



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: MAY 16, 2013

*Date:* May 9, 2013  
*Case No.:* 2013.0039C  
*Project Address:* 2704-2706 24<sup>th</sup> Street  
*Zoning:* 24<sup>th</sup> Street – Mission NCT (Neighborhood Commercial Transit) District  
Mission Alcoholic Beverage Special Use Sub-District  
65-X Height and Bulk District  
*Block/Lot:* 2411/035  
*Project Sponsor:* Michael Mauschbaugh  
179 Dolores Street, #3  
San Francisco, CA 94103  
*Staff Contact:* Brittany Bendix – (415) 575-9114  
[brittany.bendix@sfgov.org](mailto:brittany.bendix@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The applicant proposes to merge two existing commercial spaces and establish a restaurant (d.b.a. Sous Beurre Kitchen) with an outdoor activity area at the rear. The Project Sponsor has operated Sous Beurre Kitchen as a pop-up shop out of a nearby local restaurant (d.b.a. Sugarlump) for a year and a half and is now seeking to operate independently at the subject site. This will be the Project Sponsor's first restaurant and consists of a Provencal French menu. The outdoor activity area will accommodate 24 patrons. The hours of operation for the restaurant and outdoor seating area will be from 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 8:00 a.m. to 12:00 a.m. Friday and Saturday.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of 24<sup>th</sup> Street, between Potrero Avenue and Hampshire Street, Lot 035 in Assessor's Block 4211. The subject property is located within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District, the Mission Alcoholic Beverage Special Use Sub-District, and a 65-X Height and Bulk District. The subject lot is 8,500 square feet and occupies the northwest corner of the intersection of 24<sup>th</sup> Street and Potrero Avenue. The lot is developed with a two-story mixed-use dwelling. There are five dwelling units on the second story and five commercial units on the ground floor that front onto 24<sup>th</sup> Street. The corner commercial unit is a restaurant (d.b.a. Wok and Go). The other commercial units are occupied by a personal service use (d.b.a. Stephanie's Hair Salon) and a liquor store (d.b.a. N & V Liquor and Grocery). The Project will occupy and merge the two remaining commercial spaces into one single commercial unit of approximately 2,450 square-feet. The last known tenants that occupied the site were a general retail use (Simon and Jaime Gift Shop) and a professional service (d.b.a. Nutrition and Kids).

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located on the northern side of the 2700 block of 24<sup>th</sup> Street. The adjacent property to the north is a single story industrial building. The adjacent property to the west is developed with two buildings. A dental office occupies the ground floor retail of the two-story building at the front of the property, and two dwelling units occupy the two-story structure at the rear. The immediate neighborhood context along the north side of 24<sup>th</sup> Street is characterized by two-story mixed-use buildings with commercial on the ground floor and residential units above. Ground floor commercial activities include a mixture of food establishments, personal services, and small retail establishments. The south side of this block of 24<sup>th</sup> Street is fully occupied by a 4-story, 50-unit apartment building, owned and operated by the Mission Housing Development Corporation, which provides below-market rate housing for families. Beyond the commercial corridor are RH-2 (Residential House, Two-Family) and RH-3 (Residential House, Three-Family) Zoning Districts.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	April 26, 2013	April 24, 2013	22 days
Posted Notice	20 days	April 26, 2013	April 26, 2013	20 days
Mailed Notice	20 days	April 26, 2013	April 26, 2013	20 days

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

## **PUBLIC COMMENT**

The Department has not received any public comment directly. However, the Project Sponsor has submitted a petition with over 100 signatures to approve Sous Beurre Kitchen’s application for Conditional Use.

## **ISSUES AND OTHER CONSIDERATIONS**

- The Commerce and Industry Element of the General Plan contains Guidelines that discourage the overconcentration of eating and drinking establishments within NCD’s. The project proposes a new restaurant use; bringing the proportion of total commercial frontage dedicated to food and beverage uses within the entire district to 36.3%. However, per Planning Code Section 303(p) the new restaurant use brings the proportion of total commercial frontage dedicated to food and beverage uses, and within 300-feet to 18.3%, which is below the recommended threshold of 25% percent.

- A recent survey of the District revealed that there are 21 vacant or inactive commercial spaces within the District's boundaries.
- The proposed restaurant is independent and locally owned. The Project Sponsor previously served the neighborhood as a pop-up shop in a neighboring business since June 2011.
- The proposed outdoor activity area is insulated from the block's mid-block open-space because of the configuration of the neighboring properties.

### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to establish a restaurant with an outdoor activity area pursuant to Planning Code Sections 145.2, 303, 727.24 and 727.44.

### **BASIS FOR RECOMMENDATION**

- The project promotes the continued operation of an established, locally-owned business and contributes to the viability of the overall 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District.
- The project would not adversely affect opportunity for other neighborhood surrounding retail in the district as a number of storefronts are vacant.
- The District is well served by transit, therefore customers and employees should not impact traffic.
- The project promotes small business ownership.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

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

Block Book Map

Sanborn Map

Aerial Photographs

Public Correspondence

Project Sponsor Submittal, including:

- Site Photographs

- Reduced Plans

Attachment Checklist

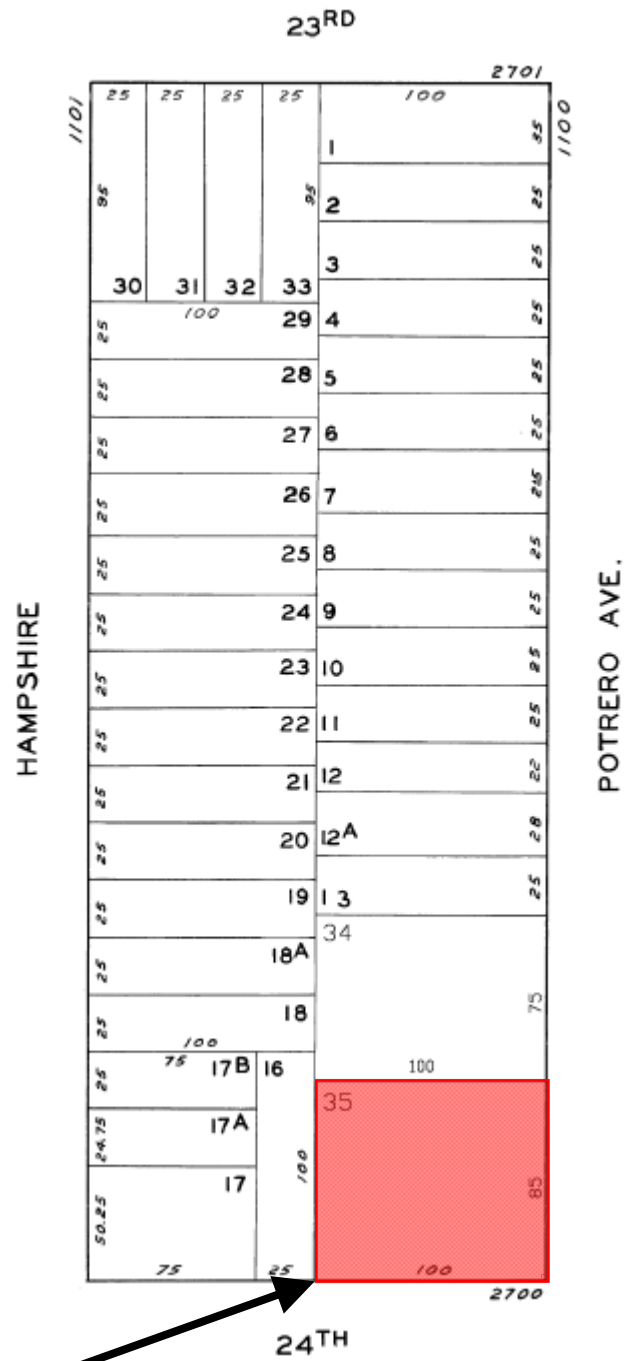
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>                          |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>                             |
| <input checked="" type="checkbox"/> Height & Bulk Map   | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Parcel Map          |   |
| <input checked="" type="checkbox"/> Sanborn Map         |   |
| <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

\_\_\_\_\_ **BB** \_\_\_\_\_  
Planner's Initials

*BB G:\DOCUMENTS\Conditional Use\2706 24th Street - Restaurant + Outdoor\ExecutiveSummary.doc*

# Parcel Map



**SUBJECT PROPERTY**



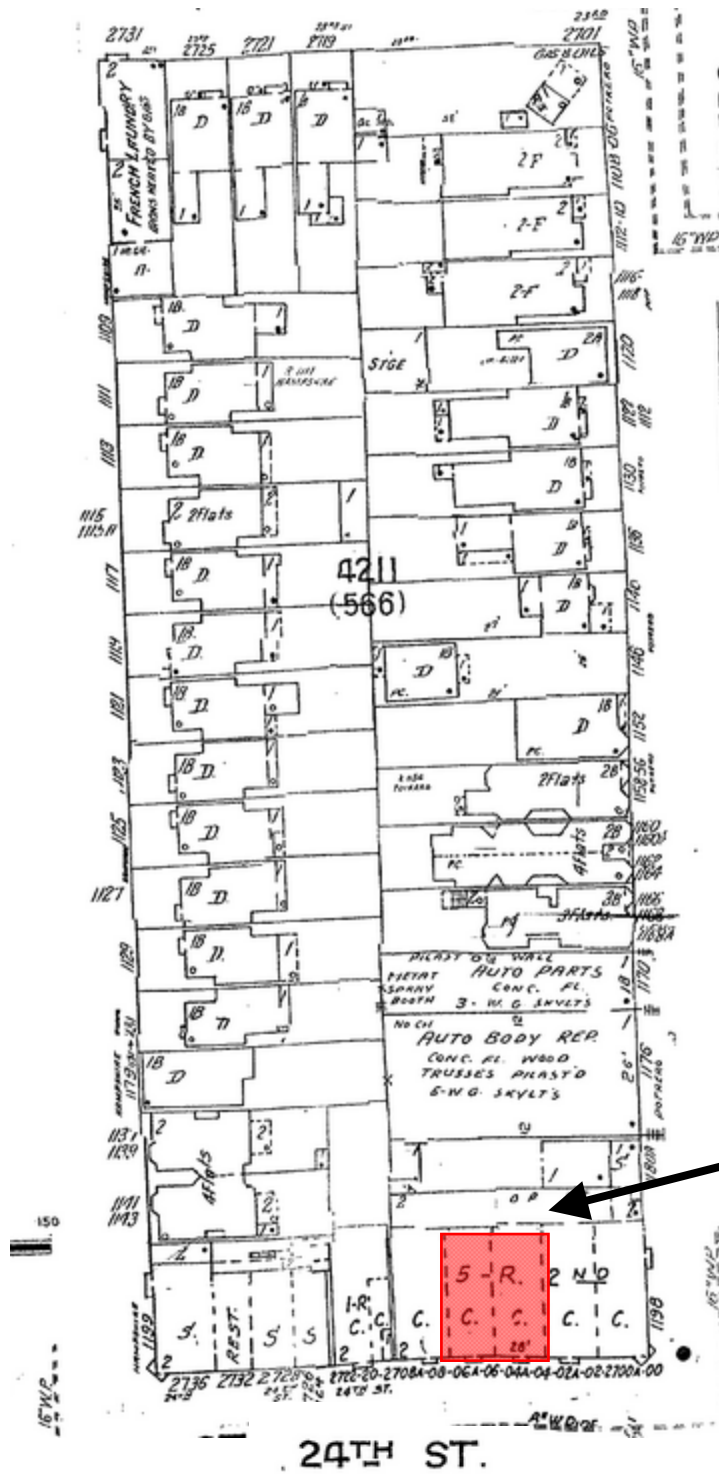
Conditional Use Authorization  
 Case Number 2013.0039C  
 Sous Beurre Kitchen  
 2704-2706 24<sup>th</sup> Street

# Sanborn Map\*

23<sup>RD</sup> ST.

HAMPshire ST.

POTRERO AV.



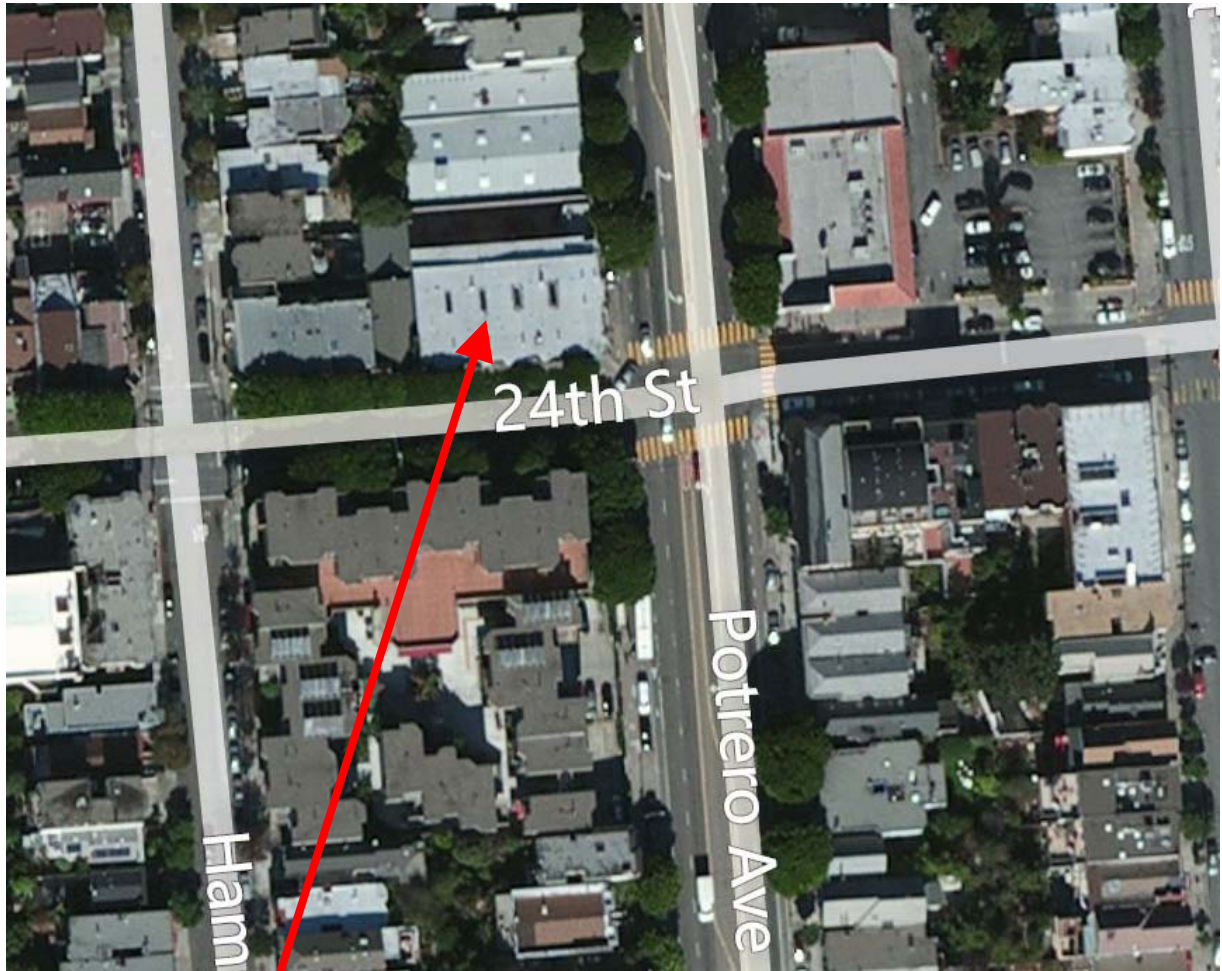
24<sup>TH</sup> ST.

SUBJECT PROPERTY

Conditional Use Authorization  
Case Number 2013.0039C  
Sous Beurre Kitchen  
2704-2706 24<sup>th</sup> Street



# Aerial Photo (Looking North)



**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2013.0039C  
Sous Beurre Kitchen  
2704-2706 24<sup>th</sup> Street

# Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2013.0039C  
Sous Beurre Kitchen  
2704-2706 24<sup>th</sup> Street



# Site Photo



SUBJECT PROPERTY





# SAN FRANCISCO PLANNING DEPARTMENT

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Subject to: (Select only if applicable)

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

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## Planning Commission Draft Motion

HEARING DATE: MAY 16, 2013

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*Project Address:* **2704-2706 24<sup>th</sup> Street**  
*Zoning:* 24<sup>th</sup> Street – Mission NCT (Neighborhood Commercial Transit) District  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 145.2, 303, 727.24, AND 727.44 OF THE PLANNING CODE TO ESTABLISH A NEW RESTAURANT (D.B.A. SOUS BEURRE KITCHEN) WITH AN OUTDOOR ACTIVITY AREA AT THE REAR, WITHIN THE 24<sup>TH</sup> STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT AND A 65-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On January 10, 2013, Michael Mauschbaugh (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 145.2, 303, 727.24 and 727.44 to establish a new restaurant within the 24<sup>th</sup> Street - Mission Neighborhood Commercial Transit District and a 65-X Height and Bulk District.

On May 16, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0039C.

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

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.0039C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the north side of 24<sup>th</sup> Street, between Potrero Avenue and Hampshire Street, Lot 035 in Assessor's Block 4211. The subject property is located within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District, the Mission Alcoholic Beverage Special Use Sub-District, and a 65-X Height and Bulk District. The subject lot is 8,500 square feet and occupies the northwest corner of the intersection of 24<sup>th</sup> Street and Potrero Avenue. The lot is developed with a two-story mixed-use dwelling. There are five dwelling units on the second story and five commercial units on the ground floor that front onto 24<sup>th</sup> Street. The corner commercial unit is a restaurant (d.b.a. Wok and Go). The other commercial units are occupied by a personal service use (d.b.a. Stephanie's Hair Salon) and a liquor store (d.b.a. N & V Liquor and Grocery). The Project will occupy and merge the two remaining commercial spaces into one single commercial unit of approximately 2,450 square-feet. The last known tenants that occupied the site were a general retail use (Simon and Jaime Gift Shop) and a professional service (d.b.a. Nutrition and Kids).
3. **Surrounding Properties and Neighborhood.** The project site is located on the northern side of the 2700 block of 24<sup>th</sup> Street. The adjacent property to the north is a single story industrial building. The adjacent property to the west is developed with two buildings. A dental office occupies the ground floor retail of the two-story building at the front of the property, and two dwelling units occupy the two-story structure at the rear. The immediate neighborhood context along the north side of 24<sup>th</sup> Street is characterized by two-story mixed-use buildings with commercial on the ground floor and residential units above. Ground floor commercial activities include a mixture of food establishments, personal services, and small retail establishments. The south side of this block of 24<sup>th</sup> Street is fully occupied by a 4-story, 50-unit apartment building, owned and operated by the Mission Housing Development Corporation, which provides below-market rate housing for families. Beyond the commercial corridor are RH-2 (Residential House, Two-Family) and RH-3 (Residential House, Three-Family) Zoning Districts.
4. **Project Description.** The applicant proposes to merge two existing commercial spaces and establish a restaurant (d.b.a. Sous Beurre Kitchen) with an outdoor activity area at the rear. The Project Sponsor has operated Sous Beurre Kitchen as a pop-up shop out of a nearby local

restaurant (d.b.a. Sugarlump) for a year and a half and is now seeking to operate independently at the subject site. This will be the Project Sponsor's first restaurant and consists of a Provencal French menu. The outdoor activity area will accommodate 24 patrons. The hours of operation for the restaurant and outdoor seating area will be from 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 8:00 a.m. to 12:00 a.m. Friday and Saturday.

5. **Public Comment.** The Department has not received any public comment directly. However, the Project Sponsor has submitted a petition with over 100 signatures to approve Sous Beurre Kitchen's application for Conditional Use.
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. **Neighborhood Commercial Permit Review.** Planning Code Section 312 requires neighborhood notification to establish both a new restaurant and an outdoor activity area for lots within a Neighborhood Commercial District.

*The Project Sponsor is proposing the establishment of a new restaurant (d.b.a. Sous Beurre Kitchen) with an outdoor activity area at the rear, and within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District. Section 312 notification was conducted in conjunction with the Conditional Use authorization notification.*

- B. **Restaurant.** Planning Code Section 727.44 allows a restaurant use within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District by Conditional Use Authorization on the first story.

*The Project Sponsor intends to establish a restaurant use (d.b.a. Sous Beurre Kitchen) in a vacant ground floor commercial space within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District and is seeking Conditional Use Authorization.*

- C. **Use Size Limits.** Planning Code Section 727.21 principally permits use sizes of up to 2,499 square feet and conditionally permits use sizes of 2,500 square feet or greater.

*The project proposes merging two commercial units to create one commercial space of approximately 2,450 square-feet.*

- D. **Outdoor Activity.** Planning Code Section 727.24 states that a Conditional Use Authorization is required for an Outdoor Activity Area, as defined by Planning Code Section 790.70.

*The Project Sponsor requests Conditional Use Authorization to establish an outdoor activity at the rear of the proposed restaurant per Planning Code Section 727.24. The Outdoor Activity included with this proposal consists of outdoor seating in the rear yard area. The Project Sponsor proposes setting up six tables to accommodate approximately 24 patrons. The proposed restaurant's interior space will have a capacity of 65 seats. The outdoor area would be used for dining both day and night.*

*The proposed closing times of 10:00 p.m. Sunday through Thursday and 12:00 a.m. on weekends will also apply to the outdoor seating area to alleviate any potential concerns about noise. Principally permitted hours of operation for commercial uses within this district are 6:00 a.m. to 2:00 a.m. daily per Planning Code Section 727.27.*

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

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

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

*The proposed restaurant use (d.b.a. Sous Beurre Kitchen) is not identified as a formula retail use.*

- G. **Hours of Operation.** Planning Code Section 727.24 principally permits hours of operation, as defined by Planning Code Section 790.48, from 6:00 a.m. to 2:00 a.m., and from 2:00 a.m. to 6:00 a.m. through the Conditional Use Authorization process.

*The proposed hours of operation for Sous Beurre Kitchen are 8:00 a.m. to 10:00 p.m. Sunday to Thursday and 8:00 a.m. to 12 a.m. Friday and Saturday. The 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit Zoning District principally permits hours of operation up to 2 a.m. daily.*

- H. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that the floors of street-fronting interior spaces housing non-residential active uses should be as close as possible to the level of the adjacent sidewalk at the principal entrance to these faces. Additionally, frontages with active non-residential uses must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at ground level and allow visibility to the inside of the building.

*The subject commercial space has approximately 29-feet of commercial frontage on 24<sup>th</sup> Street that is devoted to either the restaurant entrance or window space. The windows are clear glass, providing an unobstructed view into the establishment at pedestrian eye-level. The proposal does not include any changes to the façade.*

- I. **Required Ground Floor Commercial Uses in Neighborhood Commercial Districts.** In order to support active, pedestrian-oriented commercial uses on important commercial streets, Planning Code Section 145.4 requires active commercial uses on the ground floor for lots fronting on 24<sup>th</sup> Street and within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit

District. These individual ground floor non-residential uses may not occupy more than 75 contiguous linear feet for the first 25 feet of depth along a street-facing façade.

*The proposal will provide a ground floor commercial use at the subject site and does not include any expansion to the existing frontage of 29 linear feet.*

- J. **Rear Yard Requirement.** Planning Code Section 134 states that the 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.

*The proposal does not include any structural expansion. The project site retains the existing non-conforming rear yard that is approximately 22-feet deep and 88-feet wide.*

- K. **Open Space.** Planning Code Section 134 requires that the property maintain 532 square-feet of useable and common open space for the five dwelling units on the subject property.

*The Project retains approximately 700 square-feet of useable and common open space that is accessible by all dwelling units.*

- L. **Off-Street Parking.** Planning Code Sections 151 and 151.1 limit the amount of off-street parking allowed for a restaurant within a Neighborhood Commercial Transit District to 1 space per 1,500 square-feet of occupied area, or 1 space per every 200 square-feet of occupied area above 5,000 square-feet.

*The subject property is located within a Neighborhood Commercial Transit District and is thereby not required to provide off-street parking spaces. Presently there are no off-street parking spaces provided on-site. Additionally, the project proposes no new off-street parking spaces.*

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

7. **Additional Criteria for Outdoor Activity Areas 145.2(a)(2).** An Outdoor Activity Area is subject to additional criteria that the Planning Commission shall find that:

- A. The nature of the activity operated in the Outdoor Activity Area is compatible with surrounding uses;

*The subject property is located within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District which is characterized by a mixture of uses with neighborhood-serving uses occupying the ground floor and residential units on upper stories. The proposed use is in keeping with the other ground floor commercial use establishments on the property and within the broader neighborhood. This will be the only outdoor seating area on this block of 24<sup>th</sup> Street.*

- 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;

*The outdoor seating area is separated from the area dedicated to residential uses on-site by two exterior stairwells. Additionally, the neighboring buildings separate the subject property's rear yard from the midblock open space. This minimizes impact to residents of adjacent properties.*

- 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 hours of operation for the proposed restaurant are between 8:00 a.m. to 10:00 p.m. Sunday to Thursday and 8:00 a.m. to 12 a.m. Friday and Saturday. The outdoor activity area will operate within these hours and are included as a Condition of Approval.*

8. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The proposed project is both necessary and desirable because it seeks to occupy existing ground floor commercial spaces that have been vacant since early 2013. The use, a neighborhood serving restaurant with an outdoor activity area, located on the ground floor, will enrich the diversity of goods offered within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District. The Project is compatible with the prevalent pattern of commercial/retail ground floor uses and its size will contribute to the economic vitality of the eastern side of 24<sup>th</sup> Street corridor.*

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

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The height and bulk of the existing building will remain the same. The proposal will not alter the character of the project's vicinity. The proposed work will not affect the building envelope, yet the inclusion of outside seating will alter the use of the property towards the rear.*

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

*The Planning Code does not require parking in the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit Zoning District. The proposed use should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The area is well served by*

*multiple MUNI bus lines and is .6-miles from the 24<sup>th</sup> Street Bart Station. Additionally, the San Francisco General Hospital Parking Garage is approximately 3 blocks from the subject property.*

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

*The proposed use is subject to the standard conditions of approval outlined in Exhibit A.*

- 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 proposed use. Landscaping is not proposed as the building has no front setback; however, planters will likely be incorporated into the outdoor activity area. The proposed outdoor activity area does not require any additional tenant improvements and will retain code complying open space for residential uses. The Department shall review all lighting and signs proposed for the new use in accordance with the Conditions of Approval.*

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

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

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

*The proposed project is consistent with the stated purpose of the NCT Districts in that the intended use is located at the ground floor, and will provide a compatible convenience service for the immediately surrounding neighborhoods.*

- 9. **Planning Code Section 303(p)** establishes criteria with regard to a Conditional Use Authorization application for a Restaurant use in a Neighborhood Commercial District. Section 303(p) requires the Planning Commission to consider, in addition to the criteria set forth in Code Section 303(c), the existing concentration of eating and drinking uses in the area. Such concentration should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of Code Section 303(p), the immediate area shall be defined as all properties located within 300 feet of the subject property and also located within the same zoning district.

*Based on a land use survey of the 24<sup>th</sup> Street – Mission Street Neighborhood Transit District that was completed by Department staff, the total commercial frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site in the subject NCT is 15.4%. With the addition of the subject Restaurant use, the total aforementioned commercial frontage dedicated to eating and drinking*



*establishments increases to 18.3% and would be in compliance with the requirements of Code Section 303(p).*

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 that has substantial undesirable consequences that cannot be mitigated.

#### Policy 1.2:

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

#### Policy 1.3:

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

*The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial Transit District and is consistent with activities in the commercial land use plan.*

#### OBJECTIVE 2:

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

#### Policy 2.1:

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

*The Project will establish a locally-owned business and will enhance the diverse economic base of the City and immediate neighborhood.*

#### OBJECTIVE 6:

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

**Policy 6.1:**

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

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

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

**Eating and Drinking Establishments**

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

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

*Overall, the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District does have a high concentration of eating and drinking establishments as evidenced by a Department survey of the district that revealed approximately 35.7% of the linear commercial frontage in the district is devoted to eating and drinking uses. The proposal will increase this number to 36.3%. For eating and drinking establishments, the Guidelines state that the balance of commercial uses may be threatened in districts with an established pattern of service to a broad market, such as 24<sup>th</sup> Street, when such establishments occupy more than 25% of the total commercially-occupied frontage in a district.*

*Although the overall concentration of eating and drinking establishments is high in the 24<sup>th</sup> Street – Mission NCT district, Section 303(p) of the Code only requires the analysis of the total commercial linear frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site in the subject district. Within 300 feet of the Project Site in the 24<sup>th</sup> Street – Mission NCT district, the total commercial frontage dedicated to eating and drinking establishments is 15.1%. This proportion will increase to 18.3% with the addition of the proposed restaurant. This proportion is consistent with the concentration guidelines of the Commerce and Industry Element of the General Plan. The Project is also located outside of primary areas where high concentrations of eating and drinking establishments can be found in the district, such as the sites closer to Mission Street. Furthermore, the survey revealed 21 vacant storefronts within the district. For these reasons, the addition of the Project would not disrupt the balance of uses and facilitates a more even distribution of these services within 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.

*The owner of the restaurant is an independent and local entrepreneur who is opening his first restaurant. The Project Sponsor, Chef Michael Mauschbaugh, started Sous Beurre Kitchen as a pop-up shop at another local restaurant (d.b.a. Sugarlump) at 2862 24<sup>th</sup> Street and operated there, six nights a week from June 2011 through December 2012.*

**MISSION AREA PLAN**

**Objectives and Policies**

**OBJECTIVE 1.1:**

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

**Policy 1.1.3:**

Maintain the successful Mission Street, 24<sup>th</sup> Street, and Valencia Street Neighborhood Commercial districts; recognize the proximity to good transit service by eliminating density limits and minimum parking requirements.

**Policy 1.1.6:**

Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.

*The proposed restaurant and outdoor activity area will help foster and permanently stabilize an independent restaurant. It will also provide the neighborhood with an outdoor dining experience within walking distance. The location of the proposal will also help to promote greater pedestrian and economic activity at the eastern end of the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District. The location and size of the outdoor activity area will serve to enhance and promote a new small business.*

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.

*The business is locally owned and will generate employment opportunities for the community.*

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

*The existing units in the surrounding neighborhood would not be adversely affected. The proposal will contribute to a more active and neighborhood engaging environment along 24<sup>th</sup> Street.*

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

*No housing is altered for this Project.*

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

*The site is on 24<sup>th</sup> Street and is well served by transit. It is presumable that the employees and patrons would commute by transit; therefore, effects on street parking should be minimized.*

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

*The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.*

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

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

- G. That landmarks and historic buildings be preserved.

*The site was evaluated in the South Mission Historic Resource Survey and was not considered an eligible historic resource.*

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

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

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. 2013.0039C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 6, 2013, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 16, 2013.

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 16, 2013

## EXHIBIT A

### AUTHORIZATION

This authorization is for a Conditional Use to establish a new restaurant (d.b.a. Sous Beurre Kitchen) with an outdoor activity area at the rear, within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit Zoning District and a 65-X Height and Bulk District; in general conformance with plans, dated May 6, 2013, and stamped “EXHIBIT B” included in the docket for Case No. 2013.0039C and subject to conditions of approval reviewed and approved by the Commission on May 16, 2013, under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on May 16, 2013 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

### SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

### CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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



## DESIGN

6. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

## MONITORING

7. **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)*

8. **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

9. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>*

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

11. **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)*

12. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

13. **Hours of Operation.** The Outdoor Activity Area will operate in conjunction with the restaurant hours of operation which are 8:00 a.m. to 10:00 p.m. Sunday to Thursday and 8:00 a.m. to 12 a.m. Friday and Saturday. No patrons may remain in the Outdoor Activity Area after closing time. Staff may remain as necessary for cleaning and other duties related to the operations of the Outdoor Activity Area one hour past the closing hour stated above. No employees may be in the Outdoor Activity Area after the clean-up time.

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



# CEQA Categorical Exemption Determination

SAN FRANCISCO  
PLANNING  
DEPARTMENT

## Property Information/Project Description

PROJECT ADDRESS 2704-2706 24 <sup>th</sup> St.	BLOCK/LOT(S) 4211/035
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CASE NO. 2013.0039C	PERMIT NO.	PLANS DATED 5/6/13
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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*

CONTINUED ON PAGE 2

**Slope = or > 20%:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation or fill?

*Exceptions: Do not check box for work performed on previously graded level portion of site; stairs, patio, deck and fence work.*

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

**Seismic: Landslide Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on a landslide zone – as identified in the San Francisco General Plan?

*Exceptions: Do not check box for stairs, patio, deck and fence work.*

Geotechnical report required and a Certificate or higher level CEQA document required – File an Environmental Application

**Seismic: Liquefaction Zone:** Does the project involve excavation, square footage expansion, shoring, underpinning, retaining wall work, grading – including excavation and fill on either seismic, flooding, or liquefaction zone?

*Exceptions: Do not check box for stairs, patio, deck and fence work.*

Geotechnical report will likely be required. File an Environmental Application

**Serpentine Rock:** Does the project involve any excavation in a property containing serpentine rock?

*No exceptions.*

File an Environmental Application to determine the applicable level of CEQA analysis

**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.

- BB 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.
- \_\_\_\_\_ 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*.
- \_\_\_\_\_ 8. **Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties**  
Specify: \_\_\_\_\_
- \* \_\_\_\_\_ 9. **Reclassification of property status to Category C**
  - a. Per Environmental 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)

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

\_\_\_\_\_  
Planner's Signature

5/9/13  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

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

April 26th, 2013

Dear Friends & Neighbors:

My Name Is Michael Mauschbaugh, I am writing you to let you know about my restaurant, Sous Beurre Kitchen (SBK), which you may or may not have heard about already. I'd like to share with you the plans we have for our space at 2704 & 2706 24th Street and what that means for our neighborhood, but first I'd like to give you a brief history of SBK and how we ended up at 24th and Potrero.

In 2011 SBK quietly started as a pop-up on 24th & Bryant, out of the back of Sugarlump Cafe in the Mission District of San Francisco. Serving rustic French cuisine 5 nights a week, for over 18 months SBK gained a strong local following and is now planning to open it's own brick and mortar restaurant. At 2704 & 2706 24th Street, SBK is just a few blocks down the street from where it started as a pop-up and is still centrally located in it's founding neighborhood.

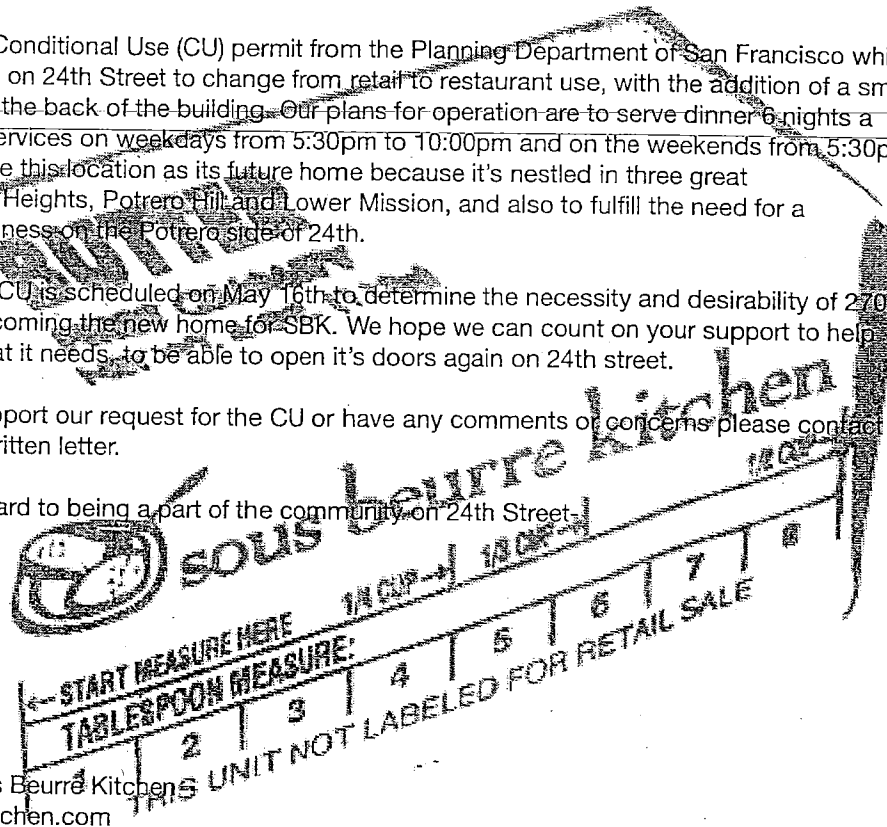
SBK is applying for a Conditional Use (CU) permit from the Planning Department of San Francisco which will allow the two units on 24th Street to change from retail to restaurant use, with the addition of a small 24 seat patio space in the back of the building. Our plans for operation are to serve dinner 6 nights a week with proposed services on weekdays from 5:30pm to 10:00pm and on the weekends from 5:30pm to 12:00am. SBK chose this location as its future home because it's nestled in three great neighborhoods Bernal Heights, Potrero Hill and Lower Mission, and also to fulfill the need for a community based business on the Potrero side of 24th.

The hearing for SBK's CU is scheduled on May 16th to determine the necessity and desirability of 2704 & 2706 24th Street becoming the new home for SBK. We hope we can count on your support to help SBK secure the CU that it needs, to be able to open it's doors again on 24th street.

If you would like to support our request for the CU or have any comments or concerns please contact me through email or written letter.

We sincerely look forward to being a part of the community on 24th Street.

Michael Mauschbaugh  
Chef / Founder of Sous Beurre Kitchen  
michael@sousbeurrekitchen.com  
2704 24th Street  
San Francisco, CA 94110



**change.org**

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To: The Planning Department Of San Francisco, CA

Letter: Greetings,

Approve Sous Beurre Kitchen's application for Conditional Use permit

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# Signatures

Name	Location	Date
Michael Mauschbaugh	San Francisco, CA	2013-04-29
Alice Van Fleet	San Francisco, CA, United States	2013-04-29
Cameron Crowe	San Francisco, CA, United States	2013-04-29
Danny Murcia	San Francisco, CA, United States	2013-04-29
Majid Karimi	oakland, CA, United States	2013-04-29
ANDREW ROSENBLUM	SF, CA, United States	2013-04-29
Trent Terriquez	Portland, OR, United States	2013-04-29
Jesse Hirsch	San Francisco, CA, United States	2013-04-29
Nina Wobbrock	Oakland, CA, United States	2013-04-29
Kate Goepferd	Berkeley, CA, United States	2013-04-29
samantha lopez	san francisco, CA, United States	2013-04-29
Andrew Fiore	San Francisco, CA, United States	2013-04-29
Defne Altan	San Francisco, CA, United States	2013-04-29
Amelia Bauerly	San Francisco, CA, United States	2013-04-29
Jeanne Weingart	Moscow, ID, United States	2013-04-29
brad lev	san francisco, CA, United States	2013-04-29
Courtney Rump	San Francisco, CA, United States	2013-04-29
Tessa senior	san francisco, CA, United States	2013-04-29
Candice Lin	San Francisco, CA, United States	2013-04-29
alan bradshaw	san francisco, CA, United States	2013-04-29
neeharika bhartiya	San Francisco, CA, United States	2013-04-29
Emily Terriquez	Portland, OR, United States	2013-04-29
Robert Rao	San Francisco, CA, United States	2013-04-29
Mychal Werner	Los Altos Hills, CA, United States	2013-04-29
Malcom Glenn	San Francisco, CA, United States	2013-04-30
Lisa Cuesta	San Francisco, CA, United States	2013-04-30
Adam Fine	San Francisco, CA, United States	2013-04-30
Kassidy Huynh	San Bruno, CA, United States	2013-04-30
Brandon Presbury	San Francisco, CA, United States	2013-04-30
Kathleen Karimi	Oakland, CA, United States	2013-04-30



<b>Name</b>	<b>Location</b>	<b>Date</b>
Claire Hill	SF, CA, United States	2013-04-30
Justin Irving	San Francisco, CA, United States	2013-04-30
Esha Dev	San Francisco, CA, United States	2013-04-30
Ashanya Indralingam	San Francisco, CA, United States	2013-04-30
JACLYN THONGRAK	SAN FRANCISCO, CA, United States	2013-04-30
Catherine Manzo	San Francisco, CA, United States	2013-04-30
travis becker	san francisco, CA, United States	2013-04-30
Greta Christina	San Francisco, CA, United States	2013-04-30
Remy Kresser	Monte Sereno,	2013-04-30
Stacy Rilling	San Francisco, CA, United States	2013-04-30
Rachael Byrne	San Francisco, CA, United States	2013-04-30
James Bales	Fairfield, CA, United States	2013-04-30
Rachelle Gionet	Sunnyvale, CA, United States	2013-04-30
Abby Pringle	San Francisco, CA, United States	2013-04-30
Colin Dyer	San Francisco, CA, United States	2013-04-30
Kyle Graehl	San Francisco, CA, United States	2013-04-30
cheryl bokin	san francisco, CA, United States	2013-04-30
Joshua Leavitt	San Francisco, CA, United States	2013-04-30
Tracy Hine	San Francisco, CA, United States	2013-04-30
Patricia Hagen-Busch	Los Altos Hills, CA, United States	2013-04-30
Jennifer Tonnelli	San Francisco, CA, United States	2013-04-30
Bret Wright	San Francisco, CA, United States	2013-04-30
George Lipp	San Francisco, CA, United States	2013-04-30
Cameron Sellers	San Francisco, CA, United States	2013-04-30
Pamela Rex	San Francisco, CA, United States	2013-04-30
said-jon eghbal	oakland, CA, United States	2013-04-30
Jordan Riddick	San Francisco, CA, United States	2013-04-30
Joseph Bottary	San Francisco, CA, United States	2013-04-30
anne lew	san francisco, CA, United States	2013-05-01
Patricia Delgado	San Francisco, CA, United States	2013-05-01
kyle bute	Los Angeles CA, CA, United States	2013-05-01
michelle tan	San Francisco, CA, United States	2013-05-01

<b>Name</b>	<b>Location</b>	<b>Date</b>
Elliot Clark	San Francisco, CA, United States	2013-04-30
Tony Ferrari	san francisco, CA, United States	2013-04-30
Sherry Mauschbaugh	Bloomington, IL, United States	2013-04-30
Judy Lee	San Francisco, CA, United States	2013-04-30
Nathan Dolbeare	Golden, CO, United States	2013-04-30
eva welles	san francisco, CA, United States	2013-04-30
Kris Dolbeare	Golden, CO, United States	2013-04-30
Chris Yanasak	San Francisco, CA, United States	2013-04-30
Sonia Karimi	Saint Paul, MN, United States	2013-04-30
Amanda Cairo	Palm Springs, CA, United States	2013-04-30
Rebecca Roth	San Francisco, CA, United States	2013-04-30
Elisabeth Chalaca	San Francisco, CA, United States	2013-04-30
annie axtell	san francisco, CA, United States	2013-04-30
Dannea Fry	San Francisco, CA, United States	2013-04-30
Stella Kim	San Francisco, CA, United States	2013-04-30
justin montgomery	san mateo, CA, United States	2013-04-30
Laura Saxon	morrison, FL, United States	2013-04-30
Matthew Elias	Valley ford, CA, United States	2013-04-30
Rozlyn Steele	oakland, CA, United States	2013-04-30
teresa fox	richmond, CA, United States	2013-04-30
Kim Murcia	San Mateo, CA, United States	2013-04-30
Walter Murcia	San Mateo, CA, United States	2013-04-30
James Pollard	Oakland, CA, United States	2013-04-30
joseph Mccolgan	san francisco, CA, United States	2013-04-30
nick tovik	Berkeley, CA, United States	2013-04-30
Tim Johnson	Minneapolis, MN, United States	2013-04-30
Heather Ferguson	San Francisco, CA, United States	2013-04-30
Randall Lusk	Catonsville, MD, United States	2013-04-30
jeremie cohen-setton	San Francisco, CA, United States	2013-04-30
simon tietze	San Francisco, CA, United States	2013-04-30
Gerald Clausen	San Francisco, CA, United States	2013-04-30
Cameron Bird	San Francisco, CA, United States	2013-04-30

<b>Name</b>	<b>Location</b>	<b>Date</b>
Lauren Heineck	Spain	2013-05-01
Priscilla ma	El Sobrante, CA, United States	2013-05-01
Sean Reuyan	Davis, CA, United States	2013-05-01
Lynne Karimi	Rochester, MN, United States	2013-05-01
Bryne Ulmschneider	San Francisco, CA, United States	2013-05-01
Ceylan Thomson	San Francisco, CA, United States	2013-05-01
Todd Snyder	San Francisco, CA, United States	2013-05-01
Hang Van Fleet	Colusa, CA, United States	2013-05-01
Danna Pomykal	San Francisco, CA, United States	2013-05-01
Samuel Bowman	San Francisco, CA, United States	2013-05-01
Richard Haworth	Burlington, NC, United States	2013-05-02
Jim Burnett	San francisco, CA, United States	2013-05-04
Scott Mauschbaugh	Bloomington, IL, United States	2013-05-04
Allison Meyer	Minneapolis, MN, United States	2013-05-04
Geoff Horne	San Francsco, CA, United States	2013-05-04
Lisa Marie Schnaubelt	San Francisco, CA, United States	2013-05-05
Alan Van Fleet	Colusa, CA, United States	2013-05-05
Giselle Minshull	Portland, OR, United States	2013-05-05
Rem Koning	San Francisco, CA, United States	2013-05-06

Name	City	State	Zip Code	Country
1 Michael Mauschbaugh	San Francisco	California	94103	
2 Alice Van Fleet	San Francisco	California	94103	United States
3 Cameron Crowe	San Francisco	California	94110	United States
4 Danny Murcia	San Francisco	California	94112	United States
5 Majid Karimi	oakland	California	94605	United States
6 ANDREW ROSENBLUM	SF	California	94123	United States
7 Trent Terriquez	Portland	Oregon	97217	United States
8 Jesse Hirsch	San Francisco	California	94107	United States
9 Nina Wobbrock	Oakland	California	94618	United States
10 Kate Goepferd	Berkeley	California	94710	United States
11 samantha lopez	san francisco	California	94110	United States
12 Andrew Fiore	San Francisco	California	94110	United States
13 Defne Altan	San Francisco	California	94110	United States
14 Amelia Bauerly	San Francisco	California	94110	United States
15 Jeanne Weingart	Moscow	Idaho	83843	United States
16 brad lev	san francisco	California	94102	United States
17 Courtney Rump	San Francisco	California	94115	United States
18 Tessa senior	san francisco	California	94110	United States
19 Candice Lin	San Francisco	California	94110	United States
20 alan bradshaw	san francisco	California	94117	United States
21 neeharika bhartiya	San Francisco	California	94115	United States
22 Emily Terriquez	Portland	Oregon	97217	United States
23 Robert Rao	San Francisco	California	94110	United States
24 Mychal Werner	Los Altos Hills	California	94022	United States
25 Malcom Glenn	San Francisco	California	94110	United States
26 Lisa Cuesta	San Francisco	California	94117	United States
27 Adam Fine	San Francisco	California	94132	United States
28 Kassidy Huynh	San Bruno	California	94066	United States
29 Brandon Presbury	San Francisco	California	94107	United States
30 Kathleen Karimi	Oakland	California	94605	United States
31 Elliot Clark	San Francisco	California	94122	United States
32 Tony Ferrari	san francisco	California	94110	United States
33 Sherry Mauschbaugh	Bloomington	Illinois	61704	United States
34 Judy Lee	San Francisco	California	94110	United States
35 Nathan Dolbeare	Golden	Colorado	80401	United States
36 eva welles	san francisco	California	94110	United States
37 Kris Dolbeare	Golden	Colorado	80401	United States
38 Chris Yanasak	San Francisco	California	94121	United States
39 Sonia Karimi	Saint Paul	Minnesota	55102	United States
40 Amanda Cairo	Palm Springs	California	92264	United States
41 Rebecca Roth	San Francisco	California	94110	United States
42 Elisabeth Chalaca	San Francisco	California	94114	United States
43 annie axtell	san francisco	California	94110	United States
44 Dannea Fry	San Francisco	California	94112	United States
45 Stella Kim	San Francisco	California	94109	United States
46 justin montgomery	san mateo	California	94403-292	United States
47 Laura Saxon	morrison	Florida	32668	United States
48 Matthew Elias	Valley ford	California	94972	United States

49	Rozlyn Steele	oakland	California	94610 United States
50	teresa fox	richmond	California	94805 United States
51	Kim Murcia	San Mateo	California	94403 United States
52	Walter Murcia	San Mateo	California	94403 United States
53	James Pollard	Oakland	California	94610 United States
54	joseph Mccolgan	san francisco	California	94110 United States
55	nick tovik	Berkeley	California	94704 United States
56	Tim Johnson	Minneapolis	Minnesota	55406 United States
57	Heather Ferguson	San Francisco	California	94117 United States
58	Randall Lusk	Catonsville	Maryland	21228 United States
59	jeremie cohen-setton	San Francisco	California	94110 United States
60	simon tietze	San Francisco	California	94110 United States
61	Gerald Clausen	San Francisco	California	94110 United States
62	Cameron Bird	San Francisco	California	94110 United States
63	Claire Hill	SF	California	94114 United States
64	Justin Irving	San Francisco	California	94103 United States
65	Esha Dev	San Francisco	California	94131 United States
66	Ashanya Indralingam	San Francisco	California	94110 United States
67	JACLYN THONGRAK	SAN FRANCISCO	California	94110 United States
68	Catherine Manzo	San Francisco	California	94110 United States
69	travis becker	san francisco	California	94110 United States
70	Greta Christina	San Francisco	California	94140-084 United States
71	Remy Kresser	Monte Sereno		
72	Stacy Rilling	San Francisco	California	94114 United States
73	Rachael Byrne	San Francisco	California	94110 United States
74	James Bales	Fairfield	California	94534 United States
75	Rachelle Gionet	Sunnyvale	California	94087 United States
76	Abby Pringle	San Francisco	California	94110 United States
77	Colin Dyer	San Francisco	California	94110 United States
78	Kyle Graehl	San Francisco	California	94114 United States
79	cheryl bokin	san francisco	California	94110 United States
80	Joshua Leavitt	San Francisco	California	94103 United States
81	Tracy Hine	San Francisco	California	94114 United States
82	Patricia Hagen-Busch	Los Altos Hills	California	94024 United States
83	Jennifer Tonnelli	San Francisco	California	94131 United States
84	Bret Wright	San Francisco	California	94117 United States
85	George Lipp	San Francisco	California	94110 United States
86	Cameron Sellers	San Francisco	California	94110 United States
87	Pamela Rex	San Francisco	California	94112 United States
88	said-jon eghbal	oakland	California	94606 United States
89	Jordan Riddick	San Francisco	California	94110 United States
90	Joseph Bottary	San Francisco	California	94110 United States
91	anne lew	san francisco	California	84115 United States
92	Patricia Delgado	San Francisco	California	94110 United States
93	kyle bute	Los Angeles CA	California	90026 United States
94	michelle tan	San Francisco	California	94107 United States
95	Lauren Heineck			29017 Spain
96	Priscilla ma	El Sobrante	California	94803 United States
97	Sean Reuyan	Davis	California	95616 United States

98	Lynne Karimi	Rochester	Minnesota	55906	United States
99	Bryne Ulmschneider	San Francisco	California	94131	United States
100	Ceylan Thomson	San Francisco	California	94110	United States
101	Todd Snyder	San Francisco	California	94115	United States
102	Hang Van Fleet	Colusa	California	95932	United States
103	Danna Pomykal	San Francisco	California	94119	United States
104	Samuel Bowman	San Francisco	California	94110	United States
105	Richard Haworth	Burlington	North Carolina	27217	United States
106	Jim Burnett	San Francisco	California	94110	United States
107	Scott Mauschbaugh	Bloomington	Illinois	61704	United States
108	Allison Meyer	Minneapolis	Minnesota	55406	United States
109	Geoff Horne	San Francisco	California	94110	United States
110	Lisa Marie Schnaubelt	San Francisco	California	94103	United States
111	Alan Van Fleet	Colusa	California	95932	United States
112	Giselle Minshull	Portland	Oregon	97210	United States
113	Rem Koning	San Francisco	California	94110	United States

Signed On

4/29/13

4/29/13

4/29/13

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May 3, 2013

Sous Beurre Kitchen  
2704 24<sup>th</sup> St  
San Francisco, CA 94110

To Whom It May Concern,

As a long-time resident of San Francisco and director of the Port of San Francisco from 1996-2004, I have learned how hard it can be to forge a healthy path for development of a neighborhood, especially when so many people have many great ideas all at once. I applaud your efforts in trying to make the development of 24<sup>th</sup> Street even more universally attractive than the recent development of Valencia.

I believe in the future of 24<sup>th</sup> Street. The tree-lined streets, the high percentage of Owner-Users, and the vibrant residents to the North and South all combine to make this street a San Francisco treasure. I bought the building at 2700-10 24<sup>th</sup> Street because I believe that one day soon, 24<sup>th</sup> Street will become one of the most sought after neighborhoods in our City.

Sous Buerre Kitchen grew up on 24<sup>th</sup> Street. At Sugar Lump, their most recent home, chef Michael Mausbaugh was able to create 5 star meals with a hot plate and boiling water. He had no formal kitchen. From his humble beginnings, Michael cobbled together a group of adoring customers (myself included), who have backed him with their time and money to create what will be the beginning of a renaissance on this end of 24<sup>th</sup>.

There could not be a better location for a restaurant. Parking is plentiful on Potrero. The hospital employees need a moderately price, quality restaurant where they can relax and entertain after work. Proximity to 280/101 will allow others to discover lower 24<sup>th</sup> Street. Few other properties allow for the outdoor seating in a back yard that will allow diners to enjoy our warm Mission afternoons and evenings off of the sidewalk. With a strong restaurant at 24<sup>th</sup> and Potrero, the entire street will be uplifted.

Brava, Theater for Women in the Arts, was the beginning of the revitalization of this area in 1996. It is my hope that Sous Buerre Kitchen will lift that revitalization yet another notch.

I am committed to renting to tenants who are good for the street, rather than tenants who will pay me the highest rent. That's why I chose Sous Buerre Kitchen from all the other restaurants and tenants that were interested in moving in to my building.

Please call me if you have any questions or inputs. I appreciate the careful consideration City Planning gives to each of their decisions and want to do my part to contribute to the healthy development of our great City.

Sincerely,

Doug Wong



1 Name	City	State	Zip	Country	SignedOn	Comment
2 Michael Mauschbauer	San Francisco	CA	94103	United States	4/30/13	I am a resident of the Mission District and the Chef and Founder of Sous Beurre Kitchen.
3 Cameron Crowe	San Francisco	CA	94110	United States	4/30/13	The 24th street corridor is a burgeoning neighborhood with thoughtful and diverse eateries and boutiques. It is my firm belief that Sous Beurre Kitchen will contribute to the overall growth and development of the district.
4 Trent Terriquez	Portland	OR	97217	United States	4/30/13	As an original supporter of SBK on Kickstarter, I have been thoroughly impressed with what SBK has to offer. I believe that it would be a great service to the neighborhood to add such a wonderful eating establishment on a permanent basis.
5 samantha lopez	San Francisco	CA	94110	United States	4/30/13	Great food and that part of 24th street needs some new blood. My grandparents came from texas and mexico moved here in the 1960's bought property and I gre up here. Time for some new blood

6 Andrew Fiore San Francisco CA 94110 United States

7 Amelia Bauerly San Francisco CA 94110 United States

8 Jeanne Weingart Moscow ID 83843 United States

9 tessa senior san francisco CA 94110 United States

4/30/13 I very much enjoyed Sous Beurre in pop-up form and look forward to having it as a full-fledged restaurant. I live just a couple blocks away from the proposed site and would welcome its addition to the neighborhood!

4/30/13 I've eaten at the pop-up. It's good!

4/30/13 I visit San Francisco pretty regularly, dining out at the diverse restaurants S.F. offers is a big part of the draw to the city. Sous Beurre would be a W O N D E R F U L addition to the dining options for my next visit! As a regular city visitor, I am often asked by friends for dining recommendations...word of mouth has it that Sous Beurre will be P H E N O M I N A L.

4/30/13 we need more tasty food in that block

10 Candice Lin San Francisco CA 94110 United States

4/30/13

Hi. I live close by and often walk to 24th street to dine. While there are a few options for sit down dining, there is nothing like SBK. I think it would be a great addition to the neighborhood.

11 neeharika.bhartiya San Francisco CA 94115 United States

4/30/13

I'm a huge fan of the Sous Beurre Kitchen and think it would be a great addition to the neighborhood!

12 Sherry Mauschbaug Bloomington IL 61704 United States

4/30/13

Sous Beurre Kitchen has a proven track record of serving their customers with great food and service, supporting many local businesses by incorporating their products and promoting them while creating a great cuisine. SBK is very conscientious about investing in their neighborhood as well as in their ecological impact. They will be an incredible asset for this neighborhood. I had a delicious meal at the pop-up location when I was in town last year. I would love to see them get a permanent space.

13 Nathan Dolbeare Golden CO 80401 United States

4/30/13

14	eva welles	san francisco	CA	94110	United States	4/30/13	The mission of SOus Beurre is to be a great community destination
15	Kim Murcia	San Mateo	CA	94403	United States	4/30/13	Michael has proven to be a magnificent chef and we deserve to enjoy his meals! At its pop-up location SBK served creative, high-quality French cuisine at inexpensive prices. It would represent a valuable and significant addition to the growing culinary diversity of the 24th Street area.
16	Gerald Clausen	San Francisco	CA	94110	United States	4/30/13	Marvelous French food in my 'hood? Bring it!
17	Ashanya Indralingai	San Francisco	CA	94109	United States	4/30/13	I live in the neighborhood where Sous Beurre wants to open -- just a few blocks away in the Lower Mission -- and I support them being allowed to open. The pop-up in Sugarlump was a wonderful addition to the neighborhood, and it would be a delight to have the restaurant back again.
18	Greta Christina	San Francisco	CA	94140-08	United States	4/30/13	I believe this would be a wonderful addition to the neighborhood.
19	Stacy Rilling	San Francisco	CA	94114	United States	4/30/13	

20 Colin Dyer	San Francisco	CA	94110 United States	4/30/13	Because Sous Beurre is SOOO delicious and I want chef Michael Mauschbaugh to reach his dreams!
21 cheryl bokin	san francisco	CA	94110 United States	4/30/13	I live at 24th/Bryant. I loved having Sous Beurre just a block away from my house. I am a senior with walking problems and really enjoyed having such a great restaurant really close to my house.
22 Cameron Sellers	San Francisco	CA	94110 United States	4/30/13	I think this is a great Idea
23 Joseph Bottary	San Francisco	CA	94110 United States	4/30/13	It's a great restaurant that will add so much flavor and vibrancy to the growing neighborhood business vitality. As a neighbor I'd also be a frequent customer. Love the fare they had at their former location. Good Luck, Michael!
24 Patricia Delgado	San Francisco	CA	94110 United States	5/1/13	I'm interesting in keep great partners in the community. The restaurant will be a destination spot and a wonderful addition to the neighborhood.
25 Danna Pomykal	San Francisco	CA	94119 United States	5/1/13	As a nearby resident and a fan of SBK, I'd love to see this approved.
26 Samuel Bowman	Chicago	IL	60615 United States	5/1/13	

27 Richard Haworth Burlington NC 27217 United States

5/2/13

I think that such an establishment would be a real positive boost to the social and business image of the Potrero side of 24th street. Also I am an investor in this restaurant and my son is a partner in this restaurant venture.

28 Scott Mauschbaugh Bloomington IL 61704 United States

5/4/13

The proposed relocation of this establishment & its offerings would be a great benefit to the neighborhood and the community!

29 Alan Van Fleet Colusa CA 95932 United States

5/5/13

I have enjoyed the food at Sous Beurre Kitchen when it was at its old pop-up location. This business really fits in the neighborhood, and it deserves our support.



POTRERO AVENUE

85'-0"

photo 8

photo 7

PROPERTY LINE

ADJACENT PROPERTY

ADJACENT TENANT

62'-10"

photo 6

photo 2-5

REAR YARD  
22'-2"

photo 12

UP

38'-8"

3'-9"

UP

MAIN  
ENTRANCE  
EXISTING  
STOREFRONTS  
TO REMAIN  
NO CHANGES  
PROPOSED

photo 1

PROPERTY LINE

ADJACENT TENANT

14'-7"

14'-7"

photo 9

photo 10

photo 11

100'-0"

24TH STREET

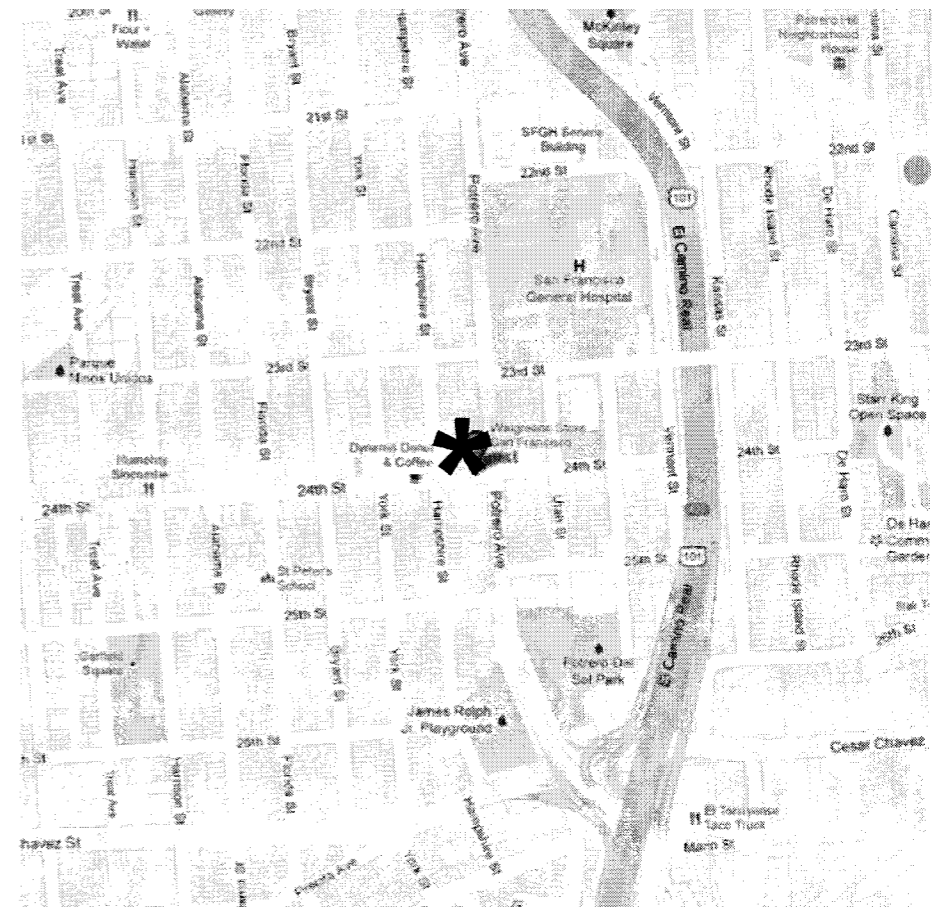
### SCOPE OF WORK

INTERIOR TENANT IMPROVEMENT:  
COMBINE 2 VACANT TENANT SPACES AND CONVERT TO FULL SERVICE  
RESTAURANT AND BAR (BEER/ WINE). OUTDOOR DINING AREA  
PROPOSED AT REAR YARD.

### DRAWING INDEX

- A0 SITE PLAN
- A1 EXISTING GROUND FLOOR PLAN
- A2 NEW GROUND FLOOR PLAN

### VICINITY MAP



SITE PLAN

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



1

SJ & Co  
482 WESLEY  
AVENUE  
OAKLAND CA  
94606

v. 510.922.9722  
f. 510.922.9723  
w. sjeghbal.com

**SOUS BEURRE KITCHEN**

2704-2706 24TH STREET  
SAN FRANCISCO CA 94110

SUBMITTAL:

SITE PLAN

**A0**

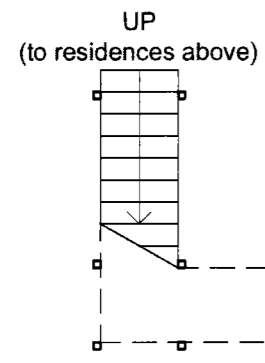
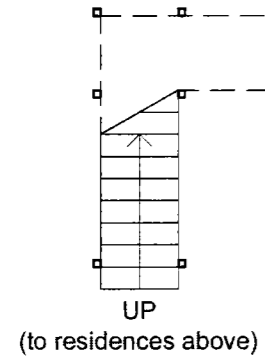


# SOUS BEURRE KITCHEN

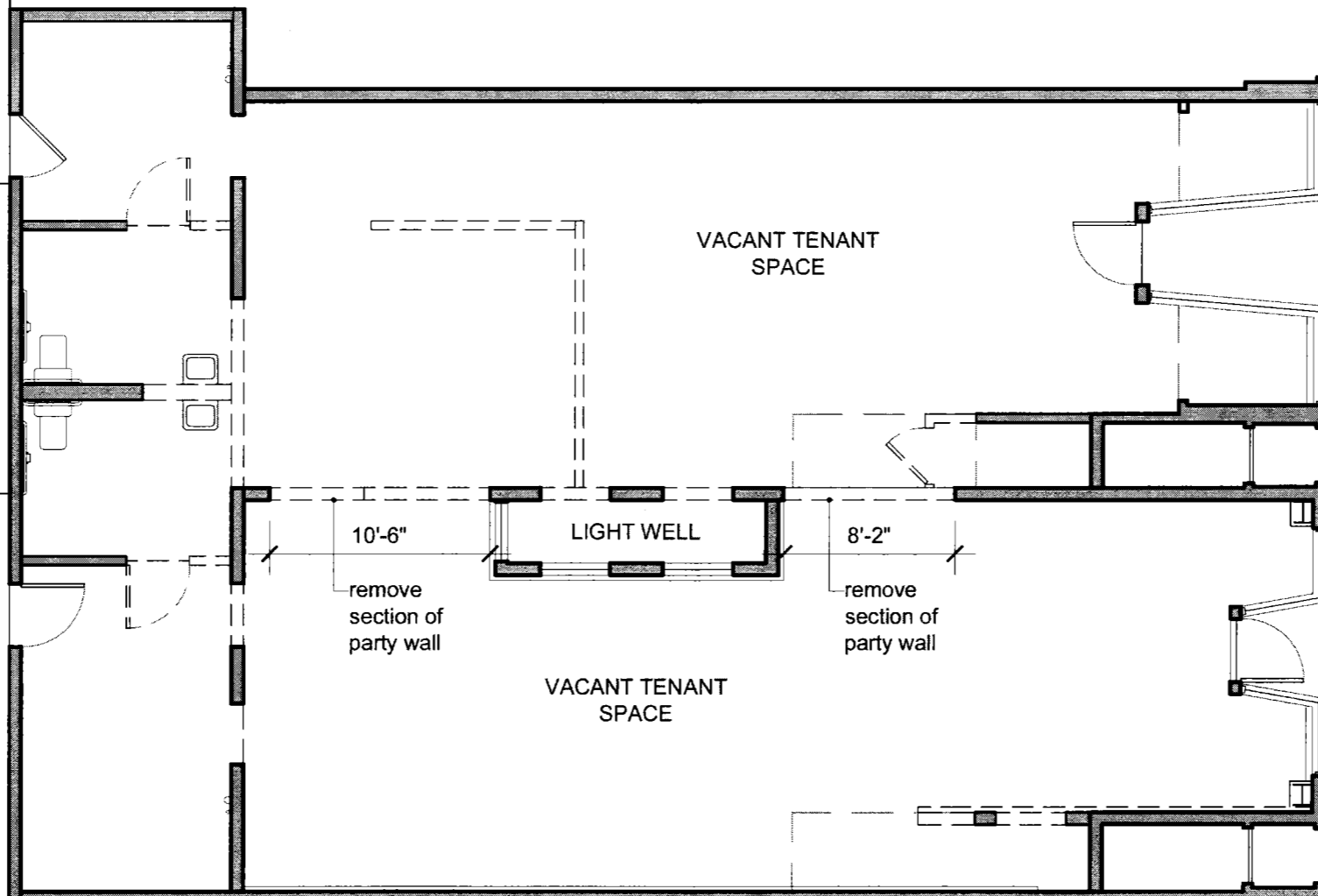
2704-2706 24TH STREET  
SAN FRANCISCO CA 94110

SUBMITTAL:

EXISTING  
GROUND  
FLOOR PLAN

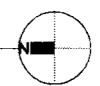


(e) 20'-0" tall  
brick wall



EXISTING GROUND FLOOR PLAN

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

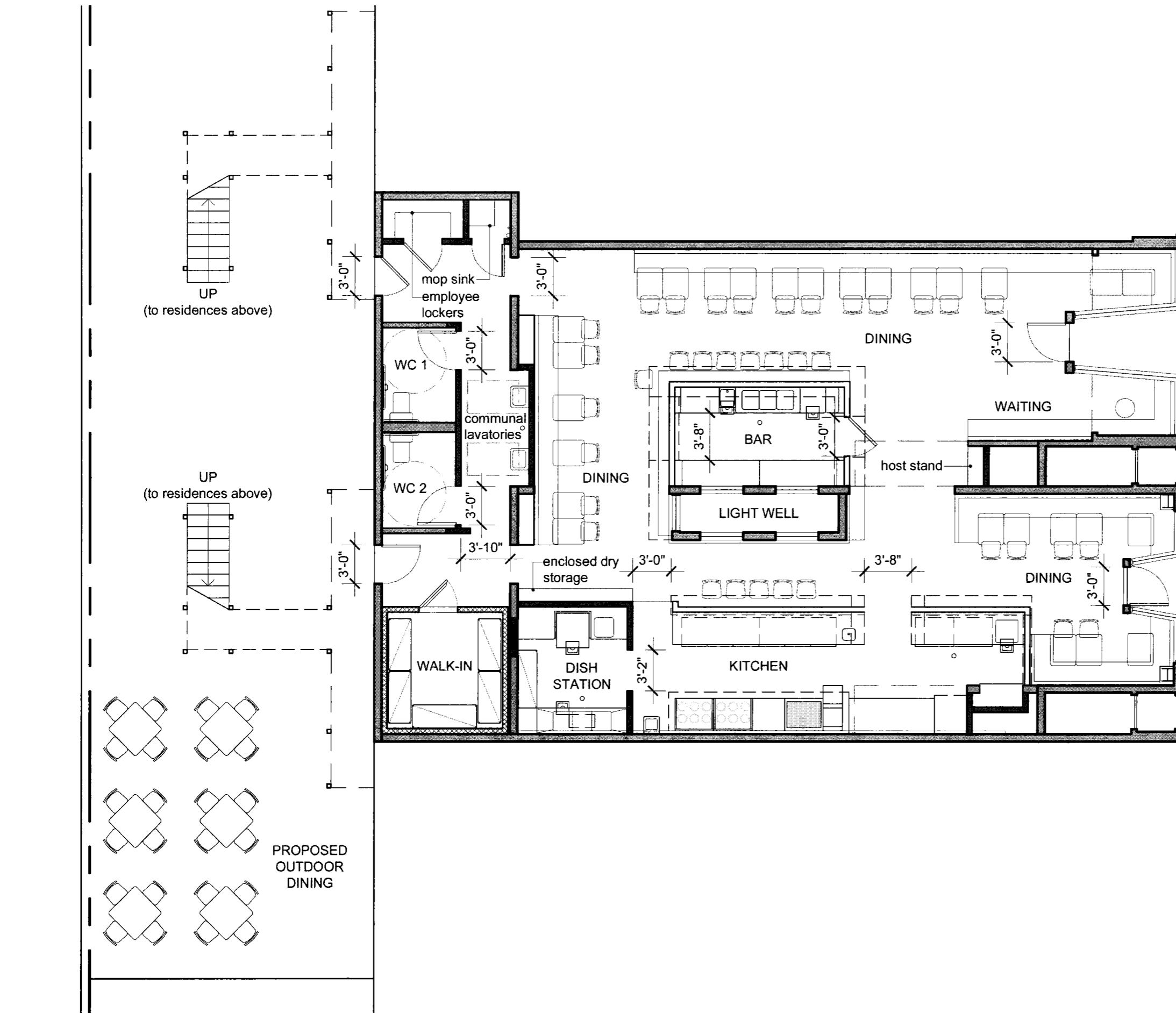


1 A1

**SOUS BEURRE KITCHEN**  
2704-2706 24TH STREET  
SAN FRANCISCO CA 94110

SUBMITTAL:

NEW  
GROUND  
FLOOR PLAN



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



**1 A2**