



# PLANNING COMMISSION MOTION NO. 21367

**HEARING DATE: JULY 20, 2023**

**Record No.:** 2022-010729CUA  
**Project Address:** 779 Bush Street  
**Zoning:** Residential – Commercial, High Density (RC-4) Zoning District  
65-A Height and Bulk District  
**Cultural District:** NA  
**Block/Lot:** 0284 / 016  
**Project Sponsor:** David Villa-Lobos, CLA Consulting  
PO Box 642201  
San Francisco, CA 94164  
**Property Owner:** Michael Abuyaghi, 779 Bush Street LLC  
San Francisco, CA 94108  
**Staff Contact:** Claire Feeney – (628) 651-7313  
[claire.feeney@sfgov.org](mailto:claire.feeney@sfgov.org)

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 202.12, 209.3, AND 303, TO ALLOW A CHANGE OF USE OF 3,580 SQUARE-FEET FROM A LAUNDROMAT TO BAR USE ON THE GROUND FLOOR AND BASEMENT LEVEL OF A TWO-STORY MIXED USE BUILDING, LOCATED AT 779 BUSH STREET, BLOCK 0284 LOT 016 WITHIN THE RC-4 (RESIDENTIAL COMMERCIAL, HIGH DENSITY) ZONING DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

## PREAMBLE

On November 3, 2022, David Villa-Lobos of CLA Consulting (hereinafter "Project Sponsor") filed Application 2022-010729CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to remove an approximately 3,580 square foot Laundromat use and establish a Bar use on the ground floor and basement level of a two-story mixed-use building. (hereinafter "Project") at 779 Bush Street, Block 0284 Lot 016 (hereinafter "Project Site").

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

On July 20, 2022, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on a Conditional Use Authorization Application No. 2022-010729CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2022-010729CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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 Authorization as requested in Application No. 2022-010729CUA, 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. Project Description.** The Proposal is for a Conditional Use Authorization for a change of use from an approximately 3,580 square foot Laundromat use to establish a bar use on the ground floor and basement level of a two-story mixed-use building. There are two apartments on the second floor and the commercial tenant space is currently vacant, the laundromat closed on May 30th, 2023. There will be no expansion of the existing building envelope and no storefront modifications are proposed. Any new business signage will be applied for under a separate permit.
- 3. Site Description and Present Use.** The Project is located on an approximately 1,890 square foot lot with approximately 22.5-feet of frontage on Bush Street. The Project Site contains one two-story building with a single vacant commercial space on the ground floor and basement level and two apartments on the second floor. The tenant space was previously occupied by The Washhouse Laundromat which closed on May 30th, 2023.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located on the edges of the Downtown/Civic Center, Nob Hill, and Chinatown neighborhoods, an area also known as Lower Nob Hill. This area is a commercial and recreational destination with many bars and restaurants as well as numerous theatres and concert venues. It is also near Union Square, a critical commercial engine for San Francisco which is struggling to recover from the COVID-19 Pandemic. The buildings in the area have many different heights, sizes, and uses. There are one to two story commercial storefronts, dozens of hotels, ten to fifteen story apartment buildings, and generally a high density of market rate and affordable housing units.

**5. Public Outreach and Comments.** The Department has received four messages of support and one letter of opposition to the Project. The supporters were all nearby residents and mentioned that they like the bar operators as community partners, enjoy their other restaurant Aliment which is immediately across the street from the Project Site, are excited for a new place to socialize, and that they want the laundromat closed because it draws homeless people to the area. The opponent was also an immediate neighbor and noted the scarcity of laundromats and high concentration of alcohol serving businesses in the area, two laundromat closures in the last four years, and the importance of laundromats for residents living in older apartment buildings nearby.

- A. At the request of the Planning Department, the Project Sponsor hosted a Pre-Application Meeting on April 29, 2023. Registered Neighborhood Groups from Downtown/Civic Center, Nob Hill, and Chinatown were invited. There were no attendees.
- B. The Project Sponsor contacted all of the Registered Neighborhood Groups within the Downtown/Civic Center neighborhood when they submitted their application to the Planning Department, providing information about the Project and offering to meet. No groups responded. The Project Sponsor also contacted District 3 Supervisor Peskin's office about the Project. The Supervisor's office was supportive of hosting a Pre-Application meeting and provided no other specific recommendations.

**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. **Bar Use.** Planning Code Section 209.3 states that Bars, a Retail Sales and Service Use, are principally permitted on the ground floor within the RC-4 Zoning District.

*The project proposes to establish an approximately 3,580 square foot Bar use on the ground floor and basement level which is principally permitted, therefore the Project complies.*

- B. **Laundromat Removal.** Planning Code Section 202.12 states that a change in use or demolition of a Laundromat use requires a Conditional Use Authorization.

*The Project Sponsor is proposing to change a Laundromat use to a Bar and is requesting a Conditional Use Authorization as required.*

- C. **Active Frontage.** Planning Code Section 145.1 states that, with the exception of space allowed for parking access, the first 25 feet of building depth on the ground floor 15 feet on floors above from any facade facing a street at least 30 feet in width shall be space for active uses.

*Bar uses are principally permitted within the RC-4 Zoning District and count as an active use. The entire ground floor will be occupied by the bar, so the Project is compliant.*

- D. **Transparency & Fenestration.** Planning Code Section 145.1 states that frontages with active uses must be fenestrated with transparent windows and doorways for no less than 60% of the street frontage at the ground level and allow visibility to the inside of the building.

*The existing building façade on Bush Street has large unobstructed windows and there are no proposed changes to the façade. The Project is also not proposing any new security gates or grills. Therefore, the historic façade will be preserved and the Project complies with transparency and fenestration requirements.*

- E. **Operating Conditions.** Planning Code Section 202.2 states that Eating and Drinking uses, which includes Bars, shall be subject to specific operating conditions.

*The Project Sponsor is aware of these conditions and will abide by them as required. Compliance with these operating conditions is included in the Conditions of Approval.*

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 Project provides a use that is necessary and desirable, and compatible with the surrounding neighborhood and community, in that it activates a vacant retail space at the same size of the existing space, bringing additional goods and services to the local area. The Project will provide jobs and enliven the streetscape of the neighborhood. Bars are positive additions to neighborhoods because they are communal gathering spaces where people can socialize and build community bonds.*

*Bars also contribute to public safety because they provide “eyes on the street” in the evening and later at night. This urbanist concept states that a street which has businesses open at different hours of the day is safer because there are always more people around. The bar will not impact adjacent residences because of the strict operational regulations it must abide by, include noise and odor controls.*

*The proposal to fill a vacant tenant space with a bar is directly aligned with the Roadmap to Downtown Recovery Plan. The City has numerous multi-pronged efforts underway to revive the greater Downtown area, including Union Square which is two blocks away from the Project Site. Commercial vacancy rates are still significantly higher than before the COVID-19 Pandemic while sales tax revenue is significantly down, and there have been multiple high-profile business closures this year alone. Opening a new bar in the Union Square area is one step in the right direction. The Project specifically meets three of the nine key strategies of the Plan:*

- *Strategy 3: Facilitate new uses and flexibility in buildings by maximizing the ability to update and adapt buildings to meet the needs of new interested tenants.*
- *Strategy 4: Make it easier to start and grow a business by creating transparency, streamlining processes, and building out systems to support new businesses opening in San Francisco.*
- *Strategy 6: Transform Downtown into a leading arts, culture, and nightlife destination by creating an entertainment zone and seeding new businesses, events, activities, and*

experiences for a more vibrant Downtown.

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:

- (1) 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 and no changes are proposed for the building exterior. The Project Site is a contributing resource to the Lower Nob Hill Apartment Hotel Historic District which is on both the California and National Registers and will be preserved. Therefore, the Project will not alter the existing appearance or character of the project vicinity.*

- (2) 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 or loading for any uses and the site is well served by transit services. On-street parking spaces are available in the vicinity.*

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

*The proposed Bar use is subject to the standard conditions of approval for eating and drinking establishments in Exhibit A. Conditions 8 and 9 specifically obligates the project sponsor to mitigate odor and noise generated by the restaurant use.*

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

*The Project site has no parking or loading area and there will be no addition of parking spaces, loading facilities or service areas. No change to the existing residential open space is proposed. All Project signage, lighting and projections will be consistent with the controls of the Planning Code. The Department shall review signs proposed for the new business in accordance with the Planning Code.*

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 requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.*

D. That use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

*The RC-4 Zoning District is multifunctional, it is designed to both support residential development and recognize, protect, conserve, and enhance neighborhood-serving commercial uses. The District also encourages compact, walkable neighborhoods. A vacant storefront will be occupied by a new business that could act as a social gathering space for neighbors.*

**8. Additional Conditional Use Findings for Laundromat Removal.** Planning Code Section 202.12, Limitation on Change of Use or Demolition of a Laundromat Use, places interim controls for uses replacing laundromats and establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization to change a use from Laundromat to another use. On balance, the project complies with said criteria in that:

A. Whether comparable Laundromat uses and services are available in the immediate vicinity that are accessible to seniors, people with disabilities, and other residents;

*The legislation did not define “immediate vicinity”, so the Planning Department uses its best practice standard of 600 feet. Comparable laundromat uses are available near the Project site but not in the immediate vicinity. There is a laundromat at 1107 Leavenworth (d.b.a. Drop & Go Laundry), which is approximately 5 blocks away and an 11-minute walk according to Google Maps. There is also a laundromat at 1347 Sacramento Street (d.b.a. Leroy’s Cleaning Center), which is approximately 6 blocks away and a 12-minute walk. The nearest laundromat is at 1111 Pine Street (d.b.a. Laundry Out), approximately 3 blocks away and a 7-minute walk according to Google Maps, however it appears to be the on-site laundry facilities for an apartment building and may not be open to the public. Within a mile of the of the project site there is a total of 17 laundromats and 50 dry cleaning and commercial laundry facilities. This information was obtained from the Dun & Bradstreet national geospatial database of businesses.*

B. Whether, in the three years immediately prior to the date of the application for Conditional Use authorization, the rate of Laundromat closures in the immediate vicinity of the proposed change of use and/or citywide exceeds the rate of new Laundromat uses or equally accessible alternatives;

*In the prior three years, there were four Planning Applications that noted the removal of a laundromat. 1017 Divisadero is the only previous CUA to remove a laundromat per Planning Code Section 202.12. There currently two active laundromat removal CUA applications at 2262 Chestnut Street and 1515 Waller Street.*

Address	Case Record	Date Approved	Neighborhood	Approximate Distance to Project Site
1331-1335 Grant Ave.	2019-004021CUA	April 30, 2020	North Beach	0.7 miles
3800 22nd St.	2021-001871PRL	February 23, 2021	Noe Valley	2.7 miles
1017 Divisadero St.	2021-010898CUA	April 28, 2022	Western Addition	1.8 miles
424 Irving St.	2022-006414PRL	July 5, 2022	Inner Sunset	3.4 miles
2262 Chestnut St.	2023-003923CUA	In Progress	Marina	1.8 miles
1515 Waller St.	2023-005939CUA	In Progress	Haight Ashbury	2.6 miles

*Laundromats are defined as a Retail Sales and Service Use and are principally permitted in many zoning districts across the City. Since the use is permitted by right, the Planning Department does not have data on new business openings. In addition, Board File No. 210808 was passed in November 2021 so there is not data about laundromat closures before this date, aside from the aforementioned Projects.*

*A letter of public comment noted two laundromat closures nearby, however they are both outside of the immediate vicinity and do not qualify for this finding. The Bush Street French Laundry, Dry Cleaning, and Coin Laundry at 600 Bush Street (approximately 800 feet away) appears to have closed by August 2019 based on Google Streetview, more than three years before the date of application. D&P Laundromat at 919 Leavenworth (approximately 1,500 feet away) appears to have closed by June 2021 based on Google Streetview, which is within three years of the date of application.*

*Therefore, it cannot be determined if the rate of closures for laundromats in the immediate vicinity exceeds the Citywide rate.*

- C. Whether the proposed change in use would serve the essential needs of lower-income residents.

*The proposed Bar will create employment opportunities for people living within the neighborhood and will provide a space to socialize with neighbors and build community bonds. Many apartments have small footprints, making areas outside of the home where neighbors can gather together or simply enjoy a change of scenery a desirable resource. The Bar will also contribute to public safety of nearby residents by activating the street in the evenings and later at night.*

- D. Whether the proposed change in use is in a census tract where at least 17% of the households had income at or below the federal poverty level.

*The Project site is located in Census Tract 121, which according to the 2021 US Census (S2201 5-Year ACS data) had a household poverty rate of 10.8%. This is below 17% threshold and is therefore compliant.*

9. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

**COMMERCE AND INDUSTRY ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1**

**MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.**

**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.

**OBJECTIVE 2**

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

Policy 2.3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

**OBJECTIVE 3**

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

Policy 3.1:

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

**OBJECTIVE 6**

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

Policy 6.2:

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

**OBJECTIVE 8**

**ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.**

Policy 8.2

Support locally initiated efforts to improve the visitor trade appeal of neighborhood commercial districts.

**URBAN DESIGN ELEMENT**

Objectives and Policies

**OBJECTIVE 2**

**CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.**



Policy 2.4:

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

Policy 2.5:

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

Policy 2.7:

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

*The Project will replace a Laundromat that was a financial hardship for its proprietor with a Bar use that will enliven the tenant space and contribute to the active streetscape. The Washhouse Laundromat was voluntarily closed on May 30, 2023 because the owner was losing money and wanted to leave the profession. Nearby residents still have access to 17 laundromats and 50 dry cleaners and commercial laundry facilities within a mile of the Project Site. Reviving a vacant storefront will create employment opportunities and the bar will not impact adjacent residences because of the strict operational regulations it must abide by.*

*Bars are positive additions to the community for their utility as a "Third Place." The concept of the Third Place is that people usually occupy their homes (First Place) and work (Second Place) and that communal spaces like churches, cafes, bars, libraries, gyms, and parks are essential for establishing a sense of place and building civic and social bonds. Third Places like bars create accessible, neutral, relaxed spaces where people can gather. The post-COVID 19 reality is that many people work-from-home. Their First and Second Places, home and work, have merged together and become increasingly isolated. Having convenient access to a welcoming Third Place is more important than ever.*

*The Project Site is also a contributing resource to the Lower Nob Hill Apartment Hotel Historic District which is on both the California and National Registers of Historic Places. The original National Register Form from 1991 notes that 779 Bush Street is a two-story building with a ground floor commercial tenant space, stucco cladding, Renaissance ornamentation, and an overall intact façade. The Project will continue to honor the historic building by maintaining both the façade and commercial storefront.*

**10. 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 complies 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.

*Existing neighborhood-serving retail uses are not impacted by the Project because the commercial tenant space is vacant. The Project would provide a new place for residences and visitors to socialize and will enhance foot traffic to the benefit of neighboring businesses.*

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

*The Project Site contains two apartments on the second floor of the building. These units will be maintained so there will be no loss of housing. The building exterior will also be maintained,*

*preserving neighborhood character.*

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

*The Project Site does not currently possess any affordable housing, therefore the City's supply of affordable housing will not be impacted.*

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

*The Project Site is well-served by public transit, including nearby SFMTA Muni stops for the 30 and 45 bus lines and the Powell-Mason and Powell-Hyde cable cars. Adjacent streets have metered parking and there are multiple public parking garages nearby.*

- 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.

*There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.*

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

*The Project is only proposing interior tenant improvements. Any construction associated with Project will be designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. The Project will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The Project Site is a contributing resource to the Lower Nob Hill Apartment Hotel Historic District which is on both the California and National Registers. The Project is proposing no changes to the building exterior and the historic façade will be preserved.*

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

*The Project is not near any parks or open spaces and will remain as a one-story building. There will be no impacts to parks and open spaces nor their access to light and views.*

- 11.** 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.
- 12.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

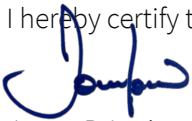
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2022-010729CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated October 29, 2022, 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. 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.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 20, 2023.



Jonas P. Ionin  
Commission Secretary

AYES: Braun , Ruiz, Diamond, Imperial, Koppel, Tanner

NAYS: None

ABSENT: Moore

ADOPTED: July 20, 2023

# EXHIBIT A

## Authorization

This authorization is for a conditional use to allow an approximately 3,580 square foot Bar use located at 779 Bush Street, Block 0281 Lot 016, pursuant to Planning Code Sections 202.12, 209.3, and 303 within the Residential – Commercial, High Density (RC-4) Zoning District and a 65-A Height and Bulk District; in general conformance with plans, dated October 29 2022, and stamped “EXHIBIT B” included in the docket for Record No. 2022-010729CUA and subject to conditions of approval reviewed and approved by the Commission on July 20, 2023 under Motion No. 21367. 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 July 20, 2023 under Motion No. 21367.

## Printing of Conditions of Approval on Plans

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 21367 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Design – Compliance at Plan Stage

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

7. **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 building permit plans. 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 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

8. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

9. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7313, [www.sfplanning.org](http://www.sfplanning.org)*

## Monitoring - After Entitlement

10. **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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 11. 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

## Operation

- 12. Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in [Section 102](#), shall be subject to the following conditions:

- A. The business operator 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 Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, [Section 34](#) of the San Francisco Police Code.

*For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, [www.sfpublishworks.org](http://www.sfpublishworks.org).*

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

*For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at 415.252.3800, [www.sfdph.org](http://www.sfdph.org).*

*For information about compliance with construction noise requirements, contact the Department of Building Inspection at 628.652.3200, [www.sfdbi.org](http://www.sfdbi.org).*

*For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415.553.0123, [www.sf-police.org](http://www.sf-police.org)*

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

*For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), [www.baaqmd.gov](http://www.baaqmd.gov) and Code*

*Enforcement, Planning Department at 628.652.7600, [www.sfplanning.org](http://www.sfplanning.org)*

- D. 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 the Bureau of Street Use and Mapping, Department of Public Works at 628.271.2000, [www.sfpublishworks.org](http://www.sfpublishworks.org)*

- 13. 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, 628.271.2000, [www.sfpublishworks.org](http://www.sfpublishworks.org)*

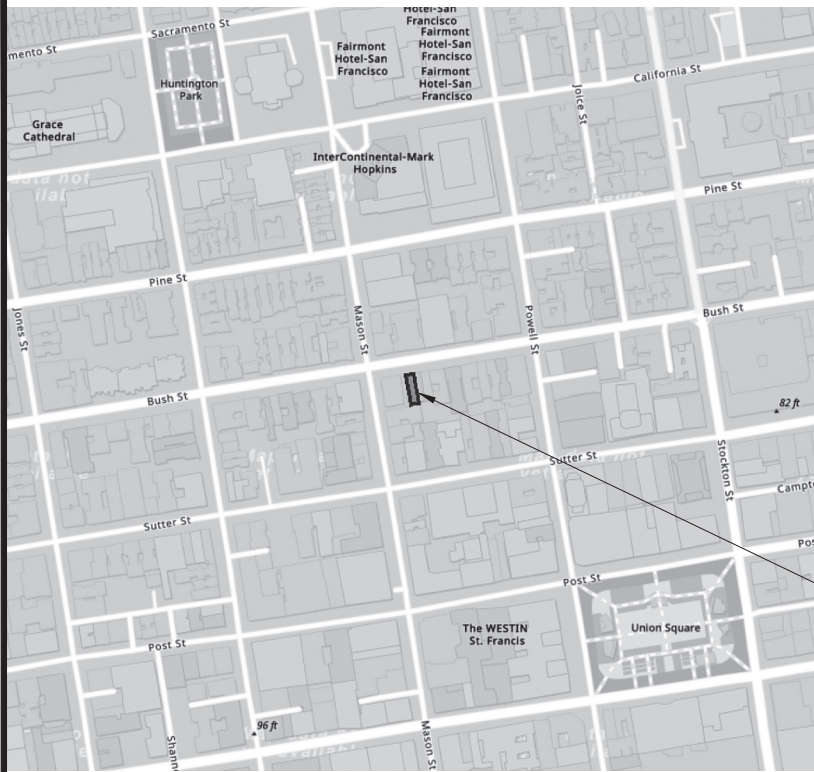
- 14. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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 628.652.7463, [www.sfplanning.org](http://www.sfplanning.org)*

- 15. Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

*For information about compliance, contact the Entertainment Commission, at 415 554-6678, [www.sfgov.org/entertainment](http://www.sfgov.org/entertainment)*





1 LOCATION MAP  
N.T.S.



PROJECT LOCATION

FLOOR	EXISTING USE		BASEMENT		1ST FLR		2ND FLR	
			SQ.FT. GROSS USEABLE	SQ.FT. GROSS USEABLE	SQ.FT. GROSS USEABLE	SQ.FT. GROSS USEABLE	SQ.FT. GROSS USEABLE	SQ.FT. GROSS USEABLE
BASMT	LAUNDROMAT ACCESSORY	B	1,790	1,541				
1ST.	LAUNDROMAT	B			1,790	1,543		
2ND.	APARTMENT (2 DWELLINGS)	R					1,701	1,596
FLOOR	PROPOSED USE							
BASMT	STORAGE/ ACCESSORY	B	1,790	1,541				
1ST.	BAR	B			1,790	1,543		
2ND.	APARTMENT (2 DWELLINGS)	R					1,701	1,596

Sheet Index

- A0.0 Cover Sheet
- AS.0 Site Plan
- AR.0 Roof Plan
- A1.1 First Floor Existing & Demolition Plan
- A1.2 Basement Existing & Demolition Plan
- A1.3 Second floor- No Work of Change of Use
- A1.4 Sections
- A1.5 North Elevation

JOB INFORMATION

Job: 779 Bush St.  
 Site: 779 Bush St.  
 Lot Size: 1,890 Sq. Ft.  
 Zoning: RC-4  
 Occupancy: B, R-3  
 Const. Type: III-B  
 Historic Rating: 'A'  
 Lot: 284  
 Block: 016

Project Description:

Change of use from Laundromat to bar as conditional use.  
 Tenant improvement work to interior of first floor and basement.  
 NO CHANGE OR ALTERATION TO FRONT OR REAR FACADE.  
 NO CHANGE TO 2ND FLOOR  
 NO HORIZONTAL OR VERTICAL ADDITION.

LINE A<sup>3</sup>

Peter Petruzzi  
 A.L.A. N.C.A.R.B.  
 1165 Francisco No. 7  
 San Francisco, Calif.  
 415-674-8039

REVISION

779 Bush St  
 San Francisco, Calif.

DESCRIPTION:

Cover

JOB NUMBER: 22-168  
 DRAWN BY: PP  
 SCALE: 1/4"=1'-0"

A0.0

DATE: 10.29.22

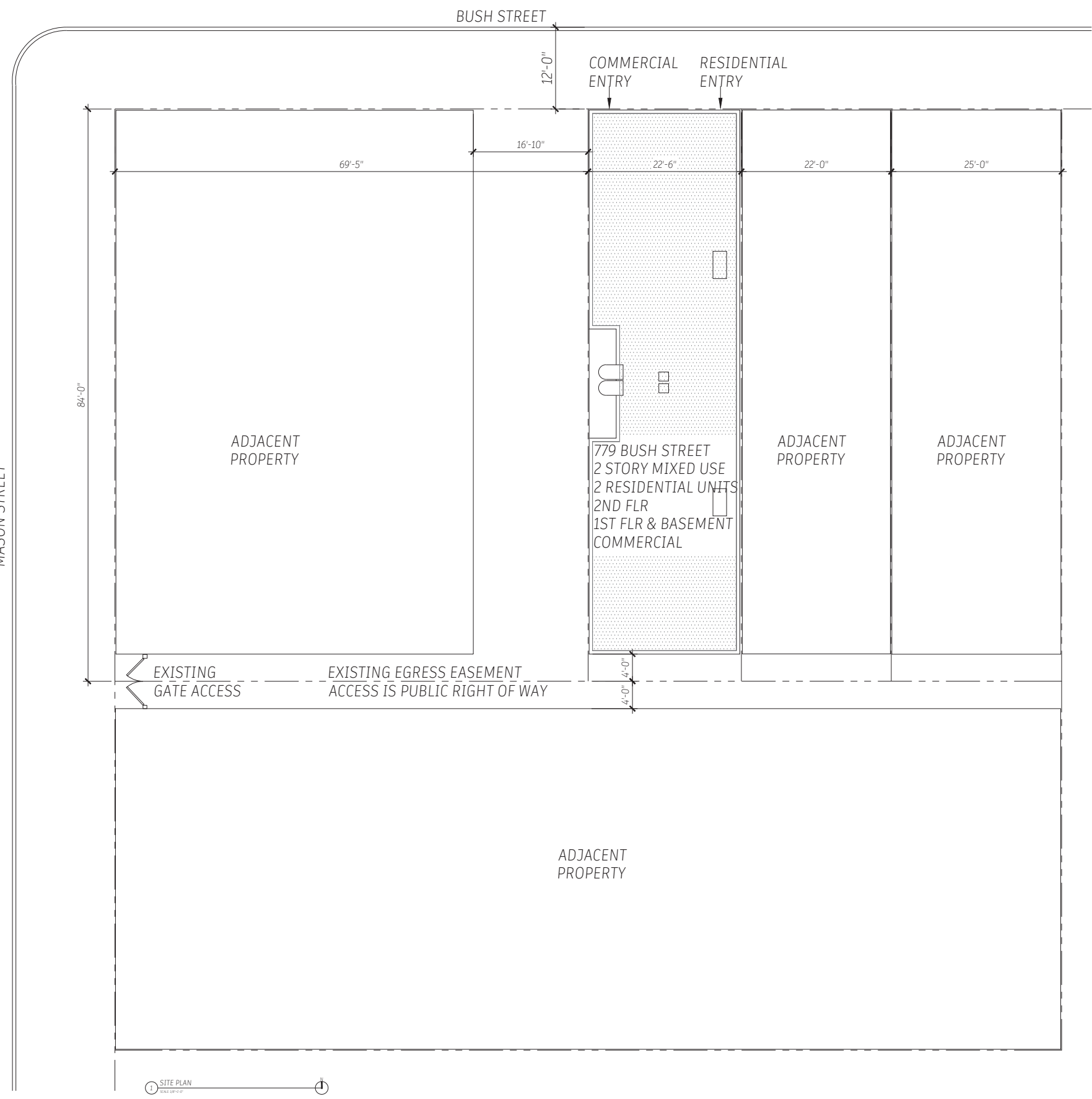


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MASON STREET



1 SITE PLAN

LINEA<sup>3</sup>

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REVISION

779 Bush St  
San Francisco, Calif.

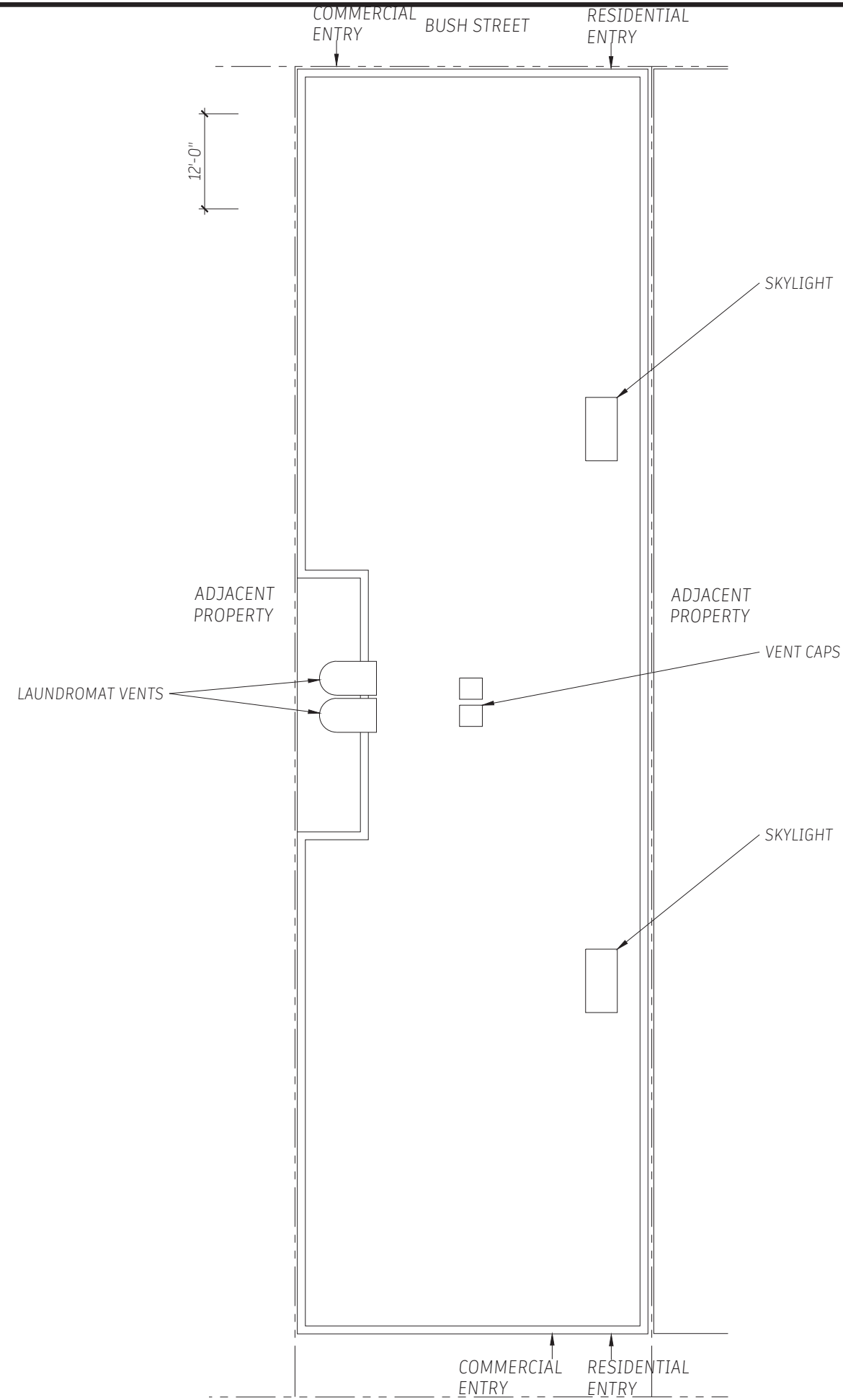
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Site  
Plan

JOB NUMBER: 22-168  
DRAWN BY: PP  
SCALE: 1/8"=1'-0"

AS.0

DATE: 10.29.22



LINEA<sup>3</sup>

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REVISION

779 Bush St  
San Francisco, Calif.

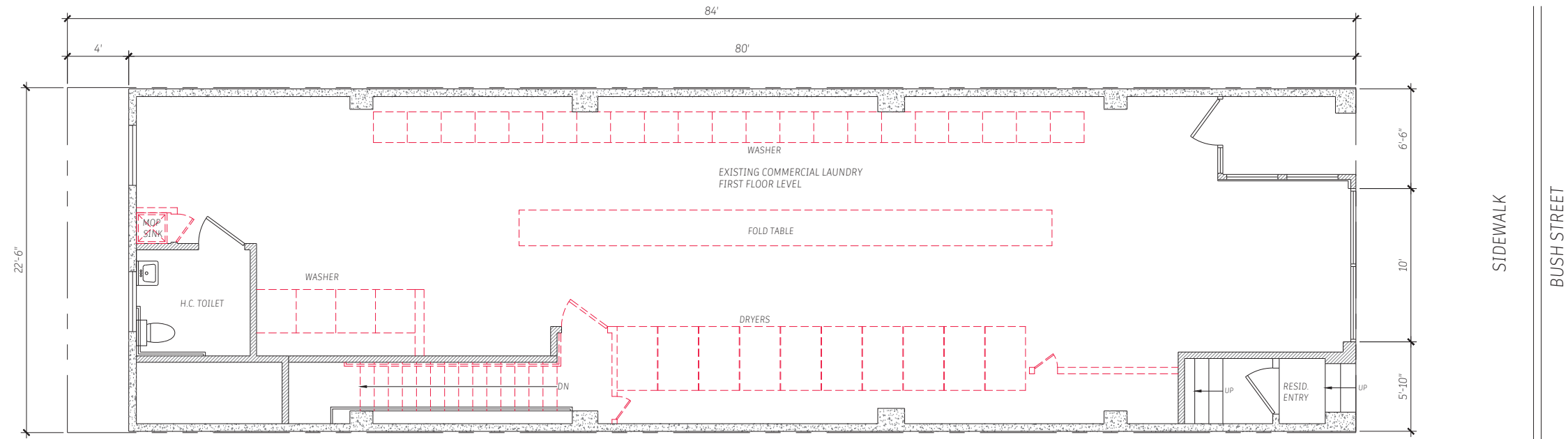
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Roof  
Plan

JOB NUMBER: 22-168  
DRAWN BY: PP  
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AR.1

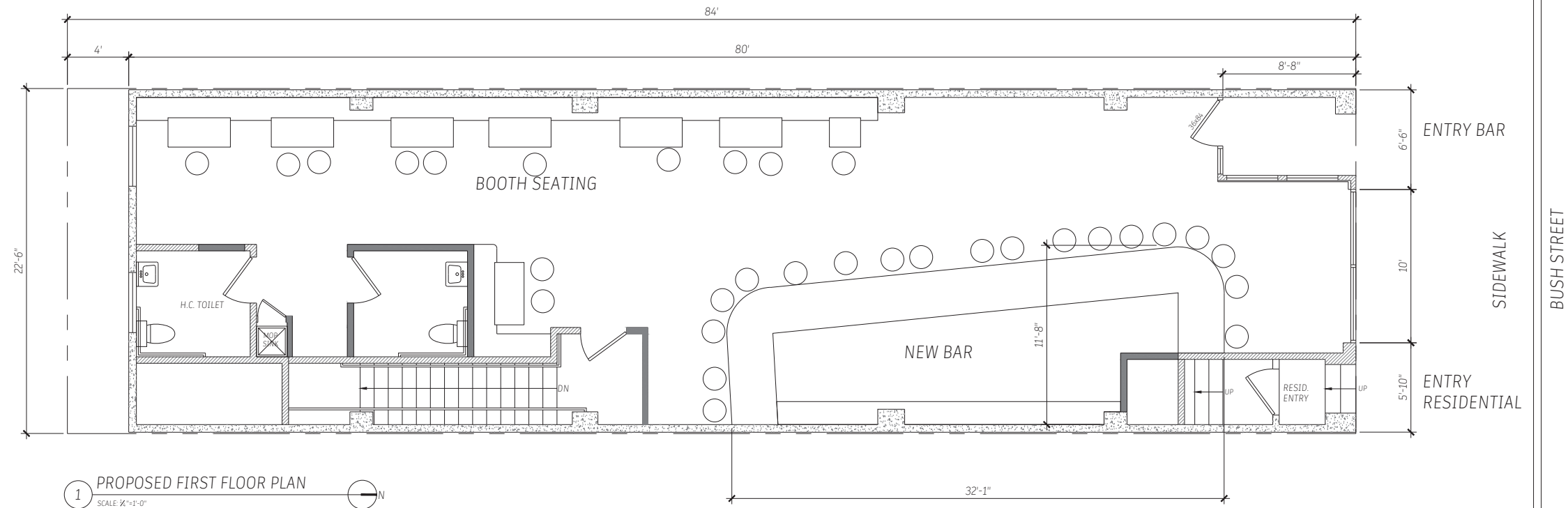
DATE: 10.29.22



3 EXISTING & DEMOLITION FIRST FLOOR PLAN  
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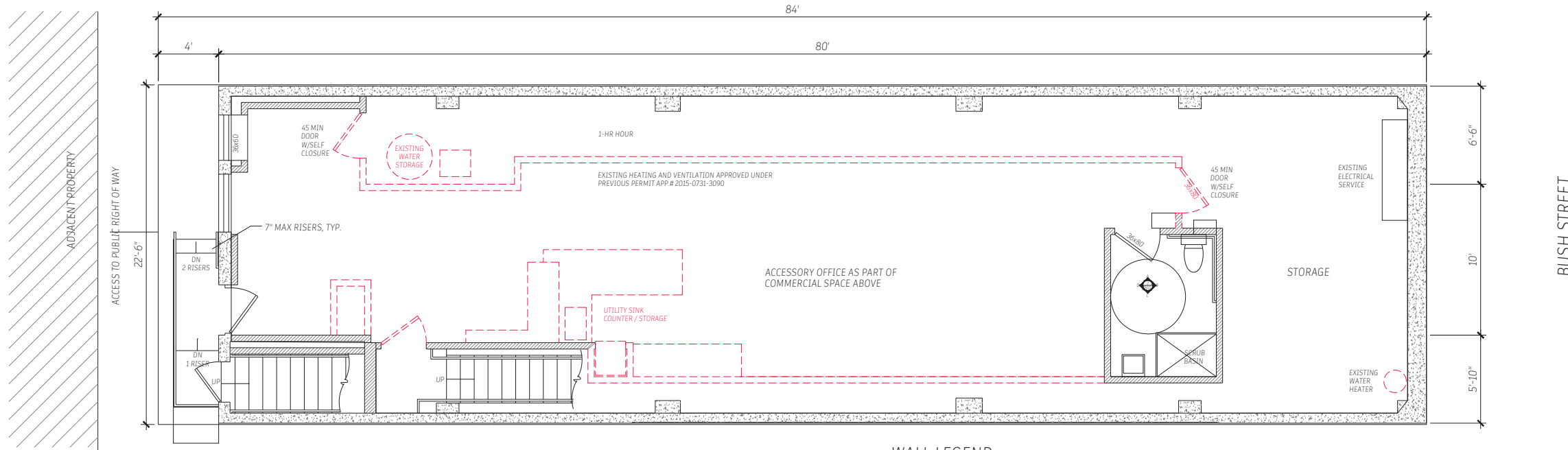
WALL LEGEND

- DEMOLITION
- EXISTING CONCRETE WALLS
- EXISTING PARTITIONS
- NEW WALLS



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

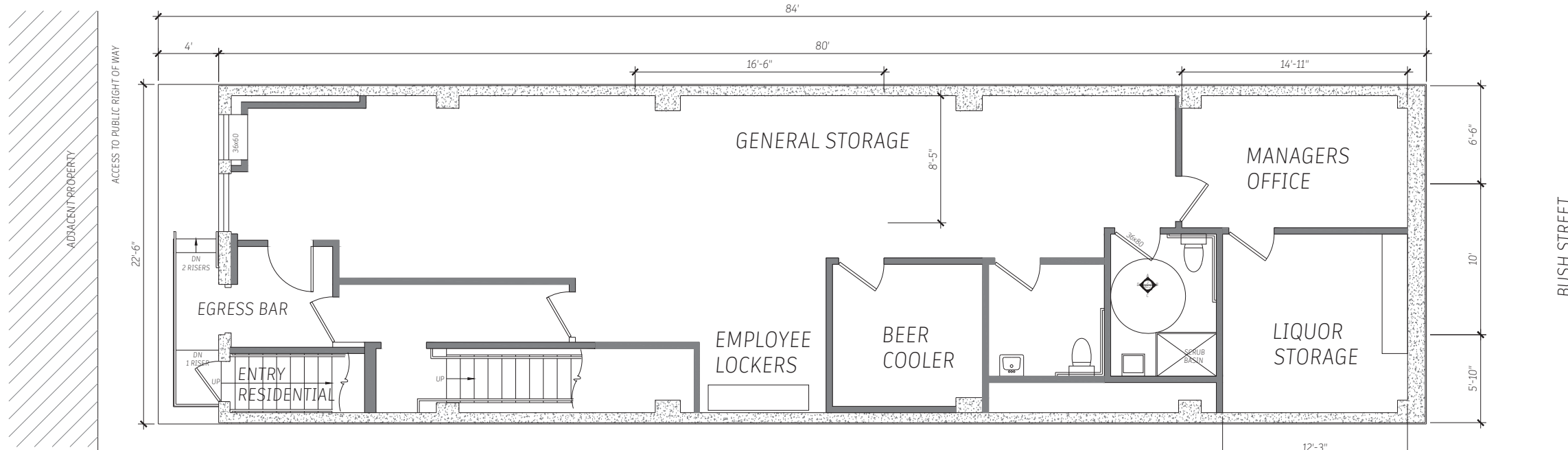
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<p><b>779 Bush St</b>          San Francisco, Calif.</p>
<p>DESCRIPTION:          First Floor Plans</p>
<p>JOB NUMBER: 22-168          DRAWN BY: PP          SCALE: 1/4"=1'-0"</p>
<p><b>A1.0</b></p>
<p>DATE: 10.29.22</p>



1 EXISTING & DEMOLITION BASEMENT FLOOR PLAN  
 SCALE: 1/4"=1'-0"

WALL LEGEND

	DEMOLITION
	EXISTING CONCRETE WALLS
	EXISTING PARTITIONS
	NEW WALLS



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

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REVISION

779 Bush St  
 San Francisco, Calif.



DESCRIPTION:  
 Basement Plans

JOB NUMBER: 22-168  
 DRAWN BY: PP  
 SCALE: 1/4"=1'-0"

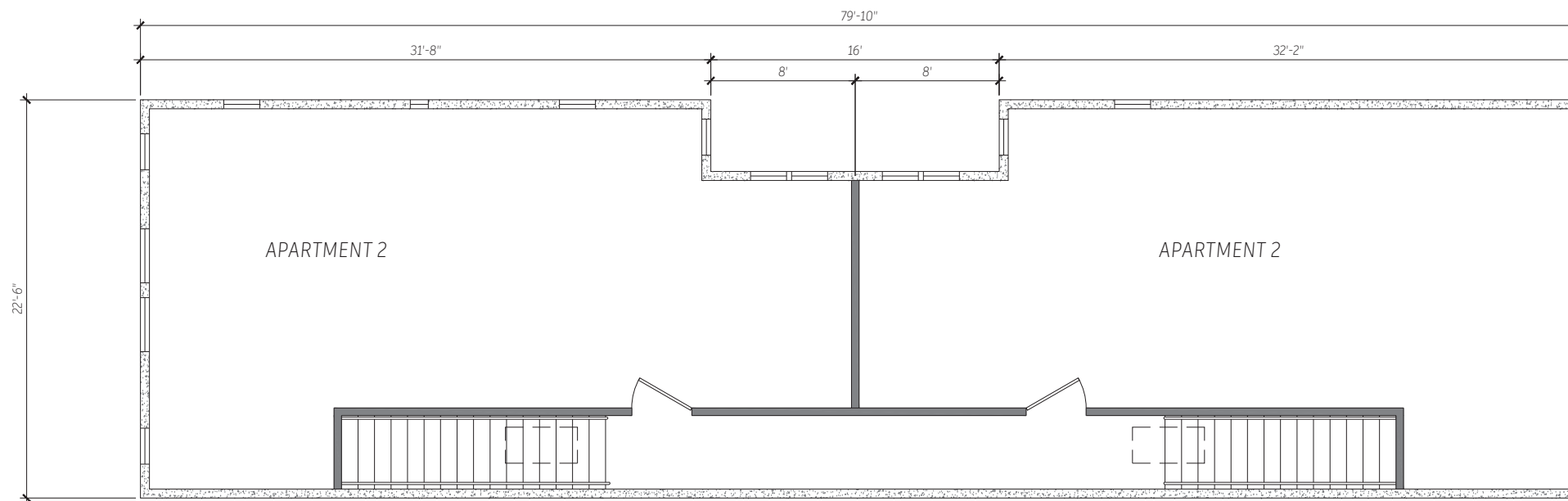
A1.2

DATE: 10.29.22

WALL LEGEND

-  EXISTING CONCRETE WALLS
-  EXISTING PARTITIONS

NO CHANGE OR WORK TO APARTMENTS



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



BUSH STREET

REVISION

779 Bush St  
San Francisco, Calif.

DESCRIPTION:

2nd Floor  
Plans

JOB NUMBER: 22-168  
DRAWN BY: PP  
SCALE: 1/4"=1'-0"

A1.3



DATE: 10.29.22



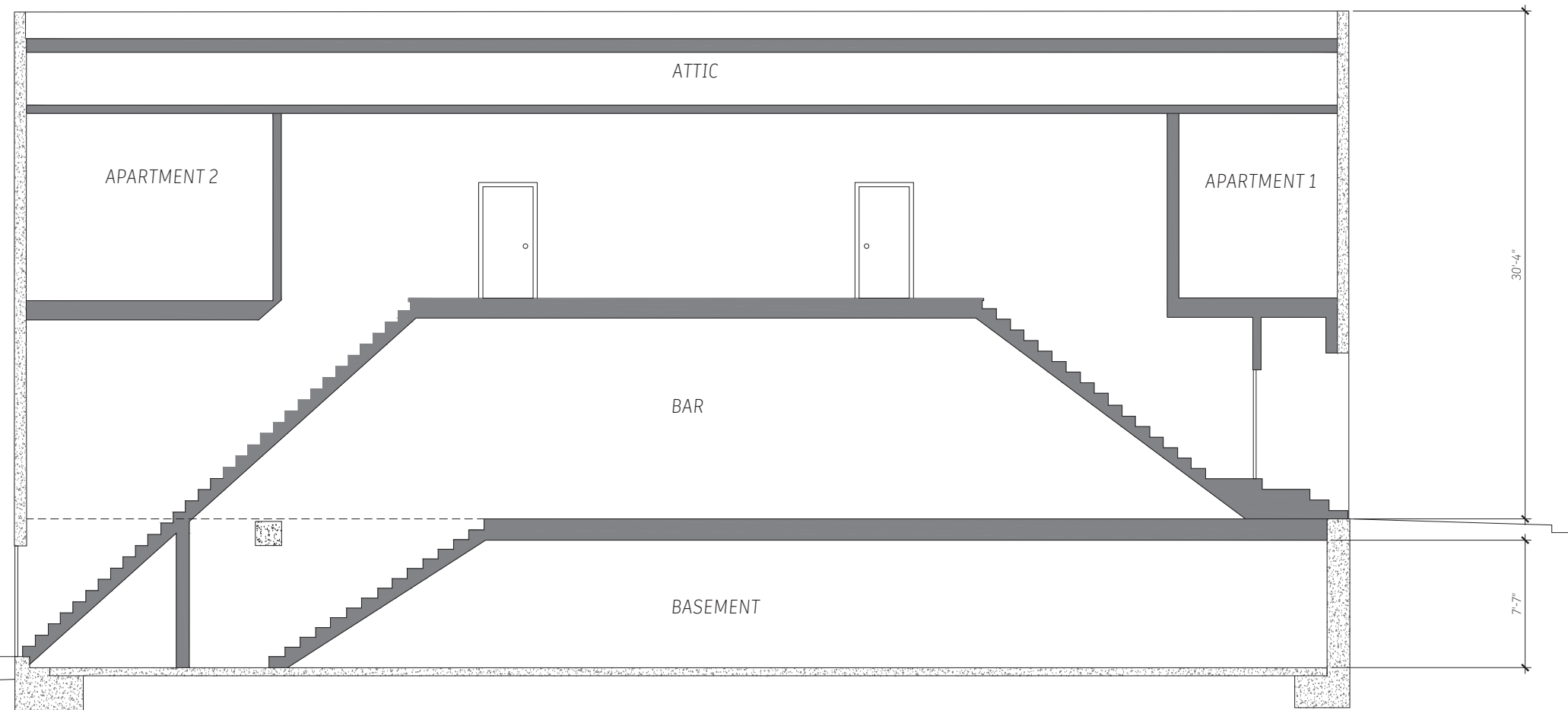
LINEA<sup>3</sup>

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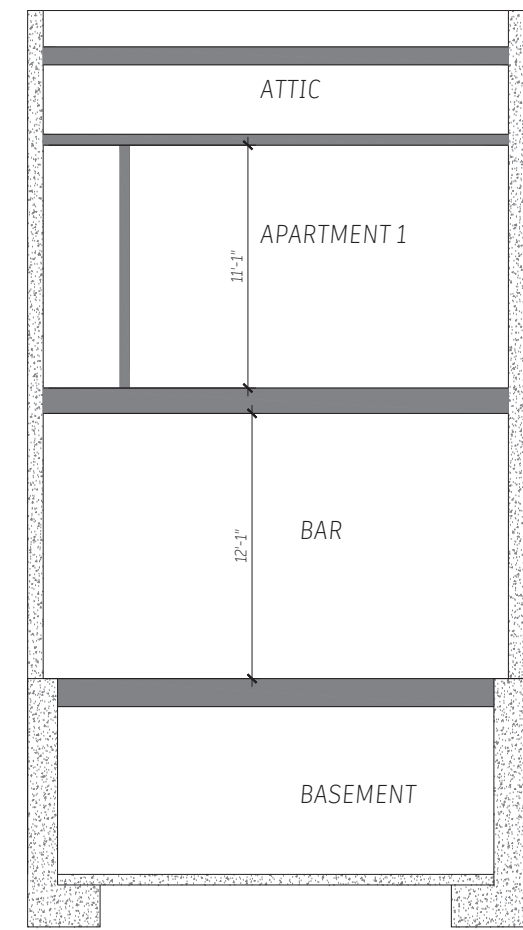
WALL LEGEND

-  EXISTING CONCRETE WALLS
-  EXISTING PARTITIONS

NO CHANGE TO BUILDING SECTIONS



BUSH STREET



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



2 CROSS SECTION  
SCALE: 1/4"=1'-0"

REVISION

---

779 Bush St  
San Francisco, Calif.

---

DESCRIPTION:  
Sections  
Plans

---

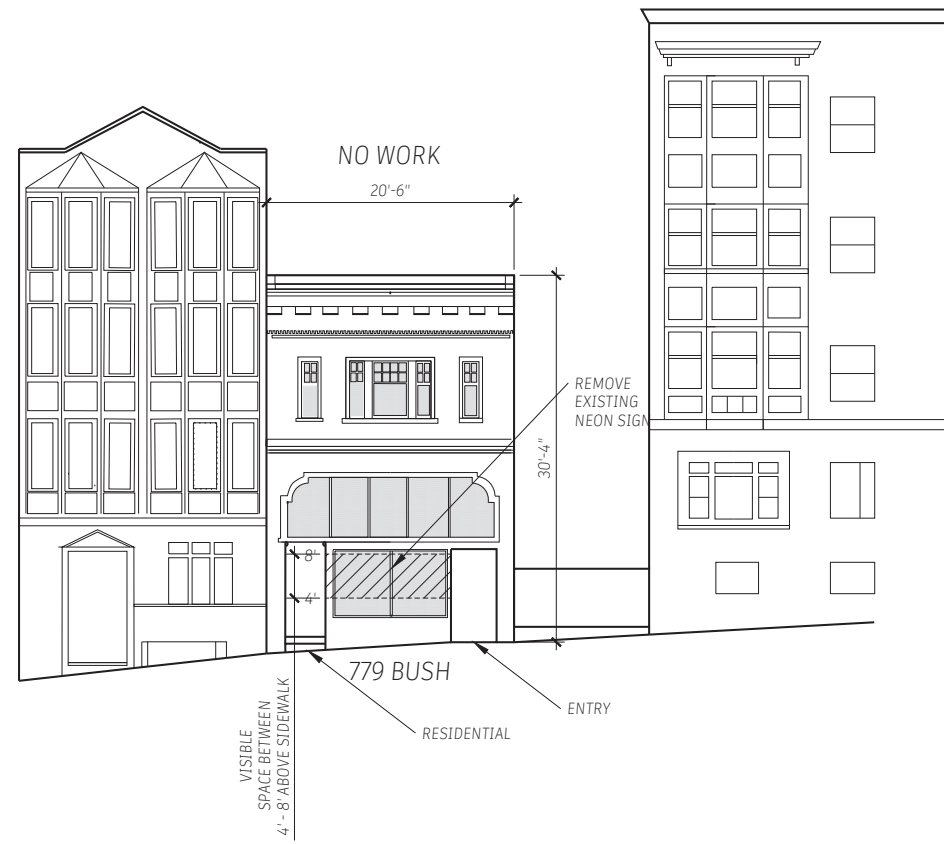
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**A1.4**

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DATE: 10.29.22



FUTURE SIGN UNDER SEPARATE  
 PERMITS SAN FRAN PLANNING  
 CODE SEC 607.1

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

REVISION
779 Bush St San Francisco, Calif.
DESCRIPTION: Elevation
JOB NUMBER: 22-168 DRAWN BY: PP SCALE: 1/4"=1'-0"
<b>A1.5</b>
DATE: 10.29.22