



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: MARCH 6, 2014

*Date:* March 6, 2014  
*Case No.:* **2014.0107C**  
*Project Address:* **1735 Noriega Street**  
*Zoning:* Noriega Street Neighborhood Commercial District  
40-X Height and Bulk District  
*Block/Lot:* 2061/047  
*Project Sponsor:* Brandy Dubs  
781 Beach Street, #302  
San Francisco, CA 94109  
*Staff Contact:* Casey Noel – (415) 575-9125  
[casey.noel@sfgov.org](mailto:casey.noel@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The project sponsor proposes a change of use from a Retail Grocery (d.b.a El Grande Produce Market) to a Restaurant (d.b.a Sunset Reservoir Brewing Company), pursuant to Planning Code Sections 303(m). The Conditional Use authorization would also allow a use size above 3,999 square feet, pursuant to Planning Code Sections 739.21 and 790.130.

The proposed Project would occupy approximately 6,011 sq. ft. of gross floor area. The Project would not result in any expansion of the existing building, although improvements would be made to the interior and exterior including the installation of new signage.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of Noriega Street, between 24th and 25th Avenues, Block 2061, Lot 047. The subject property is located within the Noriega Street Neighborhood Commercial District ("NCD") and the 40-X Height and Bulk District. The property is developed with a two-story commercial building. The tenant space at 1735 Noriega Street was formerly occupied by El Grande Produce Market.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Noriega Street NCD, including restaurants, medical and dentistry offices, small-scale groceries, apparel stores and jewelry boutiques, and some large-scale financial institutions. Buildings in the vicinity typically range from one to three stories in height. Upper floors of buildings are generally occupied by offices or residential units.

## 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	February 14, 2014	February 12, 2014	22 days
Posted Notice	20 days	February 14, 2014	February 12, 2014	22 days
Mailed Notice	20 days	February 14, 2014	January 31, 2014	34 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 59 letters in support of the Project from the public. The Project Sponsor has also garnered 71 signatures in support of the project. The Department has not received any communications in opposition to the proposal.

## ISSUES AND OTHER CONSIDERATIONS

- The Commerce and Industry Element of the General Plan contains Guidelines that discourage the overconcentration of eating and drinking establishments in the area. The project would result in a net increase in the number of eating and drinking establishments in the area but the overall percentage would be 12% and not considered an overconcentration (greater than 25% of the total commercial frontage). The existing total commercial frontage within 300 feet of the Property is approximately 1,131 linear feet, and the existing concentration of eating and drinking uses within 300 feet of the Property is 35 linear feet, or 3%. The Project would increase the concentration of eating and drinking uses in the area to 94 linear feet - equaling 12%.
- The project does not require a parking variance since the occupied floor area is less than 5,000 square feet. Occupied floor area does not include storage space which brings the occupied floor area down to 3,780 square feet.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the change of use from a Retail Grocery to a Restaurant of a size greater than 3,999 square feet within the Noriega Street Neighborhood Commercial District, pursuant to Planning Code Sections 303(m), 739.21 and 790.130.

## BASIS FOR RECOMMENDATION

- The existing concentration of eating and drinking uses in the area is 3% and the project would only increase the concentration by 9% to 12%.

- The project is a locally-owned business that will convert the vacant storefront into a Restaurant that will contribute to the vitality of the neighborhood.
- Although the Project will be a neighborhood-serving business, it is within close access to public transit and should not adversely impact traffic.
- The business is not a Formula Retail Use and would serve the immediate neighborhood.
- The project has the support of approximately 130 neighbors.
- The project meets all applicable requirements of the Planning Code.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Site Photo

Public Correspondence

Project Sponsor Submittal, including:

- 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 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

CJN

Planner's Initials

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# SAN FRANCISCO PLANNING DEPARTMENT

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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 Motion No. XXXXX

HEARING DATE: MARCH 6, 2014

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*Project Address:* **1735 Noriega Street**  
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*Recommendation:* **Approval with Conditions**

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303(m), 739.21 AND 790.130 OF THE PLANNING CODE TO ALLOW THE CHANGE OF USE FROM A RETAIL GROCERY TO A RESTAURANT OF A SIZE GREATER THAN 3,999 SQUARE FEET WITHIN THE NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On January 17, 2014 Brandy Dubs (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303(m), 739.21 and 790.130 to allow the change of use from a Retail Grocery to a Restaurant of a size greater than 3,999 square feet within the Noriega Street Neighborhood Commercial District (hereinafter “Noriega Street NCD”) and a 40-X Height and Bulk District, in general conformity with the plans filed with the Application and labeled Exhibit B (hereinafter “Project”).

On March 6, 2014, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0107C.

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

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. 2014.0107C, 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 south side of Noriega Street, between 24th and 25th Avenues, Block 2061, Lot 047. The subject property is located within the Noriega Street NCD and the 40-X Height and Bulk District. The property is developed with a two-story commercial building. The tenant space at 1735 Noriega Street was formerly occupied by El Grande Produce Market.
3. **Surrounding Properties and Neighborhood.** The Noriega Street NCD is a multi-purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but also serves as a shopping street for a broader trade area. The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Noriega Street NCD, including restaurants, medical and dentistry offices, small-scale groceries, apparel stores and jewelry boutiques, and some large-scale financial institutions. Buildings in the vicinity typically range from one to three stories in height. Upper floors of buildings are generally occupied by offices or residential units.
4. **Project Description.** The project sponsor proposes to a change of use from a Retail Grocery (d.b.a El Grande Produce Market) to a Restaurant (d.b.a Sunset Reservoir Brewing Company), pursuant to Planning Code Sections 303(m). The proposed use is a family-style brewpub. The Conditional Use authorization would also allow a use size above 3,999 square feet, pursuant to Planning Code Sections 739.21 and 790.130. The proposed Project would occupy approximately 6,011 sq. ft. of floor area. The Project would not result in any expansion of the existing building, although improvements would be made to the interior and exterior including the installation of new signage.
5. **Public Comment.** The Department has received 59 letters in support of the Project from the public. The Project Sponsor has also garnered 71 signatures in support of the project. The Department has not received any communications in opposition to the proposal.

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. **Replacing a Grocery.** Planning Code Section 303(m) specifies that replacing a grocery requires conditional use authorization.

*The Sponsor seeks Conditional Use Authorization to change the use from a Retail Grocery (d.b.a El Grande Produce Market) to a Restaurant (d.b.a Sunset Reservoir Brewing Company).*

- B. **Use Size.** Planning Section 739.21 states that uses up to 3,999 sq. ft. are permitted by right and uses 4,000 sq. ft. and over require conditional use authorization in the Noriega Street NCD.

*The Project would occupy approximately 6,011 square-feet of gross floor area and is applying for conditional use authorization.*

- C. **Parking.** Planning Section 733.22 of the Planning Code 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 approximately 3,780 square-feet of occupied floor area accessible to the public and does not require any off-street parking. The proposed use will consist of Dining/Bar area (2,475 SF), Kitchen/Prep area (835 SF), Brewery (470 SF), and Storage area (2,231 SF).*

- D. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department

*Any proposed signage shall be subject to the review of the Planning Department and required to meet all provisions set forth in Article 6 of the Planning Code pending the approval of this application.*

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 within the existing building is in keeping with other storefronts on the block face. The Project will provide a use that is necessary and desirable for the neighborhood in that it will provide a neighborhood serving use that will activate an inactive portion of the street frontage and occupy a vacant storefront.*

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

- 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. The proposed work will not affect the building envelope. The project will be compatible with the nearby commercial, residential, and retail uses, and will not significantly alter the neighborhood character or context.*

- 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;

*Traffic conditions will remain substantially unaltered by this Project because the proposed use is a neighborhood-serving business that will be frequented by foot, bicycle or public transportation, and is well served by the 16X, 28, 71, 71L, and 91 bus lines. The Planning Code does not require off-street parking for the proposed Project.*

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

*The Project will be subject to the standard conditions of approval for an eating and drinking establishment as outlined in Exhibit A to ensure that noise and odors are contained within the premises so as not to be a nuisance to nearby residents or businesses. Conditions of Approval 8 and 9 specifically obligate the Project Sponsor to mitigate odor and noise generated by the limited-restaurant.*

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

*There are no proposed changes to the existing conditions as they relate to landscaping, screening, open spaces, service areas and lighting. Any proposed signage shall be subject to review by the Planning Department and required to comply with all the provisions set forth in Article 6 of the Planning Code upon approval of this application.*

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

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

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

*The proposed project is consistent with the standards of NC Districts in that the intended use will provide a compatible convenience service for the immediately surrounding neighborhoods.*

- E. That the existing concentration of eating and drinking uses in the area 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 Section 303(p) of the Code, the immediate area shall be defined as all properties located within 300' of the subject property and also located within the same zoning district.

*The existing total commercial frontage within 300 feet of the Subject Property is 1,131 linear feet, and the existing concentration of eating and drinking uses within 300 feet is 35 linear feet, or 3%. The Project would increase the concentration of eating and drinking uses in the area to 94 linear feet which equals 12% and does not exceed the 25% threshold.*

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 proposed development will provide a desirable use to the neighborhood that is independent and locally-owned, and the Project is consistent with the uses in this neighborhood and with the commercial land use plan for the Noriega Street NCD. The addition of a restaurant into a vacant commercial space will provide*

*pedestrian traffic at an intensity that is suitable for the transition between the commercial activity of the Noriega Street NCD and the residential districts surrounding the site.*

**OBJECTIVE 2:**

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

**Policy 2.1:**

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

*The Project will retain an existing commercial activity and will enhance the diverse economic base of the City with the addition of new commercial activity.*

**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.

*Approving the Project will potentially create entry-level employment opportunities for local unskilled and semi-skilled workers.*

**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 existing commercial tenant will be displaced by this Conditional Use Authorization, and the Project will not prevent the Noriega Street NCD from achieving optimal diversity in the types of goods and services available in the neighborhood because the resulting concentration of eating and drinking uses in the immediate area will only be 12% and is less than the 25% threshold.*

**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 Applicant has recognized the desire for a neighborhood serving restaurant that will activate a block that currently has vacant or underused properties.*

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 granting of this Conditional Use Authorization will not adversely affect the existing neighborhood serving retail uses because the existing commercial space is vacant and the proposed restaurant will increase foot traffic along the 1700 block of Noriega Street. Future opportunities for resident employment will potentially be increased by establishing a restaurant where no business currently exists.*

- 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 will preserve neighborhood character because no changes are proposed to the existing building envelope and no housing will be removed.*

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

*No housing is removed for this Project. The proposed project will not impact existing or future affordable housing projects.*

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

*Traffic conditions will remain substantially unaltered by the Project because the use is a neighborhood-serving business that can easily be frequented by foot, bicycle or public transportation. The Project is served by public transit and will not overburden the City's streets or neighborhood parking.*

- 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 will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will 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 is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project site. The owners of the building have initiated the process for landmark designation of the building.*

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

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 materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014.0107C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated January 17, 2014, 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 March 6, 2014.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 6, 2014

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow the change of use from a Retail Grocery to a Restaurant of a size greater than 3,999 square feet located at 1735 Noriega Street, Block 2061 and Lot 047 pursuant to Planning Code Section(s) **303(m), 739.21, and 790.130** within the **Noriega Street Neighborhood Commercial** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **January 17, 2014**, and stamped "EXHIBIT B" included in the docket for Case No. **2014.0107C** and subject to conditions of approval reviewed and approved by the Commission on **March 6, 2014** under Motion No. **XXXXX**. 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 **March 6, 2014** under Motion No. **XXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXX** 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org).*

### DESIGN

3. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.

### MONITORING

4. **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](http://www.sf-planning.org).*

5. **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](http://www.sf-planning.org)*

## OPERATION

- 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 architectural addenda. 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](http://www.sf-planning.org).*

- 7. 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/>*

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

*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://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](http://www.sf-police.org)*

- 9. 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 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](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

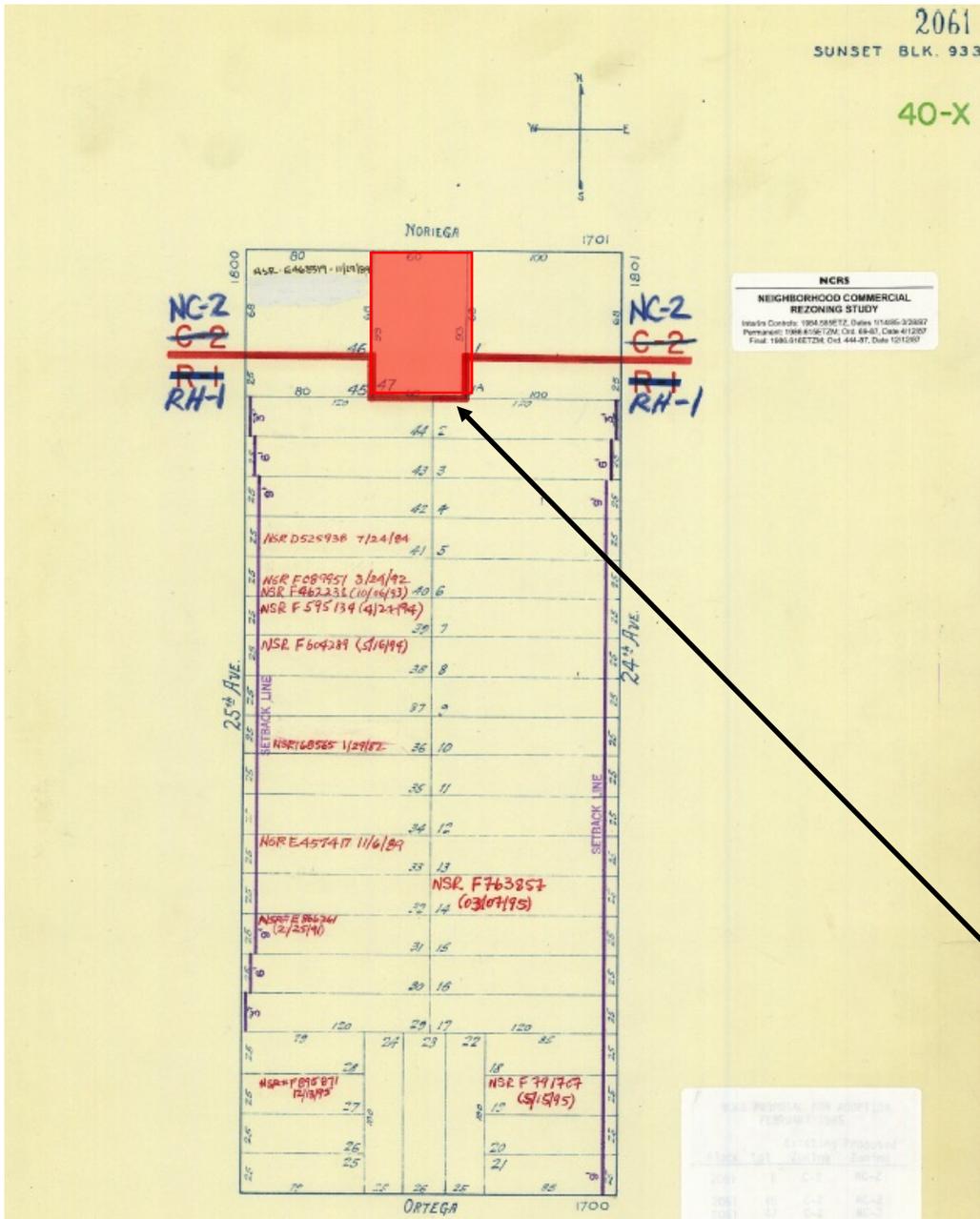
- 10. Hours of Operation.** The subject establishment is limited to the following hours of operation: Monday through Thursday 11:00 a.m. to 12:00 a.m.; Friday from 11:00 a.m. to 2:00 a.m.; Saturday from 10:00 a.m. to 2:00 a.m.; and Sunday from 10:00 a.m. to 12:00 a.m.

**Motion No. XXXXX**  
**March 6, 2014**

**CASE NO. 2014.0107C**  
**1735 Noriega Street**

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863,  
[www.sf-planning.org](http://www.sf-planning.org)*

# Parcel Map

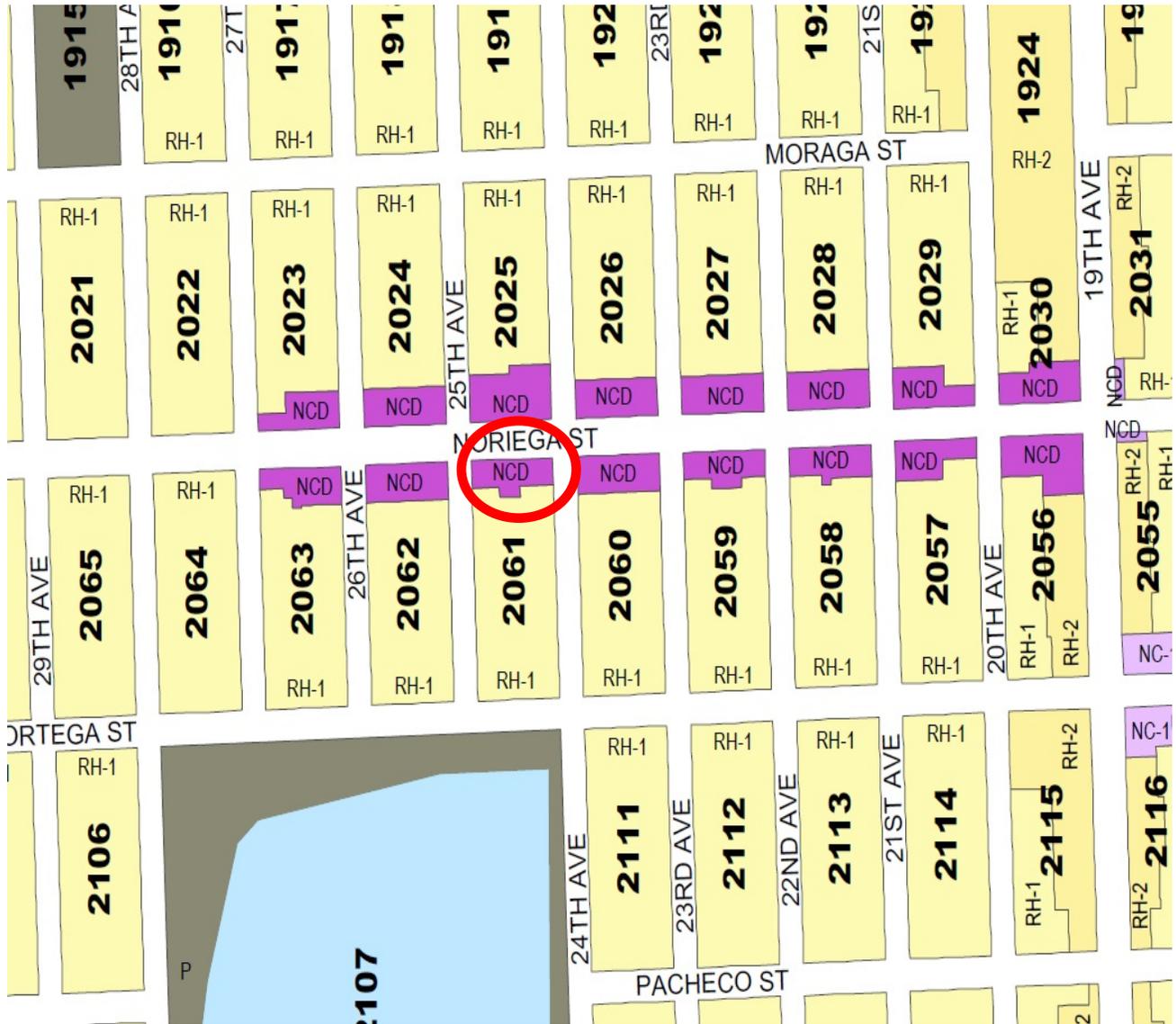


**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2014.0107C  
1735 Noriega Street

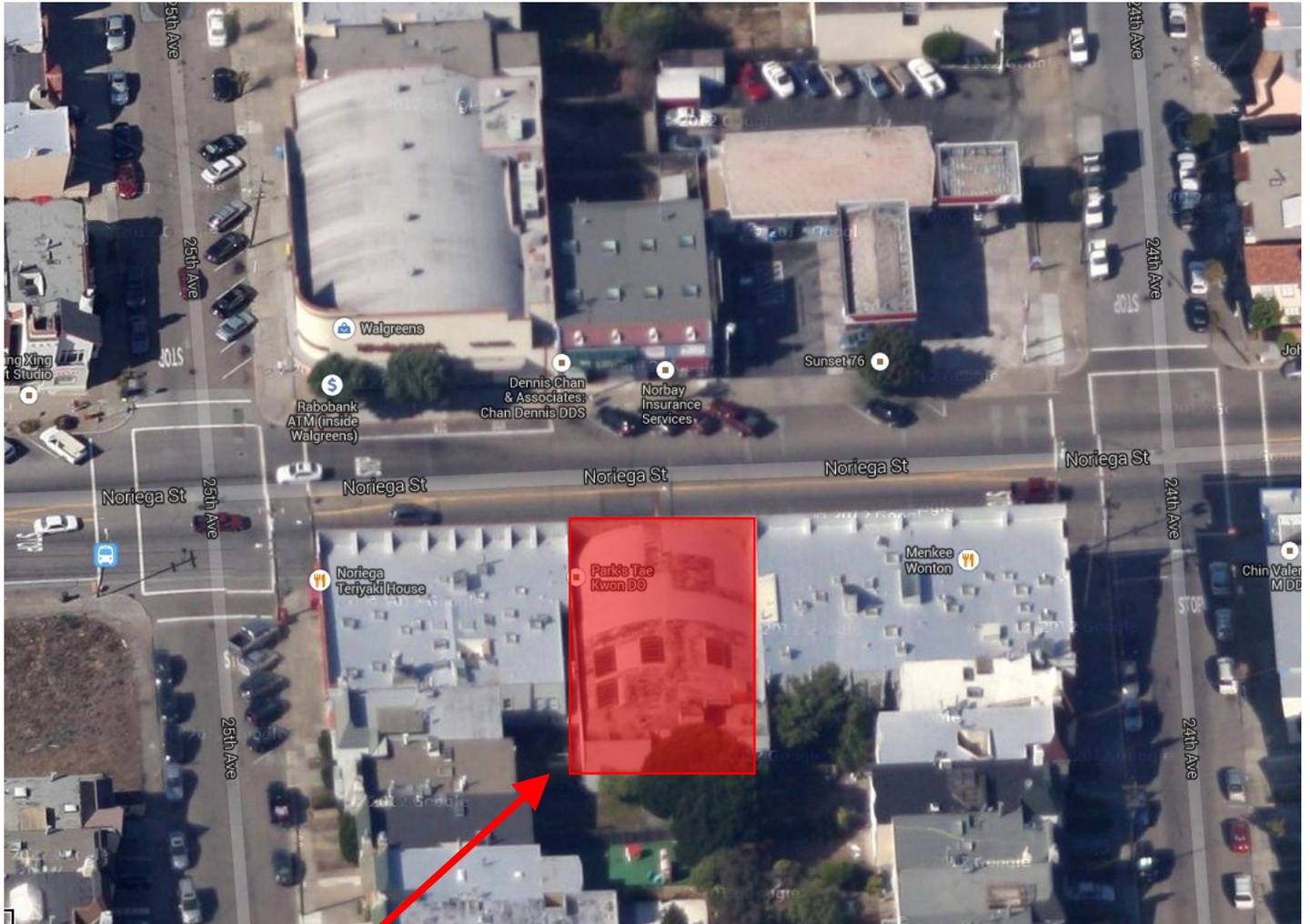
# Zoning Map



Conditional Use Authorization Hearing  
Case Number 2014.0107C  
1735 Noriega Street

# Aerial Photo

## View Looking North

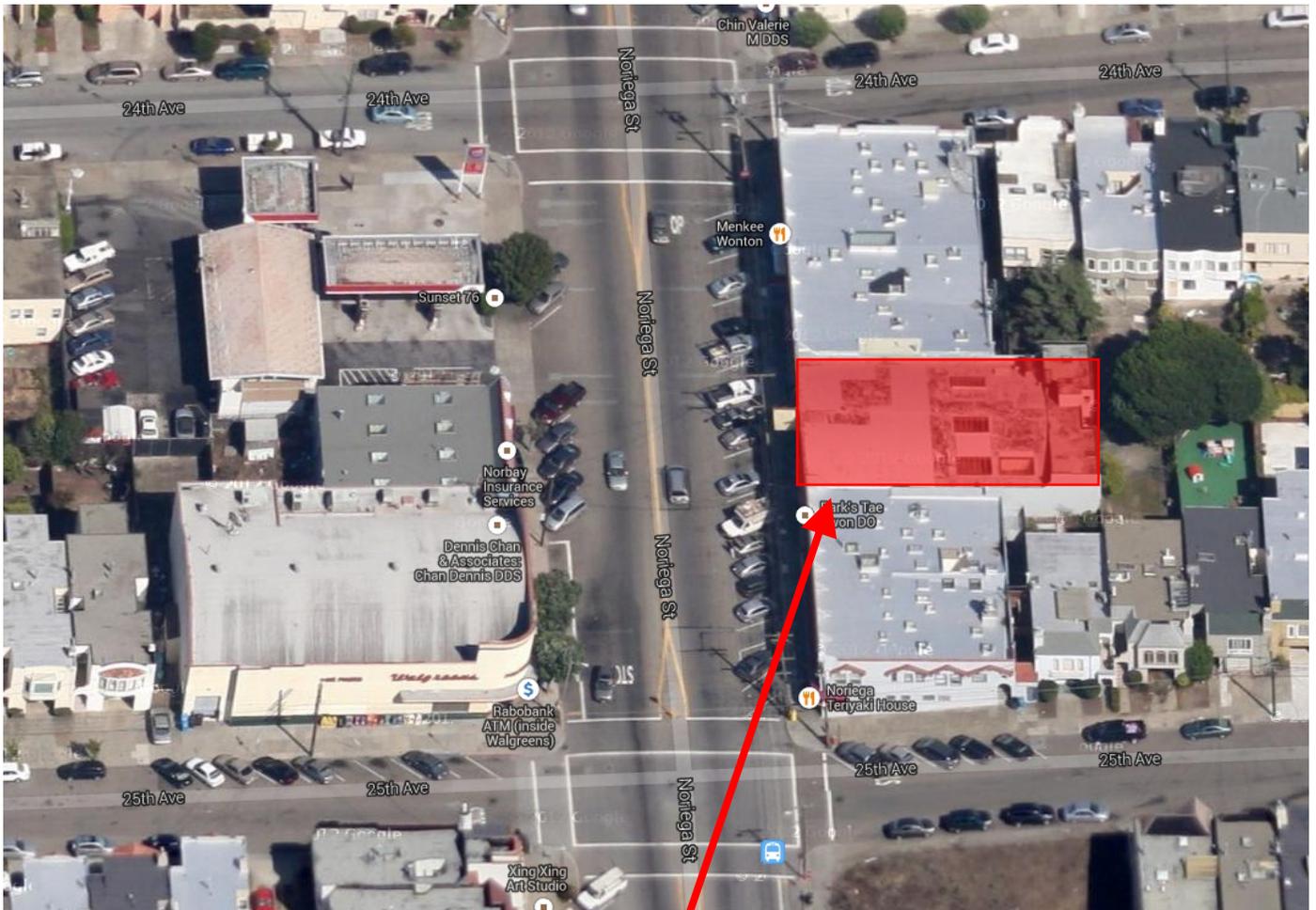


**PROJECT SITE**

Conditional Use Authorization Hearing  
Case Number 2014.0107C  
1735 Noriega Street

# Aerial Photo

## View Looking East

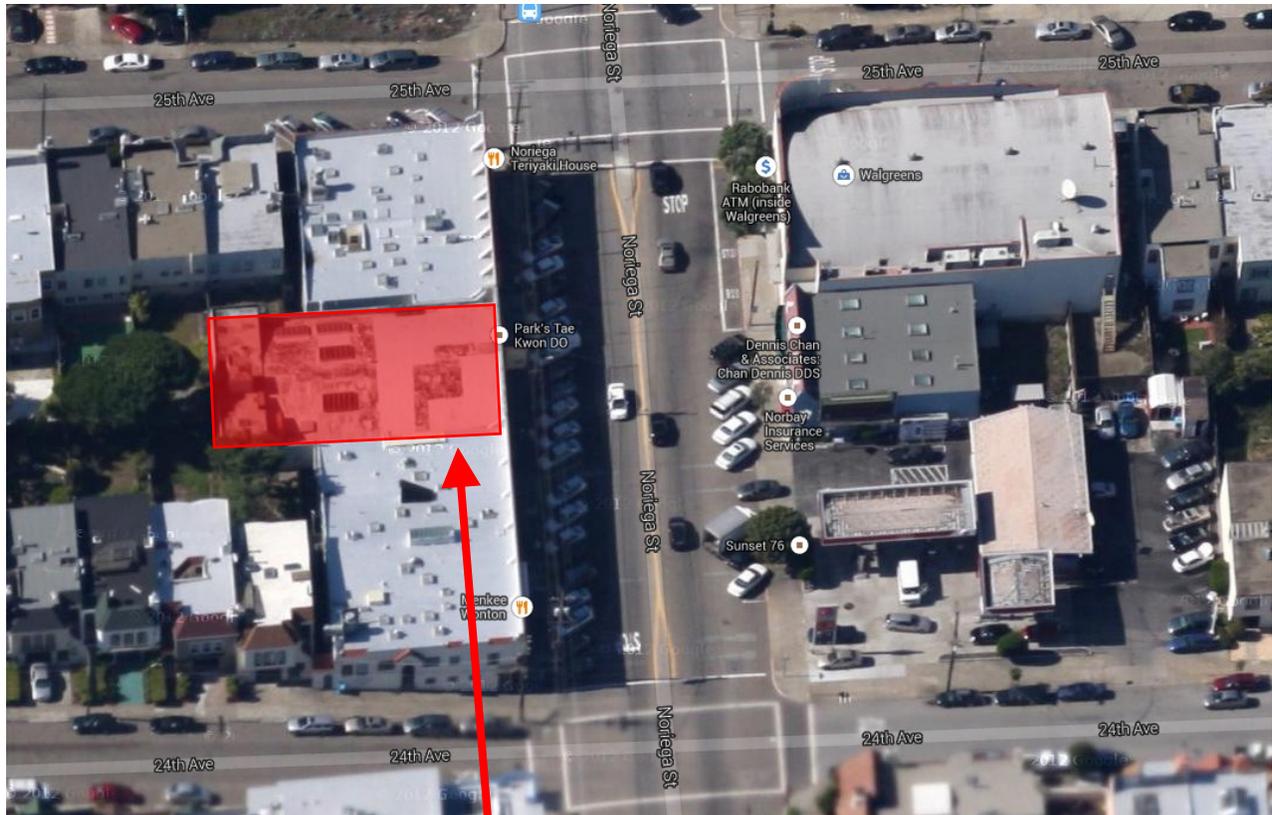


**PROJECT SITE**

Conditional Use Authorization Hearing  
Case Number 2014.0107C  
1735 Noriega Street

# Aerial Photo

## View Looking West

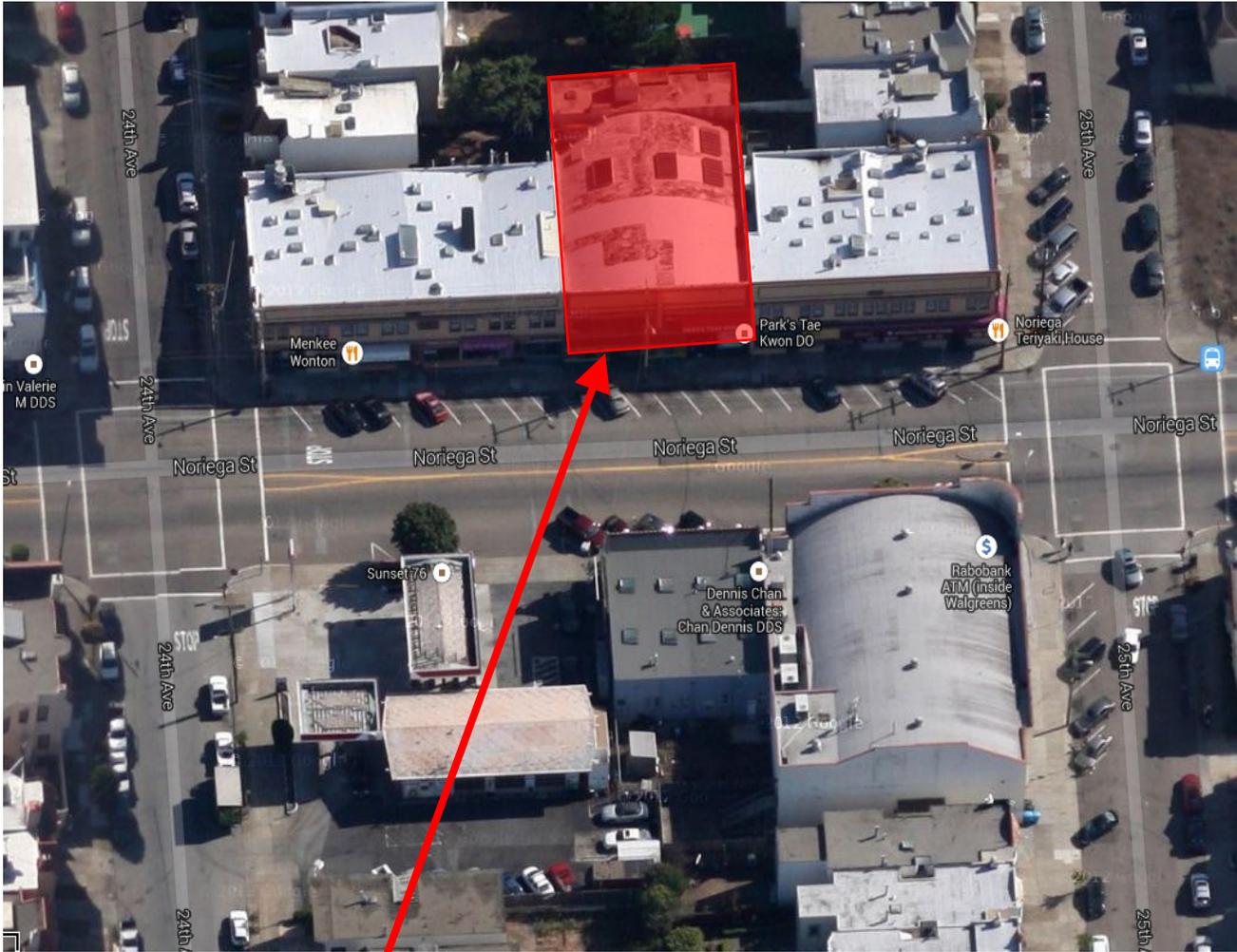


**PROJECT SITE**

Conditional Use Authorization Hearing  
Case Number 2014.0107C  
1735 Noriega Street

# Aerial Photo

## View Looking South



**SUBJECT PROPERTY**

Conditional Use Authorization Hearing  
Case Number 2014.0107C  
1735 Noriega Street

# Site Photo – Subject Front



Conditional Use Authorization Hearing  
Case Number 2014.0107C  
1735 Noriega Street



San Francisco Planning Commission  
1650 Mission St.  
Suite 400  
San Francisco, CA 94103

RE: 1735 Noriega St. (Address of Permit Work)  
2061/047 (Assessor's Block/Lot)

As the Architects of this project, we are proposing a change of use to the property at 1735 Noriega Street. The use size is above 4,000 square feet.

The building is currently a vacant, dilapidated; three story structure in the Noriega Street Neighborhood Commercial District. Our goal is to preserve the integrity of the existing building. The project alterations will not change the height or bulk of the existing building. The project is within the Mayor's Invest in Neighborhoods Initiative.

We propose to:

1. Convert the vacant retail space into a small batch brewery and family restaurant.

The applicant and proprietor of this restaurant, Hilary Passman, has lived in the neighborhood for 17 years. She is the current owner of Devil's Teeth Bakery, a successful bakery located on Noriega and 46<sup>th</sup> Ave.

This project is an asset to the neighborhood as it will preserve the character of the area, improve the overall streetscape, and cater to local residents. The project is consistent with the Proposition M Priority General Plan Policy.

There has been incredibly large neighborhood support of the project with the anticipation of a new family friendly meeting spot within the area (see attached letters and petition).

Thank you and regards,

Steve Geiszler

Geiszler Architects.

# SUNSET RESERVOIR BREWING COMPANY

## 1735 NORIEGA STREET, SAN FRANCISCO, CA 94122

### SCOPE OF WORK

4

REMODEL EXISTING 5,575 SF SPACE. CHANGE USE TO INCLUDE FAMILY RESTAURANT WITH SMALL BATCH BEER BREWING. ADD 377 SF TO EXISTING SECOND FLOOR. ADD NEW 890 SF MEZZANINE. REMODEL REMAINDER AS REQUIRED.

### CODES

3

PROJECT SHALL COMPLY WITH THE 2013 CBC, 2013 CEC, 2013 CPC AS ADOPTED BY THE STATE OF CALIFORNIA. THE PROJECT SHALL CONFORM TO ENERGY CONSERVATION AND ACCESSIBILITY MEASURES AS SET FORTH IN TITLE-24.

### VICINITY MAP

NTS

10

### SITE DATA

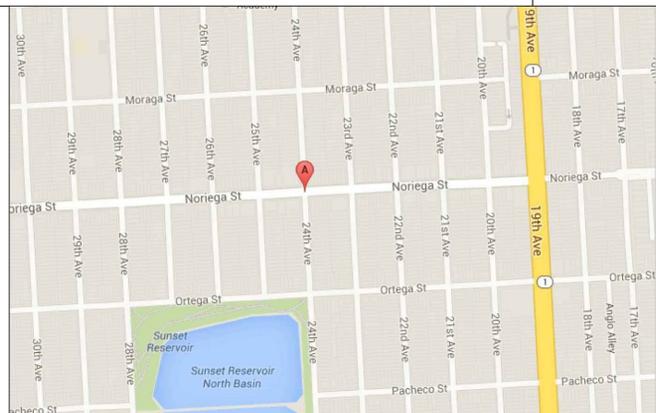
7

### PROJECT DIRECTORY

6

### SYMBOLS & ABBREVIATIONS

2



ADDRESS:	1735 NORIEGA ST.	OWNER:	HILARY PASSMAN
BLOCK/LOT	2061/047		1938 24TH AVE., SAN FRANCISCO, CA 94116
ZONING:	NCD NORIEGA STREET NC DISTRICT	ARCHITECT:	GEISZLER ARCHITECTS
			781 BEACH STREET SUITE 302, SAN FRANCISCO, CA 94109
MAXIMUM HEIGHT:	40-X		
EXISTING HEIGHT:	30'-0"		
PARCEL AREA:	5,575 SQ. FT.		
OCCUPANCY CLASS:	A-2		
CONSTRUCTION TYPE:	V-B		

INTERIOR ELEVATION TAG		<p>AFB ABOVE FINISH FLOOR</p> <p>AWC FINISH WINDOW</p> <p>CONC CONCRETE</p> <p>CSMNT CONTINUOUS CASEMENT WINDOW</p> <p>DM DIMENSION</p> <p>DN DOWN</p> <p>(E), EX, EXST. EXISTING EXTERIOR</p> <p>FTL FINISH FLOOR</p> <p>F.G. FINISH GRADE</p> <p>FIN FINISH FLOOR</p> <p>FL, FLR FLOOR</p> <p>GYP. BD., GWB GYPSUM BOARD / DRYWALL</p> <p>INSUL INSULATION</p> <p>N.T.S. NOT TO SCALE</p> <p>PERF. P.T.D.F. PERFORATED PRESSURE TREATED DOUGLAS FIR</p> <p>R RISER</p> <p>SH SINGLE HUNG</p> <p>SM SIMILAR</p> <p>SF, SQ. FT. SQUARE FEET</p> <p>S.S. STAINLESS STEEL</p> <p>S.S.D. SEE STRUCTURAL DRAWINGS</p> <p>TEMP TEMPERED</p> <p>T TOP OF CURB</p> <p>T.O.C. TOP OF CURB</p> <p>T.O.D. TOP OF DRAIN</p> <p>T.O.S. TOP OF SLAB</p> <p>U.N.O. UNLESS NOTED OTHERWISE UNLESS OTHERWISE NOTED</p> <p>WD WOOD</p> <p>WRB WEATHER RESISTANT BARRIER</p>
SECTION CUT TAG		
DETAIL CALLOUT		
SHEET KEYNOTE		
DOOR SYMBOL		
WINDOW SYMBOL		
CEILING HEIGHT SYMBOL		

### SQUARE FOOTAGE CALCULATIONS

9

### ASSESSORS PARCEL MAP

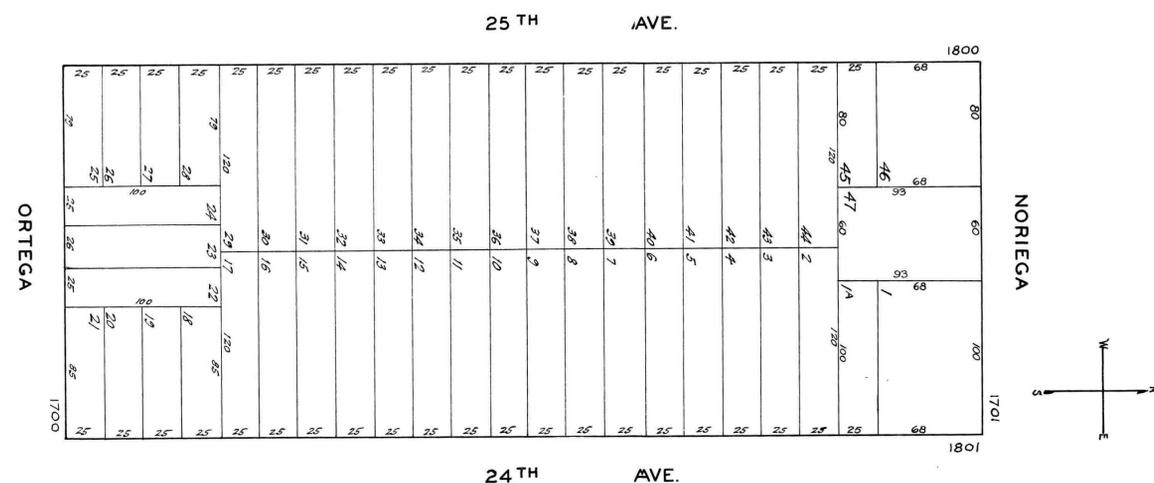
5

### DRAWING INDEX

1

EXISTING			PROPOSED		
FIRST FLOOR			FIRST FLOOR		
RETAIL:	2987 SF		DINING/ BAR	1585 SF	
STORAGE:	211 SF		KITCHEN/ PREP	835 SF	
			BREWERY	470 SF	
TOTAL:	3198 SF		STORAGE:	308 SF	
			TOTAL:	3198 SF	
			MEZZANINE:		
			DINING/ BAR	890 SF	
			TOTAL:	890 SF	
SECOND FLOOR			SECOND FLOOR		
STORAGE/BATH:	773 SF		STORAGE/ BATH	1150 SF	
THIRD FLOOR			THIRD FLOOR		
STORAGE:	1340 SF		STORAGE:	773 SF	
TOTAL	5311 SF		TOTAL	6011 SF	

\* EMERGENCY EGRESS NOT INCLUDED IN CALCULATIONS



### OCCUPIED SPACE

8

EXISTING			PROPOSED		
FIRST FLOOR			FIRST FLOOR:		
OCCUPIED:	2398 SF		OCCUPIED:	1490 SF	
			MEZZANINE:		
			OCCUPIED:	890 SF	
SECOND FLOOR:			SECOND FLOOR:		
OCCUPIED:	0 SF		OCCUPIED:	0 SF	
THIRD FLOOR:			THIRD FLOOR:		
OCCUPIED:	0 SF		OCCUPIED:	0 SF	
TOTAL:	2398 SF		TOTAL:	2380 SF	

### ARCHITECTURAL

A1.0	COVER SHEET	
A1.1	PROPOSED SITE PLAN	
A2.1	PROPOSED FIRST FLOOR PLAN	
A2.2	PROPOSED SECOND FLOOR PLAN AND MEZZANINE	
A2.3	PROPOSED THIRD FLOOR PLAN	
A3.0	PROPOSED EXTERIOR ELEVATIONS	
A4.0	PROPOSED BUILDING SECTION	
Ae2.1	EXISTING FIRST FLOOR PLAN	
Ae2.2	EXISTING SECOND FLOOR PLAN	
Ae2.3	EXISTING THIRD FLOOR PLAN	
Ae3.0	EXISTING EXTERIOR ELEVATIONS	
Ae4.0	EXISTING BUILDING SECTION	

### REVISION:

XXXX

**Geizler Architects**  
 781 BEACH ST. #302 PH 415.405.7000  
 SF CA 94109 PF 415.405.7009



**1735 NORIEGA ST.**  
 SUNSET RESERVOIR BREWING CO.

### COVER SHEET

ISSUE:  
 CONDITIONAL USE 01.17.14

**A1.0**



REVISION:	
XXXX	

**Geisler Architects**  
 7811 BEACH ST. #302 PH 415.408.7000  
 SF CA 94109 PA 415.408.7009

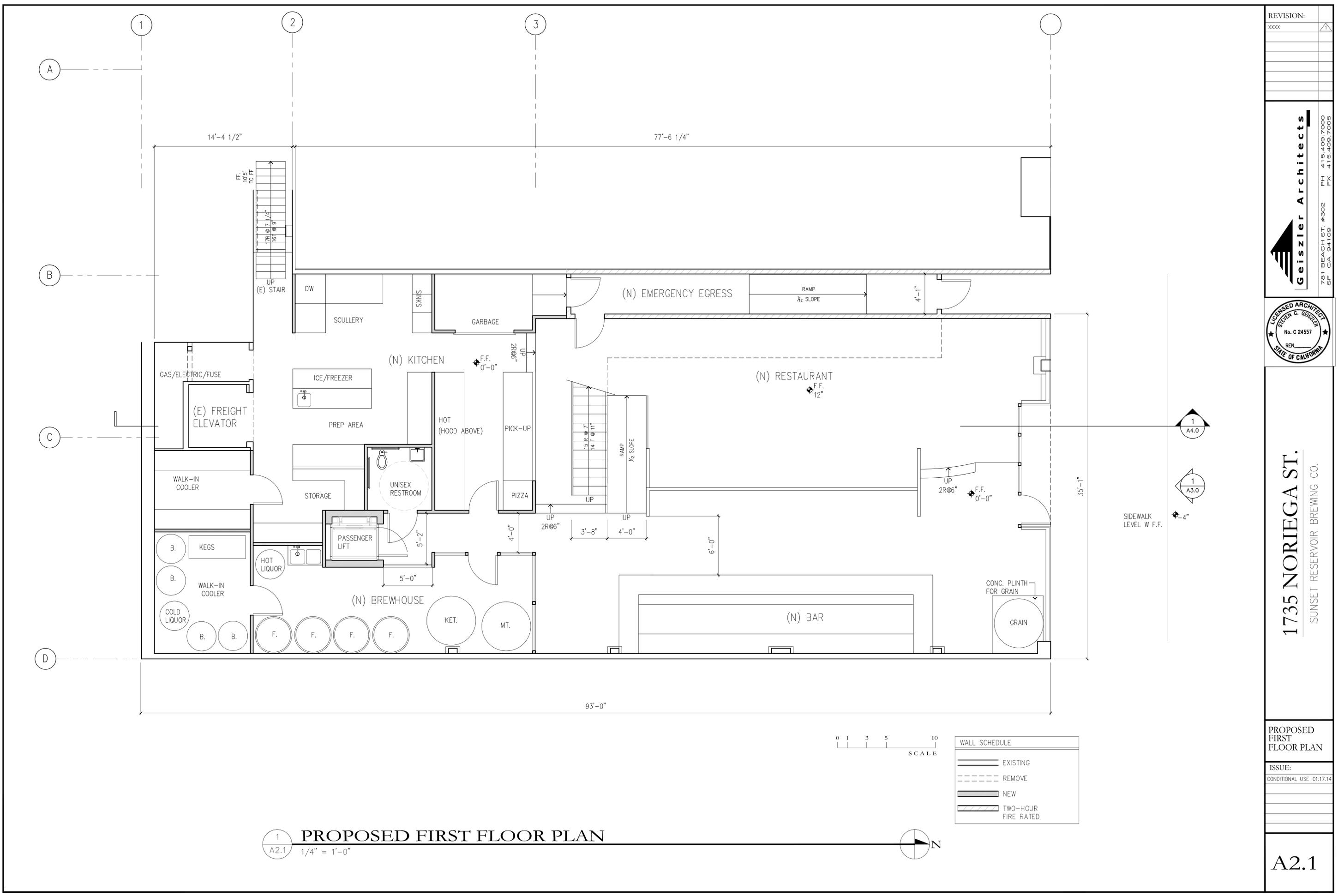


**1735 NORIEGA ST.**  
 SUNSET RESERVOIR BREWING CO.

PROPOSED  
 FIRST  
 FLOOR PLAN

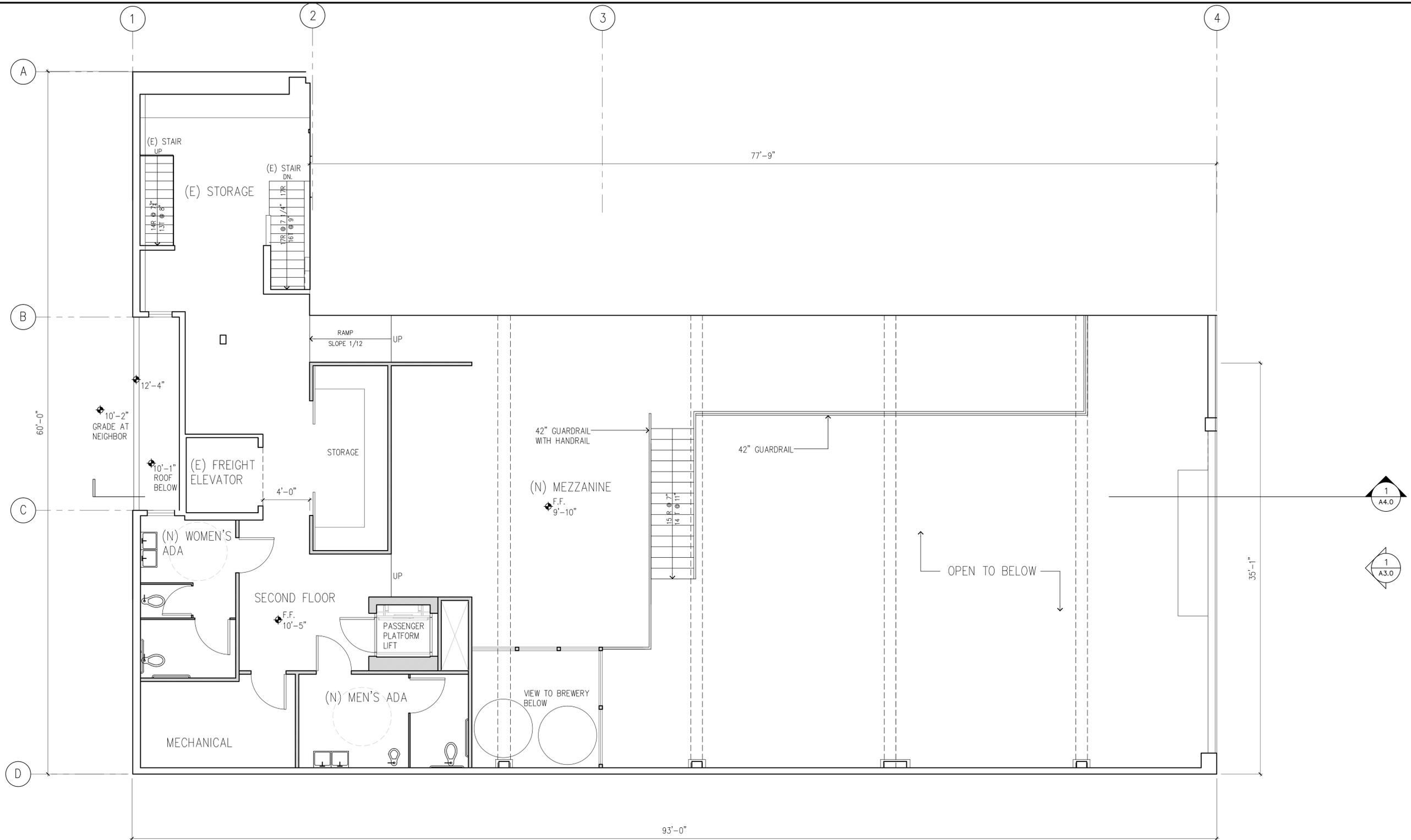
ISSUE:  
 CONDITIONAL USE 01.17.14

**A2.1**



**1**  
**A2.1** **PROPOSED FIRST FLOOR PLAN**  
 1/4" = 1'-0"

WALL SCHEDULE	
	EXISTING
	REMOVE
	NEW
	TWO-HOUR FIRE RATED



WALL SCHEDULE	
	EXISTING
	REMOVE
	NEW
	TWO-HOUR FIRE RATED

1  
A2.2  
1/4" = 1'-0"

**PROPOSED SECOND FLOOR PLAN AND MEZZANINE**



REVISION:	
XXXX	

**Geisler Architects**

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ST. CA 94109 FX 415-409-7009

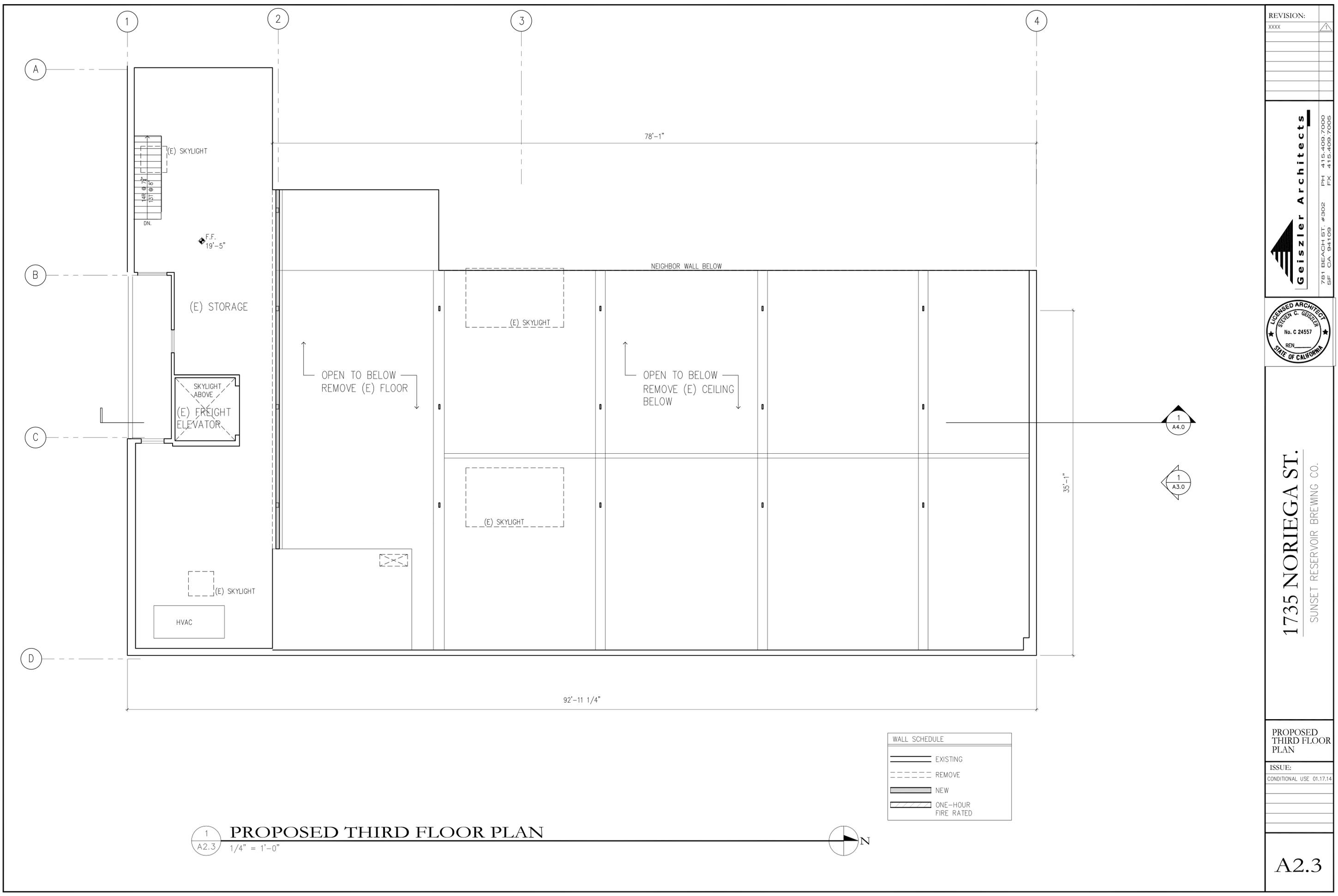


**1735 NORIEGA ST.**  
SUNSET RESERVOIR BREWING CO.

PROPOSED  
2ND AND MEZZ.  
FLOOR PLAN

ISSUE:  
CONDITIONAL USE 01.17.14

**A2.2**



REVISION:

XXXX	

**Geisler Architects**  
 781 BEACH ST. #302 PH 415-408-7000  
 SF CA 94109 FX 415-408-7005



**1735 NORIEGA ST.**  
 SUNSET RESERVOIR BREWING CO.

PROPOSED  
 THIRD FLOOR  
 PLAN

ISSUE:  
 CONDITIONAL USE 01.17.14

**A2.3**

WALL SCHEDULE	
	EXISTING
	REMOVE
	NEW
	ONE-HOUR FIRE RATED

**1**  
 A2.3 **PROPOSED THIRD FLOOR PLAN**  
 1/4" = 1'-0"



REVISION:	
XXXX	

**Geisler Architects**

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SF CA 94109

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FX 415.408.7005

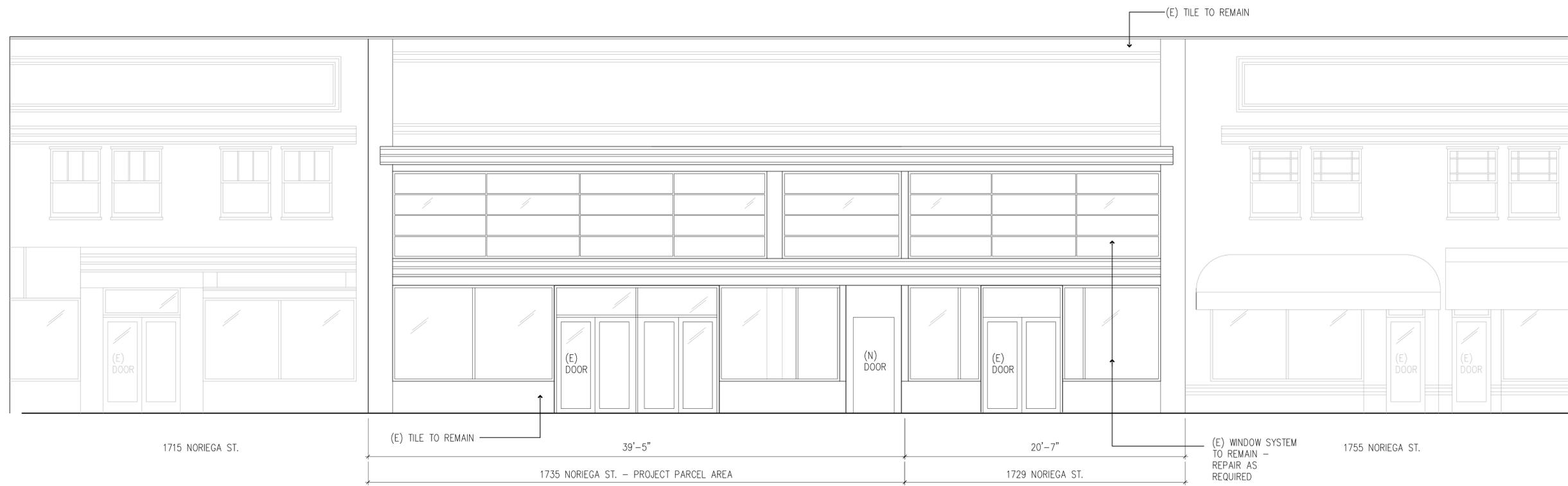


**1735 NORIEGA ST.**  
SUNSET RESERVOIR BREWING CO.

PROPOSED EXTERIOR ELEVATIONS

ISSUE:  
CONDITIONAL USE 01.17.14


**A3.0**



**1** PROPOSED EXTERIOR ELEVATIONS (FRONT)  
A3.0 1/4" = 1'-0"

REVISION:	
XXXX	

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 SF CA 94109 PA 415.408.7009

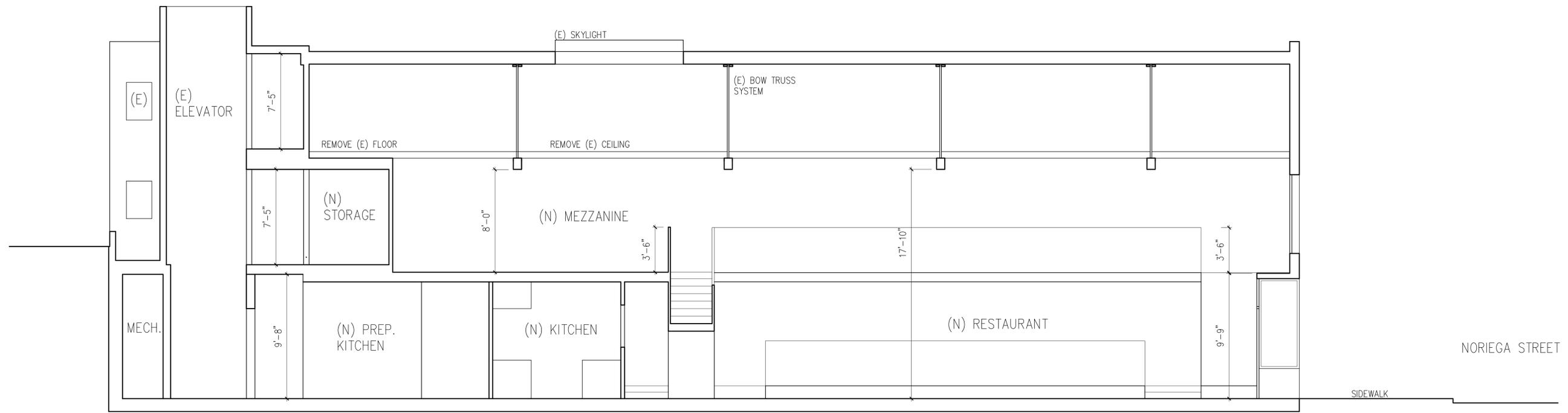


**1735 NORIEGA ST.**  
 SUNSET RESERVOIR BREWING CO.

PROPOSED BUILDING SECTION

ISSUE:  
 CONDITIONAL USE 01.17.14

**A4.0**



**1** PROPOSED BUILDING SECTION  
 A4.0 1/4" = 1'-0"



REVISION:	
XXXX	

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 SF CA 94109 FX 415.408.7005

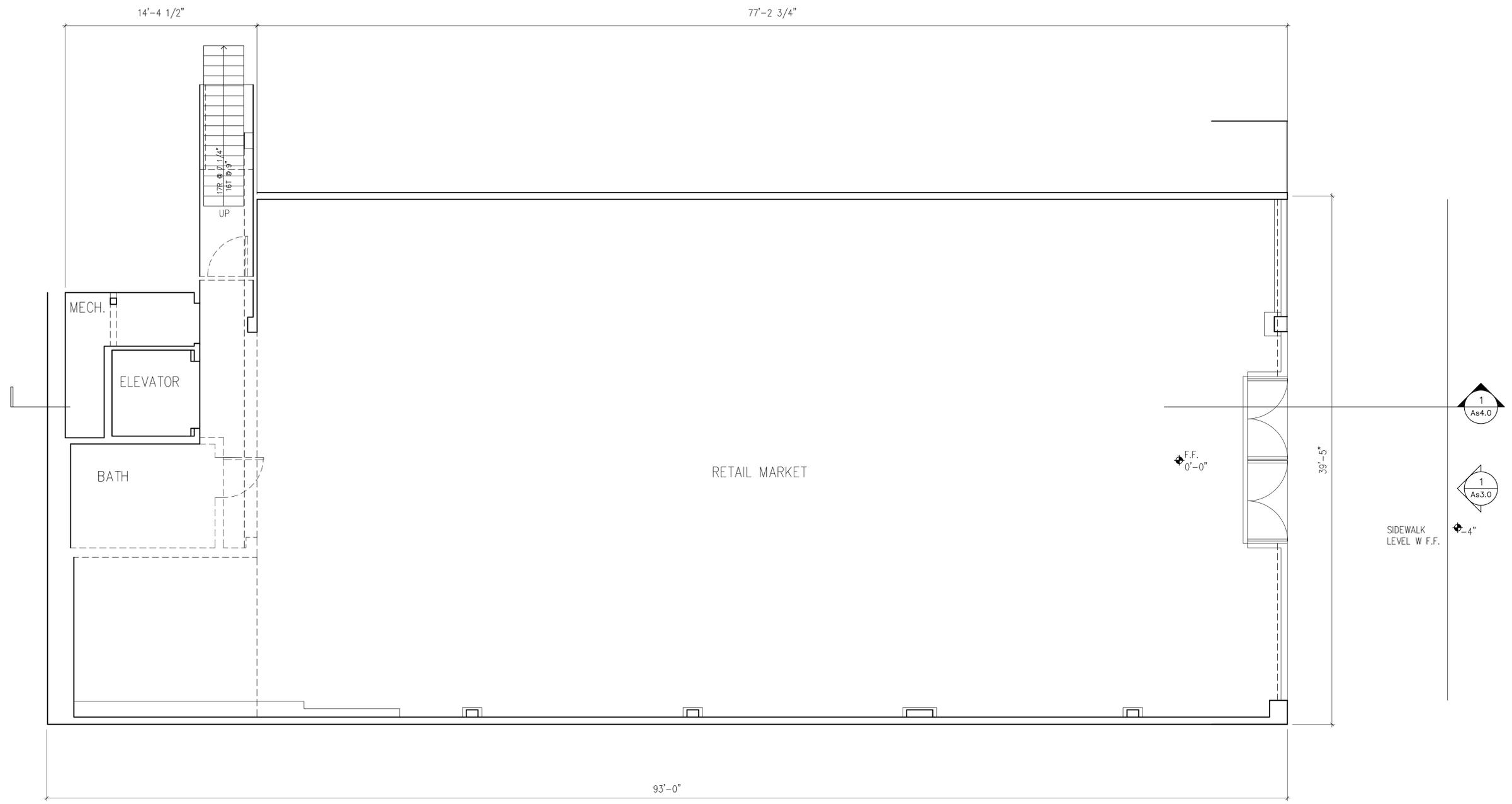


**1735 NORIEGA ST.**  
 SUNSET RESERVOIR BREWING CO.

EXISTING  
 FIRST FLOOR  
 PLAN

ISSUE:  
 CONDITIONAL USE 01.17.14

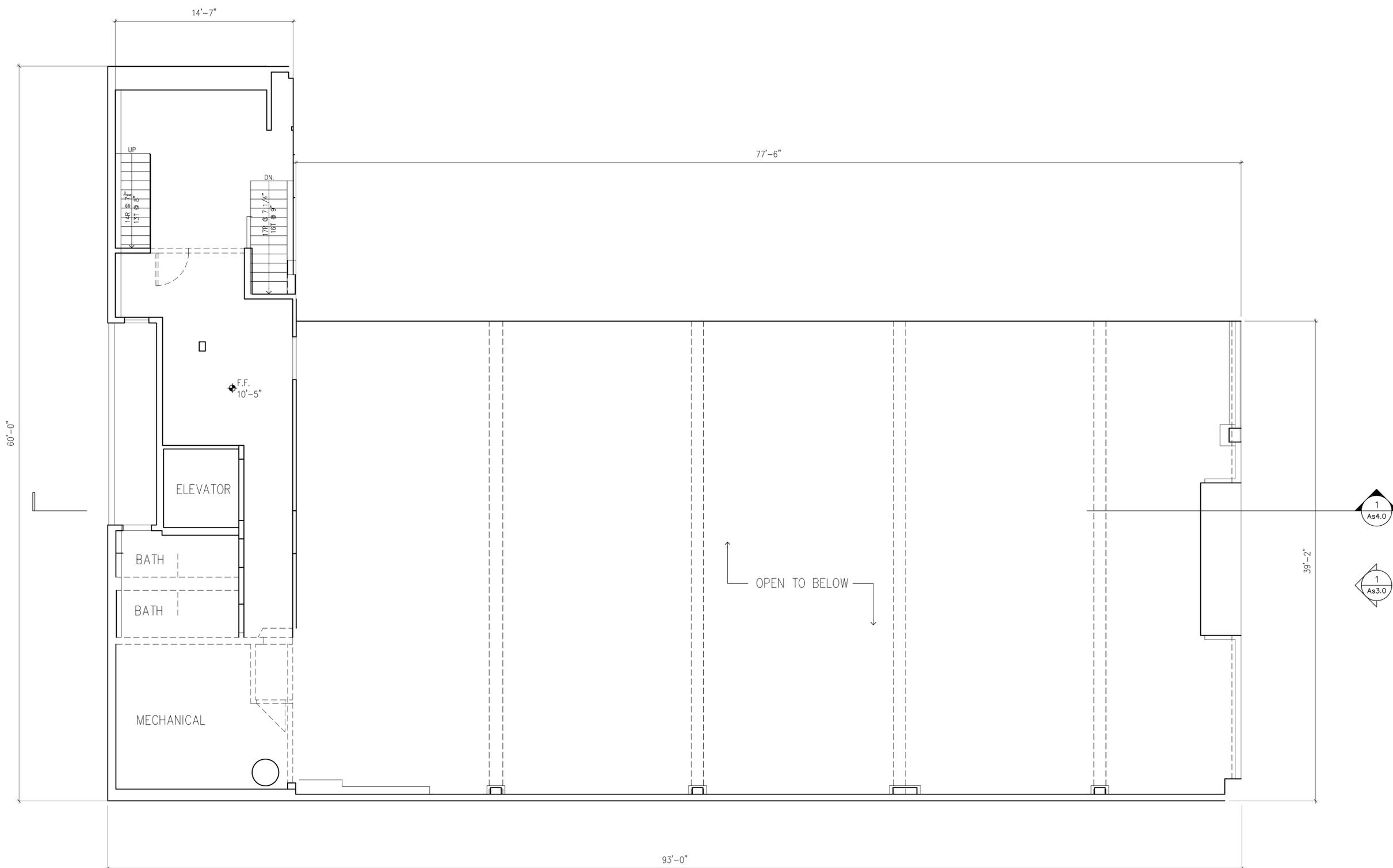
**As2.1**



WALL SCHEDULE	
	EXISTING
	REMOVE
	NEW
	ONE-HOUR FIRE RATED

**1** EXISTING FIRST FLOOR PLAN  
 As2.1 1/4" = 1'-0"





WALL SCHEDULE	
	EXISTING
	REMOVE
	NEW
	ONE-HOUR FIRE RATED

1  
As2.2

**EXISTING SECOND FLOOR PLAN**

1/4" = 1'-0"



REVISION:	
XXXX	

**Geisler Architects**  
 781 BEACH ST. #302 PH 415.409.7000  
 SF CA 94109 FX 415.409.7005



**1735 NORIEGA ST.**  
 SUNSET RESERVOIR BREWING CO.

EXISTING SECOND FLOOR PLAN

ISSUE:  
 CONDITIONAL USE 01.17.14

As2.2

REVISION:	
XXXX	

**Geizler Architects**  
 781 BEACH ST. #302 PH 415.409.7000  
 SF CA 94109 FX 415.409.7005

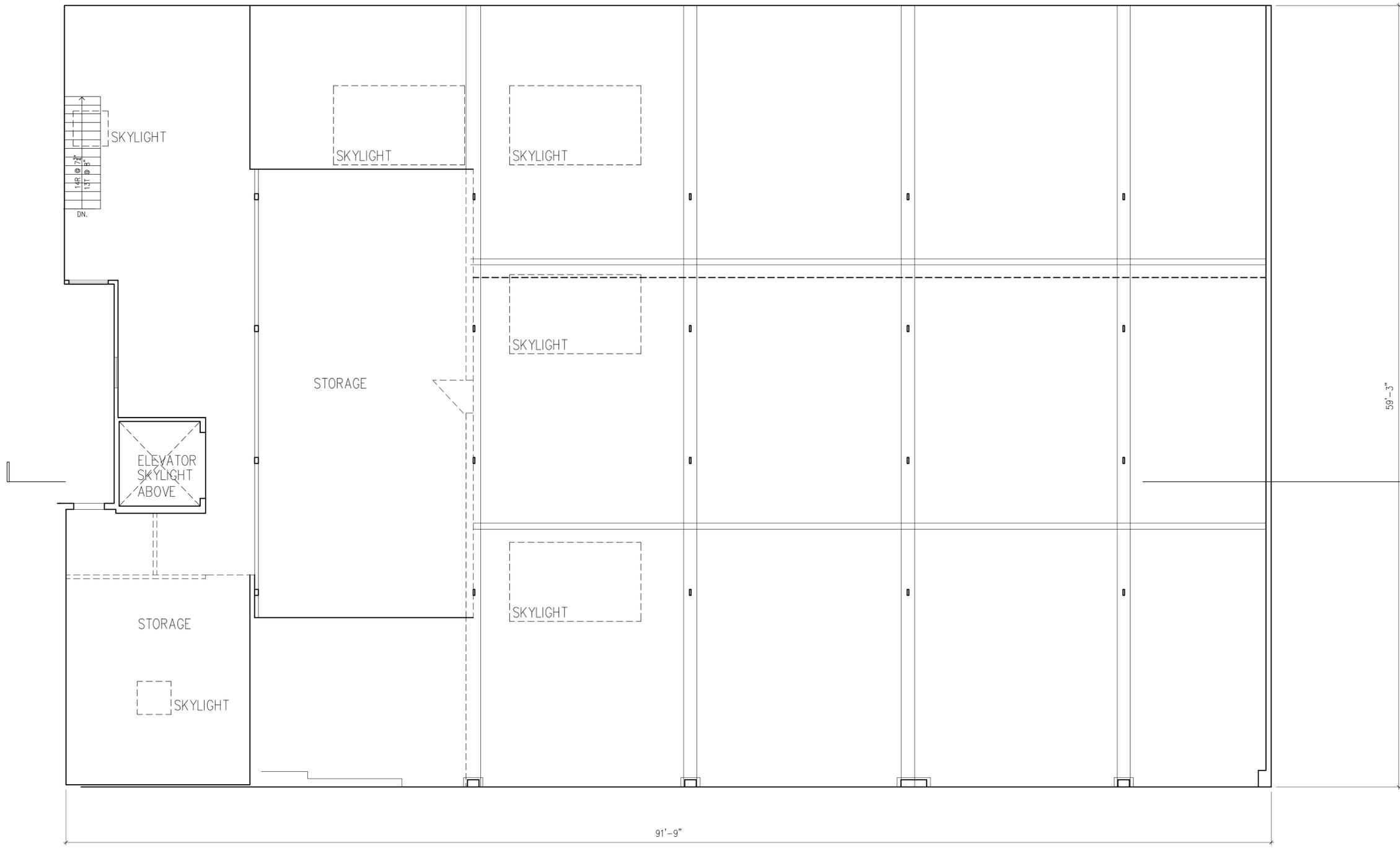


**1735 NORIEGA ST.**  
 SUNSET RESERVOIR BREWING CO.

EXISTING  
 THIRD FLOOR  
 PLAN

ISSUE:  
 CONDITIONAL USE 01.17.14

As2.3



WALL SCHEDULE	
	EXISTING
	REMOVE
	NEW
	ONE-HOUR FIRE RATED

**1** EXISTING THIRD FLOOR PLAN  
 As2.3 1/4" = 1'-0"



REVISION:	
XXXX	

**Geisler Architects**  
 781 BEACH ST. #302 PH 415.408.7000  
 SF CA 94109 FX 415.408.7005

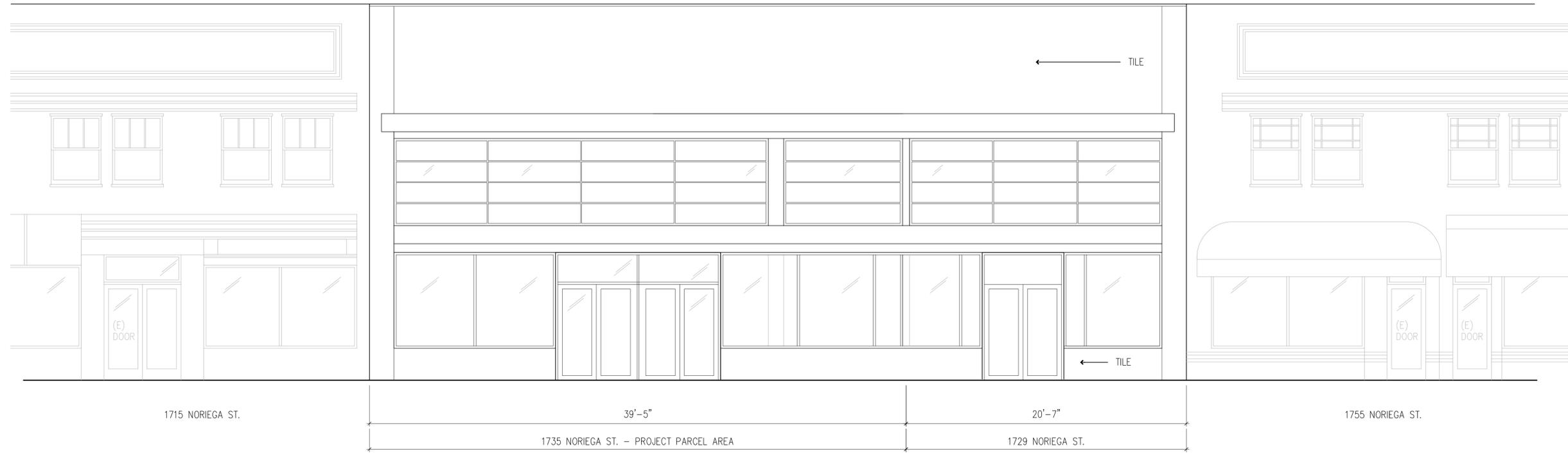


**1735 NORIEGA ST.**  
 SUNSET RESERVOIR BREWING CO.

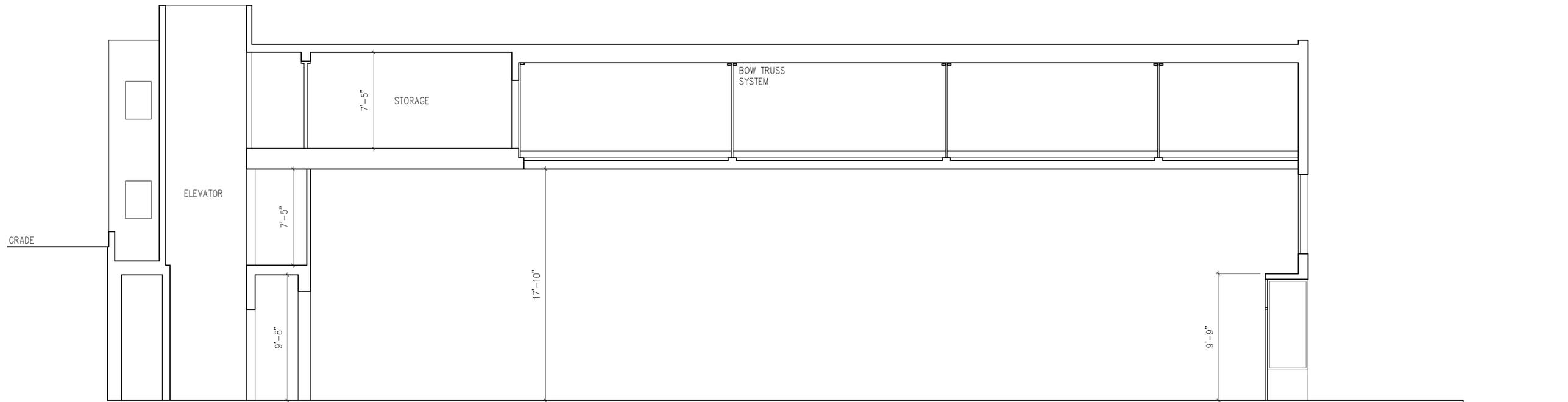
EXISTING EXTERIOR ELEVATIONS

ISSUE:  
 CONDITIONAL USE 01.17.14

As3.0



**1** EXISTING EXTERIOR ELEVATION (STREET)  
 As3.0 1/4" = 1'-0"



1  
As4.0

**EXISTING BUILDING SECTION**

1/4" = 1'-0"

REVISION:	
XXXX	

**Geisler Architects**

781 BEACH ST. #302  
SF CA 94109

PH 415.408.7000  
FX 415.408.7005



**1735 NORIEGA ST.**  
SUNSET RESERVOIR BREWING CO.

EXISTING BUILDING SECTION

ISSUE:  
CONDITIONAL USE 01.17.14


As4.0