



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Motion No. _____

SMALL BUSINESS PRIORITY PROCESSING PILOT PROGRAM

HEARING DATE: JULY 10, 2014

Date Prepared: July 3, 2014
Case No.: **2014.0762C**
Project Address: **3004 TARAVAL STREET**
Zoning: NC-1 (Neighborhood Commercial, Cluster)
Taraval Street Restaurant Subdistrict
40-X Height and Bulk District
Block/Lot: 2369/010
Project Sponsor: Zhi Jiang Shen
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San Francisco, CA 94133
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PROJECT DESCRIPTION

The project would convert 715 square feet of ground floor vacant retail storefront space into a Limited Restaurant coffee shop. The project has qualified for review under the Planning Commission's Small Business Priority Processing Pilot Program ("SB4P"). Located at the corner of Taraval Street and 40th Avenue, the project site falls within the Taraval Street Restaurant Subdistrict ("SUD"), within the one-block portion of the SUD between 40th and 41st Avenues. Surrounding commercial uses in this block include full restaurants, a bakery, professional services, a small grocer, a liquor store, a large retail sales/pharmacy store, and retail sales.

REQUIRED COMMISSION ACTION

In the Taraval Street Restaurant Subdistrict, Limited Restaurants are required to obtain Conditional Use Authorization.

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the SB4P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2014.0762C** and in general conformance with plans on file, dated February 2014, and stamped "EXHIBIT B."

SB4P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor's application	X			
SB4P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(p) findings for Eating and Drinking Uses	X			The existing concentration of eating and drinking establishments is 25%; the addition of the project increases the concentration to 28%. The total concentration of eating/drinking establishments in the Taraval Street Restaurant Subdistrict is 17%. The project site, located in the one-block portion of the SUD, does not exhibit the full 300 linear feet for measuring the concentration, and a diverse mix of commercial uses exist.
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			

Additional Information	
Notification Period	Mailed notice 6/18/14 (22 days); Posted notice 6/17/14 (23 days)
Number and nature of public comments received	Received one phone call in objection, due to increased traffic/pedestrian activity
Number of days between filing and hearing	54 days

Generalized Basis for Approval (max. one paragraph)
Pursuant to Section 303, 710.43 and 781.1, the project must obtain conditional use authorization in order to proceed. The sponsor proposes to operate a Limited Restaurant in a 715 square foot facility. The proposed project meets eligibility requirements of SB4P, meets all applicable requirements of the Planning Code and is consistent with the General Plan. Some interior alterations are proposed. The proposal is compatible with the neighborhood and necessary and desirable.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 10, 2014.

AYES:

NAYS:

ABSENT:

ADOPTED: July 10, 2014

Jonas P. Ionin
Commission Secretary

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.