



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Draft Motion No.

SMALL BUSINESS PRIORITY PROCESSING PILOT PROGRAM

HEARING DATE: OCTOBER 9, 2014

Date Prepared: October 2, 2014
Case No.: **2014.1111C**
Project Address: **2240 TARAVAL STREET**
Zoning: Taraval Street NCD (Neighborhood Commercial District)
Taraval Street Restaurant Subdistrict
50-X Height and Bulk District
Block/Lot: 2361/018
Project Sponsor: Anne-Marie Burns, Copper Kettle
2711 37th Avenue
San Francisco, CA 94116
Staff Contact: Marcelle Boudreaux – (415) 575-9140
marcelle.boudreaux@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project seeks to change use of an existing Limited Restaurant (d.b.a. Copper Kettle) into a Restaurant under the same name in order to obtain an ABC Type 41 on-sale (beer and wine) license. No work is proposed at the approximately 2,277 square foot facility. The restaurant will be required to function as a bona fide eating place pursuant to Planning Code Section 790.142. The project has qualified for review under the Planning Commission's Small Business Priority Processing Pilot Program ("SB4P"). Located on the north side of Taraval Street between 33rd and 32nd Avenues, the project site falls within the Taraval Street Restaurant Subdistrict ("SUD"). Commercial uses in the surrounding blocks include professional services, personal services, full and limited restaurants, a liquor store, and retail sales and services.

REQUIRED COMMISSION ACTION

In the Taraval Street Restaurant Subdistrict, Restaurants are required to obtain Conditional Use Authorization. In addition, action is being sought on Motion No. 10529, approved December 19, 1985, which established the original Limited Restaurant use; condition No. 6 of this motion, with restrictions on ownership, shall be removed upon commission authorization.

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. 2014.1111C** and in general conformance with plans on file, 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	X			The existing concentration of eating and drinking establishments is 14%, and includes the existing business; the change of use will not intensify the concentration. The total concentration of eating/drinking establishments in the Taraval Street Restaurant Subdistrict is approximately 17%.
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			

Additional Information	
Notification Period	Mailed notice 9/18/14 (21 days); Posted notice 9/18/14 (21 days)
Number and nature of public comments received	
Number of days between filing and hearing	81 days

Generalized Basis for Approval (max. one paragraph)
Pursuant to Section 303, 741.44 and 781.1, the project must obtain conditional use authorization in order to proceed. The sponsor proposes to change use from an existing Limited Restaurant to a Restaurant (d.b.a. Copper Kettle), and operate as a bona fide eating place, in a 2,277 square foot facility. Additionally, condition No. 6 from Motion No. 10529, with restrictions on ownership, shall be removed. The proposed project meets eligibility requirements of SB4P, meets all applicable requirements of the Planning Code and is consistent with the General Plan. The proposal is compatible with the neighborhood and necessary and desirable.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 9, 2014.

AYES:

NAYES:

ABSENT:

ADOPTED:

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.