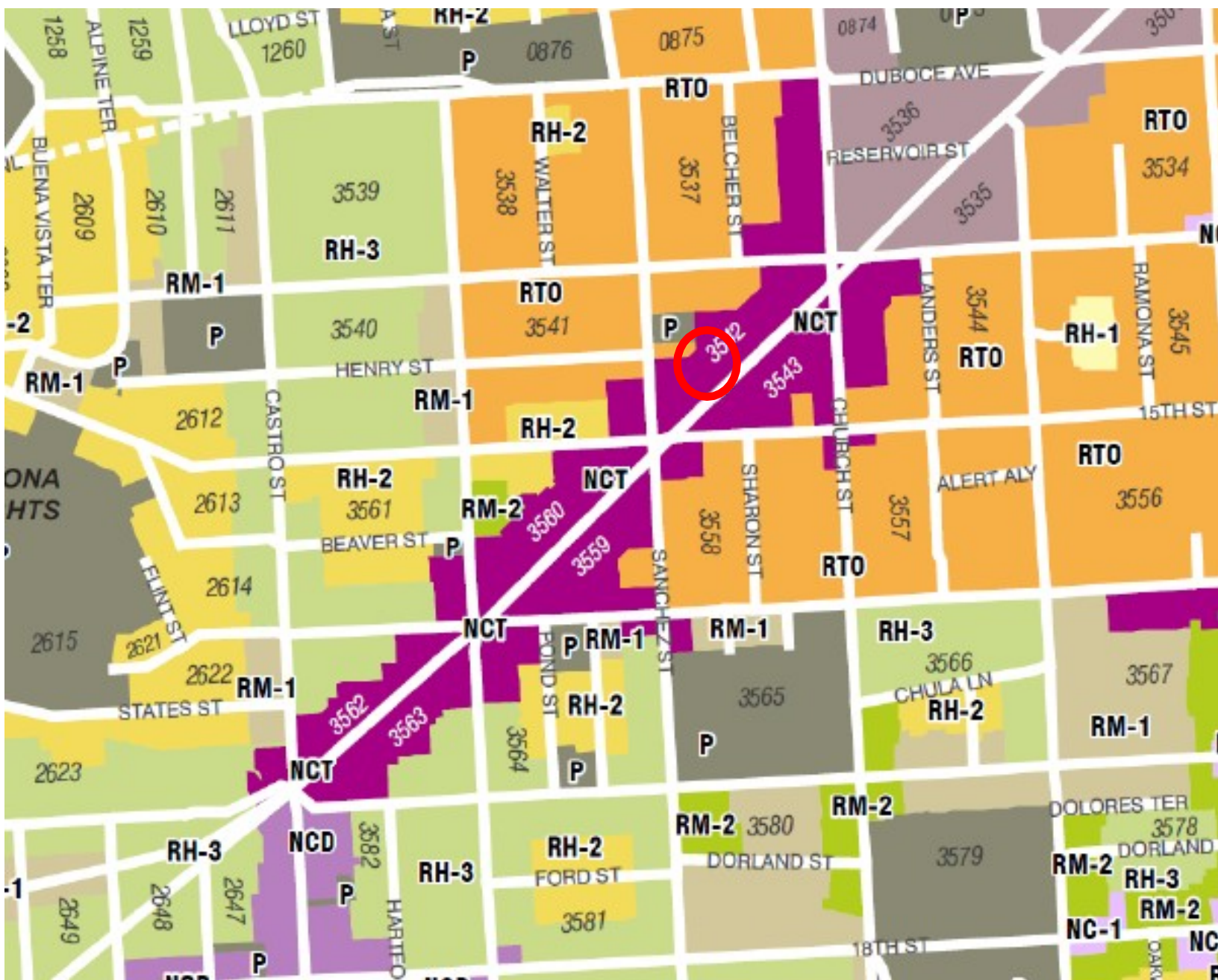


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-007075CUA
Bar Use
2166 Market Street

Zoning Map



Conditional Use Authorization
Case Number 2020-007075CUA
Bar Use
2166 Market Street

Site Photo



Conditional Use Authorization
Case Number 2020-007075CUA
Bar Use
2166 Market Street