



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: DECEMBER 5, 2013
CONSENT CALENDAR

Date: November 26, 2013
Case No.: **2013.0994C**
Project Address: **2848 23rd Street**
Zoning: RM-1 (Residential, Mixed, Low Density) Zoning District
Mission Alcoholic Beverage Special Use District
40-X Height and Bulk District
Block/Lot: 4151/018
Project Sponsor: Phil Lesser
555 Laurel Avenue, Suite 501
San Mateo, CA 94401
Staff Contact: Brittany Bendix – (415) 575-9114
brittany.bendix@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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415.558.6377

PROJECT DESCRIPTION

The Project Sponsor is seeking a Conditional Use authorization to convert a 1,308 square-foot self-service laundry (d.b.a. Super Lavar) to a restaurant (d.b.a. Somos Café). The proposed restaurant is an independent use, locally owned and operated, and it is not identified as a Formula Retail use. No other changes to the site are included in the present proposal.

SITE DESCRIPTION AND PRESENT USE

The project is located on the northeast corner of the intersection of Bryant and 23rd Streets, Lot 018 of Assessor's Block 4151. The subject property is located within an RM-1 (Residential, Mixed, Low Density) Zoning District, the Mission Alcoholic Beverage Special Use District, and a 40-X Height and Bulk District. The subject property has 25-feet of frontage on 23rd Street and 90-feet on Bryant Street. Two buildings occupy the subject property. A two-story mixed-use building occupies the first 61-feet of the Bryant Street frontage and a two-story dwelling occupies the last 25-feet of the Bryant Street frontage. Between the two structures is an open walkway 3-feet wide. The ground floor is a nonconforming use currently operating as a self-service laundry (d.b.a. Super Lavar). The unit above is residential. At present, there are 11 other self-service laundry facilities within three blocks of the subject property.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the intersection of 23rd and Bryant Streets in an RM-1 (Residential, Mixed, Low Density) Zoning District. The surrounding properties are located within the RM-1 and RH-2 (Residential House, Two-Family) Districts and consist of single, two-, and three-family residential buildings. The adjacent corners also consist of Limited Commercial or Nonconforming Uses at the

ground floor including a vacant retail space formerly occupied by an art gallery (d.b.a. Million Fishes) and a restaurant (d.b.a. Local's Corner). Approximately one half-mile to the west is the Mission NCT (Neighborhood Commercial Transit) Zoning District where restaurants are principally permitted. Approximately one block to the south is the 24th Mission NCT where restaurants are permitted with Conditional Use Authorization by the Planning Commission. Both of these districts contain a mixture of food and beverage establishments, personal services, retail establishments and residential uses.

The site is well served by local and regional public transit. The following transit lines and stops are within a half mile of the project site: the 9-San Bruno, 10-Townsend, 12-Folsom, 27-Bryant, 33-Stanyan, and 48-Quintara/24th Street MUNI bus routes, SamTrans and the 24th Street BART Station.

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	November 15, 2013	November 13, 2013	22 days
Posted Notice	20 days	November 15, 2013	November 15, 2013	20 days
Mailed Notice	20 days	November 15, 2013	November 14, 2013	21 days

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

PUBLIC COMMENT

- The Project Sponsor has done outreach to neighbors and local community organizations such as the Mission Merchants Association, the Lower 24th Street Merchants and Neighbors Association, and Arriba Juntos. An informational meeting for neighbors was held on Monday, November 18, at which the project was well-received.
- At the time of this report, the Department has not directly received any public comment related to the proposal.

ISSUES AND OTHER CONSIDERATIONS

- The proposal is to convert a nonconforming use, occupying a ground floor retail space of approximately 1,308 square-feet, from a self-service laundry to a restaurant.
- The Project brings the total commercial frontage dedicated to eating and drinking establishments within 300 feet to 24.5%.
- The Project will result in the net creation of 5 employment opportunities.
- There are 11 self-service laundry facilities within three blocks of the subject property.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow the establishment of a restaurant within the RM-1 (Residential, Mixed, Low Density) Zoning District, pursuant to Planning Code Section 186 and 727.42.

BASIS FOR RECOMMENDATION

- This Project provides a desirable service to neighbors and will promote activity at the 23rd and Bryant Streets intersection throughout the day.
- The immediate area is well served by transit, therefore customers and employees should not impact traffic.
- The business is locally owned and independent; the restaurant is not a Formula Retail use.
- The proposed 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:

Draft Motion

Categorical Exemption

Block Book Map

Sanborn Map

Aerial Photographs

Map of Self-Service Laundry Facilities near Subject Property

Project Sponsor Submittal, including:

- Reduced Plans

- Rendering

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 checked="" 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 checked="" 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

____BB____

Planner's Initials

BB: G:\DOCUMENTS\Conditional Use\2848 23rd Street - LCR 182\ExecutiveSummay.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

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 182, 303 AND 727.44 OF THE PLANNING CODE TO CONVERT A SELF-SERVICE LAUNDRY (D.B.A. SUPER LAVAR) TO A RESTAURANT (D.B.A. SOMOS CAFÉ) WITHIN AN RM-1 (RESIDENTIAL, MIXED, LOW-DENSITY) ZONING DISTRICT, THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 29, 2013, Phil Lesser (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 182, 303 and 727.44 to convert the existing self-service laundry into a restaurant (d.b.a. Somos Café) within an RM-1 (Residential, Mixed, Low-Density) Zoning District, the Mission Alcoholic Beverage Special Use District and a 40-X Height and Bulk District.

On December 5, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0994C.

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. 2013.0944, 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 is located on the northeast corner of the intersection of Bryant and 23rd Streets, Lot 018 of Assessor's Block 4151. The subject property is located within an RM-1 (Residential, Mixed, Low Density) Zoning District, the Mission Alcoholic Beverage Special Use District, and a 40-X Height and Bulk District. The subject property has 25-feet of frontage on 23rd Street and 90-feet on Bryant Street. Two buildings occupy the subject property. A two-story mixed-use building occupies the first 61-feet of the Bryant Street frontage and a two-story dwelling occupies the last 25-feet of the Bryant Street frontage. Between the two structures is an open walkway 3-feet wide. The ground floor is a nonconforming use currently operating as a self-service laundry (d.b.a. Super Lavar). The unit above is residential.
3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of 23rd and Bryant Streets in an RM-1 (Residential, Mixed, Low Density) Zoning District. The surrounding properties are located within the RM-1 and RH-2 (Residential House, Two-Family) Districts and consist of single, two-, and three-family residential buildings. The adjacent corners also consist of Limited Commercial or Nonconforming Uses at the ground floor including a vacant retail space formerly occupied by an art gallery (d.b.a. Million Fishes) and a restaurant (d.b.a. Local's Corner). Approximately one half-mile to the west is the Mission NCT (Neighborhood Commercial Transit) Zoning District where restaurants are principally permitted. Approximately one block to the south is the 24th Mission NCT where restaurants are permitted with Conditional Use Authorization by the Planning Commission. Both of these districts contain a mixture of food and beverage establishments, personal services, and small retail establishments. At present, there are 11 self-service laundry facilities within three blocks of the subject property.

The site is well served by local and regional public transit. The following transit lines and stops are within a half mile of the project site: the 9-San Bruno, 10-Townsend, 12-Folsom, 27-Bryant, 33-Stanyan, and 48-Quintara/24th Street MUNI bus routes; SamTrans and the 24th Street BART Station.

4. **Project Description.** The Project Sponsor is seeking a Conditional Use authorization to convert a 1,308 square-foot self-service laundry (d.b.a. Super Lavar) to a restaurant (d.b.a. Somos Café). The proposed restaurant is an independent use, locally owned and operated, and it is not identified as a Formula Retail use. No other changes to the site are included in the present proposal.
5. **Public Comment.** The Department has not received any public comment regarding this project.
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. **Nonconforming Use.** Planning Code Section 182 allows changes of uses for nonconforming uses in RM Districts. However, such parcels must conform to the zoning controls of an NC-1 (Neighborhood Commercial Cluster) District or the controls of a more restrictive named NC (Neighborhood Commercial) District when the site is within ¼ mile of that district. Additionally, as a nonconforming use in a residential district, the Planning Commission finds the following conditions are appropriate as outlined in the Planning Code:
 1. The building shall be maintained in a sound and attractive condition, consistent with the general appearance of the neighborhood;
 2. Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code applying to nonconforming uses;
 3. The hours during which the use is open to the public shall be limited to the period between 6:00 a.m. and 10:00 p.m.;
 4. Public sidewalk space may be occupied in connection with the use provided that it is only occupied with tables and chairs as permitted by the Municipal Code;
 5. Truck loading shall be limited in such a way as to avoid undue interference with sidewalks, or crosswalks, bus stops, hydrants and other public features;
 6. Noise, odors and other nuisance factors shall be adequately controlled; and,
 7. All other applicable provisions of the Planning Code shall be complied with.

The site is within ¼ mile of the 24th Street – Mission NCT (Neighborhood Commercial Transit) District which requires Conditional Use authorization to establish a new restaurant. Therefore, the Project Sponsor is seeking Conditional Use authorization. The Conditions of Approval as cited in Exhibit A of this Motion serve to ensure that the conditions within this section are met.

- B. **Restaurant Use.** Planning Code Section 727.44 states that Conditional Use Authorization is required for a full-service restaurant, as defined by Section 790.19.

The proposal is to establish a restaurant use on the corner of the property. The Project Sponsor intends to provide an eating establishment that can also serve to keep the neighborhood corner active and clean. The Project Sponsor estimates that this change in use will result in the addition of five employment opportunities. The intended hours of operation are 8AM to 10PM daily.

- C. **Formula Retail Use.** Planning Code Section 703.4 requires Conditional Use authorization from the Planning Commission to establish a formula retail use, as defined in Section 703.3, in any Neighborhood Commercial District.

The proposed restaurant use (d.b.a. Somos Café) is not identified as a formula retail use.

- D. **The Mission Alcoholic Beverage Special Use Sub-District.** Planning Code Section 249.60 prohibits new establishments where alcoholic beverages are sold, served or given away for on-site or off-site consumption such as bars and liquor stores.

The Planning Code does permit beer and wine liquor licenses (Type 41) within the Mission Alcoholic Beverage Special Use District as an accessory use to a bona fide eating establishment. The proposed restaurant is a bona fide eating establishment per Planning Code Section 790.142. The Project Sponsor intends to submit an application for a Type 41 liquor license.

- E. **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 property contains less than 5,000 square-feet of non-residential floor area and thus does not require any off-street parking. Any existing parking will not be altered. The proposal does not include any off-street parking spaces. Additionally, the area is well-served by public transit.

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 proposed use is in keeping with other nonconforming commercial establishments. The proposed conversion to a restaurant will not impact traffic or parking in the District because it is not a destination venue. Furthermore, the restaurant will compliment the mix of goods and services currently available in the district and will 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 will remain the same and will not alter the existing appearance or character of the project vicinity. There is no work proposed that would alter the building envelope.

- 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;

The Planning Code does not require parking or loading for this size of project. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The proposed use is subject to the standard conditions of approval for a nonconforming use and restaurant as outlined in Exhibit A. Conditions 10 and 11 specifically obligate the Project Sponsor to mitigate odor and noise generated by the restaurant use.

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

The proposed use does not require any additional tenant improvements. The Department shall review all lighting and signs when proposed.

- 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 Mixed Use District.

The proposed project is consistent with the stated purpose of the 24th Street – Mission Neighborhood Commercial Transit District in that the intended use is located at the ground floor, and will provide a compatible convenience service for the immediately surrounding neighborhoods. Additionally, the development conforms with the general description of the RM-1 district in that a nonresidential use is present to provide for the needs of residents.

- 8. **Planning Code Section 303(p)** establishes criteria with regard to a Conditional Use Authorization application for a Restaurant use in a Neighborhood Commercial District. Section 303(p) requires the Planning Commission to consider, in addition to the criteria set forth in Code Section 303(c), the existing concentration of eating and drinking uses in the area. Such concentration should not exceed 25% of the total commercial frontage as measured in linear feet

within the immediate area of the subject site. For the purposes of Code Section 303(p), the immediate area shall be defined as all properties located within 300 feet of the subject property and also located within the same zoning district.

Although the proposal is subject to the use controls of the 24th Street Mission Neighborhood Commercial Transit Zoning District, the project site is not within a Neighborhood Commercial District. However, based on a land use survey completed by Department staff, the total commercial frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site is 7.7%. With the addition of the subject Restaurant use, the total aforementioned commercial frontage dedicated to eating and drinking establishments increases to 24.5% and would be in compliance with the requirements of Code Section 303(p). The substantial increase in the proportion of eating and drinking uses is attributed to the limited number of commercial spaces in the broader residential area. There is only one other eating and drinking establishment within the 300-foot radius.

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

MISSION AREA PLAN

Objectives and Policies

OBJECTIVE 6.1:

SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS

Policy 6.1.3:

Provide business assistance for new and existing small businesses in the Eastern Neighborhoods.

The owner of the self-service laundry use has operated that use at the subject site for nearly 20 years, yet no longer finds that service economically viable within the neighborhood and has chosen to convert the space into a restaurant. Conditional Use authorization enables to the owner to explore new business alternatives that are consistent with the 24th Street Neighborhood Commercial Transit District land use controls.

COMMERCE AND INDUSTRY ELEMENT

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 proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. Additionally, the Project Site is an existing nonconforming commercial use 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 will retain an existing locally owned and operated commercial space and will enhance the diverse economic base of the City and immediate neighborhood.

OBJECTIVE 3: PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The commercial space will continue to be locally owned and will increase the number of jobs from one part-time employee at the self-service laundry to approximately six employees at the restaurant.

OBJECTIVE 6:

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

Policy 6.1:

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

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

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

Eating and Drinking Establishments

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

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

The Commerce and Industry Element of the General Plan includes Guidelines for Specific Uses that provide Department Staff with direction for evaluating the compatibility of a proposed eating and drinking establishment within a neighborhood commercial district. The Guidelines indicate that "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage...(and that) districts with an established pattern of service to a broad market... should not occupy more than 25% of the total commercially-occupied frontage in a district." Furthermore, the Guidelines state that "eating and drinking uses should generally be at least 100-feet apart from each other, unless there are factors making clustering of uses appropriate."

Although the proposal is subject to the use controls of the 24th Street Mission Neighborhood Commercial Transit Zoning District, the project site is not within a Neighborhood Commercial District. Therefore the

percentage of eating and drinking establishments within the "district" is not applicable. However, the site is within 100-feet of another restaurant (d.b.a. Local's Corner), which is located diagonally across from the subject site on the southwest corner of the Bryant and 23rd Street intersection. As noted previously, Local's Corner is the only eating and drinking establishment within 300-feet of the subject site. With the addition of the proposed restaurant, these two eating and drinking establishments will account for 24.5% of the total commercial frontage within 300-feet. This concentration complies with the threshold of 25% set by Planning Code Section 303(p).

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 owner of the restaurant is an independent and local entrepreneur who is opening his first restaurant after having owned and operated the existing self-service laundry facility for the past 20 years. The proposed use is a neighborhood serving use and will provide a locally based cuisine not readily available in the immediate vicinity. This is the first Somos Café and it is not a Formula Retail Use.

10. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project 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 business would be locally owned and would generate employment opportunities for the community. The proposed alterations will not expand the existing building footprint.

B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The existing units in the subject building and within the surrounding neighborhood will not be adversely affected. The proposal will contribute to a more active and neighborhood engaging environment at the intersection of 23rd and Bryant Streets. Hours of operation are limited to 6:00AM to 10:00PM daily.

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

No housing is altered for this Project.

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

The site is well served by transit and most employees and patrons live in the area and will commute by walking, biking or transit. Therefore, parking and traffic will not be affected.

- 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 proposed project will not include any commercial office development and will not displace any industrial establishments. The proposal replaces one service establishment with another. The previous use, a self-service laundry, provided a service that is readily available and found within ¼ mile of the subject site.

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

The proposed project will comply with the City Codes to achieve the proper preparedness in the event of an earthquake.

- G. That landmarks and historic buildings be preserved.

The project as proposed does not include any alterations to the façade and thereby maintains the historic character.

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

The proposed project will not have a negative effect on existing parks and open space.

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use 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 materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.0994C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 25, 2013, 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 December 5, 2013.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: December 5, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to convert a self-service laundry (d.b.a. Super Lavar) into a restaurant (d.b.a. Somos Café) at 2848 23rd Street, Block 4154, and Lot 018, pursuant to Planning Code Section(s) 182, 303, and 727.44 within the RM-1 (Residential, Mixed, Low Density) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated **November 25, 2013**, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0994C and subject to conditions of approval reviewed and approved by the Commission on December 5, 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 December 5, 2013 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

MONITORING

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

8. **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>
9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
10. **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*

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

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

12. **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

13. **Hours of Operation.** The subject establishment is limited to the following hours of operation: from 6:00a.m. to 10:00p.m. daily.

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2848 23rd Street		4151/018	
Case No.	Permit No.	Plans Dated	
2013.0994C	TBD	11.25.13	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 50 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Change of use from self-service laundry to a restaurant.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.; change of use if principally permitted or with a CU.
<input type="checkbox"/>	Class 3 – New Construction. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.
<input type="checkbox"/>	Class__

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? 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?
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an air pollution hot spot? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Hot Spots)
<input type="checkbox"/>	Hazardous Materials: Any project site that is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve soil disturbance of any amount or a change of use from industrial to commercial/residential? If yes, should the applicant present documentation of a completed Maher Application that has been submitted to the San Francisco Department of Public Health (DPH), this box does not need to be checked, but such documentation must be appended to this form. In all other circumstances, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment and/or file a Maher Application with DPH. (refer to EP_ArcMap > Maher layer.)

<input type="checkbox"/>	Soil Disturbance/Modification: 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? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Noise: Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required
<input type="checkbox"/>	Serpentine Rock: Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <u>Environmental Evaluation Application</u> is required.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 50 years of age). GO TO STEP 4.
<input checked="" type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 50 years of age). GO TO STEP 6.

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

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	3. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	4. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	5. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	6. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	8. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	9. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

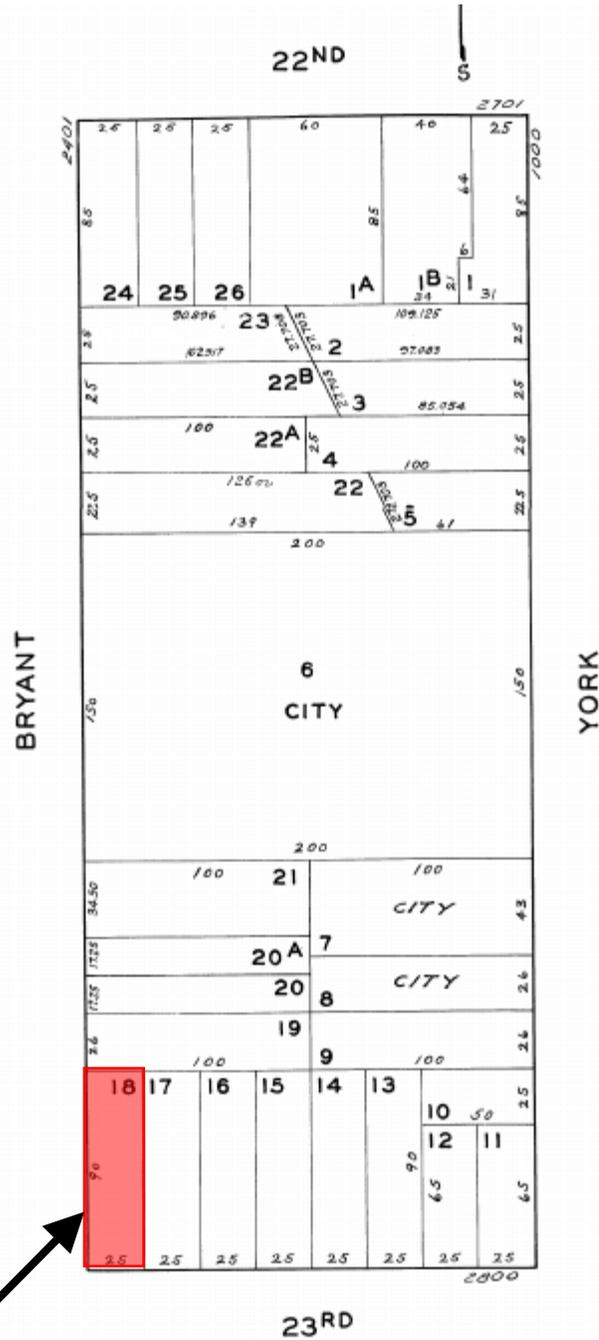
Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior’s Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Reclassification of property status to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA.	
	Planner Name: Brittany Bendix	Signature or Stamp:  Brittany Bendix
	Project Approval Action: Planning Commission Hearing <small>*If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small>	<small>Digitally signed by Brittany Bendix DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Brittany Bendix, email=brittany.bendix@sfgov.org Date: 2013.11.25 19:11:56 -08'00'</small>
Once signed or stamped and dated, this document constitutes a categorical 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 can only be filed within 30 days of the project receiving the first approval action.		

Parcel Map

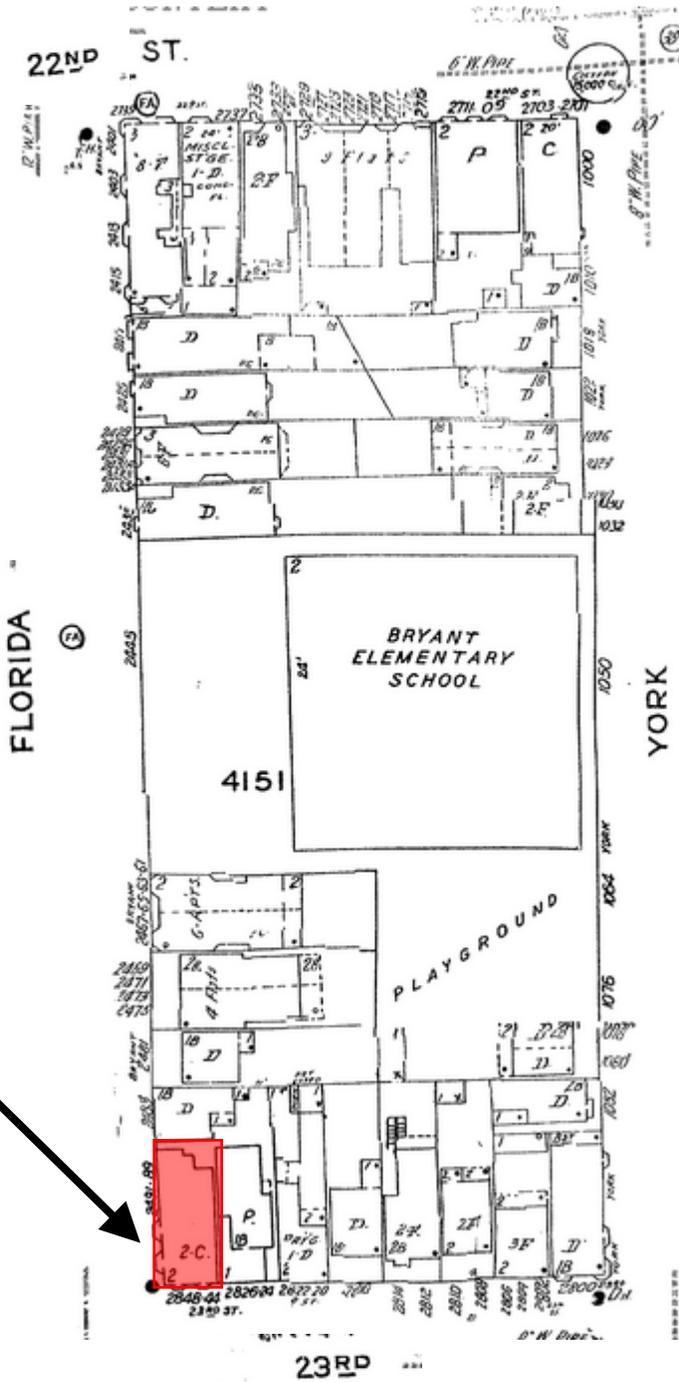


SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2013.0994C
 Somos Café
 2848 23rd Street

Sanborn Map*

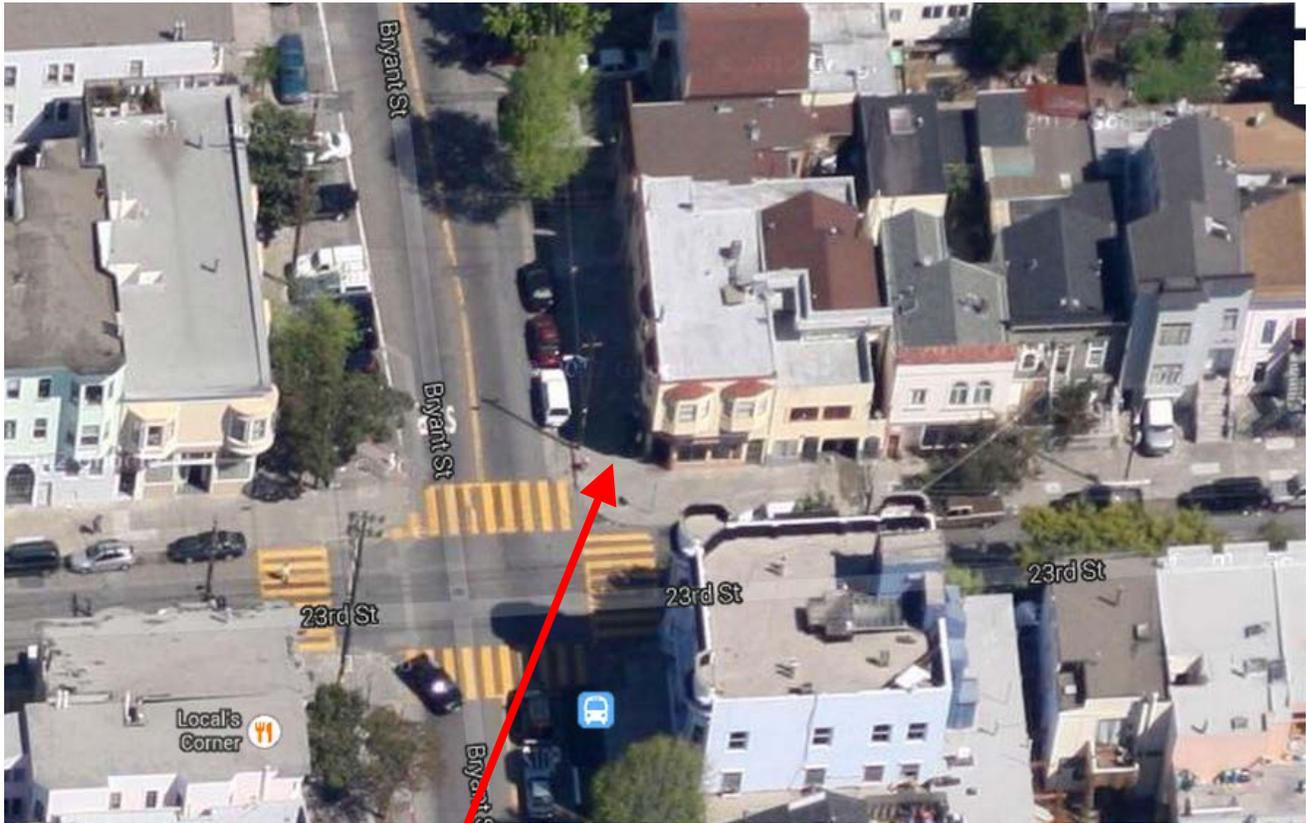


SUBJECT PROPERTY

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



Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2013.0994C
Somos Café
2848 23rd Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2013.0994C
Somos Café
2848 23rd Street

Site Photo



Conditional Use Authorization
Case Number 2013.0994C
Somos Café
2848 23rd Street

Map of Self-Service Laundry Facilities near Subject Property



The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

0 215 430 860 Feet

General Construction Notes

- 1 SCOPE**
All work on this project provided by the general contractor (GC) shall conform to the contract documents which include the drawings, specifications, all addenda and modifications issued by the architect.
- These contract documents intend to describe a finished project ready for legal use. The GC shall furnish and install all required elements for a complete operating system.
- 2 STANDARDS**
The project shall be constructed according to the locally adopted edition of the uniform building code, the state of California, local municipality amendments and all other applicable codes governing authorities and codes take precedence over drawings and specifications. The GC shall report all discrepancies to the architect immediately.
- The GC shall maintain a current copy of the ubc on site at all times.
- The GC shall install all materials and products in strict accordance with manufacturers' recommendations. All manufacturers' articles, materials and equipment shall be applied installed, connected, erected, cleaned, and conditioned as per the manufacturers' instructions and applicable icbo reports.
- All materials shall be new unless otherwise noted and like materials shall be consistent in appearance unless specified otherwise.
- The GC and all subcontractors shall provide a one-year guarantee after project completion for all materials and workmanship.
- Mechanics, craftsmen, and workers skilled and experienced in the fabrication and installation of the work involved shall perform shop and fieldwork. All work on this project shall be performed in accordance with the best-accepted practices of the respective trades involved and in accordance with the drawings, submitted shop drawings, and these specifications.
- 3 DIMENSIONS**
Written dimensions on drawings shall take precedence over scaled drawings. Do not scale drawings at any time. Walls and partitions shown in plan or section are to face of finish material unless otherwise. Interior elevation and cabinet dimensions are to face of finish material.
- 4 FIELD CONDITIONS**
The GC shall verify dimensions against field conditions. Construction documents are based on observation and documentation of existing conditions by the architect and from documents provided by the owner. The architect makes no claim to the accuracy of hidden conditions or conditions inaccessible from direct observation. Should the GC encounter field conditions that vary from these construction documents and that affect the intent of these drawings or the contract/subcontract sum, the architect shall be notified immediately.
- 5 CONFLICTS**
The GC shall become familiar with the existing conditions of the site and project prior to commencing work and in the case of conflict with the documents, shall notify the architect immediately for clarification.
- The architect shall be notified immediately in the case of conflict between project documents and consultants', manufacturers' or other documents or recommendations.
- Should conflicts occur between drawings and specifications, drawings shall govern in matters of dimension or quantity. Specifications shall govern in matters of materials or finishes.
- 6 SCHEDULE**
All work shall be performed during regular business hours, as permitted by local agencies. Work involving excessive noise or dust, or which would otherwise interfere with the normal operation of the building, site or neighboring sites shall be coordinated with the owner.
- The GC shall coordinate all work, including scheduling times and locations for deliveries, building access, etc...
- The commencement of work shall be deemed as an acknowledgement by the GC that all work of the project shall be completed in conformance with the contract documents and schedule.
- 7 REVISIONS AND CHANGES**
Revisions, and changes must be submitted to the architect for review in the form of a change order, prior to the purchase, fabrication, or installation of the work in question.
- Any change, modification, or interpretation of the scope or requirements of these documents undertaken without consultation of the architect shall be the responsibility of the GC.
- The owner may order extra work or make changes by altering, adding to, or deducting from the work. The contract sum shall be adjusted accordingly.
- 8 UTILITIES**
The architect does not assume responsibility for underground utilities or the existence of other buried objects. The locations of existing underground utilities and/or facilities as shown on the drawings are approximate only. The GC shall contact the respective utility company and provide utility location services as required to obtain the exact depth of burial and horizontal location of utility lines, conduits, piping, etc... prior to performing underground construction the GC shall make necessary probes and explorations to identify areas of possible
- The GC shall inspect, test, and disconnect utility services at the main source or main branch. The GC shall securely cap and/or valve-off utility service behind final finished surfaces of intended construction or, when noted, at finished face of exist. construction prior to demolition. Utility service shall be defined as plumbing, hvac, electric, and fire protection.
- 9 PERMITS**
The GC shall arrange for all inspections and permits necessary to obtain a certificate of occupancy and/or final permit signoff & inspection.
- 10 EXISTING CONDITIONS**
Access panels, clean outs, and the like shall be maintained for existing building systems. The GC shall verify that existing walls and floors to remain are within expected tolerances. The GC shall report to the architect any variations in floor levels greater than 1/4" in 10'-0". The GC shall inform the architect of any existing threshold elevation variations greater than 1/2".
- 11 DEFINITIONS**
"Align" shall be defined as the accurate location of finish faces in the same plane. "typical" or "typ." shall be defined as conditions which are representative of similar conditions throughout. Unless otherwise noted, details are usually keyed and noted. "typ." only once, when they first occur. "similar" or "sim." shall be defined as conditions which are comparable in characteristics for the conditions noted. Verify dimensions and orientation on plans and elevations. "gc" refers to the general contractor, his agents and subcontractors. "architect" refers to the architect of record or his agent.
- 12 MATERIALS STORAGE AND PROTECTION OF WORK**
Improvements on the site, work in progress, stored materials on property shall be protected by the GC from damage arising during the work. All items damaged due to insufficient protection or otherwise shall be fully restored by the GC to their prior condition at no cost to the owner. No part of the structure shall be overloaded beyond its safe carrying capacity at any time.
- 13 SECURITY**
The GC shall be responsible for securing the site during the course of the project. If the site is unattended at any time, it shall be locked.
- 14 TOXIC MATERIALS**
Any materials of unknown constitution uncovered during the course of construction shall be left untouched and immediately brought to the attention of the owner for testing.
- 15 CLEAN UP**
The site shall be kept broom clean and free of debris during the course of construction. At the completion of the work the GC shall clean the project and the surrounding area, remove all waste materials and rubbish from the project as well as tools, construction equipment, machinery and surplus materials. The GC shall remove caulk, putty, and paint from glass and mirrors and wash and polish the same. Clean and remove all labels, grease, dirt, stains, etc. from finished surfaces and equipment to the extent required restoring the intended finish.
- Planters and landscape areas shall be cleaned of debris and rough grading shall be completed.
- END OF GENERAL NOTES

Abbreviations

ACOUS. A.D. ADJ. A.F.F. AGGR. ARCH. ASPH. AWN.	Acoustical Area Drain Adjustable Above Finish Floor Aggregate Architectural Asphalt Awning	LAM. LAV. LVR. L.P.	Laminated Lavatory Louver Low Point
BI-FO. DR. BLDG. BLKG. BM. B.O. BW	Bi-Folding Door Building Block Blocking Beam Bottom Of Bottom of Wall	M.C. MECH. MIN. MIR. MET. M.P.R.	Medicine Cabinet Mechanical Minimum Mirror Metal Multi Purpose Room
CPT. CAB. C.B. CEM. C.J. CL. CLG. CLR. C.O. COL. CINC. CONT. CSMT. C.T. C.L. C.S.	Carpet Cabinet Catch Basin Cement Construction Joint Closet Ceiling Clear Clean Out Column Concrete Continuous Casement Ceramic Tile Center Line Counter Sink	(N) N.I.C. N.T.S.	New Not In Contract Not To Scale
DEMO DET. D.H. D.F. DIAG. DIM. DWGS. DN.	Demolition Detail Double Hung Douglas Fir Diagonal Dimension Drawings Down	OBS. O.C. O.D. OPNG	Obscure On Center Outside Diameter Opening
(E) E.J. EL. EQ. EXT.	Existing Expansion Joint Elevation Equal Exterior	P.LAM. P.L. PL. PLAS. PLYWD PT.	Plastic Laminated Property Line Steel Plate Plaster Plywood Point
F.B.T. F.D. F.F. FIN. F.O.C. F.O.S.F.O.W. FR.DR. FT. FX.	Furnished By Tenant Floor Drain Finish Floor Finish Face Of Concrete Face Of Stud/Face Of Wall French Door Footing Fixed	QTY. R. RAD. RET. RET. AIR RD. R.D. REF. REG. REINF. REOD R.O. RWD. R.W.L.	Quantity Riser Radius Retaining Return Air Round Roof Drain Refrigerator Register Reinforced Required Rough Opening Redwood Rain Water Leader
GA. GALV. G.B. OR G.W. GL. GLU. LAM. G.S.M. GWB	Gauge Galvanized Gypsum Board Glass Glue Laminated Galv. Sheet Metal Gypsum Board	SAG S.V. S.H. SHT. SHWR. SIM. SM. SKY. SL. SL. GL. DR. SQ. S.S.D. ST. STL. STD. STL. STG. STRUC.	Supply Air Grill Sheet Vinyl Single Hung Sheet Shower Similar Sheet Metal Skylight Slider Sliding Glass Door Square See Structural Drawings Stainless Steel Standard Steel Storage Structural
H.B. HGT. H.M. HOR. H.P. H.W.H.	Hose Bibb Height Hollow Metal Horizontal High Point Hot Water Heater	T. TC TEMP. GL. TJI. T.O. T.O.C. T.P.D. TYP. TW TS	Tread Top Of Curb Tempered Glass Truss Joist Top Of Top Of Concrete Toilet Paper Dispenser Typical Top Of Wall Tube Steel
I.D. INSUL. INT.	Inside Diameter Insulation Interior	U.O.N. VERT. V.I.F.	Unless Otherwise Noted Vertical Verify In Field
J.BOX JT.	Junction Box Joint	W/ W.C. WD. WDW. WP. W.P. YD.	With Water Closet Wood Window Waterproof Work Point Yard

Symbol Legend

	Elevation Reference (drawing #/ sheet #)
	Section Reference (drawing #/ sheet #)
	Vantage Point
	Datum or Spot Elevation Point
	Grid Line
	Detail Reference (drawing #/ sheet #)
Room Name	
	Room Number
	Door Symbol
	Window Symbol
	Wall Tag

Project Team

OWNER: Edwin Yuen 2848 23rd Street San Francisco, CA 94110 T: 415.516.2534 E: edwinysyuen@aol.com	ARCHITECT: MH Architects Matt Hollis 650 5th St, Suite 401 San Francisco, CA 94107 T: 415.977.0194 F: 415.977.0196 E: matt@matthollis.com
STRUCTURAL ENGINEER: to be selected	PERMIT FACILITATOR: Philip Lesser T: 650.347.6014 C: 650.346.2903 E: phnsan@msn.com
CONTRACTOR: to be selected	MEP Engineer: to be selected
Title 24 Consultant: to be selected	

Existing Site Photo

S.W. Corner of Bryant Street and 23rd Street



Proposed 3d Rendering

S.W. Corner of Bryant Street and 23rd Street



Sheet Index

PROJECT INDEX	
A0.01	Project Info / General Notes
A1.00	Existing and Proposed Site Plans
A1.01	Existing Floor Plan
A1.02	Proposed Floor Plan
A2.01	Existing Elevations
A2.02	Proposed Elevations

3d Views

Project Summary

Case No. 2013.0994C
Case Type: Conditional Use
Filed: 7/29/13

This application is limited to a first floor remodel of an existing two story building and the change of use from an existing laundromat to a new restaurant. Tenant improvements associated with the new restaurant include:

- Existing Storefront to be Replaced In-kind
- New decorative wood awning
- New ADA Bathrooms
- New Commercial Kitchen
- New Exterior Paint
- Mechanical, Electrical, and Plumbing Upgrades

All work shall comply with 2010 versions of California Building Code (CBC), California Residential Code (CRC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), California Energy Code, California Green Building Standards Code (CGBS), California Fire Code (CFC, if applicable), 2008 California Energy Efficiency Standards (CEES), and all applicable local codes.

Special Inspections required listed on S0.0.

Site Information

Site Address: 2848 23rd Street
San Francisco, CA 94110

Block/ Lot: 4151/018

Lot Size: 25' x 90', 2,250 Sq.Ft.

Building/Zoning Information

Existing Use Group/ Occupancy:
Proposed Use Group/ Occupancy:

Zoning District: RM-1, Residential - Mixed, Low Density

Height/ Bulk District: 40-X

Building Type: Type V B, Non-Sprinklered

Year Built: 1932

Stories: 2 Stories (No Work to 2nd Floor Residential)

Units: 4

Project Info/ Square Footage

Total Building Area: 3,758 Sq.Ft.

Area of Work:
Existing First Floor: 1,353 Sq.Ft.
Proposed First Floor: 1,353 Sq.Ft. (No Increase)

Additional/ Deferred Permit Submittals

Note: Architect to be consulted prior to design/ engineering of all deferred submittal items.

- Application for new signage to be under separate cover.

Vicinity Map



Location Map



MH
ARCHITECTS

2325 Third Street, Studio 224
San Francisco, CA 94107
www.matthollis.com
T.415.977.0194
F.415.977.0196

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SOMOS CAFE
CU, Laundry to New Restaurant
2848 23rd Street
San Francisco, CA 94110
Block/Lot: 4151/018

REV	DATE
As-Builts	11.06.13
Schematic Design	11.12.13
Neighborhood Meeting	11.18.13
Planning Commission Hearing	11.25.13

Date: 11.25.13
Drawn By: SS
Project No.: 1338
Scale: As Noted

Project Index/
General Notes

SHEET NO.:

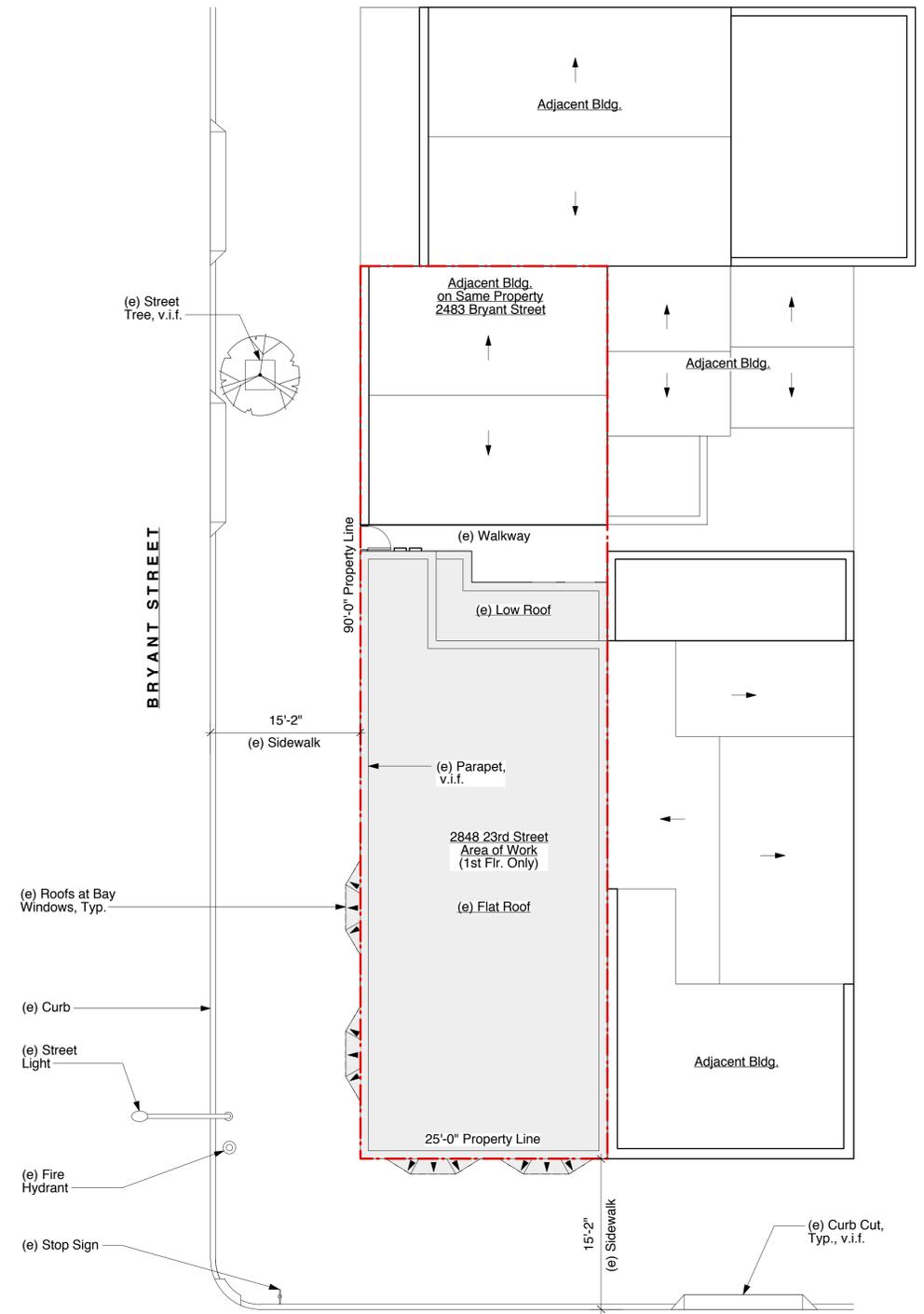
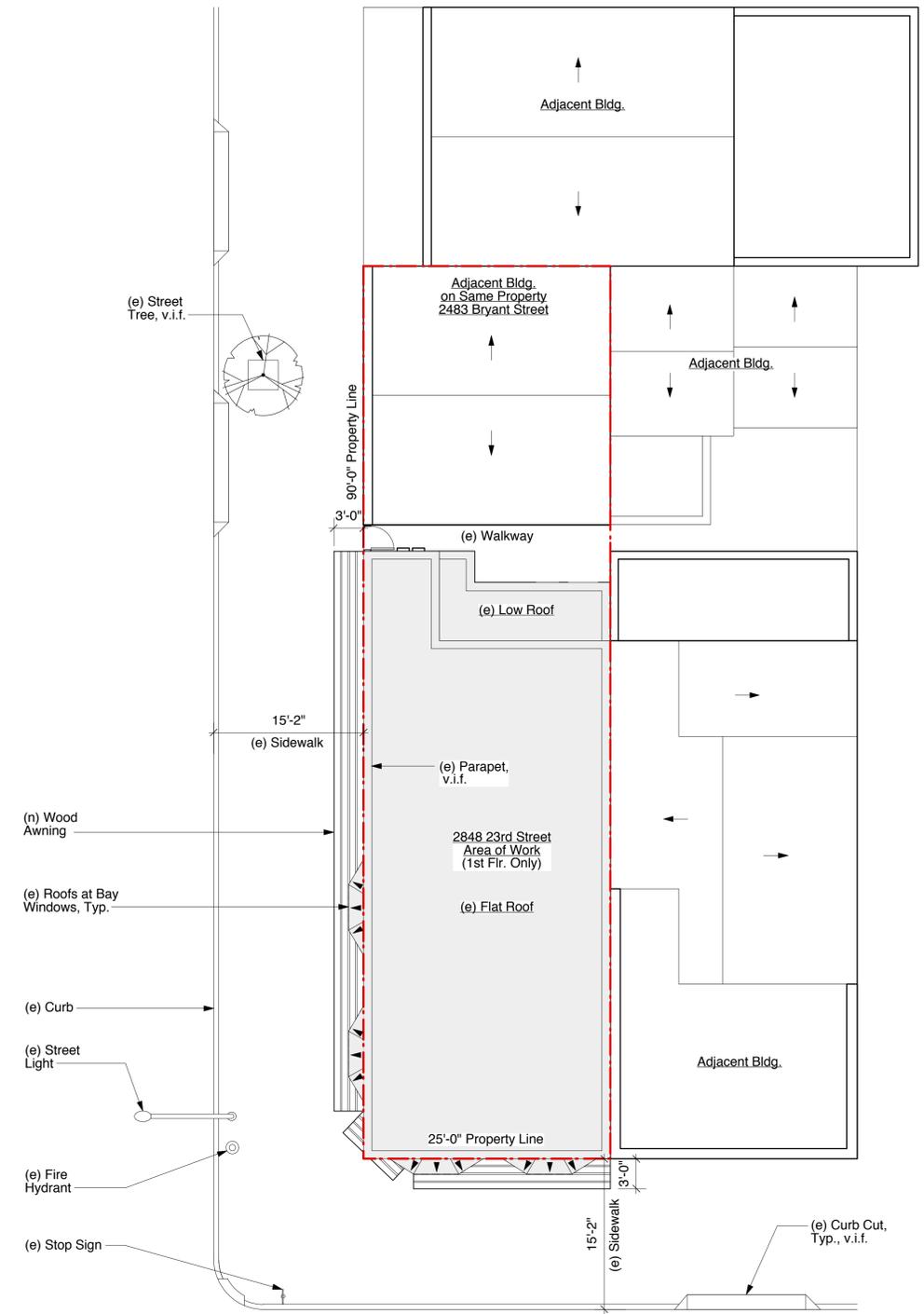
A0.01

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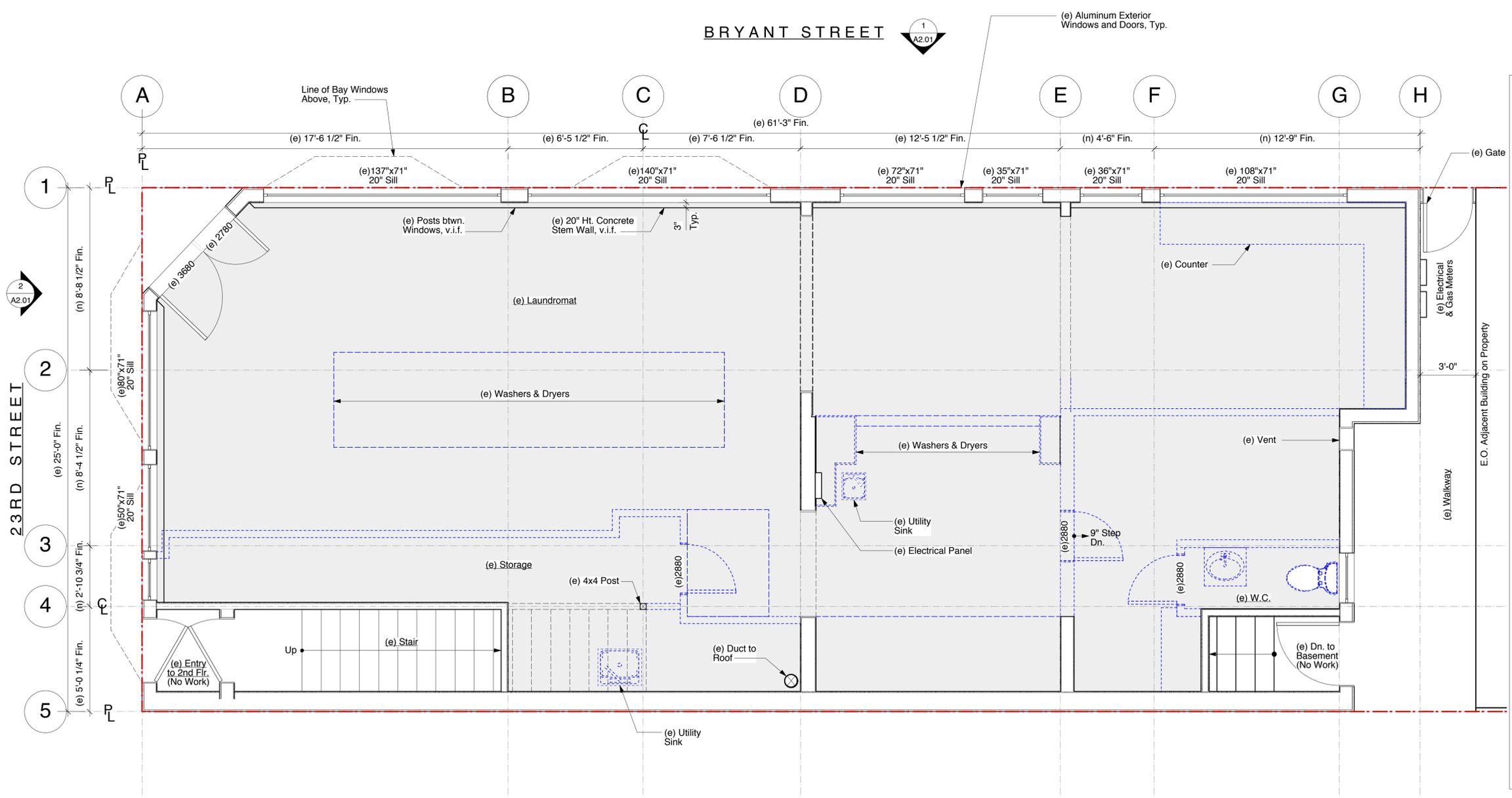
Date:	11.25.13
Drawn By:	SS
Project No.:	1338
Scale:	As Noted

Exist. & Proposed Site Plans
SHEET NO.: **A1.00**



23RD STREET

BRYANT STREET



Demo Plan Notes

1. Scope of demolition & removal shall not be limited by these drawings but shall include any and all work necessary to facilitate new construction.
2. Ensure full protection of all existing conditions to remain.
3. GC to prepare for possibility of asbestos and comply with the abatement procedure per local regulations. Found asbestos not the responsibility of the architect.
4. All plumbing supply lines to be capped with a 4" min. stub from floor or wall.
5. Ensure all waste lines are kept free of debris.
6. For all electrical devices removed cap as per UBC.
7. All work shall be performed in accordance with the UBC and all Federal, State, and Municipal authorities having jurisdiction over the work.
8. Demolition work shall comply with ANSI A 10.6 Safety Requirements for Demolition.
9. Materials or items designated to be re-used shall be removed w/ care and stored in a secure location. Remove all other items from the premises and dispose of legally.

Floor Plan Notes

1. All dims. are from finish face to finish wall surface.
2. GC shall provide & install formaldehyde-free acoustic batt insulation @ all new walls, interior walls, & ceilings open for construction.
3. Provide recessed blocking for bath accessories, verify location w/ architect & owner.
4. All kitchen, bath & laundry room counters shall be 3'-0" A.F.F., U.O.N.

Plan Legend

- (E) to be removed
- (E) wall to remain
- (N) proposed wall
- Area of (N) Work

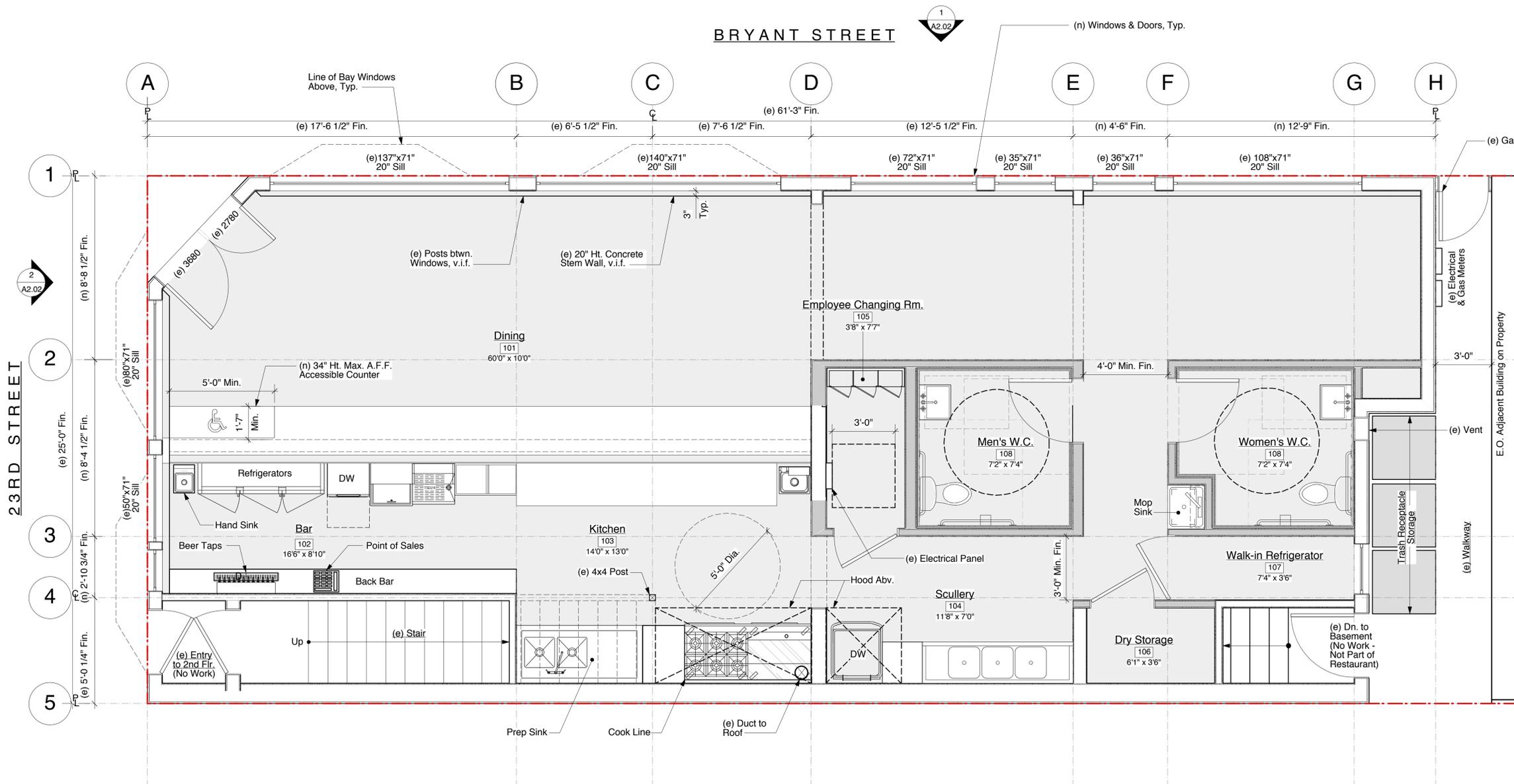
1 Existing/ Demo First Floor Plan
Scale: 3/8" = 1'-0"

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Existing Floor Plan
SHEET NO.: **A1.01**



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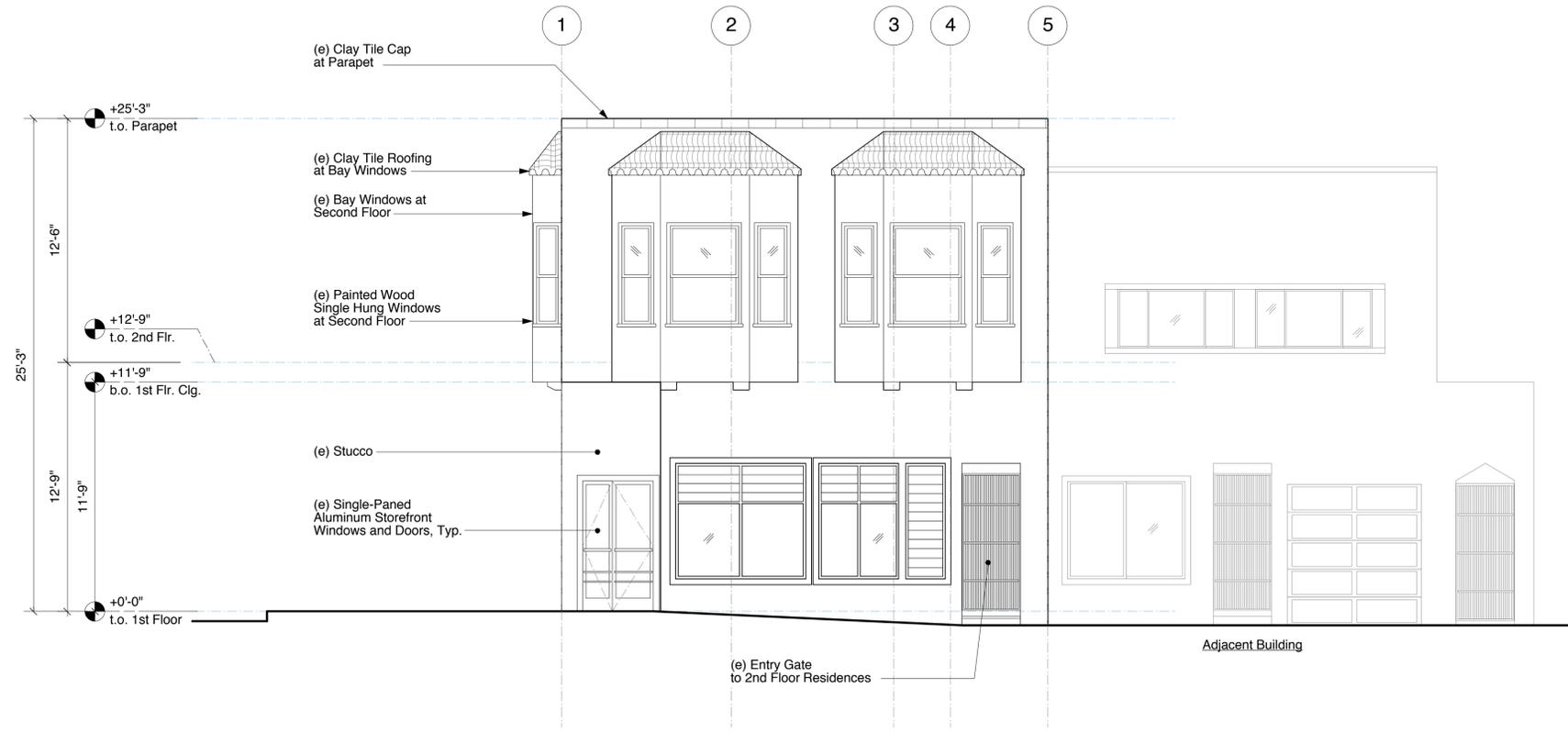
1 Proposed First Floor Plan
Scale: 3/8" = 1'-0"

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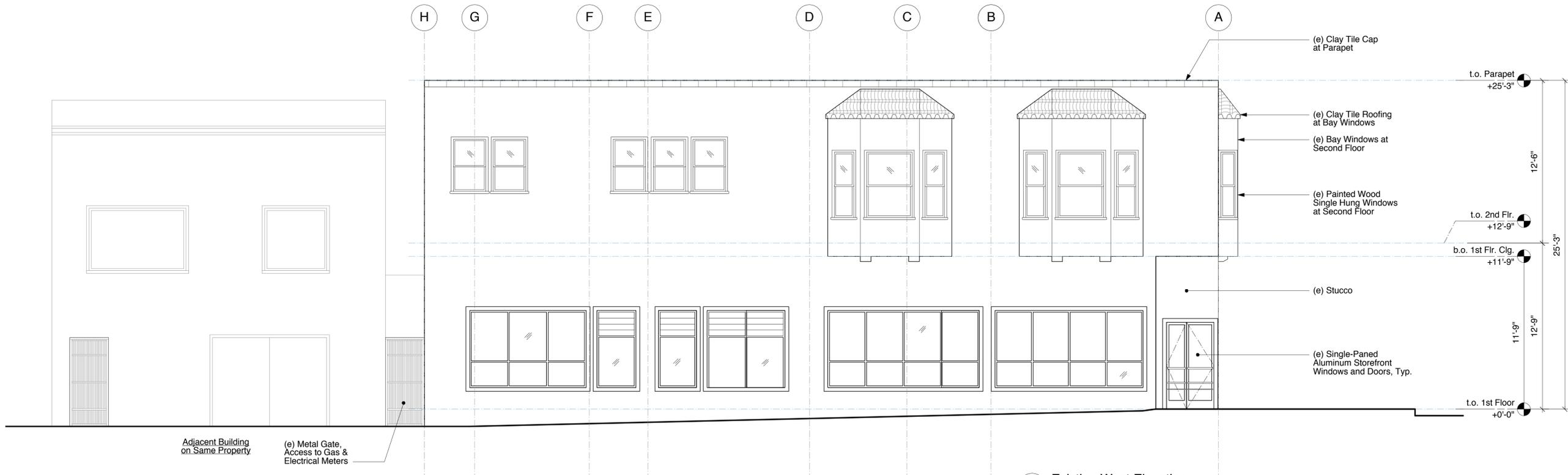
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Proposed
Floor Plan
SHEET NO.:
A1.02



2 Existing South Elevation
Scale: 1/4" = 1'-0"



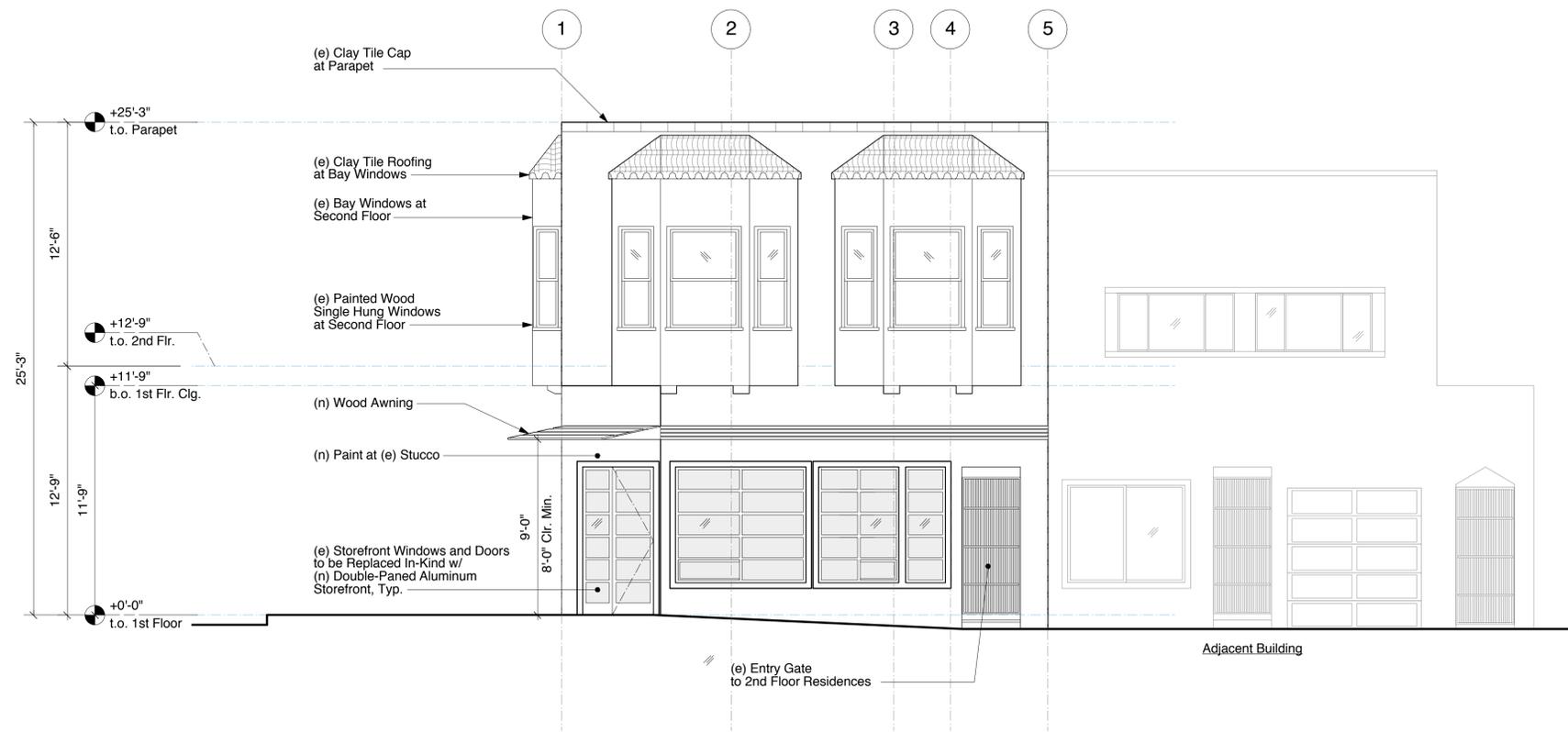
1 Existing West Elevation
Scale: 1/4" = 1'-0"

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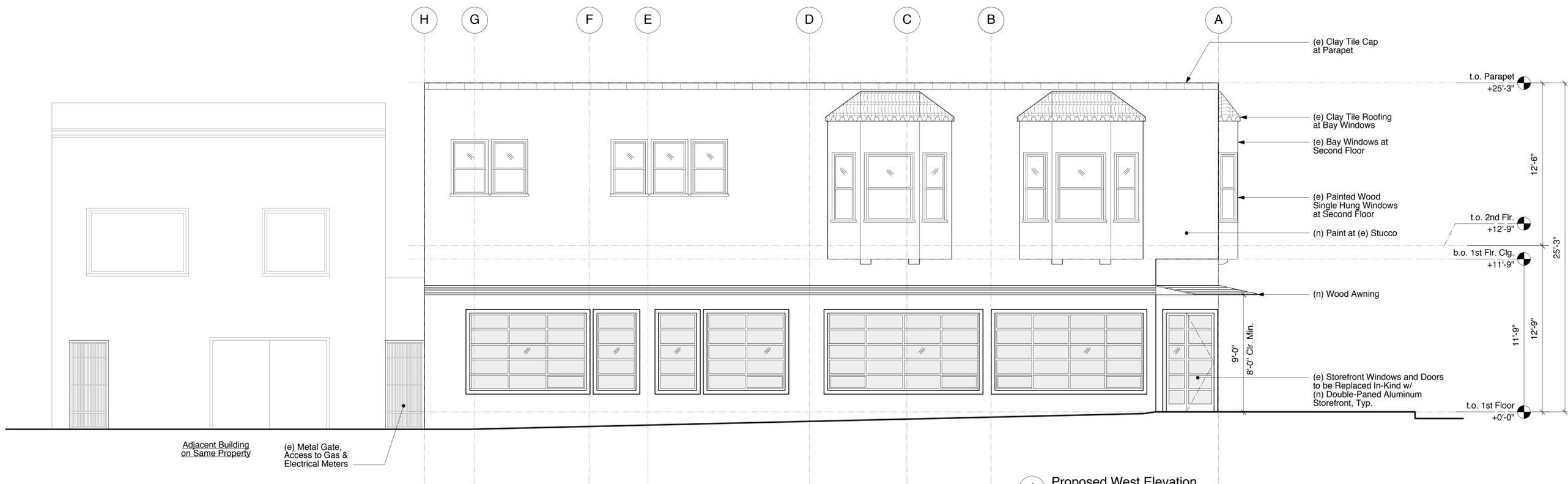
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Existing Elevations
SHEET NO.:
A2.01



2 Proposed South Elevation
 Scale: 1/4" = 1'-0"



1 Proposed West Elevation
 Scale: 1/4" = 1'-0"

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Proposed Elevations
 SHEET NO.:
A2.02



West Elevation View



South Elevation View



South West Corner View

- EXISTING TILE AT PARAPET
- EXISTING TILED ROOFS
- EXISTING BAY WINDOWS
- NEW PAINT, REFURBISH STUCCO AS NECESSARY
- NEW SIGNAGE
- NEW WOOD AWNING
- NEW FIRST FLOOR STOREFRONT
- NEW DECORATIVE PAINTED STUCCO AT ENTRY
- ENTRY TO RESTAURANT

Proposed New Restaurant - Somos Cafe
3d Views

