



# EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: October 14, 2021**

**Record No.:** 2021-006288CUA  
**Project Address:** 211 Austin Street  
**Zoning:** RC-4 (Residential Commercial, High Density) Zoning District  
Van Ness Special Use District (SUD)  
Van Ness Automotive SUD  
Van Ness Avenue Plan Area  
130-V Height and Bulk District  
**Block/Lot:** 0666/004  
**Project Sponsor:** Daisey Lynam  
Arthur Murray Dance Studio  
2001 Rivers Bend Circle  
Livermore, CA 94550  
**Property Owner:** Varlow, LLC  
815 Grant Avenue #B  
Novato, CA 94945  
**Staff Contact:** Laura Ajello – (628) 652-7353  
[laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)

**Recommendation:** Approval with Conditions

## Project Description

The Project proposes to establish an approximately 5,933 square-foot Formula Retail Personal Service (Retail Sales and Service) Use (d.b.a. Arthur Murray Dance Studio) on the second floor of a two-story commercial building. Planning Code Section 102 describes Personal Service Use as a Retail Sales and Service Use; therefore, Conditional Use Authorization is required to locate the proposed project on the second floor of the subject building. Retail Sales and Services uses are principally permitted on the ground/first floor of the structure. Interior tenant improvements are limited to installation of appropriate flooring. No exterior changes are proposed.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303, 303.1, 703.4, and 209.3 to allow for a Formula Retail Use on the second floor of the subject building within RC-4 Zoning District.

## Issues and Other Considerations

- **Public Comment & Outreach.**
  - **Support/Opposition:** The Department has received no letters in support and one letter in opposition to the Project from a residential neighbor based on concerns about noise and late hours of operation.
  - **Outreach:** The Sponsor hosted a Pre-Application meeting with the community on June 1, 2021 via Zoom. There were no attendees at the meeting.
- **Business Sign Comments:** The applicant intends to install an awning and window signs but has been unable to obtain a contract with a sign fabricator. A separate sign application will be submitted at a future date. Department staff will ensure all proposed signs conform with Formula Retail signage standards noted in the Commission Guide to Formula Retail.
- **Formula Retail Concentration:** Within the 300-foot radius of 211 Austin Street, there are approximately 30 commercial storefronts on the ground floor. Seven businesses are Formula Retail uses which is a concentration of 23%. Of approximately 2,120 linear feet of commercial storefronts within the 300 feet radius, 647 linear feet is vacant while 870 linear feet is Formula Retail which is a concentration of 41%. If approved, the Project would not increase the concentration of Formula Retail uses or lot frontage devoted to Formula Retail in the 300 feet vicinity because the subject site is located on the second floor and only ground floor uses are calculated.
- The proposed use is operated as a franchise. According to the applicant there are 270 locations worldwide with no locations in San Francisco. The applicant owns seven such franchises and previously operated out of 321 Divisadero Street from 2015 to 2021 (2015-002319CUA).

## Environmental Review

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

## Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the RC-4 Zoning District, Van Ness Area Plan, and Objectives and Policies of the General Plan. The Project will activate a vacant storefront along a medium-scaled, multi-purpose commercial corridor and technically will not increase the concentration of Formula Retail uses in the area because it is located on the second floor. 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

**HEARING DATE: October 14, 2021**

**Record No.:** 2021-006288CUA  
**Project Address:** 211 AUSTIN STREET  
**Zoning:** RC-4 (Residential Commercial, High Density) Zoning District  
Van Ness Special Use District (SUD)  
Van Ness Automotive SUD  
Van Ness Plan Avenue Area  
130-V Height and Bulk District  
**Block/Lot:** 0666/004  
**Project Sponsor:** Daisey Lynam  
Arthur Murray Dance Studio  
2001 Rivers Bend Circle  
Livermore, CA 94550  
**Property Owner:** Varlow, LLC  
815 Grant Avenue #B  
Novato, CA 94945  
**Staff Contact:** Laura Ajello – (628) 652-7353  
[laura.ajello@sfgov.org](mailto:laura.ajello@sfgov.org)

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 703.4, and 209.3, TO ALLOW THE ESTABLISHMENT OF A “FORMULA RETAIL USE” AT 211 AUSTIN STREET (D.B.A. ARTHUR MURRAY DANCE STUDIO) MEASURING APPROXIMATELY 5,933 GROSS SQUARE FEET IN A VACANT TENANT SPACE ON THE SECOND FLOOR OF A TWO-STORY COMMERCIAL BUILDING LOCATED AT 211 AUSTIN STREET, LOT 004 IN ASSESSOR’S BLOCK 0666, WITHIN, RC-4 (RESIDENTIAL COMMERCIAL, HIGH DENSITY) ZONING DISTRICT, THE VAN NESS SPECIAL USE DISTRICT, VAN NESS AUTOMOTIVE SPECIAL USE DISTRICT, VAN NESS AREA PLAN, AND A 130-V HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On June 25, 2021, Daisey Lynam (hereinafter "Project Sponsor") filed Application No. 2021-006288CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Large Project Authorization to establish a Formula Retail Use (hereinafter "Project") at 211 Austin Street, Block 0666 Lot 004 (hereinafter "Project Site").

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

On October 14, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2021-006288CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-006288CUA 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 Authorization as requested in Application No. 2021-006288CUA, 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 Project proposes to establish an approximately 5,933 square-foot Formula Retail Personal Service Use (d.b.a. Arthur Murray Dance Studio) on the second floor of a two-story commercial building. Interior tenant improvements are limited to installation of appropriate flooring. Planning Code Section 102 defines Personal Service Use as a Retail Sales and Service Use. RC-4 zoning requires Conditional Use Authorization for Formula Retail Uses and to locate Retail Sales and Service Uses above the first floor. Retail Sales and Service Use is principally permitted on the ground/first floor. No exterior changes are proposed.
3. **Site Description and Present Use.** The Project site is located within the RC-4 Zoning District, the Van Ness Special Use District, the Van Ness Automotive Special Use District and the Van Ness Area Plan. The subject lot is located on the southwest corner of Van Ness Avenue with 60 feet of frontage on Van Ness Avenue and 100 feet of frontage on Austin Street. The Project Site contains a circa 1906 two-story, two-unit commercial building that is classified as a historic resource. A Formula Retail mattress store operates on the ground floor (dba Mattress Firm). The second-floor tenant space is currently vacant. According to the applicant, the former use was an online-based retailer named Headsets.com (no permit history for this use is on record).
4. **Surrounding Properties and Neighborhood.** The Project Site is located on the Van Ness commercial corridor. This portion of Van Ness Avenue is designated as US Highway 101 and is auto oriented in nature. The immediate context is mixed in character with residential, automotive, and commercial uses. The immediate neighborhood includes one-to-seven-story mixed-use development. Adjacent to the site is a historic seven-story mixed-use 10-unit apartment building (d.b.a. The Inverness). A residential care facility for senior citizens is located directly across Austin Street (d.b.a. San Francisco Towers). The project site is located within the boundaries of the Van Ness Special Use District (SUD), Van Ness Automotive SUD and Van Ness Plan Area. Other zoning districts in the vicinity of the project site include: NC-3 (Neighborhood Commercial-Moderate Scale), and Polk Street NCD (Neighborhood Commercial District) Zoning Districts.
5. **Public Outreach and Comments.** The Sponsor hosted a Pre-Application meeting with the community on June 1, 2021 via Zoom. There were no attendees at the meeting.  
  
The Department has received no letters in support and one letter in opposition to the Project from a residential neighbor based on concerns about noise and late hours of operation.
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 209.3 states that a Conditional Use Authorization is required for a Retail Sales & Service Use on the second floor in the RC-4 Zoning District. Planning Code Section 102 describes a Personal Service Use as a Retail Sales and Service Use; therefore, Conditional Use

Authorization is required to locate the proposed dance studio on the second floor and above of the subject building.

*The proposed Formula Retail Sales and Service Use Project intends to provide private and group dance lessons daily on second floor commercial space. Therefore, Conditional Use approval is required for both the Formula Retail Use and location on the second floor of the building.*

- B. Hours of Operation.** Planning Code Section 209.3 does not state limits on hours of operation.

*The proposed hours of operation are daily, between 11 am to 10 pm.*

- C. Off-Street Freight Loading.** Planning Code Section 152 does not require off-street loading spaces for retail sales and service uses that have between 0 and 10,000 sq. ft. of occupied floor area.

*The proposed 5,933 square foot Personal Service Use is not required to provide the required off-street loading.*

- D. Signage.** Currently, there are no proposed signs on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.

- E. Van Ness Automotive Special Use District.** Planning Code Section 237 establishes the Van Ness Automotive Special Use District in order to provide a major automotive area with a citywide and regional market. The proposed use is not an Automotive use and the controls of this Special Use District do not apply.

- F. Van Ness Special Use District.** Planning Code Section 243 establishes the Van Ness Special Use District in order to implement the objectives and policies of the Van Ness Avenue Area Plan. The controls specified in Planning Code Section 243(c) are not applicable due to the limited scope of the proposal. The proposal does not include any new construction or alterations to an existing structure.

- 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 proposed Formula Retail use is compatible with and desirable for the neighborhood, as it will provide a personal service which is not presently available in the district. The proposed use complements the existing mix of commercial establishments and contributes to the economic vitality of the neighborhood by filling a vacant storefront. The authorization of this business would not result in the displacement of any existing tenant nor increase the concentration of Formula Retail uses or ground floor lot frontage devoted to Formula Retail in the vicinity.*

- 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 height and bulk of the existing building will remain the same and the Project will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.*

- (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 a 5,933 square-foot Formula Retail Personal Service Use. The proposed Citywide-serving use may attract residents and visitors from outside the neighborhood; however, this area well served by transit and three public parking garages (Polk-Bush Garage, Sutter Place and Sutter Plaza) within a quarter mile of the site.*

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

*There are no Project features that produce glare, dust, and noxious or offensive emissions. The second-floor level commercial space contains non-original inoperable property line windows, which will help reduce noise.*

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

*The existing building has no front yard, parking, loading, or service area and none are proposed or required. Signs will require a separate permit and must comply with the requirements of Article 6 of the Planning Code and the Formula Retail sign guidelines.*

- 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 use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

*The proposed project is consistent with the stated purposed of RC-4 Districts in that the intended use will provide a compatible supporting personal service for the surrounding high-density residential uses.*

**8. Formula Retail Findings.** In addition to the criteria of Section 303(c) of this Code, the Commission shall

consider the extent to which the following criteria are met:

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

*Within the 300-foot radius of 211 Austin Street, there are approximately 30 commercial storefronts on the ground floor. Seven businesses are Formula Retail uses which is a concentration of 23%. Of approximately 2,120 linear feet of commercial storefronts within the 300 feet radius, 647 linear feet is vacant while 870 linear feet is Formula Retail which is a concentration of 41%. If approved, the Project would not increase the concentration of Formula Retail uses or lot frontage devoted to Formula Retail in the 300 feet vicinity because the subject site is located on the second floor and only ground floor uses are calculated.*

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

*Within the 300' radius of 211 Austin Street there are no similar personal service uses. A web search returned no similar uses located in the RC-4 district on Van Ness Avenue.*

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

*The Project will involve interior renovations, with no modifications to the exterior. Therefore, the Project will not affect the existing architectural character of the District in any way. Should signage and exterior lighting be proposed later, Preservation Planning staff will review such applications to ensure they are compatible with the surrounding architectural and aesthetic character of the historic resources building and RC-4 District.*

- D. The existing vacancy rates within the District.

*Fifteen vacant retail storefronts were noted in the vicinity. The vacancy rate is 50%. Of approximately 2,120 linear feet of commercial storefront within the 300' radius, 647 linear feet is vacant which is a vacancy rate of 31%.*

- E. The existing mix of Citywide-serving retail uses, and daily needs-serving retail uses within the District.

*38% of existing commercial retail uses within the 300-foot vicinity of the Project serve the daily needs of the community. Of existing ground floor commercial frontage, 33% is devoted to daily needs uses. Six businesses primarily target a Citywide audience which is 38% of non-vacant business locations. The Project proposes a new Citywide-serving retail use.*

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

**COMMERCE AND INDUSTRY**

**Objectives and Policies**

## 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 attract new such activity to the city.

*The Project is a Formula Retail Personal Service Use, providing dance lessons to a citywide customer base. The applicants recently closed their dance studio at 321 Divisadero Street and propose to relocate the business at the subject site.*

*The proposed use is Formula Retail but will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. Additionally, the Project will activate a vacant commercial storefront and bring additional pedestrian traffic into the area. On balance, the Project is consistent with the Objectives and Policies of the General Plan.*

- 10. Van Ness Avenue Area Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the Van Ness Avenue Area Plan:

## LAND USE (SUBAREA 1: REDWOOD TO BROADWAY)

### Objectives and Policies

## OBJECTIVE 1

CONTINUE EXISTING COMMERCIAL USE AND ADD SIGNIFICANT NEW HOUSING.

### Policy 1.2

Allow existing structures to remain in non-residential use.

*The Project is a continuation of a non-residential use within an altered significant building. The original use was retail clothing use (first three years) followed by 47 years of an automotive uses.*

- 11. 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 Project will not affect the broad balance of businesses in the neighborhood and will provide employment both with the store operations and the construction of the interior improvements. The Project would enhance the neighborhood by providing a new Personal Service use to the neighborhood and occupying a vacant, less-desirable second floor level commercial space.*

- 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 possess any existing housing and would not affect the character or diversity of the neighborhood. For these reasons, the Project would protect and preserve the cultural and economic diversity of the neighborhood.*

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

*The Project does not currently possess any existing affordable housing.*

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

*The Project Site is served by multiple nearby public transportation options. The Project is located along two Muni bus lines 47-Van Ness and 49-Van Ness/Mission and is within walking distance of the 1-California, 2-Clement (temporarily suspended due to COVID-19), 3-Jackson (temporarily suspended due to COVID-19), 19-Polk, 38-Geary, and 38R-Geary Rapid bus routes. The site is also within walking distance of seven express buses that are temporarily suspended due to COVID-19 (1-California AX and BX; 31-Balboa AX and BX, 38-Geary AX and BX, 76 Marin Headlands Express). The proposed Project will not impede MUNI service or overburden streets or neighborhood parking since there are numerous public transit options and three public parking garages within close walking distance (Polk-Bush Garage, Sutter Place and Sutter Plaza). Additionally, the Project site is directly adjacent to Van Ness Avenue, a major thoroughfare which provide ready access to those driving.*

- 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 and would not displace any service or industry establishment. The Project incorporates a new personal service use, thus assisting in diversifying the neighborhood character.*

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

*The proposal will not affect the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The Project Site is a historic resource building that is noted as a Significant Building within the Van Ness Area Plan. However, no exterior changes are proposed.*

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

*The Project would not affect any City-owned parks or open space.*

12. 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.

- 13.** 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. 2021-006288CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated May 21, 2021, 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 October 14, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED:        October 14, 2021

## EXHIBIT A

### Authorization

This authorization is for a conditional use to allow a Personal Service (Retail Sales and Service) Use (d.b.a. Arthur Murray Dance Studio) located at 211 Austin Street, Block 0666, and Lot 004 pursuant to Planning Code Sections 303, 303.1, 703.4, and 209.3 within the **RC-4 (Residential-Commercial, High Density) District**, Van Ness Avenue Plan Area, and a **130-V** Height and Bulk District; in general conformance with plans, dated **May 21, 2021**, and stamped “EXHIBIT B” included in the docket for Record No. **2021-006288CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 14, 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 October 14, 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](http://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](http://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](http://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](http://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](http://www.sfplanning.org)

- 6. Signage.** Proposed signs require a separate sign permit and must conform to Formula Retail sign standards. All exterior signage shall be reviewed by Historic Preservation Planning staff and 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 628.652.7353, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

- 7. 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](http://www.sfplanning.org)*

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

## Operation

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

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 628.271.2000, [www.sfpdw.org](http://www.sfpdw.org)*

- 10. Garbage, Recycling, and Composting Receptacles.** 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 Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*

- 11. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

# Exhibit B



ABBREVIATIONS

Ø	AT
#	CENTERLINE
±	NUMBER
A/C	DEGREE(S)
AD	DIAMETER
ADJ.	PLUS OR MINUS
ADJUS.	AIR CONDITIONING
A.F.F.	ACOUSTICAL
APPROX.	AREA DRAIN
ARCH.	ADJACENT
BD	ADJUSTABLE
BET.	ABOVE FINISH FLOOR
BLDG	ALTERNATE
BLK	APPROXIMATE
BLKG	ARCHITECT
BM	BOARD
BOT.	BETWEEN
B.U.	BUILDING
CAB.	BLOCK
CER.	BLOCKING
CIRC.	BEAM
CL.	BOTTOM
CL.B.	BUILT UP
CNTR	CABINET
COL.	CERAMIC
CONC.	CIRCLE
CONST.	CEILING
CONT.	CLEAR(ANCE)
CONTRL.	COUNTER
OPT.	COLUMN
C.T.	CONCRETE
CTR	CONSTRUCTION
DEMO.	CONTINUOUS
DET.	CONTRACTOR
DF	CARPET
DIA.	CERAMIC TILE
DIM.	CENTER
DN	DEMOLITION
DS	DETAIL
DR	DOUGLAS FIR
DWG	DIAMETER
DWR	DIMENSION
EA.	DOWN
EL.	DOWN SPOUT
ELEV.	DOOR
ENCL.	DRAWING
EQ.	DRAWER
EQUIP.	EACH
EST.	ELEVATION
EXH.	ENCLOSE(URE)
EXIST.	EQUAL
EXP.	EQUIPMENT
EXT.	ESTIMATE
FIN.	EXHAUST
F.F.	EXISTING
FLR.	EXPANSION
FLUOR.	EXTERIOR
F.O.S.	FINISHED
F.O.C.	FINISH FLOOR
F.O.F.	FLOOR
FT	FLUORESCENT
FUR.	FACE OF STUD(S)
FUT.	FACE OF CONCRETE
G.	FACE OF FINISH
GA.	FOOT/FEET
G.C.	FURRED/FURRING
GEN.	FUTURE
G.F.I.	GAGE
GL	GENERAL CONTRACTOR
GYP.	GENERAL
H.C.	GROUND FAULT INTERRUPT
HD	GLASS/GLAZING
HDR	GYPUM
HDRW.	HOLLOW CORE
HORIZ.	HEAD
HGT	HEADER
H.V.A.C.	HARDWARE
	HORIZONTAL
	HEIGHT
	HEATING VENTILATING
	AIR CONDITIONING
INSUL.	INSULATION
INT.	INTERIOR
JT	JOINT
JST	JOIST
KIT	KITCHEN
KPL	KICKPLATE
LAM.	LAMINATED
LVR.	LOUVER
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR	MANUFACTURE(R)
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MTD	MOUNTED
MULL.	MULLION
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S	NOT TO SCALE
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OPP.	OPPOSITE
P.BD	PARTICLE BOARD
P-LAM	PLASTIC LAMINATE
PLY WD	PLYWOOD
PNL	PANEL
REF.	REFERENCE
REFL.	REFLECTED
REFR.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCING
REQ.	REQUIRED
REV.	REVISION
RM	ROOM
R.O.	ROUGH OPENING
R.T.W.	RETAINING WALL
S.C.	SOLID CORE
S.E.	STRUCTURAL ENGINEERING
SECT.	SECTION
SF	SQUARE FOOT
SHT	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION
SQ.	SQUARE
STD	STANDARD
ST.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
T.B.D.	TO BE DETERMINED
TEL	TELEPHONE
TEMP.	TEMPERED
T&G	TONGUE & GROOVE
THK.	THICKNESS
THRESH.	THRESHOLD
T.O.	TOP OF
T.V.	TELEVISION
TYP.	TYPICAL
UNFIN.	UNFINISHED
U.O.N.	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITE TILE
VEN.	VENEER
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
W/	WITH
W/H	WATER HEATER
W.P.	WATER PROOF
WD	WOOD
WT	WEIGHT

GENERAL NOTES

- ALL DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS TO COORDINATE WITH EXISTING BUILDING CONDITIONS. ANY VARIANCES AND / OR DISCREPANCIES THAT ARISE IN THE ABOVE REVIEW SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- DISCREPANCIES IN DIMENSION OR LAYOUT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- DO NOT SCALE DRAWINGS!
- DESIGN AND CONSTRUCTION SHALL CONFORM TO ALL GOVERNMENT CODES AND ORDINANCES: 2019 CALIFORNIA & SAN FRANCISCO CODES, INCLUDING BUILDING, ELECTRICAL, MECHANICAL, PLUMBING, ENERGY, AND PLANNING.
- ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED, ADJUSTED, AND CONDITIONED AS DIRECTED BY THE MANUFACTURER UNLESS HEREIN SPECIFIED TO THE CONTRARY.
- ALL MATERIALS SHALL BE NEW AND UNUSED, UNLESS OTHERWISE NOTED, AND OF THE HIGHEST QUALITY IN EVERY RESPECT. ALL WORK SHALL BE DONE IN A THOROUGH, WORKMANLIKE MANNER COMPLYING WITH ALL APPLICABLE CODES AND ORDINANCES. WORKMANSHIP SHALL BE EQUAL TO THE BEST STANDARDS OF PRACTICE.
- ALL DIMENSIONS NOTED "VERIFY" SHALL BE CHECKED BY THE CONTRACTOR PRIOR TO CONSTRUCTION AND REPORTED TO THE ARCHITECT.
- FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF SAME CHARACTER AS SHOWN FOR SIMILAR CONDITIONS.
- ELECTRICAL SUBCONTRACTOR SHALL FURNISH AND INSTALL, COMPLETE, ALL MATERIALS, EQUIPMENT AND LABOR AS SHOWN AND IS NECESSARY FOR A COMPLETE WORKABLE SYSTEM. ALL MATERIALS SHALL BE NEW AND FREE FROM ANY DEFECTS. ALL ELECTRICAL MATERIALS AND EQUIPMENT SHALL BE LISTED BY UNDERWRITERS LABORATORIES.
- EXHAUST SYSTEM SHALL CONFORM TO ALL GOVERNMENT CODES AND ORDINANCES.
- MECHANICAL SUBCONTRACTOR SHALL PERFORM ALL TESTING REQUIRED BY CODES.
- ELECTRICAL AND PLUMBING CONTRACTORS ARE RESPONSIBLE FOR FOR THE FILING OF THEIR OWN PERMITS.
- THE BUILDING, ITS GROUNDS AND THE NEIGHBORING BUILDINGS, PROPERTIES AND STREET SHALL BE PROTECTED FROM ANY DAMAGE THAT MAY OCCUR DUE TO THIS WORK. ANY DAMAGES THAT OCCUR ARE THE FINANCIAL RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL WASTE AND REFUSE CAUSED BY THE WORK SHALL BE REMOVED FROM THE PREMISES AND DISPOSED OF BY THE CONTRACTOR. THE PREMISES SHALL BE LEFT CLEAN AND CLEAR TO THE SATISFACTION OF THE ARCHITECT.
- GENERAL CONTRACTOR GUARANTIES ALL MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION.

CAL GREEN BUILDING STANDARDS CODE

- CAL GREEN REQUIRED MEASURES – THE CA GREEN BUILDING CODE (TITLE 24 PART 11) REQUIRES:
- INDOOR AIR QUALITY MANAGEMENT DURING CONSTRUCTION – DUCT OPENINGS AND AIR DISTRIBUTION COMPONENT OPENINGS MUST COVERED DURING ALL PHASES OF CONSTRUCTION. TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS MAY BE USED TO REDUCE THE AMOUNT OF WATER, DUST, AND DEBRIS ENTERING THE SYSTEM.
  - SMART IRRIGATION CONTROLLER – AUTOMATICALLY ADJUST IRRIGATION BASED ON WEATHER AND SOIL MOISTURE. CONTROLLERS MUST HAVE EITHER AN INTEGRAL OR SEPARATE RAIN SENSORS THAT CONNECTS OR COMMUNICATES WITH THE CONTROLLER.
  - INDOOR WATER EFFICIENCY – PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH THE FOLLOWING: WATER CLOSETS ≤ 1.28 GAL/FLUSH; URINALS ≤ 0.5 GAL/FLUSH, SHOWERHEADS ≤ 2.0 GPM @ 80 PSI; RESIDENTIAL LAVATORY FAUCET ≤ 1.5 GPM; LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS ≤ 0.5 GPM @ 60 PSI; METERING FAUCETS ≤ 0.25 GAL/CYCLE; AND KITCHEN FAUCETS ≤ 1.8 GPM @ 60 PSI (TEMPORARY INCREASE TO 2.2 GPM ALLOWED, BUT MUST DEFAULT TO < 1.8 GPM).
  - BATHROOM EXHAUST FANS – MUST BE ENERGY STAR COMPLIANT, DUCTED TO TERMINATE OUTSIDE THE BUILDING, AND CONTROLLED BY HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY OF LESS THAN 50% TO MAXIMUM OF 80% HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT FROM THE EXHAUST FAN.
  - LOW-VOC WALL/CEILING PAINTS – CARB VOC LIMITS (CAL GREEN TABLE 4.504.3)
  - LOW-VOC AEROSOL PAINTS AND COATING – MEET BAAQMD VOC LIMITS (REGULATION 8, RULE 49) AND PRODUCT-WEIGHTED MIR LIMITS FOR ROC (CCR TITLE 17, SECTION 94520)
  - LOW-VOC CAULKS, CONSTRUCTION ADHESIVES, AND SEALANTS – MEET SCAQMD RULE 1168, SEE CAL GREEN TABLES 4.504.1 AND 4.504.2.
  - LOW-EMITTING COMPOSITE WOOD – MEET CALIFORNIA AIR RESOURCES BOARD AIRBORNE TOXIC CONTROL MEASURE FORMALDEHYDE LIMITS FOR COMPOSITE WOOD. SEE CAL GREEN TABLE 4.504.5
  - LOW-EMITTING FLOORING: ALL CARPET SYSTEMS, CARPET CUSHION, CARPET ADHESIVE, AND AT LEAST 80% OF RESILIENT FLOORING MUST BE LOW-EMITTING.
  - OPERATIONS AND MAINTENANCE MANUALS AND TRAINING – PROVIDE O&M MANUAL TO BUILDING MAINTENANCE STAFF DUE AT THE TIME OF FINAL INSPECTION.
  - SURFACE DRAINAGE: CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE SURFACE WATER FLOWS.
  - PEST PROTECTION – ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY, OR A SIMILAR METHOD ACCEPTABLE TO DBI FOR PROTECTION AGAINST RODENTS.
  - FIREPLACES AND WOODSTOVES – INSTALL ONLY DIRECT-VENT OR SEALED-COMBUSTION APPLIANCES; COMPLY WITH US EPA PHASE II LIMITS.
  - CAPILLARY BREAK FOR CONCRETE SLAB ON GRADE – CONCRETE SLAB ON GRADE FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER MUST ALSO HAVE A CAPILLARY BREAK, INCLUDING AT LEAST ONE OF THE FOLLOWING: 1) A 4" THICK BASE OF 3" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R06. 2) A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL
  - MOISTURE CONTENT OF BUILDING MATERIALS – VERIFY WALL AND FLOOR FRAMING DOES NOT EXCEED 19% MOISTURE CONTENT PRIOR TO ENCLOSURE. MATERIALS WITH VISIBLE SIGNS OF MOISTURE DAMAGE SHALL NOT BE INSTALLED. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING: 1) MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR A CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS IN SECTION 101.8. 2) MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM GRADE–STAMPED END OF EACH PIECE TO BE VERIFIED. 3) AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. MANUFACTURERS' DRYING RECOMMENDATIONS SHALL BE FOLLOWED FOR WET-APPLIED INSULATION PRODUCTS PRIOR TO ENCLOSURE.
  - HVAC INSTALLER QUALIFICATIONS – HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS., SUCH AS VIA A STATE CERTIFIED APPRENTICESHIP PROGRAM, PUBLIC UTILITY TRAINING PROGRAM (WITH CERTIFICATION AS INSTALLER QUALIFICATION), OR OTHER PROGRAM ACCEPTABLE TO THE DEPARTMENT OF BUILDING INSPECTION.

SAN FRANCISCO GREEN BUILDING CODE

- CONSTRUCTION AND DEMOLITION DEBRIS DIVERSION – 100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTER HAULER TO A REGISTER FACILITY AND BE PROCESSED FOR RECYCLING.
- RECYCLING BY OCCUPANTS: PROVIDE ADEQUATE SPACE AND EQUAL ACCESS FOR STORAGE, COLLECTION AND LOADING OF COMPOSTABLE, RECYCLABLE AND LANDFILL MATERIALS.
- CONSTRUCTION SITE RUNOFF POLLUTION PREVENTION – PROVIDE A CONSTRUCTION SITE STORMWATER POLLUTION PREVENTION PLAN AND IMPLEMENT SFPUC BEST MANAGEMENT PRACTICES.
- STORMWATER CONTROL PLAN – PROJECTS DISTURBING ≥ 5,000 SF OF GROUND SURFACE MUST IMPLEMENT A STORMWATER CONTROL PLAN MEETING SFPUC STORMWATER DESIGN GUIDELINES.
- WATER EFFICIENT IRRIGATION – PROJECTS THAT INCLUDE 1,000 SF OR MORE OF NEW OR MODIFIED LANDSCAPE MUST COMPLY WITH THE SAN FRANCISCO WATER EFFICIENT IRRIGATION ORDINANCE.

LEGEND

	EXISTING WALL TO REMAIN		REFERENCE GRID LINE
	EXISTING WALL TO BE REMOVED		SECTION REFERENCE SHEET NUMBER
	PROPOSED WALL		DETAIL REFERENCE SHEET NUMBER
	FIRE RATED WALL (1-HOUR U.O.N.)		
	DOOR SYMBOL		
	WINDOW SYMBOL		
	REVISION		
	PROPERTY LINE		

OCCUPANT LOAD CALCULATIONS

FLOOR AREA:	O.L. FACTOR	O.L.	MAX LOAD PER
1ST STORY:			CBC 1006.2.1
GROUP B OCCUPANCY	150 GROSS	39	49
5,933 GSF			
2ND STORY:			
GROUP B OCCUPANCY	150 GROSS	40	49
6,043 GSF			
TWO EGRESS STAIRS PROVIDED. EACH EGRESS STAIR IS SERVED BY AN EXIST DISCHARGE. (ONE DOUBLE DOOR AT ONE STAIR, AND A SINGLE DOOR EXISTING AT THE LOBBY.)			

PROJECT DATA

OWNER:	ARTHUR MURRAY DANCE STUDIO CHRIS AND DAISY LYNAM 1947 2ND ST LIVERMORE, CA 94550 (510)–579–5131
ARCHITECT:	LEVY ART & ARCHITECTURE INC 2501 BRYANT ST SAN FRANCISCO, CA 94110 415–641–7320
PROJECT ADDRESS:	211 AUSTIN STREET SAN FRANCISCO, CA 94110
ASSESSOR'S BLOCK:	0666 LOT 004
ZONING:	RC–4
OCCUPANCY:	PROPOSED OCCUPANCY: B
TYPE CONSTRUCTION:	V B
ALLOW. BLDG HGT:	130-X
ALLOW. BLDG AREA:	UNLIMITED
EXIST STORY / BASEMENT:	2 STORY / 0 BASEMENT
PROPOSED STORY / BASEMENT:	NO CHANGE

PROJECT DESCRIPTION:

EXISTING SECOND FLOOR USE TO BE CHANGED TO A DANCE INSTRUCTION STUDIO. THE EXISTING FIRST FLOOR RETAIL WILL REMAIN.

WORK TO INCLUDE:

- NO WORK PROPOSED. CHANGE OF USE ONLY

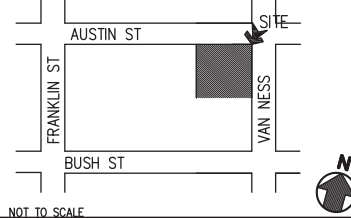
BUILDING AREA:

CONDITIONED AREA	EXISTING	PROPOSED
BASEMENT FLOOR:	0 GSF	0 GSF
FIRST FLOOR:	5,933 GSF	0 GSF
SECOND FLOOR:	6,043 GSF	0 GSF

SHEET INDEX

A0.1	PROJECT DATA & NOTES
A1.0	SITE PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A3.0	NORTH ELEVATION

VICINITY MAP

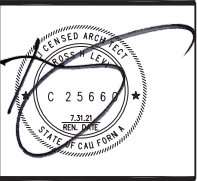


REVISIONS	BY



LEVY  
ART + ARCHITECTURE

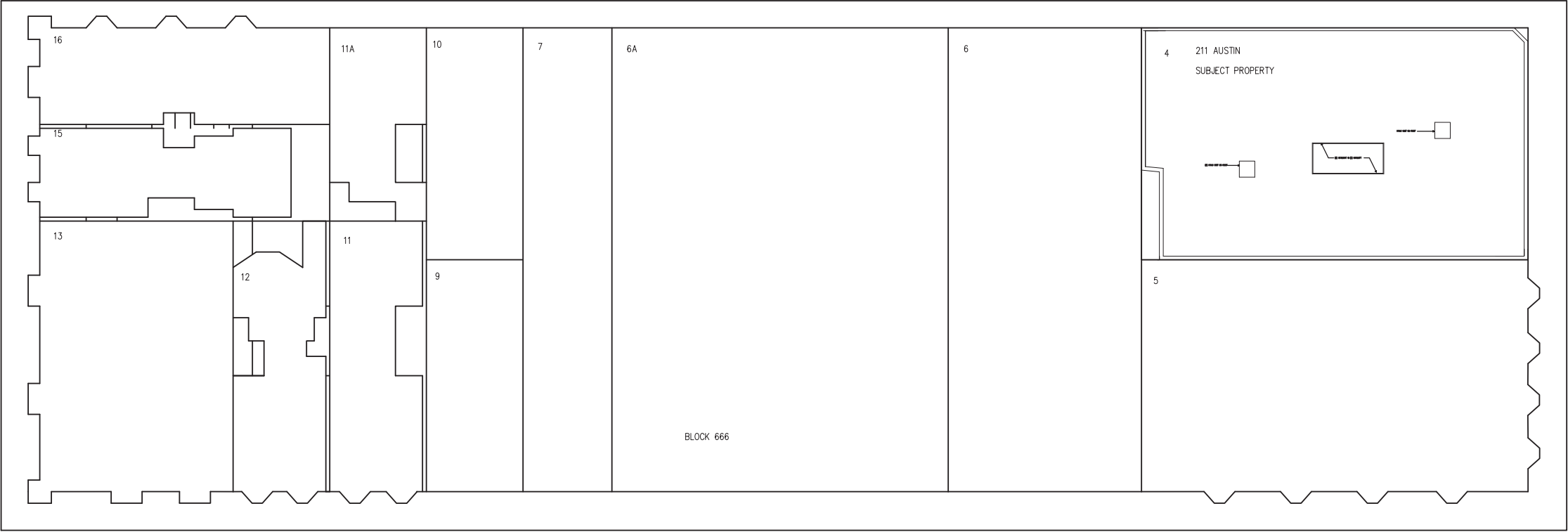
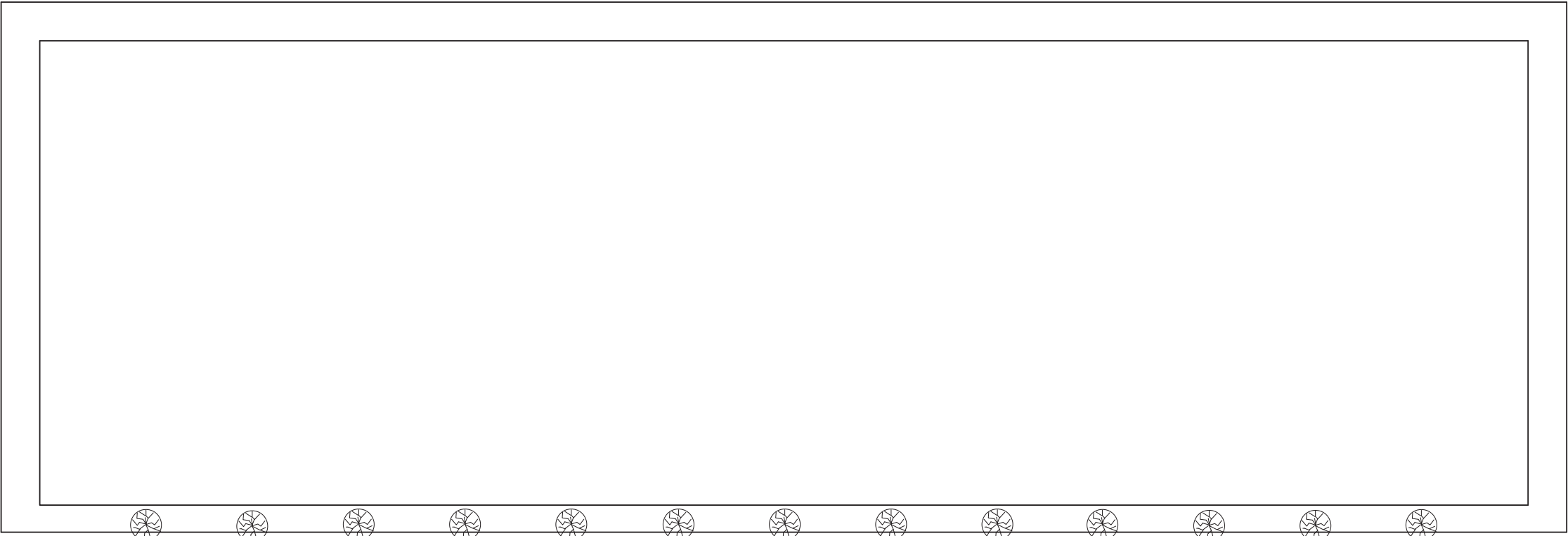
2501 BRYANT STREET  
SAN FRANCISCO, CA 94110  
415.641.7320  
levyaa.com



211 AUSTIN ST  
SAN FRANCISCO, CA, 94109  
BLOCK 0666 LOT 004

Description	
PROJECT DATA & SITE PLAN	
Date:	05.21.2021
Scale:	AS NOTED
Drawn:	PDD
Job	211 AUSTIN
Sheet	

A0.1



1 SITE PLAN  
SCALE: 1/16" = 1'-0"

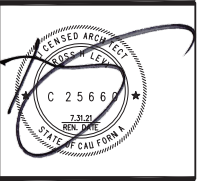


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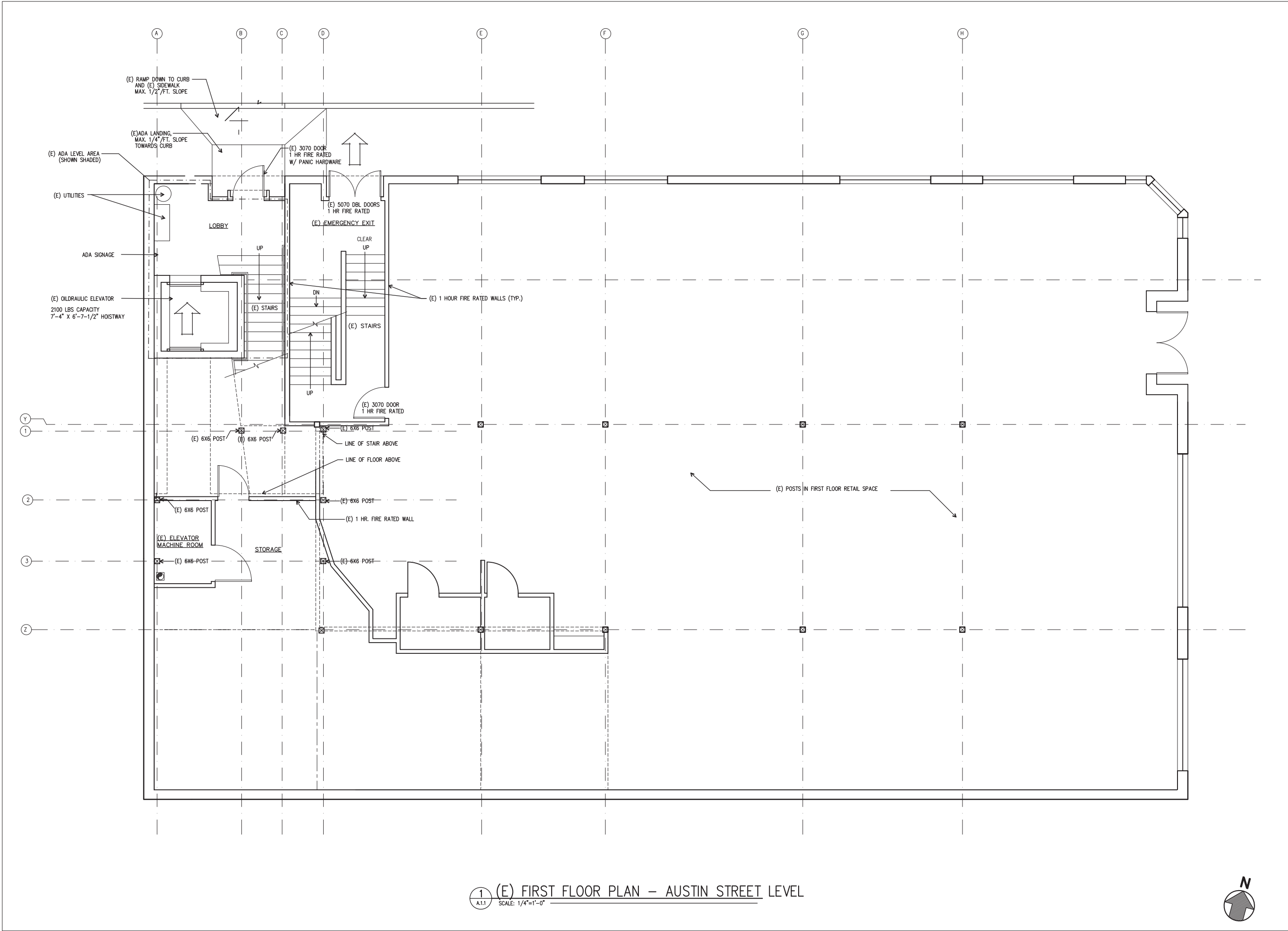
2501 BRYANT STREET  
SAN FRANCISCO, CA 94110  
415.641.7320  
levyaa.com



211 AUSTIN ST  
SAN FRANCISCO, CA, 94109  
BLOCK 0666 LOT 004

Description
SITE PLAN
Date: 05.21.2021
Scale: AS NOTED
Drawn: PDD
Job 211 AUSTIN
Sheet

A1.0

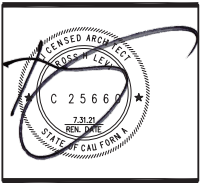


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211 AUSTIN ST  
SAN FRANCISCO, CA, 94109  
BLOCK 0666 LOT 004

Description  
FIRST FLOOR PLAN

Date: 05.21.2021

Scale: AS NOTED

Drawn: PDD

Job 211 AUSTIN

Sheet

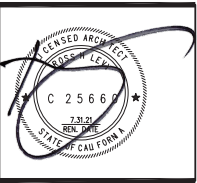
A1.1

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211 AUSTIN ST  
SAN FRANCISCO, CA, 94109  
BLOCK 0666 LOT 004

Description  
SECOND FLOOR PLAN

Date: 05.21.2021

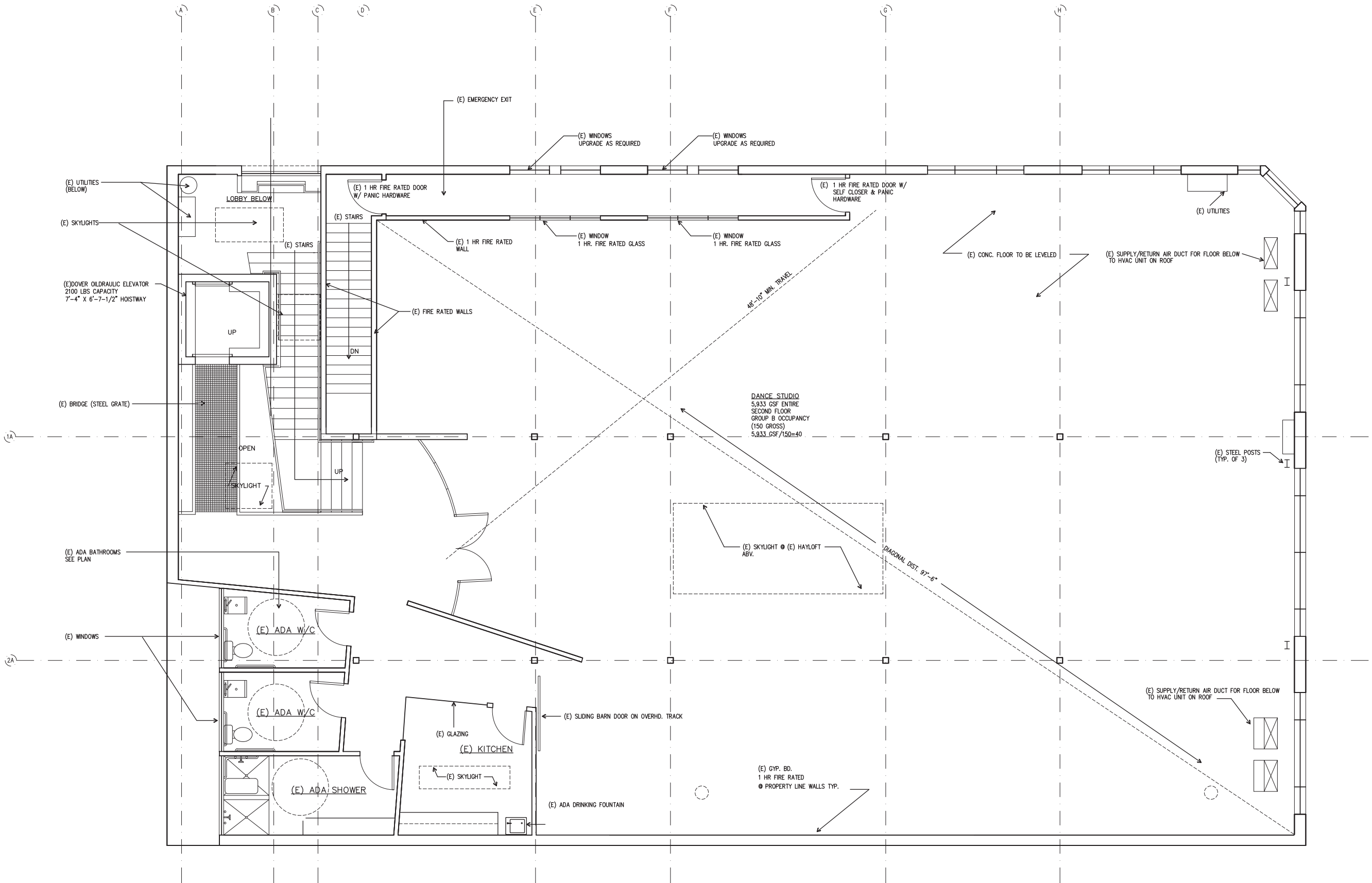
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Drawn: PDD

Job 211 AUSTIN

Sheet

A1.2

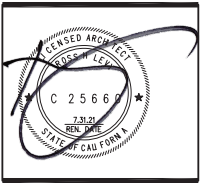


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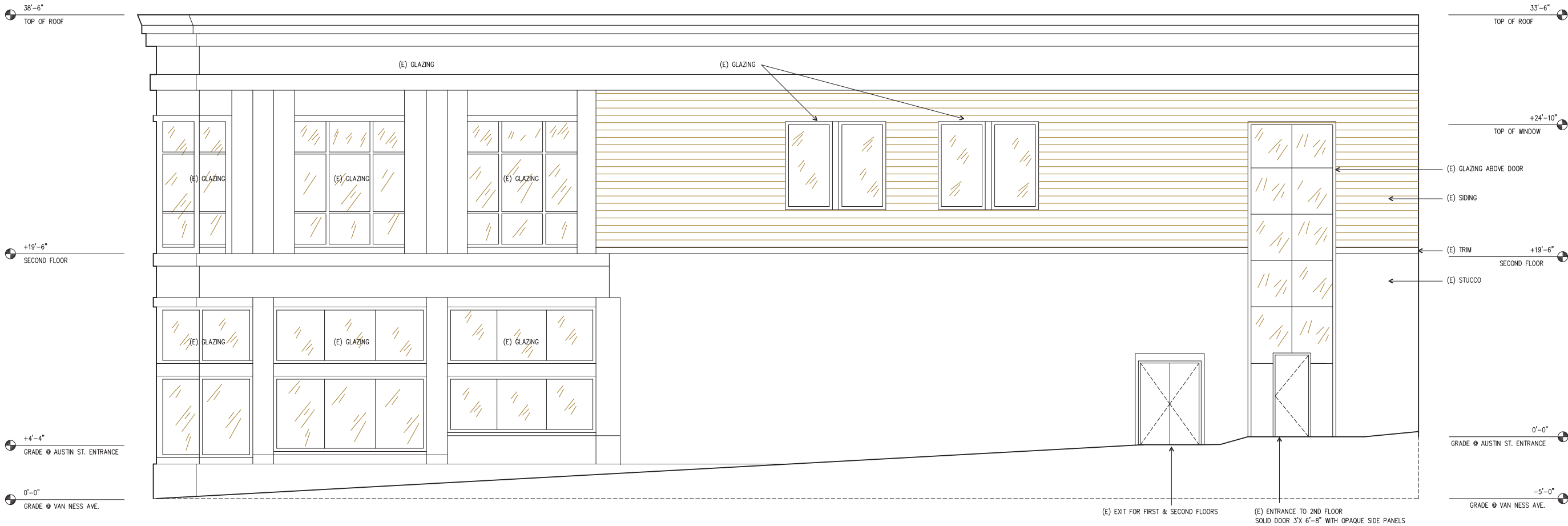
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211 AUSTIN ST  
SAN FRANCISCO, CA, 94109  
BLOCK 0666 LOT 004

Description	EXISTING ELEVATION
Date:	05.21.2021
Scale:	AS NOTED
Drawn:	PDD
Job	211 AUSTIN
Sheet	

A3.0



1 NORTH ELEVATION  
A.3 SCALE: 1/4" = 1'-0"

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# Exhibit C



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
211 AUSTIN ST		0666004
<b>Case No.</b>		<b>Permit No.</b>
2021-006288PRJ		
<input type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Conditional Use Authorization to establish an approximately 5,933 square-foot Formula Retail Personal Service Use (d.b.a. Arthur Murray Dance Studio) on the second floor of a two-story commercial building. Interior tenant improvements are limited to installation of appropriate flooring. No exterior changes are proposed. [BPA not filed]		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (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.
<input type="checkbox"/>	<b>Other _____</b>
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> 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"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to the Environmental</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> <input type="checkbox"/> <b>Mahe</b> or <input type="checkbox"/> <b>Cortese</b> Is the project site located within the Maher 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 Maher 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> <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List</b>
<input type="checkbox"/>	<b>Transportation:</b> Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities? 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
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to the Environmental Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> 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 Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide</b> or <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b> 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 Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Laura Ajello	

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

**PROPERTY IS ONE OF THE FOLLOWING:** (refer to *Property Information Map*)

<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

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

**Check all that apply to the project.**

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

**Note: Project Planner must check box below before proceeding.**

<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

**Check all that apply to the project.**

<input type="checkbox"/>	1. <b>Reclassification of property status.</b> (Attach <i>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 (specify): </div> <div style="width: 45%; text-align: right;"> <input type="checkbox"/> Reclassify to Category C  (No further historic review) </div> </div>
<input type="checkbox"/>	2. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	3. <b>Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.</b>
<input type="checkbox"/>	4. <b>Window replacement</b> of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	5. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	8. <b>Work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (Analysis required):
<input type="checkbox"/>	9. <b>Work compatible</b> with a historic district (Analysis required):
<input type="checkbox"/>	10. <b>Work that would not materially impair</b> a historic resource (Attach HRER Part II).
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b> No exterior changes proposed.	
<b>Preservation Planner Signature:</b> Elizabeth Gordon Jonckheer	

## STEP 6: EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Laura Ajello 09/30/2021
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a> . 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. 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.	



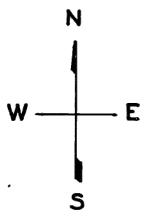
## LAND USE INFORMATION

PROJECT ADDRESS: 211 AUSTIN ST  
RECORD NO.: 2021-006288CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	No Change	0
Residential GSF	0	No Change	0
Retail/Commercial GSF	6,043 (1 <sup>st</sup> floor) 5,933 (2 <sup>nd</sup> floor)	No Change	0
Office GSF	0	No Change	0
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	0	No Change	0
Medical GSF	0	No Change	0
Visitor GSF	0	No Change	0
CIE GSF	0	No Change	0
Usable Open Space	0	No Change	0
Public Open Space	0	No Change	0
TOTAL GSF	11,976	No Change	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	No Change	0
Dwelling Units - Market Rate	0	No Change	0
Dwelling Units - Total	0	No Change	0
Hotel Rooms	0	No Change	0
Number of Buildings	1	No Change	0
Number of Stories	2	No Change	2
Parking Spaces	0	No Change	0
Loading Spaces	0	No Change	0
Bicycle Spaces	0	No Change	0
Car Share Spaces	0	No Change	0

# Exhibit E

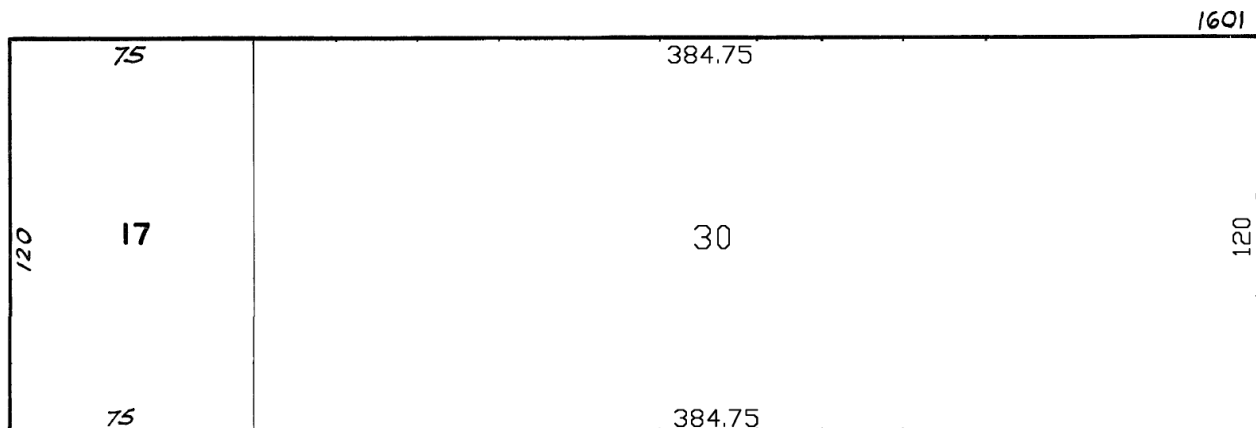
# Parcel Map



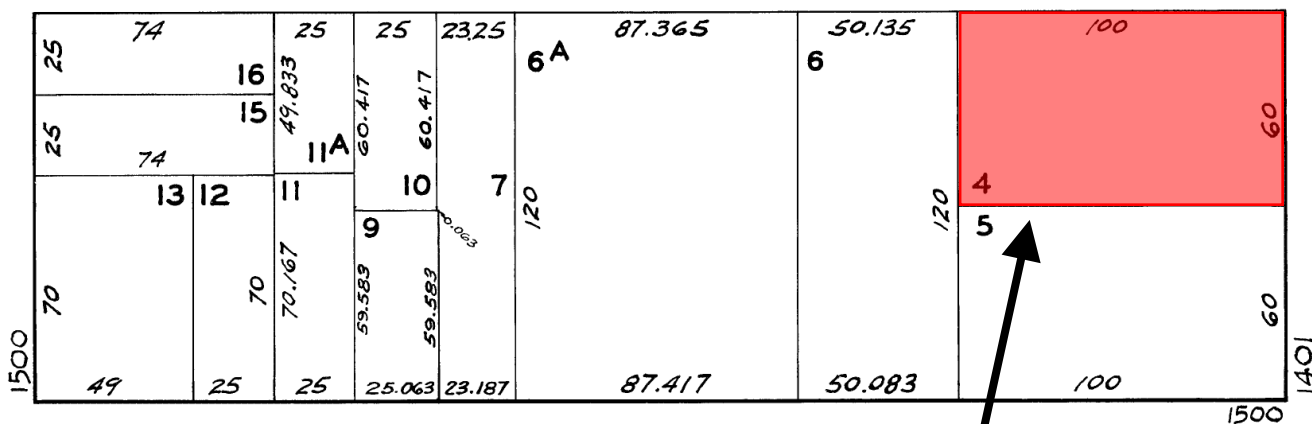
FRANKLIN

PINE

VAN NESS AVE.



AUSTIN



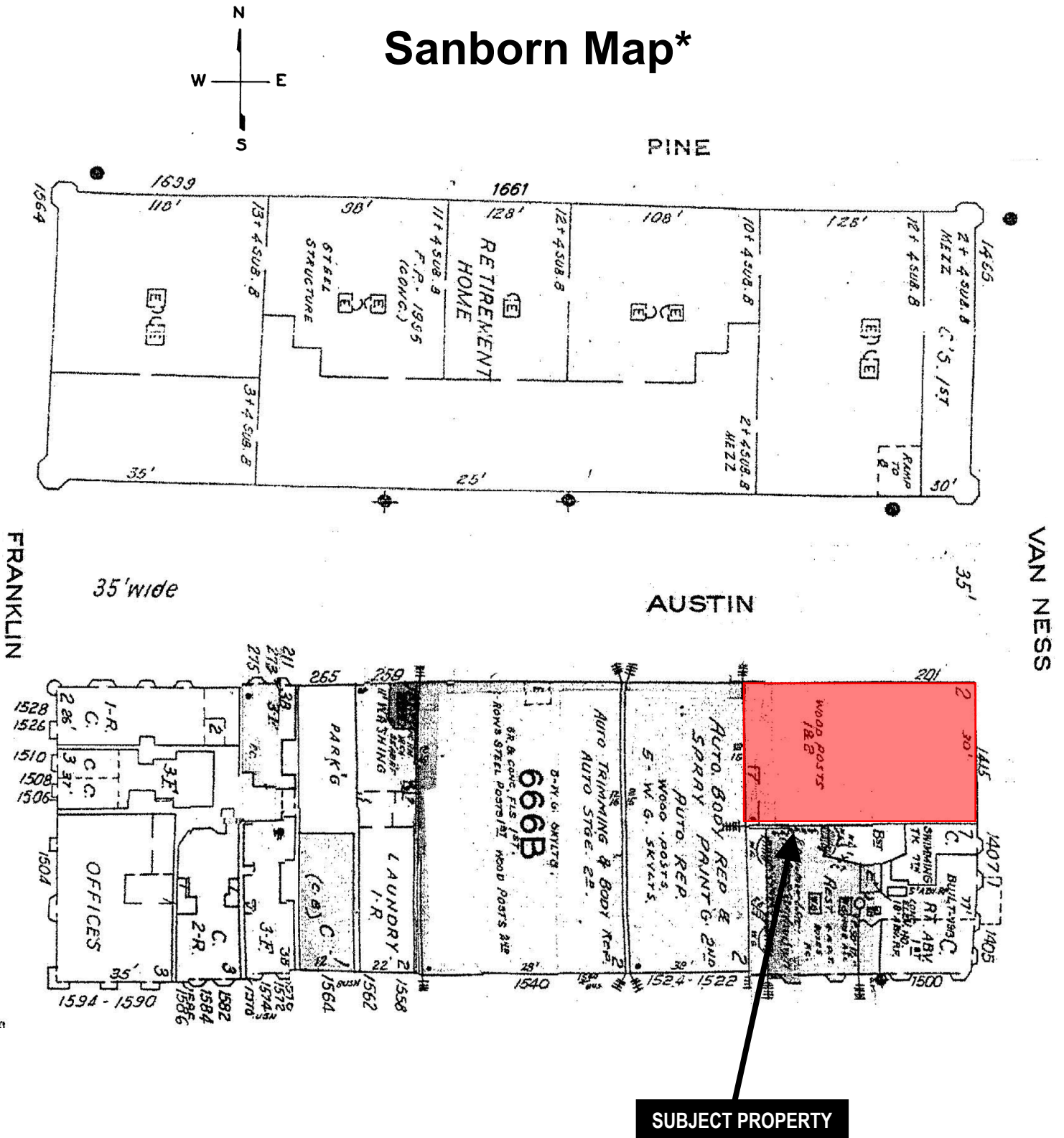
BUSH

SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2021-006288CUA  
Arthur Murray Dance Studio  
211 Austin Street

# 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 2021-006288CUA  
Arthur Murray Dance Studio  
211 Austin Street

# Aerial Photo – View 1



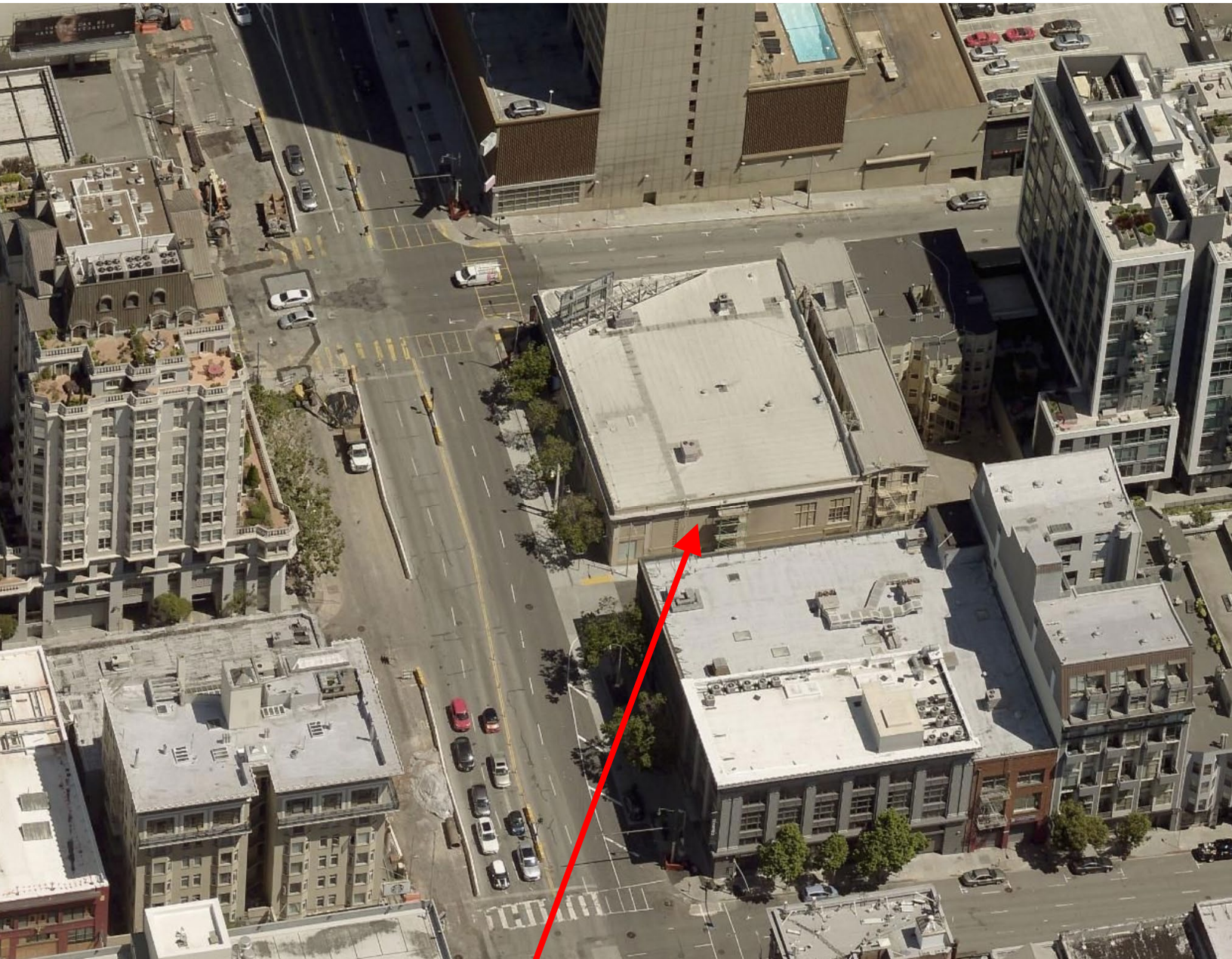
**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2021-006288CUA  
Arthur Murray Dance Studio  
211 Austin Street



# Aerial Photo – View 1

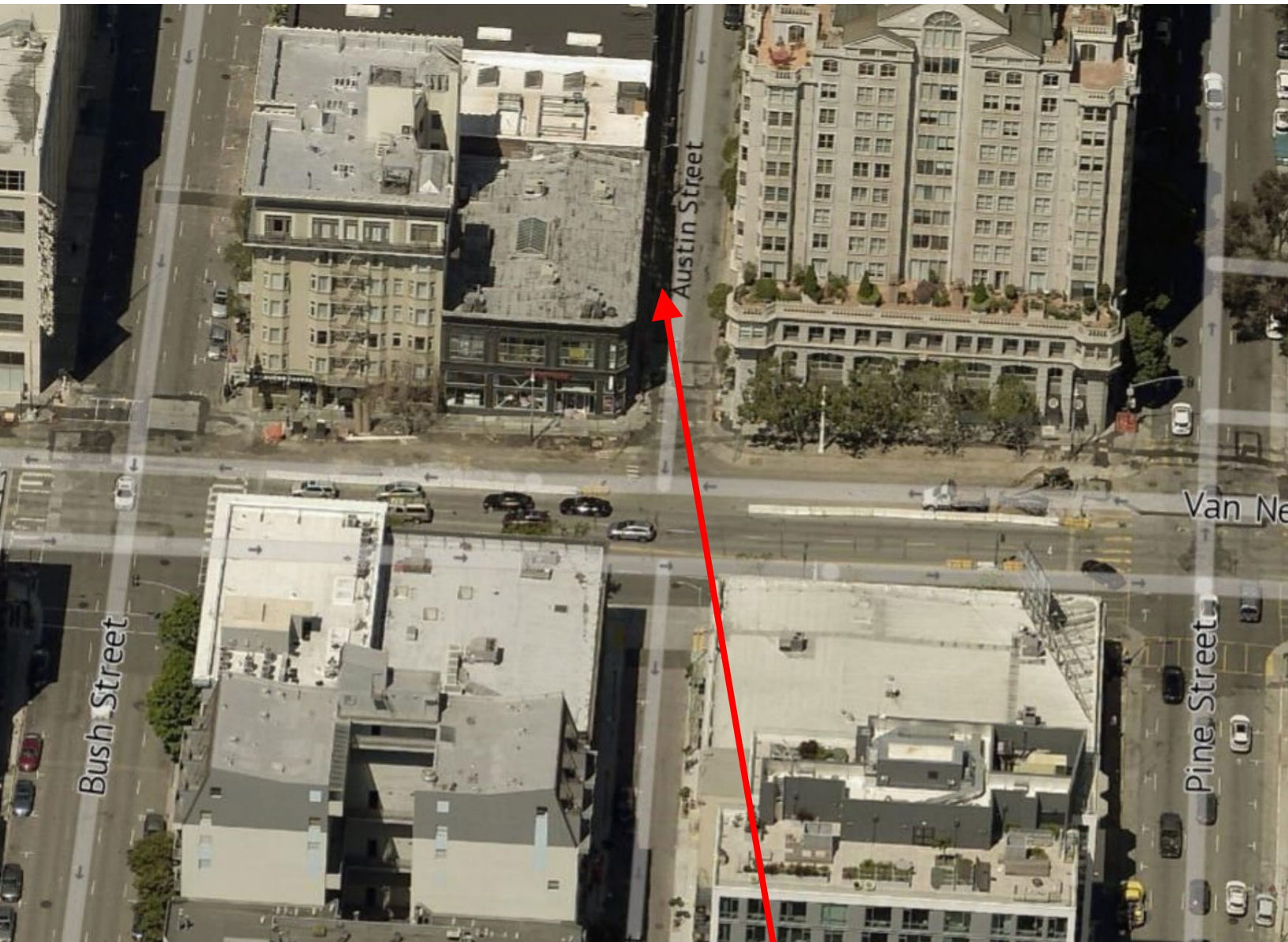


**SUBJECT PROPERTY**





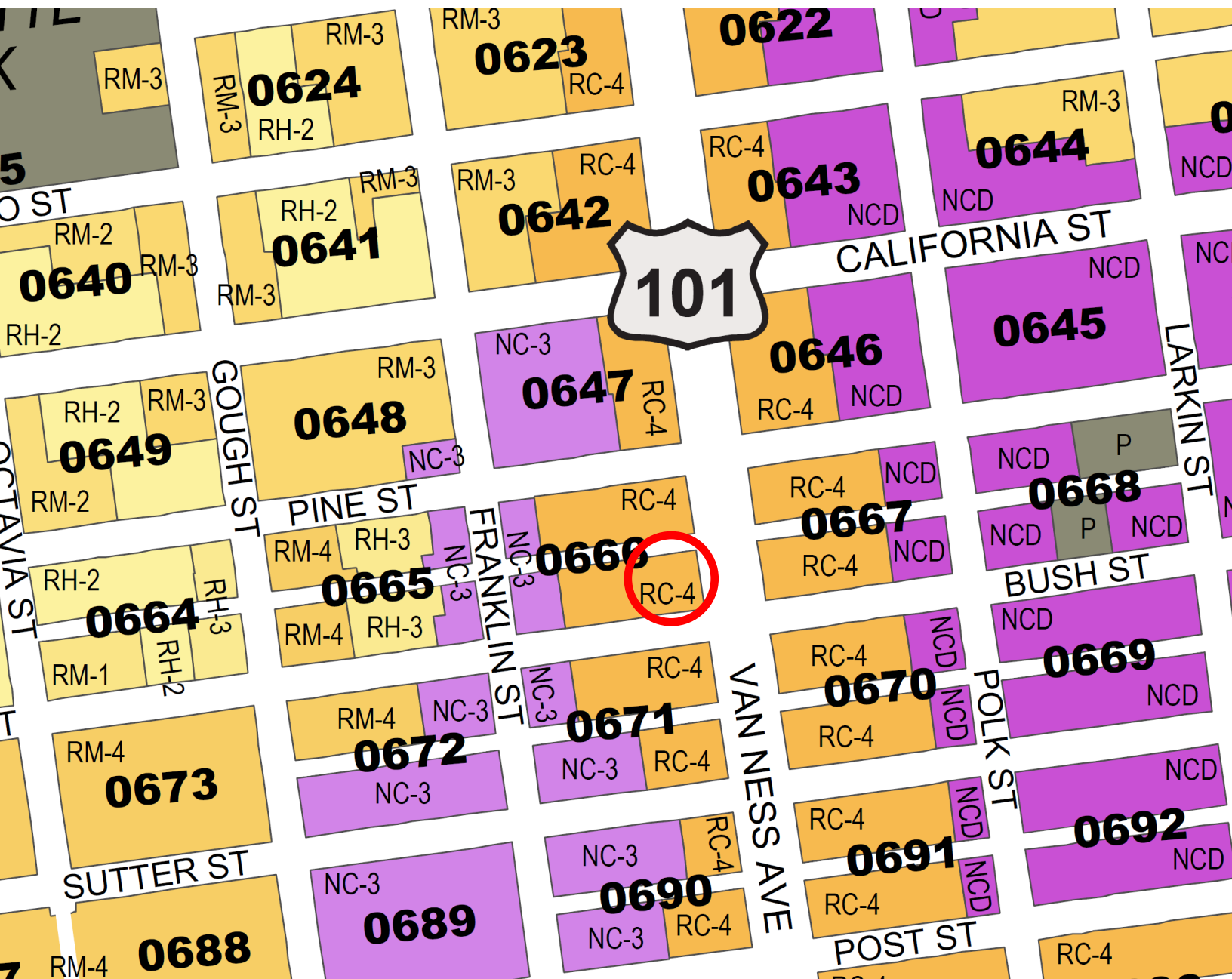
# Aerial Photo – View 2



**SUBJECT PROPERTY**



# Zoning Map



Conditional Use Authorization  
Case Number 2021-006288CUA  
Arthur Murray Dance Studio  
211 Austin Street



# Site Photos



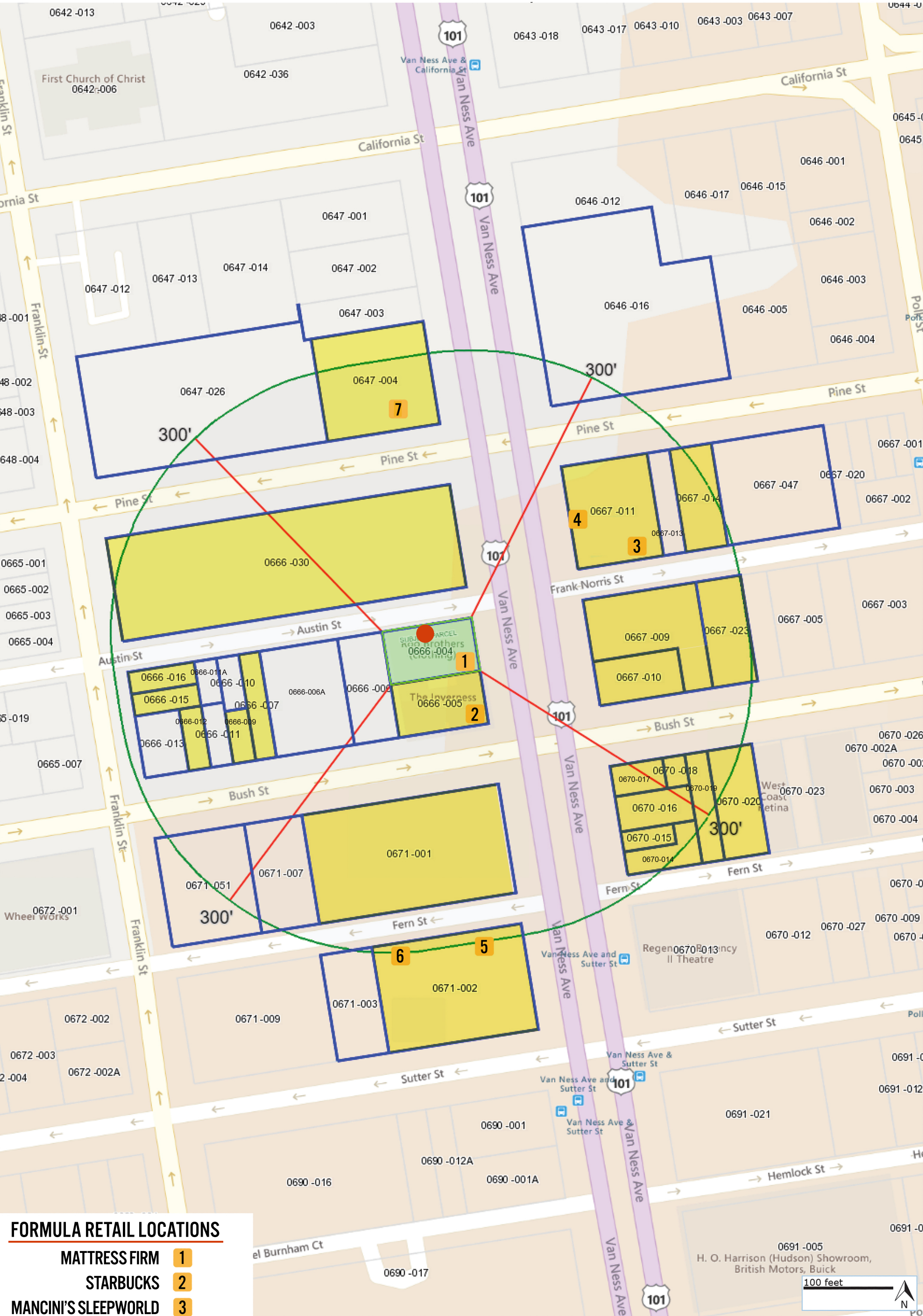
Left: Corner of Van Ness & Austin Streets

Below: Subject site entry



Conditional Use Authorization  
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211 Austin Street





FORMULA RETAIL LOCATIONS

- MATTRESS FIRM 1
- STARBUCKS 2
- MANCINI'S SLEEPWORLD 3
- T-MOBILE 4
- CORT 5
- BEVMO 6
- CHEVRON FOOD MART 7

LEGEND

- COMMERCIAL LOTS IN 300' RADIUS
- SUBJECT LOT
- 1 FORMULA RETAIL STOREFRONT
- SUBJECT STOREFRONT