



# SAN FRANCISCO PLANNING DEPARTMENT

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## CONSENT CALENDAR

### Executive Summary Conditional Use

HEARING DATE: JUNE 16, 2011

*Date:* June 9, 2011  
*Case No.:* **2011.0211 C**  
*Project Address:* **2499 FOLSOM STREET**  
*Zoning:* RH-3 (Residential, House, Three-Family)  
Mission Alcoholic Beverage Special Use Subdistrict  
40-X Height and Bulk District  
*Block/Lot:* 3612/024  
*Project Sponsor:* Ahmad Larizadeh  
71 Blake Street  
San Francisco, CA 94118  
*Staff Contact:* Corey Teague – (415) 575-9081  
[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)  
*Recommendation:* **Approval with Conditions**

1650 Mission St.  
Suite 400  
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CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
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Planning  
Information:  
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## PROJECT DESCRIPTION

The proposal is to convert the existing 780 square foot Limited Commercial Use (LCU) grocery and deli into a bakery (d.b.a. Joey n Bats Coffee and Bakery) with 15 seats, which will be classified as a small self-service restaurant. The proposal includes minor interior alterations and no exterior alterations.

The proposed use is an independent neighborhood-serving use that is locally owned, which is encouraged throughout San Francisco. The proposed operation consists of up to six employees. Hours of operation will be 6:00a.m to 7:00p.m. The proposal does not include any outdoor seating. Trash will be picked up Monday through Saturday, but cans will be stored out of sight.

## SITE DESCRIPTION AND PRESENT USE

The project site is a 3,323 square foot lot located on the eastern side of Folsom Street at the intersection of 21<sup>st</sup> Street. The property is developed with a two-story building containing two commercial units and three residential units. The commercial unit at 2980 21<sup>st</sup> Street is currently vacant, and was previously used as a Medicinal Cannabis Dispensary that relocated in 2008. The subject commercial unit at 2499 Folsom Street is currently vacant. It was approved as a Limited Commercial Use (LCU) in 1993 as a retail grocery store and accessory deli. However, that use ceased in 2010. A sandwich shop (d.b.a. Tortas El Primo) occupied the site illegally in the recent past, but has since vacated the unit.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located in the Mission neighborhood in a block of RH-3 zoning. While the majority of development in the area is low to medium density housing, there are also several non-residential uses. These include the Jose Coronado Playground at the northwest corner of Folsom and 21<sup>st</sup> Streets; Heirloom Café, Lavandaria Coin-Op Laundry, and Haltun Mayan Cuisine on 21<sup>st</sup> Street; and El Faro and The John O'Connell School of Technology on Folsom Street.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	May 27, 2011	May 25, 2011	22 days
Posted Notice	20 days	May 27, 2011	May 27, 2011	20 days
Mailed Notice	10 days	June 6, 2011	May 24, 2011	24 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

## **PUBLIC COMMENT**

- The Department received no public comment on this project.

## **ISSUES AND OTHER CONSIDERATIONS**

- None

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a small self-service restaurant as an LCU in the RH-3 Zoning District, pursuant to Planning Code Sections 186 and 710.44.

## **BASIS FOR RECOMMENDATION**

- The proposed bakery is an appropriate change of use from the previous grocery store and deli.
- The project will occupy a currently vacant commercial unit with a locally-owned neighborhood-serving use that will contribute to the livability of the surrounding neighborhood.

- The project will not displace an existing retail tenant providing convenience goods and services to the neighborhood.
- The project will not remove any residential units.
- The project will create several jobs for neighborhood residents.
- The project is consistent with the Planning Code, Mission Area Plan, and General Plan.
- The project is desirable for, and compatible with the surrounding neighborhood.

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

Block Book Map

Sanborn Map

Aerial Photographs

Zoning Map

Site Photograph

Project Sponsor Submittal, including:

- Letter to the Planning Commission
- 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          | <input type="checkbox"/> Health Dept. review of RF levels                                     |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/> RF Report  |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> Community Meeting Notice   |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos         |   |

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

\_\_\_\_\_  
Planner's Initials

*CT: G:\Documents\CI\2011\550 Valencia St\Executive Summary.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

*Subject to: (Select only if applicable)*

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

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## Planning Commission Draft Motion

HEARING DATE: JUNE 16, 2011

*Date:* June 9, 2011  
*Case No.:* **2011.0211 C**  
*Project Address:* **2499 FOLSOM STREET**  
*Zoning:* RH-3 (Residential, House, Three-Family)  
Mission Alcoholic Beverage Special Use Subdistrict  
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71 Blake Street  
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[corey.teague@sfgov.org](mailto:corey.teague@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 186, 303, AND 710.44 OF THE PLANNING CODE TO ALLOW AN APPROXIMATELY 780 SQUARE FOOT SMALL SELF-SERVICE RESTAURANT (D.B.A. JOEY N BATS COFFEE AND BAKERY) AS A “LIMITED COMMERCIAL USE” IN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT, MISSION ALCOHOLIC BEVERAGE SPECIAL USE SUBDISTRICT, AND 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On March 3, 2011 Ahmad Larizadeh (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 186, 303, and 710.44, to allow an approximately 780 square foot small self-service restaurant (d.b.a. Joey n Bats Coffee and Bakery) as a “Limited Commercial Use” in the RH-3 (Residential, House, Three-Family) Zoning District, Mission Alcoholic Beverage Special Use Subdistrict, and 40-X Height and Bulk District.

On June 16, 2011, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0211C.

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. 2011.0211C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site is a 3,323 square foot lot located on the eastern side of Folsom Street at the intersection of 21<sup>st</sup> Street. The property is developed with a two-story building containing two commercial units and three residential units. The commercial unit at 2980 21<sup>st</sup> Street is currently vacant, and was previously used as a Medicinal Cannabis Dispensary that relocated in 2008. The subject commercial unit at 2499 Folsom Street is currently vacant. It was approved as a Limited Commercial Use (LCU) in 1993 as a retail grocery store and accessory deli. However, that use ceased in 2010. A sandwich shop (d.b.a. Tortas El Primo) occupied the site illegally in the recent past, but has since vacated the unit.
3. **Surrounding Properties and Neighborhood.** The project site is located in the Mission neighborhood in a block of RH-3 zoning. While the majority of development in the area is low to medium density housing, there are also several non-residential uses. These include the Jose Coronado Playground at the northwest corner of Folsom and 21<sup>st</sup> Streets; Heirloom Café, Lavandaria Coin-Op Laundry, and Haltun Mayan Cuisine on 21<sup>st</sup> Street; and El Faro and The John O'Connell School of Technology on Folsom Street.
4. **Project Description.** The applicant proposes to convert the existing 780 square foot LCU unit into a bakery (d.b.a. Joey n Bats Coffee and Bakery) with 15 seats, which will be classified as a small self-service restaurant. The proposal includes minor interior alterations and no exterior alterations.

The proposed use is an independent neighborhood-serving use that is locally owned, which is encouraged throughout San Francisco. The proposed operation consists of up to six employees. Hours of operation will be 6:00a.m to 7:00p.m. Trash will be picked up Monday through Saturday, but cans will be stored out of sight. Deliveries will be made at approximately 7:00a.m. Monday through Friday.

5. **Public Comment.** The Department received no 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. **Limited Commercial Use (LCU).** Pursuant to Planning Code Section 186, any nonconforming use at any story in an RH or RM District which is located more than ¼ mile from the nearest Individual Area Neighborhood Commercial District or Restricted Use Subdistrict, and which complies with the use limitations specified for the first story and below of an NC-1 District shall be permitted when it meets the following conditions:
    - i. The building shall be maintained in a sound and attractive condition, consistent with the general appearance of the neighborhood;
    - ii. Any signs on the property shall be made to comply with the requirements of Article 6 of this Code applying to nonconforming uses;
    - iii. 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.;
    - iv. Public sidewalk space may be occupied in connection with the use provided that it is only occupied with tables and chairs as permitted by this Municipal Code;
    - v. Truck loading shall be limited in such a way as to avoid undue interference with sidewalks, or with crosswalks, bus stops, hydrants and other public features;
    - vi. Noise, odors and other nuisance factors shall be adequately controlled; and
    - vii. All other applicable provisions of this Code shall be complied with.

*A small self-service restaurant is permitted as a conditional use. The proposal will meet all of the required conditions above.*

- B. **Hours of Operation.** Planning Code Section 726.27 permits hours of operation from 6:00 am to 2 am as of right, as defined by Planning Code Section 790.48. However, Section 186 limits the house of operation for LCUs to between 6:00 am and 10:00 pm.

*The proposed bakery will keep hours of operation consistent with the requirements of Section 186.*

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

*The proposed bakery is only 780 square feet, and therefore does not trigger the parking requirement.*

- D. **Mission Alcoholic Beverage Special Use Subdistrict.** Planning Code Section 781.8 strictly limits the opening of new establishments selling alcoholic beverages. An exception is granted for a bar within a bona fide restaurant, which is defined as a place which is regularly used and kept open for the service of meals to guests for compensation and which has (1) suitable kitchen facilities for the cooking of an assortment of foods which may be required for meals, (2) a primary use of sit-down service to patrons, (3) adequate seating arrangements for sit-down patrons provided on the premises, (4) take-out service that is only incidental to the primary sit-down use, (5) alcoholic beverages which are sold or dispensed for consumption on the premises only when served at tables or sit-down counters by employees of the restaurant, and (6) a minimum of 51 percent of the restaurant's gross receipts shall be from the sale of meals.

*The proposed bakery will not sell alcoholic beverages.*

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 proposed bakery will occupy a space on the ground floor of a building that was used as a grocery and deli for many years. At only 780 square feet, and located on a corner, the size and intensity of the proposed bakery is consistent with the history of the site and is appropriate for the surrounding neighborhood. It is desirable to fill this commercial unit with an appropriate neighborhood-serving use.*

- 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 proposed bakery will occupy a space on the ground floor of the building that was used as a grocery and deli for many years. There will be no additions or exterior alterations to the existing building. Its location at the corner of Folsom and 21<sup>st</sup> is an appropriate location for a small LCU.*

- 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 proposed bakery will occupy a space on the ground floor of the building that was used as a grocery and deli for many years. It will not increase traffic of any type to or from the building, and therefore will have no impact on traffic patterns or off-street parking.*



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

*The proposed bakery will not create noxious or offensive emissions.*

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

*The proposed bakery does not require any additional landscaping or screening, and the Department shall review all lighting and signs proposed for the new business under separate building permit.*

- 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 bakery does not fall within a Neighborhood Commercial District.*

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

## COMMERCE AND INDUSTRY

### Objectives and Policies

#### **OBJECTIVE 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.

*The proposed development will use an existing vacant space to provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. Additionally, it will meet all standards required for LCUs. As such, it will enhance the living and working environment of the neighborhood.*

## MISSION AREA PLAN

### Objectives and Policies

#### **OBJECTIVE 1.1:**

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

Much of the Mission is mixed-use in character. Neighborhood commercial areas such as Mission, Valencia, and 24th Streets support a variety of activities, including shops and services, housing, small offices, and PDR businesses. Residential areas contain some small corner stores and other neighborhood-serving uses.

*The proposed development will help retain the Mission's mixed use character, which specifically includes "some small corner stores" in residential areas.*

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 proposal enhances the district by occupying the existing vacant commercial unit with a locally-owned bakery that will provide several job opportunities for neighborhood.*

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

*The proposed bakery will occupy an existing building that previously contained a grocery and deli for many years, and therefore will preserve the neighborhood character of the space. The building will not be altered.*

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

*No housing is removed for this Project.*

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

*The proposed bakery is replacing a grocery and deli in the same space. Therefore, there will be no new impact to any type of traffic or parking associated with this use.*

- 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 proposed bakery will occupy an existing commercial space and will not alter the existing building. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The subject building is a potential historic resource due to its age (constructed circa 1900), but it has not been evaluated to make such a determination. The proposal will not alter the exterior 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. 2011.0211C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 3, 2011, 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 June 16, 2011.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 16, 2011

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow an approximately 780 square foot small self-service restaurant as a "Limited Commercial Use" in the RH-3 (Residential, House, Three-Family) Zoning District, Mission Alcoholic Beverage Special Use Subdistrict, and 40-X Height and Bulk District; in general conformance with plans, dated **June 3, 2011**, and stamped "EXHIBIT B" included in the docket for Case No. **2011.0211C** and subject to conditions of approval reviewed and approved by the Commission on **June 16, 2011** 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 **June 16, 2011** 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 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)*

### MONITORING

3. **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)*

4. **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

5. **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>*
6. **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/>*
7. **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](http://www.sf-planning.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 415-553-1012 or 415-5530123, [www.sf-police.org](http://www.sf-police.org)*
9. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.  
*For information about compliance, contact Code Enforcement, Planning Department at 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:  
Sunday through Saturday from 6:00a.m. to 10:00p.m.

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



**2499 Folsom Street aka 2980 21<sup>st</sup> Street, San Francisco, CA 94110**  
**Block# 3612/Lot# 024**

Preamble

The application (HEREINAFTER "Application") is made for conditional use authorization on the property at 2499 Folsom Street. Block# 3612 Lot# 024 (hereinafter "property and/or "project site") to convert an vacant deli/market to bakery/specialty foods with 15 seatings. The vacant deli/market named La Provincia closed on December 10, 2010. This is a 2 story building occupied by 5 units, 2 commercial units and 3 residential units. The total square footage of the store is approximately 780 sq ft+ basement which will be utilized for storage. The Zoning is RH-3 residential neighborhood in a 40X Height Limit in the Mission ABC district.

On the 21<sup>st</sup> street side is an existing Mexican Restaurant. The 3 dwelling units on the upper floor of the building. Across the street on 21<sup>st</sup> is an existing laundrymat and across the street from the Folsom street side is a playground. At the other corner of Folsom and 21<sup>st</sup> is a Heirloom Café and a block away on 21<sup>st</sup> is Heltun Mayan Restaurant. Majority of the residential building are 2-3 stories high.

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act, the Planning Department of the City and County of San Francisco (hereinafter "Department") determined that the proposed Conditional Use application was categorically exempt from the environmental review process under Class 1(a) of the State CEQA Guidelines, Section 15332, pursuant to Title 14 of the California Administrative Code.

CASE NUMBER:  
For S&T Use only

# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Patricia Tittoni	
PROPERTY OWNER'S ADDRESS: 642 - 1/2 Lombard St San Francisco, CA 94133	TELEPHONE: ( 415 ) 856 9531
	EMAIL:

APPLICANT'S NAME: Ahmad Larizadeh <span style="float: right;">Same as Above <input type="checkbox"/></span>	
APPLICANT'S ADDRESS: 71 Blake San Francisco, CA 94118	TELEPHONE: (415 ) 716 9099 cell
	EMAIL: banainc@aol.com

CONTACT FOR PROJECT INFORMATION: <span style="float: right;">Same as Above <input checked="" type="checkbox"/></span>	
ADDRESS:	TELEPHONE: ( )
	EMAIL:

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 2499 Folsom aka 2980/92 21st street	ZIP CODE: 94110
CROSS STREETS: Folsom	

ASSESSORS BLOCK/LOT: 3612 / 024	LOT DIMENSIONS: 25 x 95	LOT AREA (SQ FT): 2375 sq ft	ZONING DISTRICT: RH3	HEIGHT/BULK DISTRICT: 40X
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## 3. Project Description

( Please check all that apply ) <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other Please clarify: <u>conditional use</u>	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: deli/market / RESTAURANT
		PROPOSED USE: Small Self-Service Restaurant
		BUILDING APPLICATION PERMIT NO.:

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings				
Height of Building(s)				
Number of Stories				
Bicycle Spaces				
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential				
Retail				
Office				
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>				
Parking				
Other (Specify Use)				
TOTAL GSF				
<p>Please describe any additional project features that are not included in this table:                      ( Attach a separate sheet if more space is needed )</p>				

5. Action(s) Requested (Include Planning Code Section which authorizes action)

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## Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - (b) 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;
  - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

1: This vacant deli/market was in business for many years and closed December 2010. It is located at the northeast side of 21st and Folsom. The new owners intend to specialize in baked goods and have 15 seatings. There is a newly opened cafe across the street which opened recently and 1-2 restaurants within the block.

2a: There will be no change to the existing building structure - approximately 780 sq ft will be the bakery with a bakers oven - no heavy duty cooking involved - will not involve any late night activity and will not generate any offensive odors, or light.

2b: This business will attract the neighborhood crowd and will not cause traffic problems and will not require additional parking. This business will rely mainly on foot traffic people.

2c: Given the nature of the business/bakery, it would not emit any substantial amount of glare, dust or odor

2d: No physical expansion of existing space - lighting and signage would be required to comply with the requirement of the Planning code.

3: Will not affect the General Master Plan in the Mission neighborhood

## Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

This business will create job opportunities for at least 3 personnel each shift with 2 shifts per day - will also create employment for janitorial services

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

The existing vacant space was a deli/market for many years, therefore converting this into a bakery/specialty foods will not affect the housing in the neighborhood and will cater to the neighborhood ethnic specialty foods.

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

This project is a tenant improvement and will NOT affect the housing

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

This bakery/specialty foods with seating will rely solely on foot traffic and will not impede Muni transit or overburden the neighborhood parking

CASE NUMBER:  
For Staff Use only

5. 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;

This project will not displace or alter any elements of the City's industrial or service sectors. Employment opportunities will be created in order to facilitate a successful operation

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

Interior remodelling only - the exterior structure of the building will exist - all proper earthquake preparedness protection will be taken into consideration

7. That landmarks and historic buildings be preserved; and

This building is not registered as a historical landmark and will be not affect the city's existing landmark and historical buildings

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

There is a playground across the street from this bakery and the business will not in any way affect the lighting, open space of the playground


# Estimated Construction Costs

TYPE OF APPLICATION: conditional use	
OCCUPANCY CLASSIFICATION: RH 3	
BUILDING TYPE: V B	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 780 sq ft	BY PROPOSED USES: 780 sq ft
ESTIMATED CONSTRUCTION COST: \$23,000.00	
ESTIMATE PREPARED BY: contractor - Emilio Moran dba Astorga construction	
FEE ESTABLISHED:	

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: 

Date: 3-3-11

Print name, and indicate whether owner, or authorized agent:

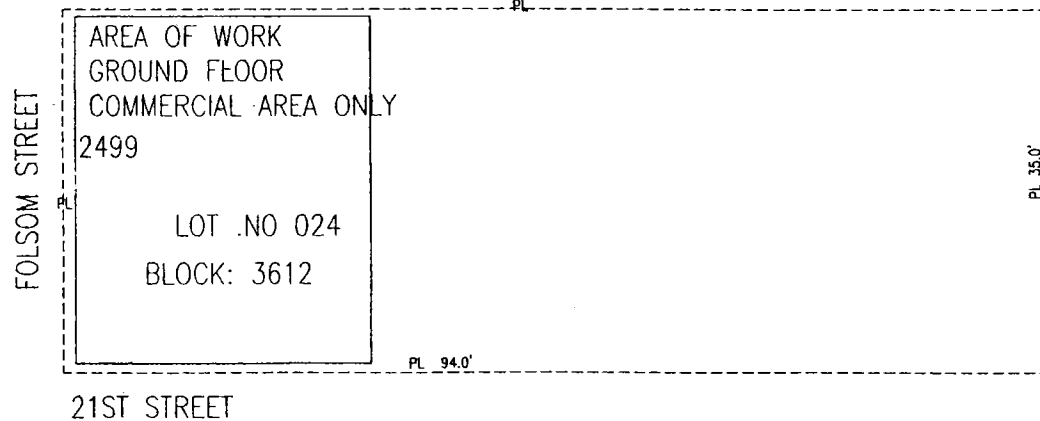
Ahmad Larizadeh

Owner / Authorized Agent (circle one)



SUBJECT PROPERTY





2499 FOLSOM STREET  
BAKERY

AB-012

2007 SAN FRANCISCO BUILDING CODE

Administrative approval may be granted for the use of powered door operators in lieu of level landings if the following conditions, as applicable, are met:

- Slopes along the path-of-travel at the door may not exceed 1:12 slope and should be the least slope as is reasonably achievable.
  - Slopes along the path-of-travel may extend under the door.
  - Slopes between levels at doors may not exceed 6 feet. These slopes shall not be considered ramps and shall not be subject to other ramp requirements.
  - Slopes shall be roughened or of slip-resistant materials.
  - The powered door operator is to be supplementary to manual door(s) which meet all other code requirements.
  - Powered door operators are to be maintained in operating condition.
  - Powered door operator controls are to be located in an area as level as reasonable based on the existing topography and path-of-travel layout. Door operator control buttons shall be outside the swing of the operated door. Where there is a pair of doors with only one operated leaf, the operator should be, whenever possible, on the strike side of the operated door leaf and as close to the operated leaf as reasonably possible.
  - A clear floor space of 30" x 48" is to be provided adjacent to each door operator button. Objects adjacent to and below door operator controls shall not project more than 4" from the wall.
  - Powered door operator controls (door operator button, photocell, or other device) are to be located on both the interior and exterior sides of door.
  - Powered door operator controls are to be mounted between 36 inches and 44 inches above the finished floor.
  - Signage shall be provided on or adjacent to the door, preferable on strike side, indicating location of door operator controls if the control equipment is not immediately obvious to users.
  - The minimum time from door opening to the start of door closing shall be as indicated in the following table:
- | DISTANCE (feet) | TIME (seconds) |
|-----------------|----------------|
| 0 to 5          | 4              |
| 5+ to 15        | 7              |
| 15+ to 20       | 10             |
| 20+             | 13             |
- The distance shall be established from the farthest operator control.
13. Door operator button size is to be at least 9 (nine) square inches and include the International Symbol of Accessibility (ISA).

2007 SAN FRANCISCO BUILDING CODE

AB-012

14. Powered door operators shall be operational whenever the door is unlocked.

15. Equipment installation shall comply with manufacturer's listing requirements.

Approved by the Building Inspection Commission on March 4, 1998

Originally signed by:  
William Wong for Frank Y. Chiu, Director  
March 9, 1998

	Contractor's Estimated Cost	DBI Revised Cost
A) Cost of Construction: (Excluding accessibility upgrade)	\$22,500	\$
B) 20% of A):	\$	\$
List the Upgrade Expenditures and their respective construction cost below:		
1. <del>INSTALL FLOOR LEVEL OPERATOR</del>	\$ 2,500	\$
2. <del>NEW ADA COMPLIANT</del>	\$ 15,000	\$
3.	\$	\$
4.	\$	\$
5.	\$	\$
6.	\$	\$
7.	\$	\$
8.	\$	\$
9.	\$	\$
<b>Total Upgrade Expenditures</b> (that approximately equal to Line B)	\$ 17,500	\$

PROJECT TITLE  
2499 FOLSOM

ABBREVIATIONS

AT CENTERLINE DIAMETER	FD FLOOR DRAIN	MECH MECHANICAL	S SOUTH
Ø DIAMETER	FE FIRE EXTINGUISHER	MEMB MEMBRANE	SC SOLID CORE
(E) EXISTING	FEC FIRE EXTINGUISHER	MET METAL	SECT SECTION
R PROPERTY LINE	FIN FINISH	MFR MANUFACTURER	SHWR SHOWER
AD AREA DRAIN	FLR FLOOR	MH MANHOLE	SHT SHEET
ASB ASBESTOS	FOS FACE OF STUD	MISC MISCELLANEOUS	SPECS SPECIFICATIONS
A.F.F. ABOVE FIN. FLR.	FT FOOT, FEET	MTD MOUNTED	SQ SQUARE
BD BOARD	GA GAUGE	M.C. MEDICINE CABINET	S.STL STAINLESS STEEL
BLDG BUILDING	GALV GALVANIZED	MIC MICROWAVE	S.SK SERVICE SINK
BLK BLOCK	GB GRAB BAR	(N) NEW	STD STANDARD
BOT BOTTOM	GL GLASS	NIC NOT IN CONTRACT	STL STEEL
BUR BUILT-UP ROOFING	G.I. GALVANIZED IRON	NO./# NUMBER	STOR STORAGE
CAB CABINET	GND GROUND	NOM NOMINAL	STRUC STRUCTURAL
C.B. CATCH BASIN	GYP GYPSUM	NTS NOT TO SCALE	SYM SYMMETRICAL
CEM CEMENT	HB HOSE BIBB	OA OVERALL	TB TOWEL BAR
CER CERAMIC	HC HOLLOW CORE	OBS OBSCURE	TC TOP OF CURB
CLG CEILING	HDWD HARDWOOD	O.C. ON CENTER	TEL TELEPHONE
CLR CLEAR	HM HOLLOW METAL	O.D. OUTSIDE DIAMETER	TERR TERRAZZO
CLO CLOSET	HORIZ HORIZONTAL	OFF OFFICE	T&G TONGUE & GROOVE
COL COLLIMIN	HR HOUR	OPP OPPOSITE	T/C T/RASH COMPACTOR
CONSTR CONSTRUCTION	HT HEIGHT	PL PLATE	TYP. TYPICAL
CONT CONTINUOUS	HTR HEATER	PLAS PLASTER	UNF UNFINISHED
CTR CENTER	ID INSIDE DIAMETER	PLYWD PLYWOOD	UON UNLESS OTHERWISE NOTED
DBL DOUBLE	INT INSULATION	PR PAIR	VERT VERTICAL
D.F. DRINKING FOUNTAIN	INT INTERIOR	PT POINT	W WEST
DET DETAIL	JT JOINT	Q.T. QUARRY TILE	W/W WITH
DIM DIMENSION	KIT KITCHEN	R RISER	W/O WITHOUT
DIA DIAMETER	LAM LAMINATE	RO RADIUS	WP WATERPROOF
DISP DISPENSER	LAV LAVATORY	ROOF ROOF DRAIN	WSCOT WITH INDICATOR
DN DOWN	LT LIGHT	REF REFERENCE	WT WEIGHT
DR DOOR	E EAST	REFR REFRIGERATOR	W/H WATER HEATER
DWR DRAWER	EACH EACH	REINF REINFORCED	WOW WINDOW
DS DOWNSPOUT	ELEV ELEVATION	REQ'D REQUIRED	
DWG DRAWING	ELEC ELECTRICAL	RESIL RESILIENT	
E EAST	EQ EQUAL	RM ROOM	
EA EACH	EQUIP EQUIPMENT	RO ROUGH OPENING	
EL ELEVATION	EXIST EXISTING	RWD REDWOOD	
ELEC ELECTRICAL	EXP EXPANSION	RWL RAIN WATER LEADER	
EQ EQUAL	EXT EXTERIOR		
EQUIP EQUIPMENT			
EXIST EXISTING			
EXP EXPANSION			
EXT EXTERIOR			

PROJECT DATA

OWNER: PATRICIA TITTONI	JURISDICTION: CITY & COUNTY OF SAN FRANCISCO
ADDRESS: 2499 FOLSOM	BUILDING CODE: 2010 CALIFORNIA BUILDING CODE AMENDMENTS
SAN FRANCISCO, CA	2010 CALIFORNIA MECHANICAL CODE
BLOCK & LOT: 3612-024	2010 CALIFORNIA ELECTRICAL CODE
TYPE OF CONST.: V-B	2010 CALIFORNIA PLUMBING CODE
NO. OF STORIES OCC.: 2	2010 CALIFORNIA ENERGY CODE
SPRINKLERS: NO	2010 CALIFORNIA FIRE CODE & ALL RELATED ORDINANCES OF THE CITY OF SAN FRANCISCO
# OF BASEMENT: 0	2010 (ADAAG) AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
PRESENT USE: TORTAS EL PRIMO	
PROPOSED USE: BAKERY -1000 SQ.FT.	
OCC. CLASS: B	

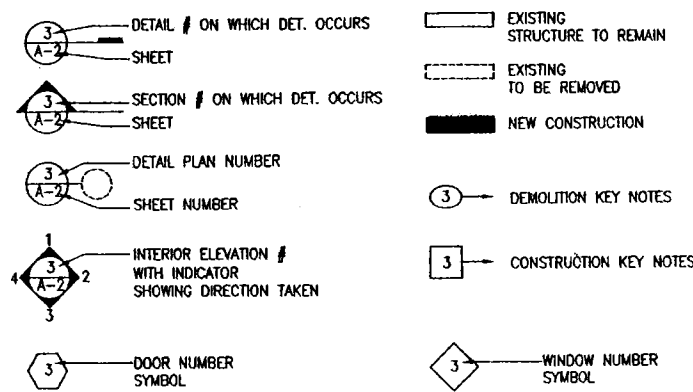
DRAWINGS

ARCHITECTURAL  
A0.0 COVER SHEET, PROJECT DATA, GENERAL NOTES & SITE PLAN  
A1.0 REVISED GROUND FLOOR PLAN & D.A. CHECKLIST

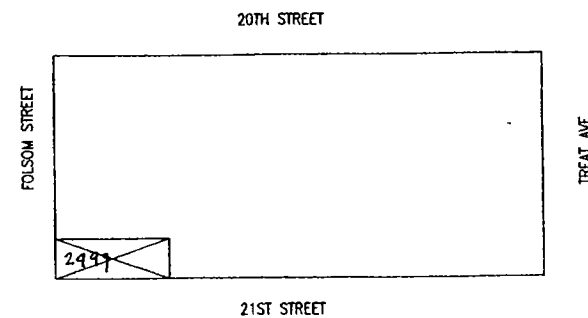
SCOPE OF WORK

REMODEL INTERIOR AND INSTALL BAKERY EQUIPMENT, UPGRADE RESTROOM TO ADA ACCESSIBLE, INSTALL ELECTRONIC DOOR OPENER AT FRONT ENTRANCE DOOR.

LEGEND

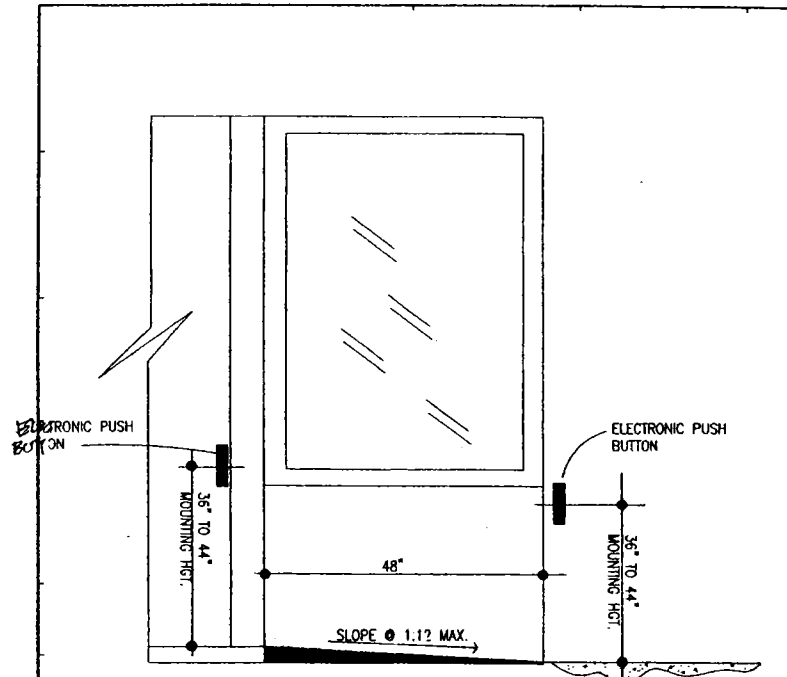


VICINITY MAP



NO.	DATE	REVISIONS

DRAWING TITLE  
COVER SHEET  
SHEET NO. A0.0



FRONT ENTRANCE ELEC. DOOR OPENER DETAIL

FOODSERVICE EQUIPMENT SCHEDULE

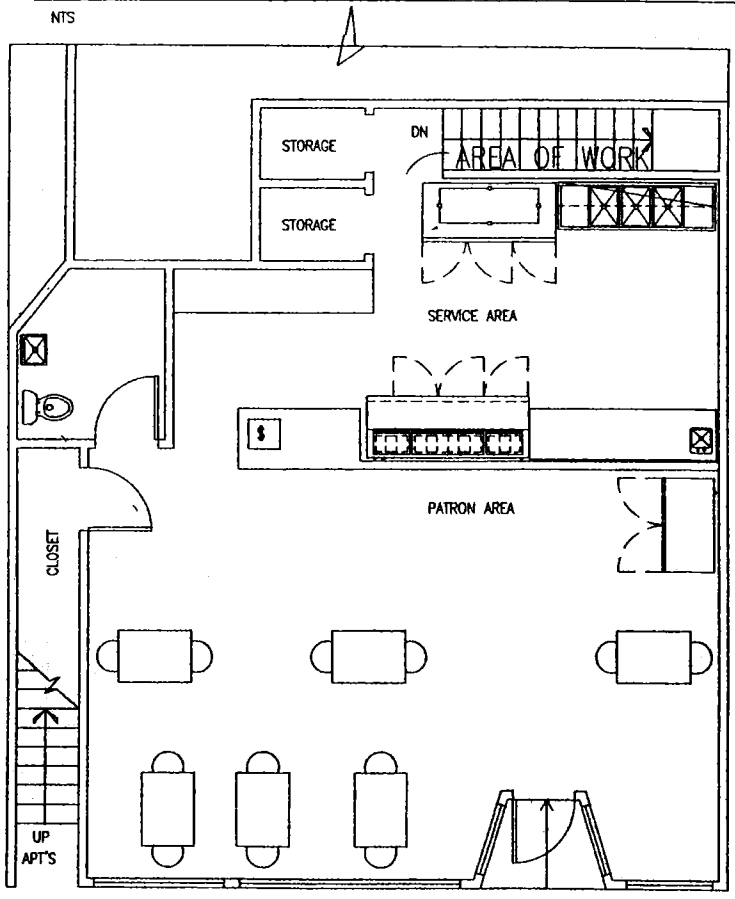
ITEM NO.	QTY	DESCRIPTION	MANUFACTURER	MODEL NUMBER
1	1	REVOLVING TRAY OVEN	REED	4-20 X28
2	1	DOUGH SHEETER	RONDO	SS0615 ECOMAT
3	1	SERVICE COUNTER	MILLWORK	CUSTOM
4	1	DISPLAY CASE	FEDERAL	BAKERY
5	1	COUNTER	MILLWORK	CUSTOM
6	1	DRINK MERCHANDISER	TRUE	M SERIES
7	1	BEVERAGE COUNTER	MILLWORK	CUSTOM
8	1	COFFEE BREWER	BUNN	BY OWNER
9	1	ESPRESSO GRINDER	BUNN	BY OWNER
10	1	ESPRESSO MACHINE	BUNN	BY OWNER
11	1	HAND WASH SINK	ADVANCE	DF-1-10
12	1	HAND WASH SINK	ADVANCE	7-PS-50
13	1	SPARE		
14	1	MIXER	HOBART	HL 1400
15	1	THREE COMPARTMENT SINK	LAMBERTSON	JNSF17232018
16	1	THREE DOOR REFRIG.	TRUE	R 72
17	1	SPARE		
18	1	JANITORIAL SINK	ADVANCE	9-OP-20

D.A. CHECKLIST (p. 2 of 2):

Note: upgrades below are listed in priority based on CBC 1134B.2.1 Ex. 2

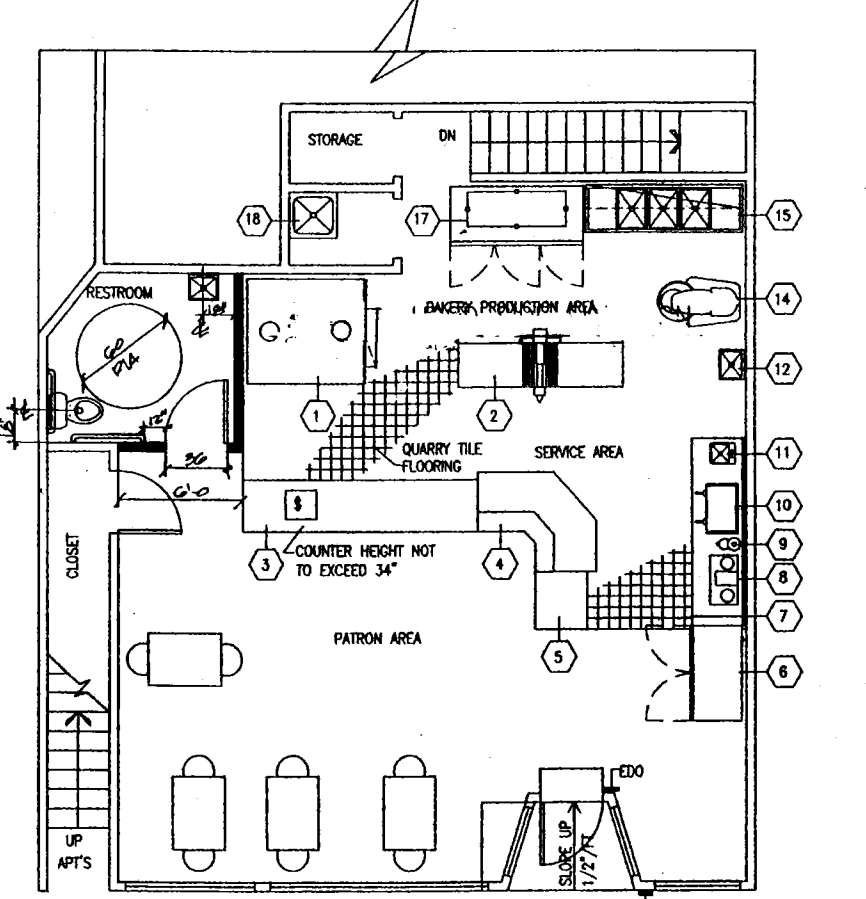
	Existing Fully Complying	Upgrade to Full Compliance	Partial Upgrade/ Hardship	Equivalent Facilitation/ Hardship	Barrier Removal/ NOV	Access Appeals/ Code	Barrier Removal/ NOV	Location of details (include detail no. & drawing sheets. Hardship/Equivalent Facilitation/Barrier Removal/NOV items must be shown)
1. One accessible entrance serving the area of remodel. Note: This should be a primary entrance. Addl. upgrades may be required if it is not.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	A1.0
2. An accessible route to the area of remodel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2a. path of travel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2b. ramps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2c. elevator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2d. stairs (if no elevator)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2e. other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. At least one accessible restroom for each sex serving the area of remodel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Accessible drinking fountain (if flow).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Signage.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Visual Alarm.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Others:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
path from parking area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

If details are provided from a set of City approved reference drawings, provide its permit application number here:



EXISTING FLOOR PLAN

1/4" = 1'-0" 1000 SQUARE FEET



PROPOSED FLOOR PLAN

1/4" = 1'-0" 1000 SQUARE FEET

D.A. CHECKLIST (p. 1 of 2):

The address of the project is 2499 FOLSOM

For ALL tenant improvement projects in commercial use spaces, this checklist is required to be reproduced on the plan set and signed.

- The proposed use of the project is BAKERY (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: GROUND
- The construction cost of this project excluding disabled access upgrades is \$30,000, which is (check one)  more than /  less than the Accessibility Threshold amount of \$128,410.88 based on the "2010 ENR Construction Cost Index" (The cost index & threshold are updated annually).
- Is this a City project and/or does it receive public funding? Check one:  Yes /  No Note: If Yes, then see Step 3 on the Instructions page for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through G below carefully and check the most applicable box (one box only):
- A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required.
  - B: All existing conditions serving the area of remodel that do not fully comply with access requirements will be fully upgraded with this project (check one)
  - C: Proposed project (check one)  is less than the threshold /  is over the threshold & falls under CBC 1134B.2.1 Ex. 2; Partial upgrades, including Equivalent Facilitation, will be provided up to 20% of the project value as itemized on Form C. Priority of upgrades are to be considered in the order listed on p. 2 of the D.A. Checklist. Fill out Hardship request form(s) for non fully complying items, including for Equivalent Facilitation items. Checking box C means there are still non complying items serving the area of remodel.
  - D: Access features will either fully comply or be provided with Code defined Equivalent Facilitation. Submit an Unreasonable Hardship Request (UHR) for the Equivalent Facilitation items.
  - E: Hardship appeal to be filed with Access Appeals Commission (AAC). Note: Plan check of items not under AAC consideration will continue while resolution of AAC decision is sought.
  - F: Consisting only of Barrier Removal, Notice of Accessibility Violation (NOV) Compliance or Exempted Work; Fill out Form F. NOT be
  - G: Minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previous approved permit application here: \_\_\_\_\_ Description of revision: \_\_\_\_\_

**BANAINC**  
 PLAN EXPEDITING & CODE CONSULTING  
**AHMAD LARIZADEH**  
 70 - 15TH STREET  
 SAN FRANCISCO, CA. 94103  
 TEL: (415) 621-4330  
 FAX: (415) 621-4330  
 E-MAIL: BANAINC@ATT.NET

CONSULTANT

PROJECT TITLE  
**2499 FOLSOM**

NO.	DATE	REVISIONS

SCALE

DRAWING TITLE  
**FLOOR PLANS**  
**DA CHECKLIST**  
 SHEET NO.  
**A1.0**