



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Project Summary and Motion No. \_\_\_\_\_

SMALL BUSINESS PRIORITY PROCESSING PILOT PROGRAM

HEARING DATE: DECEMBER 19, 2013

*Date Prepared:* December 12, 2013  
*Case No.:* **2013.1456C**  
*Project Address:* **3104 24TH STREET**  
*Zoning:* 24<sup>th</sup> – Mission NCT (Neighborhood Commercial Transit)  
55-X Height and Bulk District  
*Block/Lot:* 3641/068  
*Project Sponsor:* Tom Jividen  
2440 3<sup>rd</sup> Street  
San Francisco, CA 94107  
*Staff Contact:* Jeffrey Speirs – (415) 575-9106  
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### PROJECT DESCRIPTION

The project would convert 800 square feet of ground level space most recently used as a Limited Restaurant (DBA Pizza Shop) into a Restaurant use (DBA Pizza Shop), which would allow beer and wine to be sold on the premises. The project has qualified for review under the Planning Commission's Small Business Priority Processing Pilot Program ("SB4P").

### REQUIRED COMMISSION ACTION

Planning Code Section 727.44 states a Restaurant Use is conditionally permitted as a conditional use, subject to the provisions set forth in Sections 303 of the Planning Code. The change of use from Limited Restaurant to Restaurant requires the project to obtain Conditional Use Authorization from the Planning Commission.

### DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the SB4P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2013.1456C** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated December 19, 2013, and stamped "EXHIBIT B."

SB4P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor's application	✓			
SB4P eligibility checklist	✓			
Planning Code §101.1 findings	✓			
Planning Code §303(c) findings	✓			
Planning Code §303(p) findings for Eating and Drinking Uses	✓			Subject location is currently an Eating and Drinking Use, as defined by P.C 790.34, therefore this establishment will not increase the concentration.
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			✓	
Photographs of the site and/or context	✓			
Scaled and/or dimensioned plans	✓			

Additional Information	
Notification Period	11/27/13 – 12/19/13 (21 days, not including Thanksgiving Day)
Number and nature of public comments received	0
Number of days between filing and hearing	69 Days

Generalized Basis for Approval (max. one paragraph)
The subject location is currently an Eating and Drinking Use, as defined by P.C 790.34, therefore this establishment will not increase the concentration of that use in the immediate area. No significant changes to the existing floor plan are proposed. The proposal is a reasonable addition of an amenity to an existing restaurant. The proposal is compatible with the neighborhood and necessary and desirable.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 19, 2013.

AYES:

NAYS:

ABSENT:

ADOPTED: December 19, 2013

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 Jonas P. Ionin  
 Planning Commission Secretary

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