



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JULY 11, 2013

CONSENT CALENDAR

Date: July 3, 2013
Case No.: **2013.0023C**
Project Address: **3141 CLEMENT STREET**
Zoning: NC-1 (Neighborhood Commercial, Cluster)
40-X Height and Bulk District
Block/Lot: 1464/029
Project Sponsor: Sherman Yan
423 Yale Street
San Francisco, CA 94134
Staff Contact: Christine Lamorena – (415) 575-9085
christine.lamorena@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to add a new Other Entertainment use (a karaoke lounge) to the existing Limited Restaurant (d.b.a. Akiba) of approximately 3,500 square feet at the one-story commercial building. The project would convert existing storage space at the rear of the restaurant into seven karaoke studios. The restaurant size would not change.

The proposed hours of operation are 2 p.m. – 11 p.m. Sunday through Thursday and 2 p.m. – 2 a.m. on Friday and Saturday. There will be three full-time employees and up to two part-time employees.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of Clement Street, between 32nd and 33rd Avenues; Lot 029 in Assessor's Block 1464. The subject property is approximately 4,800 square feet in size and is within the NC-1 Zoning District and 40-X Height and Bulk District. The one-story commercial building is occupied by the subject tenant and a martial arts school (d.b.a. Rising Sun School of Martial Arts).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Outer Richmond neighborhood. The surrounding development consists of a variety of commercial and mixed-use buildings featuring ground floor commercial units with residential units above. The scale of development in the area is primarily one- to three-story structures. Commercial spaces contain a variety of small-scale businesses which include a mix of cafes, restaurants, specialty stores, and personal service uses.

The zoning immediately south of the subject property is RH-2 (Residential, House, Two-Family). The zoning immediately north of the subject property is NC-S (Neighborhood Commercial, Shopping Center) and is occupied by a Fresh & Easy grocery store.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 21, 2013	June 21, 2013	20 days
Posted Notice	20 days	June 21, 2013	June 21, 2013	20 days
Mailed Notice	20 days	June 21, 2013	June 21, 2013	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the Conditional Use authorization process.

PUBLIC COMMENT

- To date, the Department has received no public comment.

ISSUES AND OTHER CONSIDERATIONS

- The proposed use will be independently and locally owned, which is encouraged throughout San Francisco. In addition, the proposed use is not considered a Formula Retail use.
- There is no opposition to the project.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to add an Other Entertainment use (a karaoke lounge) to an existing Limited Restaurant (d.b.a. Akiba) and to extend the hours of operation to 2 a.m. on weekends within the NC-1 Zoning District, pursuant to Planning Code Sections 710.27 and 710.48.

BASIS FOR RECOMMENDATION

- The project promotes the continued operation of a locally-owned business and contributes to the viability of the neighborhood commercial district.
- The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.

- The proposed use would be consistent with the mixed commercial-residential character of the NC-1 Zoning District.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Parcel Map
- Sanborn Map
- Zoning District Map
- Aerial Photographs
- Site Photographs
- Reduced Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
| | <input type="checkbox"/> Residential Pipeline |

Exhibits above marked with an "X" are included in this packet

CL_____

Planner's Initials

CL: G:\DOCUMENTS\2013\ICUs\2013.0023\3141 Clement St - ExecutiveSummary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

HEARING DATE: JULY 11, 2013

Date: July 3, 2013
Case No.: **2013.0023C**
Project Address: **3141 CLEMENT STREET**
Zoning: NC-1 (Neighborhood Commercial, Cluster)
40-X Height and Bulk District
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 710.27, AND 710.48 OF THE PLANNING CODE TO ADD AN OTHER ENTERTAINMENT USE (A KARAOKE LOUNGE) TO AN EXISTING LIMITED RESTAURANT (D.B.A. AKIBA) AND TO EXTEND THE HOURS OF OPERATION TO 2 A.M. ON WEEKENDS WITHIN THE NC-1 (NEIGHBORHOOD COMMERCIAL, CLUSTER) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 8, 2013, Sherman Yan (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 710.27 and 710.48 to add an Other Entertainment use (a karaoke lounge) to an existing Limited Restaurant (d.b.a. Akiba) of approximately 3,500 square feet and to extend the hours of operation to 2 a.m. on weekends within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and 40-X Height and Bulk District.

On July 11, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0023C.

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

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 requested in Application No. 2013.0023C, 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. **Site Description and Present Use.** The project site is located on the south side of Clement Street, between 32nd and 33rd Avenues; Lot 029 in Assessor's Block 1464. The subject property is approximately 4,800 square feet in size and is within a NC-1 Zoning District and 40-X Height and Bulk District. The one-story commercial building is occupied by the subject tenant and a martial arts school (d.b.a. Rising Sun School of Martial Arts).
3. **Surrounding Properties and Neighborhood.** The project site is located in the Outer Richmond neighborhood. The surrounding development consists of a variety of commercial and mixed-use buildings featuring ground floor commercial units with residential units above. The scale of development in the area is primarily one- to three-story structures. Commercial spaces contain a variety of small-scale businesses which include a mix of cafes, restaurants, specialty stores, and personal service uses.

The zoning immediately south of the subject property is RH-2 (Residential, House, Two-Family). The zoning immediately north of the subject property is NC-S (Neighborhood Commercial, Shopping Center) and is occupied by a Fresh & Easy grocery store.

4. **Project Description.** The proposal is to add a new Other Entertainment use (a karaoke lounge) to the existing Limited Restaurant (d.b.a. Akiba) of approximately 3,500 square feet at the one-story commercial building. The project would convert existing storage space at the rear of the restaurant into seven karaoke studios. The restaurant size would not change.

The proposed hours of operation are 2 p.m. – 11 p.m. Sunday through Thursday and 2 p.m. – 2 a.m. on Friday and Saturday. There will be three full-time employees and up to two part-time employees.

5. **Public Comment.** As of July 3, 2013, the Department has received no public comment.

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. **Parking.** Planning Code Section 151 requires off-street parking for every 200 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

The subject commercial space contains approximately 3,500 square feet of floor area and does not require any off-street parking.

B. **Hours of Operation.** Planning Code Section 710.27 states that a Conditional Use Authorization is required for maintaining hours of operation from 11p.m. to 2 a.m.

The proposed hours of operation are 2 p.m. – 11 p.m. Sunday through Thursday and 2 p.m. – 2 a.m. on Friday and Saturday. Conditional Use Authorization is required to operate past 11 p.m.

C. **Other Entertainment Use.** Planning Code Section 710.48 states that Other Entertainment, as defined by Planning Code Section 790.38, requires Conditional Use Authorization in the NC-1 Zoning District.

The project would add karaoke to the existing restaurant. Music would be restricted to inside the tenant space and require that a Place of Entertainment permit be issued by the Entertainment Commission.

D. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 28 feet of frontage on Clement Street with approximately 17 feet devoted to the restaurant entrance or window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

E. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.

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

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

The size of the use is in keeping with other storefronts on the block face. The Other Entertainment use would not affect traffic or parking in the district because it would not be considered a "destination" establishment. This use would complement the mix of goods and services currently available and would contribute to the economic vitality of the neighborhood.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

i. 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 would remain the same and would not alter the existing appearance or character of the project vicinity. There would be no physical expansion to the existing building.

ii. 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;

Existing traffic patterns would not be significantly affected by the proposed project. There is on-street metered parking in front of the subject property as well as in the surrounding neighborhood. In addition, the project site is well served by transit. There are nearby stops for MUNI bus lines 1-California, 18-46th Avenue, and 38-Geary.

iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

No significant noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed project.

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

The Other Entertainment use does not require any additional tenant improvements.

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

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

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

The project is consistent with the stated purpose of NC-1 Districts in that the use would be located at the ground floor and would provide a compatible service for the immediately surrounding neighborhoods during daytime and evening hours.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The project would provide an entertainment venue to the neighborhood and would provide employment opportunities to those in the community. Further, the project site is located within a Neighborhood Commercial District and is consistent with activities in the commercial land use plan.

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The project would enhance the existing restaurant, an existing neighborhood-serving use, by attracting customers seeking an entertainment venue.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

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

Policy 6.2:

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

The existing restaurant is independently owned.

9. **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 does comply 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 would provide a small-business owner an opportunity to enhance an existing business that currently provides job opportunities to the City.

- 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 would preserve and enhance the cultural and economic diversity of the neighborhood by helping to retain an existing business in the area. Existing housing would not be affected by this project.

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

The project would not displace any affordable housing.

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

The project would not significantly increase traffic congestion or the availability of parking in the neighborhood. There is on-street metered parking in front of the subject property as well as in the surrounding neighborhood. In addition, the project site is well served by transit. There are nearby stops for MUNI bus lines 1-California, 18-46th Avenue, and 38-Geary.

- 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 would not displace or affect any service or industry establishment. Ownership of industrial or service sector businesses would not be affected by this project.

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

The project does not affect the structural and seismic safety requirements of the City Building Code.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the project site.

- 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.

10. 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.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written 2013.0023C subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 20, 2012, 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 No. XXXXX. 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 11, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 11, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to add an Other Entertainment use to an existing Limited Restaurant (d.b.a. Akiba) of approximately 3,500 square feet and to extend the hours of operation to 2 a.m. located at 3141 Clement Street, Lot 029 in Assessor's Block 1464, pursuant to Planning Code Section(s) 710.27 and 710.48 within the NC-1 (Neighborhood-Commercial, Cluster) Zoning District and 40-X Height and Bulk District; in general conformance with plans, dated December 20, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0023C and subject to conditions of approval reviewed and approved by the Commission on July 11, 2013 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 XXXXXX under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

10. **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. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
12. **Noise Control.** 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 with the 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 the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org
For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org*
13. **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 with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
14. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.
For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment
15. **Other Entertainment.** The Other Entertainment shall be performed within the enclosed building only. The building shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.

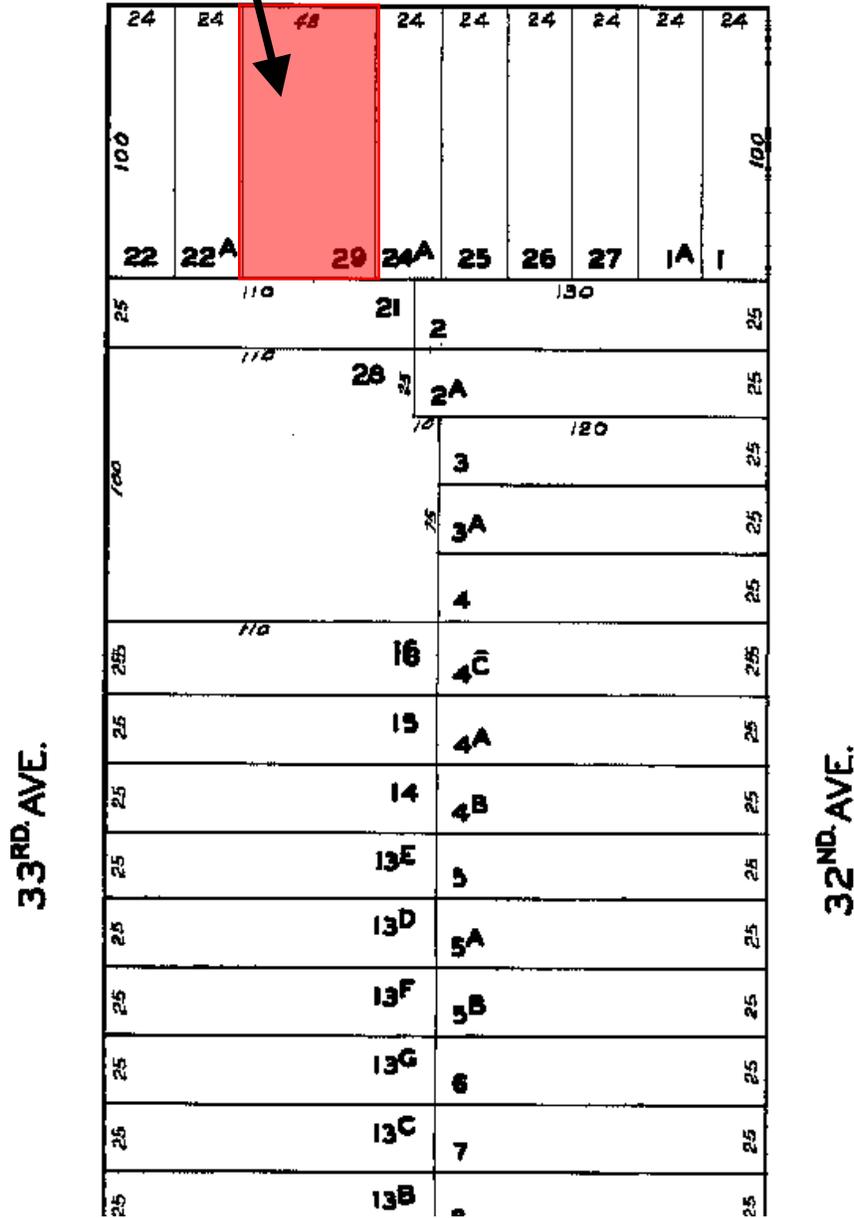
For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

16. **Hours of Operation.** The subject establishment is limited to the following hours of operation: 2 p.m. – 11 p.m. Sunday through Thursday and 2 p.m. – 2 a.m. on Friday and Saturday.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map

SUBJECT PROPERTY

CLEMENT



33RD. AVE.

32ND. AVE.



Conditional Use Authorization Hearing
 Case Number 2013.0023C
 3141 Clement Street
 Block 1464 / Lot 029

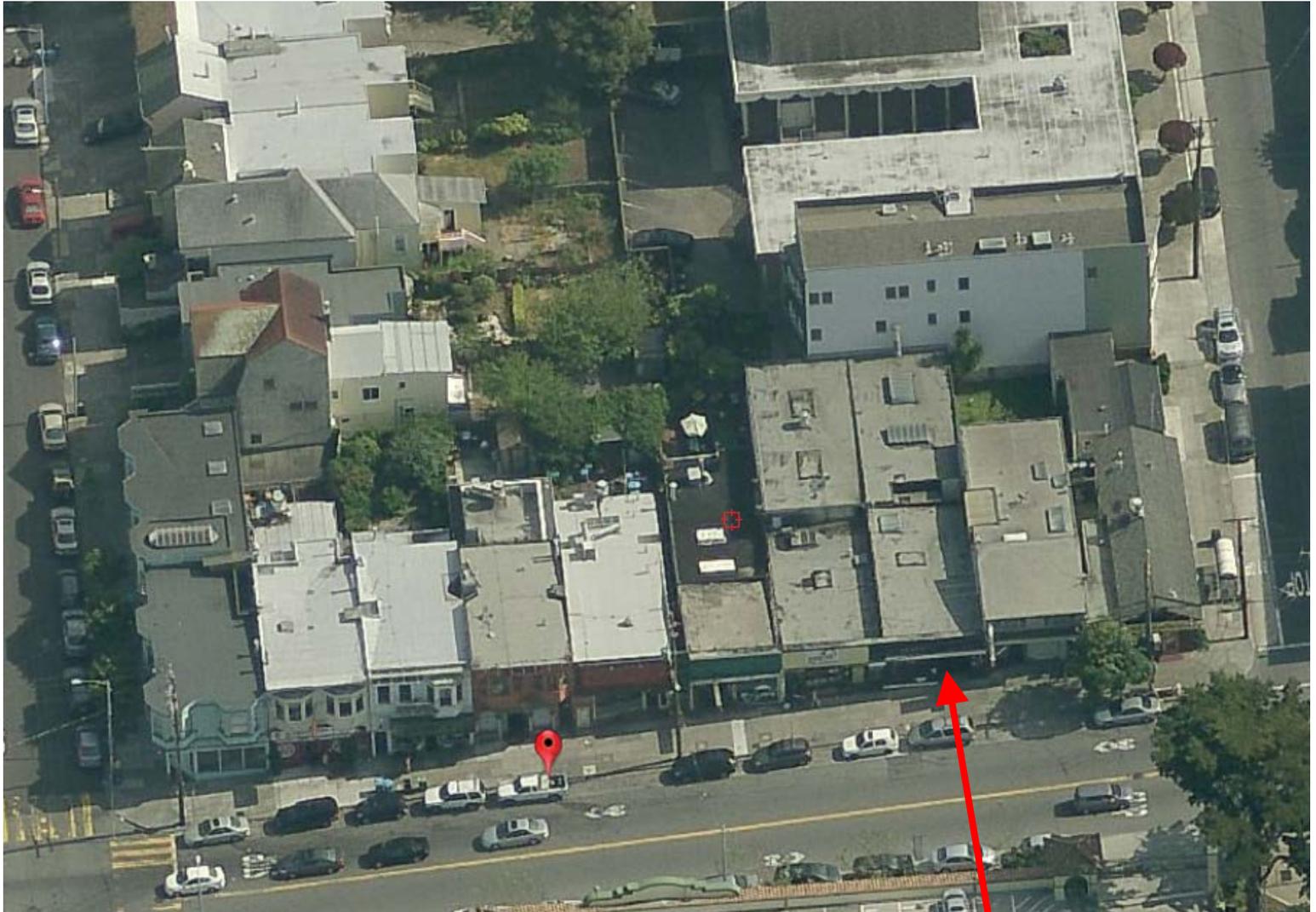
Zoning Map



Conditional Use Authorization Hearing
Case Number 2013.0023C
3141 Clement Street
Block 1464 / Lot 029

Aerial Photo

(looking south)



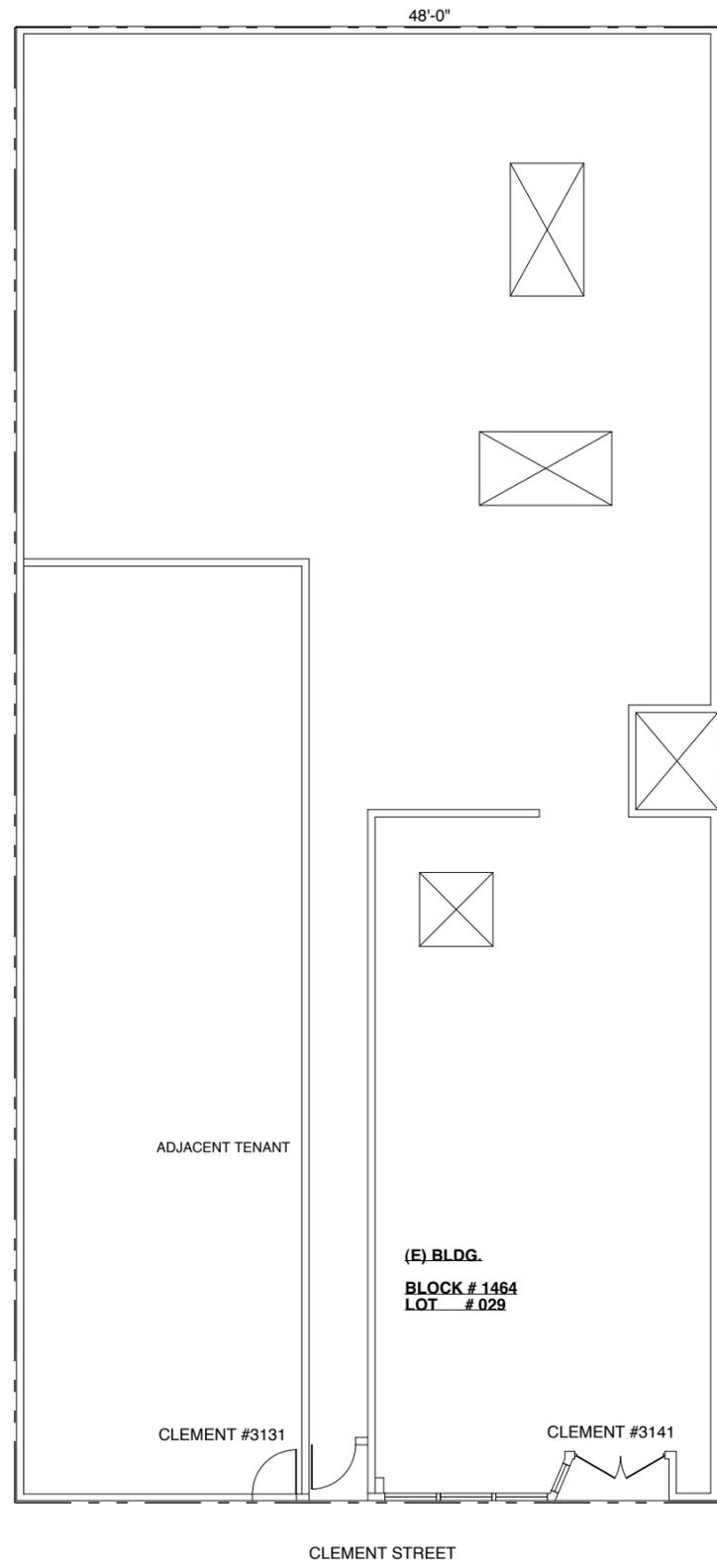
SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2013.0023C
3141 Clement Street
Block 1464 / Lot 029

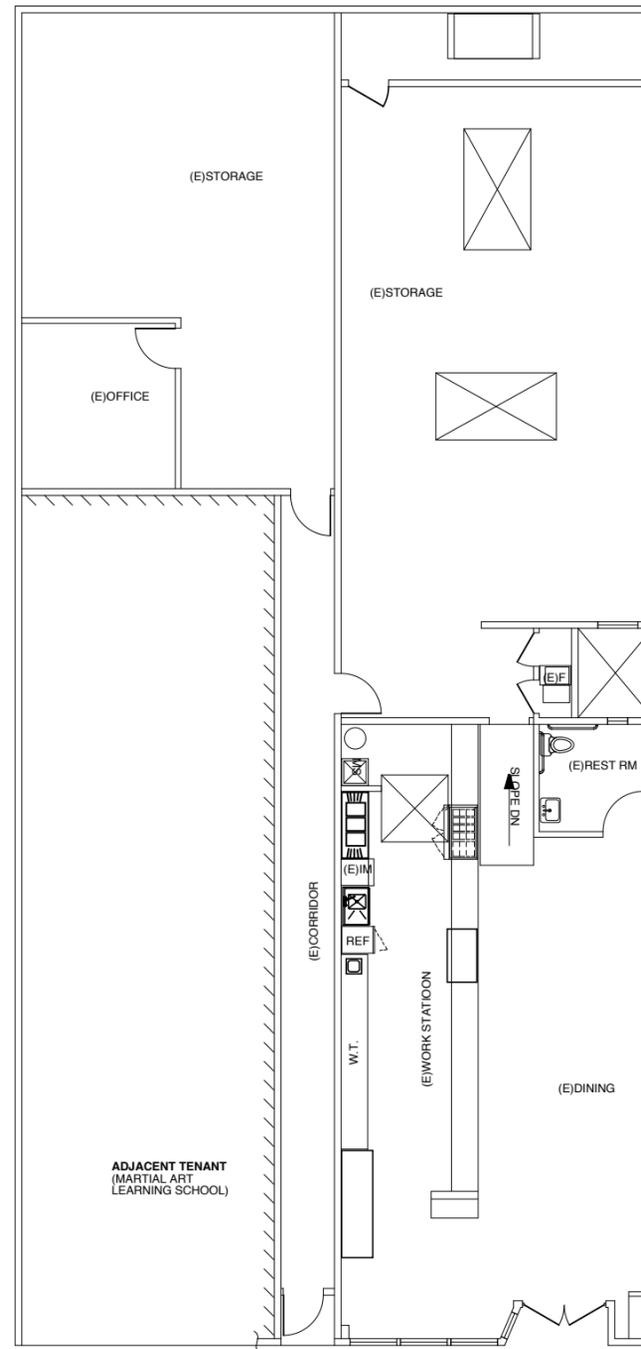
Site Photo



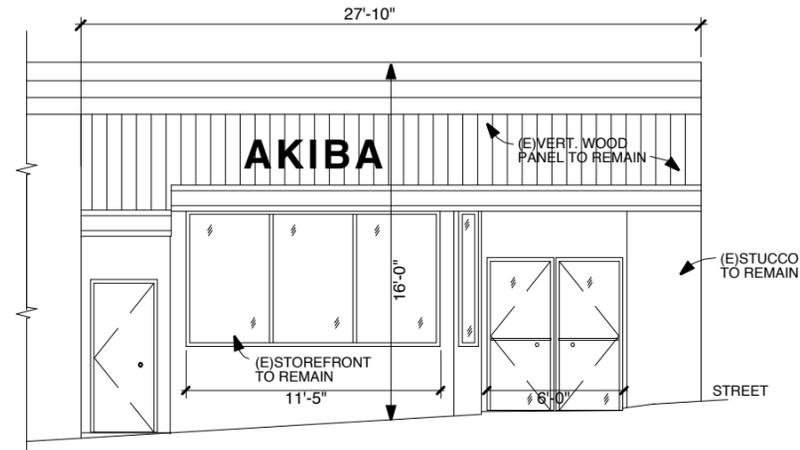
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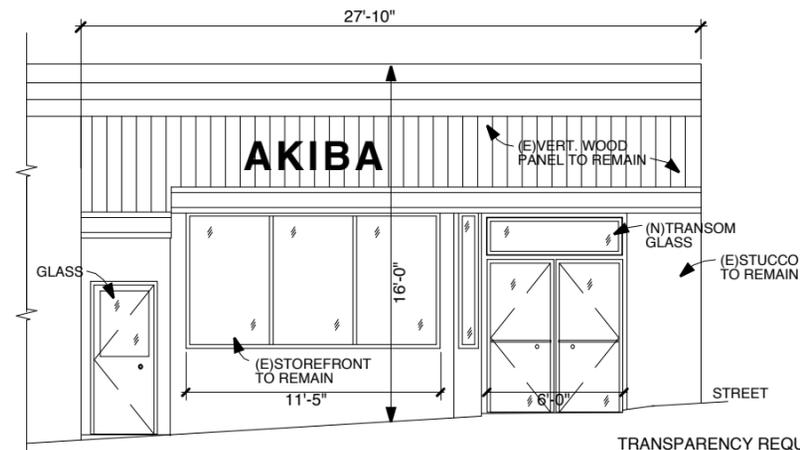
EXISTING SITE/ROOF PLAN
SCALE: 1/8" = 1'-0"



EXISTING GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"



EXISTING FRONT ELEVATION
SCALE: 3/16" = 1'-0"

TRANSPARENCY REQUIREMENT:
Glazing area=150sf
Storefront area: 9'-0"Hx27'-6"W=247sf
150sf/247sf = 60.7%

PROJECT DATA	SCOPE OF WORK
1. ZONING = NC-1 2. BUILDING CONSTRUCTION TYPE = 5B - 1 HOUR 3. ONE-STORY 4. OCCUPANCY GROUP = B/A2 5. NON-SPRINKLER BLDG 6. OPERATION HOUR : 10:00 AM TO 2.00 AM MIDNIGHT 7. BLDG. AREA: ADJACENT TENANT (Rising Sun School of martial arts)= 1270 sf AKIBA COFFEE & KARAOKE = 3493 sf TOTAL = 4763 sf	TENANT IMPROVEMENT 1. CHANGE (E)STORAGE AREA TO BE KARAOKE LOUNGE AT THE REAR OF (E) COFFEE SHOP. (GROUND FLOOR)

DRAWING LIST	
A-1	COVER SHEET - SITE PLAN, LEGEND & ADA FORMS

REVISIONS	BY

TENANT IMPROVEMENT
AKIBA COFFEE SHOP & KARAOKE
 3141 CLEMENT STREET, SAN FRANCISCO, CA.

S & A ENGINEERING DESIGN
 423 YALE STREET
 SAN FRANCISCO, CA. 94134
 TEL: (415) 337-5396
 E-MAIL: SABYANFUN@AOL.COM

DATE: 12-20-12

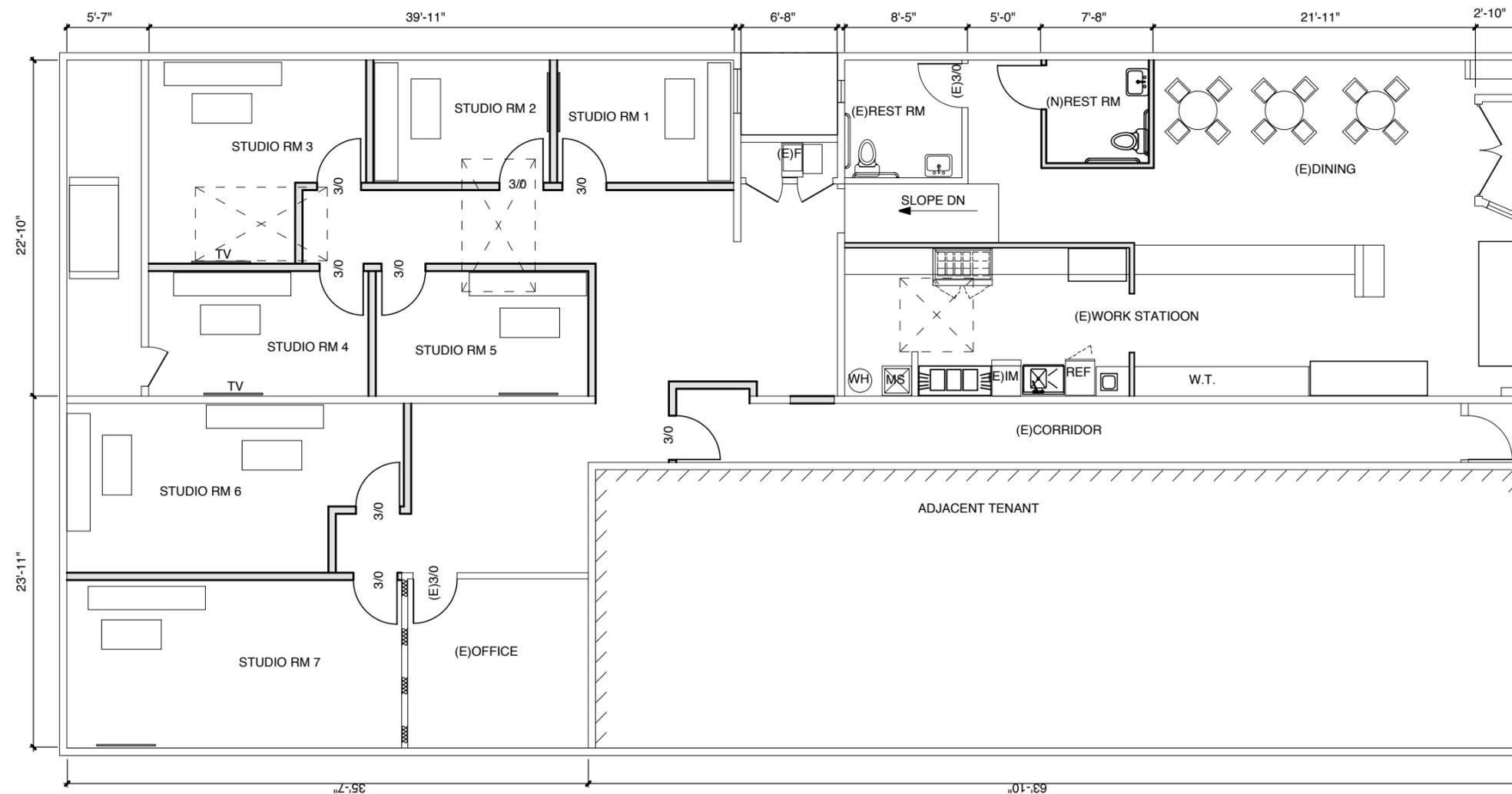
SCALE: AS SHOWN

DRAWN: SY

12112

SHEET

A-1
OF SHEETS 2



PROPOSED GROUND FLOOR PLAN
SCALE: Not To Scale

REVISIONS	BY

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3141 CLEMENT STREET, SAN FRANCISCO, CA.

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SCALE: AS SHOWN

DRAWN: SY

12112

SHEET

A-2
OF SHEETS 2