



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Motion No. _____

SMALL BUSINESS PRIORITY PROCESSING PILOT PROGRAM

HEARING DATE: JUNE 19, 2014

Date Prepared: June 12, 2014
Case No.: **2014.0675C**
Project Address: **2275 Market Street**
Zoning: Upper Market NCT (Neighborhood Commercial Transit)
50-X / 40-X Height and Bulk District
Block/Lot: 3197/007
Project Sponsor: Christopher Nguyen
2275 Market Street. Ste. H
San Francisco, CA 94114
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PROJECT DESCRIPTION

The project would change an existing 486 square feet limited restaurant (d.b.a Dinosaurs) into a restaurant with the same name. No other changes are proposed. The project has qualified for review under the Planning Commission's Small Business Priority Processing Pilot Program ("SB4P").

REQUIRED COMMISSION ACTION

Per Planning Code Section 733.44, a restaurant requires a Conditional Use Authorization. Further, a restaurant use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if the restaurant is operation as a Bona Fide Eating place as defined by 790.142 of the Planning Code. The existing limited-restaurant operates as a Bona Fide Eating Place and will continue to do so as the proposed restaurant. Further, the establishment will be operating on the basement floor at the Market Street entrance and the ground floor of the 16th Street entrance.

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the SB4P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2014.0675C** with plans on file, dated January 2, 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	X			
SB4P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(p) findings for Eating and Drinking Uses			N/A	
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals <small>list specific §§</small>			N/A	
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			

Additional Information	
Notification Period	01/23/14 – 02/13/14 (22 days)
Number and nature of public comments received	
Number of days between filing and hearing	38 days

Generalized Basis for Approval (max. one paragraph)
Pursuant to Section 303 and 733.44, the project must obtain conditional use authorization in order to proceed. The neighborhood-serving bona fide eating place (d.b.a. Dinosaurs) will change from a limited-restaurant to restaurant. The proposed project meets eligibility requirements of SB4P, meets all applicable requirements of the Planning Code and is consistent with the General Plan. No other changes are being proposed. The proposal is compatible with the neighborhood and necessary and desirable.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 19, 2014.

AYES:

NAYS:

ABSENT:

ADOPTED: June 19, 2014

 Jonas P. Ionin
 Commission Secretary

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