



PLANNING COMMISSION PROJECT SUMMARY AND DRAFT MOTION

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: JULY 08, 2021

Record No.: 2021-002352CUA
Project Address: 3401 CALIFORNIA STREET
Zoning: NC-S (Neighborhood Commercial, Shopping Center) Zoning District
40-X Height and Bulk District
Block/Lot: 1034/001
Project Sponsor: Hannah Walbridge
1829 Union Street
San Francisco, CA 94123
Property Owner: Feedbag – California, LLC
P.O. Box 15760
San Francisco, CA 94115
Staff Contact: Kalyani Agnihotri – (628) 652-7454
kalyani.agnihotri@sfgov.org

Project Description

The project would convert 1,530 square feet of vacant ground level space most recently used as a Restaurant (DBA Beautiful!!) into a Formula Retail Use (DBA Super Duper Burgers). The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

Required Commission Action

Pursuant to Planning Code Sections 713, 303 and 303.1, the Planning Commission must approve a Conditional Use Authorization to allow Formula Retail Uses in the NC-S (Neighborhood Commercial, Shopping Center) Zoning 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. 2021-002352CUA** subject to conditions contained in the attached “EXHIBIT A” and in general conformance with plans on file, dated January 2, 2018, and stamped “EXHIBIT B.”

	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			
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals	list specific §§		X	
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act (“CEQA”)	X			Categorically exempt as a Class 3 exemption

Additional Information	
Notification Period	06/18/2021 – 07/08/2021
Number and nature of public comments received	The sponsors held a pre-application meeting on February 25, 2021 prior to filing the application: there were 10 attendees. To date, staff has not received any public correspondence regarding the application.
Timeline from complete application to hearing	120 days from filing, 48 days from 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 713, 303 (c) and 303.1, and findings submitted as part of the application. The proposed use and character are compatible with the surrounding area and is on balance compatible with the General Plan and Use District. Conditional Use approval would allow the conversion of existing vacant ground floor space to restaurant use. The Project would maintain the existing building, activate the street frontage and add to the character of the neighborhood. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 08, 2021.

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: July 08, 2021

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:

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

EXHIBIT A

Authorization

This authorization is for a conditional use to allow a Formula Retail Use (d.b.a. **Super Duper Burgers**) located at 3401 California Street, Block 1034, Lot 001 pursuant to Planning Code Section(s) **713, 303 and 303.1** within the **NC-S (Neighborhood Commercial, Shopping Center)** Zoning District and a **40-X** Height and Bulk District; in general conformance with plans, dated **March 08, 2021**, and stamped "EXHIBIT B" included in the docket for Record No. **2021-002352CUA** and subject to conditions of approval reviewed and approved by the Commission on **July 08, 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 **July 08, 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 do 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

Design – Compliance At Plan Stage

- 6. Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7454, www.sfplanning.org

- 7. 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 628.652.7454, www.sfplanning.org

- 8. Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 628.652.7454, www.sfplanning.org

Parking and Traffic

- 9. Bicycle Parking (Commercial Only).** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 2 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

- 10. 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

Monitoring - After Entitlement

- 11. 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

- 12. 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

- 13. 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 628.652.7463, 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.

- 14. 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 at 628.271.2000, www.sfpublicworks.org.

- 15. 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

- 16. 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

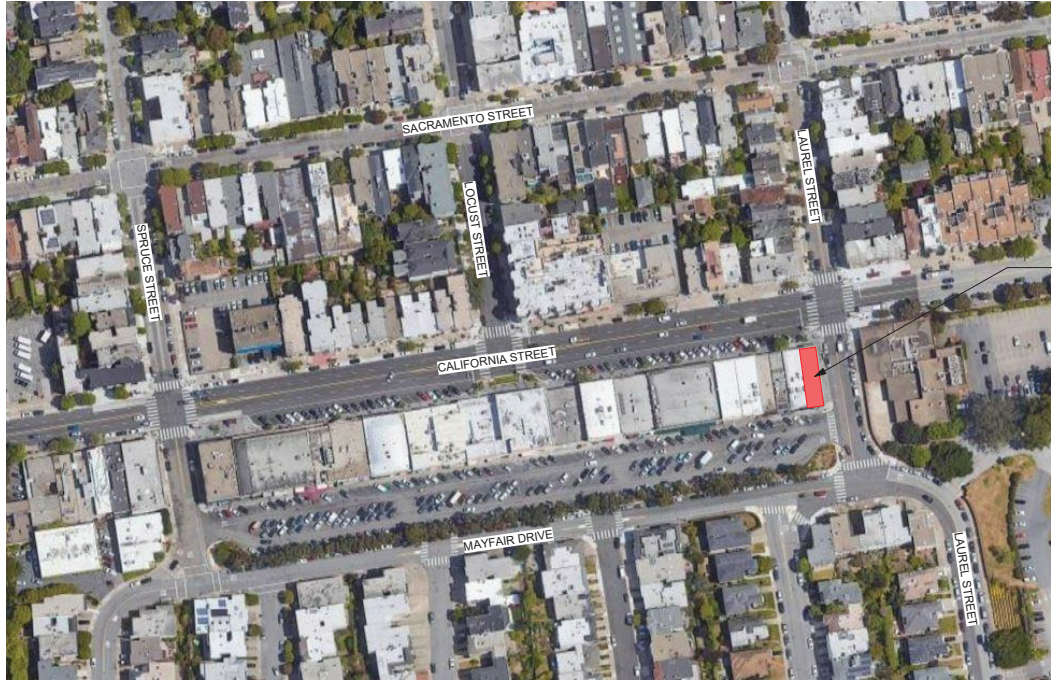
- 17. Hours of Operation.** The subject establishment is limited to the following hours of operation: Monday through Sunday from 11:00a.m. to 10:00p.m.

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

SUPER DUPER LAUREL VILLAGE

3401 CALIFORNIA STREET SAN FRANCISCO, CA 94118

APPLICATION FOR CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL

	PROPERTY INFORMATION	DRAWING INDEX																																																			
<p>ADDRESS: 3401 CALIFORNIA STREET SAN FRANCISCO, CA 94118</p> <p>ZONING DISTRICT: NC-S - NEIGHBORHOOD COMMERCIAL, SHOPPING CENTER</p> <p>HEIGHT & BULK DISTRICTS: 40-X EXISTING BUILDING HEIGHT: 22'-0" PROPOSED BUILDING HEIGHT: 22'-0"</p> <p>PARCEL: P BLOCK/LOT: 1034/001</p> <p>EXISTING USE: RETAIL: RESTAURANT, LIMITED PROPOSED USE: RETAIL: RESTAURANT, LIMITED</p> <p>PROJECT DESCRIPTION: The Project includes a Conditional Use Authorization to allow the conversion of a vacant ground floor restaurant space with approximately 1,530 square feet of floor area (previously occupied by Beautiful Restaurant) to a Formula Retail Use (d.b.a. Super Duper Burgers, a local, Bay Area born and bred restaurant concept) within Laurel Village Shopping Center. The proposal will involve exterior and interior improvements to the ground floor retail space. There will be no expansion of the existing building envelope.</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:10%;"></td> <td style="width:80%;"></td> <td style="width:5%;"></td> <td style="width:5%;"></td> </tr> <tr> <td style="writing-mode: vertical-rl; transform: rotate(180deg);">ISSUANCE #1</td> <td>03.08.2021</td> <td style="writing-mode: vertical-rl; transform: rotate(180deg);">ISSUANCE #2</td> <td>05.20.2021</td> </tr> <tr> <td>SHEET NO.</td> <td>SHEET TITLE</td> <td></td> <td></td> </tr> <tr> <td colspan="4">GENERAL</td> </tr> <tr> <td>A0.00</td> <td>PROJECT DATA</td> <td>X</td> <td>X</td> </tr> <tr> <td colspan="4">ARCHITECTURE</td> </tr> <tr> <td>A1.00</td> <td>SITE PLAN</td> <td>X</td> <td>X</td> </tr> <tr> <td>A1.20</td> <td>SITE PHOTOS</td> <td>X</td> <td>X</td> </tr> <tr> <td>A2.11</td> <td>EXISTING AND PROPOSED PLAN - FIRST FLOOR</td> <td>X</td> <td>X</td> </tr> <tr> <td>A3.00</td> <td>EXISTING EXTERIOR ELEVATIONS</td> <td>X</td> <td>X</td> </tr> <tr> <td>A3.01</td> <td>PROPOSED EXTERIOR ELEVATIONS</td> <td>X</td> <td>X</td> </tr> <tr> <td>A4.00</td> <td>PROJECT RENDERINGS</td> <td>X</td> <td>X</td> </tr> <tr> <td colspan="4">SHEET TOTAL: 7</td> </tr> </table>					ISSUANCE #1	03.08.2021	ISSUANCE #2	05.20.2021	SHEET NO.	SHEET TITLE			GENERAL				A0.00	PROJECT DATA	X	X	ARCHITECTURE				A1.00	SITE PLAN	X	X	A1.20	SITE PHOTOS	X	X	A2.11	EXISTING AND PROPOSED PLAN - FIRST FLOOR	X	X	A3.00	EXISTING EXTERIOR ELEVATIONS	X	X	A3.01	PROPOSED EXTERIOR ELEVATIONS	X	X	A4.00	PROJECT RENDERINGS	X	X	SHEET TOTAL: 7			
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SHEET TOTAL: 7																																																					
<p>VICINITY MAP</p>  <p style="text-align: right;">PROJECT LOCATION</p>	<p>PROJECT DIRECTORY</p> <p>ARCHITECT: WILLIAM DUFF ARCHITECTS, INC. 1531 MISSION STREET SAN FRANCISCO, CA 94103</p> <p>CONTACT: CHRIS TELLES PHONE: 415.371.0900 FAX: 415.371.0800 EMAIL: CTELLES@WDARCH.COM</p> <p>OWNERS: THE FEED BAG, INC. P.O. BOX 15760 SAN FRANCISCO, CA 94115</p> <p>CONTACT: HARRY SIMMS PHONE: 415.955.7429 FAX: N/A EMAIL: HCSIMMS314@GMAIL.COM</p> <p>TENANT (APPLICATION): SUPER DUPER BURGERS BACK OF THE HOUSE, INC. 1829 UNION STREET SAN FRANCISCO, CA 94123</p> <p>CONTACT: RANDY NIEMEYER PHONE: 650.743.3518 FAX: N/A EMAIL: RNIEMEYER@BACKOFTHEHOUSE.COM</p>																																																				



Agency Approvals

Revision No. _____ Date _____

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of William Duff Architects, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title
SUPER DUPER LAUREL VILLAGE

Job Address
3401 CALIFORNIA STREET
SAN FRANCISCO, CA 94118

Date: 03.08.21

Issued For
CUA APPLICATION

Job Number: 21003

Drawn By: KL **Checked By:** CT

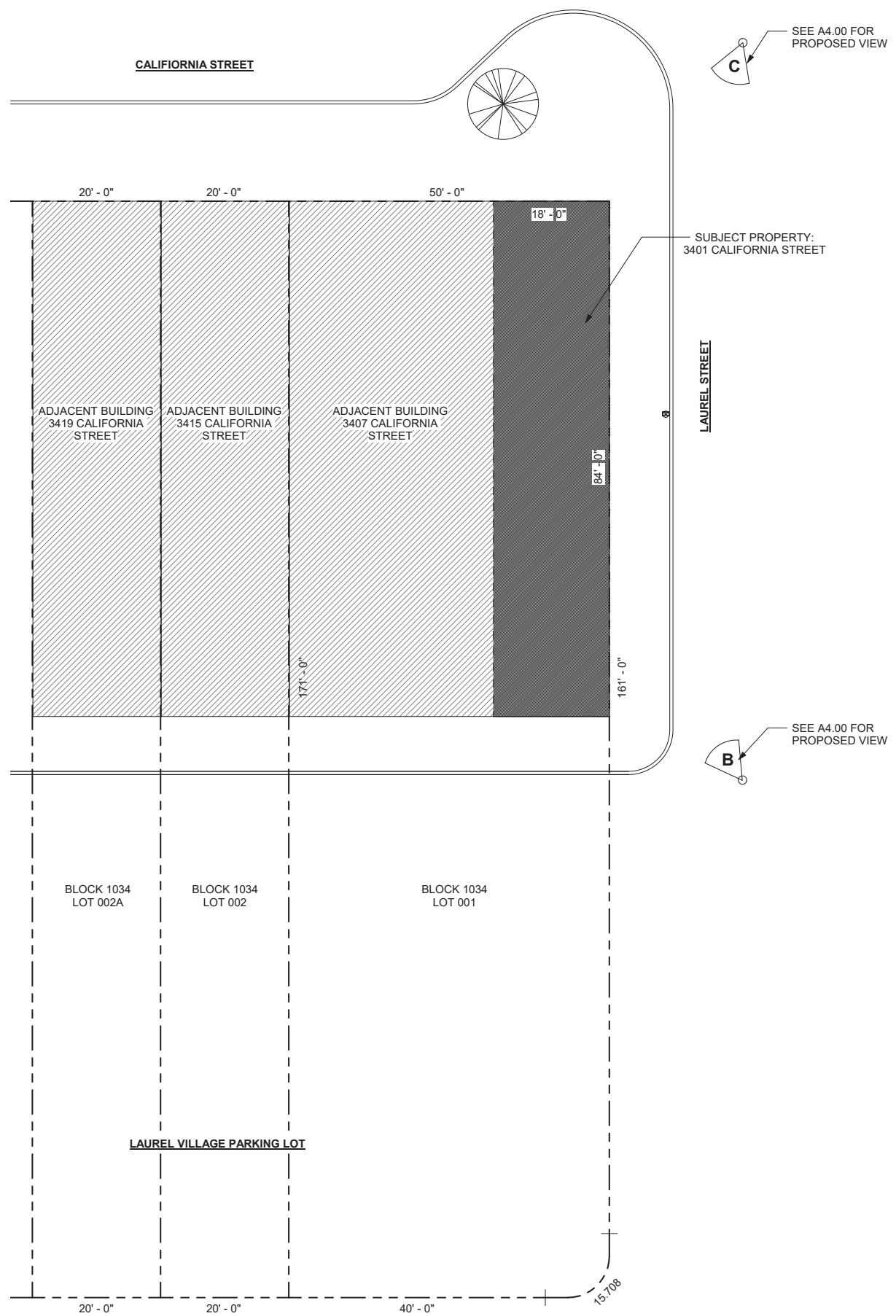
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Sheet Title
PROJECT DATA

Sheet No.

A0.00

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SITE PLAN 1
1" = 10'-0"



1275 Folsom Street San Francisco, CA 94103
415 371 0900 | wdaarch.com



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Scale
1" = 10'-0"



Sheet Title
SITE PLAN

Sheet No.

A1.00



LOCUST STREET

LAUREL STREET

CALIFORNIA ST., NORTH SIDE ①



SUBJECT PROPERTY

LAUREL STREET

LOCUST STREET

CALIFORNIA ST., SOUTH SIDE ①



SACRAMENTO STREET

CALIFORNIA STREET

MAYFAIR DRIVE

LAUREL ST., EAST SIDE ①



SUBJECT PROPERTY

MAYFAIR DRIVE

CALIFORNIA STREET

SACRAMENTO STREET

LAUREL ST., WEST SIDE ①



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Scale

Sheet Title
SITE PHOTOS

Sheet No.
A1.20



Agency Approvals

Revision No. Date
 A PLANNING REV. #1 05.20.2021

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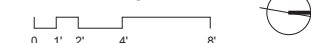
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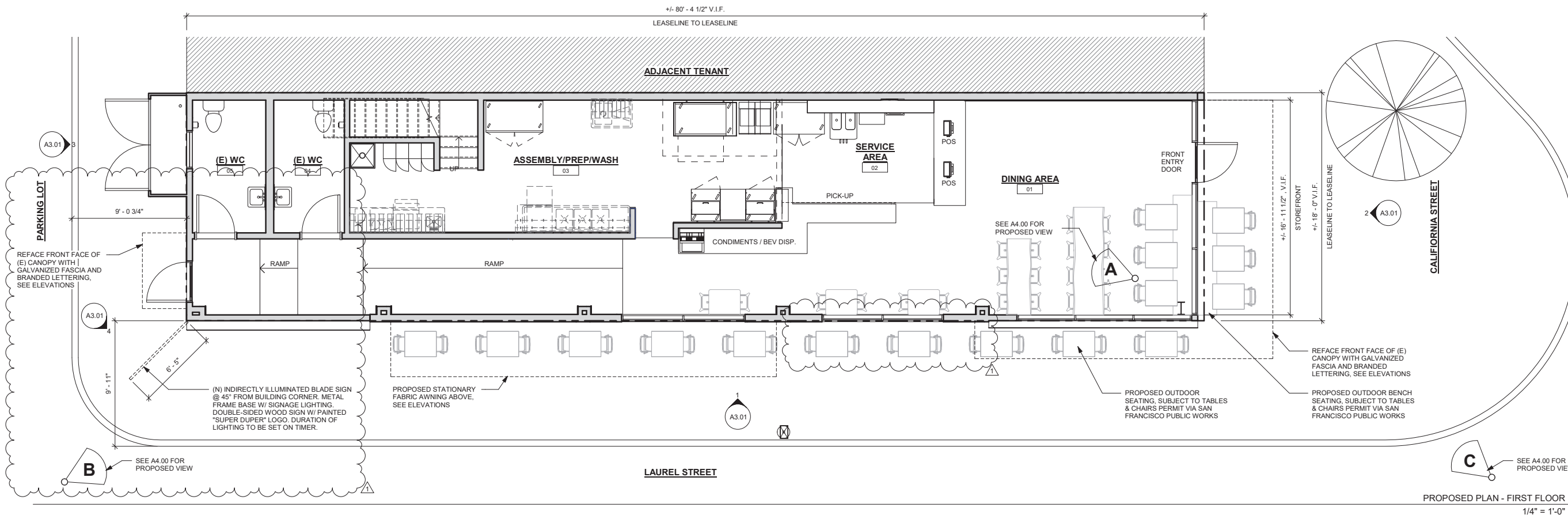
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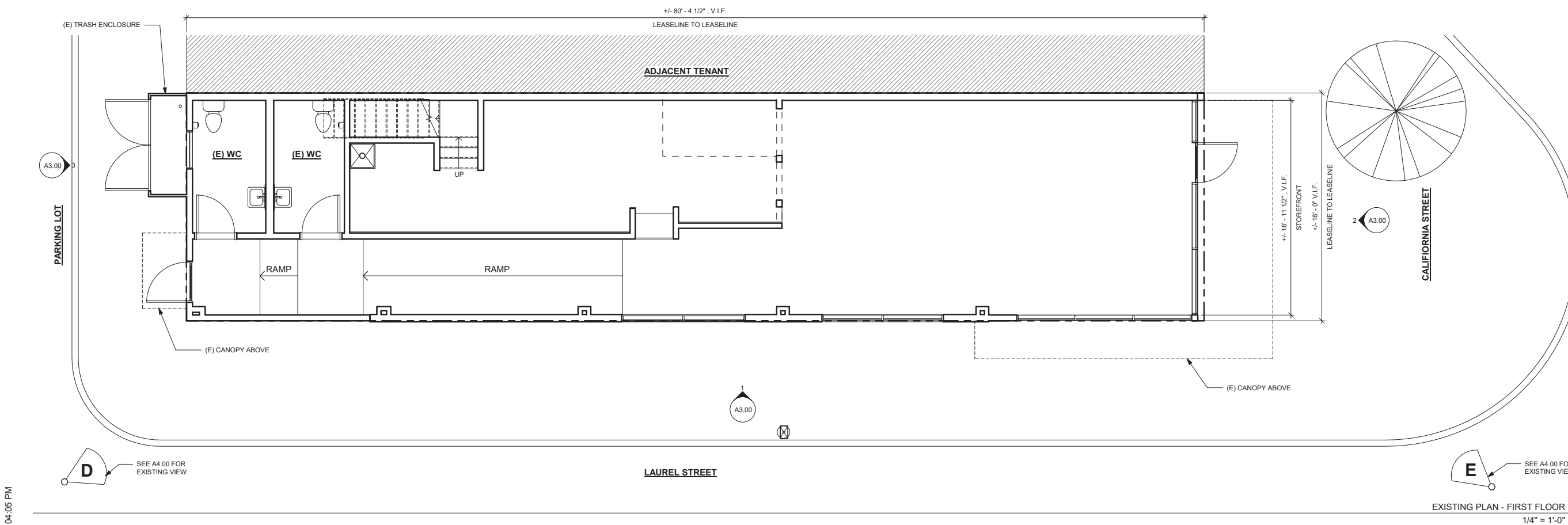
Sheet Title
**EXISTING AND
 PROPOSED PLAN - FIRST FLOOR**

Sheet No.

A2.11



PROPOSED PLAN - FIRST FLOOR ②
 1/4" = 1'-0"



EXISTING PLAN - FIRST FLOOR ①
 1/4" = 1'-0"



Agency Approvals

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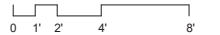
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Job Number: 21003

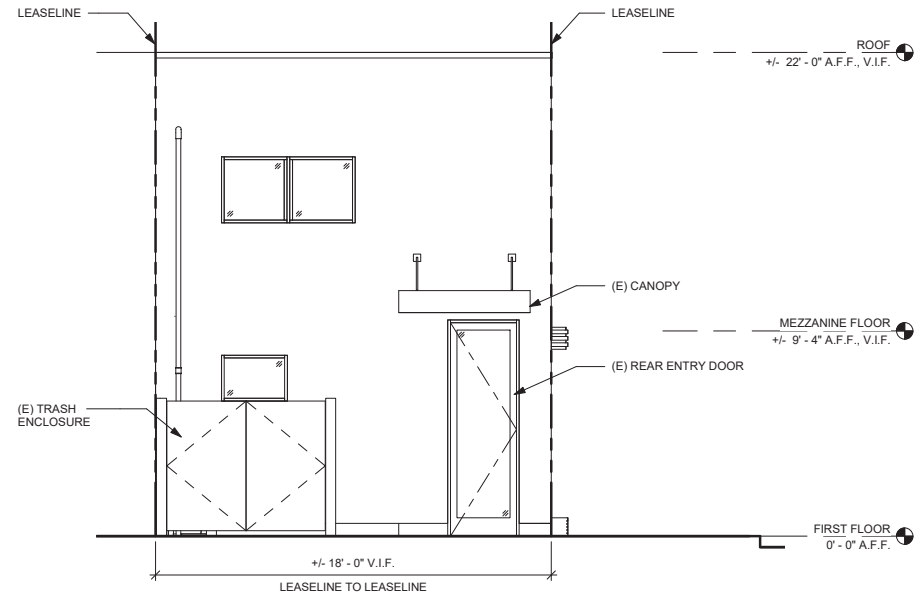
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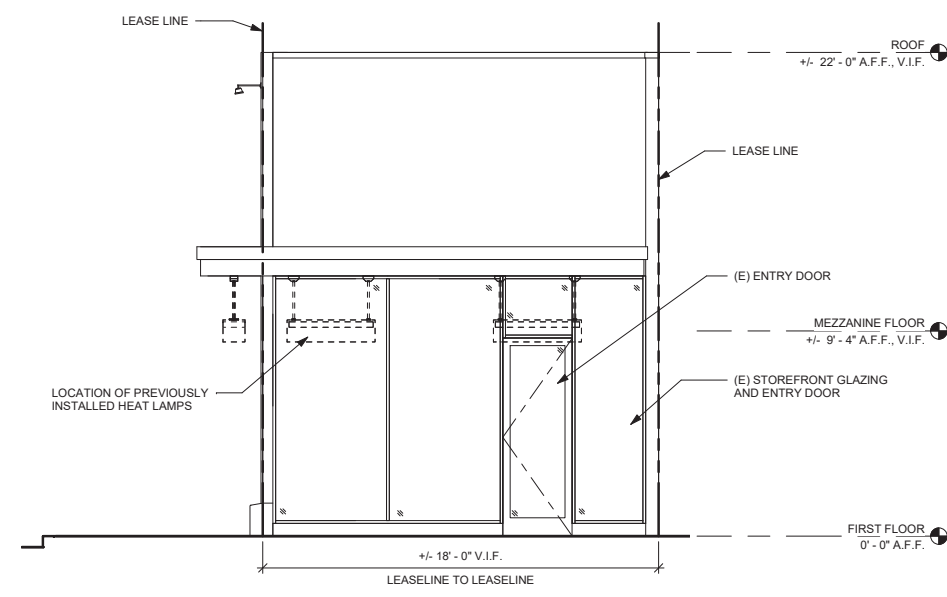


Sheet Title
EXISTING EXTERIOR ELEVATIONS

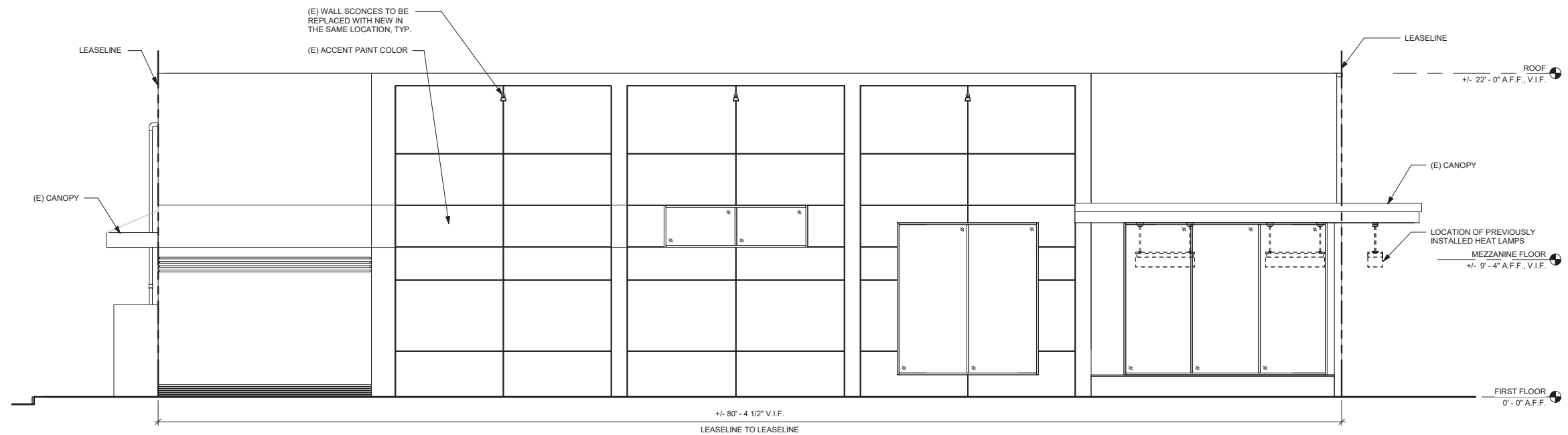
Sheet No.
A3.00



EXISTING EXTERIOR ELEVATION - SOUTH ③
1/4" = 1'-0"



EXISTING EXTERIOR ELEVATION - NORTH ②
1/4" = 1'-0"



EXISTING EXTERIOR ELEVATION - EAST ELEVATION ①
1/4" = 1'-0"



Agency Approvals

Revision No. Date
 Δ PLANNING REV. #1 05.20.2021

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of William Duff Architects, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title
 SUPER DUPER LAUREL VILLAGE

Job Address
 3401 CALIFORNIA STREET
 SAN FRANCISCO, CA 94118

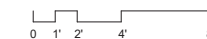
Date: 03.08.21

Issued For
 CUA APPLICATION

Job Number: 21003

Drawn By: KL Checked By: CT

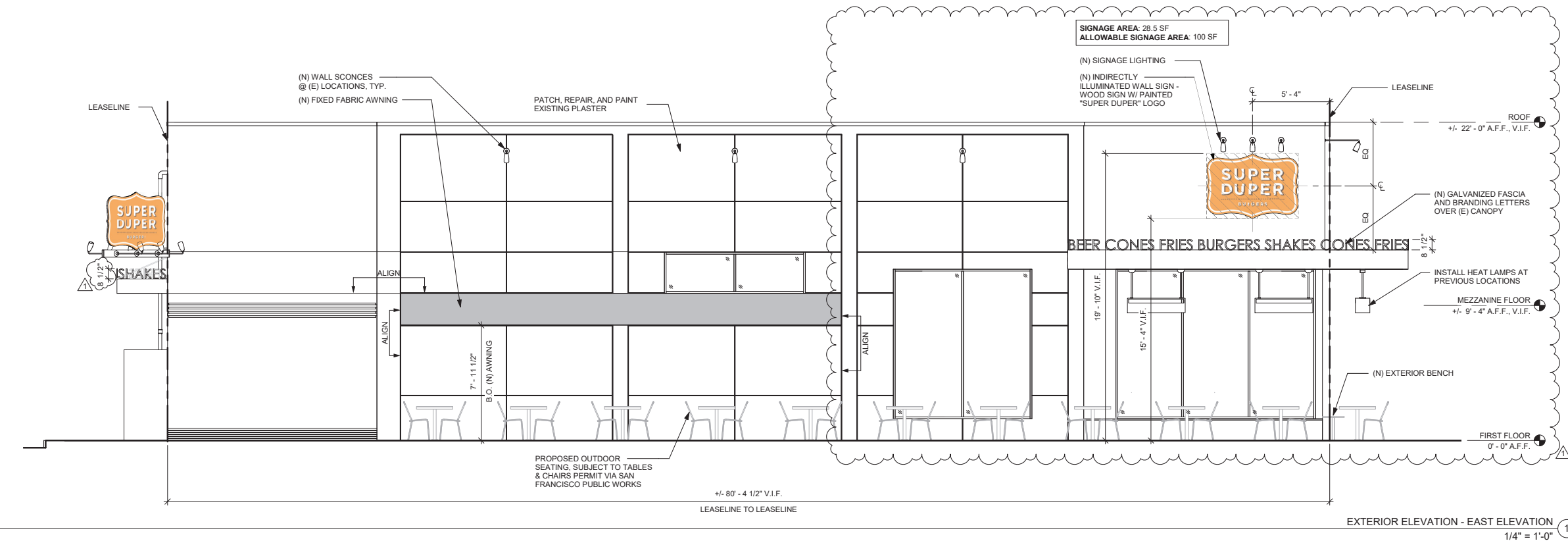
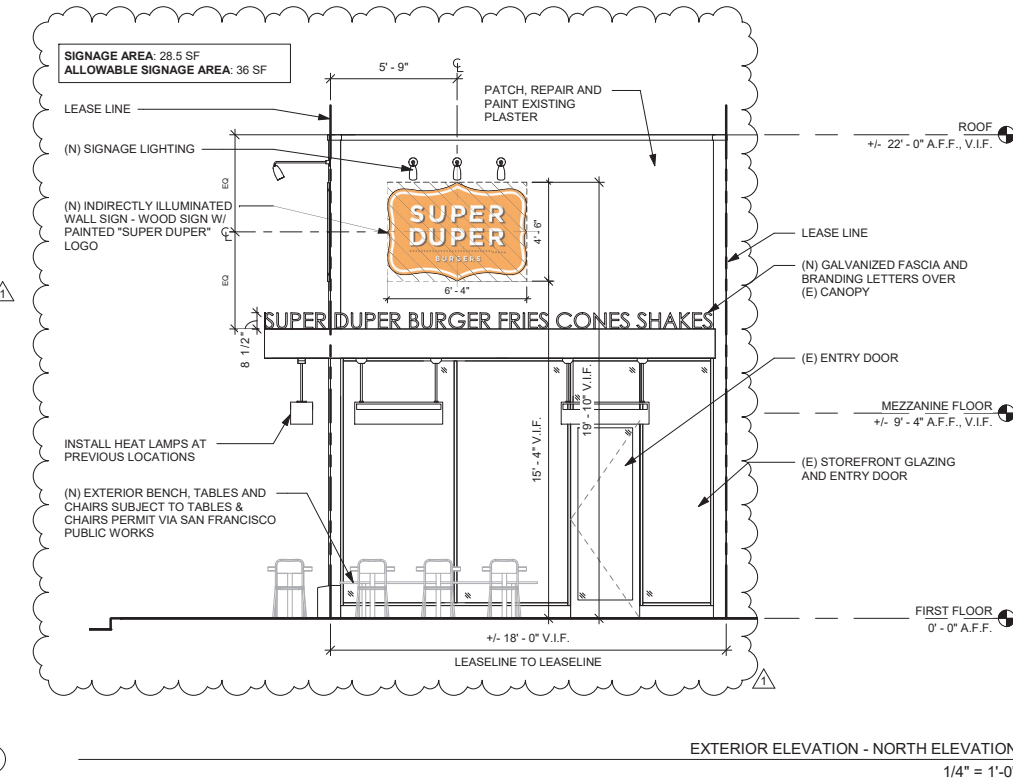
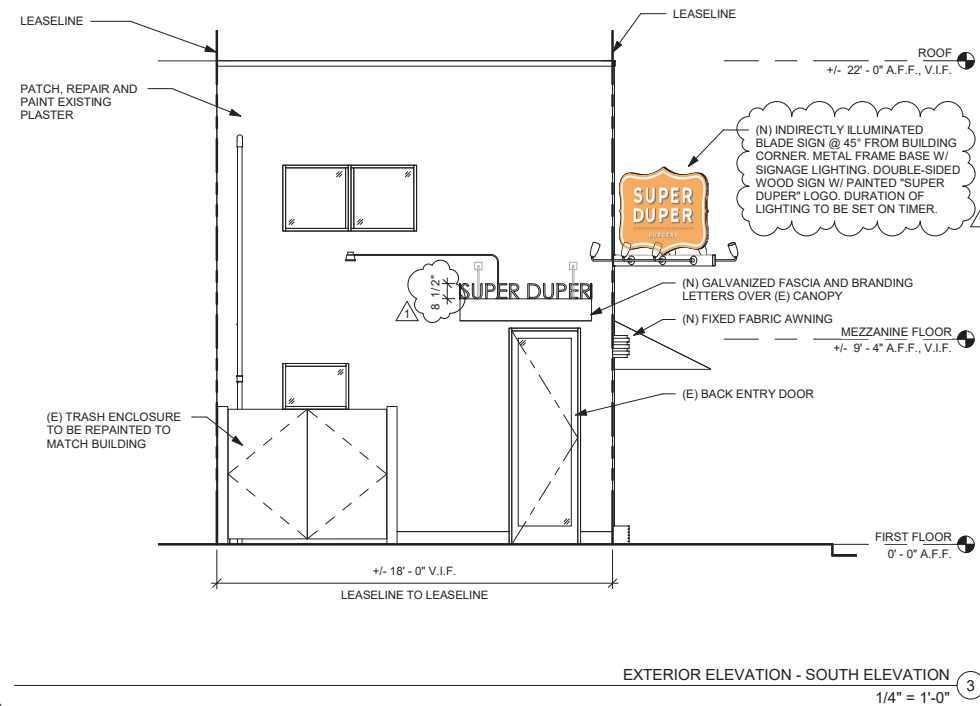
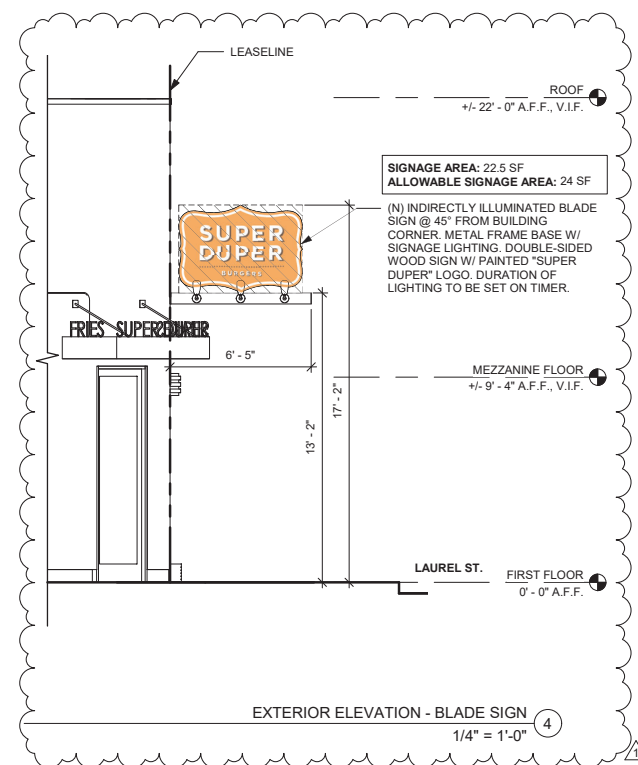
Scale
1/4" = 1'-0"



Sheet Title
PROPOSED EXTERIOR ELEVATIONS

Sheet No.

A3.01





VIEW E: EXISTING FRONT VIEW



VIEW C: EXTERIOR RENDERING - FRONT



VIEW D: EXISTING REAR VIEW



VIEW B: EXTERIOR RENDERING - REAR



VIEW A: INTERIOR RENDERING



Agency Approvals

Revision No.	Date
△ PLANNING REV. #1	05.20.2021

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Job Title
SUPER DUPER LAUREL VILLAGE

Job Address
3401 CALIFORNIA STREET
SAN FRANCISCO, CA 94118

Date: 03.08.21

Issued For
CUA APPLICATION

Job Number: 21003

Drawn By: KL Checked By: CT

Scale

Sheet Title
PROJECT RENDERINGS

Sheet No.

A4.00



NO PARKING
EXCEPT FOR
BUS

NO TRUCKS
OVER 3 TONS

BOLD WORKS
BOLD PLAYS

SI
MASTU...



SEPHIORA STUDIO

WELLS FARGO

ARTESANO
LATIN COMFORT FOOD

ARTESANO

Produce

NO PARKING
EXCEPT FOR
BUS STOP

8PPM017Z

SEPHORA STUDIO

♿
PARKING
ONLY

88SR536

CAUTION
Slippery
When Wet

California

Clean Air Vehicle



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3401 CALIFORNIA ST		1034001
Case No.		Permit No.
2021-002352PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The Project includes a Conditional Use Authorization to allow the conversion of a vacant ground floor restaurant space with approximately 1,530 square feet of floor area (previously occupied by Beautiful! Restaurant) to a Formula Retail Use (d.b.a. Super Duper Burgers, a local, Bay Area born and bred restaurant concept) within the Laurel Village Shopping Center. The proposal will involve exterior and interior improvements to the ground floor retail space. There will be no expansion of the existing building envelope.</p>		

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

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to the <i>Environmental Information tab</i> on https://sfplanninggis.org/PIM/)
<input type="checkbox"/>	Hazardous Materials: <input type="checkbox"/> Mahe or <input type="checkbox"/> Cortese Is the project site located within the Mahe area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or 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 current or former underground storage tanks? <i>if Mahe box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Mahe program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant.</i>
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or charging?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to the <i>Environmental Information tab</i> on https://sfplanninggis.org/PIM/) If box is checked, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? (refer to the <i>Environmental Information tab</i> on https://sfplanninggis.org/PIM/) If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? (refer to the <i>Environmental Information tab</i> on https://sfplanninggis.org/PIM/) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" 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. (Attach HRER Part I) <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other (specify): <input type="checkbox"/> Reclassify to Category C (No further historic review)
<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 (Analysis required)</i> :
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input checked="" type="checkbox"/>	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: Planning Commission Hearing	Signature: Kalyani Agnihotri
		06/30/2021
	<p>Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at https://sfplanninggis.org/PIM/. Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. 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:

Exhibit D – Land Use Data

PROJECT AND LAND USE TABLES

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

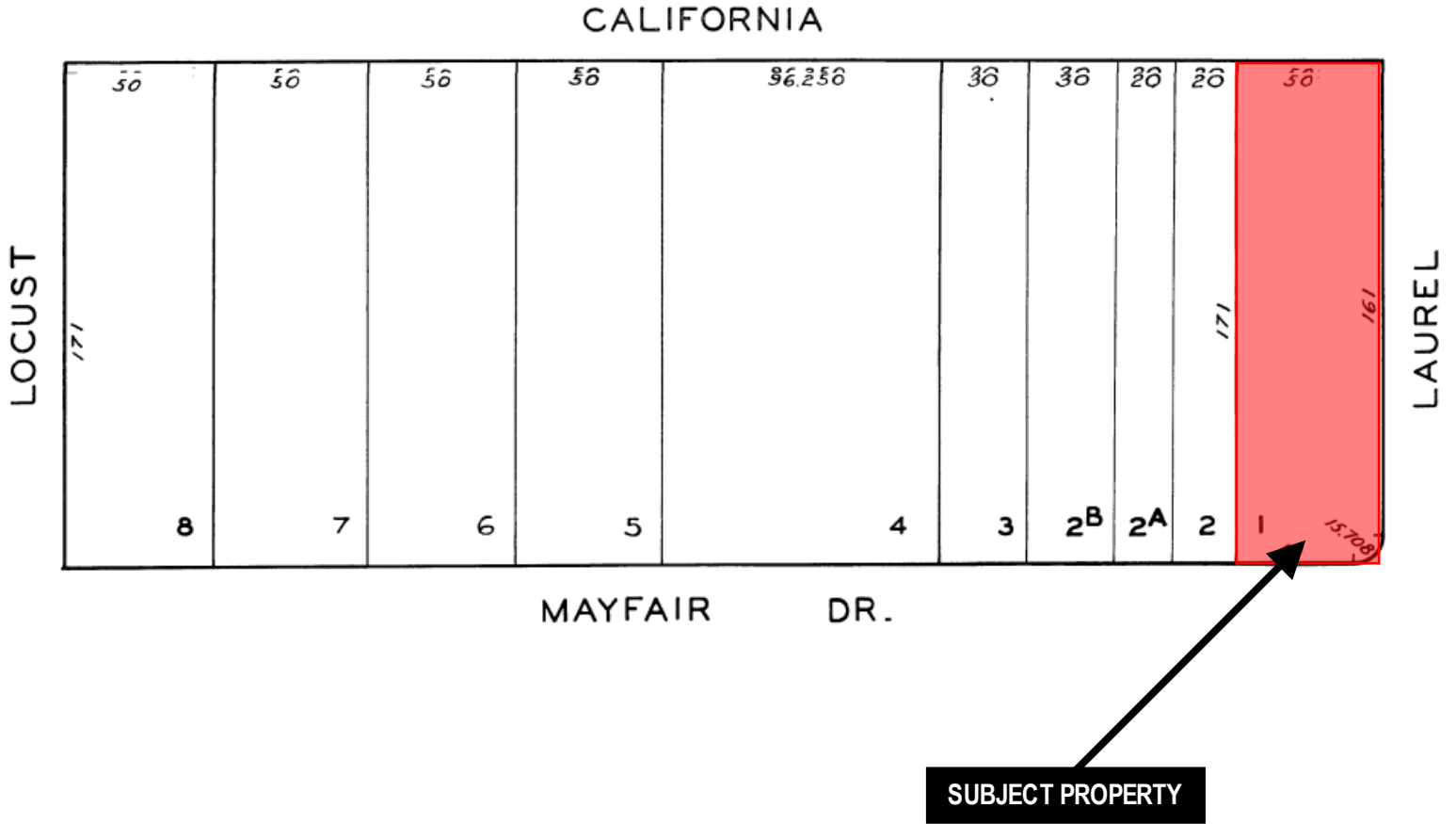
		Existing	Proposed
General Land Use	Parking GSF	0	0
	Residential GSF	0	0
	Retail/Commercial GSF	1,530	1,530
	Office GSF	0	0
	Industrial-PDR	0	0
	Medical GSF	0	0
	Visitor GSF	0	0
	CIE (Cultural, Institutional, Educational)	0	0
	Useable Open Space GSF	0	0
	Public Open Space GSF	0	0

Project Features	Dwelling Units - Affordable	0	0
	Dwelling Units - Market Rate	0	0
	Dwelling Units - Total	0	0
	Hotel Rooms	0	0
	Number of Building(s)	1	1
	Number of Stories	1	1
	Parking Spaces	0	0
	Loading Spaces	0	0
	Bicycle Spaces	0	0
	Car Share Spaces	0	0
	Roof Area GSF - Total	0	0
	Living Roof GSF	0	0
	Solar Ready Zone GSF	0	0
	Other: _____		

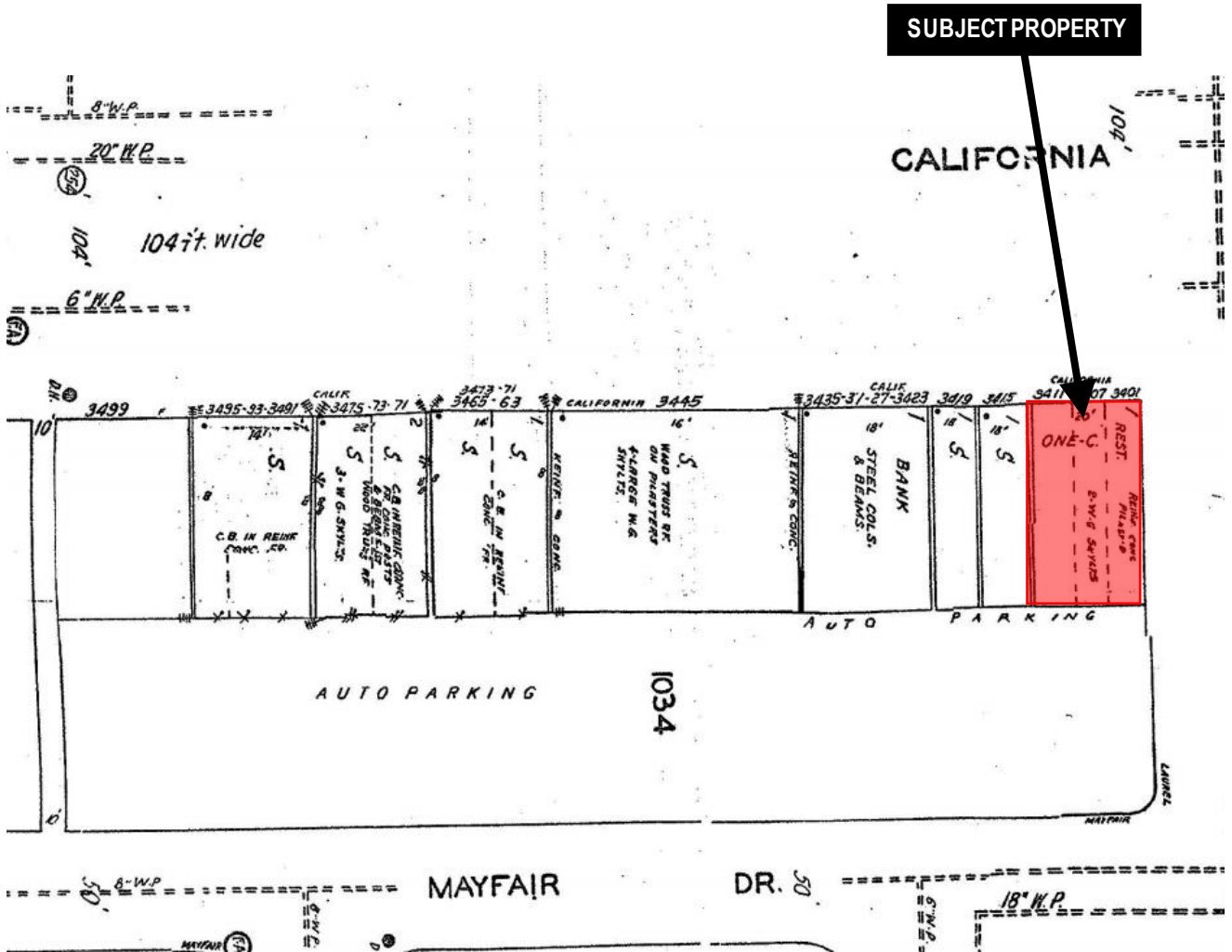
Land Use - Residential	Studio Units	0	0
	One Bedroom Units	0	0
	Two Bedroom Units	0	0
	Three Bedroom (or +) Units	0	0
	Group Housing - Rooms	0	0
	Group Housing - Beds	0	0
	SRO Units	0	0
	Micro Units	0	0
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0	0

Exhibit E – Maps and Context Photos

Parcel Map



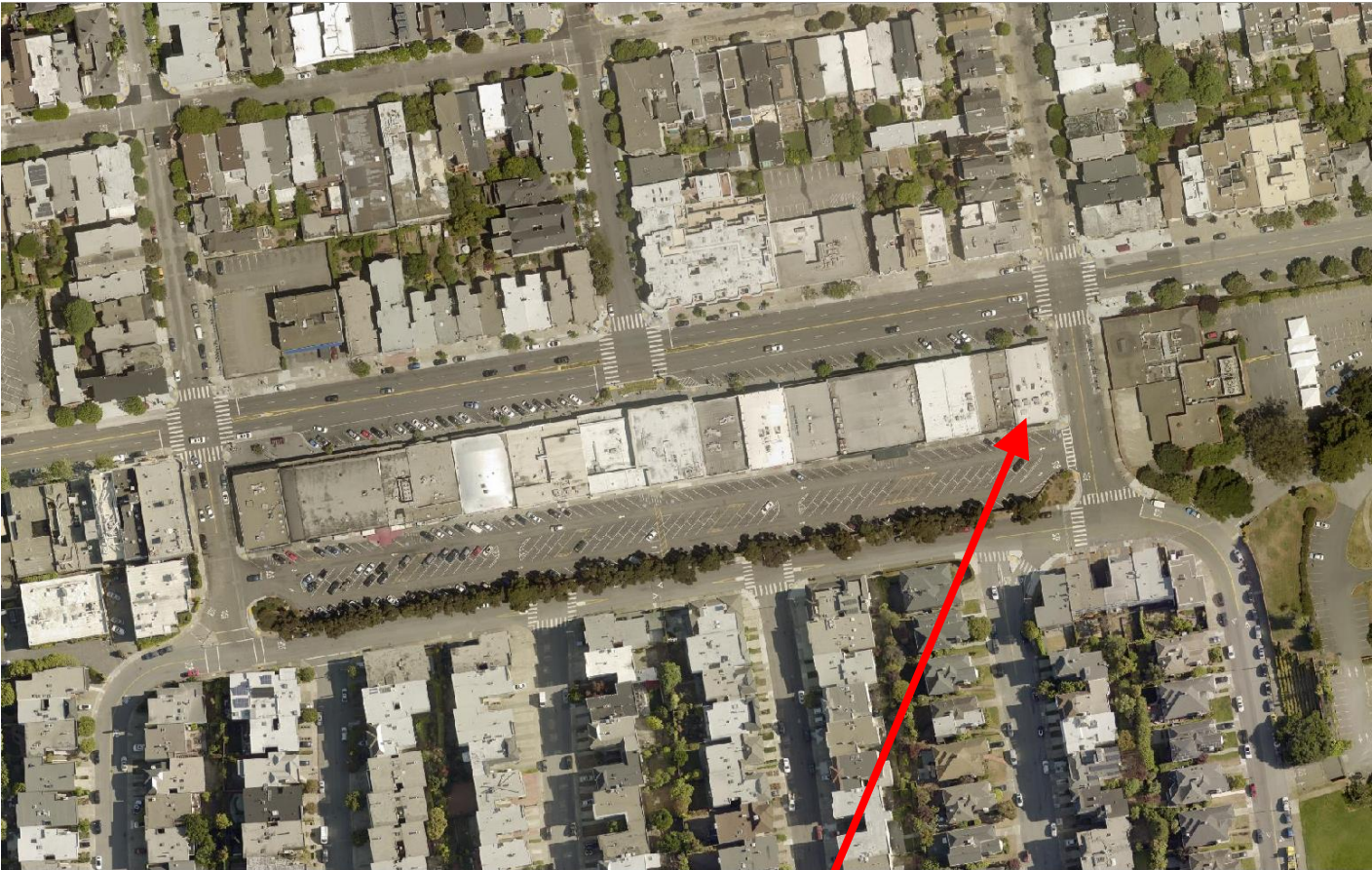
Sanborn Map*



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



Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2021-2352CUA
Formula Retail Use (Super Duper Burgers)
3401 California St

Aerial Photo – View 2

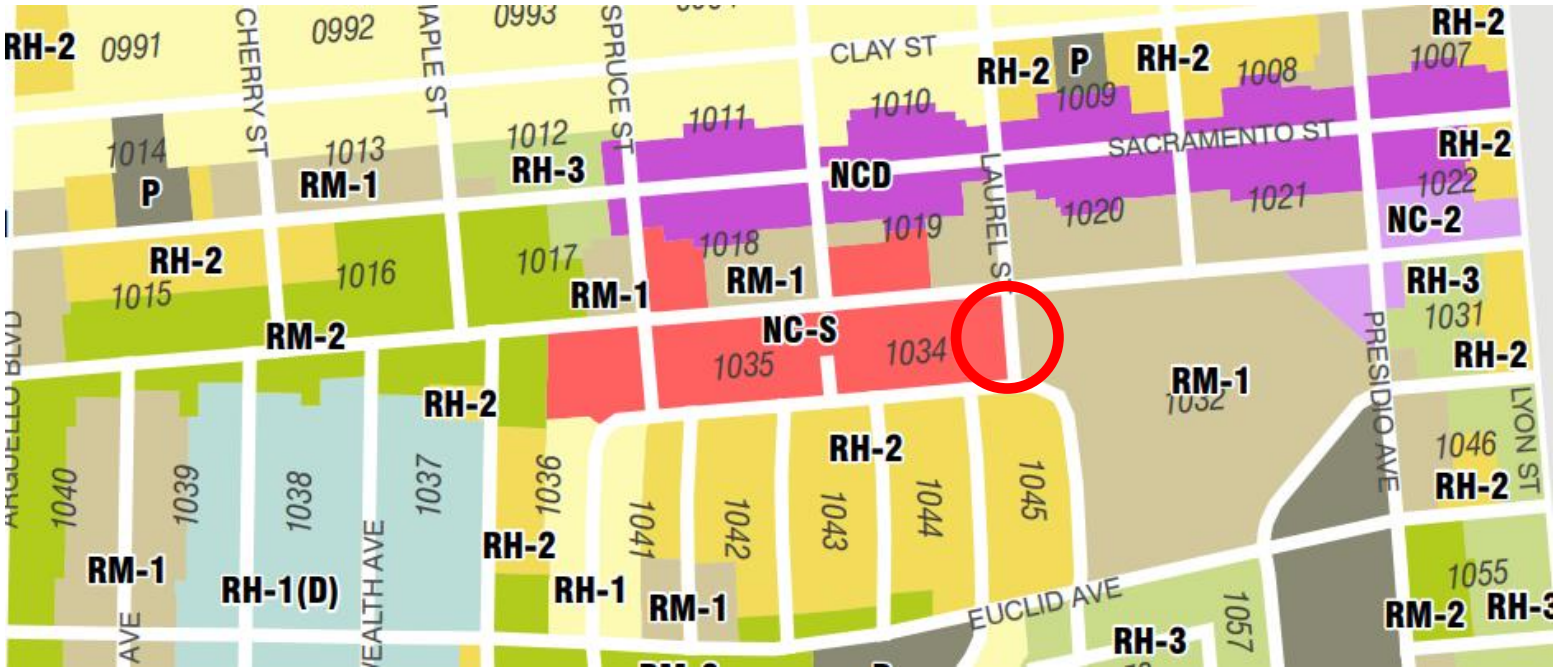


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2021-2352CUA
Formula Retail Use (Super Duper Burgers)
3401 California St

Zoning Map



Conditional Use Authorization
Case Number 2021-2352CUA
Formula Retail Use (Super Duper Burgers)
3401 California St

Site Photo



Conditional Use Authorization
Case Number 2021-2352CUA
Formula Retail Use (Super Duper Burgers)
3401 California St