



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

HEARING DATE: FEBRUARY 7<sup>TH</sup>, 2013  
Continued from the January 24<sup>th</sup>, 2013 Hearing

*Date:* January 31<sup>st</sup>, 2013  
*Case No.:* 2012.0109CV  
*Project Address:* 4058-4060 18<sup>TH</sup> STREET  
*Zoning:* Castro Street Neighborhood Commercial District and  
40-X Height and Bulk District.  
*Block/Lot:* 3582/052  
*Project Sponsor:* Ahmad Mohazab, TECTA Associates  
2747 Nineteenth Street  
San Francisco CA 94110  
*Staff Contact:* Tom Wang- (415) 558-6335  
[thomas.wang@sfgov.org](mailto:thomas.wang@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### BACKGROUND

On January 24<sup>th</sup>, 2013, the Commission heard the Conditional Use Application Case No. 2012.0109CV, including the proposed work as follows:

- (1) The establishment of a restaurant, including on-site beer and wine sales, (d.b.a. "Castro Sausage Grill") on the ground floor with a new commercial storefront to replace the existing garage and garage door, pursuant to Planning Code Section 715.24;
- (2) The legalization of a change of occupancy of a residential use to a nonresidential use (d.b.a. "the Castro Country Club") on the second floor, pursuant to Planning Code Sections 317, 715.38 and 715.81;
- (3) The use of the second floor rear roof deck as the Castro Country Club's proposed outdoor activity area, pursuant to Planning Code Section 145.2.

The ground floor to be occupied by the proposed restaurant will be expanded toward the rear of the lot, involving excavation. The original design of the restaurant includes sliding doors on the rear wall facing a 5 feet deep by 25 feet wide light well abutting the rear property line. Although the light well is designed to allow light and air into the restaurant and will not be used by the restaurant patrons, ambient noise from the restaurant may be transmitted through the light well to the adjacent dwelling units.

The Commission requested that the Project Sponsor develop alternate plans that would address the light well noise issue.

### CURRENT PROPOSAL

The Project Sponsor submitted two different designs of the proposed ground floor restaurant as alternatives to the original design.

(1) The first alternative:

Set the rear wall of the restaurant back 11 feet from the rear property line, and leave the last 11 feet of the lot unexcavated without providing a light well. Identify the location of the HVAC equipment in the rear yard.

As the original design, the rear yard above the restaurant will be divided into two areas, which will be designated for use by the Castro Country Club and the residential unit on the third-story, respectively.

(2) The second alternative:

Set the rear wall of the restaurant back 5 feet from the rear property line and leave the last 5 feet of the lot unexcavated without providing a light well. Identify the location of the HVAC equipment in the rear yard.

As the original design, the rear yard above the restaurant will be divided into two areas, which will be designated for use by the Castro Country Club and the residential unit on the third-story, respectively.

## **REQUIRED COMMISSION ACTION**

- (1) A restaurant on the ground floor, pursuant to Planning Code Section 715.44.
- (2) The legalization of a change of occupancy of a residential use to a nonresidential use, the Castro Country Club, defined as Other Institutions, Large, under Planning Code Section 790.50(a), on the second floor with an outdoor activity area on the second floor rear roof deck, pursuant to Planning Code Sections 145.2, 317, 715.24, 715.38, and 715.81.

## **BASIS FOR RECOMMENDATION**

### **The proposed restaurant on the ground floor:**

- (1) It is not a Formula Retail use but rather an independent, locally owned business;
- (2) It is a designed to mainly serve residents from the surrounding neighborhood and patrons of other businesses on Castro or 18th Street and is not a destination restaurant;
- (3) It will contribute to the economic vitality of the neighborhood by developing an under-utilized ground floor garage into an active commercial storefront while not removing any existing neighborhood-serving retail use;
- (4) It is well served by public transit and it should have a negligible impact upon the current traffic pattern on the surrounding streets;
- (5) It will create between eight to ten job openings.

### **The proposed legalization of the Castro Country Club on the second floor with an outdoor activity area on the second floor rear roof deck:**

- (1) It is a clean and safe place for LGBT people in recovery from drugs and alcohol and has established a historical recognition for almost 30 years at the Project Site among the community;

- (2) Although the legalization of the Castro Country Club is the result of the conversion of a residential unit, the previous residential unit, containing two bedrooms, was not a family-sized unit and is not presently part of the City's housing stock;
- (3) Its outdoor activity area on the second floor rear roof deck, as shown on plans, has been designed to minimize noise and privacy impacts to the adjacent residential units;
- (4) It is well served by public transit and it should have a negligible impact upon the current traffic pattern on the surrounding streets.

<b>RECOMMENDATION:</b> Approve with Conditions
--

**Attachments:**

- The original design of the ground floor restaurant
- Two alternate designs of the ground floor restaurant



**TECTA** associates

Planning Commission  
Attn: Rodney Fong, Commission President  
San Francisco Planning Department  
1650 Mission Street  
Suite 400  
San Francisco CA 94103

January 12, 2010

RE; 4058 18<sup>th</sup> St.  
Ground Floor Restaurant Addition and  
Castro Country Club

Dear Commissioners;

This letter is to accompany the alternate designs requested by the planning commission. As part of our process to redesign the space we met with the adjacent neighbors to hear and address their concerns. In both of our designs neighbor privacy and separation from the activities of the restaurant and the Castro Country Club are emphasized.

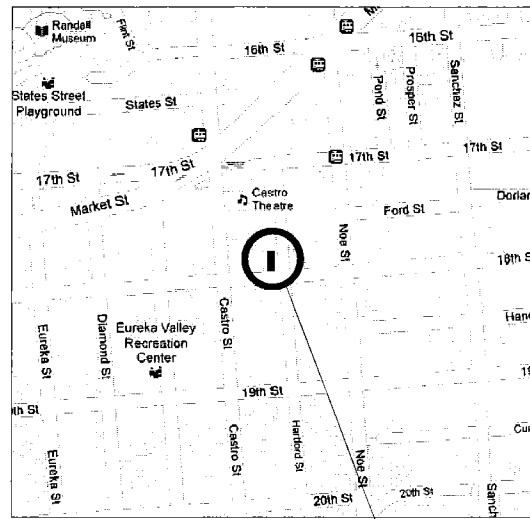
Alternates A and B are largely similar. In our discussions with the neighbors it was determined that we should avoid an alternate showing excavation to the property line, though this is permitted in the Castro NCD. Both alternates show the light well removed, as requested. In place of the light well we created a landscaped buffer with trees along the rear property line. The mechanical equipment for interior cooling is located between the Castro Country Club and the landscaped area. This equipment will be quiet rated, water cooled type equipment. The kitchen exhaust is shown located at the 4<sup>th</sup> floor and towards the middle of our building, which locates it above and as remote from neighboring properties as is feasible.

The landscaping area and mechanical area are located together at the rear yard to create an 11 foot deep buffer for the rear neighbor from the Castro County Club's outdoor area. Currently the Castro Country Club is only separated from the rear property by a 3 foot area, where refrigerators and storage are located along the property line. We feel that the addition of trees and the total of 11 feet of separation is a substantial improvement for the neighboring property.

Thank you for reviewing our application. We look forward to presenting our case to you on February 7<sup>th</sup>.

Sincerely;

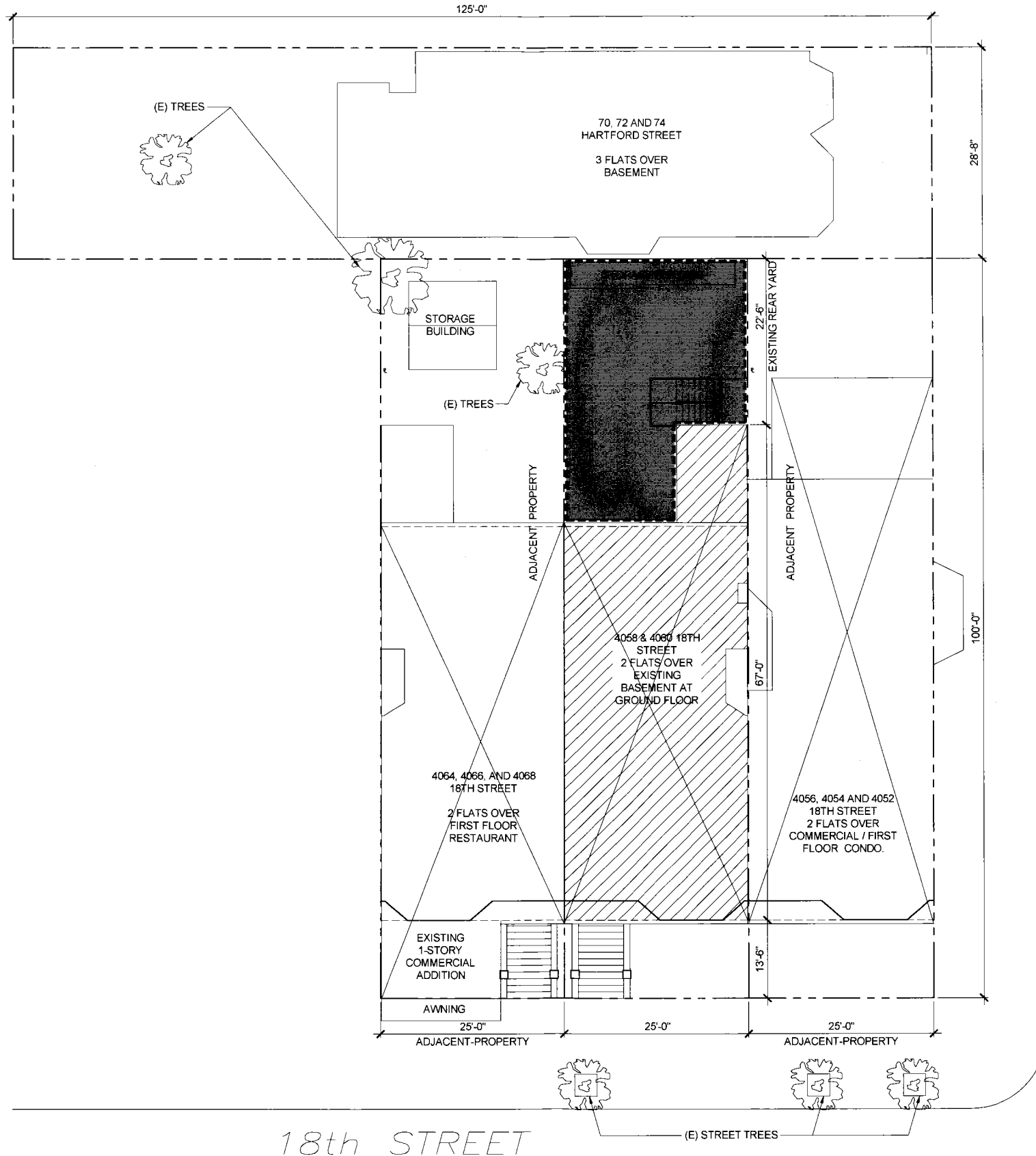
Ahmad Mohazab RA, NCARB



VICINITY MAP

SCALE: NTS

PROJECT SITE



18th STREET

1 EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



PROJECT DATA

DESCRIPTION: SECOND FLOOR RENOVATION  
GROUND FLOOR  
FOUNDATION REPAIR AND  
ADDITION

ZONE: CASTRO NCD  
HEIGHT/BULK DISTRICT: 40-X  
BLOCK/LOT: 3582/052

OCCUPANCY: R-3  
EXISTING: R-3  
PROPOSED ADDITION: B

LOT AREA: 2,495 SF  
BUILDING AREA:  
EXISTING 2nd 3rd AND  
4th FLOORS: 3,388 SF  
EXISTING GARAGE: 1,330 SF  
EXISTING BLDG. AREA 4,718 SF

PROPOSED 1st FLOOR ADDITION:  
EXISTING GARAGE: 1,330 SF  
PROPOSED ADDITION: 695 SF  
TOTAL 1st FLOOR 2,025 SF

RESTAURANT AREA: 1,985 SF  
SHARED STORAGE: 40 SF

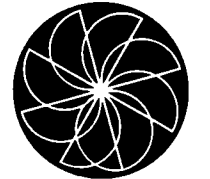
TOTAL BUILDING AREA: 5,368 SF

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- A-0 SITE PLAN AND PROJECT DATA.
- A-1-0 EXISTING GROUND FLOOR/DEMOLITION PLAN AND PROPOSED GROUND FLOOR PLAN.
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- A-1-2 EXISTING THIRD FLOOR AND EXISTING FOURTH FLOOR.
- A-1-3 EXISTING ROOF/ DEMOLITION PLAN AND PROPOSED ROOF PLAN.
- A-2-0 EXISTING SOUTH/FRONT ELEVATION AND PROPOSED SOUTH ELEVATION.
- A-2-1 EXISTING NORTH/REAR ELEVATION AND PROPOSED NORTH ELEVATION.
- A-2-2 EXISTING EAST ELEVATION AND PROPOSED EAST ELEVATION.
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LEGEND

- AREA OF FOUNDATION REPAIR
- AREA OF ADDITION TO GROUND FLOOR



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ARCHITECTURAL PROJECT NO.:

CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
AND RENOVATIONS  
4058 18th STREET  
SAN FRANCISCO, CA 94114

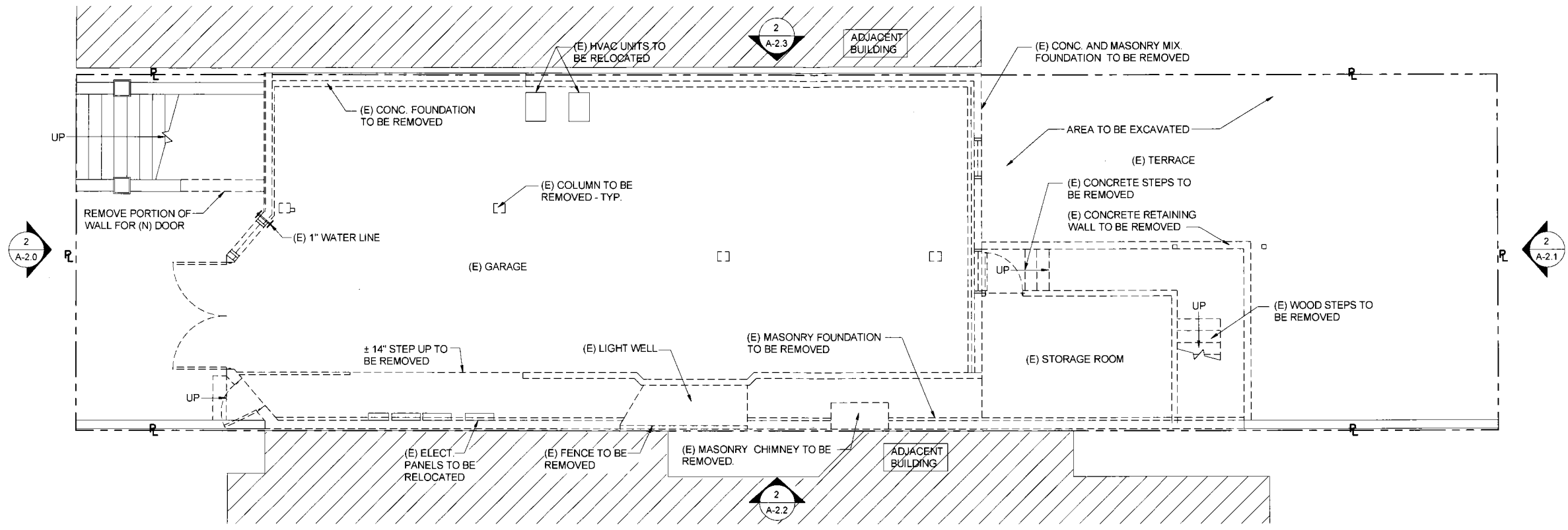
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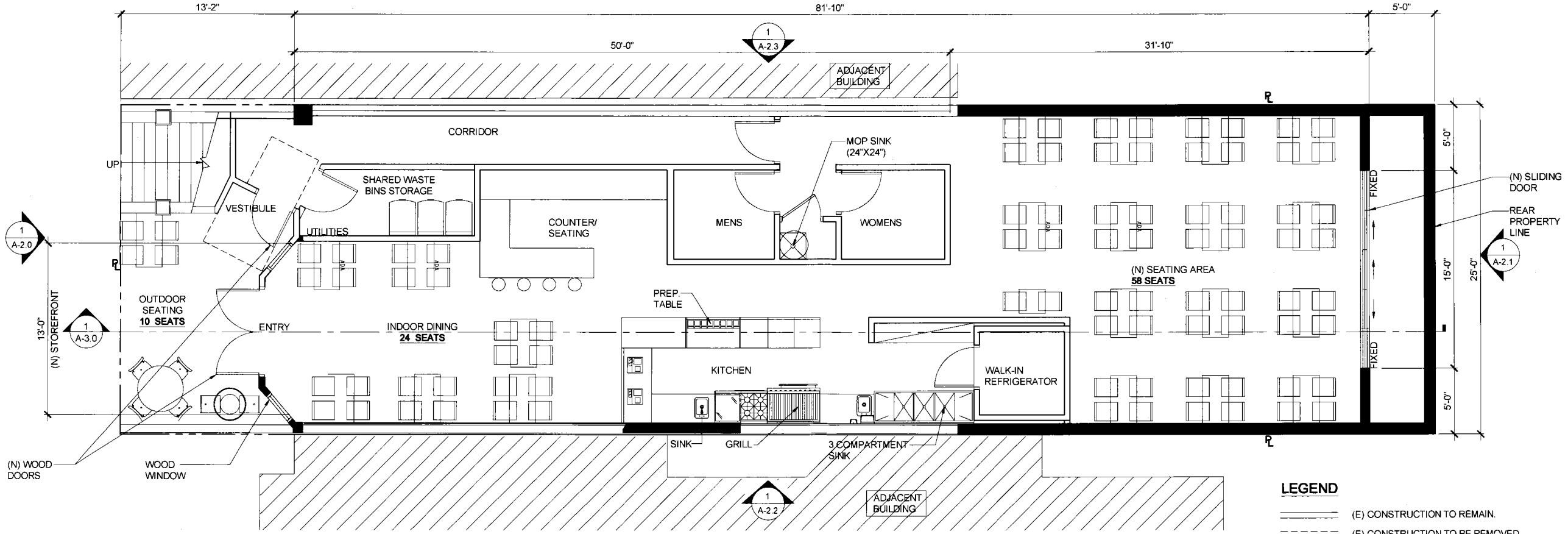
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SPACE PLAN DATE:

DRAWING TITLE:  
SITE PLAN AND  
PROJECT DATA

DRAWING NUMBER:  
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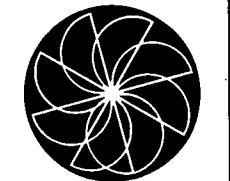
2 EXISTING GROUND FLOOR PLAN/ DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



1 PROPOSED GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

**LEGEND**

- (E) CONSTRUCTION TO REMAIN.
- (E) CONSTRUCTION TO BE REMOVED.
- (N) CONSTRUCTION



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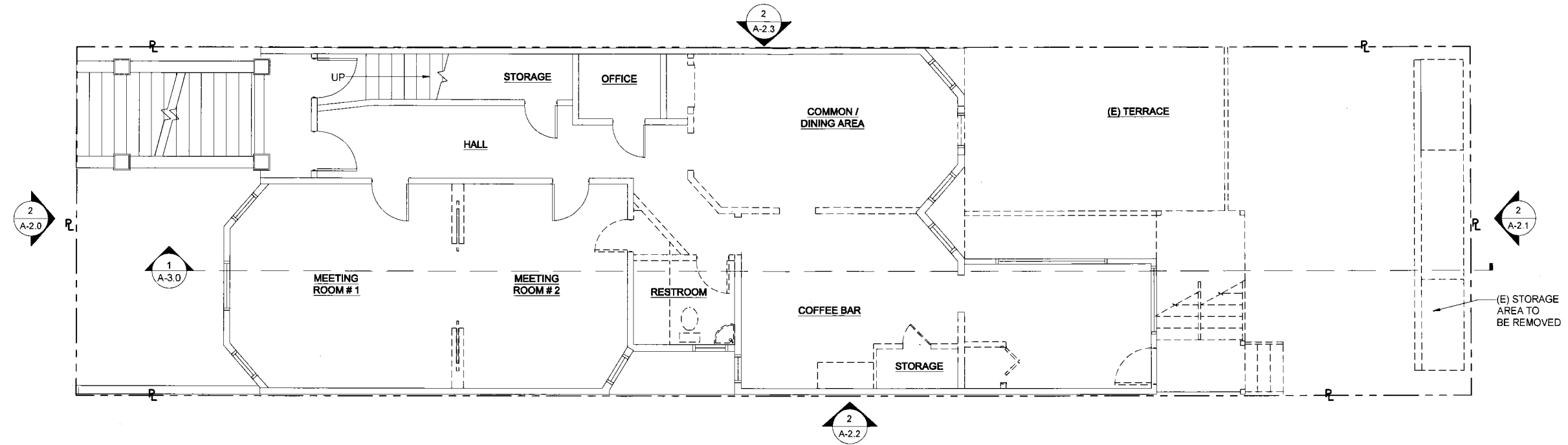
NO.	REVISIONS	DATE

ISSUE DATE: 1/2/13  
SPACE PLAN DATE:

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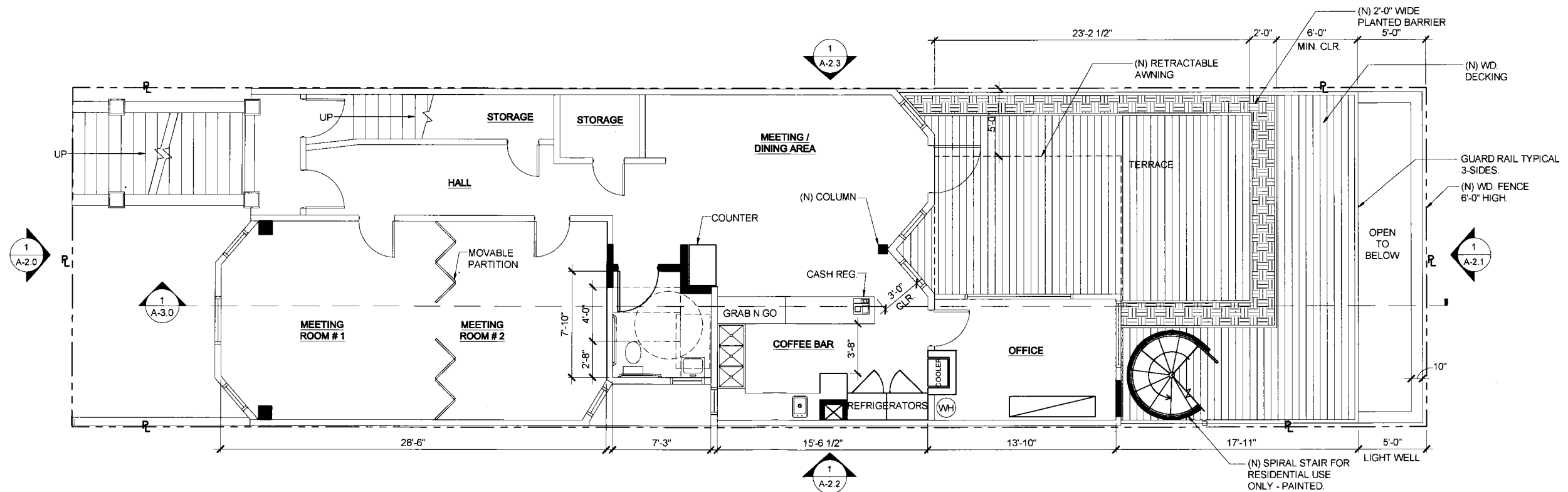
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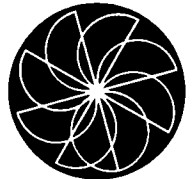


2 EXISTING SECOND FLOOR/DEMO PLAN SCALE: 1/4" = 1'-0"

- LEGEND**
- (E) CONSTRUCTION TO REMAIN.
  - - - (E) CONSTRUCTION TO BE REMOVED.
  - (N) CONSTRUCTION



1 PROPOSED SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



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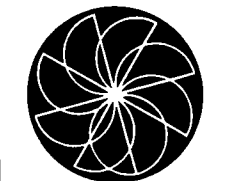
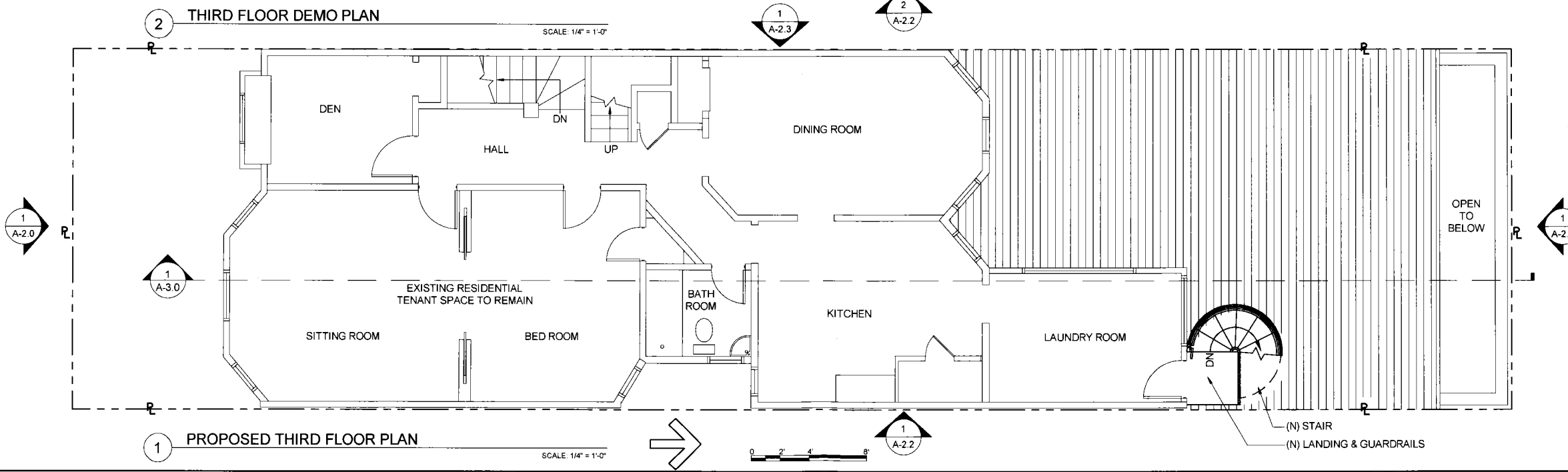
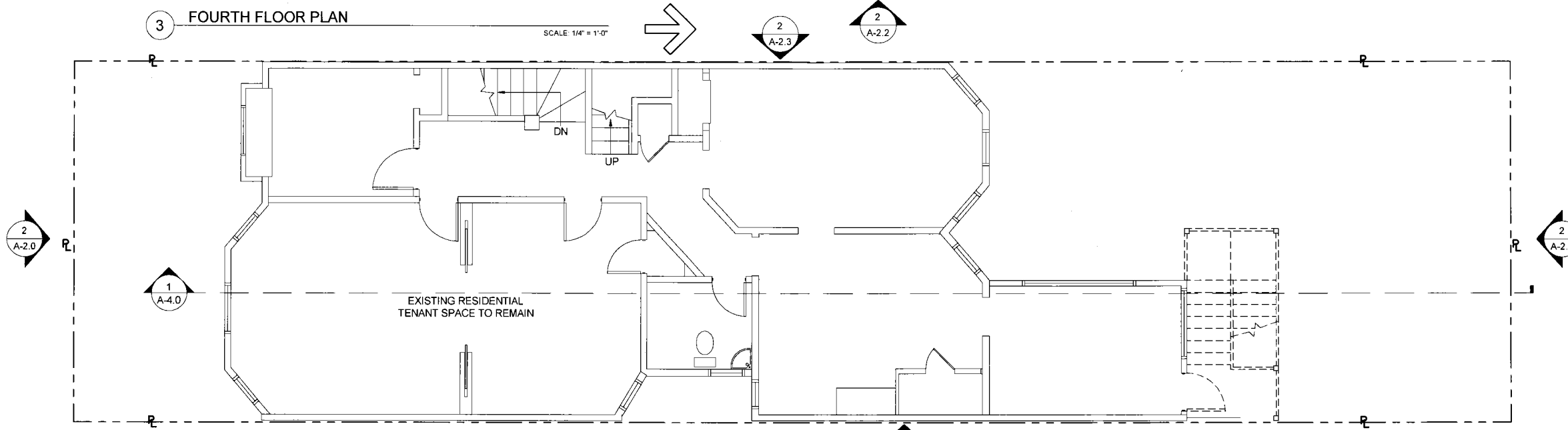
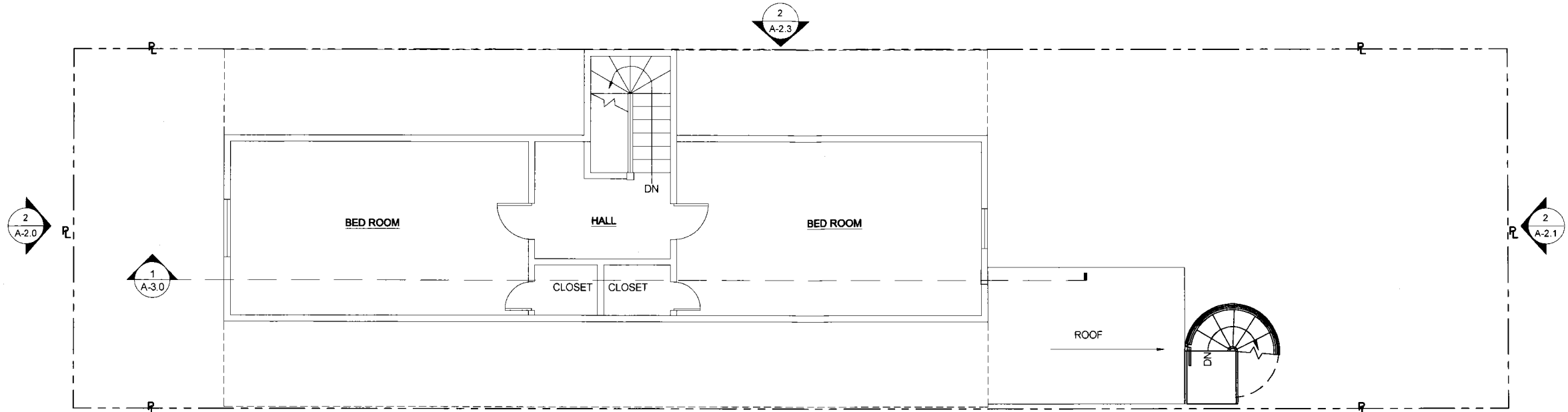
NO.	REVISIONS	DATE

ISSUE DATE: 1/2/13  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING SECOND FLOOR/ DEMOLITION PLAN AND PROPOSED SECOND FLOOR PLAN

DRAWING NUMBER:

**A-1.1**



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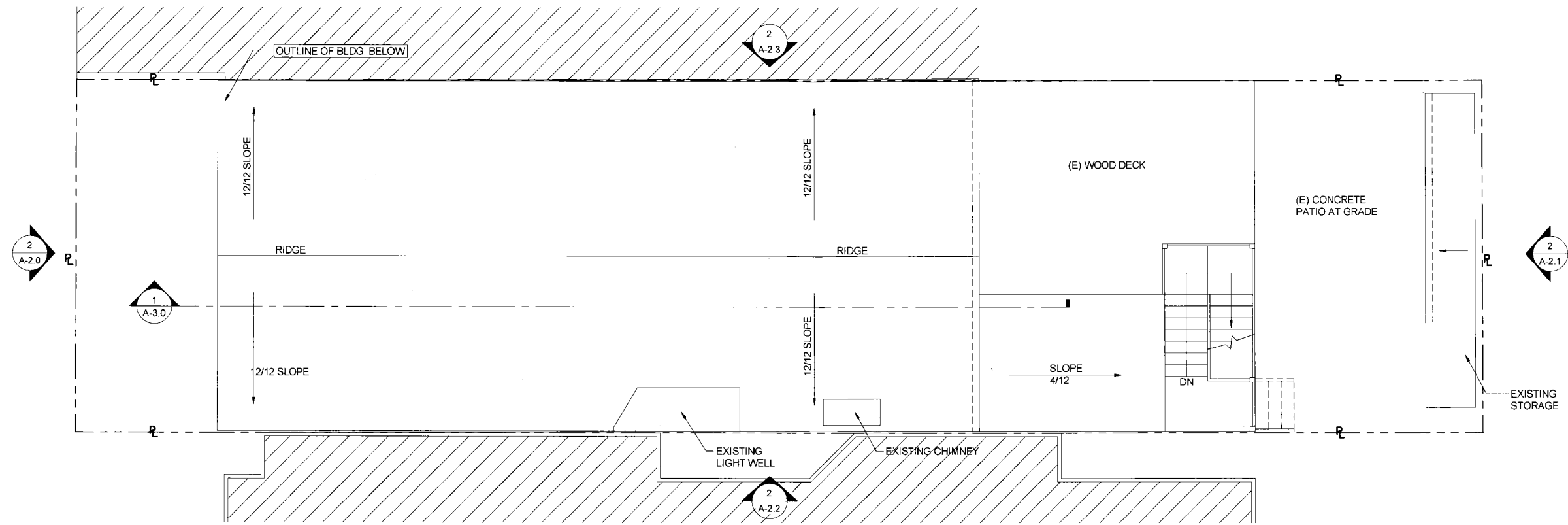
ISSUE DATE: 1/2/13  
SPACE PLAN DATE:

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PROPOSED & DEMO  
THIRD FLOOR PLAN  
AND PROPOSED  
FOURTH FLOOR PLAN.

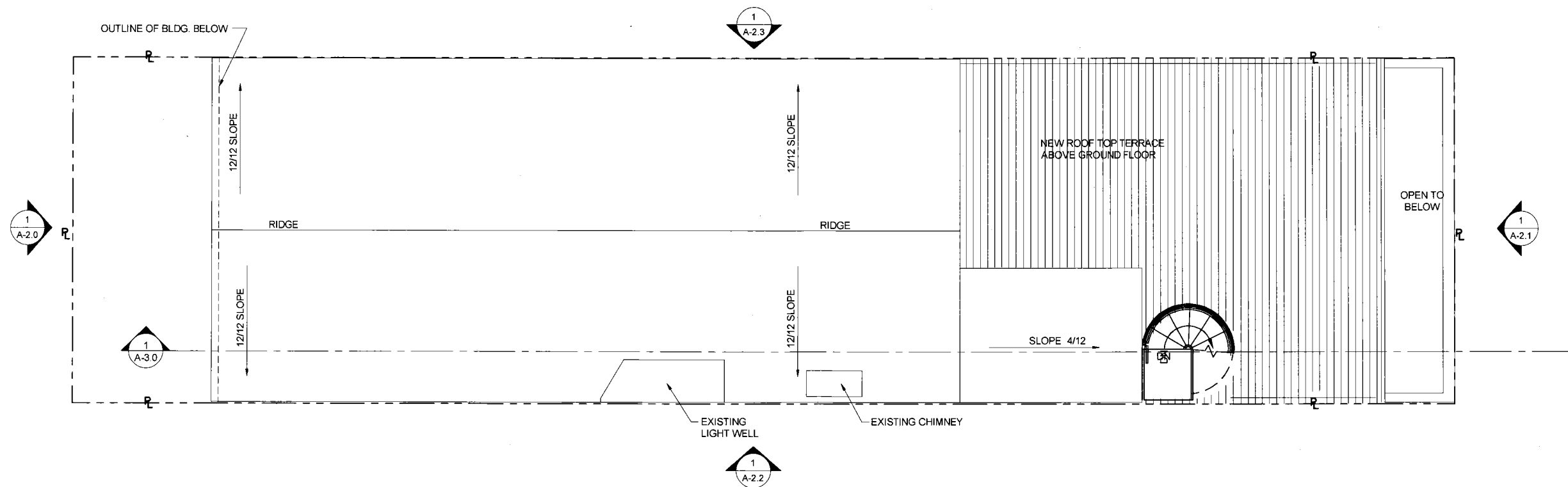
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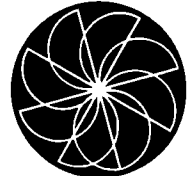




2 EXISTING SITE/ROOF PLAN SCALE: 1/4" = 1'-0"



1 PROPOSED ROOF PLAN SCALE: 1/4" = 1'-0"



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NO.	REVISIONS	DATE

ISSUE DATE: 1/2/13  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING ROOF/ DEMOLITION  
PLAN AND PROPOSED  
ROOF PLAN

DRAWING NUMBER:

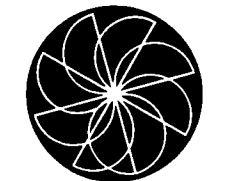
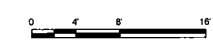
**A-1.3**



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



1 PROPOSED SOUTH ELEVATION SCALE: 3/16" = 1'-0"



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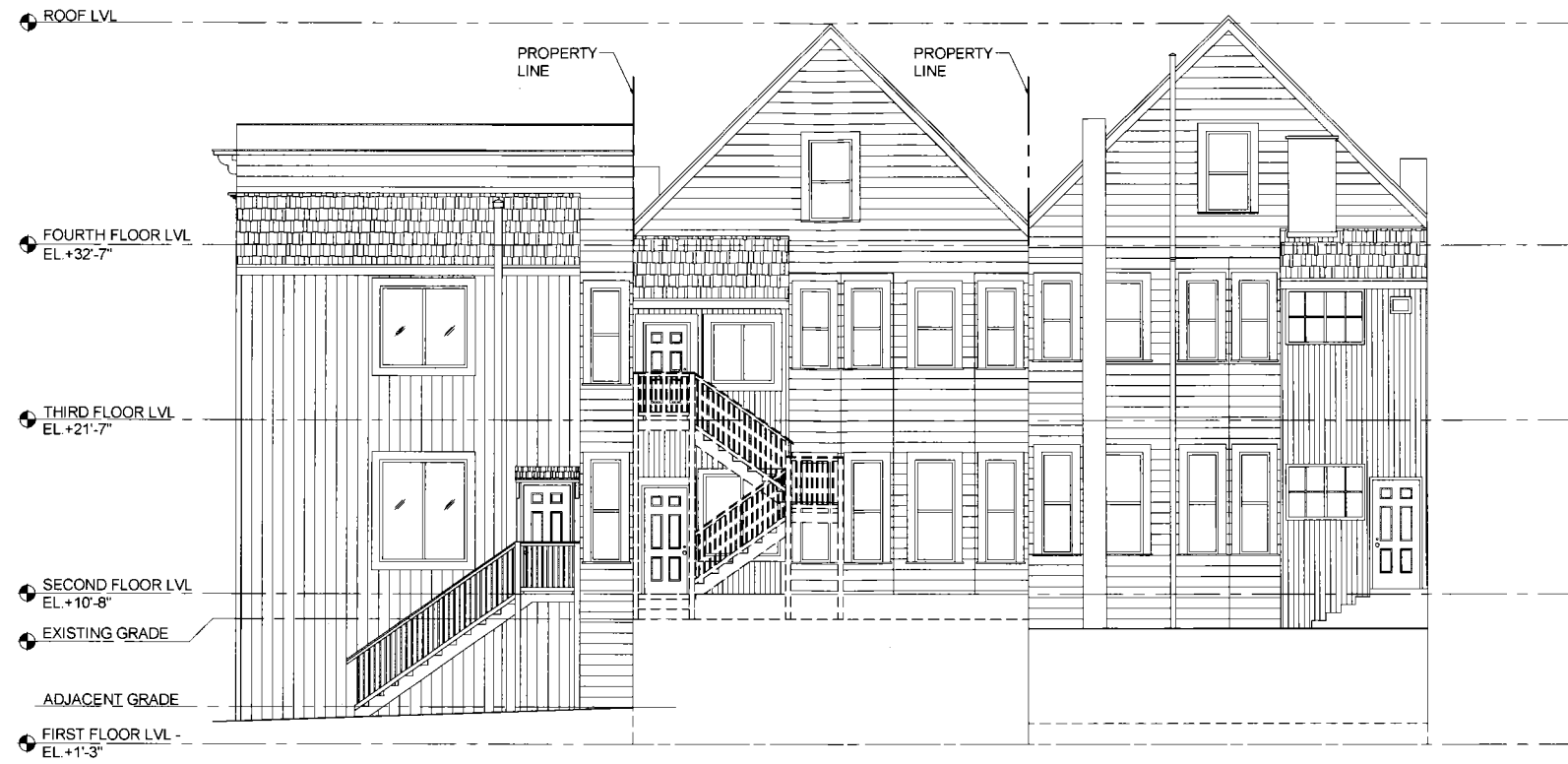
NO.	REVISIONS	DATE

ISSUE DATE: 1/2/13  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING SOUTH/FRONT  
ELEVATION AND  
PROPOSED SOUTH ELEVATION

DRAWING NUMBER:

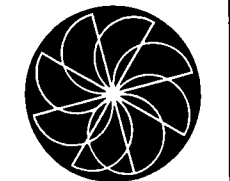
**A-2.0**



2 EXISTING NORTH/REAR ELEVATION SCALE: 3/16" = 1'-0"



1 PROPOSED NORTH ELEVATION SCALE: 3/16" = 1'-0"



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 4058 18th STREET  
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NOTE: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF EXISTING STRUCTURE AND MATERIALS BEFORE CONSTRUCTION. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

NO.	REVISIONS:	DATE:

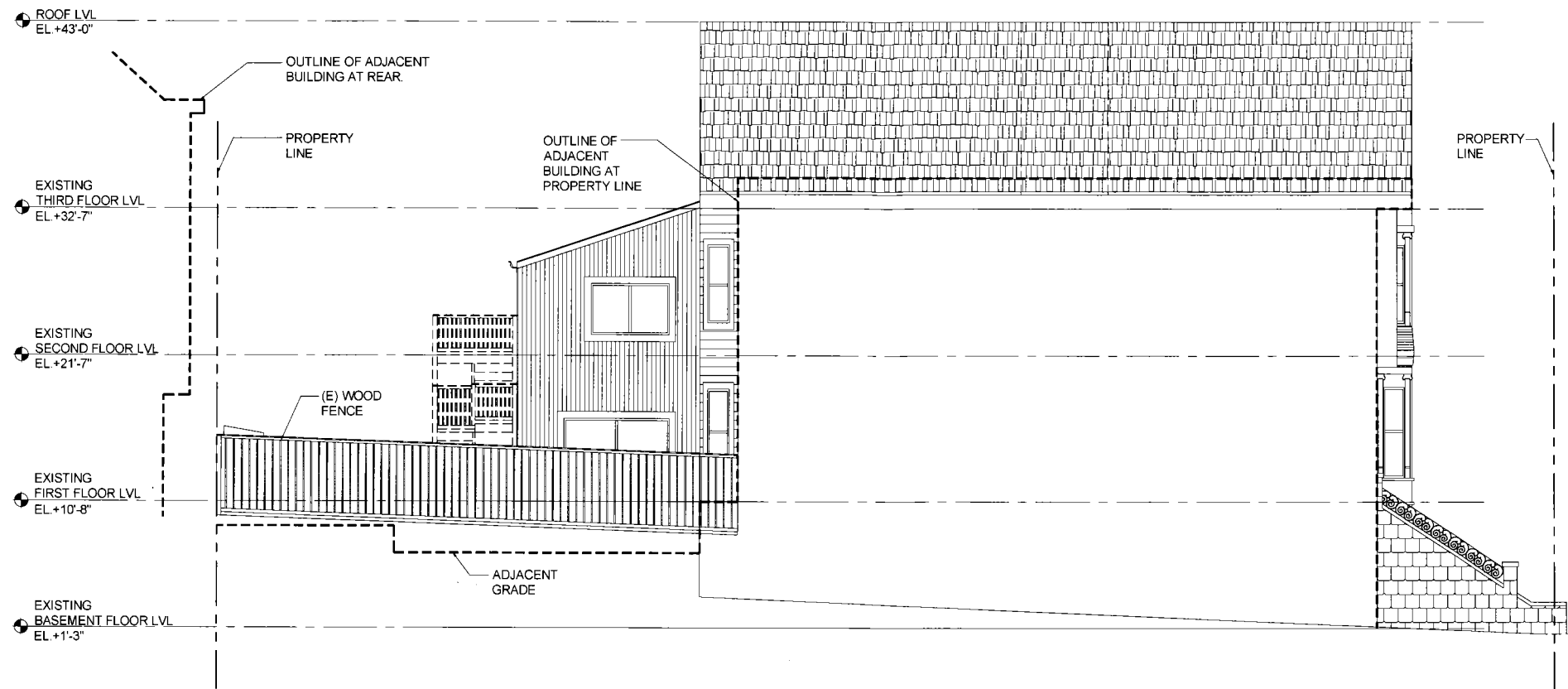
ISSUE DATE: 1/2/15  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING NORTH/REAR  
ELEVATION AND PROPOSED  
NORTH ELEVATION

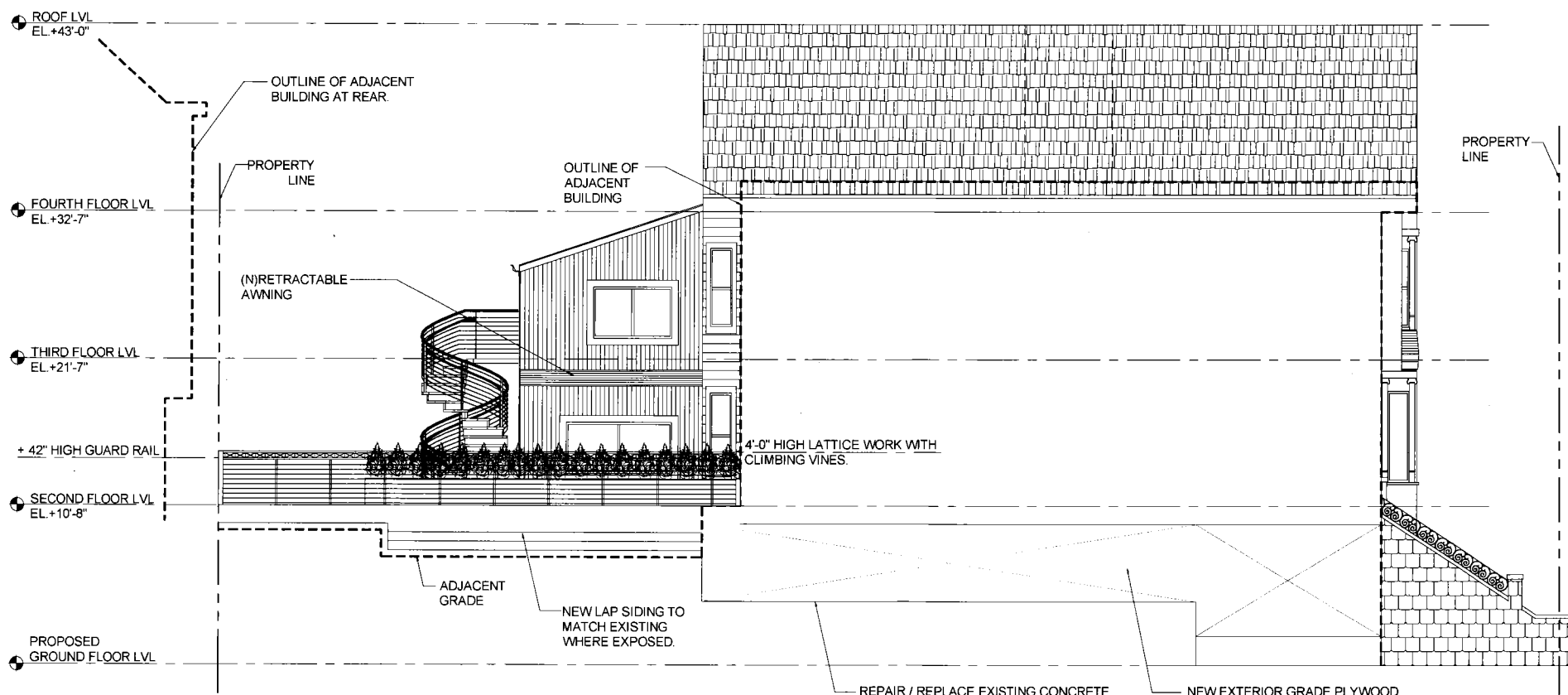
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**A-2.1**

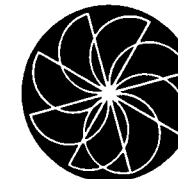
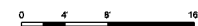




2 EXISTING WEST ELEVATION SCALE: 3/16" = 1'-0"



1 PROPOSED WEST ELEVATION SCALE: 3/16" = 1'-0"



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ARCHITECTURAL PROJECT NO.:

**CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
RENOVATIONS**  
 4058 18th STREET  
 SAN FRANCISCO, CA 94114

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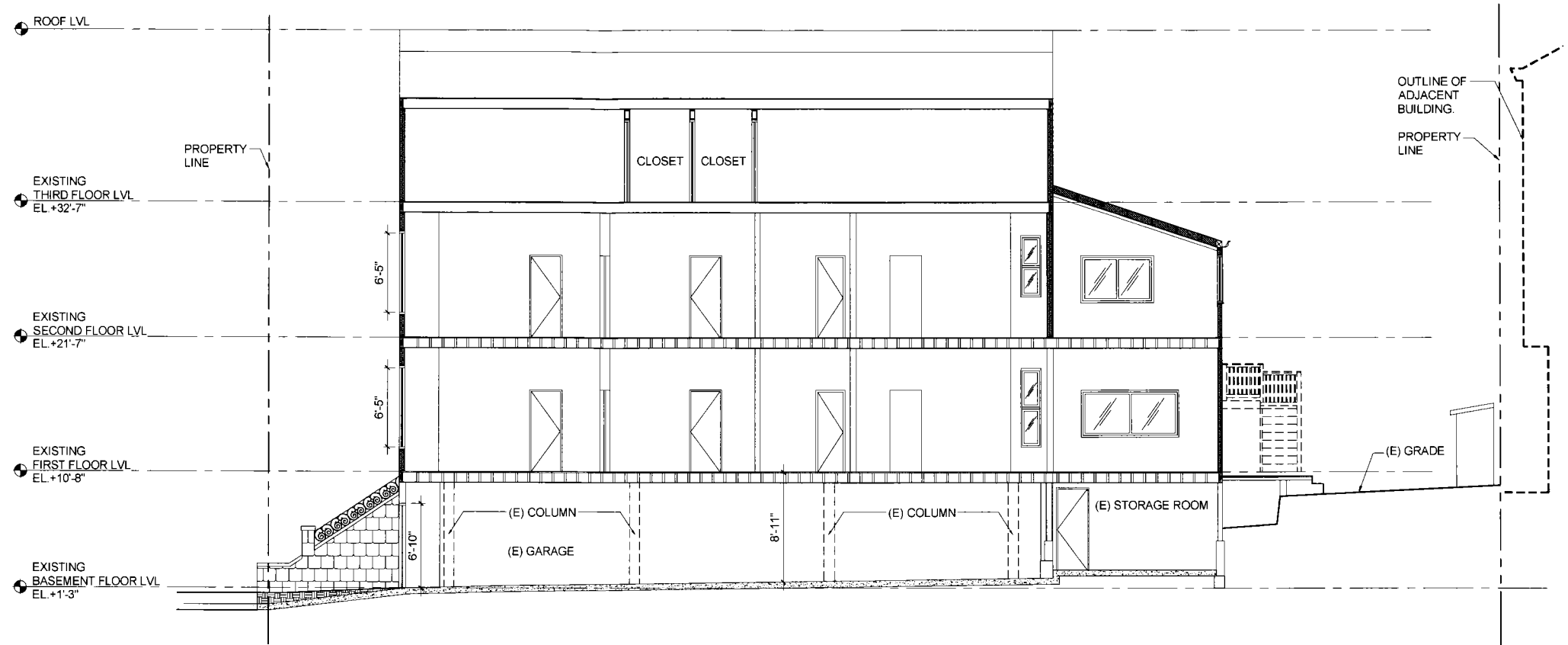
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ISSUE DATE: 1/2/13  
SPACE PLAN DATE:

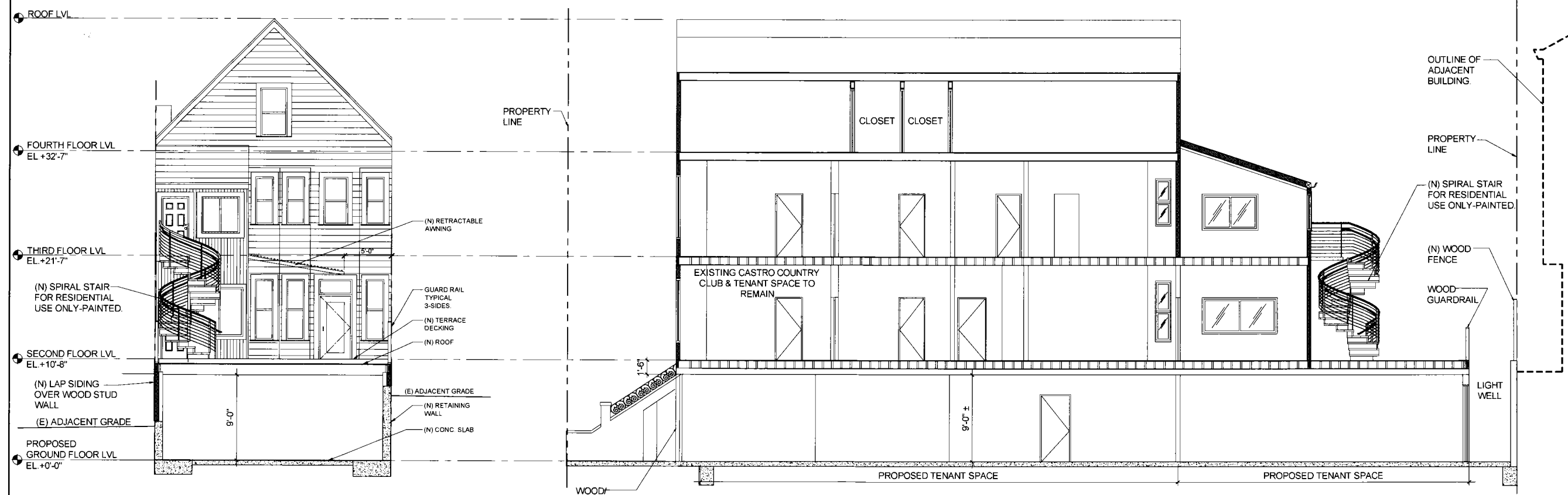
DRAWING TITLE:  
EXISTING WEST ELEVATION  
AND PROPOSED WEST  
ELEVATION

DRAWING NUMBER:

**A-2.3**



3 DEMO. SECTION SCALE: 3/16" = 1'-0"



2 PROPOSED SECTION SCALE: 3/16" = 1'-0"

1 PROPOSED SECTION SCALE: 3/16" = 1'-0"



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NO.	REVISIONS	DATE

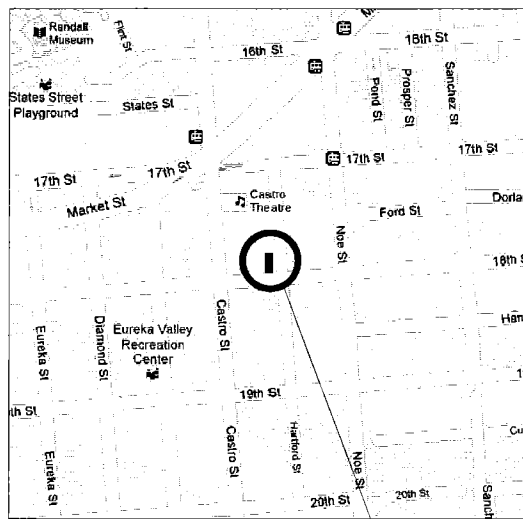
ISSUE DATE: 1/2/13

SPACE PLAN DATE:

DRAWING TITLE:  
 EXISTING AND  
 PROPOSED BUILDING  
 SECTIONS

DRAWING NUMBER

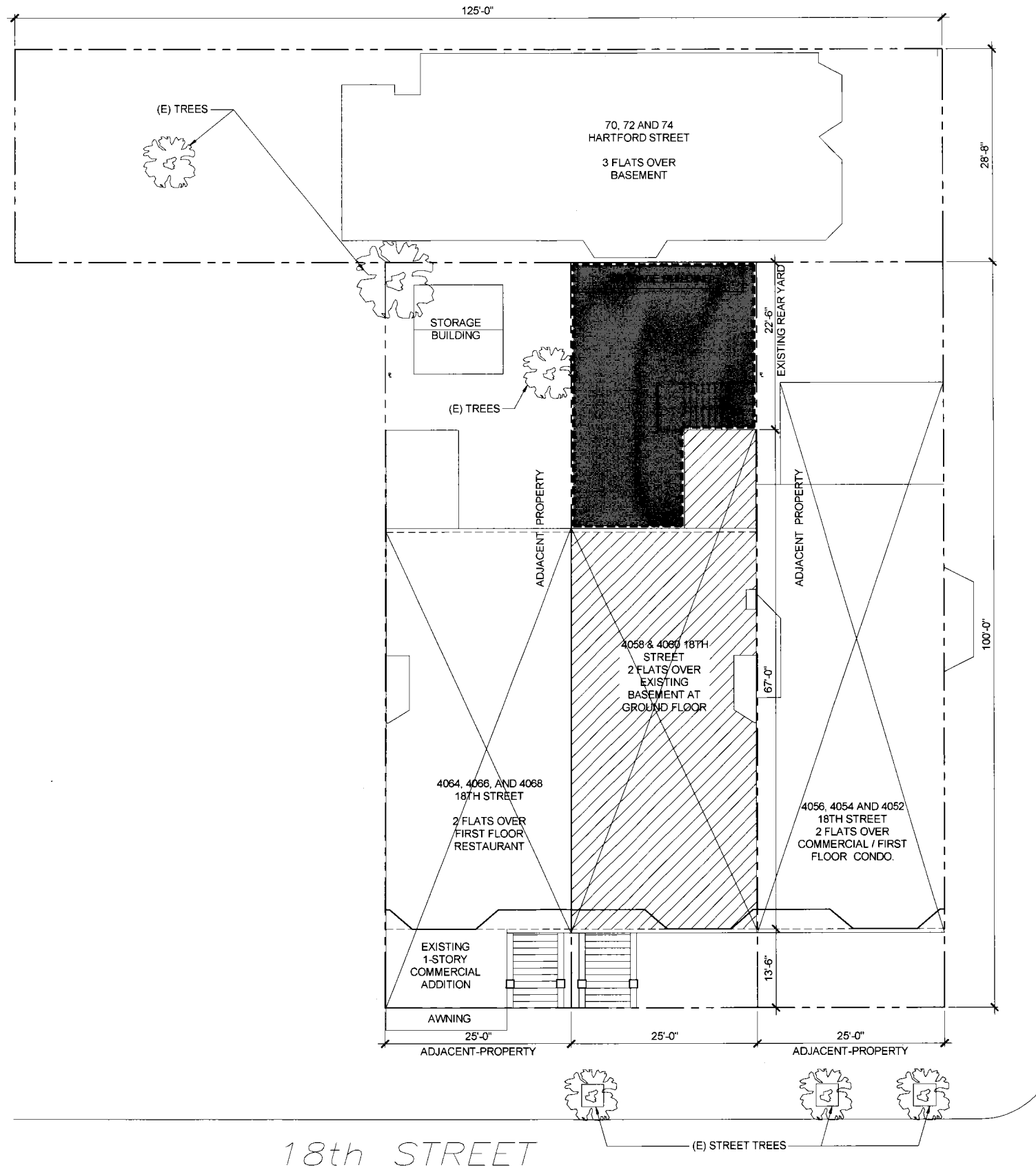
**A-3.0**



VICINITY MAP

SCALE: NTS

PROJECT SITE



1 EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



**PROJECT DATA**

DESCRIPTION: SECOND FLOOR RENOVATION  
GROUND FLOOR  
FOUNDATION REPAIR AND  
ADDITION

ZONE: CASTRO NCD  
HEIGHT/BULK DISTRICT: 40-X  
BLOCK/LOT: 3582/052

OCCUPANCY: R-3  
EXISTING: R-3  
PROPOSED ADDITION: B

LOT AREA: 2,495 SF  
BUILDING AREA:  
EXISTING 2nd 3rd AND  
4th FLOORS: 3,388 SF  
EXISTING GARAGE: 1,330 SF  
EXISTING BLDG. AREA 4,718 SF

PROPOSED 1st FLOOR ADDITION:  
EXISTING GARAGE: 1,330 SF  
PROPOSED ADDITION: 545 SF  
TOTAL 1st FLOOR 1,875 SF

RESTAURANT AREA: 1,835 SF  
SHARED STORAGE: 40 SF

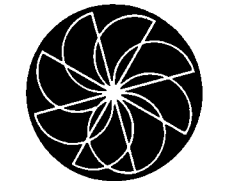
TOTAL BUILDING AREA: 5,218 SF

**SHEET INDEX**

- A-0 SITE PLAN AND PROJECT DATA
- A-1.0 EXISTING GROUND FLOOR/DEMOLITION PLAN AND PROPOSED GROUND FLOOR PLAN.
- A-1.1 EXISTING SECOND FLOOR/ DEMOLITION PLAN AND PROPOSED SECOND FLOOR PLAN.
- A-1.2 EXISTING THIRD FLOOR AND EXISTING FOURTH FLOOR.
- A-1.3 EXISTING ROOF/ DEMOLITION PLAN AND PROPOSED ROOF PLAN.
- A-2.0 EXISTING SOUTH/FRONT ELEVATION AND PROPOSED SOUTH ELEVATION.
- A-2.1 EXISTING NORTH/REAR ELEVATION AND PROPOSED NORTH ELEVATION.
- A-2.2 EXISTING EAST ELEVATION AND PROPOSED EAST ELEVATION.
- A-2.3 EXISTING WEST ELEVATION AND PROPOSED WEST ELEVATION.
- A-3.0 EXISTING AND PROPOSED BUILDING SECTIONS

**LEGEND**

- AREA OF FOUNDATION REPAIR
- AREA OF ADDITION TO GROUND FLOOR



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AND RENOVATIONS**  
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SCALE: 1/8" = 1'-0"

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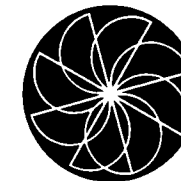
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SPACE PLAN DATE:

DRAWING TITLE:  
SITE PLAN AND  
PROJECT DATA

DRAWING NUMBER:

**ALT. A**

**A-0**



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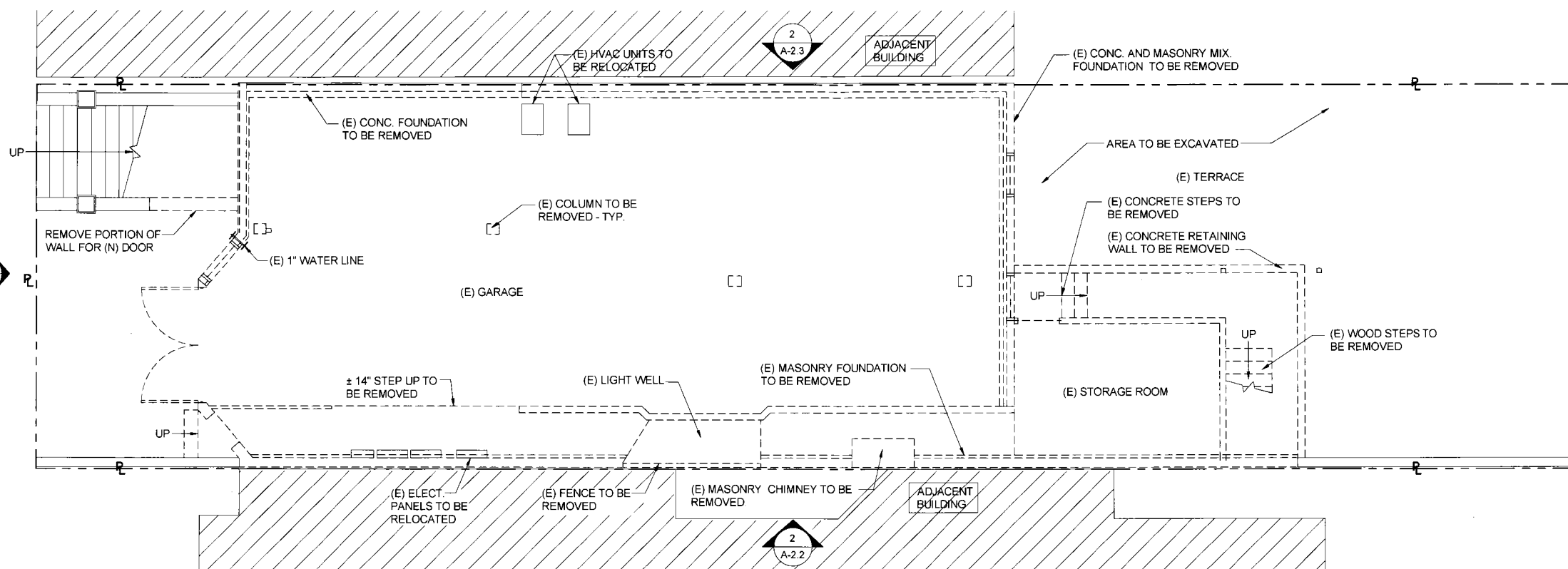
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 SPACE PLAN DATE:

DRAWING TITLE:  
 EXISTING GROUND FLOOR/ DEMOLITION PLAN AND PROPOSED GROUND FLOOR PLAN

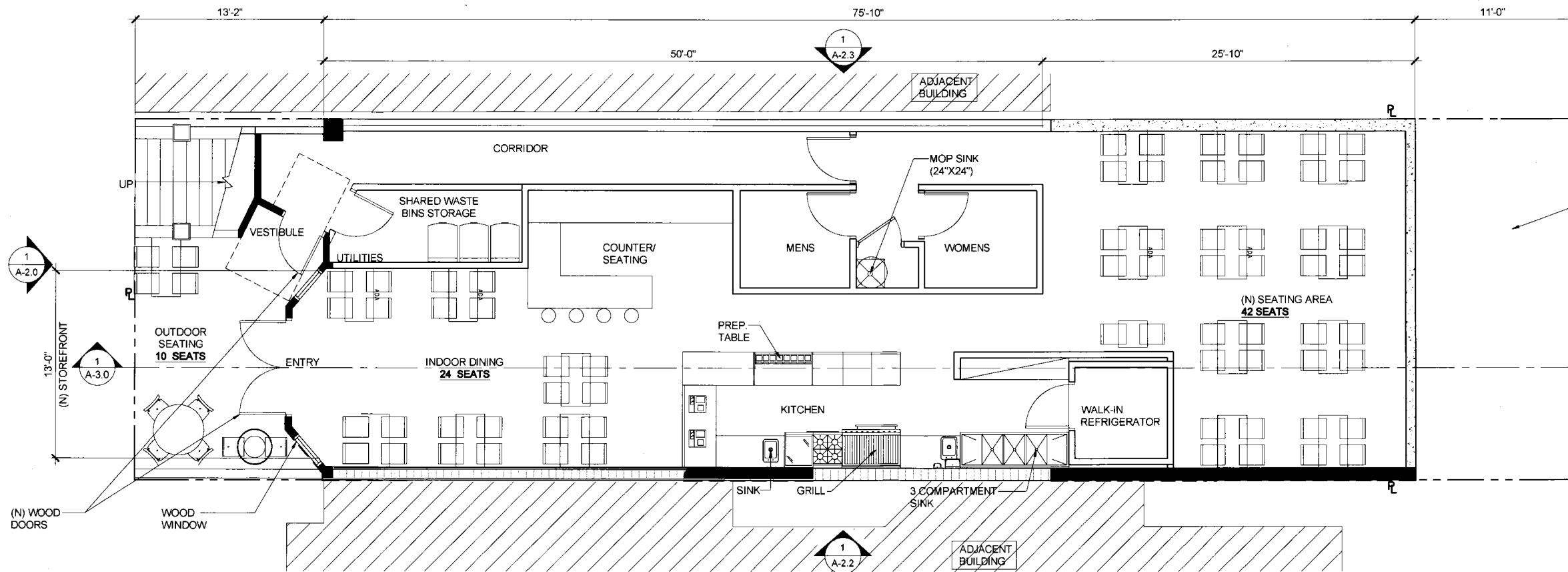
DRAWING NUMBER:

**ALT. A**

**A-1.0**



**2 EXISTING GROUND FLOOR PLAN/ DEMOLITION PLAN**  
 SCALE: 1/4" = 1'-0"



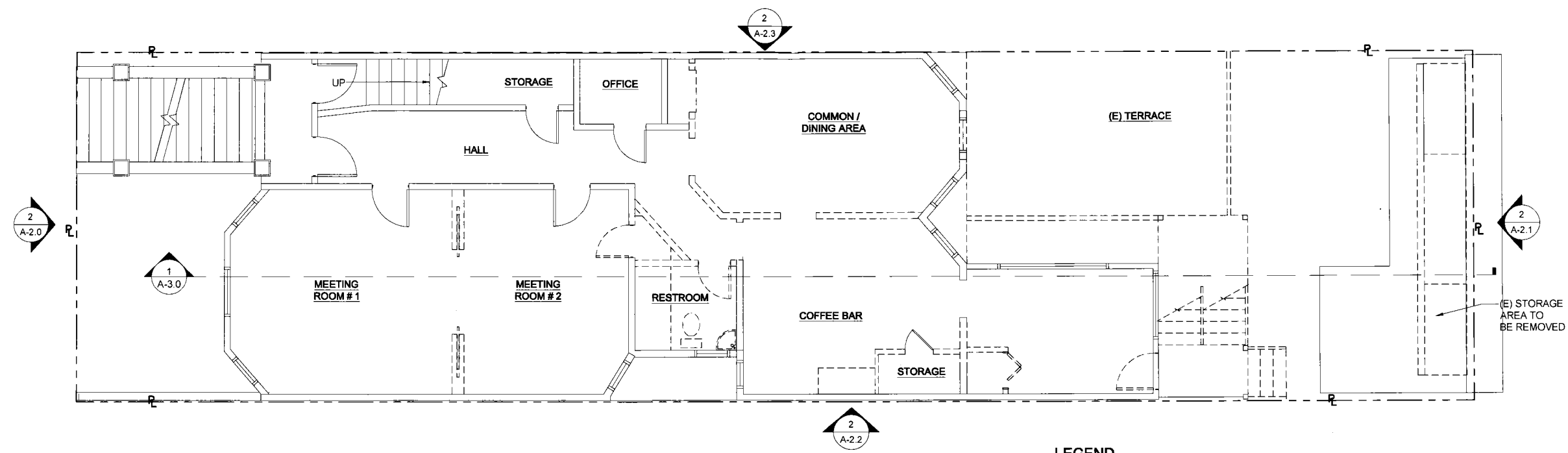
**1 PROPOSED GROUND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**LEGEND**

- (E) CONSTRUCTION TO REMAIN.
- - - (E) CONSTRUCTION TO BE REMOVED.
- ▬ (E) WALL WITH SOUND BATT INSULATION AND TWO LAYERS TYPE "X" GYP. BD. AND SOUND BATT INSULATION. FOR SOUND CONTROL- CAULK AT WALL PERIMETER AND PENETRATIONS.
- ▬ (N) CONCRETE RETAINING WALL.
- ▬ (N) EXTERIOR WALL CONSTRUCTION
- ▬ (N) EXTERIOR WALL CONSTRUCTION WITH 2 LAYERS 5/8" TYPE "X" GYP. BD. AND SOUND BATT INSULATION. FOR SOUND CONTROL- CAULK AT WALL PERIMETER AND PENETRATIONS.



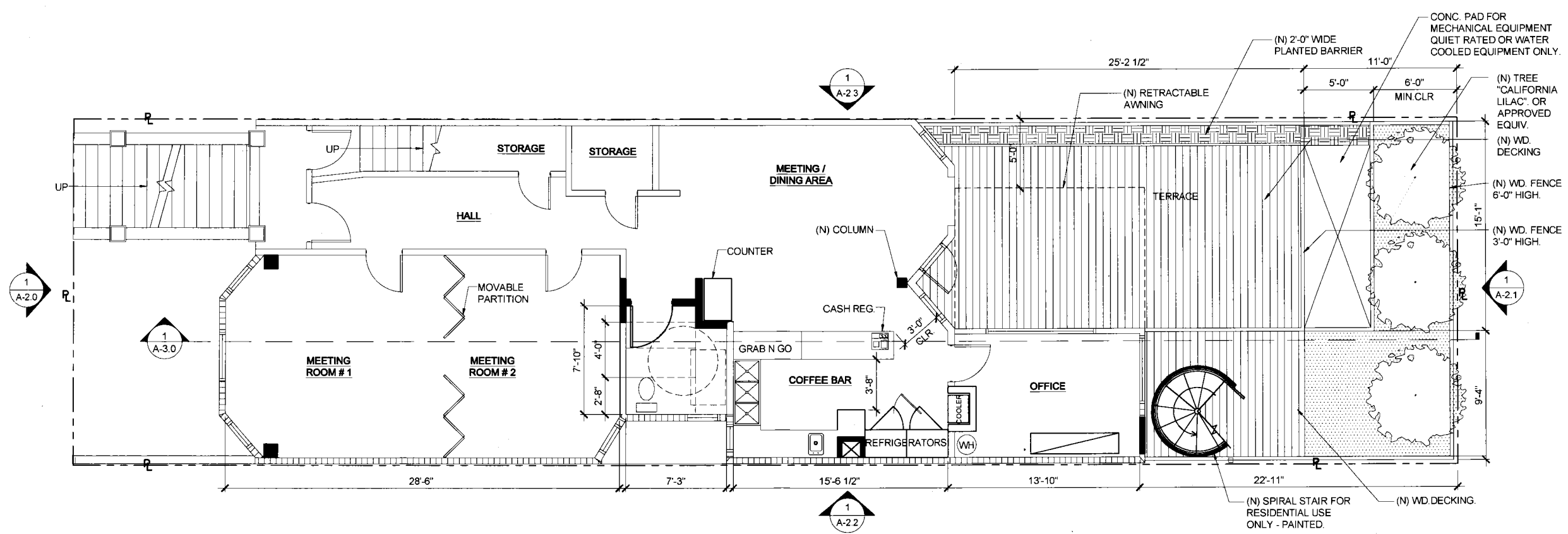




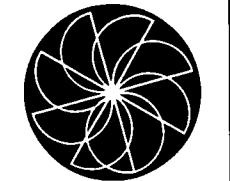
2 EXISTING SECOND FLOOR/DEMO PLAN  
SCALE: 1/4" = 1'-0"

**LEGEND**

(E) CONSTRUCTION TO REMAIN.      (N) CONSTRUCTION  
 (E) CONSTRUCTION TO BE REMOVED.      (E) WALL WITH SOUND BATT INSULATION AND TWO LAYERS TYPE "X" GYP. BD. AT INTERIOR-CAULK ALL PERIMETER JOINTS AND PENETRATIONS.



1 PROPOSED SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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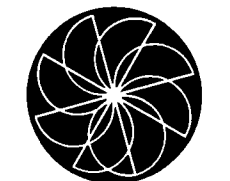
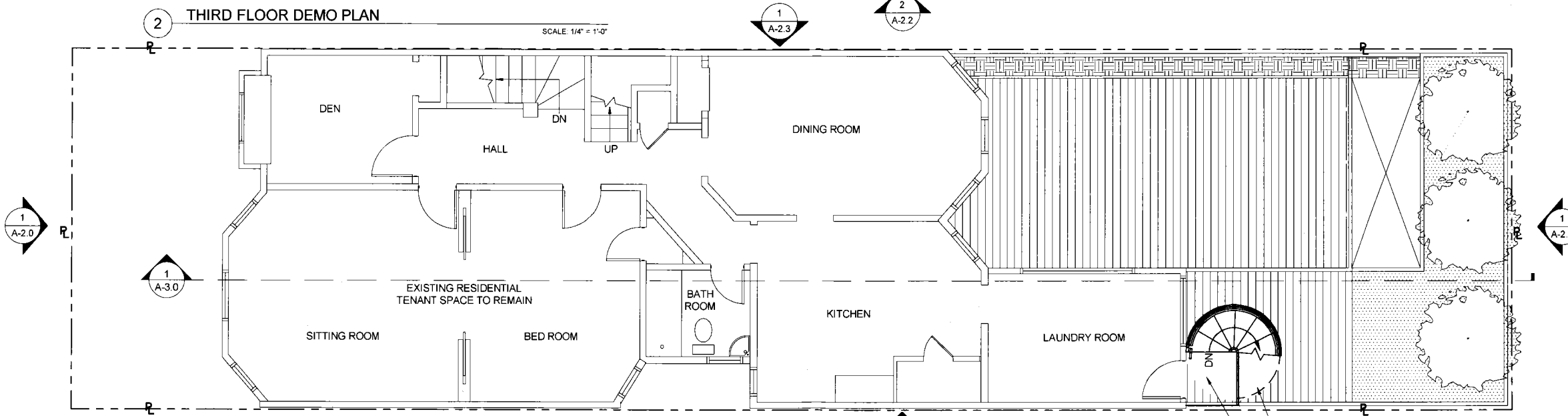
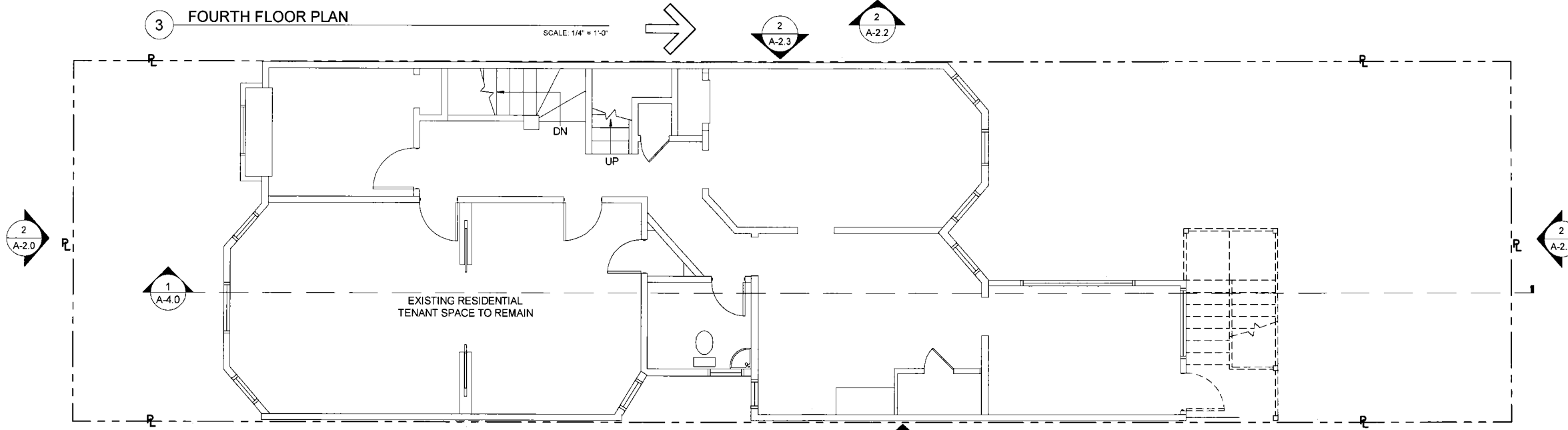
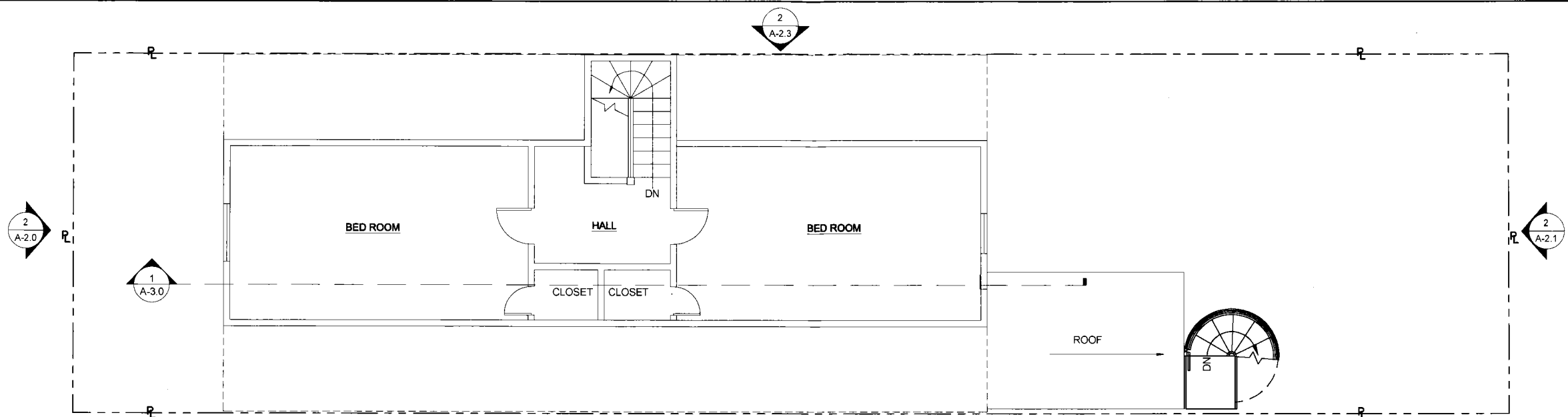
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SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING SECOND FLOOR/ DEMOLITION PLAN AND PROPOSED SECOND FLOOR PLAN

DRAWING NUMBER:

**ALT. A**

**A-1.1**



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NO.	REVISIONS	DATE

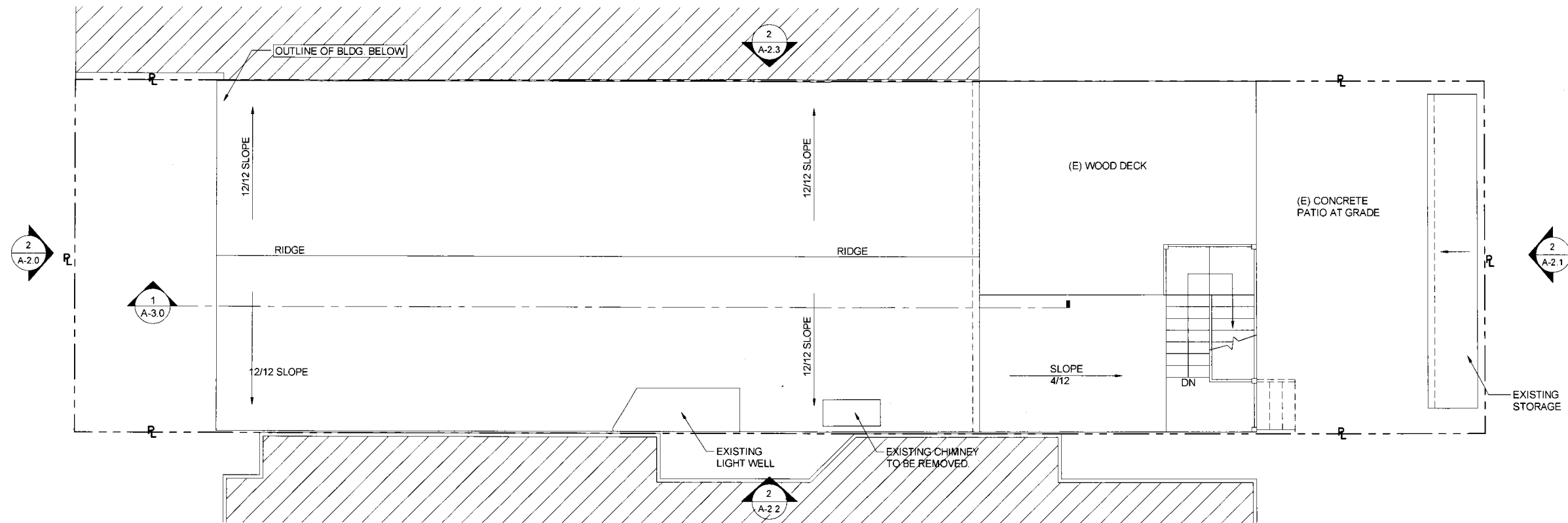
ISSUE DATE: 1/31/13  
SPACE PLAN DATE:

DRAWING TITLE:  
**PROPOSED & DEMO  
THIRD FLOOR PLAN  
AND PROPOSED  
FOURTH FLOOR PLAN**

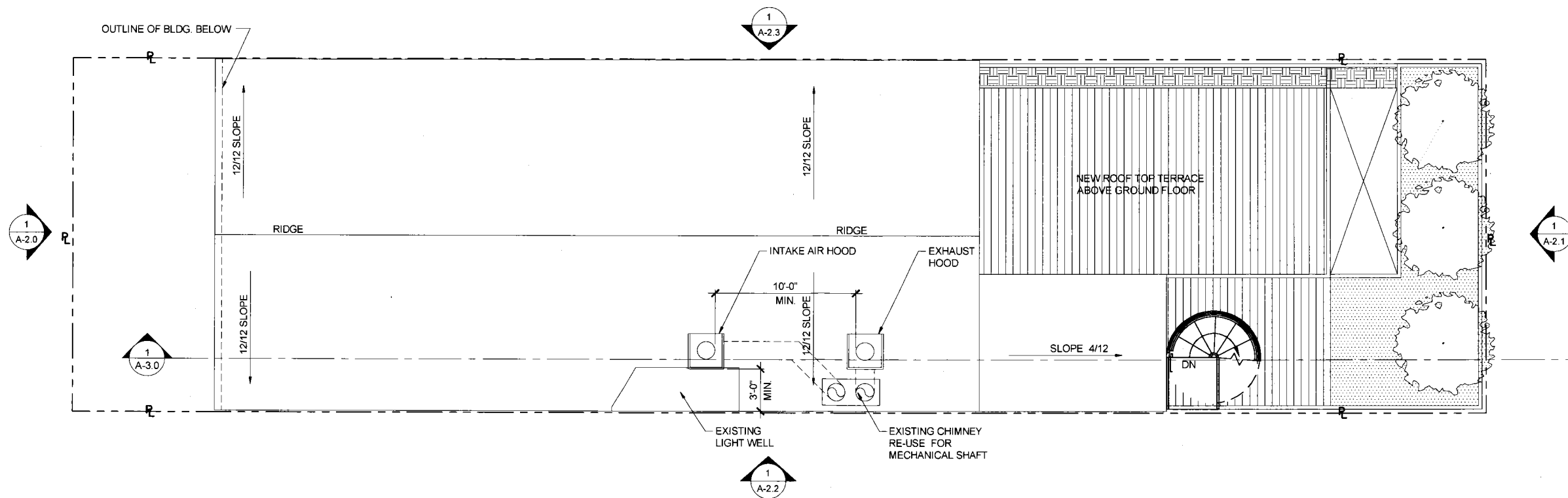
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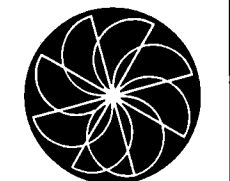
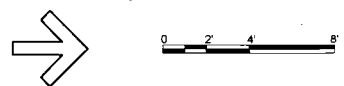
**A-1.2**



2 EXISTING SITE/ROOF PLAN SCALE: 1/4" = 1'-0"



1 PROPOSED ROOF PLAN SCALE: 1/4" = 1'-0"



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NO.	REVISIONS	DATE

ISSUE DATE: 1/31/13  
SPACE PLAN DATE:

DRAWING TITLE:  
**EXISTING ROOF/ DEMOLITION  
PLAN AND PROPOSED  
ROOF PLAN**

DRAWING NUMBER:

**ALT. A**

**A-1.3**



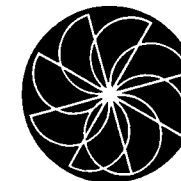
2 EXISTING SOUTH/FRONT ELEVATION

SCALE: 3/16" = 1'-0"



1 PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



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NO.	REVISIONS	DATE

ISSUE DATE: 1/31/13  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING SOUTH/FRONT  
ELEVATION AND  
PROPOSED SOUTH ELEVATION

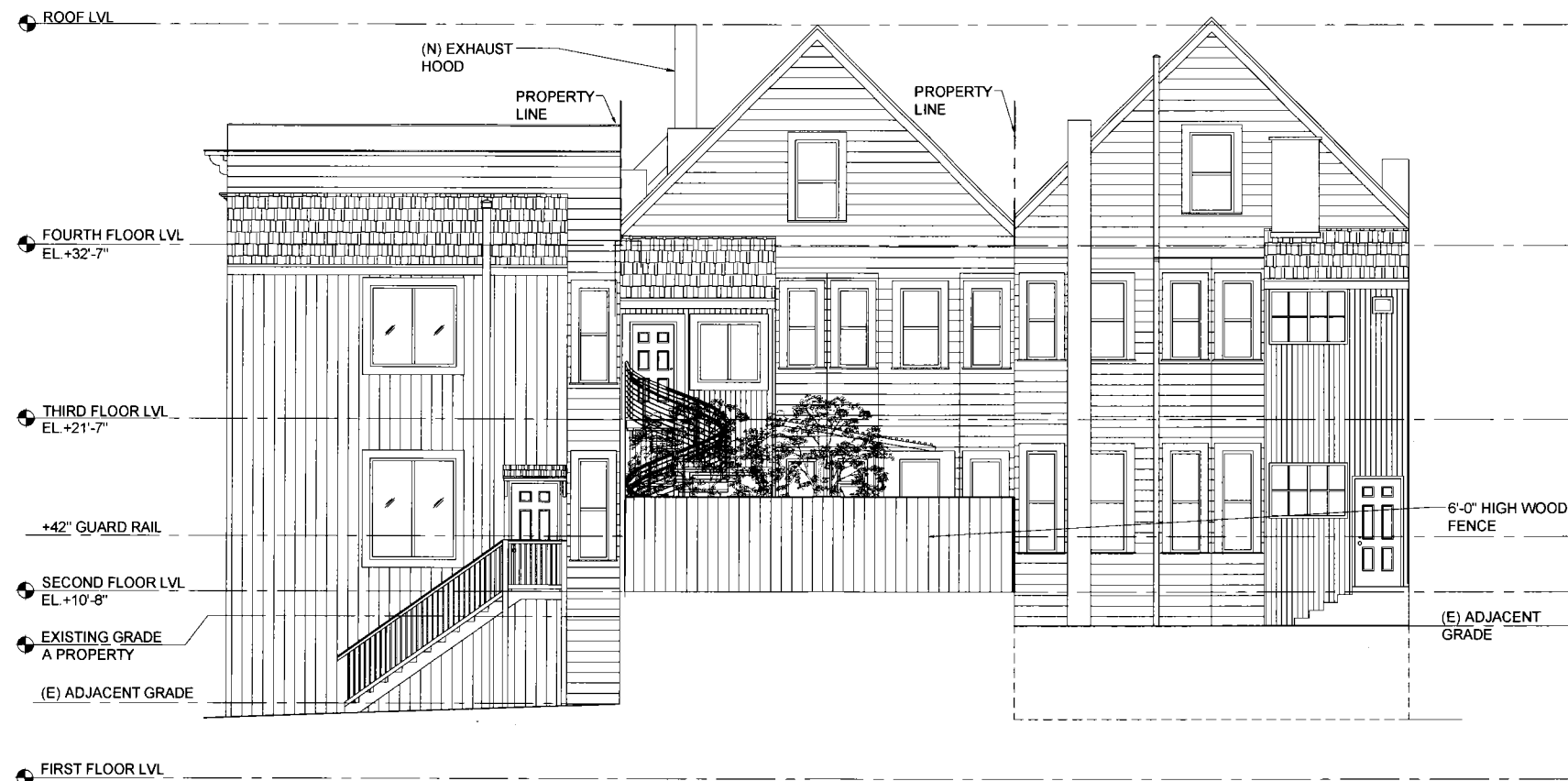
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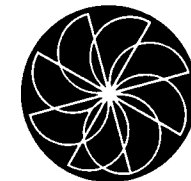
**A-2.0**



2 EXISTING NORTH/REAR ELEVATION  
SCALE: 3/16" = 1'-0"



1 PROPOSED NORTH ELEVATION  
SCALE: 3/16" = 1'-0"



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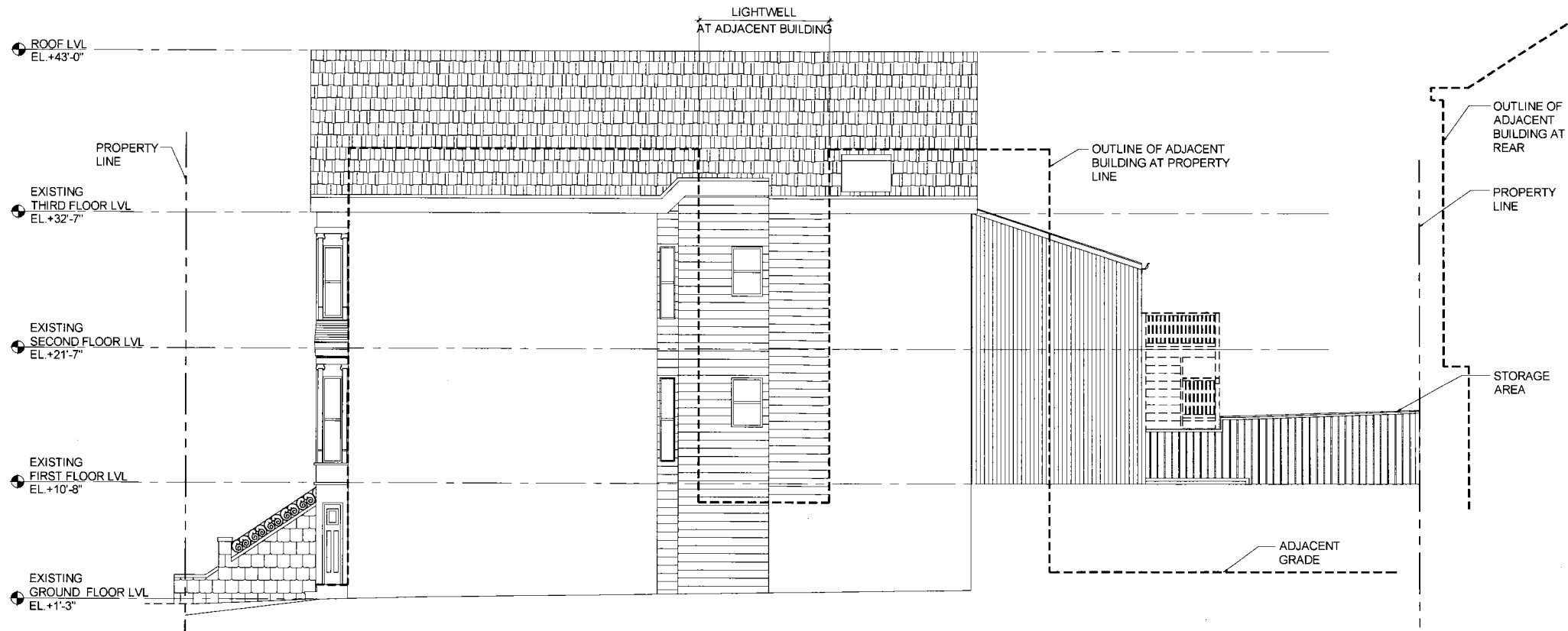

ISSUE DATE: 1/31/13  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING NORTH/REAR  
ELEVATION AND PROPOSED  
NORTH ELEVATION

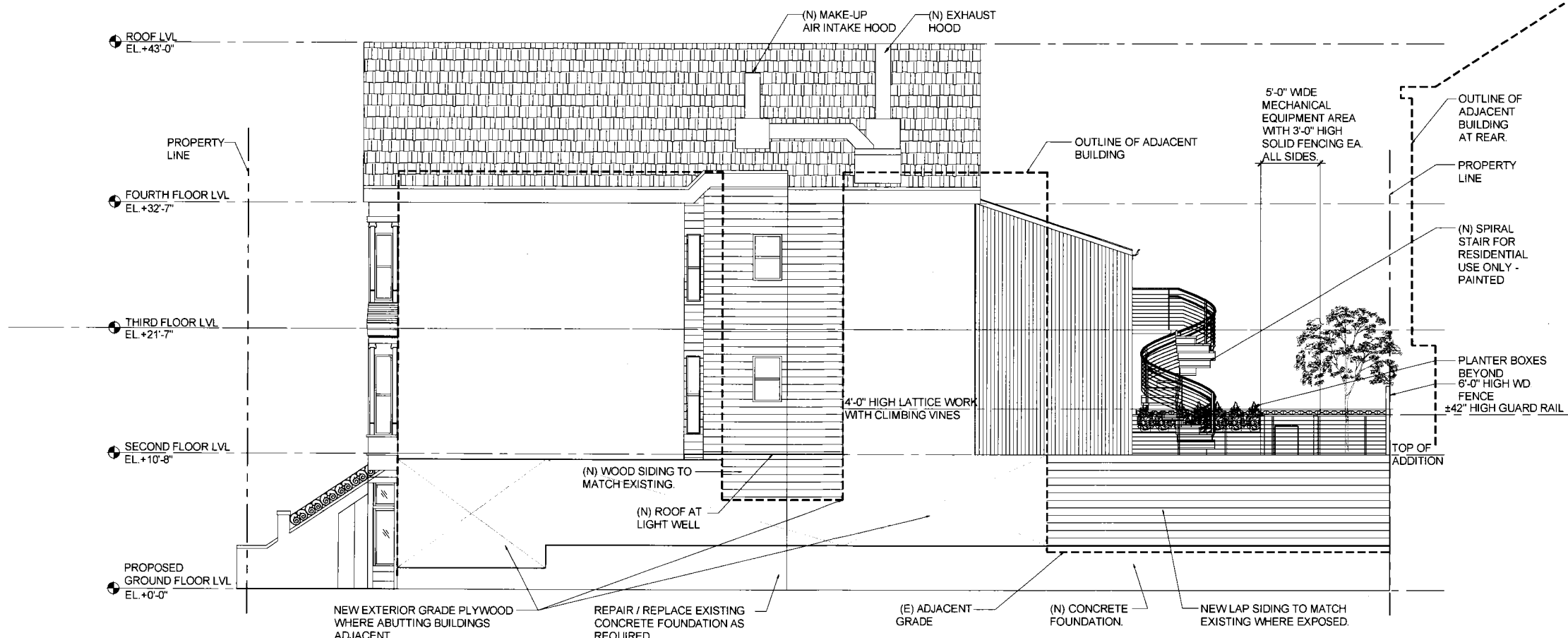
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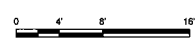
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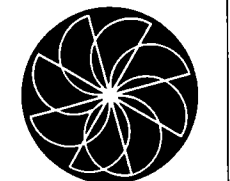
2 EXISTING EAST ELEVATION  
SCALE: 3/16" = 1'-0"



1 PROPOSED EAST ELEVATION  
SCALE: 3/16" = 1'-0"



**ALT. A**



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RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

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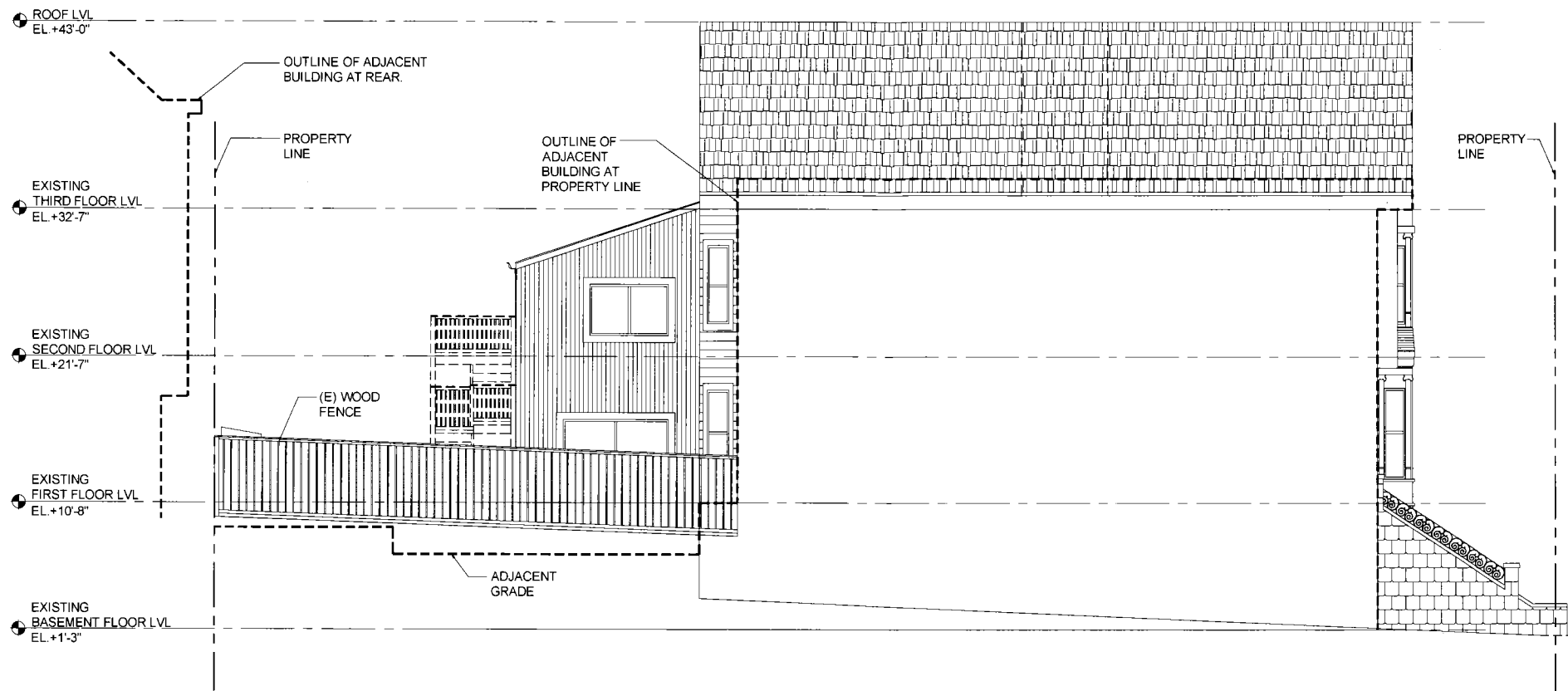
NO.	REVISIONS	DATE

ISSUE DATE: 1/31/19  
SPACE PLAN DATE:

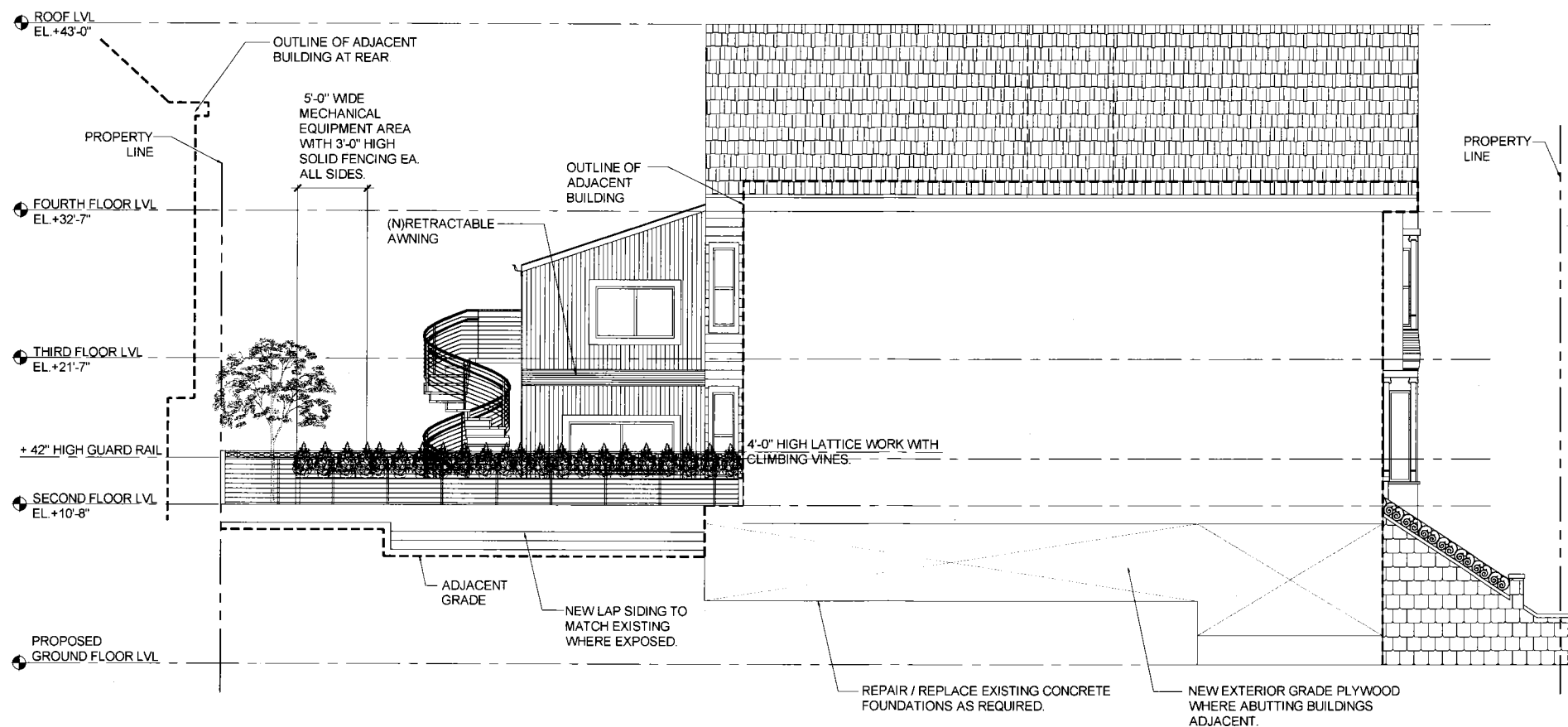
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EXISTING EAST ELEVATION  
AND PROPOSED EAST  
ELEVATION

DRAWING NUMBER:

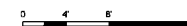
**A-2.2**



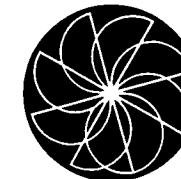
2 EXISTING WEST ELEVATION SCALE: 3/16" = 1'-0"



1 PROPOSED WEST ELEVATION SCALE: 3/16" = 1'-0"



**ALT. A**



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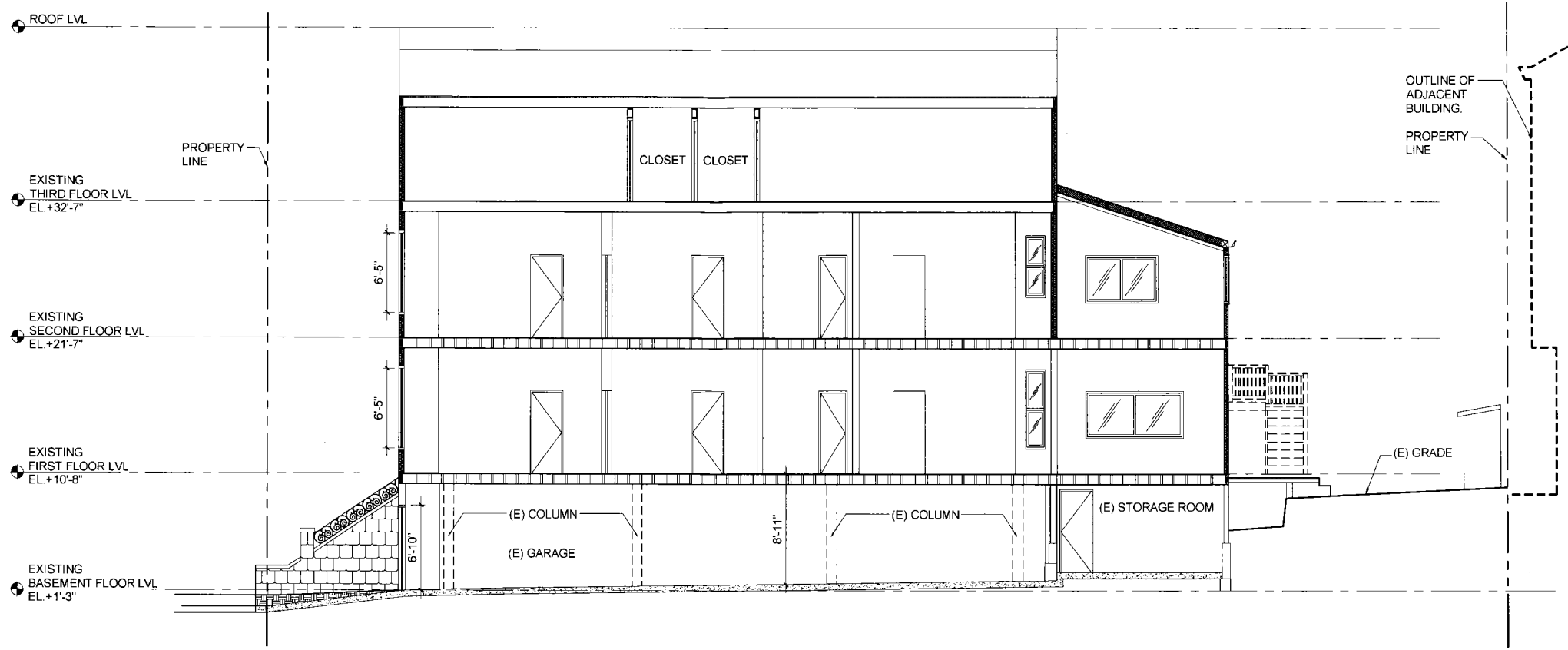
NO.	REVISIONS:	DATE:

ISSUE DATE: 1/31/13  
SPACE PLAN DATE:

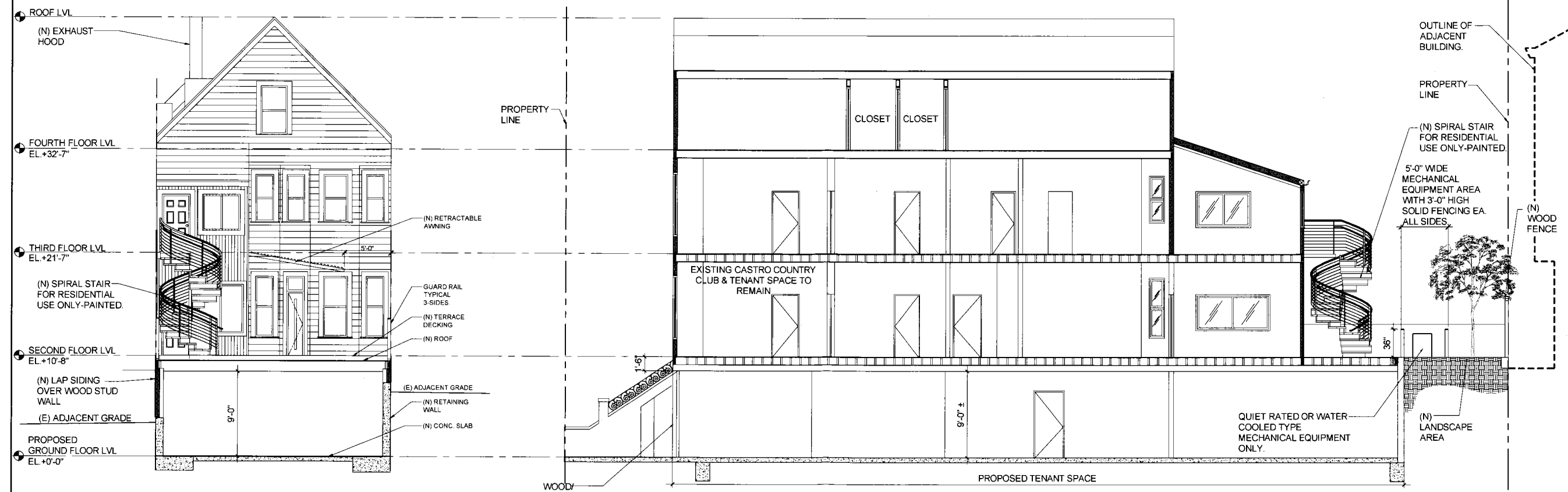
DRAWING TITLE:  
EXISTING WEST ELEVATION  
AND PROPOSED WEST  
ELEVATION

DRAWING NUMBER:

**A-2.3**



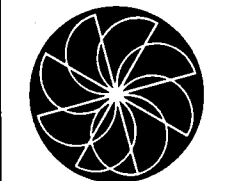
3 DEMO. SECTION SCALE: 3/16" = 1'-0"



2 PROPOSED SECTION SCALE: 3/16" = 1'-0"

1 PROPOSED SECTION SCALE: 3/16" = 1'-0"

ALT. A



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NO.	REVISIONS	DATE

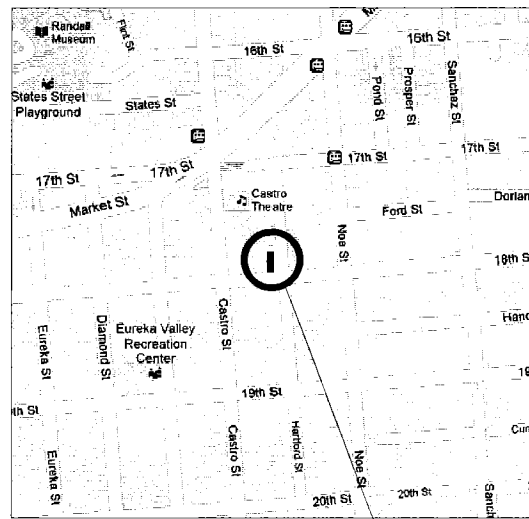
ISSUE DATE: 1/31/13  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING AND PROPOSED SECTIONS

DRAWING NUMBER:

**A-3.0**

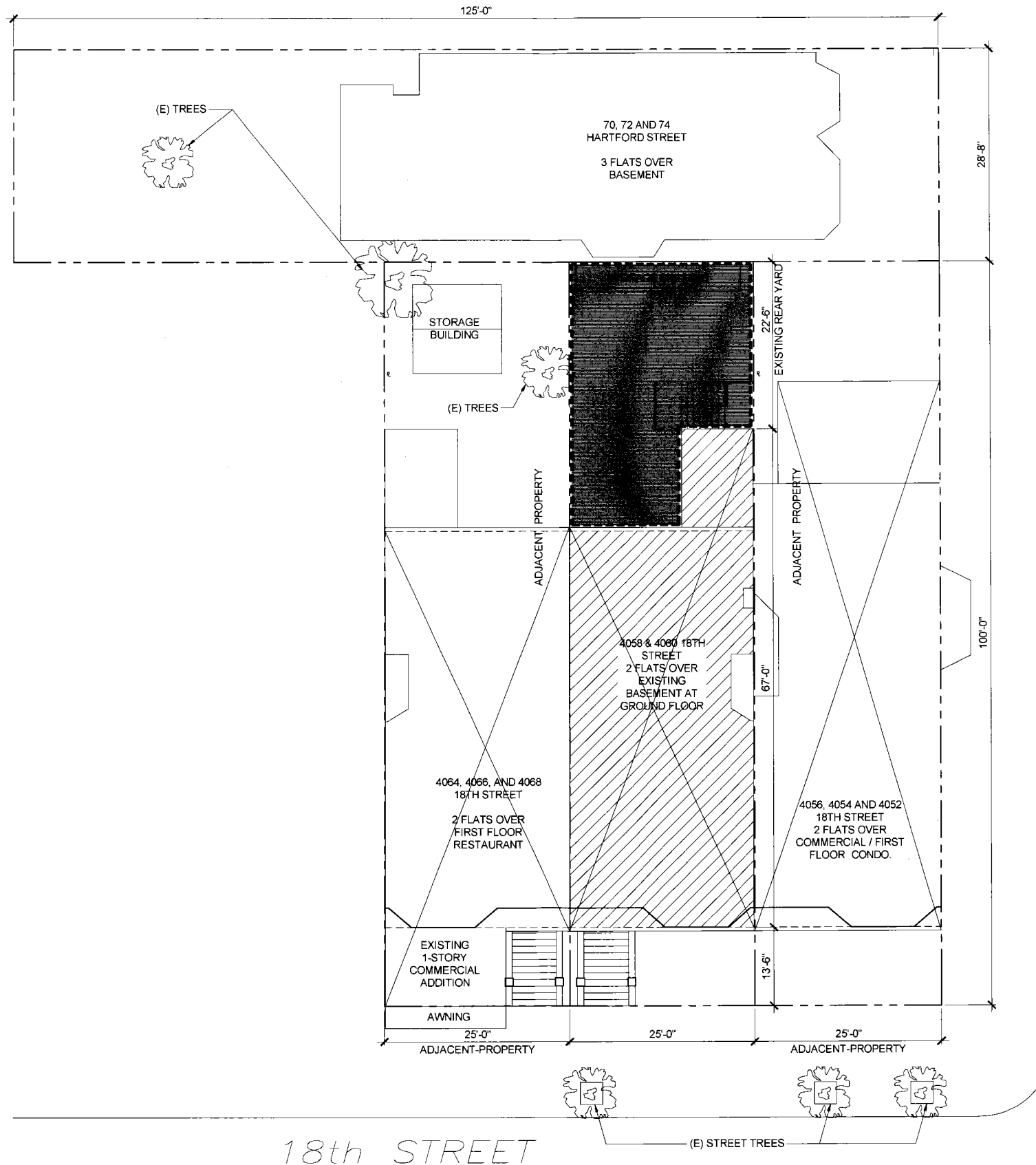




VICINITY MAP

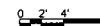
SCALE: NTS

PROJECT SITE



1 EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



**PROJECT DATA**

DESCRIPTION: SECOND FLOOR RENOVATION  
GROUND FLOOR  
FOUNDATION REPAIR AND  
ADDITION

ZONE: CASTRO NCD  
HEIGHT/BULK DISTRICT: 40-X  
BLOCK/LOT: 3582/052

OCCUPANCY: R-3  
EXISTING: R-3  
PROPOSED ADDITION: B

LOT AREA: 2,495 SF  
BUILDING AREA:  
EXISTING 2nd 3rd AND  
4th FLOORS: 3,388 SF  
EXISTING GARAGE: 1,330 SF  
EXISTING BLDG. AREA 4,718 SF

PROPOSED 1st FLOOR ADDITION:  
EXISTING GARAGE: 1,330 SF  
PROPOSED ADDITION: 695 SF  
TOTAL 1st FLOOR 2,025 SF

RESTAURANT AREA: 1,985 SF  
SHARED STORAGE: 40 SF

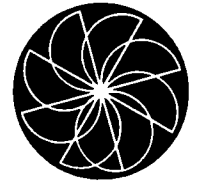
TOTAL BUILDING AREA: 5,368 SF

**SHEET INDEX**

- A-0 SITE PLAN AND PROJECT DATA.
- A-1.0 EXISTING GROUND FLOOR/DEMOLITION PLAN AND PROPOSED GROUND FLOOR PLAN.
- A-1.1 EXISTING SECOND FLOOR/DEMOLITION PLAN AND PROPOSED SECOND FLOOR PLAN.
- A-1.2 EXISTING THIRD FLOOR AND EXISTING FOURTH FLOOR.
- A-1.3 EXISTING ROOF/DEMOLITION PLAN AND PROPOSED ROOF PLAN.
- A-2.0 EXISTING SOUTH/FRONT ELEVATION AND PROPOSED SOUTH ELEVATION.
- A-2.1 EXISTING NORTH/REAR ELEVATION AND PROPOSED NORTH ELEVATION.
- A-2.2 EXISTING EAST ELEVATION AND PROPOSED EAST ELEVATION.
- A-2.3 EXISTING WEST ELEVATION AND PROPOSED WEST ELEVATION.
- A-3.0 EXISTING AND PROPOSED BUILDING SECTIONS

**LEGEND**

- AREA OF FOUNDATION REPAIR
- AREA OF ADDITION TO GROUND FLOOR



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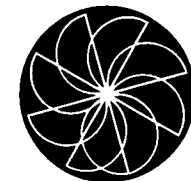
ISSUE DATE: 1/31/13  
SPACE PLAN DATE:

DRAWING TITLE:  
SITE PLAN AND  
PROJECT DATA

DRAWING NUMBER:

**ALT. B**

**A-0**



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**CASTRO COUNTRY CLUB  
 AND GROUND FLOOR  
 RENOVATIONS**  
 4058 18th STREET  
 SAN FRANCISCO, CA 94114

SCALE: 1/4" = 1'-0"

REVISIONS:

NO.	REVISIONS	DATE

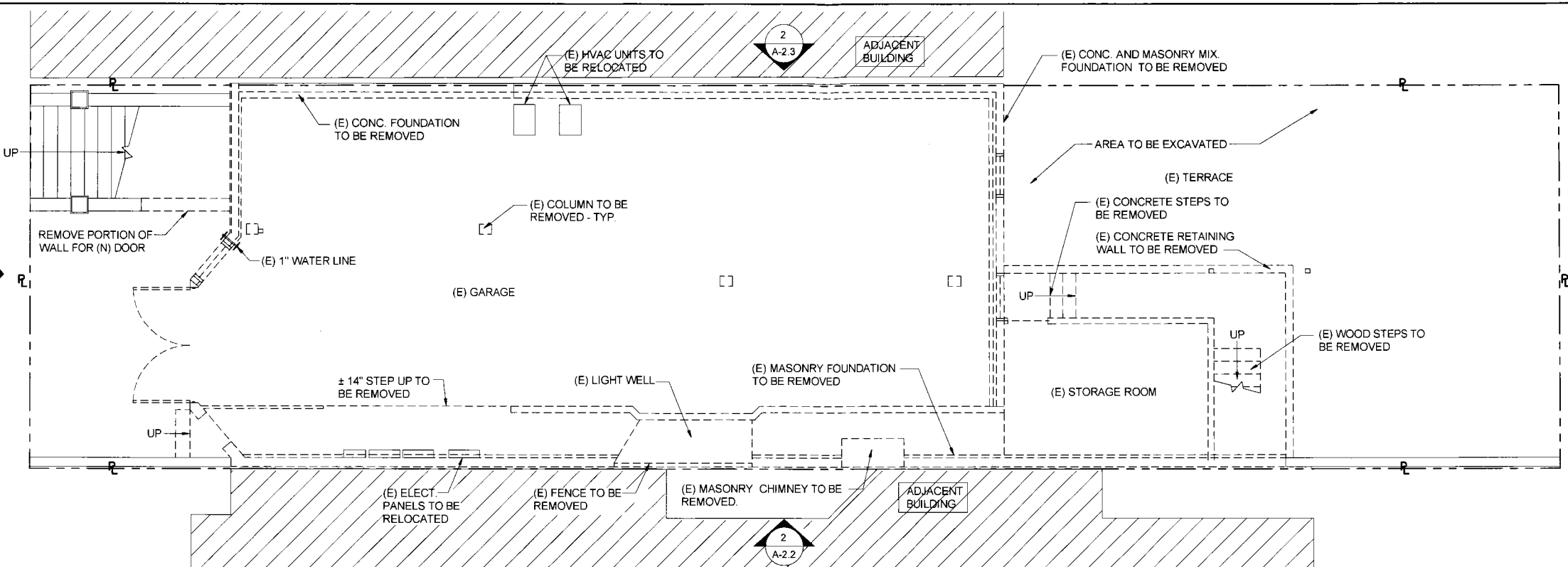
ISSUE DATE: 1/31/13  
 SPACE PLAN DATE: \_\_\_\_\_

DRAWING TITLE:  
 EXISTING GROUND FLOOR/ DEMOLITION PLAN AND PROPOSED GROUND FLOOR PLAN

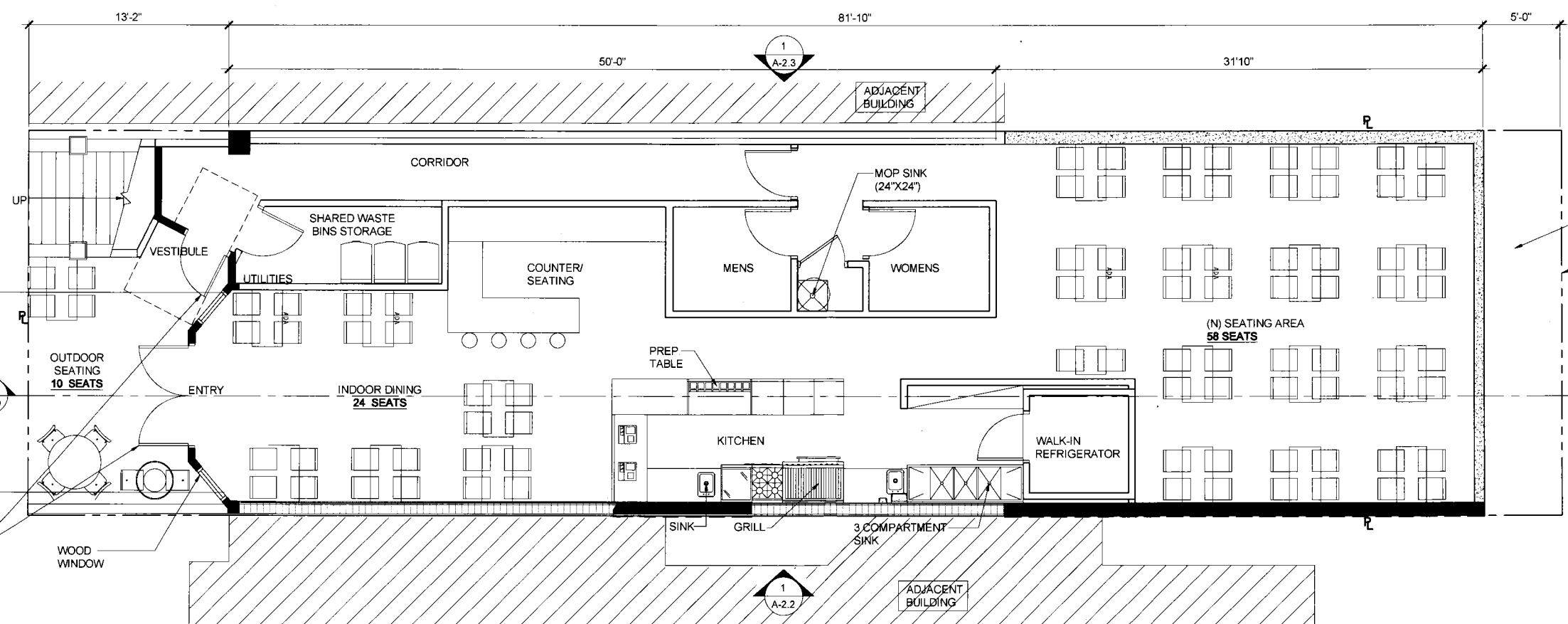
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**ALT. B**

**A-1.0**



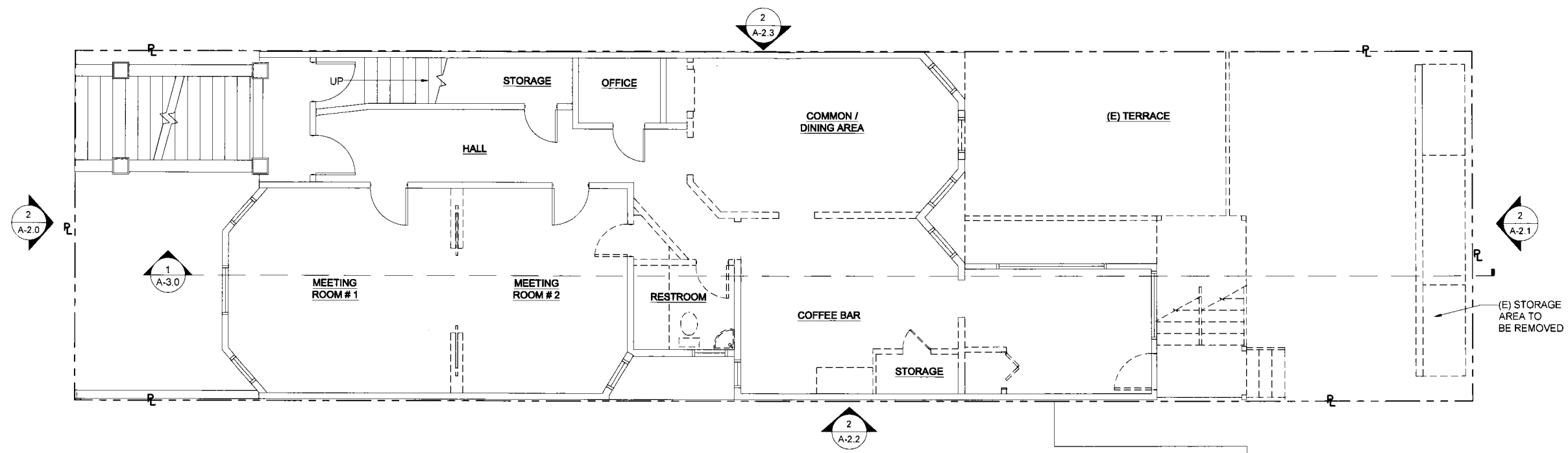
**2 EXISTING GROUND FLOOR PLAN/ DEMOLITION PLAN**  
 SCALE: 1/4" = 1'-0"



**1 PROPOSED GROUND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

**LEGEND**

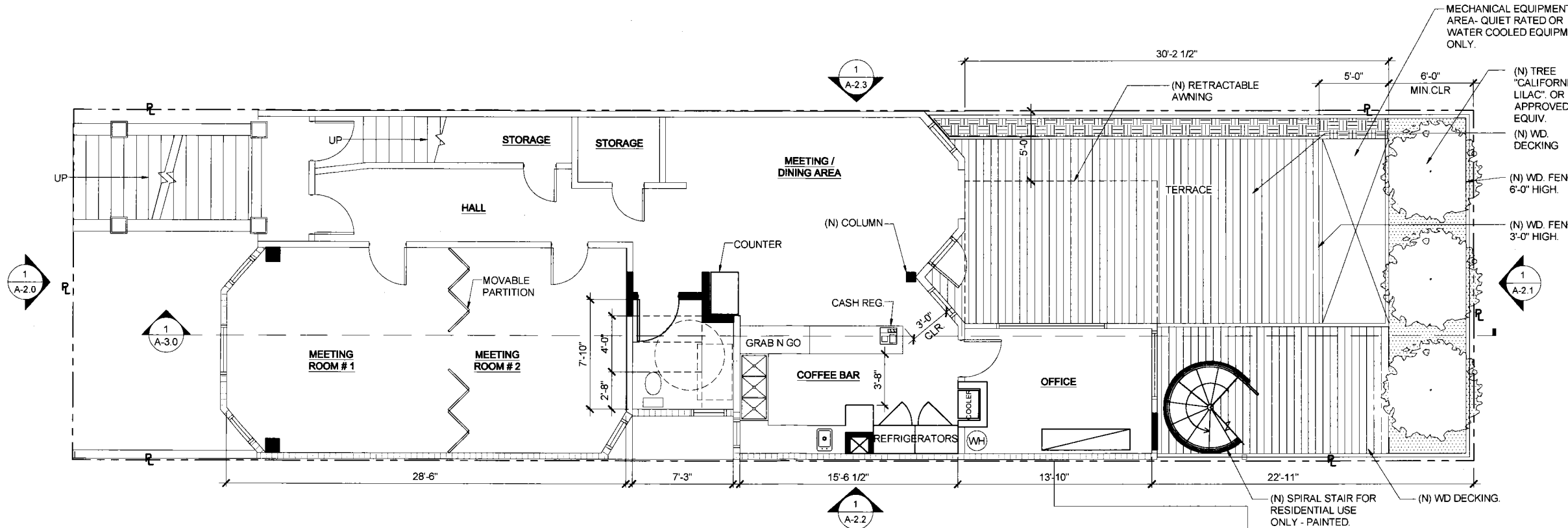
- (E) CONSTRUCTION TO REMAIN.
- - - (E) CONSTRUCTION TO BE REMOVED.
- ▬ (E) WALL WITH SOUND BATT INSULATION AND TWO LAYERS TYPE "X" GYP. BD. AT INTERIOR-CAULK ALL PERIMETER JOINTS AND PENETRATIONS.
- ▬ (N) CONCRETE RETAINING WALL.
- ▬ (N) EXTERIOR WALL CONSTRUCTION.
- ▬ (N) EXTERIOR WALL CONSTRUCTION WITH 2 LAYERS 5/8" TYPE "X" GYP. BD. AND SOUND BATT INSULATION. FOR SOUND CONTROL- CAULK AT WALL PERIMETER AND PENETRATIONS.



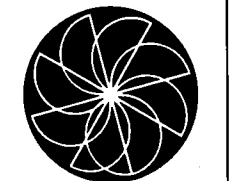
2 EXISTING SECOND FLOOR/DEMO PLAN  
SCALE: 1/4" = 1'-0"

**LEGEND**

(E) CONSTRUCTION TO REMAIN  
 (E) CONSTRUCTION TO BE REMOVED  
 (N) CONSTRUCTION  
 (E) WALL WITH SOUND BATT INSULATION AND TWO LAYERS TYPE "X" GYP. BD. AT INTERIOR-CAULK ALL PERIMETER JOINTS AND PENETRATIONS.



1 PROPOSED SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



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NO.	REVISIONS	DATE

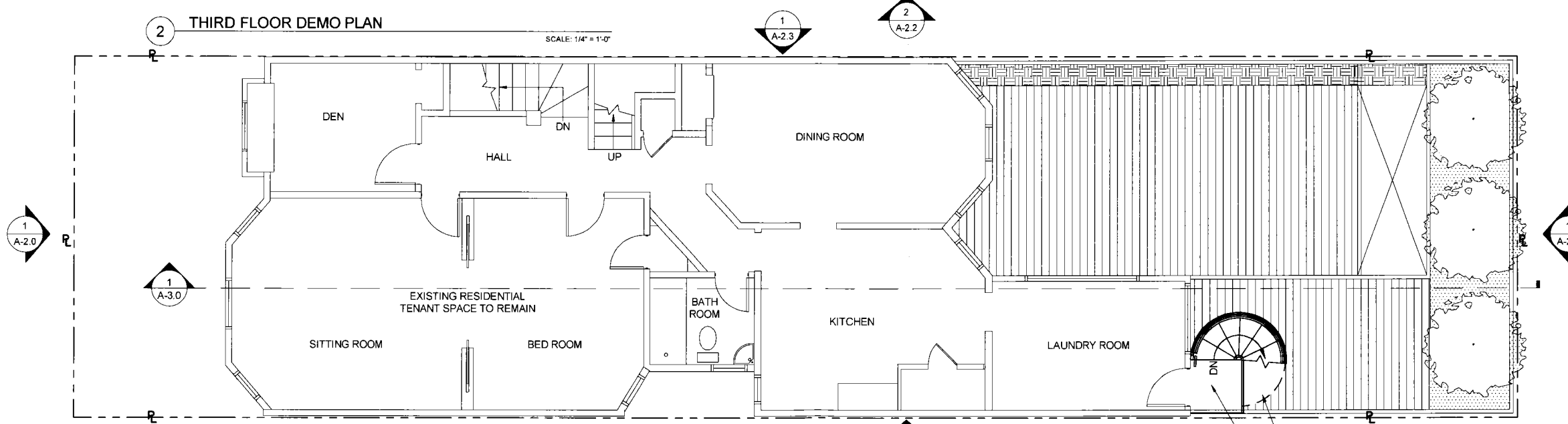
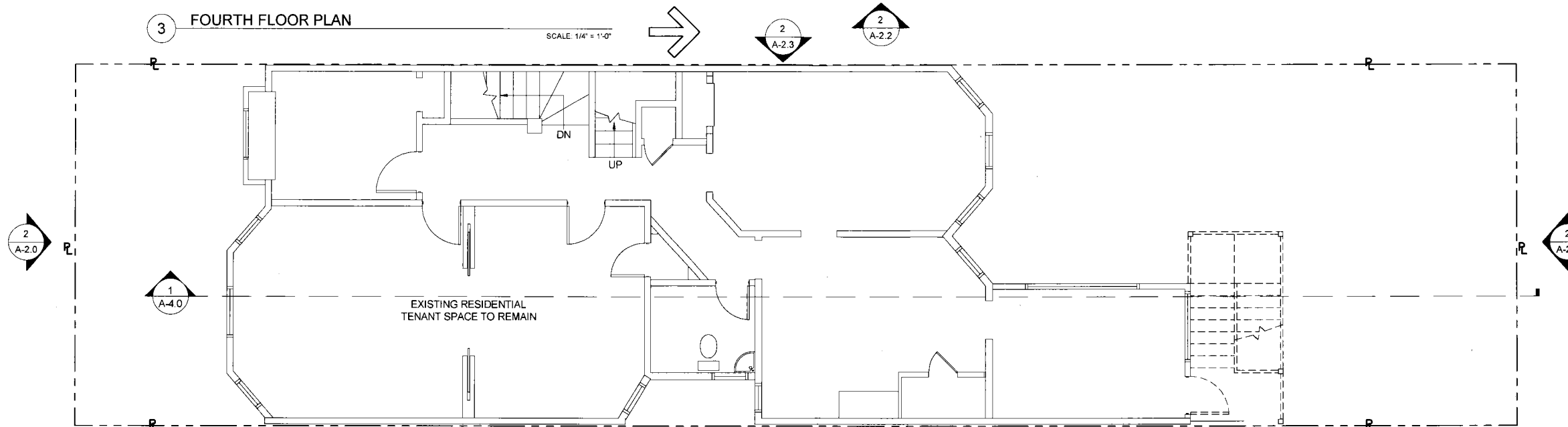
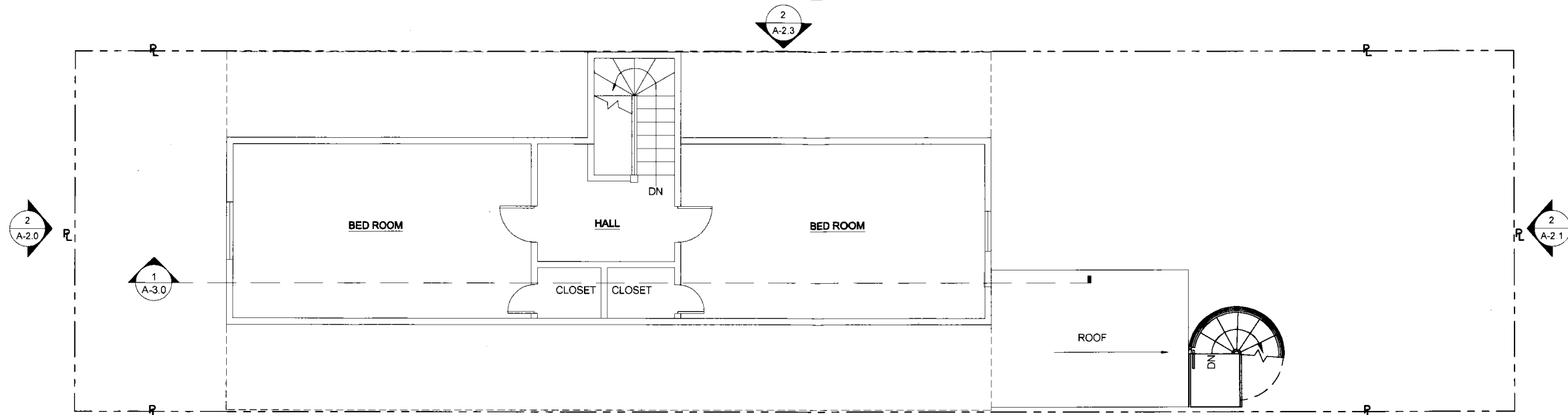
ISSUE DATE: 1/31/13  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING SECOND FLOOR/DEMOLITION PLAN AND PROPOSED SECOND FLOOR PLAN

DRAWING NUMBER:

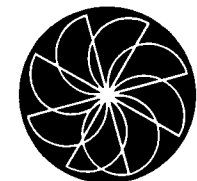
**ALT. B**

**A-1.1**



(N) STAIR  
(N) LANDING & GUARDRAILS

**ALT. B**



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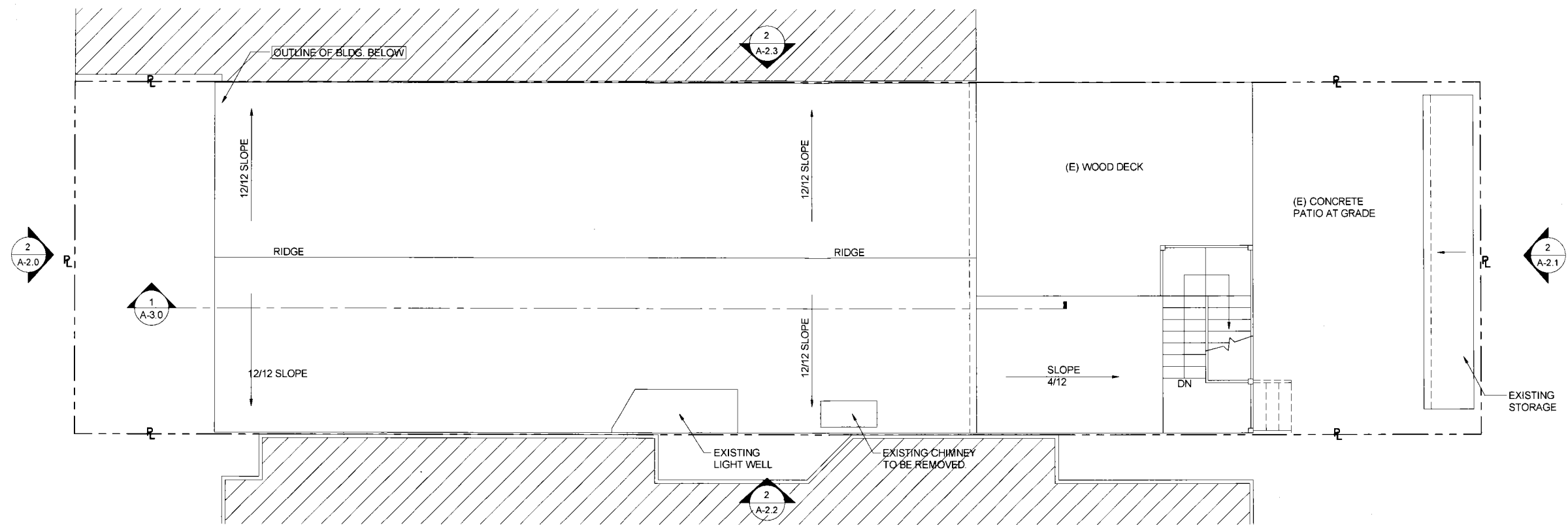
ISSUE DATE: 1/31/13

SPACE PLAN DATE:

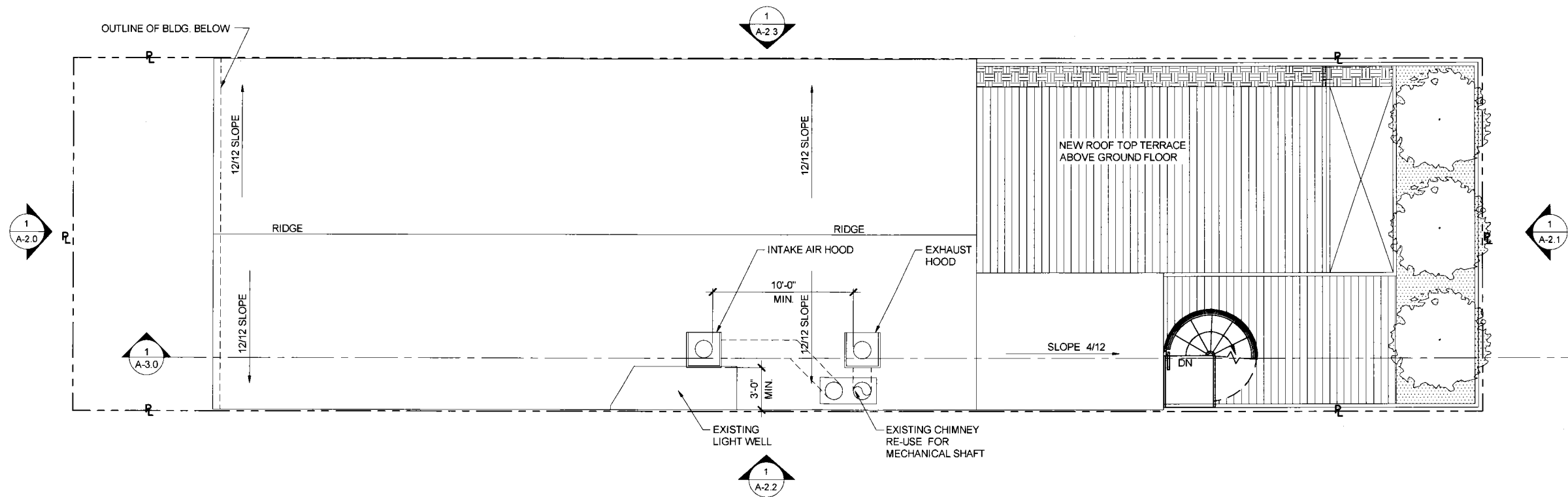
DRAWING TITLE:  
PROPOSED & DEMO  
THIRD FLOOR PLAN  
AND PROPOSED  
FOURTH FLOOR PLAN.

DRAWING NUMBER:

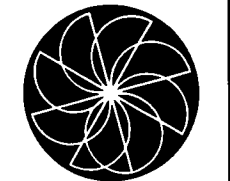
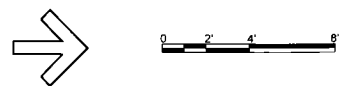
**A-1.2**



2 EXISTING SITE/ROOF PLAN SCALE: 1/4" = 1'-0"



1 PROPOSED ROOF PLAN SCALE: 1/4" = 1'-0"



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NO.	REVISIONS:	DATE:

ISSUE DATE: 1/31/13  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING ROOF/ DEMOLITION  
PLAN AND PROPOSED  
ROOF PLAN

DRAWING NUMBER:

**ALT. B**

**A-1.3**



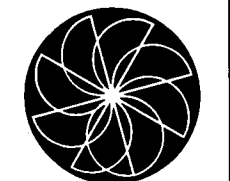
2 EXISTING SOUTH/FRONT ELEVATION

SCALE: 3/16" = 1'-0"



1 PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



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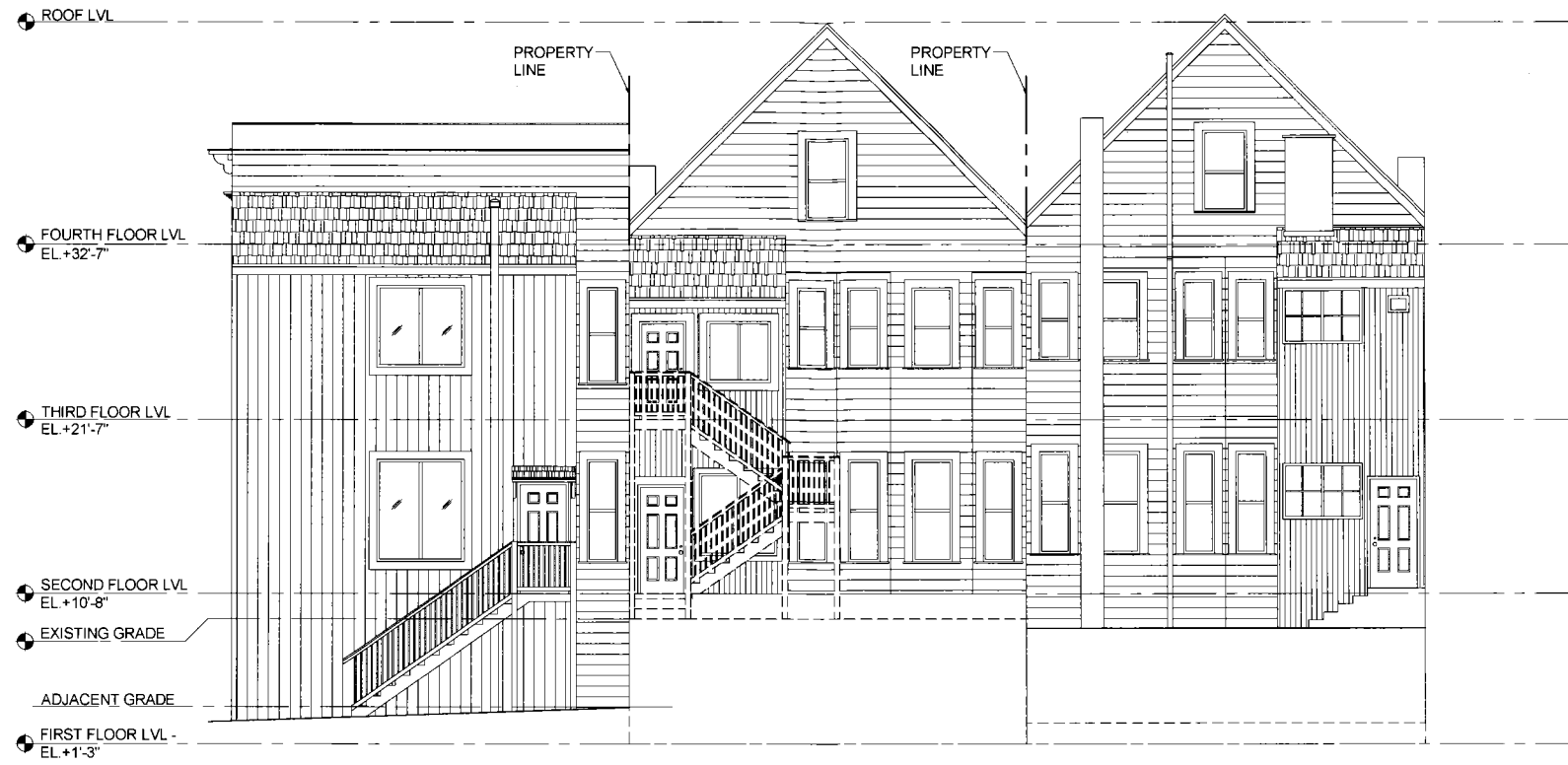
ISSUE DATE: 1/31/13  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING SOUTH/FRONT  
ELEVATION AND  
PROPOSED SOUTH ELEVATION

DRAWING NUMBER:

**ALT. B**

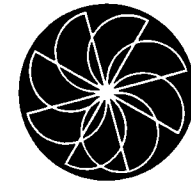
**A-2.0**



2 EXISTING NORTH/REAR ELEVATION SCALE: 3/16" = 1'-0"



1 PROPOSED NORTH ELEVATION SCALE: 3/16" = 1'-0"



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NO.	REVISIONS:	DATE:

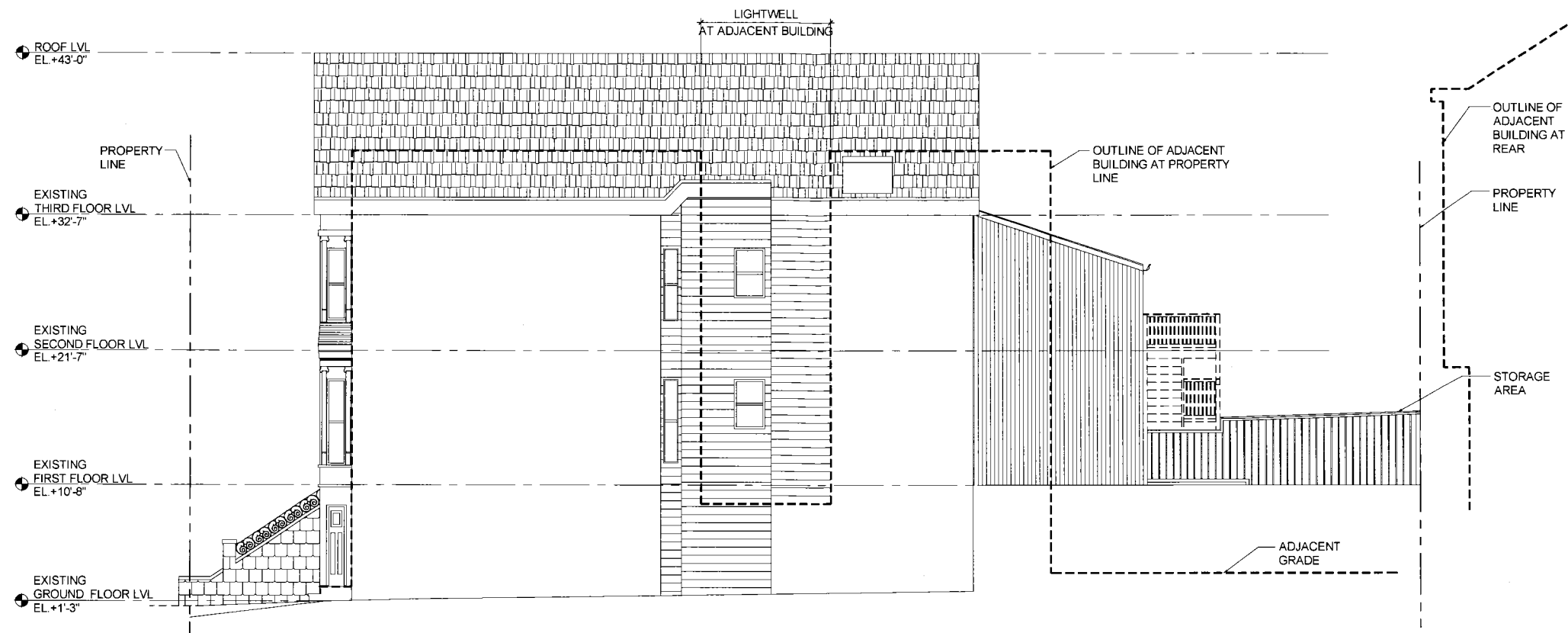
ISSUE DATE: 1/31/13  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING NORTH/REAR  
ELEVATION AND PROPOSED  
NORTH ELEVATION

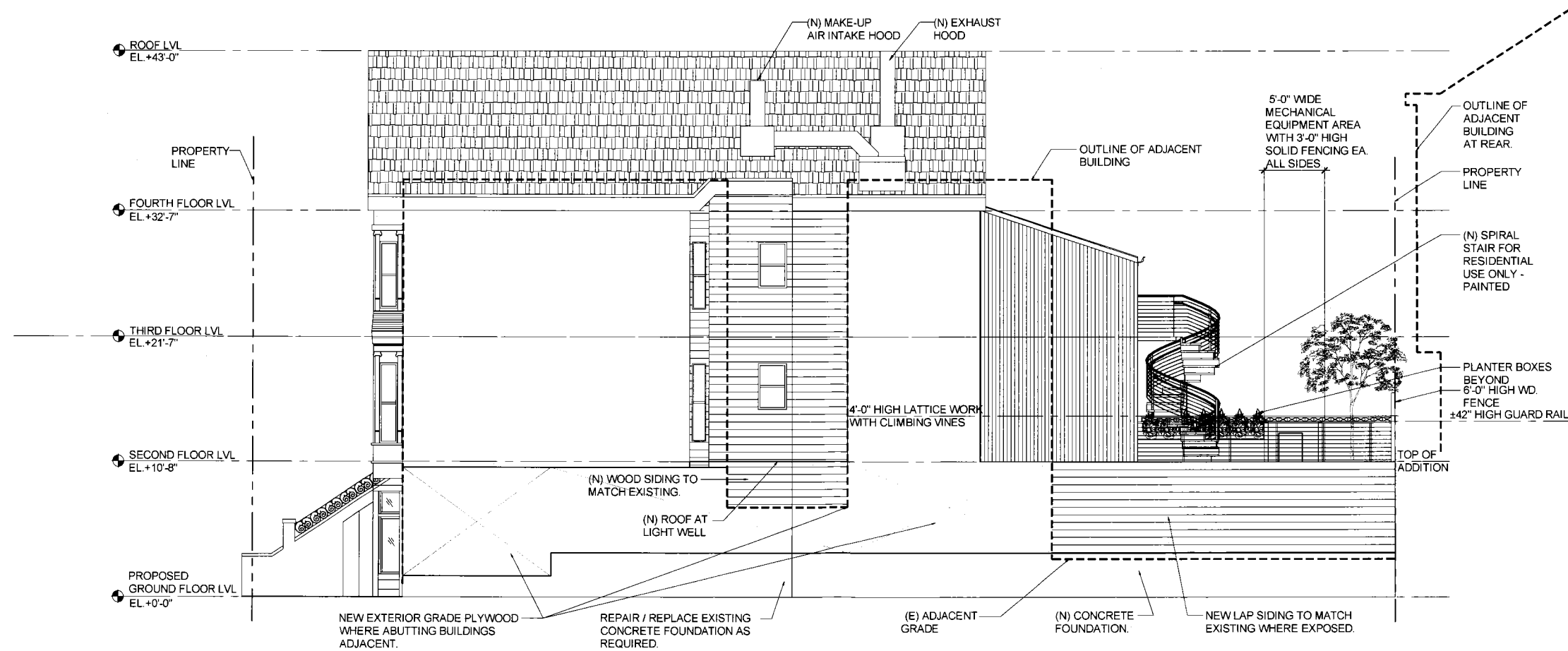
DRAWING NUMBER:

**ALT. B**

**A-2.1**



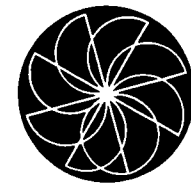
2 EXISTING EAST ELEVATION SCALE: 3/16" = 1'-0"



1 PROPOSED EAST ELEVATION SCALE: 3/16" = 1'-0"



**ALT. B**



**TECTA**

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET  
SAN FRANCISCO, CA 94110  
tel. 415-362-5857  
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

**CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

NOTES:  
1. THESE PLANS ARE PREPARED AND SUBMITTED TO THE CITY OF SAN FRANCISCO AS AN ARCHITECTURAL PLAN UNDER THE CITY OF SAN FRANCISCO'S ARCHITECTURAL PLAN ACT. ALL ARCHITECTURAL WORK SHALL BE THE PROPERTY OF TECTA ASSOCIATES. NO PART OF THESE PLANS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES. TECTA ASSOCIATES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. TECTA ASSOCIATES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. TECTA ASSOCIATES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS.

NO.	REVISIONS:	DATE:

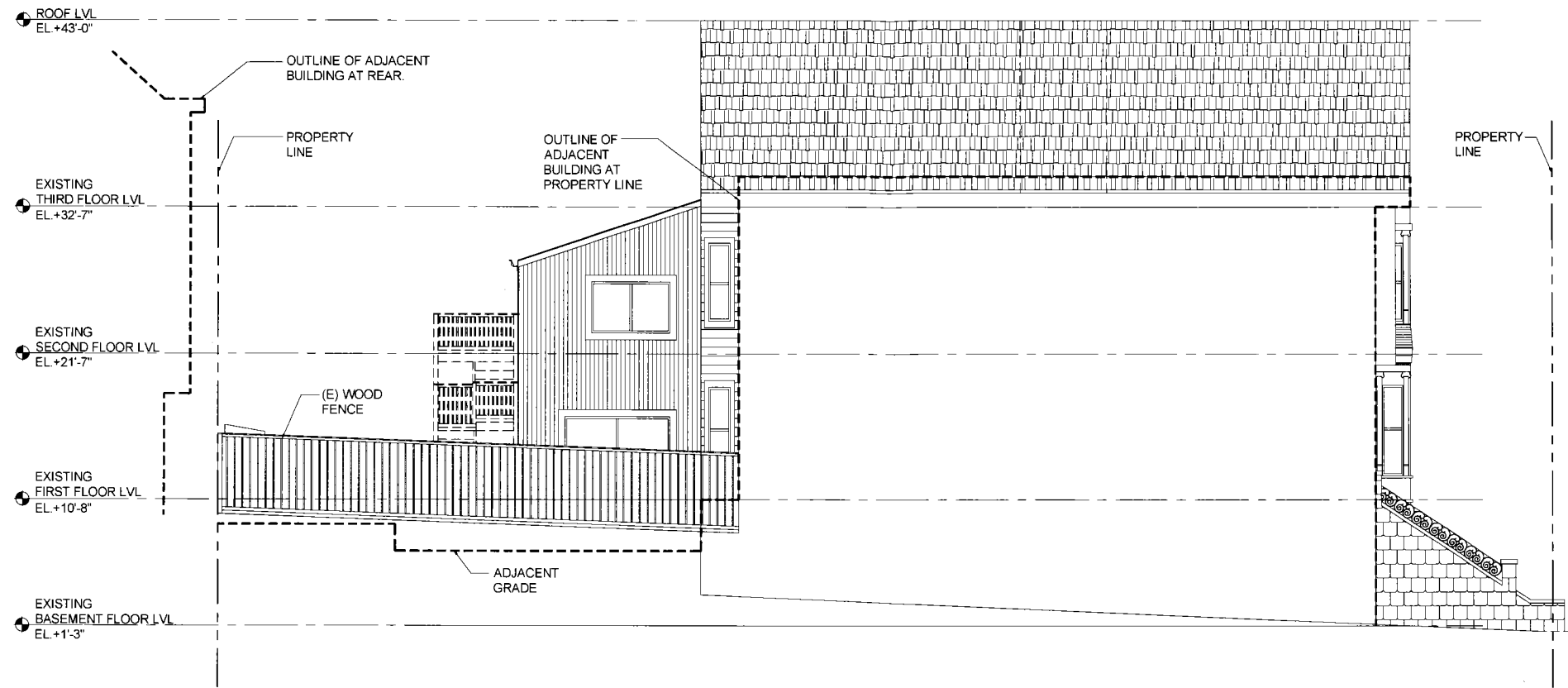
ISSUE DATE: 1/31/15  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING EAST ELEVATION  
AND PROPOSED EAST  
ELEVATION

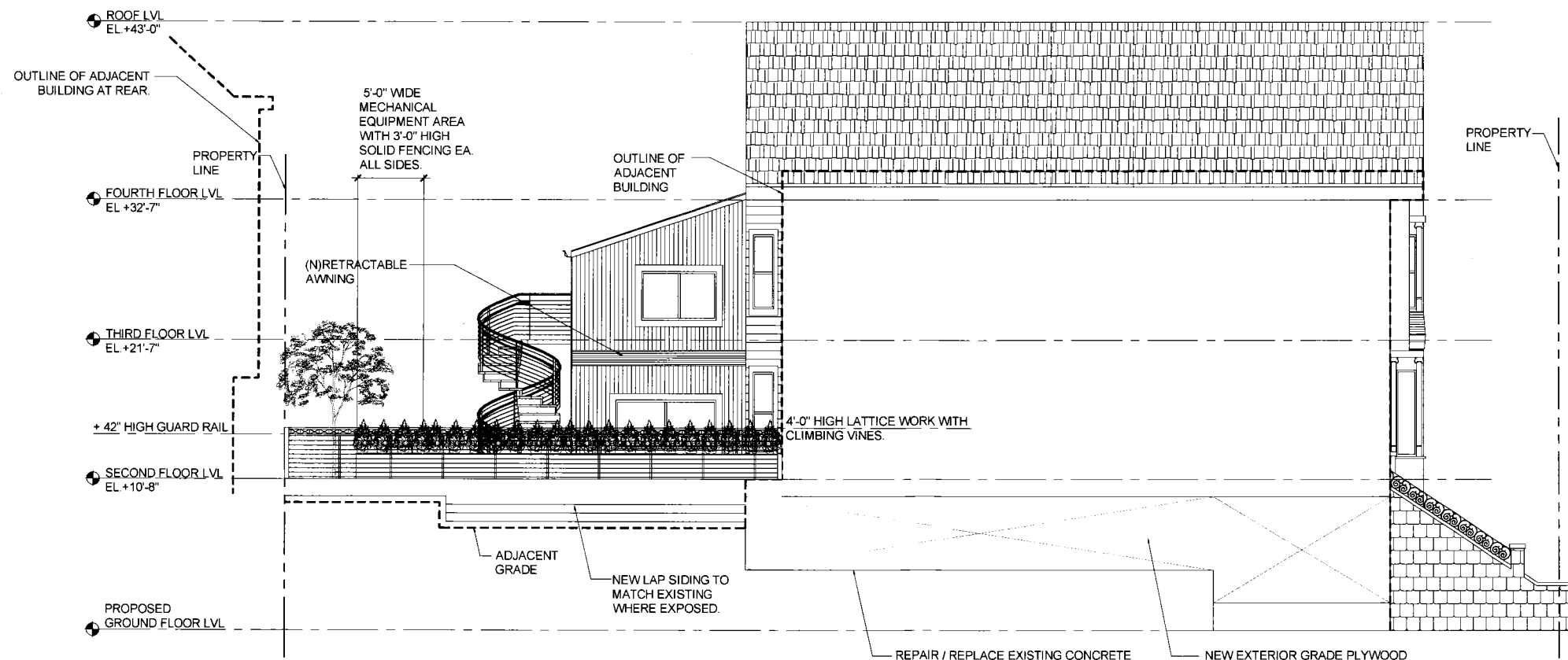
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**A-2.2**





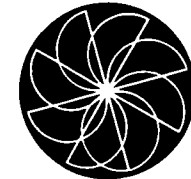
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1 PROPOSED WEST ELEVATION SCALE: 3/16" = 1'-0"



ALT. B



**TECTA**

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ARCHITECTURAL PROJECT NO.:

**CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

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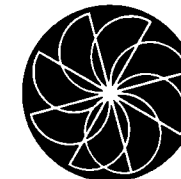
NO.	REVISIONS:	DATE:

ISSUE DATE: 1/31/13  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING WEST ELEVATION  
AND PROPOSED WEST  
ELEVATION

DRAWING NUMBER:

A-2.3



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- INTERIORS
- PLANNING

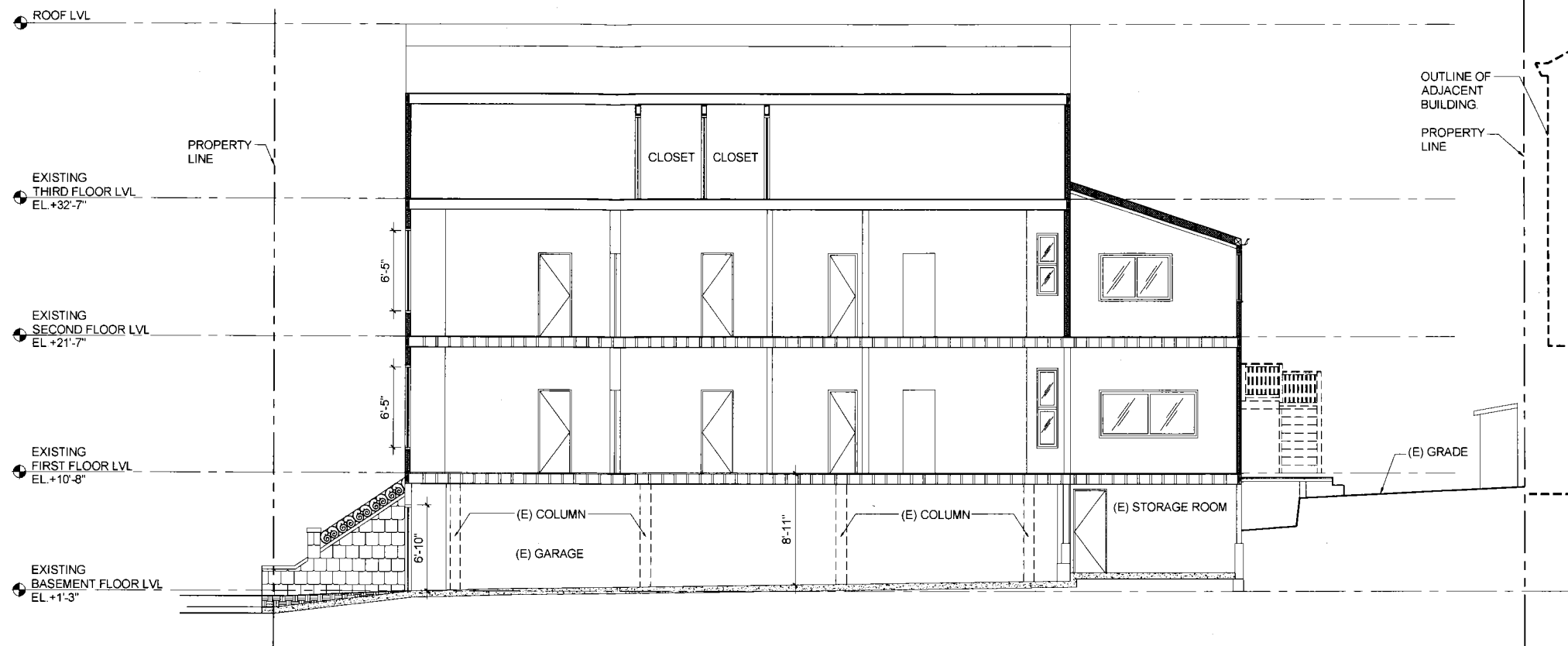
2747 19TH STREET  
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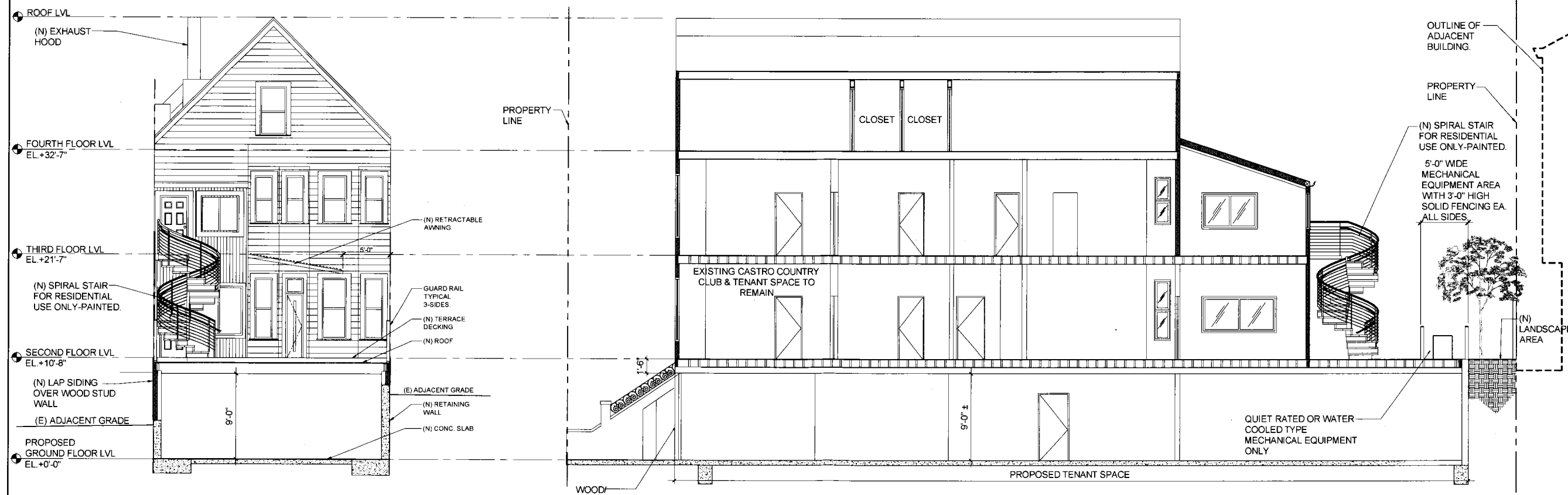


ARCHITECTURAL PROJECT NO.:

**CASTRO COUNTRY CLUB  
 AND GROUND FLOOR  
 RENOVATIONS**  
 4058 18TH STREET  
 SAN FRANCISCO, CA 94114



**3 DEMO SECTION** SCALE: 3/16" = 1'-0"



**2 PROPOSED SECTION** SCALE: 3/16" = 1'-0"

**1 PROPOSED SECTION** SCALE: 3/16" = 1'-0"

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NO.	REVISIONS	DATE

ISSUE DATE: 1/21/13  
 SPACE PLAN DATE:

DRAWING TITLE:  
**EXISTING AND PROPOSED BUILDING SECTIONS**

DRAWING NUMBER:

**ALT. B**

**A-3.0**



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

**HEARING DATE: JANUARY 24<sup>TH</sup>, 2013**

*Date:* January 17<sup>th</sup>, 2013  
*Case No.:* 2012.0109CV  
*Project Address:* 4058-4060 18<sup>TH</sup> STREET  
*Zoning:* Castro Street Neighborhood Commercial District and  
40-X Height and Bulk District.  
*Block/Lot:* 3582/052  
*Project Sponsor:* Ahmad Mohazab, TECTA Associates  
2747 Nineteenth Street  
San Francisco CA 94110  
*Staff Contact:* Tom Wang – (415) 558-6335  
thomas.wang@sfgov.org

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### PROJECT DESCRIPTION

The proposed work, which is subject to conditional use authorization, includes the following:

- (1) The removal of the existing garage and off-street parking on the ground floor and an expansion of the ground floor toward the rear of the lot with a roof deck above, increasing the existing ground floor gross floor area of 1,330 square feet to 2,025 square feet;
- (2) The establishment of a restaurant (d.b.a. "Castro Sausage Grill") on the ground floor with a new commercial storefront to replace the existing garage door, pursuant to Planning Code Section 715.24;
- (3) The legalization of a change of occupancy of a residential use to a nonresidential use (d.b.a. "the Castro Country Club") on the second floor, pursuant to Planning Code Sections 317, 715.38 and 715.81;
- (4) The use of the second floor rear roof deck as the Castro Country Club's proposed outdoor activity area, pursuant to Planning Code Section 145.2.

The Project Sponsor proposes to establish a restaurant, including on-site beer and wine sales, on the expanded ground floor with a gross floor area of approximately 1,985 square feet. It would also provide outdoor dining service in the front setback area on the Subject Property for the convenience of patrons. The proposed restaurant is not a Formula Retail use but rather an independent, locally owned business. It is designed to mainly serve residents from the local neighborhood and may create between eight to ten job openings. The proposed hours of operation are: from 11 a.m. to 11 p.m. Mondays through Thursdays; from 11 a.m. to 12 o'clock midnight Fridays and Saturdays; and from 11 a.m. to 8 p.m. Sundays. Approximately 10% of the restaurant operation will be devoted to take-out dining.

The Project Sponsor proposes to legalize the Castro Country Club, defined as Other Institutions Large, pursuant to Planning Code Section 790.50(a), as a result of a change of occupancy of a residential use to a nonresidential use on the second floor.

The project Sponsor provided the Excerpt from the Castro Country Club website:

“The Castro Country Club is a clean & sober gathering place for all people and a home for the queer recovery community. We endeavor to be a space where all can seek wisdom, serenity, courage and joy. Since April 1983, the Castro Country Club has been a safe haven for LGBT people in recovery from drugs and alcohol.”

**The proposed work, which is not subject to conditional use authorization but a rear yard variance:**

- (1) The replacement of an existing third floor rear stairway with a spiral stairway, pursuant to Planning Code Sections 134 and 188.

The Project Sponsor has submitted a Variance Application No. 2010.0109CV for the replacement of an existing third floor rear stairway with a spiral stairway, which would provide a connection between the current residential unit on the third floor and its Planning Code required usable open space on the second floor rear roof deck.

Based upon the Project Sponsor’s statement, the proposed rear spiral stairway would not be a required second means of egress for the residential unit on the third floor, pursuant to the Building Code, because a fire sprinkler system would be installed throughout the subject building.

## **SITE DESCRIPTION AND PRESENT USE**

The Subject Property, at 4058-4060 18th Street, is on the north side of 18th Streets between Castro and Hartford streets, Lot 053 in Assessor’s Block 3582 within the Castro Street Neighborhood Commercial District and a 40-X height and Bulk District. The Project Site measures 25 feet wide and 100 feet deep and was originally developed with a three-story over garage, two-family dwelling circa 1901.

Currently, the subject building contains a garage on the ground floor with one off-street parking space and storage areas; an institutional use, the Castro Country Club, on the second floor; and a residential unit occupying the third and fourth floors. The Project Site is within a neighborhood commercial area and is well served by public transportation within up to 300 feet of walking distance, including Muni Bus Lines 24 and 35 operating on Castro Street and Muni Bus Line 33 operating on 18th Street.

## **SURROUNDING PROPERTIES & NEIGHBORHOOD**

The Project Site is located in the Castro Street NCD, the heart of which is approximately one half of a block west of the Subject Property. The Castro Street NCD extends east of the Subject Property and ends on Noe Street. Seven surrounding properties along the subject block-face contain either three- or four-story buildings. Three of these buildings are developed with a garage on the ground floor and residential uses on the upper floors and the remaining four buildings are developed with commercial uses on the ground and second floors and residential uses on the remaining floors above. The surrounding residential district is the RH-3 Zoning District.

The adjacent three-story building east of the Subject Property contains commercial uses on the ground and second floors and one dwelling unit on the third floor. The adjacent four-story building west of the

Subject Property contains a commercial use on the ground floor and two dwelling units occupying the second through fourth floors.

The Castro Street NCD provides convenience goods to its immediate neighborhood and comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses, including a number of bars, restaurants and specialty clothing and gift stores, are active both in the daytime and late into the evening. The Castro Street NCD also supports several conversions from residential uses to nonresidential uses on the second floors in residential buildings.

### ENVIRONMENTAL REVIEW STATUS

On August 30<sup>th</sup>, 2012 under Case No. 2010.0109E, the Project was determined by the Department to be categorically exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Department files for the Project.

### HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 4 <sup>th</sup> , 2013	January 2 <sup>nd</sup> , 2013	22 days
Posted Notice	20 days	January 4 <sup>th</sup> , 2013	January 4 <sup>th</sup> , 2013	20 days
Mailed Notice	20 days	January 4 <sup>th</sup> , 2013	January 4 <sup>th</sup> , 2013	20 days

The Project requires a Notice of Building Permit Application under Planning Code Section 312, which was conducted in conjunction with the notice of conditional use authorization.

### PUBLIC COMMENT

- The Department is not aware of any opposition to the Project.
- The Department has received numerous letters and e-mails from neighborhood residents, who all expressed support specifically for the proposed legalization of the Castro Country Club.

### ISSUES AND OTHER CONSIDERATIONS

- Currently, there is a slight over-concentration of food-service establishments in the Castro Street NCD. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage." Planning staff has performed a survey on the existing eating and drinking establishments within 300 feet of the Project Site. Approximately 23% of the total Neighborhood Commercial District frontage is currently devoted to eating and drinking establishments, which would be increased to approximately 25% if the proposed restaurant is approved.

Although the proposed restaurant will result in a further excess of the 20% of the total occupied commercial frontage guideline, it should be noted that the Project would only replace an existing

ground floor garage, which has the potential to be developed into a ground floor commercial storefront. The proposed restaurant would not replace any existing neighborhood-serving retail storefront and based upon the current storefront vacancies in the area, the Project does not appear that it would preclude a neighborhood-serving retail use to be established at the Project Site. Furthermore, the proposed restaurant, which is not duplicated in the Castro Street NCD, will offer a unique type of food in this district and contribute to the vitality of the neighborhood.

- Based upon the Project Sponsor's statement, the Castro Country Club on the second floor is aware that the use on the ground floor would be a restaurant with on-site beer and wine sales and the Castro Country Club has no objection to the restaurant and has taken no formal position on the on-site beer and wine sales.
- The legalization of the Castro Country Club will be compatible with many other existing second floor non-residential uses in the Castro Street NCD. It will also be desirable and necessary because the Castro Country Club provides a clean and safe place for LGBT people in recovery from drugs and alcohol, has established a historical recognition for almost 30 years at the Project Site among the community. Although the Project is the result of the conversion of a residential unit, the previous residential unit, containing two bedrooms, was not a family-sized unit and is not presently part of the City's housing stock.
- As an institution in the Castro Street NCD, the use of the second floor rear roof deck as the Castro Country Club's proposed outdoor activity area for meeting and reading purposes is compatible with the majority of the current mixed uses on the subject block. The Project Sponsor has designed the second floor rear roof deck as the proposed outdoor activity area in a way to minimize its potential noise and privacy impact to the adjacent residential units, located immediately north and west of the Subject Property. Additionally, no entertainment or loud music will be allowed at the proposed outdoor activity area.
- The replacement of an existing third-floor rear stairway with a new spiral stairway would be subject to a rear yard variance, pursuant to Planning Code Sections 134 and 188. The Zoning Administrator will hold a joint hearing on the Variance Application with the conditional use hearing.

## REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant conditional use authorization to allow the following work to be performed at the Subject Property within the Castro Street Neighborhood Commercial District:

- (1) A restaurant on the ground floor, pursuant to Planning Code Section 715.44.
- (2) The legalization of a change of occupancy of a residential use to a nonresidential use, the Castro Country Club, defined as Other Institutions, Large, under Planning Code Section 790.50(a), on the second floor with an outdoor activity area on the second floor rear roof deck, pursuant to Planning Code Sections 145.2, 317, 715.24, 715.38, and 715.81.

## BASIS FOR RECOMMENDATION

The Department believes this Project is necessary and/or desirable, and compatible with the neighborhood under Section 303 of the Planning Code for the following reasons:

**The proposed restaurant on the ground floor:**

- (1) It is not a Formula Retail use but rather an independent, locally owned business;
- (2) It is designed to mainly serve residents from the surrounding neighborhood and patrons of other businesses on Castro or 18th Street and is not a destination restaurant;
- (3) It will contribute to the economic vitality of the neighborhood by developing an under-utilized ground floor garage into an active commercial storefront while not removing any existing neighborhood-serving retail use;
- (4) It is well served by public transit and it should have a negligible impact upon the current traffic pattern on the surrounding streets;
- (5) It will create between eight to ten job openings.

**The proposed legalization of the Castro Country Club on the second floor with an outdoor activity area on the second floor rear roof deck:**

- (1) It is a clean and safe place for LGBT people in recovery from drugs and alcohol and has established a historical recognition for almost 30 years at the Project Site among the community;
- (2) Although the legalization of the Castro Country Club is the result of the conversion of a residential unit, the previous residential unit, containing two bedrooms, was not a family-sized unit and is not presently part of the City's housing stock;
- (3) Its outdoor activity area on the second floor rear roof deck has been designed to minimize noise and privacy impacts to the adjacent residential units;
- (4) It is well served by public transit and it should have a negligible impact upon the current traffic pattern on the surrounding streets.

<b>RECOMMENDATION:</b> <b>Approve with Conditions</b>
---

**Attachments:**

Draft Motion  
Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photographs  
Context Photographs  
Site Photographs  
Reduced Plans

## Exhibit Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal               |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>  |
| <input checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                    |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>   |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility                    |
| <input checked="" type="checkbox"/> Parcel Map                  | <input checked="" type="checkbox"/> Letters of Project Support / Opposition |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> Community Meeting Notice                           |
| <input checked="" type="checkbox"/> Aerial Photo                |   |
| <input checked="" type="checkbox"/> Context Photos              |   |
| <input checked="" type="checkbox"/> Site Photos                 |   |

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

tcw

Planner's Initials

TCW: U:\TWANG\WP51\MOTIONS\4058 - 4060 18<sup>th</sup> Street Executive Summary.doc





# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

1650 Mission St.  
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## Planning Commission Motion No. XXXXX

HEARING DATE: JANUARY 24<sup>TH</sup>, 2013

*Date:* January 17<sup>th</sup>, 2013  
*Case No.:* 2012.0109CV  
*Project Address:* 4058-4060 18<sup>th</sup> STREET  
*Zoning:* Castro Street Neighborhood Commercial District  
 40-X Height and Bulk District  
*Block/Lot:* 3582/052  
*Project Sponsor:* Ahmad Mohazab, TECTA Associates  
 2747 Nineteenth Street  
 San Francisco, CA 94110  
*Staff Contact:* Tom Wang – (415) 558-6335  
 thomas.wang@sfgov.org

**ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 145.2, 303, 317, 715.24, 715.38, 715.44, AND 715.81 OF THE PLANNING CODE TO ALLOW A RESTAURANT (D.B.A. "CASTRO SAUSAGE GRILL") IN PLACE OF THE CURRENT GARAGE ON THE GROUND FLOOR AND THE LEGALIZATION OF A CHANGE OF OCCUPANCY OF A RESIDENTIAL USE TO A NONRESIDENTIAL USE (D.B.A "THE CASTRO COUNTRY CLUB") ON THE SECOND FLOOR WITH AN OUTDOOR ACTIVITY AREA ON THE SECOND FLOOR REAR ROOF DECK WITHIN THE CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On February 2<sup>nd</sup>, 2012, Ahmad Mohazab, TECTA Associates (hereinafter "Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for Conditional Use Authorization under Sections 145.2, 303, 317, 715.24, 715.38, 715.44 and 715.81 of the Planning Code to allow a restaurant (d.b.a. "Castro Sausage Grill") to replace an existing garage on the ground floor and the legalization of a change of occupancy of a residential use to a nonresidential use on the second floor (d.b.a. "The Castro Country Club"), defined as Other Institutions, Large, pursuant to Planning Code Section 790.50(a), with an outdoor activity area on the second floor rear roof deck, at 4058-4060 18<sup>th</sup> Street

(hereinafter "Subject Property"), within the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District.

On January 24<sup>th</sup>, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0109CV (hereinafter "Application").

On January 24<sup>th</sup>, 2013, the Zoning Administrator jointly conducted a duly noticed public hearing at a regularly scheduled meeting on Variance Application No. 2012.0109CV.

On August 30<sup>th</sup>, 2012 under Case No. 2010.0109E, the Project was determined by the Department to be categorically exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Department files for the Project. The Commission has reviewed and concurs with said determination.

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. 2012.0109CV, 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 Subject Property, at 4058-4060 18<sup>th</sup> Street, is on the north side of 18th Streets between Castro and Hartford streets, Lot 053 in Assessor's Block 3582 within the Castro Street Neighborhood Commercial District and a 40-X height and Bulk District. The Project Site measures 25 feet wide and 100 feet deep and was originally developed with a three-story over garage, two-family dwelling circa 1901.

Currently, the subject building contains a garage on the ground floor with one off-street parking space and storage areas; an institutional use, the Castro Country Club, on the second floor; and a residential unit occupying the third and fourth floors. The Project Site is within a neighborhood commercial area and is well served by public transportation within up to 300 feet of walking distance, including Muni Bus Lines 24 and 35 operating on Castro Street and Muni Bus Line 33 operating on 18<sup>th</sup> Street.

3. **Surrounding Properties and Neighborhood.** The Project Site is located in the Castro Street NCD, the heart of which is approximately one half of a block west of the Subject Property.

The Castro Street NCD extends east of the Subject Property and ends on Noe Street. Seven surrounding properties along the subject block-face contain either three- or four-story buildings. Three of these buildings are developed with a garage on the ground floor and residential uses on the upper floors and the remaining four buildings are developed with commercial uses on the ground and second floors and residential uses on the remaining floors above. The surrounding residential district is the RH-3 Zoning District.

The adjacent three-story building east of the Subject Property contains commercial uses on the ground and second floors and one dwelling unit on the third floor. The adjacent four-story building west of the Subject Property contains a commercial use on the ground floor and two dwelling units occupying the second through fourth floors.

The Castro Street NCD provides convenience goods to its immediate neighborhood and comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses, including a number of bars, restaurants and specialty clothing and gift stores, are active both in the daytime and late into the evening. The Castro Street NCD also supports several conversions from residential uses to nonresidential uses on the second floors in residential buildings.

4. **Project Description.** Within the Castro Street Neighborhood Commercial District, the Project proposes:
  - (A) The removal of the existing garage and off-street parking on the ground floor and an expansion of the ground floor toward the rear of the lot with a roof deck above, increasing the existing ground floor gross floor area of 1,330 square feet to 2,025 square feet;
  - (B) The establishment of a restaurant (d.b.a. "Castro Sausage Grill") on the expanded ground floor with a new commercial storefront to replace the existing garage door.

The Project Sponsor seeks conditional use authorization, pursuant to Planning Code Sections 303 and 715.44, to establish a restaurant, including on-site beer and wine sales, on the expanded ground floor with a gross floor area of approximately 1,985 square feet. It would also provide outdoor dining service in the front setback area on the Subject Property for the convenience of patrons. The proposed restaurant is not a Formula Retail use but rather an independent, locally owned business. It is designed to mainly serve residents from the local neighborhood and will create between eight to ten job openings for local residents. The proposed hours of operation are: from 11 a.m. to 11 p.m. Mondays through Thursdays; from 11 a.m. to 12 o'clock midnight Fridays and Saturdays; and from 11 a.m. to 8 p.m. Sundays. Approximately 10% of the restaurant operation will be devoted to take-out dining.

The Project Sponsor presented the following introduction to the proposed restaurant:  
"The Castro Sausage Grill will provide a simple menu of delectable organic sausages on artisan bread. The restaurant operator will select organic meats from local producers

wherever possible. The sausage casings and seasonings will all be organic and natural. Since the closing of the World Sausage Grille on Market and 14<sup>th</sup> streets, there is no place for people in the Castro to enjoy this type of food.”

- (C) The legalization of a change of occupancy of a residential use to a nonresidential use (d.b.a. “the Castro Country Club”), defined as Other Institutions, Large, pursuant to Planning Code Section 790.50(a), on the second floor.
- (D) The use of the second floor rear roof deck as the Castro Country Club’s proposed outdoor activity area.

The Project Sponsor seeks conditional use authorization, pursuant to Planning Code Sections 145.2, 317, 715.24, 715.38 and 715 81, to allow the legalization of a change of occupancy of a residential use to the Castro Country Club on the second floor with an outdoor activity area on the second floor rear roof deck.

Excerpt from the Castro Country Club website:

“The Castro Country Club is a clean & sober gathering place for all people and a home for the queer recovery community. We endeavor to be a space where all can seek wisdom, serenity, courage and joy. Since April 1983, the Castro Country Club has been a safe haven for LGBT people in recovery from drugs and alcohol.”

Based upon the Project Sponsor’s statement, the Castro Country Club offers the following programs:

Unstructured Peer Counseling

“Providing a venue for the unstructured peer counseling that is at the heart of AA and other 12-step programs is one of the primary functions of the Castro Country Club. The front steps of the 1901 Victorian that houses the Club has become a central gathering place for the sober community. People come to the Club simply to hang out with other sober people, to work the 12 steps with a sponsor or sponsors, or to talk with the on-duty volunteer about the challenges of sober living.”

Job Training and Skills-Building

“Over 45 people in recovery volunteer at the Club each week, running the espresso bar and supervising Club operations with support from the Club manager. Volunteer baristas staff the coffee bar and are required to have at least six months of continuous sobriety. Barbacks, many of whom are early in sobriety, assist with cleaning and stocking. All contribute to the culture of support and fellowship for fellow addicts and alcoholics in recovery. By providing a supportive work environment, the Club helps volunteers to develop marketable job skills and the self-esteem to pursue their dreams. Frequently, the Club manager provides employment references for volunteers.”

Social Support and Fellowship

“One of the biggest challenges for people in early sobriety is simply learning how to live, work and socialize without drugs or alcohol. Meeting this challenge is one of the most important cultural contributions of the Castro Country Club, which has always been managed and operated by people in recovery. The Club fosters fellowship and community by regularly hosting variety shows, movie nights and game nights. On holidays, the Club throws potluck dinners and during the warmer months, barbecues on the back patio. Club patrons frequently organize social events and celebrations of milestones in recovery. All of these activities support and contribute to healthy interpersonal development for those in recovery.”

- (E) The proposed replacement of an existing third floor rear stairway with a spiral stairway, which is not subject to conditional use authorization but a rear yard variance.

The Project Sponsor has submitted a Variance Application No. 2010.0109CV for the replacement of an existing third floor rear stairway with a new spiral stairway, pursuant to Planning Code Sections 134 and 188. The purpose of the proposed spiral stairway would be to provide a connection between the existing residential unit on the third floor and its Planning Code required usable open space on the second floor rear roof deck. The Zoning Administrator will hold a joint hearing on the Variance Application with the conditional use hearing.

Based upon the Project Sponsor’s statement, the proposed rear spiral stairway would not be a required second means of egress for the residential unit on the third floor, pursuant to the Building Code, because a fire sprinkler system would be installed throughout the subject building.

5. **Public Comment.** The Department is not aware of any opposition to the Project. The Department has received numerous letters and e-mails from neighborhood residents, who all expressed support specifically for the proposed legalization of the Castro Country Club.
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. **Restaurant Use.** Planning Code Section 715.44 provides that a restaurant is permitted as a conditional use on the first story. A restaurant is defined in Planning Code Section 790.91 as: A retail eating or eating and drinking use which serves prepared, ready-to-eat cooked foods to customers for consumption on or off the premises and which has seating. It may provide on-site beer, wine, and/or liquor sales for drinking on the premises (with ABC license types 41, 47, 49, 59, or 75); however, if it does so it shall be required to operate as a Bona Fide Eating Place as defined in Planning Code Section 790.142. It is distinct and separate from a Limited-Restaurant as defined in Planning Code Section 790.90.

*The Project Sponsor seeks conditional use authorization for a change of use from garage to restaurant on the first floor, which would also provide on-site beer and wine sales for drinking on the premises with an ABC type 41 license.*

*Based upon the Project Sponsor's statement, the Castro Country Club on the second floor is aware that the use on the ground floor would be a restaurant with on-site beer and wine sales and the Castro Country Club has no objection to the restaurant and has taken no formal position on the on-site beer and wine sales.*

**B. Outdoor Activity Areas.** Planning Code Section 790.70 defines outdoor activity area as an area, not including primary circulation space or any public street, located outside of a building or in a courtyard which is provided for the use or convenience of patrons of a commercial establishment including, but not limited to, sitting, eating, drinking, dancing, and food-service.

(i) Planning Code Sections 715.24 provides that an outdoor activity area operated by a commercial use is permitted if it complies with provisions governing outdoor activity areas in NC Districts under Planning Code Section 145.2(a)(1) in that an outdoor activity area operated by a commercial use is permitted as a principal use if located outside a building and contiguous to the front property line of the lot on which the commercial use is located.

*The project Sponsor seeks to include a dining area, for the use or convenience of patrons, outside of the proposed restaurant and contiguous to the front property line of the lot, would therefore, be permitted without requiring a conditional use authorization.*

(ii) Planning Code Sections 715.24 provides that an outdoor activity area operated by a commercial use, which does not comply with provisions governing outdoor activity areas in NC Districts under Planning Code Section 145.2(a)(1) is permitted as a conditional use. In addition to the criteria of Planning Section 303(c), the Planning Commission shall find the following under Planning Code Section 145.2(a)(2):

- (A) The nature of the activity operated in the outdoor activity area is compatible with surrounding uses;
- (B) The operation and design of the outdoor activity area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences;
- (C) The hours of operation of the activity operated in the outdoor activity area are limited so that the activity does not disrupt the viability of surrounding uses.

*The Project Sponsor Seeks to legalize the Castro Country Club on the second floor, including the use of the second floor rear roof deck as an outdoor activity area, which would be permitted as a conditional use. "Additional Findings pursuant to Planning Code Section 145.2(a)(2)" below have been incorporated as part of this Motion.*

- C. **Institutional Use.** Planning Code Section 715.81 provides that Other Institutions, Large, defined by Planning Code 790.50(a), require conditional use authorization on the second story and above.

*The Project Sponsor seeks conditional use authorization for the legalization of the Castro Country Club on the second floor, defined as Other Institutions, Large, pursuant to Planning Code Section 790.50(a). The Castro Country Club has been in existence since April 1983.*

- D. **Use Size [Non-Residential].** Planning Code Section 715.21 provides that Use Size [Non-Residential] is permitted up to 1,999 square feet; conditional use authorization is required from 2,000 square feet up to 3,999 square feet; and 4,000 square feet and above is not permitted within the Castro Street Neighborhood Commercial District.

*The Proposed restaurant, occupying most of the expanded ground floor, would contain a gross floor area of approximately 1,985 square feet, which is a permitted use size within the Castro Street Neighborhood Commercial District.*

*The proposed Castro Country Club on the second floor would contain a total gross floor area of approximately 1,308 square feet, which is a permitted use size within the Castro Street Neighborhood Commercial District.*

- E. **Hours of Operation.** Planning Code Section 715.27 permits hours of operation, as defined by Planning Code Section 790.48, from 6 a.m. to 2 a.m. and from 2 a.m. to 6 a.m. by conditional use authorization.

*The proposed restaurant's hours of operation are: from 11 a.m. to 11 p.m. Mondays through Thursdays; from 11 a.m. to 12 o'clock midnight Fridays and Saturdays; and from 11 a.m. to 8 p.m. Sundays, which are within those hours principally permitted by Planning Code Section 715.27.*

*The Castro Country Club's hours of operation are: from 7 a.m. to 12 o'clock midnight seven days a week, which are within those hours principally permitted by Planning Code Section 715.27.*

- F. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code provides that no more than 1/3 of the width of new or altered structures, parallel to and facing a street, shall be devoted to ingress/egress to parking.

*The Project would include the removal of the existing garage and garage door on the ground floor and the construction of a new ground floor commercial storefront in association with the proposed restaurant, which would not devote any width to ingress/egress to off-street parking.*

Section 145.1 of the Planning Code also provides that NC Districts containing specific uses, including Restaurants, have at least ½ (50 percent) the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use

clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

*The Project Site has approximately 25 feet of lineal street frontage along 18<sup>th</sup> Street of which approximately 17 feet (68 percent) of street frontage would be devoted to either the restaurant entrance or window space. The proposed restaurant's windows will not be tinted.*

- G. **Parking.** Planning Code Section 151 provides that for restaurant or bar use, one off street parking space is required for each 200 square feet of occupied floor area, where the occupied floor area exceed 5,000 square feet.

*The proposed restaurant would occupy a floor area of approximately 1,985 square feet; therefore, no off-street parking is required.*

Planning Code Section 715.22 provides that generally, no off-street parking will be required for commercial/institutional uses if occupied floor area is less than 5,000 square feet.

*The Castro Country Club, as an institutional use, currently occupies a total gross floor area of approximately 1,308 square feet. Therefore, no off-street parking will be required for the legalization of the Castro Country Club.*

- H. **Rear Yard Requirement.** Within the Castro Street Neighborhood Commercial District, Planning Code Section 134 provides that minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet. Planning Code Section 134(a)(1)(B) further provides that the required rear yards shall be provided at the second story and at each succeeding story of the building, and at the first story if it contains a dwelling unit.

*The Project would include an expansion of the existing ground floor toward the rear of the lot, leaving a rear yard depth of 5 feet and no change to the existing rear yard depth at the second through fourth floors. The expanded ground floor would be mostly occupied by the proposed restaurant and contain no residential use. Therefore, the proposed expansion of the existing ground floor would comply with the rear yard requirement under Planning Code Section 134(a)(1)(B).*

*The Project would also include the replacement of an existing third floor rear stairway with a new spiral stairway. Since the existing third floor rear stairway is already within the required rear yard on the subject lot, to replace it with a new stairway would be subject to a rear yard variance, pursuant to Planning Code Sections 134 and 188. The Project Sponsor has submitted a Variance Application No. 2012.0109CV. The Zoning Administrator will hold a joint hearing on the Variance Application with the conditional use hearing.*



- I. **Usable Open Space for Residential Unit.** Within the Castro Street Neighborhood Commercial District, Planning Code Section 135 provides that 80 square feet of private usable open space shall be required for each dwelling unit.

*The Project would provide the existing residential unit on the third floor with approximately 220 square feet of private usable open space on the second floor rear roof deck accessible via the proposed new third floor rear stairway, which would be subject to a rear yard variance.*

- J. **Parking Reduction.** Planning Code Section 161 provides that a Project Sponsor may request a reduction in parking requirements provided certain findings are met, pursuant to Planning Code Section 307.

*The Project Sponsor submitted an Application for Parking Reduction to remove the garage and off-street parking on the ground floor. The said Application, not subject to conditional use authorization, requires the review and approval of the Zoning Administrator. The Zoning Administrator reviewed and approved the Application because the Project met all six criteria for the reduction of parking requirements, pursuant to Planning Code Section 307(i) and was consistent with Planning Priority Policies of the General Plan. (Please read the attached Application for Parking Reduction).*

- K. **Residential Conversion.** Pursuant to Planning Code Section 317, conditional use authorization is required for applications proposing to the change of occupancy, or the change of use of any residential unit to a non-residential use within the Castro Street Neighborhood Commercial District. This Code Section establishes a checklist of criteria that delineate the relevant General Plan Policies and Objectives.

*Pursuant to Planning Code Section 317, the Project includes the change of occupancy of a residential unit to a nonresidential use on the second floor, which is permitted as a conditional use. "Additional Findings, relating to a checklist of criteria, pursuant to Planning Code Section 317" below have been incorporated as part of this Motion.*

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

*Any application for proposed signage at the Subject Property 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.*

- M. **Neighborhood Commercial Building Permit Review.** Planning Code Section 312 requires neighborhood notification for any Building Permit, proposing a change in use for lots within Neighborhood Commercial Districts.

*The Project includes a change in use from a garage to a restaurant on the expanded ground floor and the legalization of converting a residential unit to an institution on the second floor within the*

*Castro Street Neighborhood Commercial District. Section 312 Building Permit notification was conducted in conjunction with the conditional use authorization notification.*

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, 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 Project will provide a development that is necessary and desirable, and compatible with the neighborhood for the following reasons:*

- (i) The proposed restaurant in place of an existing garage and off-street parking on the ground floor.

*The size and intensity of the proposed restaurant will be compatible with many other storefronts on the subject and opposite block-faces. The Project will not cause an impact on traffic or street parking in this neighborhood because it is designed to mainly serve residents from the surrounding neighborhood and patrons of other businesses on Castro or 18<sup>th</sup> Street within walking distance and is not intended to be a destination restaurant. The Project Site and the surrounding area are also well served by public transit. By offering a type of food not available elsewhere in the neighborhood, the proposed restaurant will be desirable and necessary and will complement the mix of goods and services currently available in the Castro Street NCD. It will further contribute to the economic strength and vitality of the neighborhood by developing an underutilized ground floor, currently a garage, to an active commercial storefront.*

- (ii) The proposed legalization of the conversion of a residential use to the Castro Country Club (Other Institutions, Large) on the second floor.

*The Project at the size and intensity contemplated will be compatible with that of many other existing second floor non-residential uses, including retail sales and financial, medical, personal, business and professional services, within the Castro Street NCD. The legalization of the Castro Country Club will be desirable and necessary because it provides a clean and safe place for LGBT people in recovery from drugs and alcohol and has established a historical recognition for almost 30 years at the Project Site among the community. Although the Project is the result of the conversion of a residential unit, the previous residential unit, containing two bedrooms, was not a family-sized unit and is not presently part of the City's housing stock.*

- 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 restaurant with a new front façade to replace the current garage door on the ground floor will not only be compatible with the current scale and context of the surrounding neighborhood but will also enliven 18<sup>th</sup> Street further by introducing a pedestrian-friendly use on 18<sup>th</sup> Street. The proposed ground floor expansion will comply with the rear yard requirements in the Castro Street NCD and be compatible with the development pattern on the subject block. The proposed legalization of the Castro Country Club on the second floor would not involve any alteration to the exterior of the existing building at the Project Site.*

(ii) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

*The Planning Code does not require off-street parking or loading for the proposed restaurant or the legalization of the Castro Country Club. The Project is designed to mainly meet the needs of the residents in the immediate neighborhood and the Project Site is well served by public transit within up to 300 feet of walking distance, including Muni Bus Lines 24 and 35 operating on Castro Street and Muni Bus Line 33 operating on 18<sup>th</sup> Street, minimizing the amount of vehicular traffic from the immediate neighborhood or citywide.*

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

*Due diligence standard construction practices in reducing noise, glare, dust and odor will be maintained during the construction process. Utmost care will be taken during the operations to ensure that no noxious or offensive emissions are produced, from either the proposed restaurant or the Castro Country Club.*

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

*Parking and loading areas are not required for the Project. The design of the proposed restaurant will include a landscaped entry area and exterior lighting to enhance security. The Department shall review all proposed signs for the Project.*

(v) 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.*

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

*The Project is consistent with the stated purpose of the Castro Street Neighborhood Commercial District in that it is compatible with the current building scale, enhances a mixed-use development in character and increases continuous ground floor retail frontage along 18<sup>th</sup> street.*

8. Pursuant to Planning Code Section 145.2(a)(2), an outdoor activity area is permitted as a conditional use if it does not comply with Planning Code Section 145.2(a)(1), and in addition to the criteria of Planning Code Section 303, the Planning Commission shall find:

- A. The nature of the activity operated in the outdoor activity area is compatible with surrounding uses.

*The majority of the properties on the subject block, along 18<sup>th</sup> and Castro streets, are within the Castro Street NCD, a district that permits residential uses on all floors and a number of nonresidential uses also on all floors as either principal uses or conditional uses. The remaining number of properties, along Hartford Street and immediately north of the Subject Property, contain mainly residential uses within the RH-3 Zoning District. As an institution in the Castro Street NCD, the use of the second floor rear roof deck as the Castro Country Club's proposed outdoor activity area for meeting and reading purposes is compatible with the majority of the current mixed uses on the subject block. Additionally, the Project Sponsor indicates that the current rear yard on the subject lot has been used as an outdoor activity area by the Castro Country Club for many years without the benefit of a permit, and no apparent adverse effect on adjacent residential buildings exists.*

- B. The operation and design of the outdoor activity area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences.

*Noise and privacy are typical and expected characteristics of an urban environment, especially in districts zoned for a mix of uses. The Project Sponsor has designed the second floor rear roof deck as the proposed outdoor activity area in a way to minimize its potential noise and privacy impact to the adjacent residential units, located immediately north and west in that the outdoor activity area would include the establishment of a rear boundary, marked with approximately 5 feet tall, fixed planter boxes, which would be 12 feet from the north (rear) lot line, and similar planter boxes installed entirely along the west side lot line. The proposed fixed planter boxes would function as a noise and privacy buffer to the adjacent residential units. Additionally, no entertainment or loud music will be allowed at the proposed outdoor activity area.*

- C. The hours of operation of the activity in the outdoor activity area are limited so that the activity does not disturb the viability of surrounding uses.

*While the Castro Street NCD provides that any commercial establishment may be open for business from 6 a.m. to 2 a.m., the Project Sponsors has indicated that the proposed hours of operation of the Castro Country Club's outdoor activity area will be from 10 a.m. to 9 p.m. seven days a week.*

9. Pursuant to Planning Code Section 317, the Planning Commission shall consider the following criteria when reviewing applications for Conversion of Residential Units:

- (i) Whether conversion of the unit(s) would eliminate only owner occupied housing, and if so, for how long the unit(s) proposed to be removed were owner occupied;

*Based upon the Project Sponsor's statement, the Subject Property has been in the possession of the previous owner since at least 1983. The current owner purchased the Subject Property in January 2012, shortly after the previous owner's death. Whether the residential unit on the second floor was owner occupied or not when converted to the Castro Country Club in April 1983 cannot be positively concluded by the Project Sponsor, absent from the existence of the previous property owner.*

- (ii) Whether conversion of the unit(s) would provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s);

*The legalization of the Castro Country Club will be desirable and transcend the necessity to retain the pervious unit on the second floor. The Castro Country Club is a clean and safe place for LGBT people in recovery from drugs and alcohol and has established a historical recognition for almost 30 years at the Project Site among the community.*

- (iii) Whether conversion of the unit(s) will bring the building closer into conformance with the prevailing character of its immediate area and in the same zoning district;

*A number of mixed-use buildings along the subject and the opposite block-faces currently contain non-residential uses occupying both ground and second floors. Therefore, the Project, proposing a restaurant on the ground floor and the legalization of the Castro Country Club on the second floor will bring the Subject Building closer into conformance with the prevailing character of its immediate area and in the same zoning district.*

- (iv) Whether conversion of the unit(s) will be detrimental to the City's housing stock;

*The conversion of the residential unit to the Castro Country Club on the second floor almost 30 years ago will not be detrimental to the City's housing stock because the previous unit, containing two bedrooms, was not considered as family housing and is not part of the City's current housing stock.*

- (v) Whether conversion of the unit(s) is necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected.

*The proposed legalization of the conversion of the residential unit to the Castro Country Club on the second floor is not necessarily related to correct design or functional deficiencies in the Subject Building due to the Building or Housing Code requirements.*

10. **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 which has substantial undesirable consequences that cannot be mitigated.

**Policy 1.2:**

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

**Policy 1.3:**

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

*The Project, which will develop an under-utilized ground floor space into a commercial storefront to allow the creation of a restaurant, will provide the neighborhood with enhanced goods and service and contribute to the vitality of this mixed-use neighborhood. The Project is consistent with the activities within the Castro Street Neighborhood Commercial District and the commercial land use plan.*

**OBJECTIVE 3:**

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

**Policy 3.1:**

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

**Policy 3.2:**

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

*The proposed restaurant would provide the neighborhood with approximately eight to ten employment opportunities for 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.

*The proposed restaurant would be in place of an existing ground floor garage; therefore, no current commercial tenant would be displaced. The Project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.*

**Policy 6.2:**

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

*An independent entrepreneur is sponsoring the Project. The proposed restaurant is a neighborhood-serving use and is not considered a Formula Retail Use.*

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

**Eating and Drinking Establishments**

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

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.

The regulation of eating and drinking establishments should consider the following:

- Balance of retail sales and services;
- Current inventory and composition of eating and drinking establishments;
- Total occupied commercial linear frontage, relative to the total district frontage;
- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;
- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

In districts where the proliferation of eating and drinking establishments could generate problems, the following guidelines should be employed in the consideration of new establishments, relocations, changes from one kind of eating and drinking establishment to another (e.g. from self-service restaurant to full-service restaurant), expansion or intensification of existing establishments:

- The establishment should not add to an over-concentration of eating and drinking establishments in a single district. The balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage. Proposals for eating and drinking establishments which would increase the proportion of total occupied commercial frontage above 20% should be reviewed to ensure that they would not reduce the variety of neighborhood-serving uses; nor create substantial noise, traffic, parking problems, or other nuisances in the district or surrounding neighborhood. Those establishments that would do the above should not be permitted. Except in districts with an established pattern of service to a broad market, such as North Beach, such establishments should not occupy more than 25% of the total commercially occupied frontage in a district. To minimize the problems they can create, eating and drinking uses should generally be at least 100 feet apart from each other, unless there are factors making clustering of uses appropriate. For example, a configuration of clustered eating and drinking uses where off-street parking is shared might be more appropriate than an even distribution of such establishments.
- New, expanding or relocating eating and drinking uses should not impose significant adverse impacts on traffic and transit volumes and circulation and parking congestion. If such impacts are anticipated, especially on transit-preferential streets, the proposed use, expansion or relocation should be redesigned to mitigate such impacts, or it should be prohibited.
- Eating and drinking uses should be adequately soundproofed or insulated for noise and operated so as to reasonably protect adjoining and surrounding upper-story residences from disturbances. Fixed source equipment noise should not exceed the decibel levels specified in the Noise Control Ordinance.

*Currently, there is a slight over-concentration of food-service establishments in the Castro Street NCD. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage." Planning staff has performed a survey on the existing eating and drinking establishments within 300 feet of the Project Site. Approximately 23% of the total Neighborhood Commercial District frontage is currently devoted to eating and drinking establishments, which would be increased to approximately 25% if the proposed restaurant is approved.*

*Although the proposed restaurant will result in a further excess of the 20% of the total occupied commercial frontage guideline, it should be noted that the Project would only replace an existing ground floor garage, which has the potential to be developed into a ground floor commercial storefront. The proposed restaurant would not replace any existing neighborhood-serving retail use and based upon the current storefront vacancies in the area, the Project does not appear that it would preclude a neighborhood-serving retail use to be established at the Project Site. Furthermore, the proposed restaurant, which is not duplicated in the Castro Street NCD, will offer a unique type of food in this district and contribute to the vitality of the neighborhood.*

## URBAN DESIGN



## Objectives and Policies

### OBJECTIVE 1:

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

#### Policy 1.2:

Recognize, protect and reinforce the existing street pattern, especially as it is related to topography.

#### Policy 1.3:

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

*The design of the proposed restaurant's front facade would be compatible with many other commercial storefronts in the Castro Street NCD.*

## COMMERCE AND INDUSTRY

### Objectives and Policies

#### 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.

*To replace the existing garage on the ground floor with a new commercial storefront would result in an opportunity to attract new activity to the city such as the proposed restaurant.*

*The proposed legalization of the Castro Country Club, which has been in existence since April 1983, would retain a clean and safe place for LGBT people in recovery from drugs and alcohol in the neighborhood with no apparent undesirable effects.*

#### OBJECTIVE 6

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

#### Policy 6.3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

*Within the Castro Street NCD, a significant number of properties currently contain commercial uses on the ground and second floors and residential units above the second floors. The Project would include a restaurant on the ground floor and the Castro Country Club on the second floor and maintain the existing residential unit, occupying the third and fourth floors. Therefore, the Project would preserve and be consistent with the mixed commercial-residential character in the Castro Street NCD.*

11. **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.

*Neither the proposed restaurant in place of an existing ground floor garage nor the legalization of the Castro Country Club on the second floor will remove or otherwise negatively impact any existing neighborhood-serving retail uses. The Project will support Policy No.1, which calls for the preservation and enhancement of the current businesses and future opportunities for resident employment.*

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

*The scale and use proposed by the Project is within the existing character of the Castro Street Neighborhood Commercial District. The proposed restaurant will increase the number of dining choices in the district. The proposed legalization of the Castro Country Club will preserve an existing institutional use that has gained a historical recognition by serving the residents of the community for almost 30 years. The existing residential unit, occupying the third and fourth floors, will remain without change.*

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

*Although the Project involves the legalization of the conversion of a residential unit to the Castro Country Club in 1983, the previous residential unit is not part of the City's current supply of affordable housing.*

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

*The Project Site is well served by public transit within up to 300 feet of walking distance, including Muni Bus Lines 24 and 35 operating on Castro Street and Muni Bus Line 33 operating on 18th Street, minimizing the amount of vehicular traffic from the immediate neighborhood or citywide.*

- 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 industrial or service sectors as no such uses exist on the Subject Property.*

- 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's Building Code.*

- G. That landmarks and historic buildings be preserved.

*The Project was determined by the Department to be categorically exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Department files for the Project.*

- 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 their access to sunlight and vistas.*

12. 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.
13. 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. 2012.0109CV** subject to the following conditions attached hereto as "EXHIBIT A" 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 January 24<sup>th</sup>, 2013.

Jonas Ionin  
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 24<sup>th</sup>, 2013

## Exhibit A

# Conditions of Approval

### **AUTHORIZATION**

This authorization is for a Conditional Use Authorization to allow a restaurant (d.b.a. Castro Sausage Grill) to replace an existing garage on the ground floor and the legalization of a change of occupancy of a residential use to a nonresidential use on the second floor, (d.b.a. the Castro Country Club), defined as Other Institutions, Large, under Planning Code Section 790.50(a), located at 4058 - 4060 Castro Street, Assessor's Block 3582, Lot 052, pursuant to Planning Code Sections 145.2, 303, 317, 715.24, 715.38, 715.44, and 715.81, within the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans dated January 2<sup>nd</sup>, 2013 and labeled "EXHIBIT B" included in the docket for Case No. 2012.0109CV and subject to conditions of approval reviewed and approved by the Commission on January 24<sup>th</sup>, 2013 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 Application 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 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 January 24<sup>th</sup>, 2013 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. The 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 (3) years from the effective date of the Motion. A Building Permit Application 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. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the Building Permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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, 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, [www.sfdpw.org](http://www.sfdpw.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, [www.sfdpw.org](http://www.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 415-553-1012 or 415-5530123, [www.sf-police.org](http://www.sf-police.org)*
9. **Odor Control.** While it is inevitable that some low level of odor may be detectible to nearby residents and passersby, appropriate odor control equipment shall be installed and maintained to prevent any significant noxious or offensive odors from escaping the premises. The building permit application to implement the Project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans.  
*For information about compliance with odor or other chemical air pollutants emission standards and air quality regulations 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. **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)*





SAN FRANCISCO  
PLANNING  
DEPARTMENT

# CEQA Categorical Exemption Determination

## Property Information/Project Description

PROJECT ADDRESS 4058 19TH STREET	BLOCK/LOT(S) 3582/052
-------------------------------------	--------------------------

CASE NO. 2012.0109 E	PERMIT NO.	PLANS DATED 8/27/2012
-------------------------	------------	--------------------------

- Addition/ Alteration (detailed below)       Demolition (requires HRER if over 50 years old)       New Construction

### STEP 1 EXEMPTION CLASS

- Class 1: Existing Facilities**  
Interior and exterior alterations; additions under 10,000 sq.ft.; change of use if principally permitted or with a CU.
- Class 3: New Construction**  
Up to three (3) single family residences; six (6) dwelling units in one building; commercial/office structures under 10,000 sq.ft.; accessory structures; utility extensions.

**NOTE:**  
If neither class applies, an *Environmental Evaluation Application* is required.

### STEP 2 CEQA IMPACTS ( To be completed by Project Planner )

If ANY box is initialed below an *Environmental Evaluation Application* is required.

\_\_\_\_\_ **Transportation:** Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?

\_\_\_\_\_ **Air Quality:** Would the project add new sensitive receptors (specifically, schools, colleges, universities, day care facilities, hospitals, residential dwellings [subject to Article 38 of the Health Code], and senior-care facilities)?

\_\_\_\_\_ **Hazardous Materials:** Would the project involve 1) change of use (including tenant improvements) and/or 2) soil disturbance; on a site with a former gas station, auto repair, dry cleaners, or heavy manufacturing use, or on a site with underground storage tanks?  
*Phase I Environmental Site Assessment required for CEQA clearance (E.P. initials required)*

\_\_\_\_\_ **Soil Disturbance/Modification:** Would the project result in the soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in non-archeological sensitive areas?  
*Refer to: EP ArcMap > CEQA CatEx Determination Layers > Archeological Sensitive Areas*

\_\_\_\_\_ **Noise:** Does the project include new noise-sensitive receptors (schools, colleges, universities, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area?  
*Refer to: EP ArcMap > CEQA CatEx Determination Layers > Noise Mitigation Area*

\_\_\_\_\_ **Subdivision/Lot-Line Adjustment:** Does the project site involve a subdivision or lot-line adjustment on a lot with a slope of 20% or more?  
*Refer to: EP ArcMap > CEQA CatEx Determination Layers > Topography*

**NOTE:**  
Project Planner must initial box below before proceeding to Step 3.

**Project Can Proceed With Categorical Exemption Review.**

The project does not trigger any of the CEQA Impacts and can proceed with categorical exemption review.

**GO TO STEP 3**

**STEP 3 PROPERTY STATUS - HISTORICAL RESOURCE**

Property is one of the following: (Refer to: San Francisco Property Information Map)

- Category A: Known Historical Resource** **GO TO STEP 5**
- Category B: Potential Historical Resource ( over 50 years of age )** **GO TO STEP 4**
- Category C: Not a Historical Resource or Not Age Eligible ( under 50 years of age )** **GO TO STEP 6**

**STEP 4 PROPOSED WORK CHECKLIST ( To be completed by Project Planner )**

If condition applies, please initial.

- 1. Change of Use and New Construction** (tenant improvements not included).
- 2. Interior alterations/interior tenant improvements.** Note: Publicly-accessible spaces (i.e. lobby, auditorium, or sanctuary) require preservation planner review.
- 3. Regular maintenance and repair** to correct or repair deterioration, decay, or damage to the building.
- 4. Window replacement** that meets the Department's *Window Replacement Standards* (does not include storefront window alterations).
- 5. Garage work**, specifically, a new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of garage door in an existing opening.
- 6. Deck, terrace construction, or fences** that are not visible from any immediately adjacent public right-of-way.
- 7. Mechanical equipment installation** not visible from any immediately adjacent public right-of-way.
- 8. Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin: Dormer Windows*.
- 9. Additions** that are not visible from any immediately adjacent public right-of-way for 150' in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

**NOTE:**  
Project Planner must check box below before proceeding.

- Project is not listed:**  
**GO TO STEP 5**
- Project does not conform to the scopes of work:**  
**GO TO STEP 5**
- Project involves 4 or more work descriptions:**  
**GO TO STEP 5**
- Project involves less than 4 work descriptions:**  
**GO TO STEP 6**

**STEP 5 CEQA IMPACTS - ADVANCED HISTORICAL REVIEW ( To be completed by Preservation Planner )**

If condition applies, please initial.

- 1. Project involves a Known Historical Resource (CEQA Category A) as determined by Step 3 and conforms entirely to Scope of Work Descriptions listed in Step 4.** (Please initial scopes of work in STEP 4 that apply.)
- 2. Interior alterations to publicly-accessible spaces.**

- 3. **Window replacement** of original/historic windows that are not "in-kind" but are is consistent with existing historic character.
- OK* 4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
- 5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
- 6. **Restoration** based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
- 7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right of way and meets the *Secretary of the Interior's Standards for Rehabilitation*.
- OK* 8. **Other work consistent** with the *Secretary of the Interior Standards for the Treatment of Historic Properties*

Specify: *STOREFRONT KEEPS BAY CONFIGURATION - TO RETAIN SPATIAL RELATIONSHIP THAT CHARACTERIZES BLDG. NEW WINDOWS/DOORS COMPATIBLE W/ HISTORIC MATERIALS & PROTECTS INTEGRITY OF BLDG.*

- \* 9. **Reclassification of property status** to Category C

a. Per Environmental Evaluation Evaluation, dated:

\* Attach Historic Resource Evaluation Report

b. Other, please specify:

\* Requires initial by Senior Preservation Planner / Preservation Coordinator

**NOTE:**  
If ANY box is initialed in STEP 5, Preservation Planner MUST review & initial below.

**Further Environmental Review Required.**

Based on the information provided, the project requires an *Environmental Evaluation Application* to be submitted.

**GO TO STEP 6**

Preservation Planner Initials

**Project Can Proceed With Categorical Exemption Review.**

The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review.

**GO TO STEP 6**

Preservation Planner Initials

**STEP 6 CATEGORICAL EXEMPTION DETERMINATION** (To be completed by Project Planner)

- Further Environmental Review Required.**  
Proposed Project does not meet scopes of work in either:

(check all that apply)

- Step 2 (CEQA Impacts) or
- Step 5 (Advanced Historical Review)

**STOP!**

Must file *Environmental Evaluation Application*.

- No Further Environmental Review Required.** Project is categorically exempt under CEQA.

*[Signature]*  
Planner's Signature

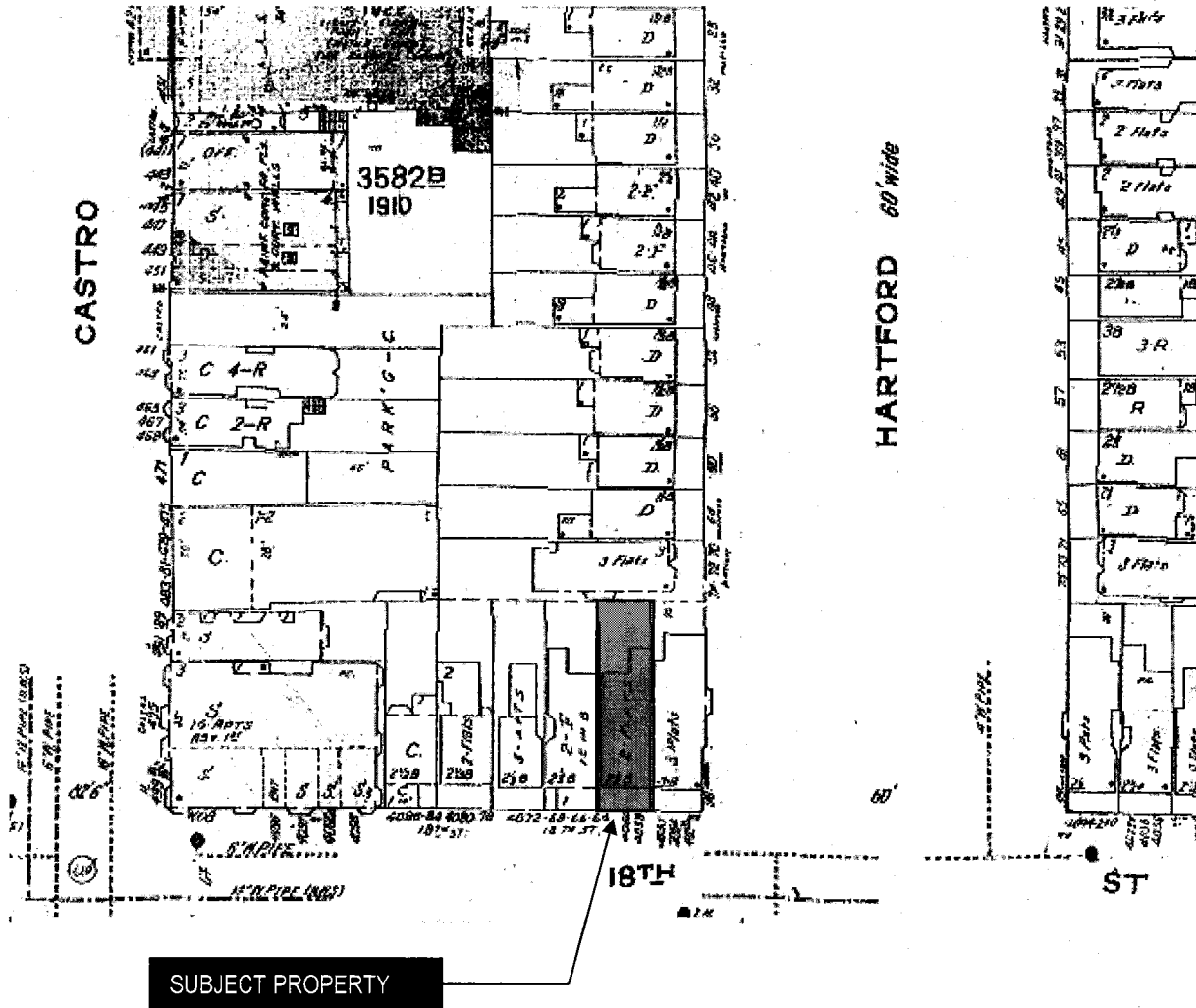
*DOUG VLI*  
Print Name

*8/30/12*  
Date

Once signed and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.



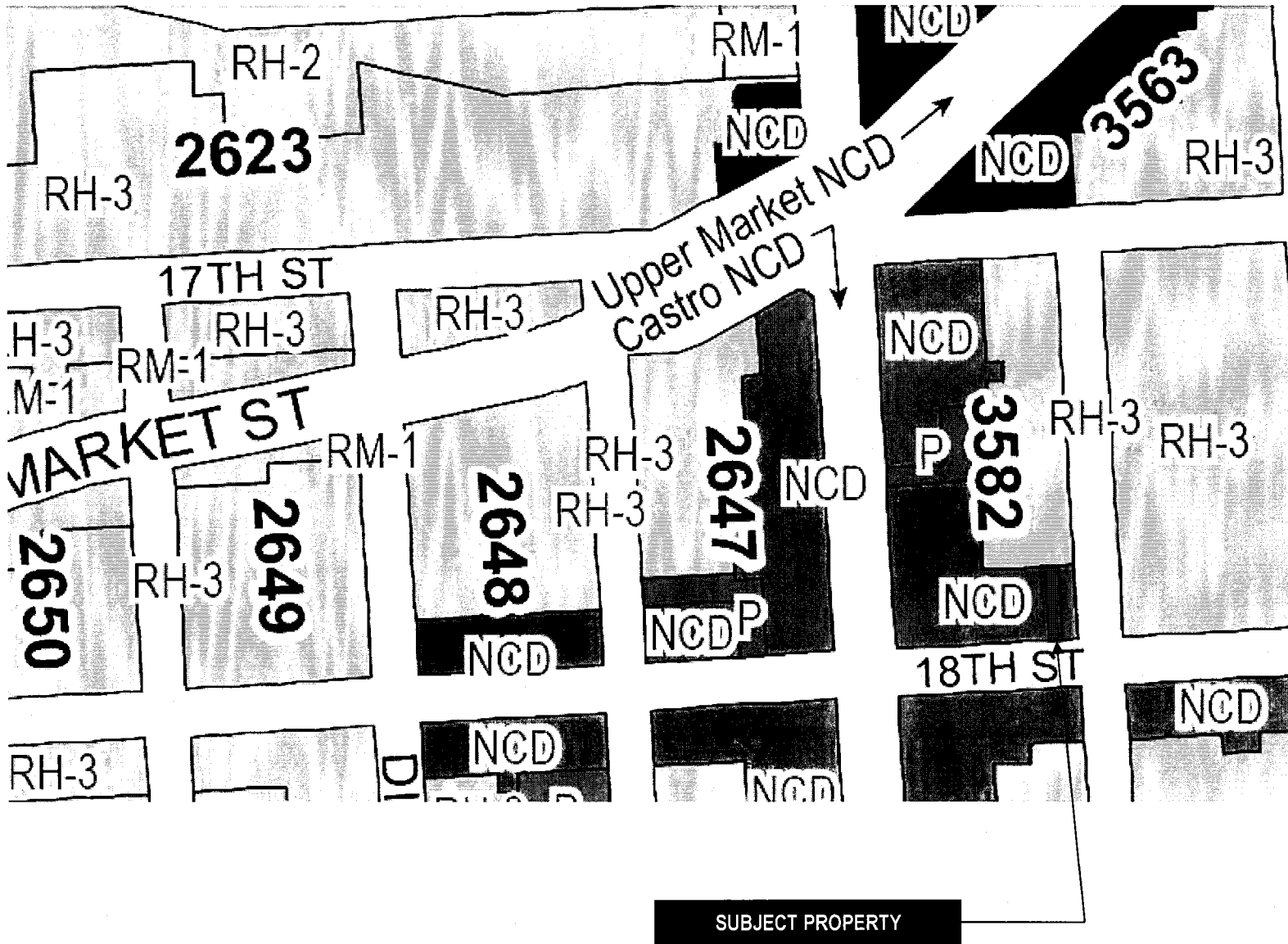
# Sanborn Map\*



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



# Zoning Map



Planning Commission Hearing  
Case Number 2012.0109CV  
4058 – 4060 18<sup>th</sup> Street

# Aerial Photo



SUBJECT PROPERTY



# Aerial Photo



SUBJECT PROPERTY



Planning Commission Hearing  
Case Number 2012.0109CV  
4058 – 4060 18<sup>th</sup> Street

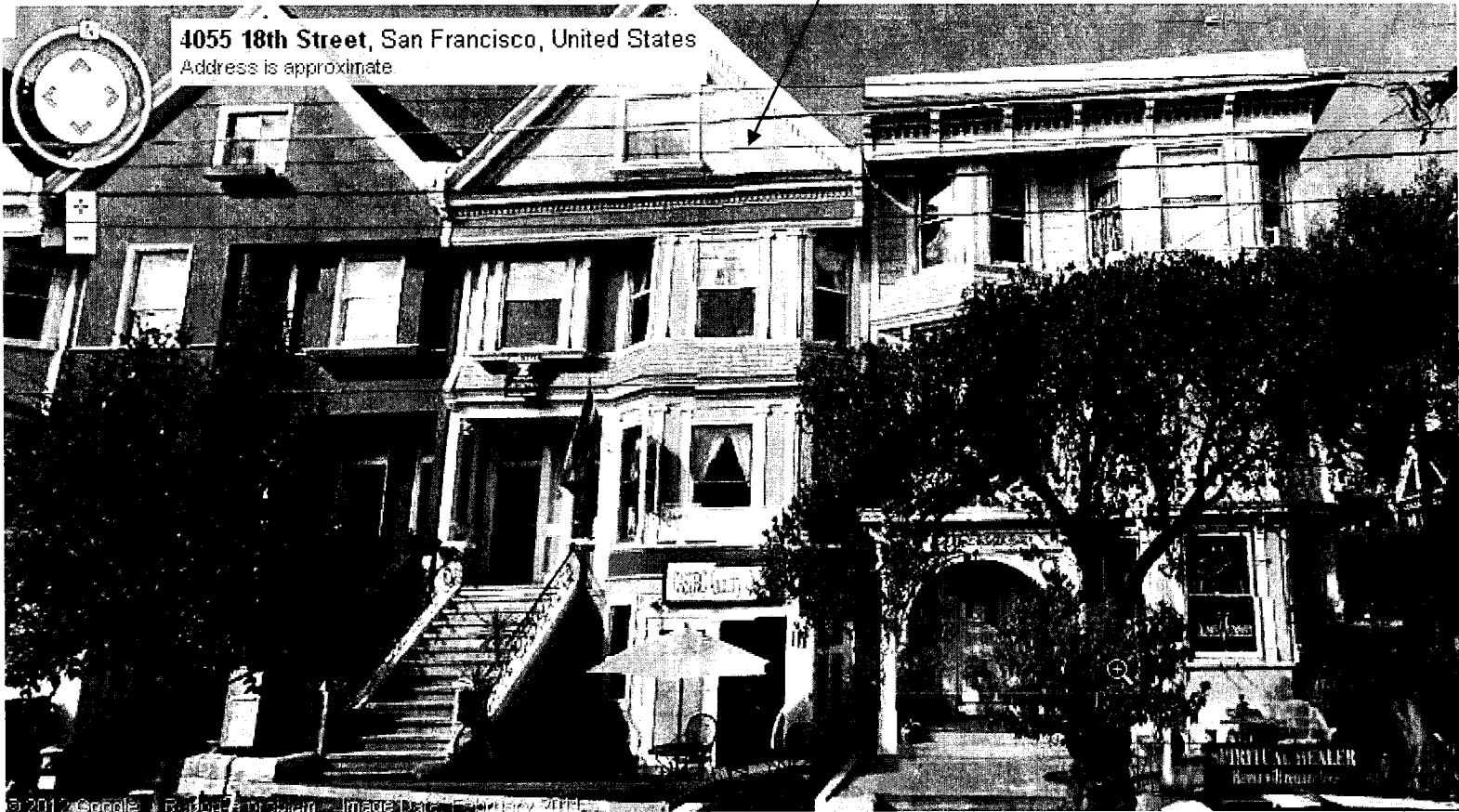


# Site Photo

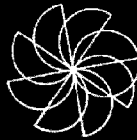
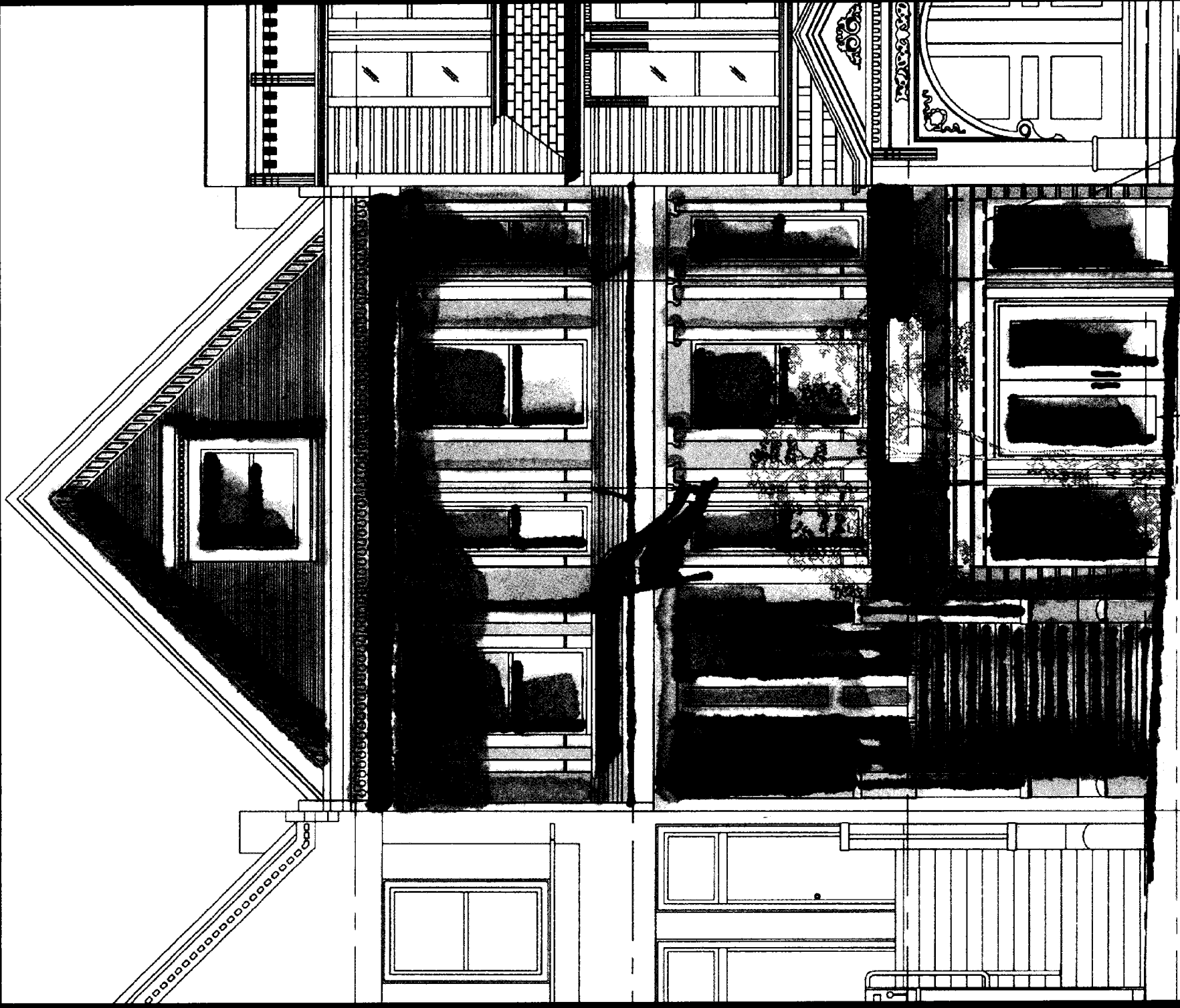
SUBJECT PROPERTY

4058-4060 18<sup>th</sup> Street

4055 18<sup>th</sup> Street, San Francisco, United States  
Address is approximate



Planning Commission Hearing  
Case Number 2012.0109CV  
4058-4060 18<sup>th</sup> Street



**TECTA** associates

2550 Park Street  
San Francisco, CA 94110  
Tel: 415.302.5800  
Fax: 415.302.5214

4058 18th Street  
San Francisco, CA



Planning Commission  
Attn: Rodney Fong, Commission President  
San Francisco Planning Department  
1650 Mission Street  
Suite 400  
San Francisco CA 94103

January 12, 2010

RE; 4058 18<sup>th</sup> St.  
Ground Floor Restaurant Addition and  
Castro Country Club

Dear Commissioners;

This letter is to accompany the application you will be considering on January 24th for the Conditional Use Permit for both a new restaurant on the ground floor and for the existing second floor commercial tenant, the Castro Country Club.

As part of our outreach to the community for this project we have met with;

- the adjacent neighbors
- the Eureka Valley Neighbors Association (EVNA)
- the Merchants of Upper Market and Castro (MUMC)
- the District Supervisor

At these meetings we have received only positive response for the construction of a new restaurant and the continuing work of the Castro Country Club.

Our original application was for the ground floor restaurant, the Castro Sausage Grille. This restaurant will remove the existing garage which is being used for storage and the driveway. The removal of the driveway will give a much needed parking space back to the street.

As part of this process we were notified that the existing tenant, the Castro Country Club, a long standing non-profit occupies a residential unit. This commercial use of a residential space requires a conditional use permit which we have included in this application along with the Application for Dwelling Unit Removal.

Improvements to the Castro Country Club include the replacement of their rear patio and stair. The Patio is an existing and integral part of the Club. The new patio will be set back from the adjacent rear neighbors and the new spiral stair will be smaller and more attractive than the current wood stair.

We feel that both the Castro Country Club and the new restaurant are uses that enhance the vibrant and diverse fabric of this neighborhood.

Thank you for reviewing our application. We look forward to presenting our case to you on January 24.

Sincerely;

A handwritten signature in black ink, consisting of a large, stylized loop on the left and a vertical line on the right that crosses the loop.

Ahmad Mohazab RA, NCARB



November 5, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Wang:

In April 2013, the Castro Country Club will have occupied the former residential unit at 4058 18<sup>th</sup> Street in San Francisco for 30 years. Prior to 1983, we believe the unit was vacant for a time before being rented by the late Steve Harris who founded the Castro Country Club as a coffee bar and social alternative for gay men and lesbians in recovery.

The Castro Country Club served as a rock of support for a generation of gay men during the worst of the AIDS crisis in the very epicenter of the epidemic. The Club's existence gave comfort to the ill and their caregivers and doubtless saved countless lives from infection and death. Researchers have long identified alcohol, crystal methamphetamine and other drugs as being the fuel that drives new HIV infections in San Francisco, and without recovery programs in the Castro, the face of today's epidemic might look very different indeed.

The Club's actual space is very small and our furnishings are modest, but we get maximum use out of it. Today, thirty-five 12-step groups meet at the Club each week and there are over 16,000 entries through the door each month. Volunteers run the coffee bar and the meetings, and sober visitors to San Francisco from around the world know that they come to the Club for support and information.

We are a nonprofit service organization that is operated by the community we serve. We are committed to continuing in our current location, where we are regarded as an oasis of recovery in the midst of a community disproportionately affected by alcoholism and addiction. I have attached letters gathered over the weekend from a few of our constituents, a small fraction of our supporters.

For more information, please visit our website at [www.castrocountryclub.org](http://www.castrocountryclub.org) or contact me at (415) 756-4920.

Thank you for your kind attention.

Sincerely,

Terry Beswick, manager

4058 18th Street, San Francisco, CA 94114  
(415) 552-6102



**TECTA** associates

Planning Commission  
Attn: Rodney Fong, Commission President  
San Francisco Planning Department  
1650 Mission Street  
Suite 400  
San Francisco CA 94103

January 12, 2010

RE: 4058 18<sup>th</sup> St.  
Ground Floor Restaurant Addition and Castro Country Club

Dear Commissioners:

Planning staff has asked us to address the sale of beer and wine at the restaurant below the Castro Country Club. We have in fact encountered and addressed this question in our neighborhood outreach with the cooperation of members of the CCC.

When this building was still for sale Jorge Maumer met with the Country Club and those that support the club to discuss how he could afford to keep the CCC in their unit and still afford to buy the building. The result of that was the concept of developing the underutilized ground floor storage space to a use that maximized income potential. The intent is to create an additional source of income for this building so that property price inflation and thus lease rates do not drive the Castro Country Club from this space. The income from the restaurant is the best way to offset the purchase price for the building and the considerable and cost to replace the masonry foundation.

At first pass this strikes some an anathema to the perceived mission of the CCC. Alcohol is currently sold within 15 feet of steps to the CCC. Those who abuse alcohol will find a place to do so. Most likely that place will not be in this restaurant, Brandy Ho's next door, or around the corner at the Fork Café or Osaka Sushi. Rather, that abuse will be at one of the local bars, or in private. And for those who abuse alcohol in the Castro, it will continue to be important that the Castro Country Club is there, open and available.

Please join us in helping keep the CCC in the Castro, and making the building a viable property.  
Sincerely;

Ahmad Mohazab RA, NCARB



February 2, 2012

City of San Francisco, Planning Department  
1650 Mission Street  
San Francisco, CA 94103

Re: **CONDITIONAL USE PERMIT REQUEST**  
4058 18<sup>th</sup> Street (block 3582/ lot 52)  
The Castro Sausage Grill and the Castro Country Club

Dear Ladies and Gentlemen;

This letter is to accompany the application package for Conditional Use for "*Castro Sausage Grill*" and continuation of the Castro Country Club which is an existing tenant.

The original application was for the occupancy of the ground floor by a proposed full serve restaurant space requiring Conditional Use approval per Castro Street NCD 715.42 and SF PC Section 790.92.

Our application includes Conditional Use approval for the conversion of the 2<sup>nd</sup> floor residential unit for the use of the current tenants, the Castro Country Club, a non-profit clean and sober gathering space which requires Conditional Use approval for its occupancy on the 2<sup>nd</sup> floor per Castro Street NCD 715.81 and SF PC Section 790.50 (a) Assembly and Social Service.

### **In summary;**

The existing building consists of 2 units over a garage. The 2<sup>nd</sup> floor houses a commercial tenant in what is currently a residential space at 4058 18<sup>th</sup> St. This tenant, the Castro Country Club, has provided a social service to the community at this space for 29 years. The 3<sup>rd</sup> and 4<sup>th</sup> floors house a single residential tenant space at 4060 18<sup>th</sup> St.

The driving force for this project is the preservation of the Castro Country Club and their ability to remain at this location. The required conditional use approval for their occupancy as a neighborhood social service is critical to their ability to fundraise and demonstrate their legitimacy to non-profit supporters. The cost of the building and its refurbishment are linked to the non-profit Club's long term financial viability as those costs drive the need for additional income from the building. The solution to this the reason we have submitted the ground floor conversion of the garage to commercial space.

## **About the Castro County Club:**

Excerpt from the Castro Country Club website:

“The Castro Country Club is a clean & sober gathering place for all people and a home for the queer recovery community. We endeavor to be a space where all can seek wisdom, serenity, courage and joy. Since April 1983, the Castro Country Club has been a safe haven for LGBT people in recovery from drugs and alcohol.”

The Castro Country Club operates 365 days a year and is open as a social space to members of the recovery community during the following hours:

Monday: 9am - 11pm

Tuesday: 7am - 11pm

Wednesday: 9am - 11pm

Thursday: 7am - 11pm

Friday: 9am - Midnight

Saturday: 9am - Midnight

Sunday: 9am - 10pm

### **Programs:**

#### **Unstructured peer counseling**

Providing a venue for the unstructured peer counseling that is at the heart of AA and other 12-step programs is one of the primary functions of the Castro Country Club. The front steps of the 1901 Victorian that houses the Club has become a central gathering place for the sober community. People come to the Club simply to hang out with other sober people, to work the 12 steps with a sponsor or sponsee, or to talk with the on-duty volunteer about the challenges of sober living.

#### **Job training and skills-building**

Over 45 people in recovery volunteer at the Club each week, running the espresso bar and supervising Club operations with support from the Club manager. Volunteer baristas staff the coffee bar and are required to have at least six months of continuous sobriety. Barbacks, many of whom are early in sobriety, assist with cleaning and stocking. All contribute to the culture of support and fellowship for fellow addicts and alcoholics in recovery. By providing a supportive work environment, the Club helps volunteers to develop marketable job skills and the self-esteem to pursue their dreams. Frequently, the Club manager provides employment references for volunteers.

#### **Social support and fellowship**

One of the biggest challenges for people in early sobriety is simply learning how to live, work and socialize without drugs or alcohol. Meeting this challenge is one of the most important cultural contributions of the Castro Country Club, which has always been managed and operated by people in recovery. The Club fosters fellowship and community by regularly hosting variety shows, movie nights and game nights. On holidays, the Club throws potluck dinners and during the warmer months, barbecues on the back patio. Club patrons frequently organize social events and celebrations of milestones in recovery. All of these activities support and contribute to healthy interpersonal development for those in recovery.



## **Background reason for this submittal:**

The building in question went on the market July 1<sup>st</sup> 2010 after the landlord and longtime friend of the Club passed away. Supporters launched the “*Keep the Steps in the Castro*” fund raising campaign, a reference to the 12 step programs they offer and a nickname given to the club tying its programs to the rise of stairs that lead members to the recovery programs inside. Though this campaign raised a lot of capital it was not enough to purchase the building. In addition to the purchase price of the building the Castro Country Club has had an engineer investigate the building and found that there is considerable work that needs to be performed on the foundations to make the building safe. Without the means to purchase and repair the property that has housed the County Club for 29 years there was considerable concern in the community that this unique and necessary use would be driven out of the neighborhood, and away from the ‘*steps*’ critical to its being.

## **The Mission of this CUP submittal:**

After extensive consultation with the Castro Country Club local businessman George Maumer purchased the building in January 2012. Maumer knows the Club offers a community service that is unique in the nation and critical to the residents of the Castro. His plans are to help the Club attain legitimacy and viability at this location. He is sponsoring their inclusion in this conditional use application for conversion of their residential suite to commercial.

The Castro County Club is a non-profit that operates at a significant fiscal loss in order to provide services to the community. Even with a new owner that is committed to the club, realistic long term viability at this location is tied to the building being made more economically sufficient. Developing the underutilized garage space into a leasable space will help offset the considerable purchase price of the building and the additional costs associated with improving the foundations. The project will contribute to the fiscal viability of the Castro Country Club by adding another revenue source at the property.

The ground floor will become a restaurant. George Maumer has a history of creating and operating successful and popular local restaurants. His plan for the space is the “*Castro Sausage Grill*”. The Sausage Grill will provide a simple menu of delectable organic sausages on artisan breads. They will source their organic meats from local producers where possible and the sausage casings and seasonings will be organic and all natural. Since the closing of the World Sausage Grille on Market and 14th there is no place to for the people of the Castro to enjoy this type of food. This location and the layout submitted for your approval will provide a variety of seating options for patrons. Outdoor seating will add to the already vibrant pedestrian streetscape, increase the actual and perceived amount of open space and allow customers to enjoy the sunny north side of 18th street. The indoor seating will be designed to provide an upscale environment for quick, healthy food. Service will consist of order at the counter, and receive a number. Food items will be delivered to the table. Table bussing will be provided by staff to facilitate proper sorting of recycling, food wastes and compost from landfill items and garbage, as required by the city.

Hours of operation will be:

Monday:11am -11pm

Tuesday:11am -11pm

Wednesday:11am -11pm

Thursday:11am -11pm

Friday: 11am - Midnight

Saturday: 11am - Midnight

Sunday: 11am-8pm

The data for this project is attached, as are plans for the project.

We thank you for your positive response.

Best;

Ahmad Mohazab, RA, NCARB

# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: George Maumer	
PROPERTY OWNER'S ADDRESS: 2201 Sacramento Street #603 San Francisco, CA 94115	TELEPHONE: ( 415 ) 370-3727
	EMAIL:

APPLICANT'S NAME: Ahmad Mohazab / Tecta Associates		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 2747 19th St. San Francisco, CA 94110	TELEPHONE: ( 415 ) 362-5857	
	EMAIL: ahmadm@tecta.com	

CONTACT FOR PROJECT INFORMATION: Nate Dison / Tecta Associates		Same as Above <input type="checkbox"/>
ADDRESS: 2747 19th St. San Francisco, CA 94110	TELEPHONE: ( 415 ) 362-5857	
	EMAIL: nathand@tecta.com	

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: (     )	
	EMAIL:	

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 4058 18th Street, San Francisco CA	ZIP CODE: 94114
CROSS STREETS: Castro and Hartford Streets	

ASSESSORS BLOCK/LOT: 3582 / 052	LOT DIMENSIONS: 25x100	LOT AREA (SQ FT): 2,495	ZONING DISTRICT: Castro NC	HEIGHT/BULK DISTRICT: 40-x
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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 checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	<b>ADDITIONS TO BUILDING:</b> <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	<b>PRESENT OR PREVIOUS USE:</b> Residential, and Commercial uses to remain	
		<b>PROPOSED USE:</b> Addition of Restaurant Use	
		<b>BUILDING APPLICATION PERMIT NO.:</b> Pending Submittal	<b>DATE FILED:</b>

### 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	1	1		
Hotel Rooms				
Parking Spaces	1			
Loading Spaces				
Number of Buildings	1	1		
Height of Building(s)	43'-0"	43'-0"		
Number of Stories	4	4		
Bicycle Spaces				
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential	2,088	2,088		2,088
Retail				
Office	1,300 Castro CC	1,300 Castro CC		1,300 Castro CC
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>				
Parking				
Other (Specify Use)	1,330 Storage	40 Storage	695	2,025
<b>TOTAL GSF</b>	<b>4,718</b>	<b>3,428</b>	<b>695</b>	<b>5,413</b>

Please describe any additional project features that are not included in this table:  
 ( Attach a separate sheet if more space is needed )

The 2,088 sf existing residential unit occupies the 3rd and 4th Floor - to remain.

The 1,300 sf existing 2nd floor space is used by the Castro Country Club. The partial subject of this CU application the Castro Country Club's use of the 2nd floor space as other institution large.

The 1,330 sf ground floor, space is currently used as storage. This project adds 695 sf at the rear of the ground floor for the restaurant. Total restaurant square footage: 1,985 sf.

40 sf of the ground floor space is dedicated to shared tenant waste bin storage. Total ground floor square footage: 2,025 sf.

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

- Approval of Conditional Use for full serve restaurant, SFPC 790.92, Castro NC - 715.42
- Alteration of existing garage doors to create storefront for commercial space.
- Approval of Conditional Use for Castro Country Club as Institution, other large per SFPC 790.50, Castro NC 715.81.

## 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.

See attached.

# 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;

See attached.

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

See attached.

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

See attached.

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

See attached.

- 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;

See attached.

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

See attached.

- 7. That landmarks and historic buildings be preserved; and

See attached.

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

See attached.

# Estimated Construction Costs

TYPE OF APPLICATION: Conditional Use	
OCCUPANCY CLASSIFICATION: A-2 / B	
BUILDING TYPE: VA	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 1,030	BY PROPOSED USES: restaurant
ESTIMATED CONSTRUCTION COST: \$50,000.00	
ESTIMATE PREPARED BY: Ahmad Mohazab	
FEE ESTABLISHED: \$1,662.00	

## 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: 1.16.13

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

Ahmad Mohazab / Agent

Owner / Authorized Agent (circle one)



## **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

***This project is in a Neighborhood Commercial Zone and is referenced in the Commerce and Industry Element of the General Plan. In conformance with the recommendations of the Commerce and Industry Element this project will maintain the existing residential and commercial tenant spaces while providing additional commercial tenant space. The renovation of the street level garage space to a restaurant will expand economic opportunities for local residents from entry level to managerial jobs. The added jobs will expand the revenue base to for the city to provide local residents with services. The existing Castro Country Club tenant provides job training services in order to reintegrate members of the community into the workforce. The Castro Country Club is a non-profit a clean & sober gathering place for all people and a home for the queer recovery community. It is a source of pride for the community as is probably the only queer recovery centered community center of its kind in the nation.***

(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;

***The proposal makes limited alterations to the existing structure, which is consistent in its size and shape with the mixed character of the neighborhood. The proposal will not impact properties or potential development in the vicinity.***

(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;

***The project will not have significant impact on current traffic patterns and accessibility for persons or vehicles due to the fact that customers and employees are meant to be drawn from the immediate neighborhood. No parking is planned. By elimination of the residential garage space one street parking space will be added.***

(c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

***The proposal will not cause glare, dust or the emission of offensive fumes, odor or noise. Services will continue to be professionally maintained to prevent offensive smells and pests.***

(d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and

***The exterior features of the site will be maintained and improved by increasing the street level open space. No changes in landscaping or screening are planned. The proposal will continue to comply with all signage, lighting, and other relevant requirements and conditions of the Planning Code.***

(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.

***The project complies with all applicable provisions of the Planning Code and will not adversely affect the General Plan.***

## **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;

***Approval of the subject request will result in the enhancement of neighborhood serving retail by providing the for the increase in opportunities for employment and ownership by expanding the availability of tenant space in a location targeted by the Commerce and Industry Element of the General Plan and will provide long term jobs therein.***

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

***Neighborhood character will be conserved and protected as limited exterior physical modifications are proposed and the existing housing is not being modified by the project.***

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

***The existing residential space is not being modified by the project.***

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

***Public transit service, automobile traffic, and parking congestion will not be impeded or overburdened by the project. The neighborhood is served by several Muni bus lines, Muni Rail lines, and dedicated bike lanes. The restaurant is intended to be frequented primarily by patrons and customers who are resident's in the neighborhood and will therefore cause little if any additional demand for parking. The Castro Country Club is an existing neighborhood***

***service and approval of their use will not create an additional burden on the transportation and parking in the neighborhood.***

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;

***The restaurant will be created from a garage/storage space and will not be displacing an industrial or service use. The restaurant will draw from the local population for employment as well as customers. The Castro Country Club is operated by volunteers and provides job training and experience to help increase resident employment and enhance the prospects of members of the community.***

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

***All physical changes in the structure will be done in accordance with all applicable seismic codes. Both the Castro Country Club and the proposed restaurant establishment plan to maintain an Emergency Preparedness Plan consistent with City standards.***

7. That landmarks and historic buildings be preserved; and

***The alterations are planned with sensitivity to the historicity of the building.***

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

***The project has no impact on parks and will maintain the existing open space at the street.***

# Loss of Dwelling Units Through **Conversion**

(FORM C – COMPLETE IF APPLICABLE)

Pursuant to Planning Code Section 317(f), the Conversion of residential dwelling-units not otherwise subject to a Conditional Use Authorization shall be subject to a Mandatory Discretionary Review. In reviewing proposals for the Conversion of residential dwelling-units to other forms of occupancy, the Planning Commission will review criteria 1-5 listed below.

**Please state how the project meets or does not meet the following criteria:**

1. Will the conversion of the unit(s) eliminate only owner occupied housing, and if so, for how long has the unit(s) proposed to be removed been owner occupied?

No. The subject unit is occupied by non-profit.

2. Will the conversion of the unit(s) provide desirable new non-residential use(s) appropriate for the neighborhood and adjoining district(s)?

Yes. The conversion of the unit will provide for the continued occupancy of the space by a non-profit founded in this unit 30 years ago. The Castro Country Club provides a sober gathering and recovery support. The CCC is both valued by the community and appropriate to this location.

3. Will the conversion of the unit(s) bring the building closer into conformance with the prevailing character of its immediate area and in the same zoning district?

Yes. Many second floor spaces in the area house commercial uses.

4. Will the conversion of the unit(s) be detrimental to the City's housing stock?

4. No. There is no reduction to existing housing stock. This unit has been occupied by the Castro County Club for the past 30 years.

5. Is the conversion of the unit(s) necessary to eliminate design, functional, or habitability deficiencies that cannot otherwise be corrected?

No.

CASE NUMBER:  
For Staff Use only

# APPLICATION FOR Variance from the Planning Code

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: GEORGE MAUMER	
PROPERTY OWNER'S ADDRESS: 2201 SACRAMENTO STREET #603 SAN FRANCISCO, CA 94115	TELEPHONE: (415) 370-3727 EMAIL:

APPLICANT'S NAME: AHMAD MOHAZAB / TECTA ASSOCIATES <span style="float: right;">Same as Above <input type="checkbox"/></span>	
APPLICANT'S ADDRESS: 2747 19TH STREET SAN FRANCISCO, CA 94110	TELEPHONE: (415) 362-5857 EMAIL: ahmad@tecta.com

CONTACT FOR PROJECT INFORMATION: NATE DISON / TECTA ASSOCIATES <span style="float: right;">Same as Above <input type="checkbox"/></span>	
ADDRESS: 2747 19TH STREET SAN FRANCISCO, CA 94110	TELEPHONE: (415) 362-5857 EMAIL: nathand@tecta.com

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 4058 18TH STREET, SAN FRANCISCO, CA	ZIP CODE: 94114
CROSS STREETS: CASTRO AND HARTFORD STREETS	

ASSESSORS BLOCK/LOT: 3582 1052	LOT DIMENSIONS: 25X100	LOT AREA (SQ FT): 2,495	ZONING DISTRICT: CASTRO NC	HEIGHT/BULK DISTRICT: 40-X
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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 checked="" type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: RESIDENTIAL AND COMMERCIAL USES TO REMAIN
		PROPOSED USE: ADDITION OF RESTAURANT USE
		BUILDING APPLICATION PERMIT NO.: PENDING SUBMITTAL

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	1	1		
Hotel Rooms				
Parking Spaces	1			
Loading Spaces				
Number of Buildings	1	1		
Height of Building(s)	43'-0"	43'-0"		
Number of Stories	4	4		
Bicycle Spaces				
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential	2,088	2,088		2,088
Retail				
Office	1,300 Castro CC	1,300 Castro CC		1,300 Castro CC
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>				
Parking				
Other (Specify Use)	1,330 Storage	40 Storage	695	2,025
<b>TOTAL GSF</b>	<b>4,718</b>	<b>3,428</b>	<b>695</b>	<b>5,413</b>

Please describe what the variance is for and include any additional project features that are not included in this table. Please state which section(s) of the Planning Code from which you are requesting a variance.  
( Attach a separate sheet if more space is needed )

See attached.

Please describe what the variance is for and include any additional project features that are not included in this table. Please state which section(s) of the Planning Code from which you are requesting a variance.

**This variance application is submitted for the replacement of an existing large wood framed stair that is within the required rear yard.**

**Planning Code Section: 134, Rear Yards:**

(a) **Basic Requirements.** The basic rear yard requirements shall be as follows for the districts indicated:

(B) **NC-2, NCT-2, Ocean Avenue, Castro Street, Inner Clement Street, Upper Fillmore Street, North Beach, Union Street, Valencia Street, 24th Street-Mission and Glen Park Districts.** Rear yards shall be provided at the second story, and at each succeeding story of the building, and at the first story if it contains a dwelling unit.”

## Variance Findings

Pursuant to Planning Code Section 305(c), before approving a variance application, the Zoning Administrator 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 there are exceptional or extraordinary circumstances applying to the property involved or to the intended use of the property that do not apply generally to other property or uses in the same class of district;

**This variance application is submitted for the replacement of an existing stair large wood framed stair that is within the required rear yard. The proposed steel spiral stair will reduce the size of the stair in the rear yard. The stair is used by the residential unit for access to the required residential outdoor open space. That open space is located at the bottom of this stair. In order to provide access to the outdoor open space this stair must be replaced in its current location.**

2. That owing to such exceptional or extraordinary circumstances the literal enforcement of specified provisions of this Code would result in practical difficulty or unnecessary hardship not created by or attributable to the applicant or the owner of the property;

**Relocating the stair in order to conform to the literal provision of the code would create multiple hardships for the current resident and non-profit tenant at the floor below:**

- a. **The residential space would need to be remodeled to accommodate the new stair location – possibly requiring that tenant to temporarily relocate.**
- b. **The non-profit Castro Country Club which is paying for the new stair would incur the additional cost of that construction and the additional cost of that tenant relocation.**
- c. **If the stair is relocated the access to the required outdoor space would be provided by a walkway through the Castro Country Club’s space – resulting in a loss of value and use. The function of such a walkway would decrease the usability by the residential tenant.**



3. That such variance is necessary for the preservation and enjoyment of a substantial property right of the subject property, possessed by other property in the same class of district;

**The use and value of the current outdoor space, that this stair accesses, would be diminished by the relocation of this stair. The preservation of the existing use of this outdoor area by the tenant constitutes a substantial property right which should be maintained for that residence.**

4. That the granting of such variance will not be materially detrimental to the public welfare or materially injurious to the property or improvements in the vicinity; and

**Upon granting this variance the existing stair will be replaced with a smaller, attractive spiral staircase that will be an improvement visually on the existing condition and is therefore not detrimental to the properties in the vicinity.**

5. That the granting of such variance will be in harmony with the general purpose and intent of this Code and will not adversely affect the Master Plan.

**The reduction in size of this existing stair within the rear yard will bring this property closer to compliance with the Code and Master Plan.**

# APPLICATION FOR Parking Reduction

## Parking Reduction Findings

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. The reduction in the parking requirement is justified by the reasonably anticipated automobile usage by residents of and visitors to the project;

This request for reduction in the parking requirement is consistent with the current use of the garage space for heating equipment, storage for waste bins and tables and chairs associated with the existing commercial tenant. The current residential tenants do not own a car but use a car share (like City Car Share or Zip car) and it is reasonable to anticipate that use as the continued automobile usage by residents. The entry to the garage as constructed is low in height and narrow in width and, without alteration, is not conducive to use for parking.

2. The reduction in the parking requirement will not be detrimental to the health, safety, convenience, or general welfare of persons residing in or working in the vicinity;

The reduction in parking will not be detrimental to the health, safety, convenience or general welfare as it is not used as such. Removing the associated curb cut would provide room for more street parking increasing convenience and adding to the general welfare of neighbors and local businesses.

3. The minimization of conflict of vehicular and pedestrian movements;

The reduction in parking will minimize the potential for conflict when vehicles cross the busy pedestrian sidewalk along 18th or park in the driveway as a loading zone.

4. The availability of transportation modes other than the automobile;

The site is served by multiple muni bus lines and rail lines as well as being in close proximity to new dedicated bike routes.

Walking distance from this address to some of the many available bus and rail stops:

221 ft - 33 Stanyan

246 ft - 24 Divisadero

295 ft - 35 Eureka

.11 mi - F Market & Wharves

.12 mi - 37 Corbett

.12 mi - K-Owl

.12 mi - KT Ocean View

.12 mi - L Taraval

.12 mi - M Ocean View

5. The pattern of land use and character of development in the vicinity;

The reduction of the parking requirement would be in line with the pattern of use at 18th and Castro which is a largely a continuous line of retail and commercial street frontages with few garages.

CASE NUMBER:  
For Staff Use only

6. Such other criteria as the Zoning Administrator deems appropriate in the circumstances of the particular case;

The reduction of the parking requirement would allow the ground floor space to be submitted for permit as a commercial space creating an increase in employment opportunities for local residents and an increase in the tax base for the city, thus providing for city services to the neighbors.

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# **SUBJECT** Property and Adjacent Properties



**18th st. East to Hartford**

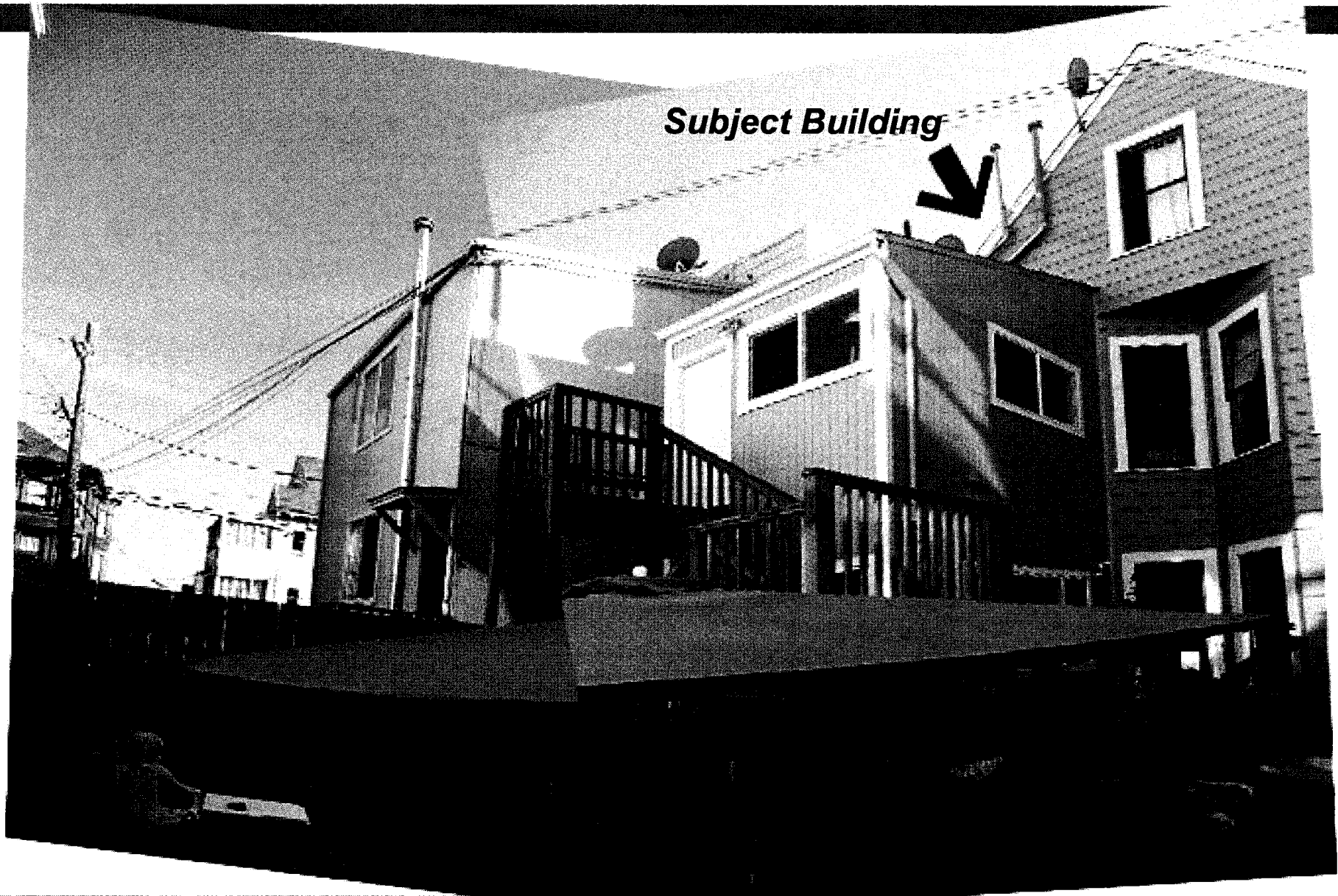


13th St. West to Castro



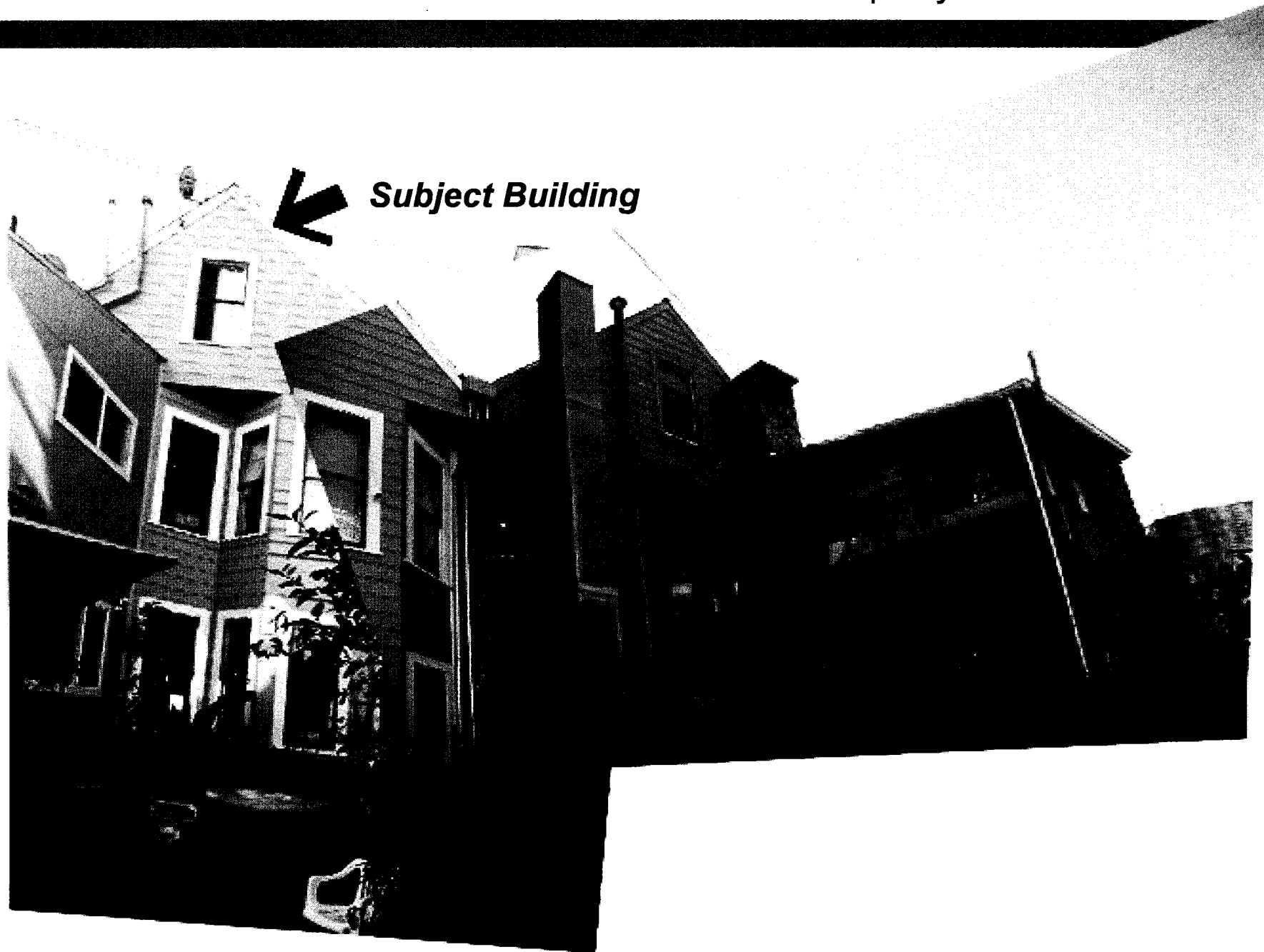
**REAR** of 4058 18th Street and **ADJACENT EAST** Property

**Subject Building**



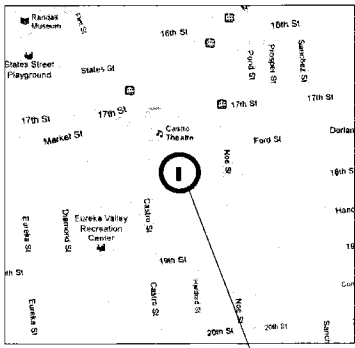


**REAR** of 4058 18th Street and **ADJACENT WEST** Property



Property to the ***NORTH/REAR*** of 4058 18th Street

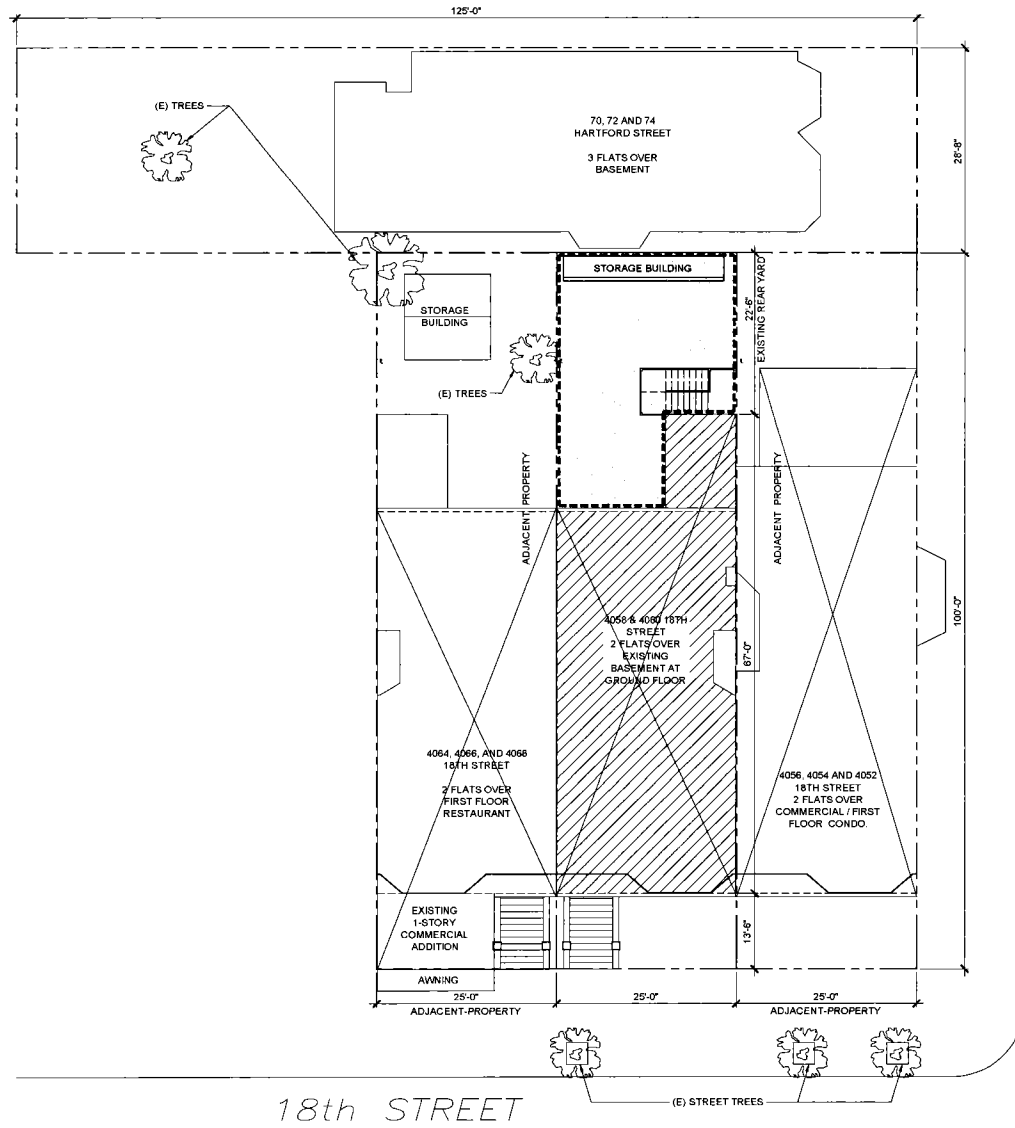




VICINITY MAP

SCALE: NTS

PROJECT SITE



18th STREET

(E) STREET TREES

1 EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



**PROJECT DATA**

DESCRIPTION: SECOND FLOOR RENOVATION  
GROUND FLOOR FOUNDATION REPAIR AND ADDITION

ZONE: CASTRO NCD  
HEIGHT/BULK DISTRICT: 40-X  
BLOCK/LOT: 3582/052

OCCUPANCY: R-3  
EXISTING: B  
PROPOSED ADDITION: B

LOT AREA: 2,495 SF  
BUILDING AREA: 3,388 SF  
EXISTING 2nd 3rd AND 4th FLOORS: 1,330 SF  
EXISTING GARAGE: 1,330 SF  
EXISTING BLDG. AREA: 4,718 SF

PROPOSED 1st FLOOR ADDITION:  
EXISTING GARAGE: 1,330 SF  
PROPOSED ADDITION: 695 SF  
TOTAL 1st FLOOR: 2,025 SF

RESTAURANT AREA: 1,965 SF  
SHARED STORAGE: 40 SF

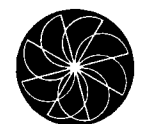
TOTAL BUILDING AREA: 5,368 SF

**SHEET INDEX**

- A-0 SITE PLAN AND PROJECT DATA
- A-1.0 EXISTING GROUND FLOOR/DEMOLITION PLAN AND PROPOSED GROUND FLOOR PLAN.
- A-1.1 EXISTING SECOND FLOOR/DEMOLITION PLAN AND PROPOSED SECOND FLOOR PLAN.
- A-1.2 EXISTING THIRD FLOOR AND EXISTING FOURTH FLOOR.
- A-1.3 EXISTING ROOF/ DEMOLITION PLAN AND PROPOSED ROOF PLAN.
- A-2.0 EXISTING SOUTH FRONT ELEVATION AND PROPOSED SOUTH ELEVATION
- A-2.1 EXISTING NORTH REAR ELEVATION AND PROPOSED NORTH ELEVATION.
- A-2.2 EXISTING EAST ELEVATION AND PROPOSED EAST ELEVATION.
- A-2.3 EXISTING WEST ELEVATION AND PROPOSED WEST ELEVATION.
- A-3.0 EXISTING AND PROPOSED BUILDING SECTIONS

**LEGEND**

- AREA OF FOUNDATION REPAIR
- AREA OF ADDITION TO GROUND FLOOR



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associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 15TH STREET  
SAN FRANCISCO, CA 94110  
tel. 415-362-5857  
fax. 415-362-5044

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ARCHITECTURAL PROJECT NO.

**CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
AND RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

NO. 1  
REVISIONS: 1  
DATE: 1/13/13

NO.	REVISIONS	DATE

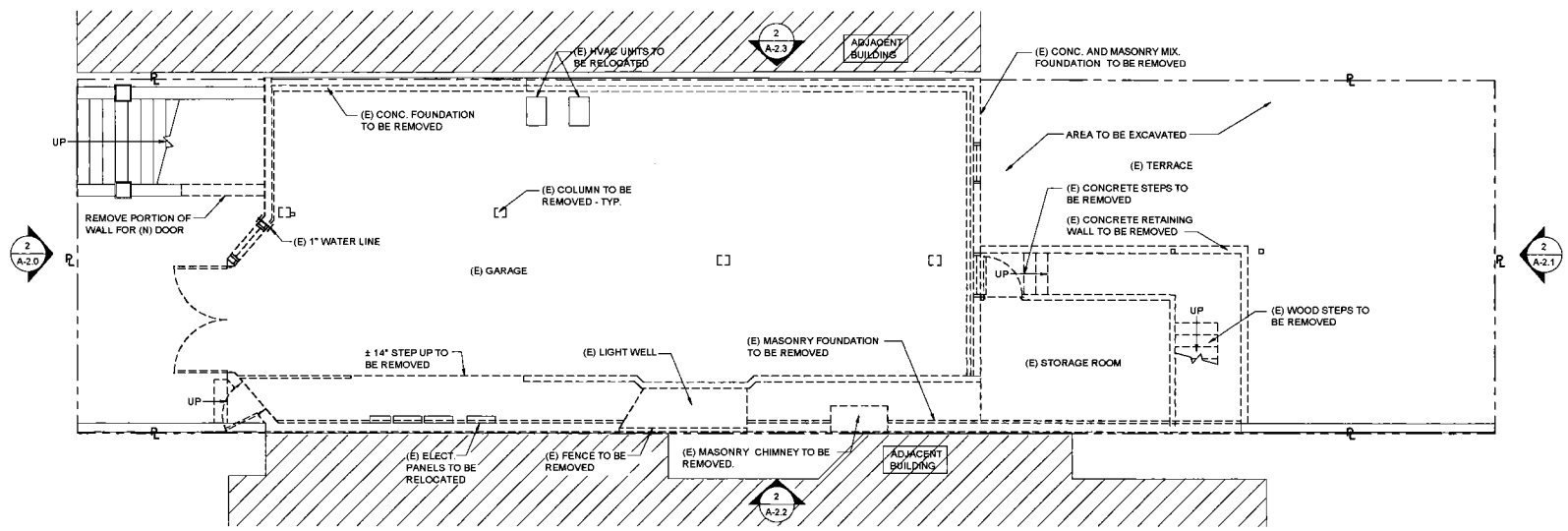
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SPACE PLAN DATE:

DRAWING TITLE:

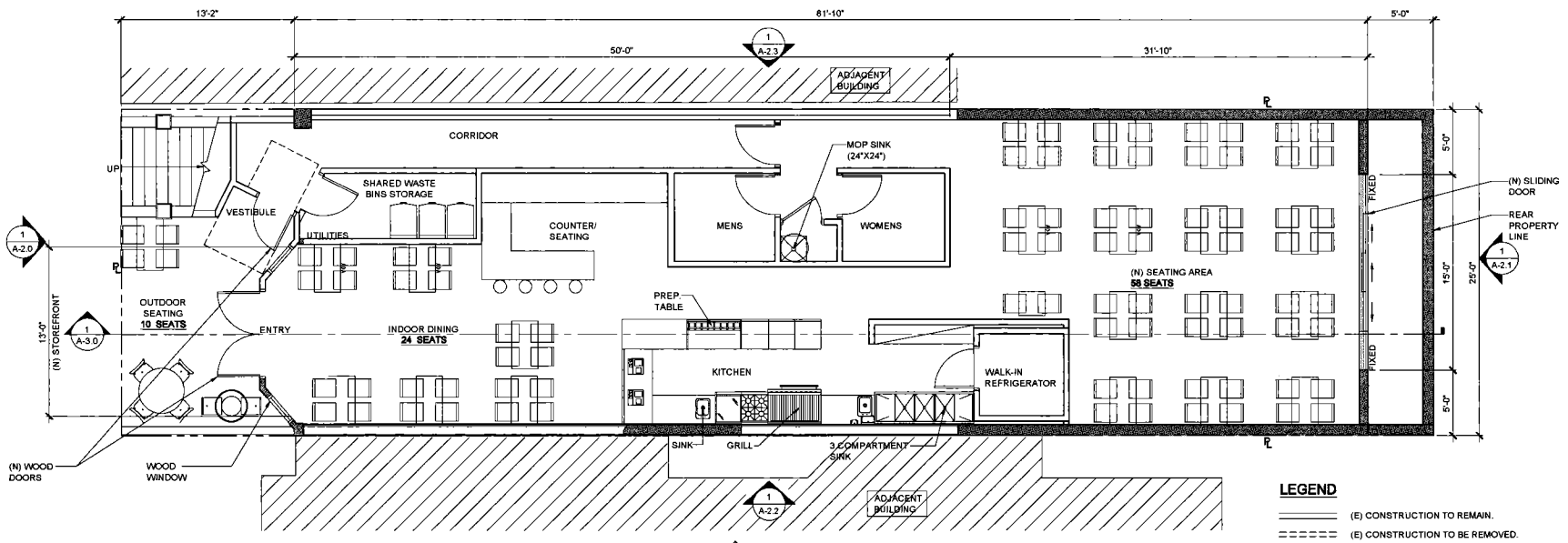
SITE PLAN AND PROJECT DATA

DRAWING NUMBER:

**A-0**



2 EXISTING GROUND FLOOR PLAN/ DEMOLITION PLAN  
SCALE: 1/4" = 1'-0"



1 PROPOSED GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- LEGEND**
- (E) CONSTRUCTION TO REMAIN.
  - - - - (E) CONSTRUCTION TO BE REMOVED.
  - ▬▬▬▬ (N) CONSTRUCTION



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fax. 415-362-5044

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ARCHITECTURAL PROJECT NO:

**CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

ISSUE DATE: 12/13  
SPACE PLAN DATE:

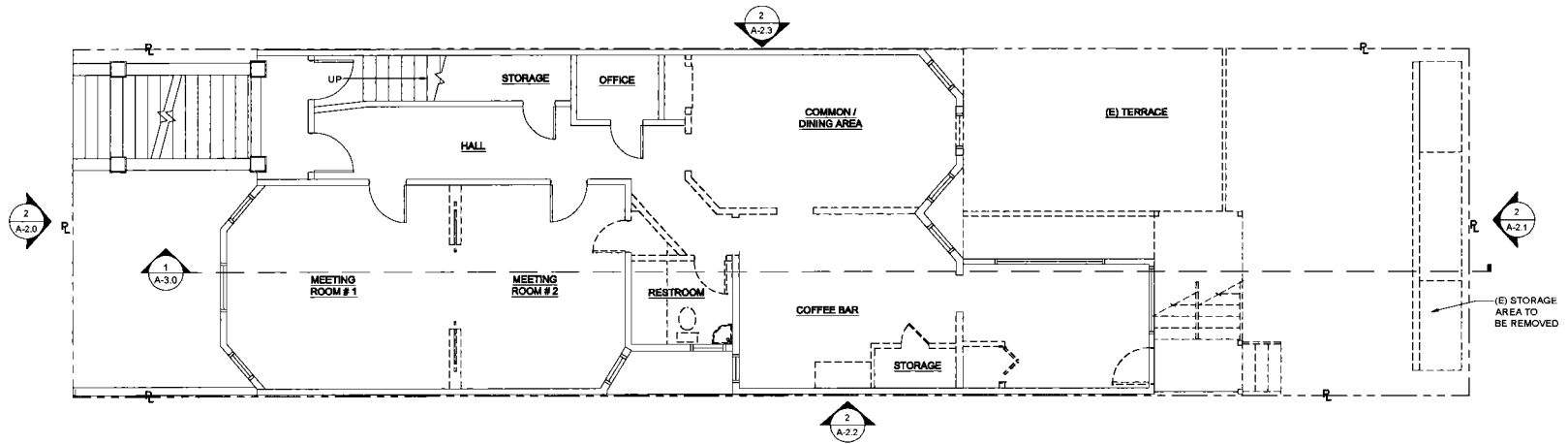
NO.	REVISION	DATE

ISSUE DATE: 12/13  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING GROUND FLOOR/ DEMOLITION PLAN AND PROPOSED GROUND FLOOR PLAN

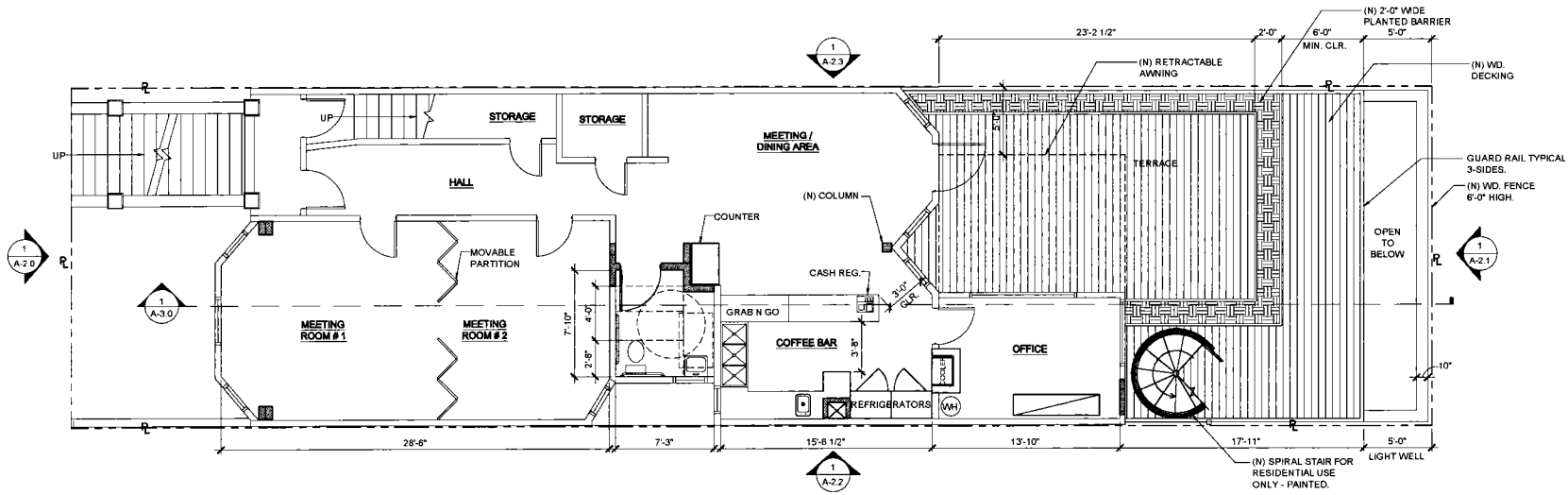
DRAWING NUMBER:

**A-1.0**



2 EXISTING SECOND FLOOR/DEMO PLAN  
SCALE 1/4" = 1'-0"

**LEGEND**  
 — (E) CONSTRUCTION TO REMAIN  
 - - - (E) CONSTRUCTION TO BE REMOVED  
 - - - (N) CONSTRUCTION



1 PROPOSED SECOND FLOOR PLAN  
SCALE 1/4" = 1'-0"



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ARCHITECTURAL PROJECTING

**CASTRO COUNTRY CLUB  
 AND GROUND FLOOR  
 RENOVATIONS**  
 4058 18th STREET  
 SAN FRANCISCO, CA 94114

**REVISIONS**  
 NO. REVISIONS DATE

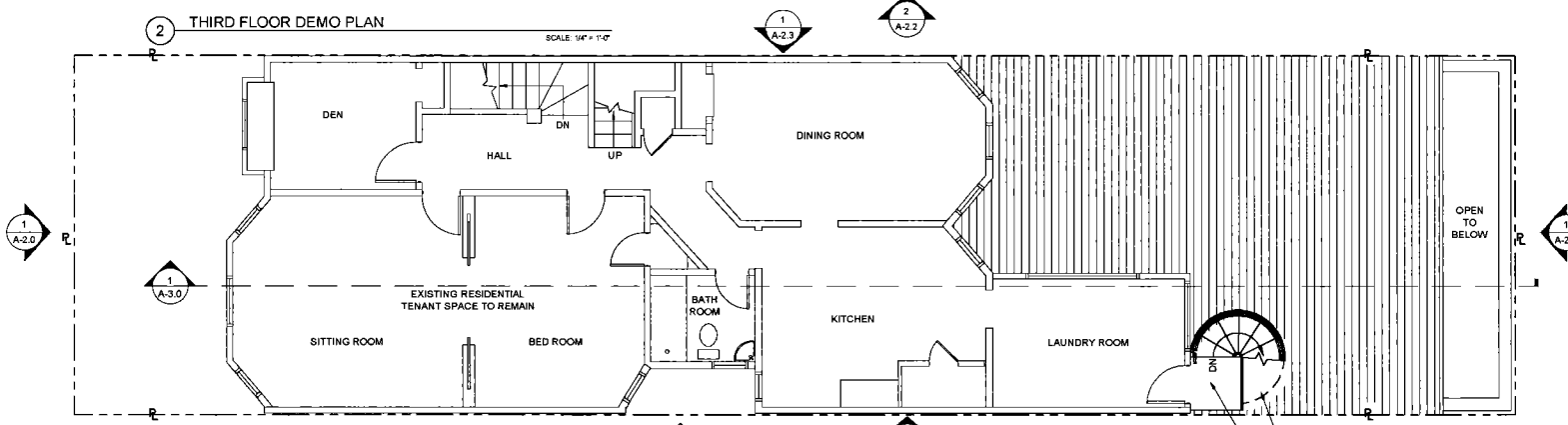
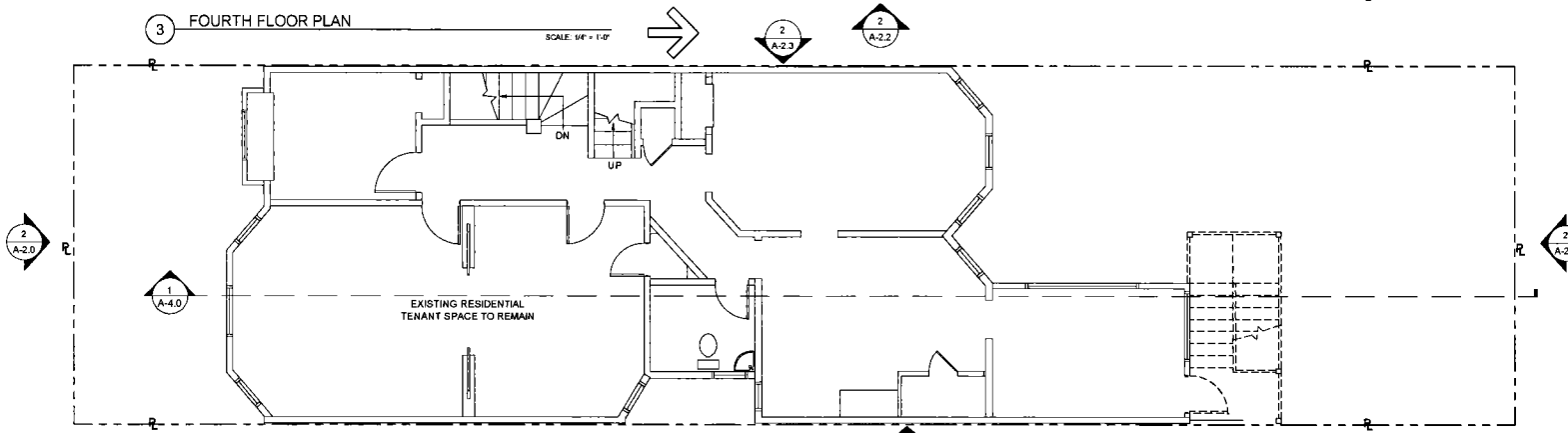
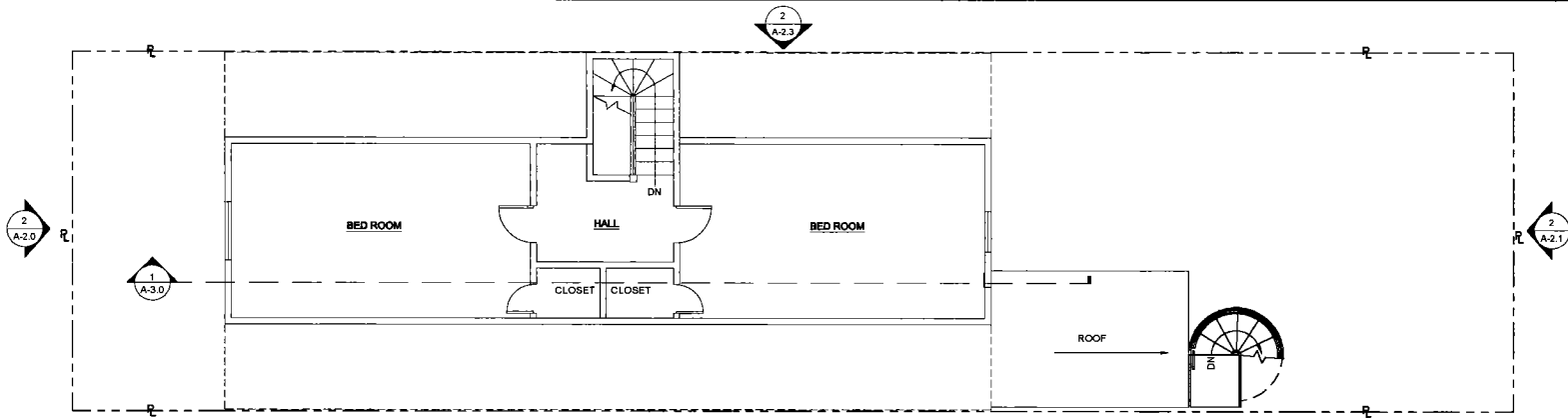
NO.	REVISIONS	DATE

ISSUE DATE: 1/2/10  
 SPACE PLAN DATE:

DRAWING TITLE:  
 EXISTING SECOND FLOOR/DEMOLITION PLAN AND PROPOSED SECOND FLOOR PLAN

DRAWING NUMBER:

**A-1.1**



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- PLANNING

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SAN FRANCISCO, CA 94110  
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fax: 415-392-5044

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ARCHITECTURAL PROJECT NO.

**CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

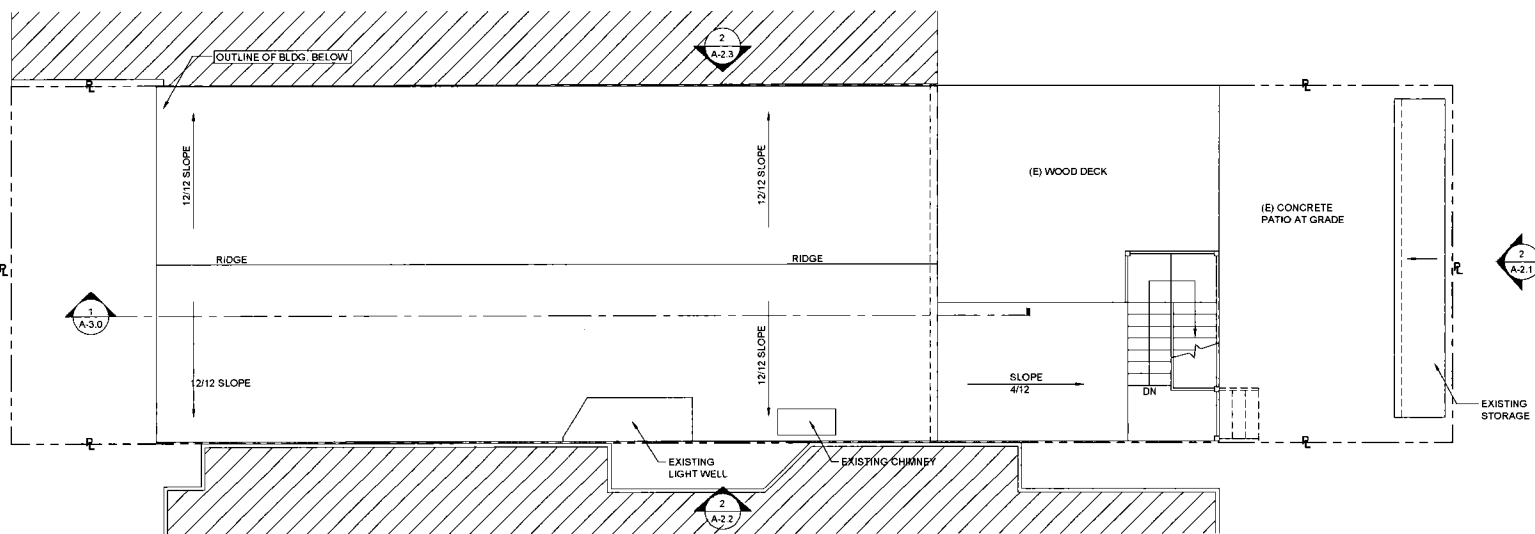
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WORK PLAN DATE:

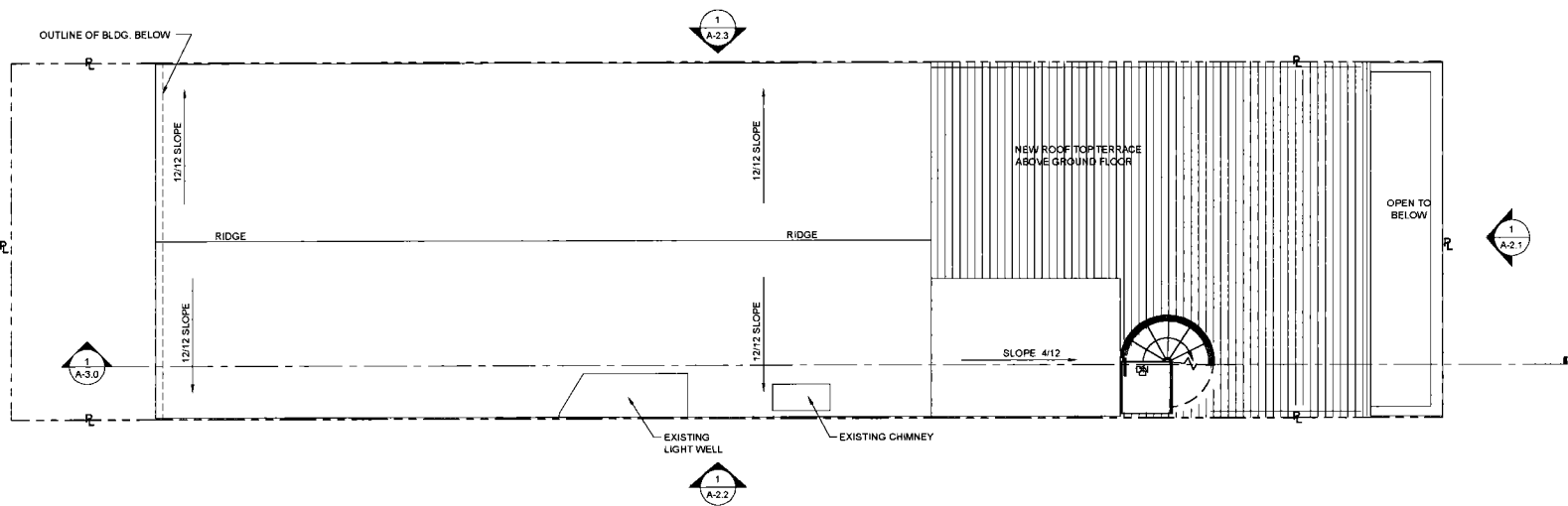
DRAWING TITLE:  
PROPOSED & DEMO  
THIRD FLOOR PLAN  
AND PROPOSED  
FOURTH FLOOR PLAN

DRAWING NUMBER:

**A-1.2**



2 EXISTING SITE/ROOF PLAN SCALE: 1/4" = 1'-0"



1 PROPOSED ROOF PLAN SCALE: 1/4" = 1'-0"



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ARCHITECTURAL PROJECT NO.:

**CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

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NO.	REVISIONS	DATE

ISSUE DATE: 1/13  
 SPACE PLAN DATE:  
 DRAWING TITLE:  
**EXISTING ROOF/ DEMOLITION  
 PLAN AND PROPOSED  
 ROOF PLAN**

DRAWING NUMBER:

**A-1.3**



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



1 PROPOSED SOUTH ELEVATION SCALE: 3/16" = 1'-0"



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ARCHITECTURAL PROJECTING

**CASTRO COUNTRY CLUB  
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RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

NO.	REVISION	DATE

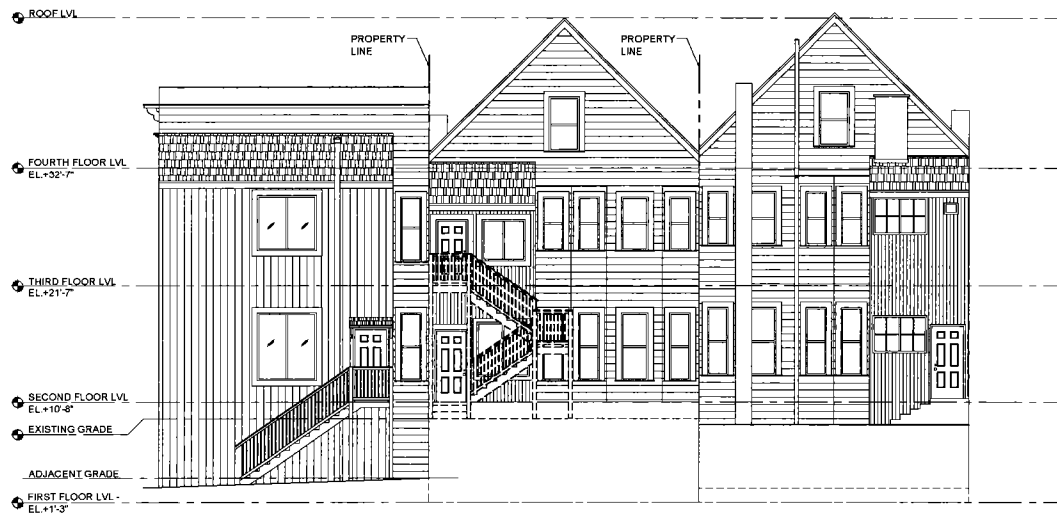
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SCALE PLAN DATE:

DRAWING TITLE:  
EXISTING SOUTH/FRONT  
ELEVATION AND  
PROPOSED SOUTH ELEVATION

DRAWING NUMBER:

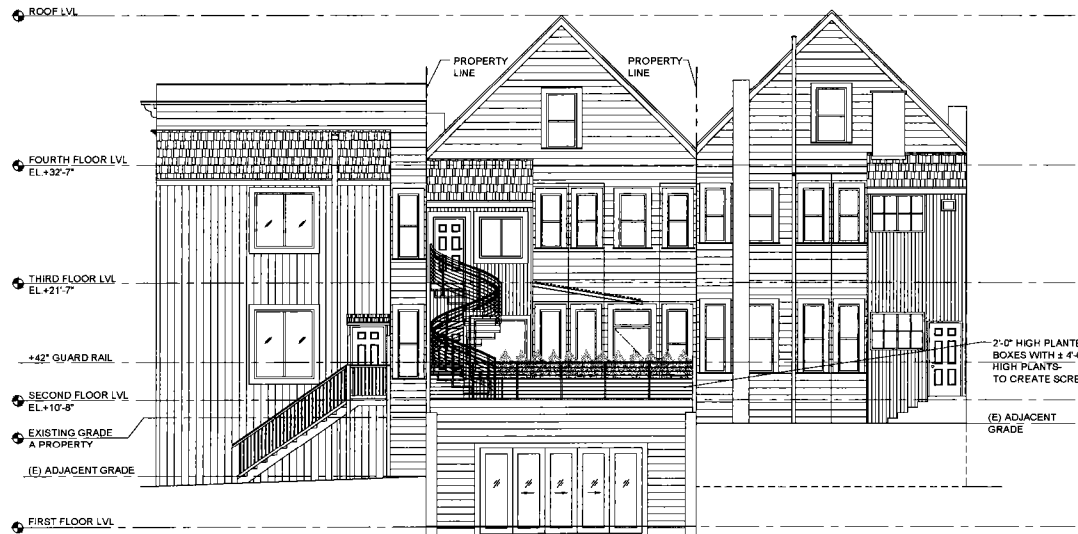
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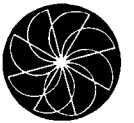
2 EXISTING NORTH/REAR ELEVATION

SCALE: 3/16" = 1'-0"



1 PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0"



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ARCHITECTURAL PROJECT NO.

**CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
AND RENOVATIONS**  
 4058 18th STREET  
 SAN FRANCISCO, CA 94114

NO.	REVISIONS	DATE

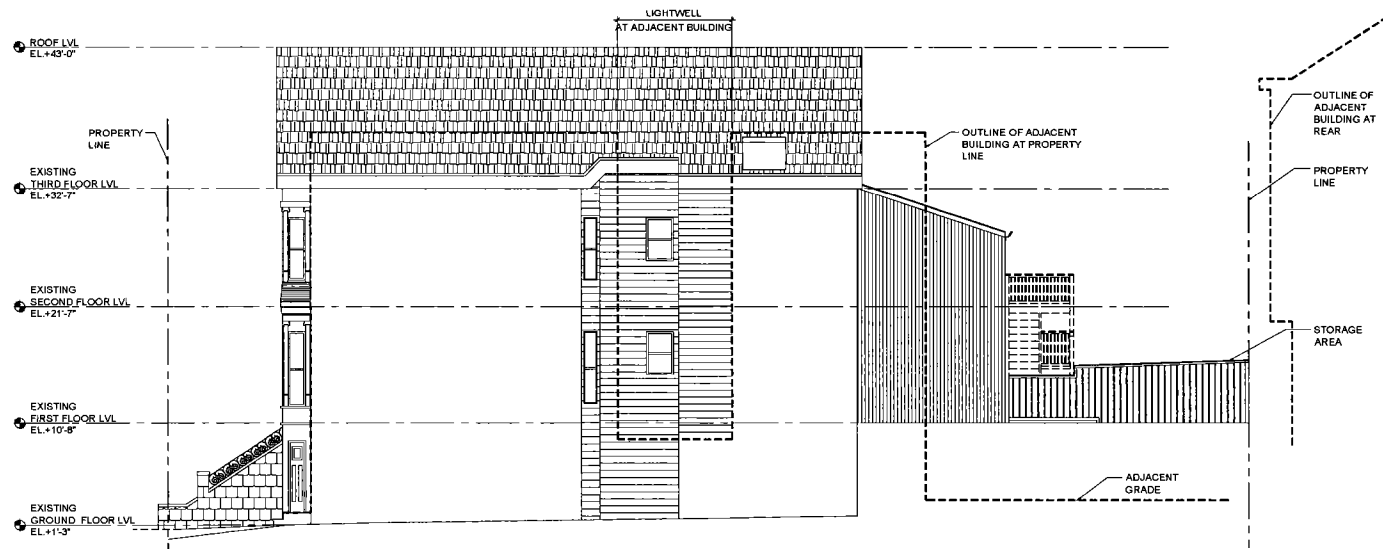
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SPACE PLAN DATE:

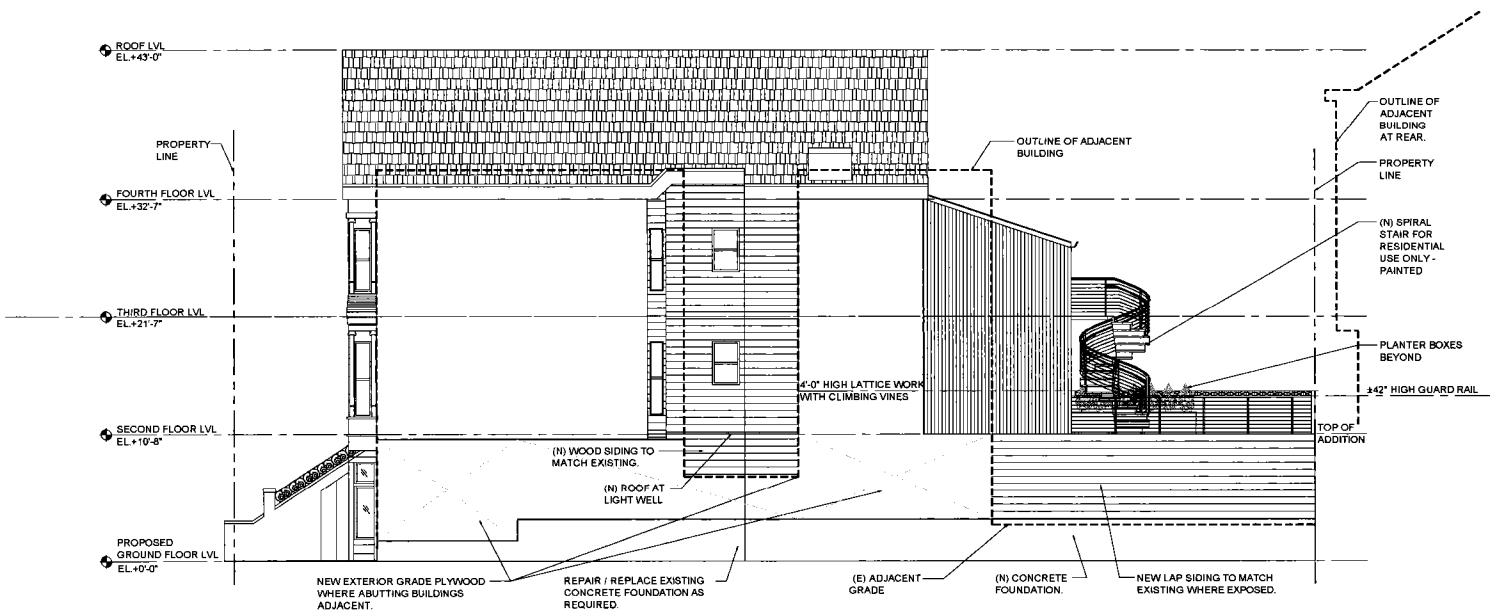
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EXISTING NORTH/REAR  
ELEVATION AND PROPOSED  
NORTH ELEVATION

DRAWING NUMBER

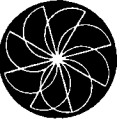
**A-2.1**



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



1 PROPOSED EAST ELEVATION  
SCALE: 3/16" = 1'-0"



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ARCHITECTURAL PROJECT NO.:

**CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

DATE: 11/11/11  
BY: [Signature]  
CHECKED: [Signature]  
DATE: 11/11/11

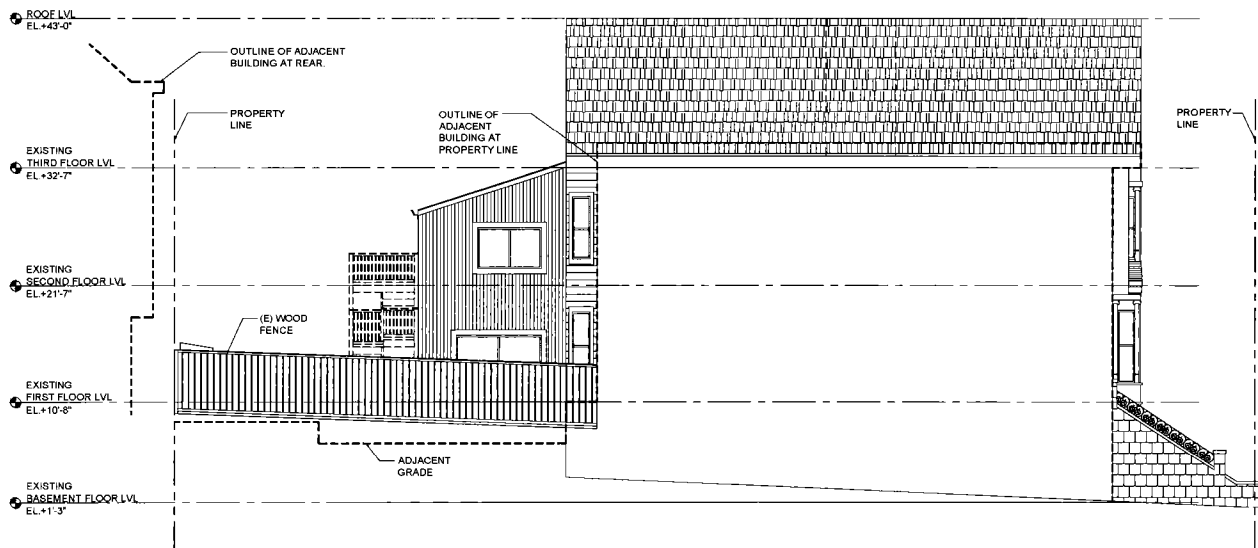
NO.	REVISIONS	DATE

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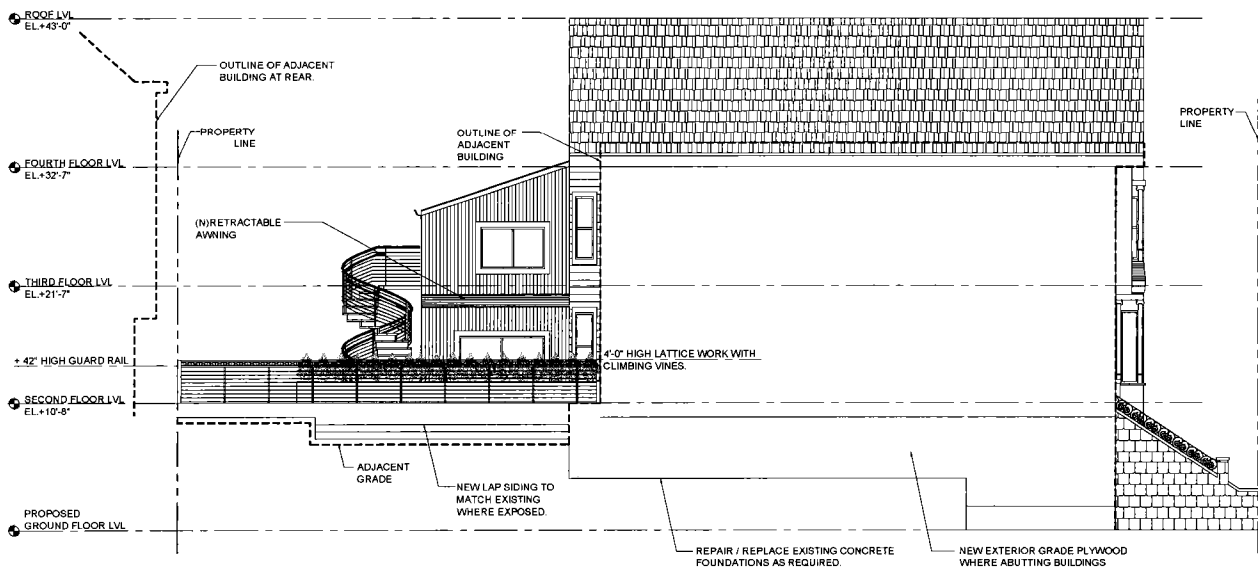
DRAWING TITLE:  
EXISTING EAST ELEVATION  
AND PROPOSED EAST  
ELEVATION

DRAWING NUMBER:

**A-2.2**



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



1 PROPOSED WEST ELEVATION SCALE: 3/16" = 1'-0"



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ARCHITECTURAL PROJECT NO.:

**CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
AND RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.  
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.  
6. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE AND FINISHES WHERE NOT SHOWN OTHERWISE.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT BUILDINGS AND UTILITIES.  
9. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
10. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.

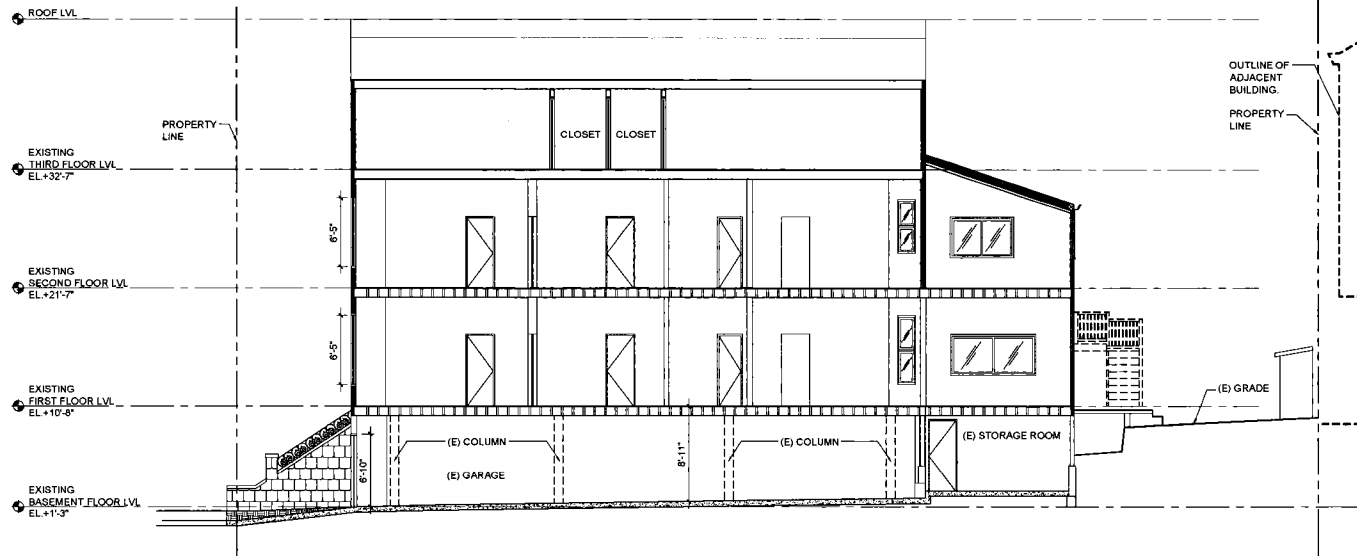
NO.	REVISIONS	DATE

ISSUE DATE: 1/2/10  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING WEST ELEVATION  
AND PROPOSED WEST  
ELEVATION

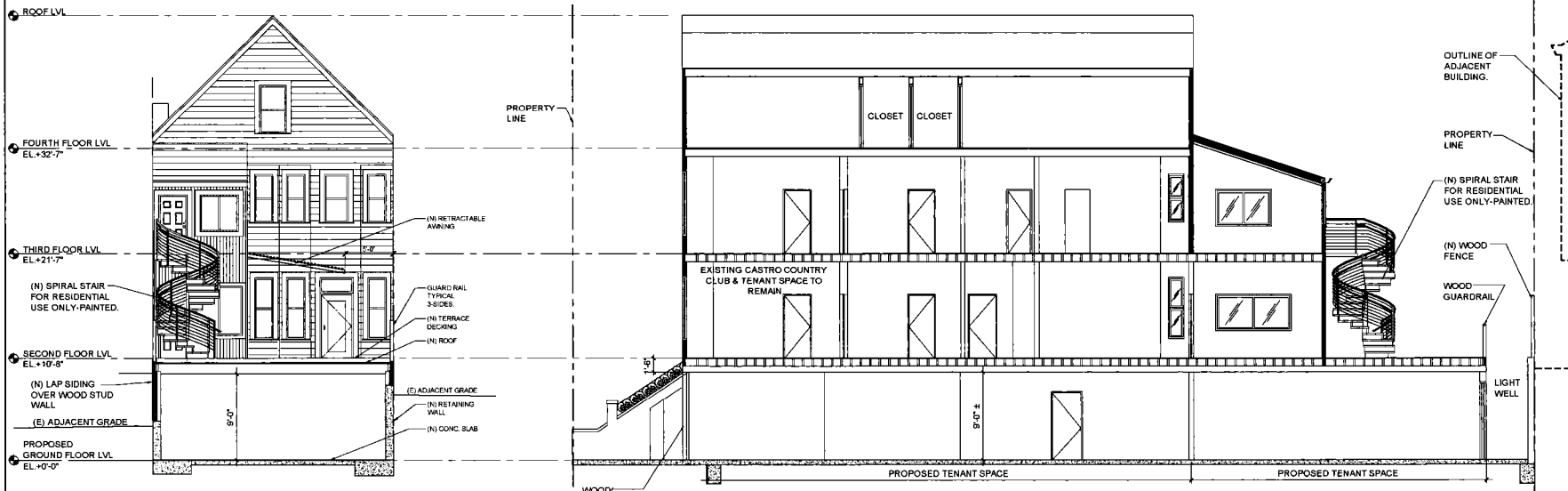
DRAWING NUMBER:

**A-2.3**



3 DEMO SECTION

SCALE: 3/16" = 1'-0"



2 PROPOSED SECTION

SCALE: 3/16" = 1'-0"

1 PROPOSED SECTION

SCALE: 3/16" = 1'-0"



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- INTERIORS
- PLANNING

2747 19TH STREET  
SAN FRANCISCO, CA 94110  
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ARCHITECTURAL PROJECTS

**CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE DATE: 12/23

SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING AND PROPOSED BUILDING SECTIONS

DRAWING NUMBER:

**A-3.0**

# LETTERS OF SUPPORT

**Stuart M. Smith**

---

420 Berry Street # 421  
San Francisco, CA 94158

[Stusmith97@aol.com](mailto:Stusmith97@aol.com)  
(415) 923-1452

November 5, 2012

Tomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Wang,

I write you in support of The Castro Country Club and want you to know what an important and necessary community center this non profit agency is to the many men, women and young people living with substance abuse problems. I've been a regular presence at this club for more than 15 years and I attend many 12 step meetings which help me function in society with dignity and integrity, two components absent from my life when I was an out of control alcoholic addict. I've attended countless anniversaries celebrating milestones in the recovery of men, women and young people from various forms of addiction, and the services provided for the last 30 years by this dynamic, successful community resource center have made the Castro and San Francisco a better place for all.

Please support the plans to upgrade and continue operating The Castro Country Club, it has helped thousands of people in need, and they also offer a social space where people in recovery can come together and share their trials and tribulations as well as their miracles of recovery.

Respectfully,

Stuart M. Smith

Monday November 5, 2012

Mr. Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Wang

It is my pleasure to write a letter of support for the Castro Country Club. I have been a member of the Castro Country Club for a little over a year and have more recently become a volunteer at the coffee bar. In that short time that I have been involved with the Castro Country Club it has become clear that it is a vital resource for the clean and sober LGBT community of San Francisco. The Castro Country Club provides a plethora of resources: meeting rooms, event space, literature and coffee bar. Most importantly the Castro Country Club has been a cornerstone for the LGBT sober community for twenty nine years.

The location of the Castro Country Club in the heart of San Francisco's historic Castro district is crucial to the well-being of its hundreds of LGBT members. The members of the Castro Country Club not only maintain the entire organization, but also volunteer for the various events that are held in the Castro, thereby contributing to the entire community.

I fully support the efforts of the Manager, Terry Beswick, and the Advisory Board of the Castro Country and hope that this indispensable establishment will be able to continue to support the LGBT sober community of San Francisco.

Sincerely,  
Raymond E. Beltran

November 5, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Thomas,

I am so grateful to have the Castro Country Club (CCC) in the neighborhood I live in and I hope it continues to be there as a community resource in the future. I am writing to offer my testimony and support for maintaining the CCC where it is. It's one of the first places I go when life unfolds and I don't know where else to go that doesn't involve drugs or alcohol.

When the Court suggested I seek help, I went to one of my first 12-step meetings at the CCC and began my journey in recovery from drug and alcohol abuse. Part of my decision was based on the fact that I could walk there and walk home again and the meeting name mentioned my drug of choice and living with HIV.

It's where I went after I got the phone call that my Mother had passed away and found support, condolences and community. Also, it's the first place I went at 7:00 a.m. after getting off the plane from Idaho after the trip for my Mother's funeral and didn't know where else to go and didn't want to be alone.

It's where we have the wall space to exhibit art. It's also where I learned the answer to my question of "How do you have an art opening without serving wine?" when I was invited to have a fundraising art exhibit there in 2010. These days, it's where I get to pay that experience forward as a volunteer helping to coordinate, negotiate and promote exhibits for artists in the recovery community.

It's where I get to share in my recovery and share in the life-changing work and self esteem building activities with my fellows. I'm learning how to live life and celebrate birthdays, milestones and holidays and practice my craft of photography without being drunk or high at the Castro Country Club.

Many of the memorable moments of my life have happened at 4058 18<sup>th</sup> Street, San Francisco, CA, 94114. I hope the examples I've chosen to share help you and others understand how much the space means to me and the communities I am a member of and how it improves the quality of my life and countless others.

Please help us to continue to be able to have the Castro Country Club as a clean and sober space here in the Castro, thank you. Thank you for all you are doing!

Sincerely,



michael kerner  
407 Sanchez Street, #3210  
San Francisco, CA 94114  
415-565-0901



## Letter to Thomas Wang

From: **Leon Ariel Elisha Rosen** (spaceae@gmail.com)

Sent: Sun 11/04/12 12:34 PM

To: Terry Beswick (tmbeswick@hotmail.com)

**Dear Mr Thomas Wang**

I am writing you as a born and raised resident of San Francisco, to speak to the importance of the **Castro Country Club**, a clean and sober place to hang out for adults in the Castro. Over the course of a given week I'd say I spend many hours there, at the various 12-step meetings, but also sitting in the courtyard or in the social space, or upstairs with my friends who rent spaces in the building. **Castro Country Club**, or **CCC**, is the only place like it. Its a rare space which is entirely dedicated to 12-step meetings, primarily serving the gay lesbian bisexual queer transgender communities. In the Castro there are many places to socialize in ways which for addicts are dangerous environments, bars and the like. Additionally, being completely absorbed and involved in a sober community, and helping build that community through volunteering, is key to the success of the process of becoming sober. This space is a safe hang out place, meeting place, and all around amazing place, a unique resource completely dedicated to this. I just wanted to write a letter saying that, I think that my feelings are reflected in the hundreds of people that use the space each week, that its a rare amazing place and every effort should be given to help it manifest its directives, and maintain the facilities.

Thank you, Regards,

Leon A. Rosen

**For Thomas Wang**  
**Southwest Team, Current Planning Division**  
**San Francisco Planning Department**  
**1650 Mission Street, Suite 400**  
**San Francisco, CA 94103**

**Regarding the Castro Country Club of San Francisco**

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Mr. Wang,

As a member of the Castro Country Club, (CCC) it is important to me that the Club remain open and operating in its current location here in the Castro neighborhood as it has for the past 30 years.

CCC provides a valuable service to its members as well as the community. As a clean and sober gathering space, CCC provides meeting rooms for recovery based meetings that take place several times daily, seven days a week. During holidays, CCC is a place where individuals in recovery can come and celebrate the holidays in a clean and sober environment.

CCC is fully self-supporting through donations and revenue generated from the fully functional coffee and espresso bar staffed by volunteers seven days a week from open to close. Over the years, CCC has maintained an active role in many of the other community events that take place in the Castro and other neighborhoods, often providing a designated sober space at the event as well as providing volunteers to support those events.

The service that CCC provides has been life-changing for countless individuals in the Castro neighborhood as well as throughout the city of San Francisco. It is vital that CCC continue to operate in its current location so that individuals whom have been away from recovery for a period of time or that visit San Francisco from out of town know where they can come to enjoy the safe and sober environment that CCC has always provided.

Thank you for your consideration.

Kind Regards

(signature)

(print name)

(address)

(city/zip)



CURTIS BOFIO

1428 14th ST

OAKLAND, CA 94607

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Mr. Wang,

As a member of the Castro Country Club, (CCC) it is important to me that the Club remain open and operating in its current location here in the Castro neighborhood as it has for the past 30 years.

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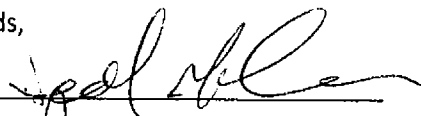
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Thank you for your consideration.

Kind Regards,

(signature)



(print name)

DEENAN MCCARRON

(address)

1917 Schiller St.

(city/zip)

ALAMEDA CA 94501

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Mr. Wang,

As a member of the Castro Country Club, (CCC) it is important to me that the Club remain open and operating in its current location here in the Castro neighborhood as it has for the past 30 years.

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Thank you for your consideration.

Kind Regards,

(signature) Garvin James  
(print name) GAVIN JAMES  
(address) 2250 32ND AVE  
(city/zip) S.F. CA 94116

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Mr. Wang,

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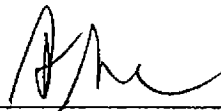
Kind Regards,

(signature)

(print name)

(address)

(city/zip)



Steve Morozumi  
269 Dorland St., Apt. D

94114

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Thank you for your consideration.

Kind Regards,

(signature) Josh Klaus  
(print name) Josh Klaus  
(address) 935 Geary  
(city/zip) 94109 SF, CA

November 4, 2012

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Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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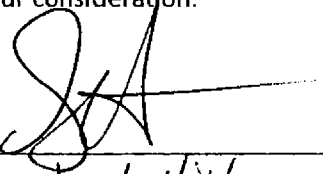
Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
Joel Hill  
410 eddy st #307  
San Francisco, CA 94103

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Thank you for your consideration.

Kind Regards,

(signature)



(print name)

ERIN ALTMAN

(address)

70 MIRABEL AVE

(city/zip)

SF, CA 94110



November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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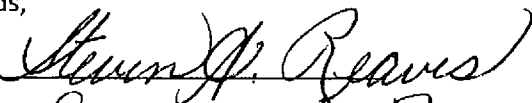
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Kind Regards,

(signature)   
(print name) Steven A Reaves  
(address) 154 Coleridge  
(city/zip) SF CA 94110

November 4, 2012

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Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
Miles Swanson  
787 31<sup>1/2</sup> Ave  
SF, CA 94121

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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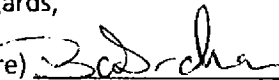
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Thank you for your consideration.

Kind Regards,

(signature) 

(print name) Billie Abraham

(address) 789 Corbett Ave #5

(city/zip) San Francisco, CA 94131

November 4, 2012

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Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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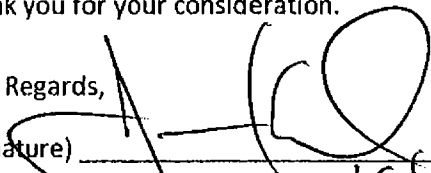
Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
Jason Kahrer  
15 Stanley St  
SF 94132

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Kind Regards,

(signature) Christopher Mesta  
(print name) Christopher  
(address) 4029 46th Ave  
(city/zip) San Francisco

November 4, 2012

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San Francisco Planning Department  
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(print name) \_\_\_\_\_

(address) \_\_\_\_\_

(city/zip) \_\_\_\_\_

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San Francisco Planning Department  
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Kind Regards,

(signature) 

(print name) GREG GUTTING

(address) 3661 19th St Apt 202

(city/zip) SF CA 94110

November 4, 2012

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San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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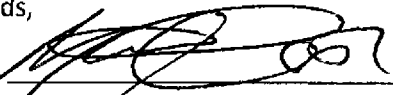
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Kind Regards,

(signature)



(print name)

Michael Carpenito

(address)

67 Santa Rosa Avenue

(city/zip)

SF 94112



November 4, 2012

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San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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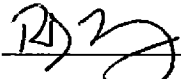
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Kind Regards,

(signature)   
(print name) USAF veteran: Richard D Pearcy  
(address) 467 Turk St Apt 207  
(city/zip) San Francisco CA 94102

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Mr. Wang,

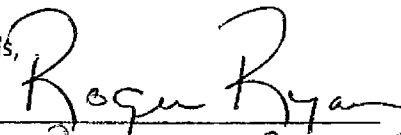
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Kind Regards,  
(signature)   
(print name) ROGER RYAN  
(address) 2416th ST # 508A  
(city/zip) S.F., CA. 94104

November 4, 2012

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San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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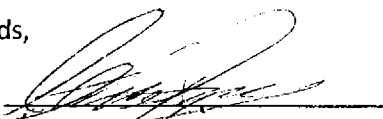
Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
Steve Shuey  
2015 Camino Brazos  
Presidenton 94160

November 4, 2012

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Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Kind Regards,

(signature)   
(print name) Jennifer Holthaus  
(address) 1495 Madeira Dr.  
(city/zip) Pacific, CA 94044

November 4, 2012

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Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Kind Regards,

(signature) Edward B DeBelleve

(print name) Edward B. DeBelleve

(address) 4150 17<sup>th</sup> St. Apt 28

(city/zip) SAN FRANCISCO, CA 94114

November 4, 2012

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Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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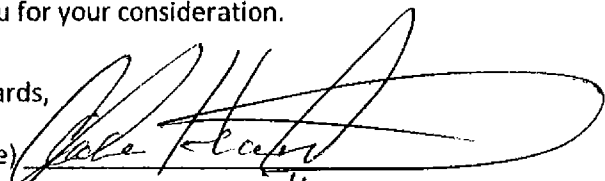
Kind Regards,

(signature)

(print name)

(address)

(city/zip)



Albe Hamilton  
3990 18th St  
SF CA 94110

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Mr. Wang,

As a member of the Castro Country Club, (CCC) it is important to me that the Club remain open and operating in its current location here in the Castro neighborhood as it has for the past 30 years.

CCC provides a valuable service to its members as well as the community. As a clean and sober gathering space, CCC provides meeting rooms for recovery based meetings that take place several times daily, seven days a week. During holidays, CCC is a place where individuals in recovery can come and celebrate the holidays in a clean and sober environment.

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Thank you for your consideration.

Kind Regards,

(signature) Rudi James  
(print name) Rudi James  
(address) 1000 Sutter  
(city/zip) SF 94109

Brett Thomas  
857 Fillmore Street  
San Francisco, CA 94117  
415-238-9098

November 5, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Wang:

The Castro Country Club (CCC) provides a valuable service to the sober community and the San Francisco community-at-large. The Club has been at its current location for the past 30 years giving refuge to those recovering from addiction. It would be a great service to do all that is within your power and authority to ensure the continued success of the CCC.

In a city full of active addiction, it is very important that there be a space that is open to anyone wishing to avoid the trappings of active addiction. The temptation to use is offset by the presence and inclusiveness of the CCC which is open on weekend evenings and holidays when the loneliness of alcoholism is most harshly felt.

The Castro Country Club is valued member of the Castro neighborhood. The front steps have been used for almost 3 generations for the enjoyment of socializing and people watching. Ask anyone familiar with the neighborhood and they will mention "the steps". Local celebrity author Randy Shilts in his famed book *And The band Played On* called the CCC one of the most dramatic changes to behavior. (p377). The CCC offers human communication. In the current climate of electronic communication the CCC is a refuge from the alienation of the internet. The CCC is a unique community that would be destroyed if forced to vacate its home for the past 30 years.

Please afford all the CCC all the courtesy an irreplaceable treasure ought to have.

Sincerely,

Brett Thomas



November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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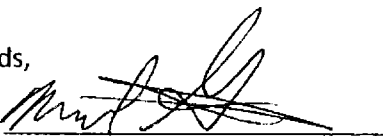
Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
Manuel Gusrola  
\_\_\_\_\_  
S.F. -CA- 92101

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Thank you for your consideration.

Kind Regards,

(signature)   
(print name) Brandon J. Stanton  
(address) 2215 R. Market St. #111  
(city/zip) SF CA 94114

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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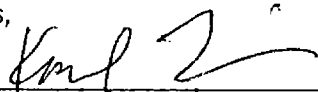
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Thank you for your consideration.

Kind Regards,

(signature)



(print name)

Karl Nielsen

(address)

1761 Page Street

(city/zip)

San Francisco, CA 94117

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Thank you for your consideration.

Kind Regards,

(signature)



(print name)

Phillip Lasiter

(address)

496 A Castro St.

(city/zip)

San Francisco, CA 94114

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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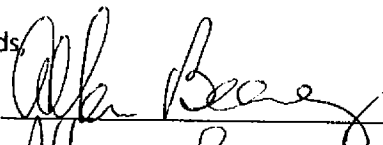
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Thank you for your consideration.

Kind Regards,

(signature) 

(print name) Allen Beoney

(address) 420 Berry St. #121

(city/zip) San Francisco CA 94158

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Thank you for your consideration.


Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
Monica Barney  
101 Bartlett St #11 SF CA 94110  
↙

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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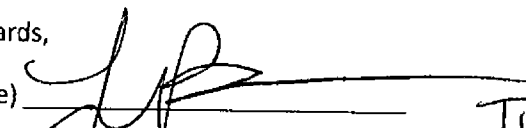
Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
88 PERRY ST #642  
SF, CA 94103  
Timothy Brown

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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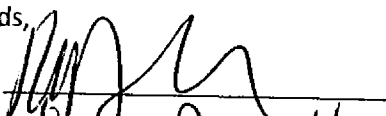
Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
Roy Powell  
291 Post #303  
San Francisco 94109



November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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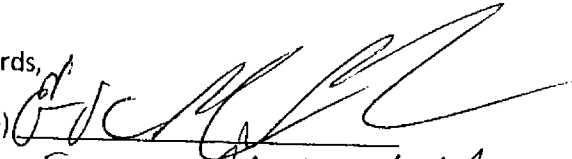
Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
Eric Michael Moren  
33 Aiguera Ave SF 94132  
SF 94132

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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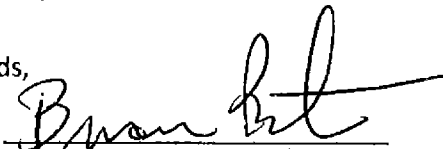
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Thank you for your consideration.

Kind Regards,

(signature)



(print name)

Brian Peters

(address)

655 12th St. #316

(city/zip)

OAKLAND, CA. 94607

November 4, 2012

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Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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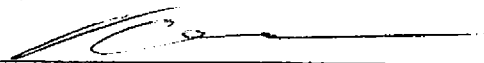
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Thank you for your consideration.

Kind Regards,

(signature)



(print name)

Thomas Booth

(address)

727 Peralta Ave

(city/zip)

SF 94110

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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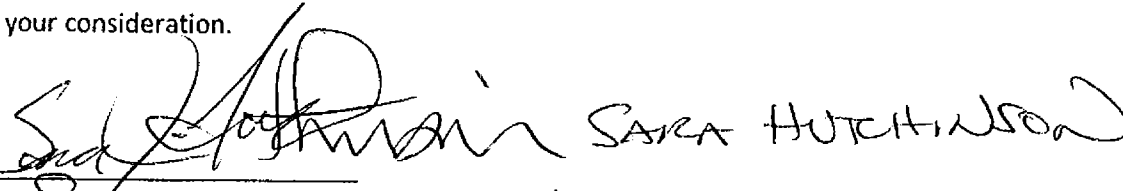
Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
SARA HUTCHINSON  
90 Zirkon  
SF CA 94131

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Thank you for your consideration.

Kind Regards,

(signature)

John B. Beam

(print name)

Joshua B. Beam

(address)

214 Dolores Street # 7

(city/zip)

S.F. CA 94103

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

*The Castro Country Club  
matters to my health!*

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Thank you for your consideration.

Kind Regards,

(signature) *A Cobbett*

(print name) A Cobbett

(address) 201 Santa Rosa Ave #2

(city/zip) Oakland, CA 94610

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

*Castro Country Club  
is a safe place  
for me to socialize  
without risk to  
my recovery.*

Mr. Wang,

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Thank you for your consideration.

Kind Regards,

(signature)

(print name)

(address)

(city/zip)

*Lyla Menzel*  
LYLA MENZEL  
836 Holloway Ave, Apt A  
San Francisco, CA 94112

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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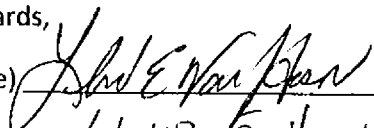
Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
John E. Van Horn  
11040 E. Van Horn  
32 Regent St  
SE OH 94112



November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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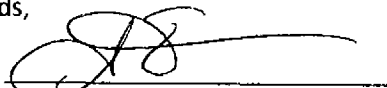
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Thank you for your consideration.

Kind Regards,

(signature)



(print name)

Steve Tadevich

(address)

3980 17th St #4

(city/zip)

SF CA 94114

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Mr. Wang,

As a member of the Castro Country Club, (CCC) it is important to me that the Club remain open and operating in its current location here in the Castro neighborhood as it has for the past 30 years.

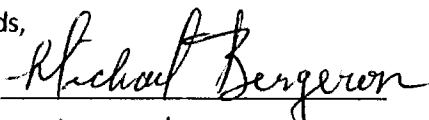
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Thank you for your consideration.

Kind Regards,

(signature)   
(print name) Michael Bergeron  
(address) 350 Berry St #506  
(city/zip) San Francisco, CA 94158

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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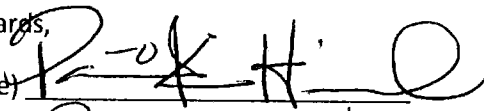
Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
PATRICK HILL  
599 NAPLES  
SF CA 94112

November 5, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Thomas,

I am so grateful to have the Castro Country Club (CCC) in the neighborhood I live in and I hope it continues to be there as a community resource in the future. I am writing to offer my testimony and support for maintaining the CCC where it is. It's one of the first places I go when life unfolds and I don't know where else to go that doesn't involve drugs or alcohol.

When the Court suggested I seek help, I went to one of my first 12-step meetings at the CCC and began my journey in recovery from drug and alcohol abuse. Part of my decision was based on the fact that I could walk there and walk home again and the meeting name mentioned my drug of choice and living with HIV.

It's where I went after I got the phone call that my Mother had passed away and found support, condolences and community. Also, it's the first place I went at 7:00 a.m. after getting off the plane from Idaho after the trip for my Mother's funeral and didn't know where else to go and didn't want to be alone.

It's where we have the wall space to exhibit art. It's also where I learned the answer to my question of "How do you have an art opening without serving wine?" when I was invited to have a fundraising art exhibit there in 2010. These days, it's where I get to pay that experience forward as a volunteer helping to coordinate, negotiate and promote exhibits for artists in the recovery community.

It's where I get to share in my recovery and share in the life-changing work and self esteem building activities with my fellows. I'm learning how to live life and celebrate birthdays, milestones and holidays and practice my craft of photography without being drunk or high at the Castro Country Club.

Many of the memorable moments of my life have happened at 4058 18<sup>th</sup> Street, San Francisco, CA, 94114. I hope the examples I've chosen to share help you and others understand how much the space means to me and the communities I am a member of and how it improves the quality of my life and countless others.

Please help us to continue to be able to have the Castro Country Club as a clean and sober space here in the Castro, thank you. Thank you for all you are doing!

Sincerely,



michael kerner  
407 Sanchez Street, #3210  
San Francisco, CA 94114  
415-565-0901

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Mr. Wang,

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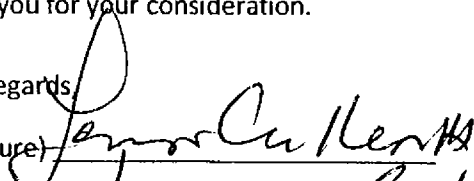
Kind Regards

(signature)

(print name)

(address)

(city/zip)

  
Louie N Callender  
852 London Street  
SF 94112

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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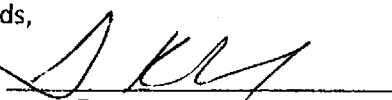
Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
Tom Lyons  
627 Taylor St. #1.57  
SF 94102

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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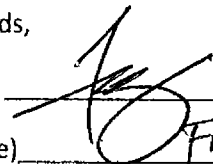
Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
Franz Lao  
1035 Haight St.  
San Francisco, CA 94117

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Thank you for your consideration.


Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
LARRY PINK  
4135 17TH ST  
ST 94114



November 4, 2012

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Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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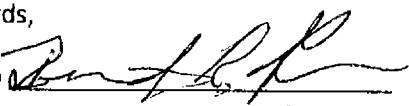
Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
Timothy Grijes  
49 Collingwood  
SF, CA

November 4, 2012

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Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
Michael Cunningham  
54 Bucca Vista Terr.  
San Francisco, CA 94117

November 4, 2012

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Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Kind Regards,

(signature)

(print name)

(address)

(city/zip)

  
MIKE SARGENT  
1432 HUBBARD ST  
SFO, CA 94133

November 4, 2012

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Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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Kind Regards,

(signature) *Jensina Hardy*  
(print name) Jensina Hardy  
(address) 415 Minna St  
(city/zip) SF CA 94103

November 4, 2012

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San Francisco Planning Department  
1650 Mission Street, Suite 400  
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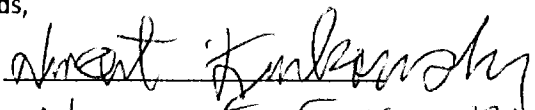
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Kind Regards,

(signature)   
(print name) VINCENT FIKOWSKY  
(address) 584 CASTRO STREET #158  
(city/zip) SF 94114

November 4, 2012

Thomas Wang  
Southwest Team, Current Planning Division  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

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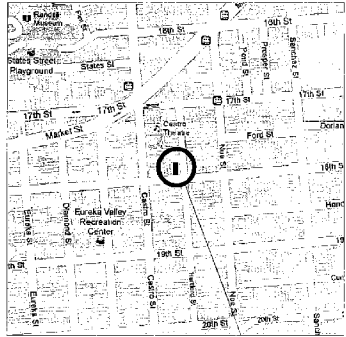
(signature)

*Elisa C. Cambra*  
(print name) Elisa C. Cambra

(address) 3819 Vineyard Ave #30

(city/zip) Pleasanton, Ca.

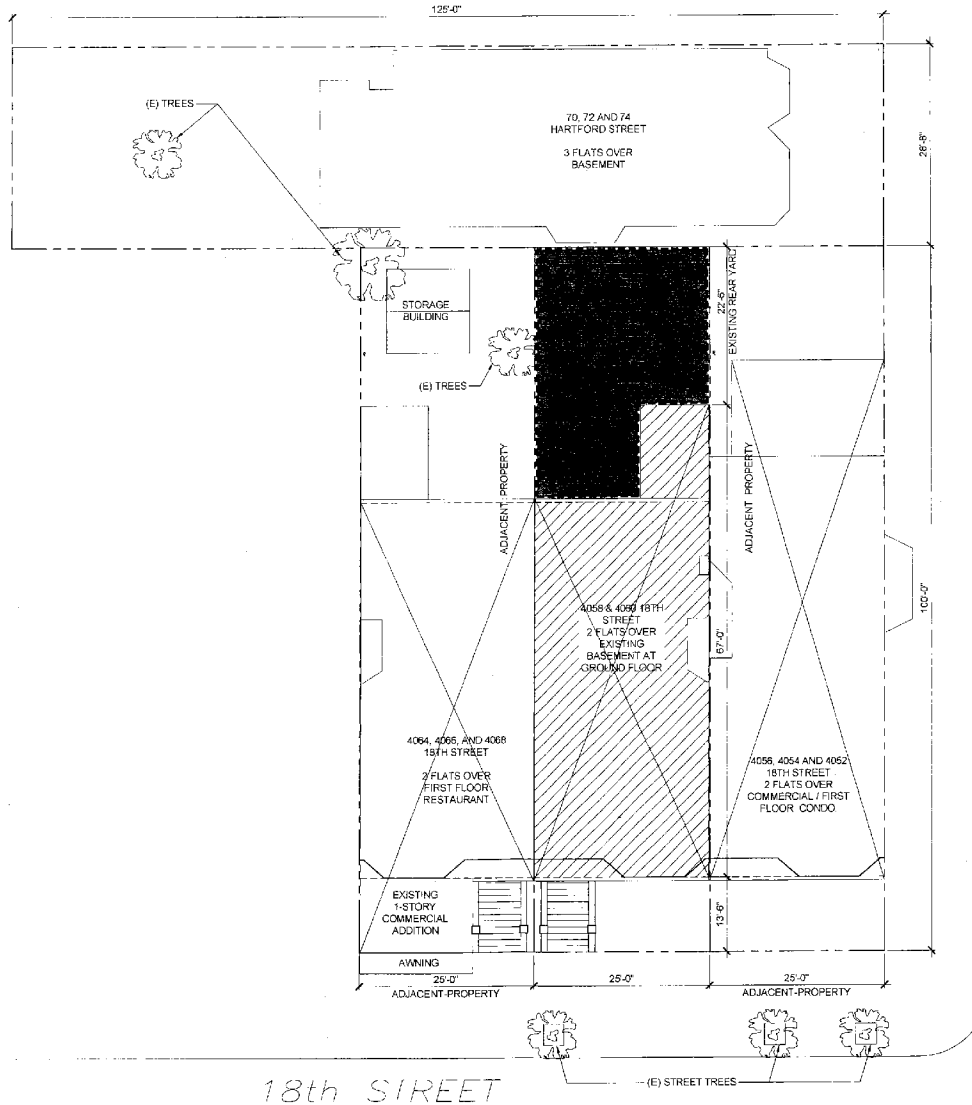
94566



VICINITY MAP

SCALE: NTS

PROJECT SITE



1 EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"



**PROJECT DATA**

DESCRIPTION: SECOND FLOOR RENOVATION, GROUND FLOOR FOUNDATION REPAIR AND ADDITION

ZONE: CASTRO NCD  
HEIGHT/BULK DISTRICT: 40-X  
BLOCK/LOT: 3582/052

OCCUPANCY: R-3  
EXISTING: R-3  
PROPOSED ADDITION: B

LOT AREA: 2,455 SF  
BUILDING AREA:  
EXISTING 2nd 3rd AND 4th FLOORS: 3,388 SF  
EXISTING GARAGE: 1,330 SF  
EXISTING BLDG AREA: 4,718 SF

PROPOSED 1st FLOOR ADDITION  
EXISTING GARAGE: 1,330 SF  
PROPOSED ADDITION: 695 SF  
TOTAL 1st FLOOR: 2,025 SF

RESTAURANT AREA: 1,985 SF  
SHARED STORAGE: 40 SF

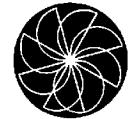
TOTAL BUILDING AREA: 5,368 SF

**SHEET INDEX**

- A-0 SITE PLAN AND PROJECT DATA
- A-1.0 EXISTING GROUND FLOOR/DEMOLITION PLAN AND PROPOSED GROUND FLOOR PLAN
- A-1.1 EXISTING SECOND FLOOR/DEMOLITION PLAN AND PROPOSED SECOND FLOOR PLAN
- A-1.2 EXISTING THIRD FLOOR AND EXISTING FOURTH FLOOR
- A-1.3 EXISTING ROOF/DEMOLITION PLAN AND PROPOSED ROOF PLAN
- A-2.0 EXISTING SOUTHFRONT ELEVATION AND PROPOSED SOUTH ELEVATION
- A-2.1 EXISTING NORTHREAR ELEVATION AND PROPOSED NORTH ELEVATION
- A-2.2 EXISTING EAST ELEVATION AND PROPOSED EAST ELEVATION
- A-2.3 EXISTING WEST ELEVATION AND PROPOSED WEST ELEVATION
- A-3.0 EXISTING AND PROPOSED BUILDING SECTIONS

**LEGEND**

- AREA OF FOUNDATION REPAIR
- AREA OF ADDITION TO GROUND FLOOR



**TECTA**

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET  
SAN FRANCISCO, CA 94110  
Tel: 415-362-5557  
Fax: 415-362-5544

www.tecta.com



ARCHITECTURAL PROJECT NO.

**CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
AND RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

NOTES:  
1. THIS DRAWING IS THE PROPERTY OF TECTA ASSOCIATES AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.  
2. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF TECTA ASSOCIATES.  
3. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
4. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.  
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20. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LABOR AND SERVICES.

NO.	REVISION	DATE

ISSUE DATE: 10/13  
SPACE PLANNING:

DRAWING TITLE:  
SITE PLAN AND PROJECT DATA

DRAWING NUMBER:

**A-0**



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- ARCHITECTURE
- INTERIORS
- PLANNING

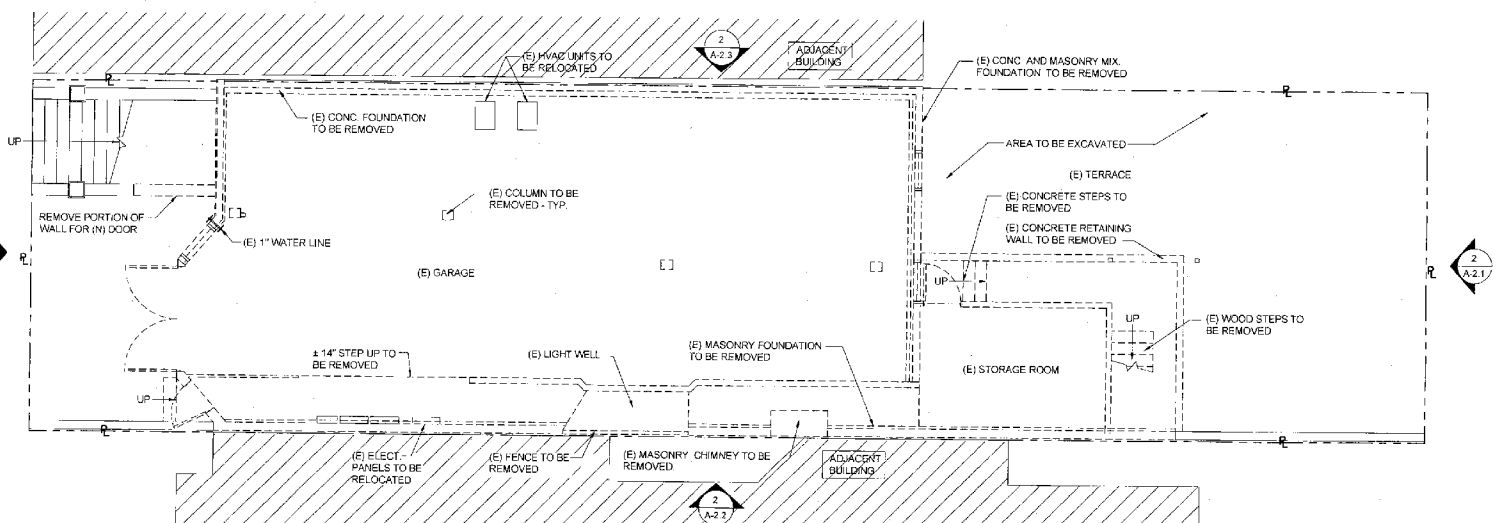
2747 19TH STREET  
 SAN FRANCISCO, CA 94110  
 Tel: 415-362-5857  
 Fax: 415-362-5044

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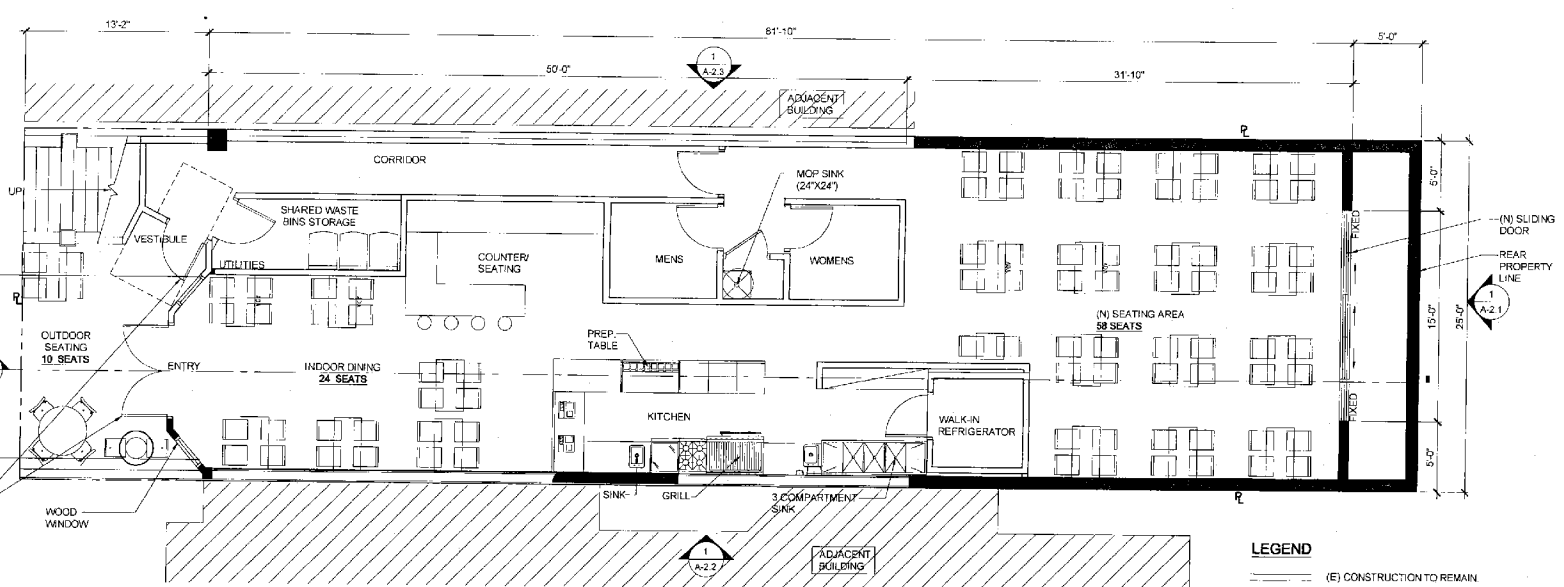


ARCHITECTURAL PROJECT NO.

**CASTRO COUNTRY CLUB  
 AND GROUND FLOOR  
 RENOVATIONS**  
 4058 18th STREET  
 SAN FRANCISCO, CA 94114



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



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

**LEGEND**

- (E) CONSTRUCTION TO REMAIN
- - - (E) CONSTRUCTION TO BE REMOVED
- (N) CONSTRUCTION

NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
 3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.  
 4. ALL DEMOLITION WORK SHALL BE DONE IN ACCORDANCE WITH CALIFORNIA REGULATIONS FOR THE REMOVAL OF ASBESTOS AND LEAD.  
 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.  
 6. ALL MATERIALS TO BE REMOVED SHALL BE PROPERLY DISPOSED OF AT AN APPROVED FACILITY.  
 7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY BARRIERS AND SIGNAGE THROUGHOUT THE PROJECT.  
 8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.  
 10. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.

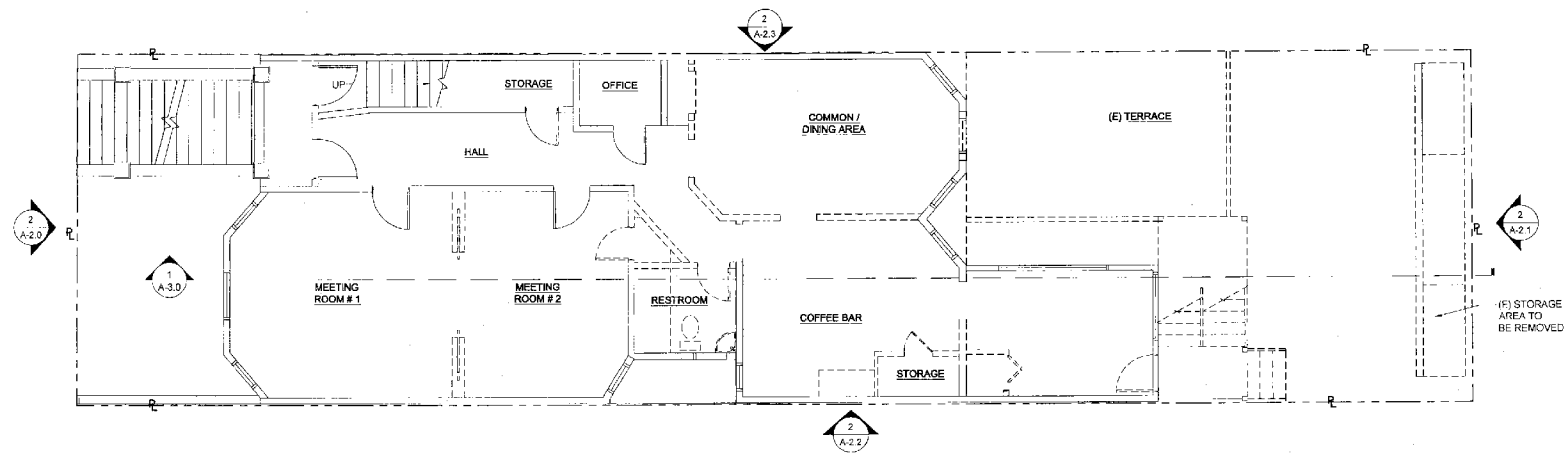
NO.	REVISIONS	DATE

ISSUE DATE: 10/19  
 SCALE: PLAN DATE:

DRAWING TITLE:  
 EXISTING GROUND FLOOR PLAN AND PROPOSED GROUND FLOOR PLAN  
 DRAWING NUMBER:

**A-1.0**





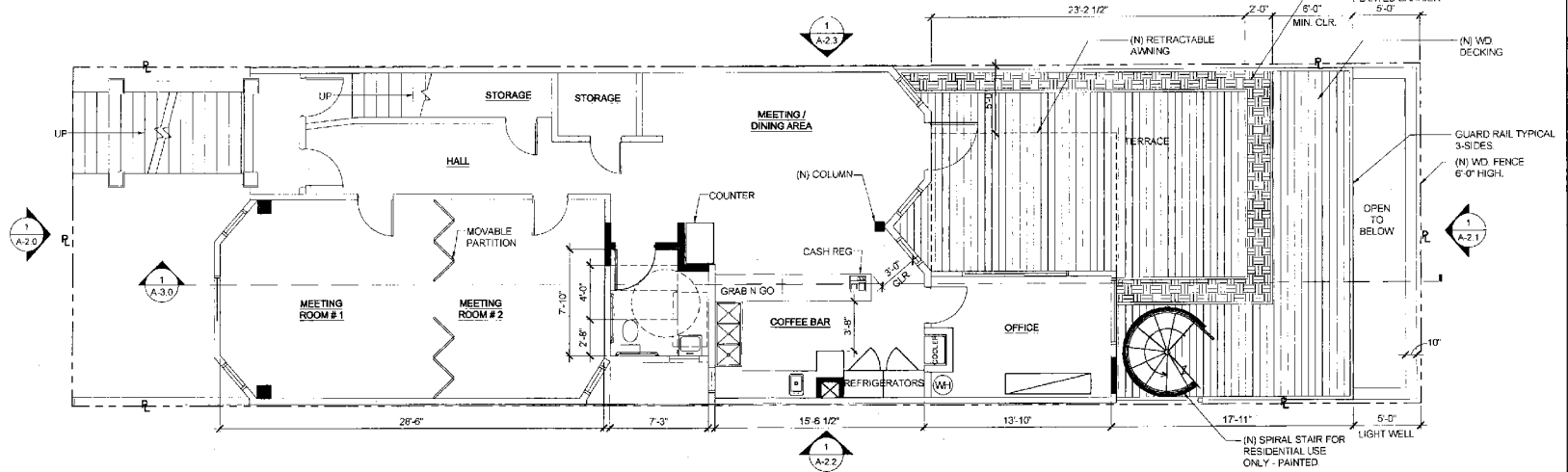
2 EXISTING SECOND FLOOR DEMO PLAN

SCALE: 1/8" = 1'-0"



LEGEND

- (E) CONSTRUCTION TO REMAIN.
- - - (E) CONSTRUCTION TO BE REMOVED.
- (N) CONSTRUCTION



1 PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



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ARCHITECTURAL PROJECT NO.

**CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
AND RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

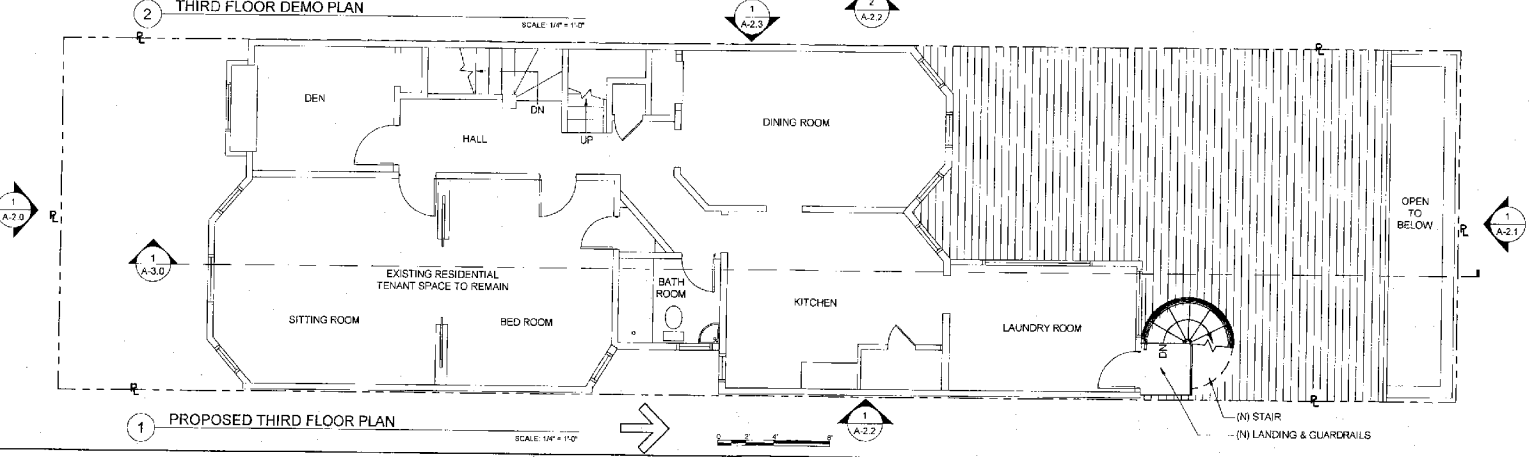
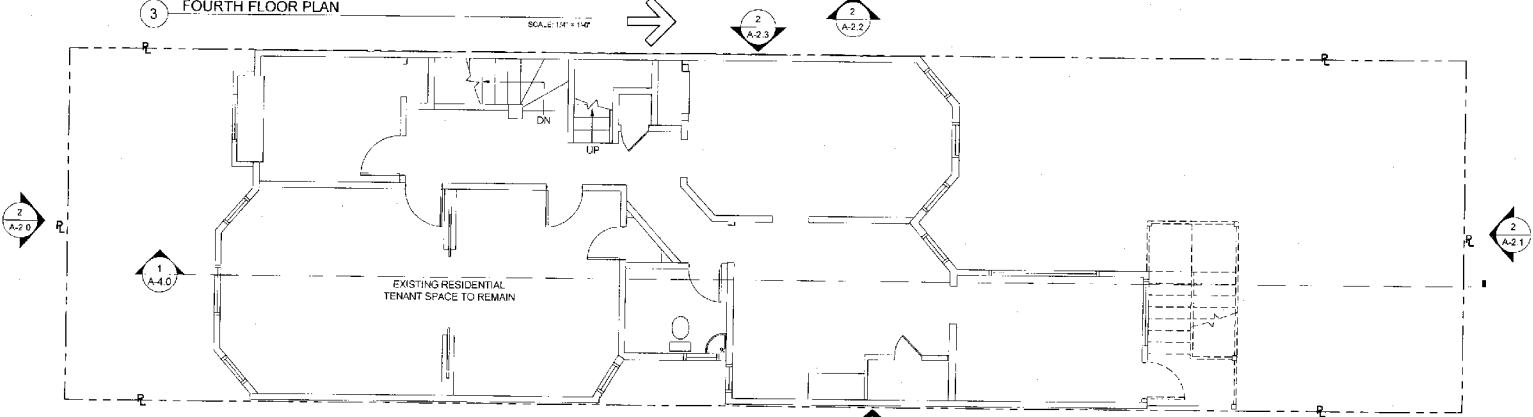
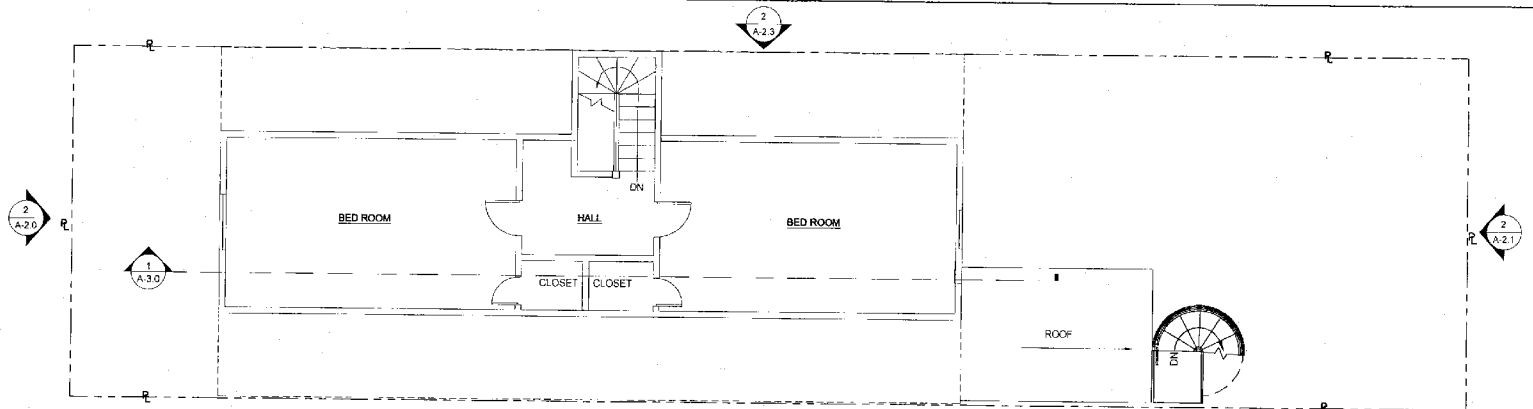
NO. REVISIONS DATE


ISSUE DATE: 1/09  
SPACE PLAN DATE:

DRAWING TITLE:  
EXISTING SECOND FLOOR DEMOLITION PLAN AND PROPOSED SECOND FLOOR PLAN

DRAWING NUMBER:

**A-1.1**



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ARCHITECTURAL PROJECT NO.

**CASTRO COUNTRY CLUB  
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AND RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AND LANDSCAPE FEATURES TO REMAIN.  
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION.  
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.  
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE WORKING ENVIRONMENT AT ALL TIMES.  
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.  
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AND LANDSCAPE FEATURES TO REMAIN.  
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS TO ORIGINAL OR BETTER CONDITION.  
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.  
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE WORKING ENVIRONMENT AT ALL TIMES.

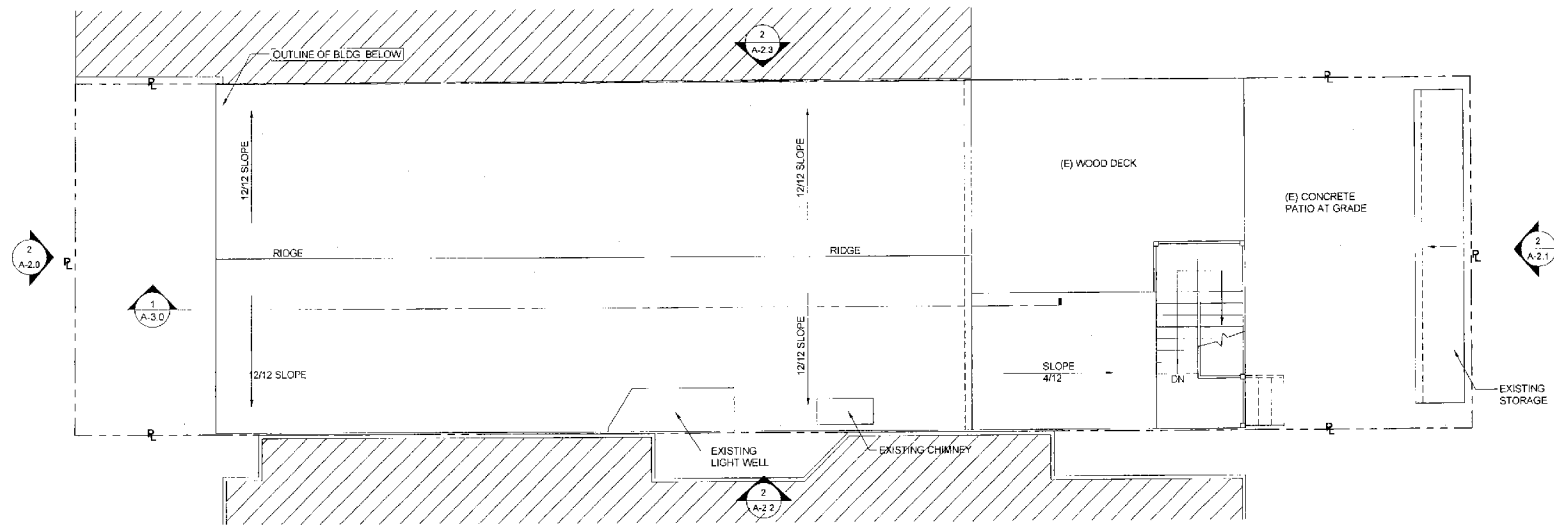
NO.	REVISION	DATE

ISSUE DATE: 1/2/19  
SPACE PLAN DATE:

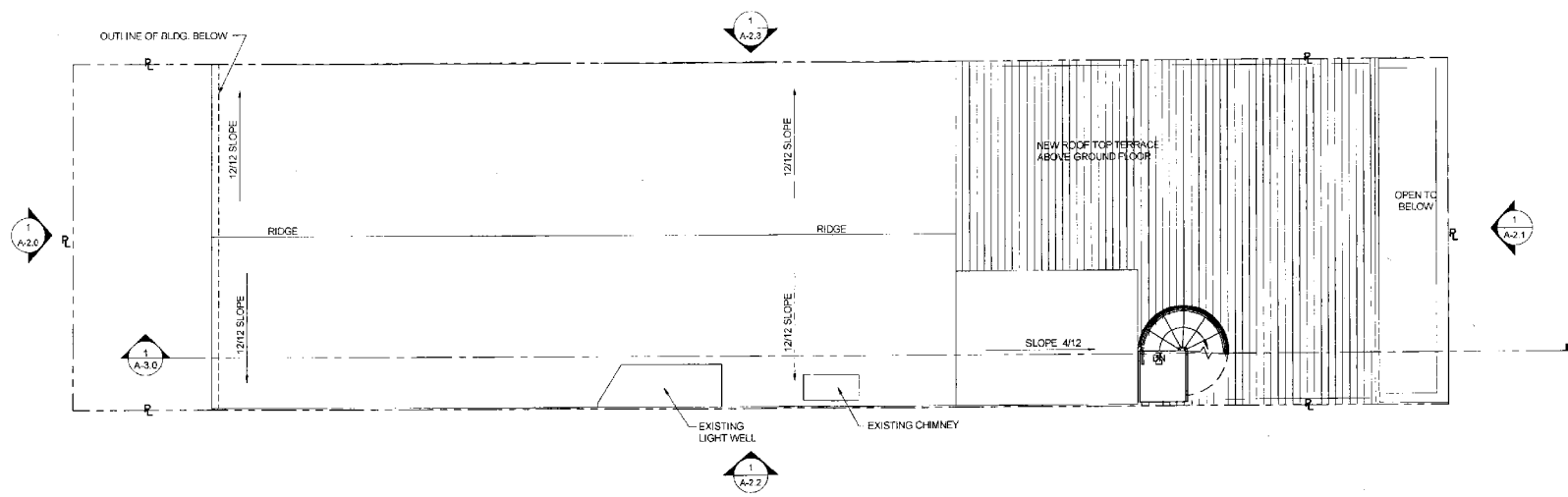
DRAWING TITLE:  
PROPOSED & DEMO  
THIRD FLOOR PLAN  
AND PROPOSED  
FOURTH FLOOR PLAN

DRAWING NUMBER:

**A-1.2**



2 EXISTING SITE/ROOF PLAN  
SCALE: 1/4" = 1'-0"



1 PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"



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PROFESSIONAL PROJECT NO.

**CASTRO COUNTRY CLUB  
AND GROUND FLOOR  
RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

NOTES:  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.  
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.  
5. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.  
6. THE CONTRACTOR SHALL MAINTAIN SAFE WORKING CONDITIONS AND ALL APPLICABLE SAFETY REGULATIONS.  
7. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL WORK PERFORMED.  
8. THE CONTRACTOR SHALL MAINTAIN PROPER COMMUNICATION AND REPORTING TO THE ARCHITECT THROUGHOUT THE PROJECT.  
9. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL MATERIALS AND LABOR USED.  
10. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL TESTS AND INSPECTIONS.  
11. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL DELAYS AND INTERUPTIONS.  
12. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL COSTS AND EXPENSES.  
13. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL INVOICES AND PAYMENTS.  
14. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CORRECTIONS AND REVISIONS.  
15. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL AS-BUILT CONDITIONS.  
16. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL FINAL DELIVERABLES.  
17. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL PROJECT CLOSEOUT PROCEDURES.  
18. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL PROJECT EVALUATION AND FEEDBACK.  
19. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL PROJECT DOCUMENTATION.  
20. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL PROJECT COMMUNICATIONS.

NO.	REVISION	DATE

NO. & DATE: 14/13  
SPACE PLAN DATE

DRAWING TITLE:  
EXISTING ROOF/DEMOLITION  
PLAN AND PROPOSED  
ROOF PLAN

DRAWING NUMBER:

**A-1.3**



2 EXISTING SOUTH/FRONT ELEVATION

SCALE: 3/16" = 1'-0"



1 PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



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**CASTRO COUNTRY CLUB  
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 4058 18th STREET  
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NOTES:  
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3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURB AND SIDEWALKS.  
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND TREES.  
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.  
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PAINT AND FINISHES.  
9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOFING AND GUTTERS.  
10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FOUNDATIONS AND STRUCTURES.  
11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING MECHANICAL AND ELECTRICAL SYSTEMS.  
12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PLUMBING AND HEATING SYSTEMS.  
13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING INSULATION AND VENTILATION SYSTEMS.  
14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FLOORING AND CEILING SYSTEMS.  
15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING WALLS AND PARTITIONS.  
16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DOORS AND WINDOWS.  
17. THE CONTRACTOR SHALL MAINTAIN THE EXISTING STAIRS AND ELEVATORS.  
18. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ROOFING AND GUTTERS.  
19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FOUNDATIONS AND STRUCTURES.  
20. THE CONTRACTOR SHALL MAINTAIN THE EXISTING MECHANICAL AND ELECTRICAL SYSTEMS.  
21. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PLUMBING AND HEATING SYSTEMS.  
22. THE CONTRACTOR SHALL MAINTAIN THE EXISTING INSULATION AND VENTILATION SYSTEMS.  
23. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FLOORING AND CEILING SYSTEMS.  
24. THE CONTRACTOR SHALL MAINTAIN THE EXISTING WALLS AND PARTITIONS.  
25. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DOORS AND WINDOWS.  
26. THE CONTRACTOR SHALL MAINTAIN THE EXISTING STAIRS AND ELEVATORS.

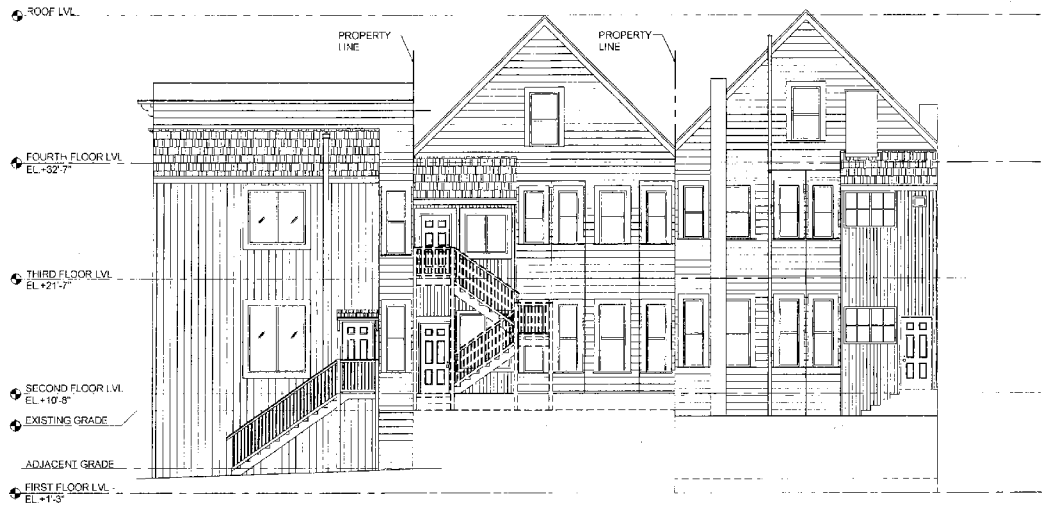
NO.	REVISIONS	DATE

ISSUE DATE: 1/2/19  
ISSUE PLAN DATE:

DRAWING TITLE:  
EXISTING SOUTH/FRONT  
ELEVATION AND  
PROPOSED SOUTH ELEVATION

DRAWING NUMBER

**A-2.0**



2 EXISTING NORTH/REAR ELEVATION  
SCALE 3/16" = 1'-0"



1 PROPOSED NORTH ELEVATION  
SCALE 3/16" = 1'-0"



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ARCHITECTURAL PROJECT NO.

**CASTRO COUNTRY CLUB  
 AND GROUND FLOOR  
 RENOVATIONS**  
 4058 18th STREET  
 SAN FRANCISCO, CA 94114

NOTES:  
 1. SEE ALL NOTES ON DRAWINGS.  
 2. ALL WORK SHALL BE PERFORMED AS SHOWN UNLESS OTHERWISE NOTED.  
 3. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.  
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
 6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADE UNLESS OTHERWISE NOTED.  
 9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.  
 10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT.  
 11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS.  
 12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND GATES.  
 13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.  
 14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES.  
 15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.  
 16. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT.  
 17. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS.  
 18. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND GATES.  
 19. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.  
 20. THE CONTRACTOR SHALL MAINTAIN THE EXISTING UTILITIES AND STRUCTURES.  
 21. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.  
 22. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT.  
 23. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS.  
 24. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND GATES.  
 25. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE.

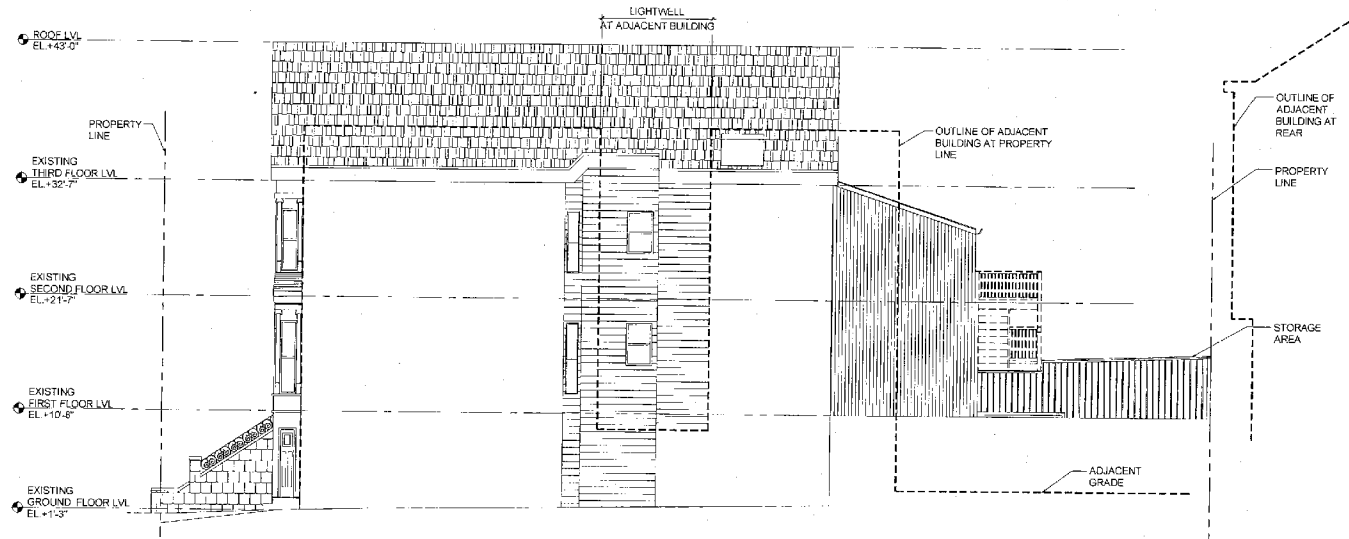
NO.	REVISIONS	DATE

ISSUE DATE: 10/13  
 SPACE PLAN DATE:

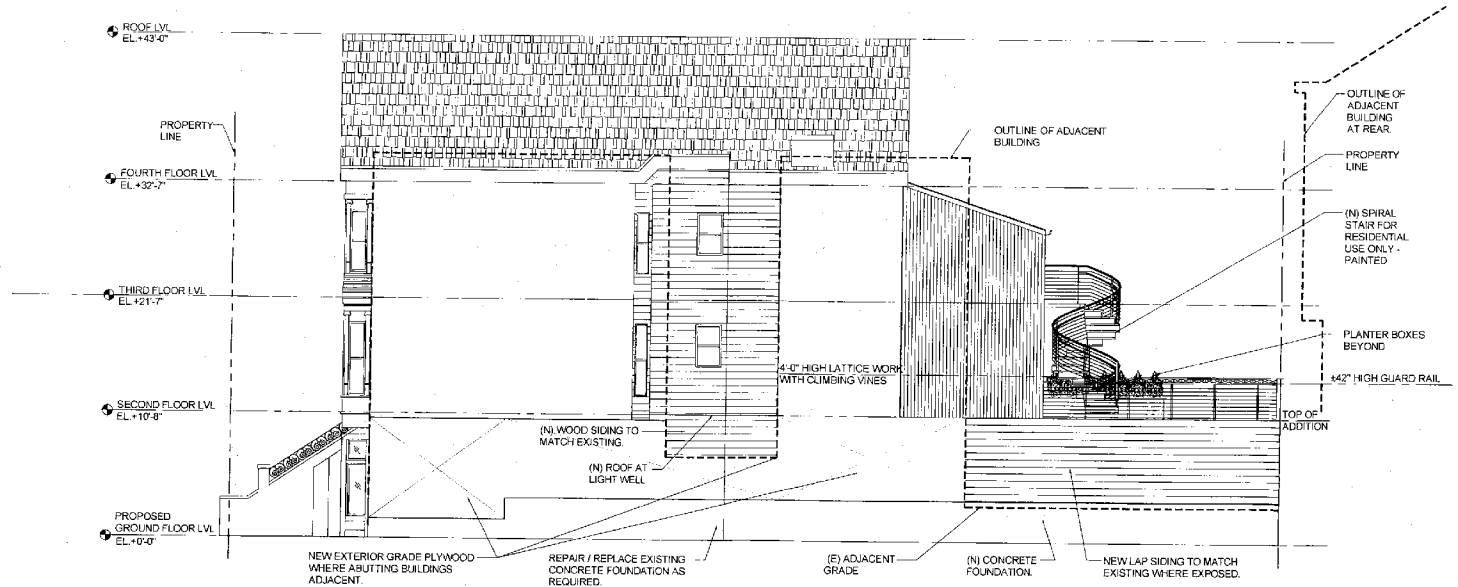
DRAWING TITLE:  
 EXISTING NORTH/REAR  
 ELEVATION AND PROPOSED  
 NORTH ELEVATION

DRAWING NUMBER:

**A-2.1**



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



1 PROPOSED EAST ELEVATION SCALE: 3/16" = 1'-0"



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ARCHITECTURAL PROJECT NO.

**CASTRO COUNTRY CLUB  
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RENOVATIONS**  
4058 18th STREET  
SAN FRANCISCO, CA 94114

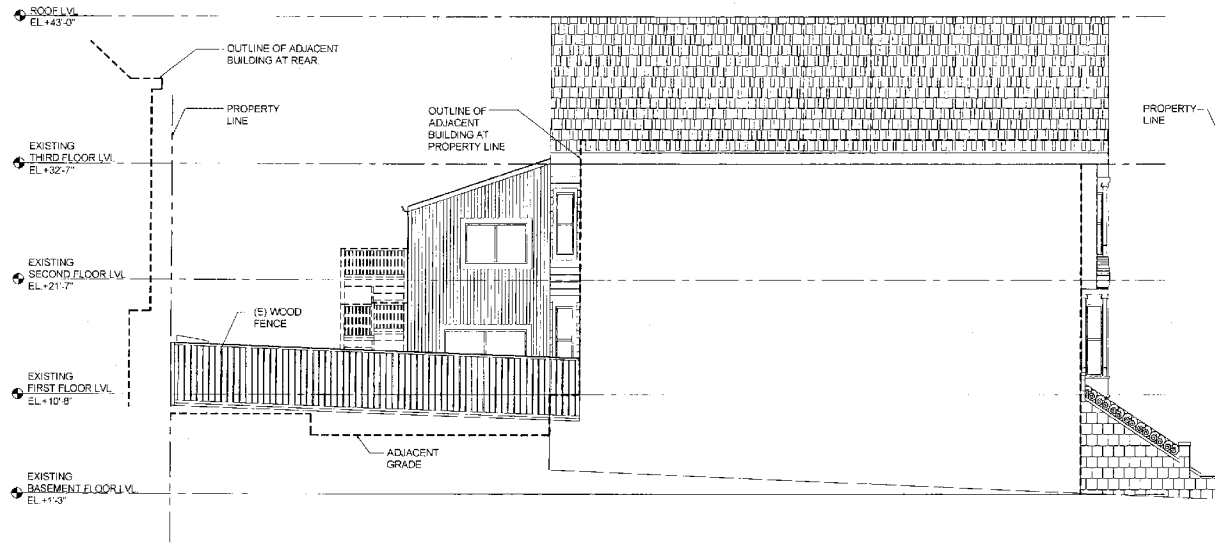
NO.	REVISIONS	DATE

ISSUE DATE: 10/13  
SPACE PLAN DATE:

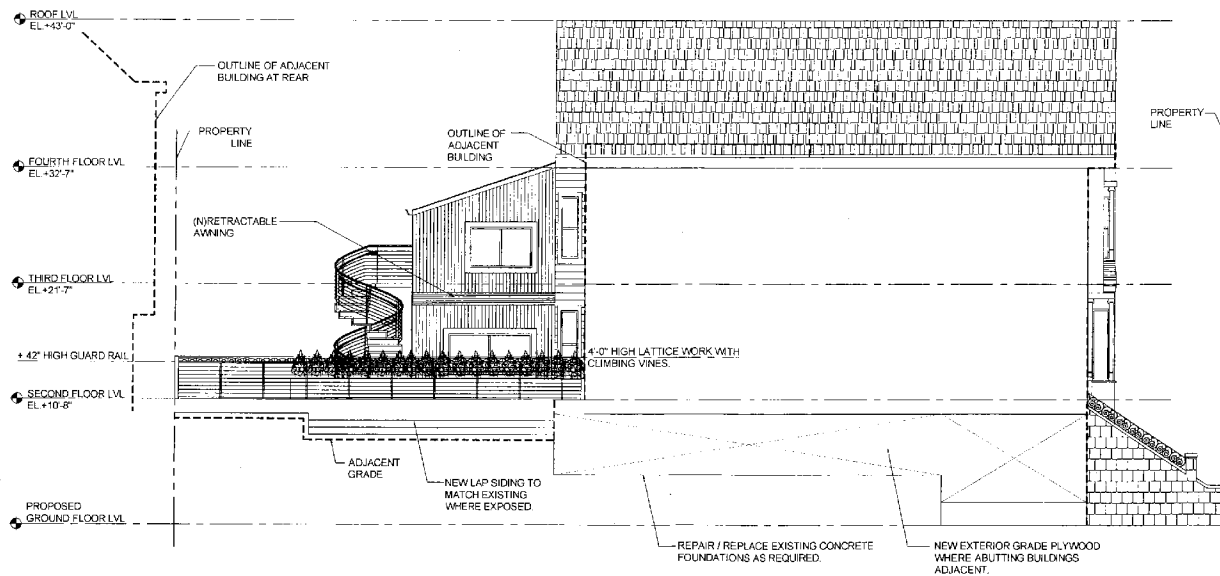
DRAWING TITLE:  
EXISTING EAST ELEVATION  
AND PROPOSED EAST  
ELEVATION

DRAWING NUMBER:

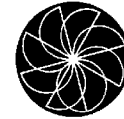
**A-2.2**



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



1 PROPOSED WEST ELEVATION SCALE: 3/16" = 1'-0"



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NOTES  
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2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.  
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
5. THE CONTRACTOR SHALL MAINTAIN THE EXISTING GRADING AND DRAINAGE SYSTEMS.  
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS.  
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING CURBS AND SIDEWALKS.  
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENTS.  
9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FENCES AND GATES.  
10. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SIGNAGE AND MARKINGS.  
11. THE CONTRACTOR SHALL MAINTAIN THE EXISTING RECORDS AND DRAWINGS.  
12. THE CONTRACTOR SHALL MAINTAIN THE EXISTING AS-BUILT RECORDS AND DRAWINGS.  
13. THE CONTRACTOR SHALL MAINTAIN THE EXISTING SURVEY RECORDS AND DRAWINGS.  
14. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ENGINEERING RECORDS AND DRAWINGS.  
15. THE CONTRACTOR SHALL MAINTAIN THE EXISTING ARCHITECTURAL RECORDS AND DRAWINGS.

NO.	REVISIONS	DATE

ISSUE DATE: 10/13  
SPACE PLAN DATE:  
DRAWING TITLE:  
EXISTING WEST ELEVATION  
AND PROPOSED WEST  
ELEVATION

01/04/09/10/00/01

**A-2.3**



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ARCHITECTURAL PROJECTING

**CASTRO COUNTRY CLUB  
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 RENOVATIONS**  
 4058 18th STREET  
 SAN FRANCISCO, CA 94114

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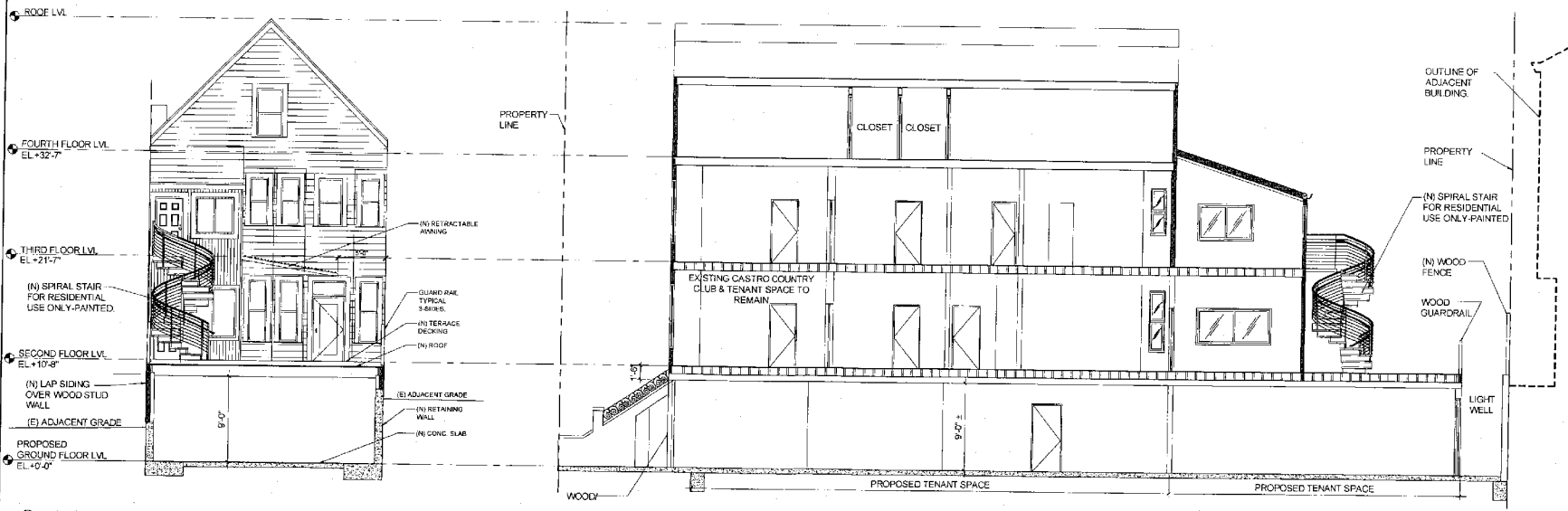
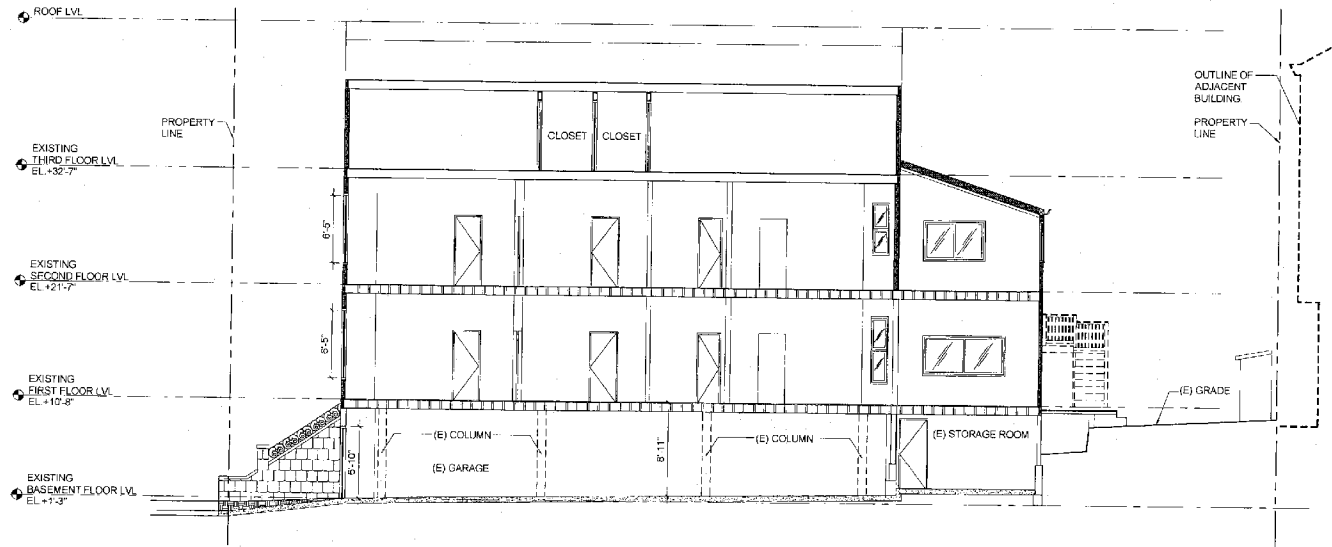
NO.	REVISIONS	DATE

ISSUE DATE: 10/19  
 SPACE PLANNING:

DRAWING TITLE:  
 EXISTING AND PROPOSED BUILDING SECTIONS

DRAWING NUMBER:

**A-3.0**



3 DEMO SECTION

SCALE: 3/16" = 1'-0"

2 PROPOSED SECTION

SCALE: 3/16" = 1'-0"

1 PROPOSED SECTION

SCALE: 3/16" = 1'-0"