



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis

HEARING DATE SEPTEMBER 7, 2017

Date: August 28, 2017
Case No.: 2017-001756DRP
Project Address: 1906 MARKET STREET
Permit Application: 2017.02.06.8753
Zoning: NCT-3 (Moderate Scale, Neighborhood Commercial Transit) District
85-X Height and Bulk District
Block/Lot: 0872 / 001
Project Sponsor: Chris Sullivan
3018 Martin Luther King Jr. Way
Berkeley, CA 94703
Staff Contact: Seema Adina – (415) 575-8722
Seema.Adina@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed**

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 proposal ("Project") includes a change of use from a 2,015 square foot General Retail Sales and Service Use (d.b.a. Little Hollywood Launderette) to a Restaurant use (d.b.a. Kantine SF) on the ground floor of an existing mixed-use six-story residential building. The Project also includes interior tenant improvements, including the addition of a new kitchen, dining area, accessible restroom, as well as exterior changes such as the removal of the existing awning and a new front door. There is no change proposed to the building footprint or square footage of the retail space.

SITE DESCRIPTION AND PRESENT USE

The Project is located on the southwestern corner of Market Street and Laguna Street. The Project is located on the ground floor of a mixed-use six-story residential building built in 1931. The Project Site ("Site") is approximately 6,155 square feet, with four ground-floor retail spaces, and residential use on subsequent floors. The adjacent commercial tenant space to the north is occupied by a restaurant (d.b.a. Orbit Room), a dry-cleaning/tailor use (d.b.a. Uptown Tailors) to the south, and a vacant commercial space previously occupied by an Other Retail Sales and Service use (d.b.a. SF Gold Rush LLC) to the south.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Site is located within the NCT-3 (Moderate Scale Neighborhood Commercial Transit) Zoning District in the Market and Octavia Area Plan. The Site is located within the SF State Teachers College Vicinity Apartments Historic District as a contributory building. The immediate context is mixed-use in character, with a variety of office-uses, residential, residential mixed-use, industrial, and commercial spaces

adjacent to the Site. The immediate neighborhood includes several residential developments and two-to-three story mixed-use properties, and the F Muni line on the same block.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
312 Notice	30 days	May 3, 2017 – June 3, 2017	June 1, 2017	September 7, 2017	98 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	August 28, 2017	August 28, 2017	10 days
Mailed Notice	10 days	August 28, 2017	August 28, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	1	1	-
Other neighbors on the block or directly across the street	1	29	-
Neighborhood groups	5	-	-

The Project has completed the Section 312 notification. During the 312 notification period a Discretionary Review was filed on June 1, 2017. A Discretionary Hearing date was scheduled for September 7, 2017.

To date, the Department has received 7 letters of support for the proposed use. Organizations such as the Castro/Upper Market Community Business District, the Mission Dolores Neighborhood Association, and Castro Merchants are neighborhood groups that have indicated their support of the proposed use. The Department has also received 20 letters and 7 phone calls in opposition. The opposition outlines similar concerns as indicated in the DR Requestor’s submittal delineated below.

DR REQUESTOR

The DR Requestor is Sonja Trauss. The DR Requestor is not acting on behalf of an organization or neighborhood groups and is located approximately one mile from the Site.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: The DR Requestor is concerned that the proposed use as restaurant conflicts with Section 101.1(b)(1) of the Planning Code. Section 101.1(b)(1) of the Planning Code states that existing neighborhood-serving retail uses are to be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

Issue #2: The DR Requestor is concerned that the proposed use as restaurant conflicts with Section 101.1(b)(2) of the Planning Code. Section 101.1(b)(2) of the Planning Code states that existing housing and neighborhood character are to be conserved and protected in order to preserve the cultural and economic diversity of neighborhoods.

Issue #3: The DR Requestor is concerned that the rate of laundromats closing in San Francisco, and the unavailability of in-unit washers/dryers for affordable homes would preclude access to laundry services in neighborhoods.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

PROJECT ANALYSIS

Department staff has reviewed the DR Requestor's concerns with the proposed project and presents the following comments:

DR Requestor – Issue #1: Planning Code Section 101.1(b)(1) states that existing neighborhood-serving retail uses are to be preserved and enhanced. The proposed change of use to Restaurant does not indicate a lack of preservation or enhancement of the existing laundromat use. Rather, according to information provided to Department staff, private contractual agreements between the landlord and Little Hollywood Launderette precluded the renewal of a long-term lease for the existing use. Additionally, Sections 752 and 145.4 of the Planning Code indicate that the NCT-3 Zoning District, within which the Site is located, is required to have ground floor commercial frontage along the entirety of the District on Market Street. The Project Sponsor's proposed use as "Restaurant," per Planning Code Section 202.2(a) satisfies the preservation of ground floor commercial use governing the NCT-3 Zoning District. Conditional Use Authorizations are required for Formula Retail uses within the NCT-3 Zoning District. This displays the General Plan's preference of non-formula retail small-business uses in the District.

Kantine SF, being the sole location and referencing the neighborhood's strong Scandinavian history seeks to preserve and highlight the historical character of the neighborhood. The Planning Department reviewed the proposal and found the change of use in compliance with the Planning Code and on balance, consistent with the General Plan, pursuant to the Priority Policies, specifically as outlined in Section 101.1(b)(1).

DR Requestor – Issue #2: Planning Code Section 101.1(b)(2) states that existing housing and neighborhood character are to be conserved and protected in order to preserve the cultural and economic diversity of neighborhoods. According to information provided to Department staff, private contractual

agreements between the landlord and Little Hollywood Launderette precluded the renewal of a long-term lease for the existing use.

The proposed change of use would have no effect on the existing housing stock or on the neighborhood character. Per Planning Code Section 752, existing housing is protected by limitations on demolitions and upper-story conversions, which are not in the Project's scope of work. Eating and Drinking uses, as defined by Planning Code Section 202.2(a) are among the uses that are principally permitted to contribute to a diverse commercial corridor in the District. Further, a diversified commercial environment is encouraged for the NCT-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. The proposed restaurant, Kantine SF, seeks to reference the neighborhood's strong Scandinavian history in its cuisine. In addition, the small, family-owned restaurant use would occupy approximately 2,000 square feet, which is well below the permitted use size in this district (5,999 square feet pursuant to Section 752 of the Planning Code), further preserving the neighborhood character of small storefront spaces. The Planning Department reviewed the proposal and found the change of use in compliance with the Planning Code and on balance, consistent with the General Plan, pursuant to the Priority Policies, specifically as outlined in Section 101.1(b)(2).

DR Requestor – Issue #3: According to information provided to Department staff, private contractual agreements between the landlord and Little Hollywood Launderette precluded the renewal of a long-term lease for the existing use, and therefore the laundromat's closing is not a result of the restaurant's recommended approval. Department staff reviews and approves proposals for compliance with the Planning Code and consistency with the General Plan, however, Staff cannot require the landlord to renew private contractual agreements.

Additionally, research conducted by the Project Sponsor indicates there are six self-service laundromats within a ½ mile radius of the subject site as well as the subject building's own laundering facilities. The neighborhood is still well-served by laundromats.

PROJECT SPONSOR'S RESPONSE

Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

ENVIRONMENTAL REVIEW

The Department has reviewed the Project and has issued a Class 1 Categorical Exemption of the California Environmental Quality Act.

RESIDENTIAL DESIGN TEAM REVIEW

The proposed Project is not located within a residential zoning district, and is not subject to the Residential Design Guidelines. Therefore, the proposed project was not reviewed by the Residential Design Team.

BASIS FOR RECOMMENDATION

- The Project complies with the Planning Code and advances the policies of the General Plan.
- The proposal is a Restaurant use in an approximately 2,000 square foot commercial space, both of which are principally-permitted within the NCT-3 Moderate-Scale Neighborhood Commercial Transit District.
- There are no exceptional or extraordinary circumstances that warrant an otherwise Code-compliant project from being modified or disapproved.

RECOMMENDATION: Do not take DR and approve the project as proposed.

Attachments:

Environmental Determination

Block Book Map

Sanborn Map

Zoning Map

Aerial Photographs

Context Photos

Section 312 Notice

DR Application

Response to DR Application dated August 14, 2017

Letter

Exhibits

Reduced Plans

I:\Cases\2017\2017-001756DRP - 1906 Market St\1906 Market St DR – Full Analysis.docx

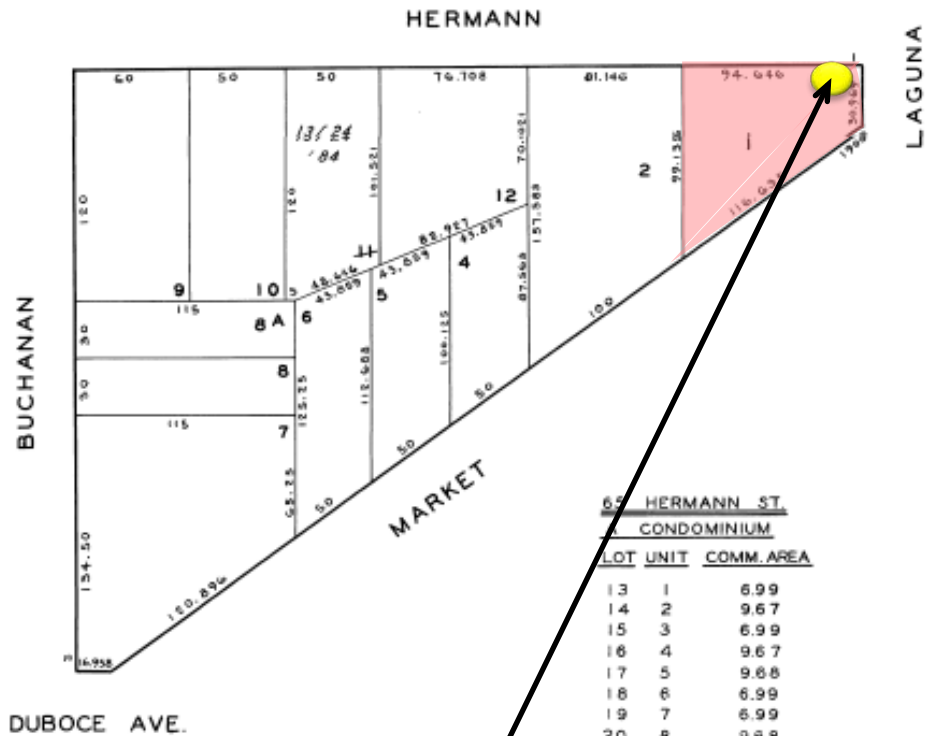
Block Book Map

© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

872
W. A. BLK. 215

REVISED 1984

LOTS MERGED
 LOTS INTO LOTS
 8⁰ " 8 - 1933'
 3 " 2 - 1936
 11 13/24 1984



**65 HERMANN ST.
CONDOMINIUM**

LOT	UNIT	COMM. AREA
13	1	6.99
14	2	9.67
15	3	6.99
16	4	9.67
17	5	9.68
18	6	6.99
19	7	6.99
20	8	9.68
21	9	9.68
22	10	6.99
23	11	6.99
24	12	9.68

SUBJECT PROPERTY



SAN FRANCISCO
PLANNING DEPARTMENT

Case Number 2017-001756DRP
 Discretionary Review
 Change of Use : General Retail to Restaurant
 1906 Market Street

Sanborn Map*



SUBJECT PROPERTY

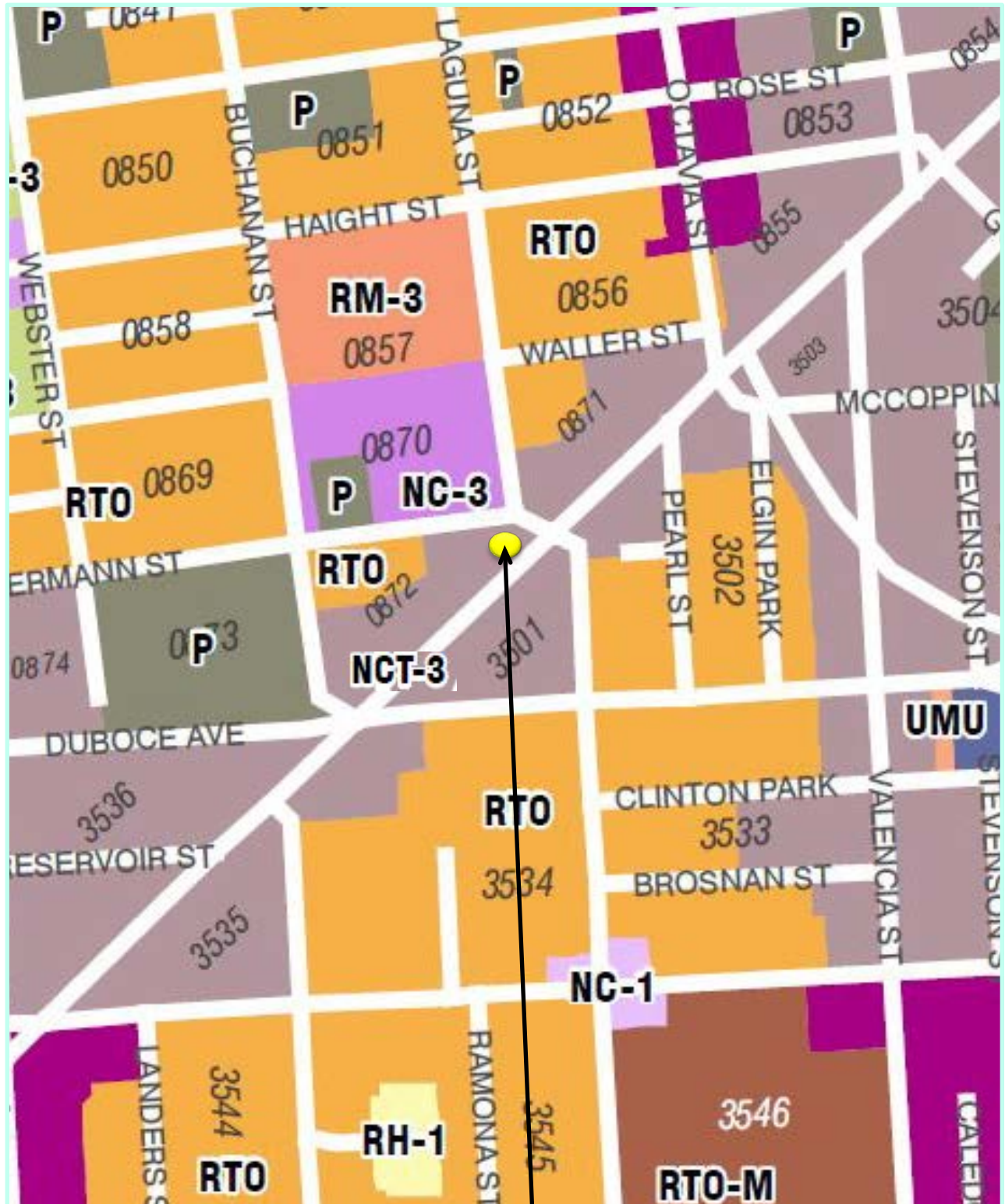
**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



**SAN FRANCISCO
PLANNING DEPARTMENT**

Case Number 2017-001756DRP
Discretionary Review
Change of Use : General Retail to Restaurant
1906 Market Street

Zoning Map

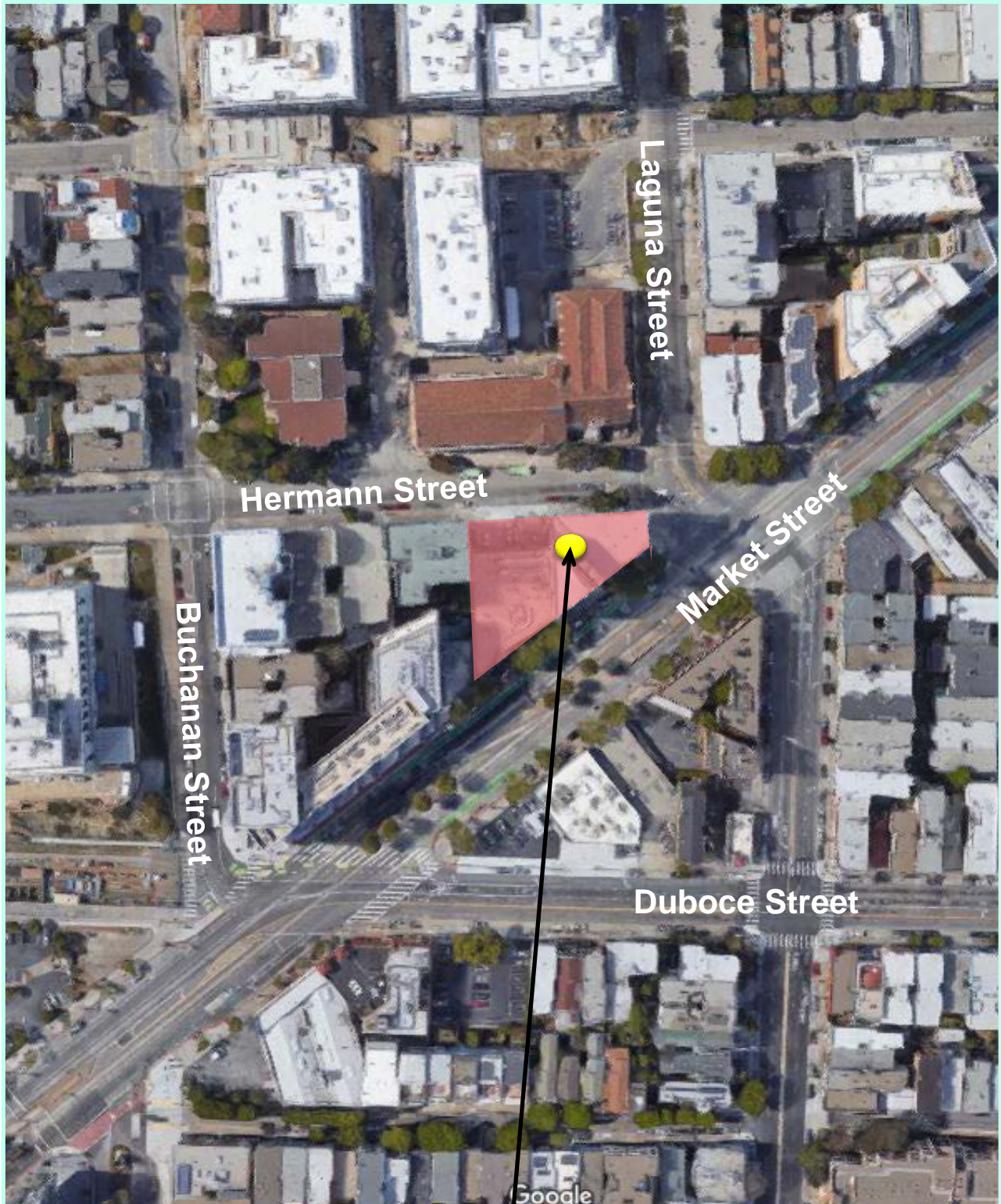


SUBJECT PROPERTY

Case Number 2017-001756DRP
Discretionary Review
Change of Use : General Retail to Restaurant
1906 Market Street



Aerial Photograph



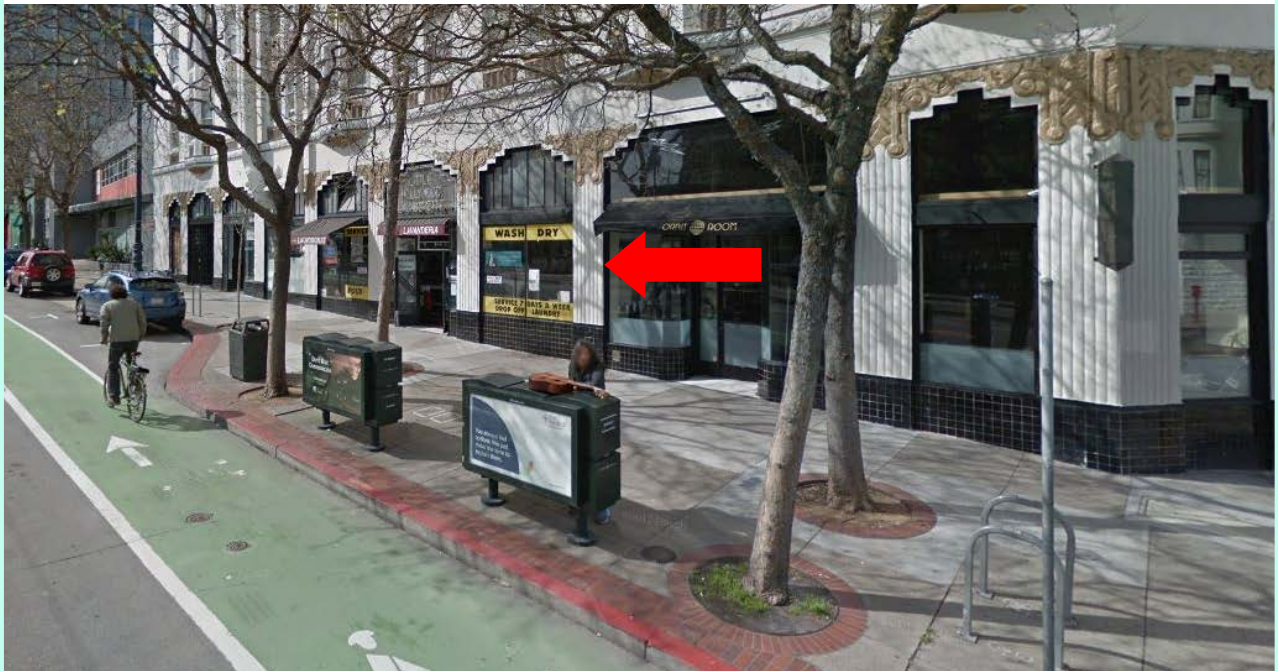
SUBJECT PROPERTY

Case Number 2017-001756DRP
Discretionary Review
Change of Use : General Retail to Restaurant
1906 Mission Street



**SAN FRANCISCO
PLANNING DEPARTMENT**

Contextual Photographs



Case Number 2017-001756DRP
Discretionary Review
Change of Use : General Retail to Restaurant
1906 Market Street

Environmental Determination

Case Number 2017-001756DRP
Discretionary Review
Change of Use : General Retail to Restaurant
1906 Market Street



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1906 Market Street		0872/001	
Case No.	Permit No.	Plans Dated	
2017-001756PRJ	201702068753	02/2017	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			
Change of use from an existing laundromat to a full service restaurant. Removal of existing exterior awnings and exterior lights; removal/replacement of front door and exhaust pipe (to similar dimensions), interior tenant improvements.			

STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input checked="" type="checkbox"/>	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i> Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	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?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE
TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet 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.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p style="text-align: center;"><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"><input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C</p> <p>a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p>b. Other <i>(specify)</i>:</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input checked="" type="checkbox"/>	<p>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.</p>
<p>Comments (optional):</p>	
<p>Preservation Planner Signature: Shelley Caltagirone Digitally signed by Shelley Caltagirone Date: 2017.04.17 15:21:37 -07'00'</p>	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 2 – CEQA Impacts</p> <p style="padding-left: 40px;"><input type="checkbox"/> Step 5 – Advanced Historical Review</p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input checked="" type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> <p>Planner Name: Seema Adina</p> <hr/> <p>Project Approval Action:</p> <p style="padding-left: 20px;">Building Permit</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; padding: 5px; vertical-align: top;"> <p>Signature:</p> <div style="font-size: 2em; font-weight: bold; text-align: center;">Seema Adina</div> <p style="font-size: small;">Digitally signed by Seema Adina DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Seema Adina, email=Seema.Adina@sfgov.org Date: 2017.04.17 15:15:23 -07'00'</p> </td> </tr> </table> <p style="font-size: small;">Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p>Planner Name: Seema Adina</p> <hr/> <p>Project Approval Action:</p> <p style="padding-left: 20px;">Building Permit</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <div style="font-size: 2em; font-weight: bold; text-align: center;">Seema Adina</div> <p style="font-size: small;">Digitally signed by Seema Adina DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Seema Adina, email=Seema.Adina@sfgov.org Date: 2017.04.17 15:15:23 -07'00'</p>
<p>Planner Name: Seema Adina</p> <hr/> <p>Project Approval Action:</p> <p style="padding-left: 20px;">Building Permit</p> <p style="font-size: small;">If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> <div style="font-size: 2em; font-weight: bold; text-align: center;">Seema Adina</div> <p style="font-size: small;">Digitally signed by Seema Adina DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Seema Adina, email=Seema.Adina@sfgov.org Date: 2017.04.17 15:15:23 -07'00'</p>			

Section 312 Notification

Case Number 2017-001756DRP
Discretionary Review
Change of Use : General Retail to Restaurant
1906 Market Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311/312)

On **February 8, 2017**, the Applicant named below filed Building Permit Application No. **2017.02.08.8753** with the City and County of San Francisco.

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	1906 Market Street	Applicant:	Chris Sullivan
Cross Street(s):	Hermann and Laguna Streets	Address:	3018 Martin Luther King Jr. Way
Block/Lot No.:	0872 / 001	City, State:	Berkeley, CA 94703
Zoning District(s):	NCT-3 / 85-X	Telephone:	(415) 272-4992
Record No.:	2017-001756PRJ	Email:	SU1LL2@yahoo.com

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Retail Sales (Laundromat)	Restaurant
PROJECT DESCRIPTION		
<p>The proposal is convert the existing retail use (most recently used as a laundromat) to a full service restaurant. The project includes the removal of the exterior awnings and exterior lights, the removal and replacement of the front door, as well as interior tenant improvements.</p>		
<p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.</p>		

For more information, please contact Planning Department staff:

Planner: Seema Adina
 Telephone: (415) 575-8722
 E-mail: Seema.Adina@sfgov.org

Notice Date: 5/03/2017
Expiration Date: 6/02/2017

Discretionary Review Application

Case Number 2017-001756DRP
Discretionary Review
Change of Use : General Retail to Restaurant
1906 Market Street

CASE NUMBER:
For Staff Use only

2017-001756DRP

APPLICATION FOR Discretionary Review

RECEIVED

JUN 01 2017

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P10

1. Owner/Applicant Information

DR APPLICANT'S NAME: Sonja Trauss		
DR APPLICANT'S ADDRESS: 603 Natoma Street, #305	ZIP CODE: 94103	TELEPHONE: (215) 900 1457

PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: Prado Group Incorporated, AG-PM 15 Hermann LP		
ADDRESS: 150 Post St. #150	ZIP CODE: 94108	TELEPHONE: ()

CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 1906 Market Street		ZIP CODE: 94102		
CROSS STREETS: Laguna St., Hermann St.				
ASSESSORS BLOCK/LOT: 0872 / 001	LOT DIMENSIONS: 93'x33'x118' x99'	LOT AREA (SQ FT): 6155	ZONING DISTRICT: NCT-3	HEIGHT/BULK DISTRICT: 85-X

3. Project Description

Please check all that apply

Change of Use Change of Hours New Construction Alterations Demolition Other Additions to Building: Rear Front Height Side Yard

Present or Previous Use: Laundromat

Proposed Use: Restaurant

Building Permit Application No. 2017.02.06.8753

Date Filed: 02/08/2017

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and cite specific sections of the Residential Design Guidelines.

~~This project conflicts with Sec. 101.1(b)(1) and (2), the first & second Priority Policies in the planning code. The current use is a laundromat, a quintessential neighborhood serving business. It is rare for people to travel to another neighborhood to do their laundry, unless they have to, and laundromats serve an essential function. Laundromats are closing all over San Francisco, because new and newly renovated units have washer/ dryers included. However, not everyone lives in a new unit. Long time SF residents, and new residents in unrenovated (aka affordable) buildings, need laundry facilities.~~

The neighborhood, like all of SF, is becoming more expensive. To preserve economic diversity, we must preserve the businesses that serve low & middle income people.

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

The problem with this proposal isn't the impacts during construction.

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

The existing laundromat could serve food.

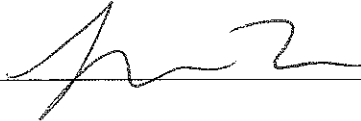
Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

what property?

Signature: _____



Date: _____

5.24.2017

Print name, and indicate whether owner, or authorized agent:

Owner / Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

Discretionary Review Application Submittal Checklist

Applications submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent.**

REQUIRED MATERIALS (please check correct column)	DR APPLICATION
Application, with all blanks completed	<input type="checkbox"/>
Address labels (original), if applicable	<input type="radio"/>
Address labels (copy of the above), if applicable	<input type="radio"/>
Photocopy of this completed application	<input type="checkbox"/>
Photographs that illustrate your concerns	<input checked="" type="checkbox"/>
Covenant or Deed Restrictions	<input checked="" type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (i.e. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (i.e. windows, doors)	<input checked="" type="checkbox"/>

NOTES:

- Required Material.
- Optional Material.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

RECEIVED

JUN 01 2017

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P.I.C.

For Department Use Only

Application received by Planning Department:

By: Kurt Bohn

Date: 6/1/17

Response to Discretionary Review Application

Case Number 2017-001756DRP
Discretionary Review
Change of Use : General Retail to Restaurant
1906 Market Street

August 14, 2017

Dear San Francisco Planning Department Commissioners,

In February of this year, my husband Joachim Majholm and I, Nichole Accettola, submitted a Change of Use application for the commercial space located at 1906 Market Street.

Please accept his document as a response to the Discretionary Review filed by Ms. Sonja Trauss.

Who We Are

My husband Joachim and I have been married for almost 18 years and we have three children together. We live close to 1906 Market Street, and our children attend city public schools.

Joachim was born and raised in Copenhagen, Denmark, and I am originally from Cleveland, Ohio. We lived together in Denmark for about 15 years before relocating to San Francisco.

Joachim has a background in journalism and had his own TV production company in Denmark for six years.

My background is culinary. I graduated from the Culinary Institute of America straight out of high school, and have worked in the food industry ever since. While in Copenhagen, I learned the fundamentals of the Scandinavian cuisines, many of which I look forward to utilizing in the kitchen of our San Francisco restaurant, Kantine.

For many years Joachim and I have dreamed of melding our two careers into one venture, and in the process, create a family-owned and community-building business like Kantine.

Our Visions for Kantine

Kantine is the Danish word for canteen: a casual eatery where people gather. In our case, Kantine will be a Scandinavian-inspired spot, where patrons drop in for a good meal, a cup of coffee or a loaf of bread to take home.

We will be open six days a week, serving breakfast, brunch and lunch each day. The food we serve is made from scratch using quality ingredients, and our menu will feature simple and accessible dishes for our patrons to enjoy. Scandinavian-

style sandwiches, pastries and porridges are just a few of the items we'd like to offer daily. In addition, we will sell beer and wine.

The design of the restaurant will be Scandinavian-inspired as well. Our goal is to create a bright and positive space. Communal tables, laidback furnishings and plenty of extra stools to move where needed will make the restaurant feel open, dynamic and inviting to the community.

Why 1906 Market Street?

Previous to seeing the space at 1906 Market Street, we had been looking for a suitable restaurant space in San Francisco for over a year. Our initial hope was to take over an existing restaurant space, but because our search proved fruitless, we decided to expand our criteria and look at available "non-restaurant" spaces.

In August 2016, we received a flyer that stated the 1906 Market Street space was available for lease. When we toured the space for the first time, we were told by the listing agent that the current tenant was on a month-to-month lease and was prepared to vacate the space once a new tenant was ready to move in.

The commercial space has the potential to become the perfect Kantine. From a structural point of view, the water, electrical and gas lines, as well as ventilation ducts currently in the space make transforming a "non-restaurant" space into a restaurant easier and less expensive than other types of commercial space conversions.

The area around 1906 Market Street has a rich Scandinavian history, and we hope that Kantine will not only rejuvenate the spirit of Scandinavia, but also be an amenity to the local community.

Neighborhood Outreach

Our wish is that Kantine will be a small business invested in its neighborhood. It's a goal we began working toward in the beginning of the year, and we continue to work towards it to this day. We have invested time and energy into connecting with locals and nearby businesses because it is these close relations we value so much.

Our outreach thus far has been achieved in the following ways:

- Through Neighborhood Notification - As part of the permitting process, we were required to conduct Neighborhood Notification as the nature of the business at 1906 Market Street would be changing from laundromat to restaurant. The orange

Neighborhood Notification sign was posted in the window at 1906 Market Street between May 1 – June 2, 2017, and 332 letters were mailed to neighbors and other interested individuals regarding the change.

- Meeting with DR filer Sonja Trauss – Once we received news of the DR that had been filed against us, it was important for us to reach out to Ms. Trauss to hear the nature of the complaint. I contacted Ms. Trauss via email and asked her to meet to discuss the DR. We met on July 1 for approximately 35 minutes, and though we weren't able to resolve the issues at hand, it did allow my husband and me an opportunity to gain insight to the reasons for the DR filing.
- Neighborhood Walks – Joachim and I spent two full days walking from business to business in the vicinity of 1906 Market Street to introduce ourselves face-to-face to other local business owners and employees. It was an extremely uplifting experience for the two of us, as we were met with overwhelming enthusiasm and support.
- Neighborhood Meeting – On Thursday, July 20 Joachim and I voluntarily hosted an information meeting for anyone who interested in hearing about our visions for Kantine or sharing their thoughts on the proposed project. Ten days prior to the event, we posted signs about the meeting in the 1906 Market Street storefront, we asked property managers in nearby residential buildings to distribute flyers about the meeting, and we passed out flyers to many of the nearby businesses.
The meeting took place between 7:00-8:30pm in a vacant commercial space located at 1920 Market Street. The number of attendees fluctuated slightly during the meeting (some left early, others came late), but about 10 individuals were there for the entire meeting. The meeting gave us a valuable opportunity to have a dialogue with folks from our community, a few who erroneously believed that our restaurant project was the reason for the closure of the laundromat.
- Outreach to Various Local and Cultural Organizations – We have been in contact with many organizations during the past months to share our visions for the 1906 Market Street space. On many occasions we have given presentations to a group of people, which is a wonderful chance for us to get feedback afterwards. We are extremely grateful for the immense support we have received from

organizations such as the Castro Merchants Association and Mission Dolores Neighborhood Association. Their enthusiasm for our project boosts our faith in our project, and the potential to create a truly wonderful neighborhood eatery. (Please refer to the letters of support we have received as of yet at the end of this document.)

Responses to the Change of Use

The closure of a long-standing business and the emergence of a new type of business in its place is an understandably challenging situation for some. During our months of outreach, we have been met with a wide range of reactions, with the following three being the most prominent:

- 1.) Individuals who are worried about the aspects of the impending change. They are anxious about a business change will affect their neighborhood and possibly the building they live in. The prospect of storefront vacancy and a possible influx of homeless persons, incidents of vandalism and rodent infestation is worrisome, and their ultimate wish for a smooth and swift transition between tenants.
- 2.) Individuals who are thrilled by the prospect of a community-focused small business coming to the neighborhood, creating a midpoint for locals to gather. They embrace the change and forward to the space being utilized and activated in a new manner.
- 3.) Individuals who want to see the space continue to operate as a laundromat, despite the tenant's desire to liquidate his business. They are frustrated by the closure of the business, and are uncertain of alternative washing facilities close to their home.

The circumstances surrounding the tenant's decision to close the laundromat transpired long before we discovered the space ourselves, but nevertheless we understand the importance of being able to wash ones clothes outside of the home for some city dwellers. Because of that, Joachim and I have done a great deal of research to facilitate the transition to a new laundromat facility. We have scoured the area for alternative locations and categorized them into a simple table and map.

Here is a summary of our findings:

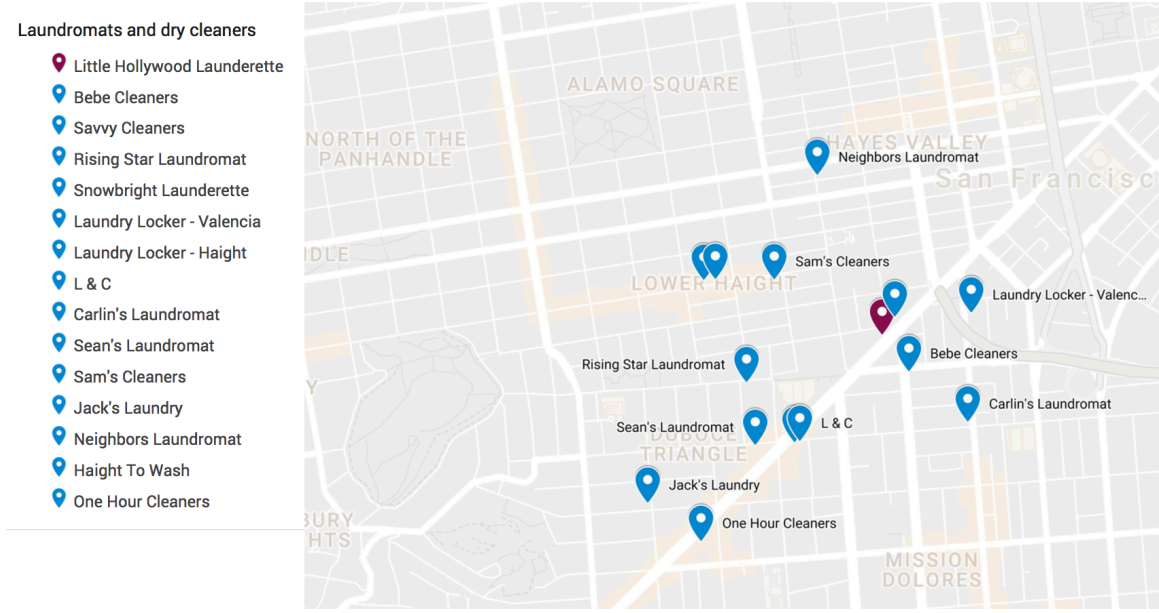
Laundromats and dry cleaners within a 0.5 miles radius of 1906 Market Street

Name of cleaner / laundromat	Distance from 1906 Market	Walking from 1906 Market	Address	Self-service	Laundry service	Dry clean	Washers	Dryers	Opening hours
Savvy Cleaners	0.0 miles	1 min	1890 Market St	No	No	Yes	-	-	07:00am-07:00pm
Bebe Cleaners	0.1 miles	3 min	199 Duboce Ave	No	Yes	Yes	-	-	07:30am-06:00pm
Laundry Locker Valencia	0.2 miles	6 min	145 Valencia St	No	Yes	Yes	-	-	12:00am-12:00am
Snowbright Laundrette	0.3 miles	6 min	693 14th St	No	Yes	Yes	-	-	07:30am-06:30pm
Rising Star Laundromat (for sale)	0.3 miles	6 min	439 Duboce St	Yes	No	No	13	16	08:00am-09:00pm
L & C Laundromat	0.3 miles	6 min	685 14th St	Yes	Yes	Yes	23	15	07:30am-09:00pm
Sean's Laundromat	0.3 miles	6 min	719 14th St	Yes	No	No	23	20	07:00am-10:00pm
Carlin's Laundromat	0.3 miles	7 min	286 Valencia St	Yes	No	No	25	25	06:00am-10:00pm
Sam's Cleaners	0.4 miles	7 min	413 Haight St	No	Yes	Yes	-	-	07:15am-06:30pm
Neighbors Laundromat	0.4 miles	9 min	530 Buchanan St	Yes	No	No	16	14	07:00am-09:00pm
Haight To Wash	0.5 miles	9 min	540 Haight St	Yes	Yes	Yes	33	28	07:30am-10:00pm
Jack's Laundry	0.5 miles	10 min	196 Noe St	No	Yes	Yes	-	-	08:00am-06:30pm
Laundry Locker Haight	0.5 miles	10 min	566 Haight St	No	Yes	Yes	-	-	12:00am-12:00am
One Hour Cleaner	0.5 miles	10 min	2233 Market St	No	Yes	Yes	-	-	07:00am-06:30pm

Little Hollywood Laundrette	0.0 miles	0 min	1906 Market St	Yes	Yes	Yes	25	18	07:00am-12:00am
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Plus online services:
www.sfwash.com
www.instawash.us
www.rinse.com
www.soapboxcleaner.com
www.sudzee.com
www.purpletie.com
www.alexdryclean.com
 ...and more

All 14 laundromat/dry cleaning locations are within a 10 minute walk / 0.5 miles of 1906 Market St (the red pin)



The conclusions of our laundromat research

Within a 10 minute walk / 0.5 miles radius from 1906 Market St, there are:

- A total of 14 *physical* dry cleaning / laundry service locations
- 10 of these offer dry cleaning service
- 9 offer laundry service
- 6 offer self-service

There are at least 7 *online* laundry services catering to this area:

- www.sfwash.com
- www.instawash.us
- www.rinse.com
- www.soapboxcleaner.com
- www.sudzee.com
- www.purpletie.com
- www.alexdryclean.com

The combined capacity of the 6 self-service laundromats is:

- 133 washers and 118 dryers (should be able to cover 1906 Markets St's capacity of 25 washers and 18 dryers).

Opening hours:

- Two of the laundry/dry cleaning services are open 24 hours.
- Most other locations open between 6:00am and 7:30am.
- All the 6 self-service laundromats are open until 9pm or 10pm.
- The closing of Little Hollywood Launderette may result in nearby laundromats extending their hours to take advantage of an increased demand.

Distance to alternatives:

- The laundromats and dry cleaners are listed in relation to their proximity to 1906 Market Street. In some cases and depending on one's starting point, the distance to a new laundromat may be less than listed.

Fulfilling the Goals of the Neighborhood Commercial Zone

The commercial space at 1906 Market Street is situated within a NCT-3 Moderate Scale Neighborhood Commercial Transit District.

According to Article 7 of the San Francisco Planning Code, "NCT Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. The NCT Districts are mixed use districts

that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services.”

And the code also states that “a diversified commercial environment is encouraged for the NCT-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, entertainment, and financial service uses generally are permitted with certain limitations at the first and second stories.”

We are so very pleased that the zoning code points to the type of restaurant we want to open. Kantine fulfills the goals set forth for businesses in the area, and we look forward to serving the neighborhood, activating the community and being a familiar base for locals.

*Please see attached letters of support below

Sincerely,

Nichole Accettola

Correspondence

Case Number 2017-001756DRP
Discretionary Review
Change of Use : General Retail to Restaurant
1906 Market Street

**INNOVATION CENTRE DENMARK
SILICON VALLEY**

San Francisco City Planning Commission
1650 Mission Street, fourth Floor
San Francisco, CA 94103

200 Page Mill Road, Suite 100
Palo Alto, CA 94306
United States
Tel: +1 650 543 3180
icdk.um.dk



Regarding: Change of use application / discretionary hearing for 1906 Market St.

Dear Commissioners,

We, at the Innovation Center Denmark, Silicon Valley (by August 2017 Danish Consulate General Silicon Valley), give our full support for the change of use application filed by Kantine regarding the restaurant space on 1906 Market St.

Being funded by the Danish government and the largest such innovation center in the Bay Area. Our mission is to build bridges between Denmark and the Bay Area. Since Kantine, with its Scandinavian inspired menu, is bringing the best of the Danish food scene to San Francisco and giving Scandinavians and everyone else in the area a chance to experience the rich Scandinavian food culture, we believe that Kantine is very much in line with ICDC's mission and therefore give Kantine our full support.

On a more personal note, I have had the joy of tasting Nichole's food and I am not in doubt that she will do well in San Francisco.

Do not hesitate to contact me with questions.

Best regards,

A handwritten signature in black ink, appearing to read 'Søren Juul Jørgensen'.

Søren Juul Jørgensen

Head of Mission / CEO

Send by email to:

Planner Seema Adina: seema.adina@sfgov.org

Supervisor Jeff Sheehy: jeff.sheehy@sfgov.org

Kelly Stone of Prado Group: KStone@pradogroup.com

Kantine co-owner Nichole Accetola: nichole@kantinesf.com

From: [Andrew Vik](#)
To: [Adina, Seema \(CPC\)](#)
Subject: Application #2017.02.08.8753
Date: Thursday, May 11, 2017 5:10:03 PM

Hi Ms. Adina,

I live near this location on Market Street and would like to express my full support for the new restaurant. I am excited to learn what type of food they will serve.

Regards,
Andrew Vik
415-861-6542



584 Castro Street #333
San Francisco CA 94114-2512

formerly "Merchants of Upper Market & Castro – MUMC"
415/431-2359

Info@CastroMerchants.com
www.CastroMerchants.com

May 15, 2017

By Email and USPS Hardcopy

Seema Adina, Staff Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco CA 94103

Re: Change of Use Application No. 2017.0206 8753
for Kantine restaurant, 1906 Market Street

Dear Ms. Adina

This confirms that Castro Merchants (formerly "Merchants of Upper Market & Castro – MUMC") **SUPPORTS** the recent application of Nichole Accettola and Joachim Majholm for a Change of Use at 1906 Market Street from a laundrette to a full service restaurant. Our support reflects the unanimous vote of those attending a recent Castro Merchants monthly Members Meeting.

CM's support is based on information provided by the named Applicants. The support communicated in this letter remains in effect until withdrawn in writing. We have asked the Applicants to update us promptly, if there is any substantial change(s) in information or Conditions of Approval as the Application is prepared for its Commission Hearing.

Castro Merchants represents business owners and managers in San Francisco's Castro-Upper Market area, generally along Upper Market Street from Castro Street to Octavia Blvd.; Castro from Market to 19th Street; and commercially-zoned portions of cross streets throughout that area. Castro Merchants has about 300 paid Members for 2017 through April 30, 2018. The location of the proposed change is within Castro Merchants' primary service area.



CASTRO MERCHANTS

S.F. Planning Department
Re: Change of Use Application No. 2017.0206 8753

May 15, 2017

Let us know if you have any questions regarding Castro Merchants support for this proposed Change of Use. Please include this letter in the matter's permanent file and any successor files, and assure that it is provided to all applicable Planning staff and to all Commissioners prior to their Hearing on this matter, and to any Appeal panels at the time that this matter is considered by them.

Thank you for considering our comments.

Respectfully,

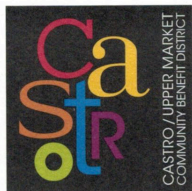
A handwritten signature in black ink, appearing to read "Daniel Bergerac", written in a cursive style.

Daniel Bergerac, President

Email cc: Sup. Jeff Sheehy and staff (Barnes, Jones)
Capt. Bill Griffin, SFPD Mission Station
Z. Felson, C. Park, K. Stone – The Prado Group
Nichole Accettola, Joachim Majholm - Kantine

MumLtrPlanningKantine051517

###



June 16, 2017

584 Castro Street #336
San Francisco, CA 94114
PH 415.500.1181
FX 415.522.0395
www.castrocbd.org
www.facebook/
castrocbd
@visitthecastro

Honorable Members
San Francisco City Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Honorable Commissioners,

This letter is written to express the Castro/Upper Market Community Benefit District's support for the change of use application for a new restaurant, Kantine, at 1906 Market St.

Kantine will feature Scandinavian food, harking back to the history of this neighborhood and will be open for breakfast and lunch. A specialty restaurant such as Kantine on this block will help activate the block and increase the pedestrian traffic on the 1900 block of Market St. The Castro/Upper Market Community Benefit District's Retail Strategy is noticing a recent increase in specialty restaurants showing an interest in the Castro & Upper Market neighborhood. The CBD is encouraged by this and the addition of Kantine will help spur this new trend.

The Castro CBD fully supports this change of use. If there are any questions or you would like to discuss this further, please contact the CBD executive director, Andrea Aiello at 415-500-1181 or andrea@castrocbd.org

Sincerely,

Andrea Aiello
Executive Director

cc: Nichole Accettola
Jonas Ionin
Supervisor Jeff Sheehy
Seema Adina



June 27, 2017

To the Members of the
San Francisco City Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Commissioners,

This letter confirms that the Danish American Chamber of Commerce fully SUPPORTS the change of use application filed by Nichole Accettola and Joachim Majholm for the commercial space located at 1906 Market Street in San Francisco.

Kantine's goal is to become a neighborhood eatery, where family, friends and neighbors meet and eat together. It will serve Scandinavian-style breakfast, brunch and lunch in casual and comfortable surroundings.

It is our belief that Kantine will not only enrich the neighborhoods along this stretch of Market Street, but it will also be an asset to the local Scandinavian community.

It is estimated that there are over 20,000 people with Scandinavian background currently living and working in San Francisco and the Bay Area. We at the DACC look forward to having a restaurant that is reminiscent of Scandinavia, where our cuisine and culture are represented.

Kantine's location in the Upper Market/Castro area is very fitting, as it is an area rich in Scandinavian history. In the first half of the 20th century, the Upper Market area was known as [Little Scandinavia](https://en.wikipedia.org/wiki/Little_Scandinavia) (https://en.wikipedia.org/wiki/Castro_District,_San_Francisco), because of the many Danish, Swedish, and Norwegian immigrants living there. Historically, there have been two Scandinavian churches (200 and 601 Dolores Street), a Scandinavian delicatessen (2251 Market Street), and the landmark Swedish-American Hall (2174 Market St) from 1907 still stands to this very day.

We at the DACC fully support Kantine.

Should you have any questions, do not hesitate to contact me.

Yours sincerely,

Henrik Jeberg,
President, Danish American Chamber of Commerce, Northern California

Email: president@daccncal.com
Phone: 415.715.4522



Mission Dolores Neighborhood Association

DEDICATED TO PRESERVING & ENHANCING OUR HISTORIC NEIGHBORHOOD

PO Box 460184 • S.F., CA 94114 • 415-863-3950 • info@missiondna.org • www.missiondna.org

Seema Adina, AICP
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479
By Email: seema.adina@sfgov.org

July 11, 2017

Kantine – MDNA Letter of Support

Dear Ms. Adina:

On June 14th of this year, Nichole Accettola, co-owner and chef of the proposed Kantine Restaurant, at 1906 Market, gave a presentation to the MDNA Board of Directors. She outlined the type of Scandinavian cuisine she and her husband, Joachim Majholm, planned to offer, as well as the design and location of the restaurant. After a series of questions, the board voted to support the new restaurant.

While we're enthusiastic about the concept, one of the reasons that we were especially supportive is that there's a long Scandinavian history in Upper Market and the Mission District (especially the Mission Dolores Neighborhood) that has included various churches, restaurants (including Scandinavian Deli, 1954-96), Anna's Danish Cookies (founded in 1935), Swedish American Hall, and San Francisco's only Swedish language newspaper that was in business for over 100 years. While most of these institutions have been transformed or are no longer in business, we're pleased to acknowledge this important history and support a new Scandinavian restaurant.

Thank you and best wishes,

Peter Lewis, President

Cc: Supervisor Jeff Sheehy, Supervisor jeff.sheehy@sfgov.org
- Bill Barnes, Office of Supervisor Sheehy, Bill.Barnes@sfgov.org
- Nichole Accettola, nichole@kantinesf.com

ORBIT ROOM

1900 MARKET STREET SAN FRANCISCO



8/18/2017

Courtney Ross
ORBIT ROOM
1900 MARKET STREET SAN FRANCISCO

Planning Department of SF
1650 Mission Street Suite 400 San Francisco, CA 94103-9425

To Whom It May Concern,

I am writing to you today in regards to the opening of a new restaurant, Kantine, at 1906 Market Street. I took over the Orbit Room restaurant at 1900 Market St. on October 1st. 2015. I had been a long time friend and patron of the previous owner. I have seen this area of Market St. change quite a lot in the last couple of decades. This little stretch of neighborhood less Market St. has had its fair share of good and bad happen.

When I heard that a restaurant with such a well-respected chef was opening at 1906 Market Street I could not have been more excited. In the short time we have opened we have done our best to help lift this little corner's spirit the best we can. Our regular customers have repeatedly thanked us for helping everyone feel safe while we are open. I can only imagine what will happen having another thriving business so close could do to our little corner. I welcome Kantine as a new neighbor and look forward to being teammates in constantly improving San Francisco's main street.

I have lived in San Francisco for 20 years and have watched the city slowly develop into a whole new city. I am truly excited to have another locally owned small business move into our neighborhood. The spice that flavors the diversity of our great city is the little business' that dot our business districts. Finding those spots in the city truly help create the San Francisco experience and help us stand out. Our little stretch of Market Street needs this flavor, this spice, this San Francisco experience. Please consider Kantine as one of the torchbearer's of our little city's heart, what keeps people from all over the world visiting, and leaving their hearts here.

Respectfully,

Courtney Ross
Managing Partner
ORBIT ROOM

From: [Dorian Saintier](#)
To: [Adina, Seema \(CPC\)](#)
Subject: Feed back for application 2017-02-08-8753
Date: Monday, May 01, 2017 9:32:40 AM

Hello

I am writing to you regarding application 2017-02-08-8753 to the planning department to change the commercial space at 1906 Market Street that now houses Little Hollywood Launderette into a restaurant.

I am writing to express my concern and anger at the prospect. The neighborhood has lost all its laundromats in the past five years and I already have to walk several blocks to LHL to get my laundry done every week. What is going to happen were that space to close?

LHL has been in the neighborhood for several decades (and for the record it is actually a lovely space that it would be a shame to lose on purely aesthetic terms) and many of us who do not live in the new condo buildings with all the amenities sprouting out all over Upper Market/Hayes Valley have to rely on it for a basic need such as laundry. While not as pregnant an issue as the lack of full grocery shops in parts of the city, this is the kind of situation that slowly makes it impossible for the lower classes to live in San Francisco.

I am not going to comment on the prospect of a new restaurant setting shop there – the fourth on that block! - and I am not sure whether the Planning Department can take those kinds of concerns into account when making those decisions but I am very upset at the prospect of having to travel far to get anywhere near a laundromat if LHL closes. And at least I am in relatively good physical condition. There is a 70yo lady living in my building who already has to take the F up the two blocks on Market with all her (and her son's) laundry. What will she do?

I am sure the richer residents of the neighborhood who don't live in recent buildings can drop their clothes at the dry cleaners and pick them up later. But for those who us who cannot afford to do that and work full-time, this would be more than an inconvenience: it would be a disaster. And an unnecessary one at that.

I am not a "At the Barricades!" type but this is the kind of small decisions that are slowly turning San Francisco into a playground for the rich and unlivable for the poorest.

Yours faithfull,

Dorian

From: [William Ruff](#)
To: [Adina Seema \(CPC\)](#)
Subject: 1906 Market Street - Little Hollywood Launderette
Date: Sunday, May 07, 2017 12:58:03 PM

Dear Ms. Adina:

I recently became aware of a pending change of use proposal to allow a "full service restaurant" to replace the Little Hollywood Launderette at 1906 Market Street. I write to express my strong opposition to this proposal.

I live in the immediate area, in an apartment building without laundry facilities. Like many others in the neighborhood, I depend on Little Hollywood, and have for many years. If it is allowed, the loss of this business would be devastating for local residents. There are no other laundramats nearby (but there is no shortage of restaurants).

Please don't let our neighborhood lose this essential business.

Respectfully,

William Ruff

From: [DowningPF](#)
To: [Adina, Seema \(CPC\)](#)
Subject: Little Hollywood Launderette
Date: Sunday, May 07, 2017 2:06:18 PM

Ms. Sima,

This is to protest proposed closing of the Little Hollywood Launderette on Market Street in San Francisco.

This business offers an important cleaning service to the local neighborhood and beyond.

My prior launderette at Gough and Oak closed for similar reasons several years ago to be replaced by an upmarket bakery. Essential neighborhood resources are being forced out as landlords seek to raise rents and change property uses without appropriate concern for the needs of residents. The City is well-aware of the loss of important services like this one but does little or nothing to prevent their departure.

For tenants in buildings without in-house facilities access to a nearby self-service laundry is important for obvious reasons.

San Francisco does not need yet another restaurant which will replace an important local resource.

Peter F. Downing
179 Oak Street, Apt U
San Francisco, CA 94102
pfd15001@att.net
415-863-4567

From: [Catherine Simpson](#)
To: [Adina Seema \(CPC\)](#)
Subject: Please keep Hollywood Laundry in its current place in Market st.
Date: Sunday, May 07, 2017 4:16:56 PM

Deema,

I was very disappointed when I dropped my laundry off this morning at Hollywood Laundry on Market St. To find that there is a threat to the laundry remaining due to a proposed restaurant. This is a business I rely on and provides laundry services to many in the community. While it's nice to have a new restaurant - it doesn't make sense to put a business that has been in service for 50 years out for what is at most a so so experiment. New businesses have a slim chance at best as we've seen by the high numbers of restaurants opened and closed on market over the last few years.

Please do not let Hollywood Laundry lose its space for that.

Sincerely,

Catherine Simpson
642 Alvarado St.
San Francisco, ca 94115

Sent from my iPhone

From: [Jude](#)
To: [Adina Seema \(CPC\)](#)
Subject: 2017.02.08.8753 1906 Market St.
Date: Sunday, May 07, 2017 5:16:28 PM

Hello Seema Adina,

Personally, I have some concerns about the change of use of the Little Hollywood Launderette, 1906 Market St. I have been a tenant at 15 Hermann St. for 28 years, which is the same property, and have been using the Little Hollywood Launderette services all this time. As far as I am concerned, I would like this business to be declared a legacy business, and not have it turned into a restaurant.

Perhaps Aatxe, a restaurant in the Swedish American Hall on Market St. at Sanchez, would be a more appropriate fit since it has recently said it would be moving. Plus, moving there would not cost this restaurant owner \$150k to refurbish and change the facade of our 1927 art deco building, altering its character.

I wish this company well, but I would prefer the laundromat kept as a laundromat. There are other spaces, like the new building on Buchanan and Market that has commercial space for rent, as well as Hecho on Sanchez and Market. Both of these other spaces are restaurants and would be a better fit for the neighborhood. Because the Orbit Room bar exists on the corner of our building, the amount of noise from people outside that bar, open till 2am can be heard up and down in our building, as well as across Market St., for those living on the Market St. side, as I am. Other tenants in the building have expressed concern about the change of conditional use, as well. Also, I want to alert you to old lingering plumbing back flow sewage problems that burble up in the launderette, one happening last month. Our basement has flooded several times in the past, as well. The plumbing is 90 years old! I don't think having a restaurant would make that trouble any better?

Because of the investment and change of conditional use, we would be losing our only laundromat in our neighborhood. Because of this and other issues, I oppose the conditional use change. Disturbing, also, is that the restaurant would be a month to month lease, making staying here conditional, as well. I believe there needs to be more thought for the neighbors, who have to put up with recycled bottles pilfered at 3:30am, waking tenants, delivery trucks spewing diesel fumes from idling, sirens at all hours of the day and night, and now more noise and trash from perhaps tables being placed on the sidewalk for business?

Please take these things into consideration before issuing your permit to change our building.

Sincerely,
Judith Levinson

From: [Scott Balderson](#)
To: [Adina Seema \(CPC\)](#)
Subject: Bldg Permit 1906 Market Street
Date: Tuesday, May 09, 2017 10:34:35 AM
Attachments: [scottbalderson.vcf](#)

Hi Seema,

I want to voice my strong opposition to the proposed restaurant application at 1906 Market Street. I have lived at 77 Hermann Street for 23 years and have relied on the Little Hollywood Launderette for my laundry needs for the entire time I have lived here. To lose that business would be very impactful to our neighborhood and our block. Our apartment building is without laundry and we desperately need that service. I strongly encourage the denial of a permit that would remove that important business from our neighborhood.

Please don't hesitate to contact me at this email or the number below if you would further information.

My best,

Scott Balderson

--

Scott Balderson, LMFT
www.scottbalderson.com
Director, Center for Mindful Psychotherapy
www.mindfulcenter.org
(415) 255-6181

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From: [Chris Woitel](#)
To: [Adina Seema \(CPC\)](#)
Subject: Little Hollywood Launderette; Building Permit 2017.02.08.8753
Date: Tuesday, May 09, 2017 11:26:52 AM

As a neighborhood resident for 20 years, and as regular customer of the Little Hollywood Launderette, I must voice my opposition to the proposed "Change of Use" permit application for the following reasons:

- There are many restaurants in this neighborhood already, and most new resturants in this area don't last very long.
- There are plenty of vacant locations in the area they could develop instead.
- There are a huge number of apartments in this neighborhood that will be affected

It would really be a shame to gut a well established business and vital neighborhood service, only to replace it with yet another trendy restaurant that most likely will end up closing its doors within a year or two. Getting to other laundromats in the neighborhood would, for me and my 80 year old neighbor, require hauling heavy bags several blocks up and down hill.

Until the community has had its say and the Planning Department has signed off on the change, it seems unethical for Kantine to already be announcing 1906 Market Street as their new address, as you can see in this [Hoodline article](#).

In the article, the investors of "Kantine" have said that they are interested in the laundromat because conversion would be easy and cheap. Great for them, but their failure to take into account the hundreds (if not thousands) of people they will be affecting is shockingly selfish and short-sighted. If this statement is indicative of the relationship they want with the neighborhood, they will have quite a fight.

Thank you for your time,

Chris Woitel
65 Guerrero Apt 8
San Francisco CA 94103
415-710-7784

From: [Tiffany Chen](#)
To: [Adina Seema \(CPC\)](#)
Subject: Re: 1906 Market Street change of use application
Date: Thursday, May 11, 2017 12:19:04 AM

Dear Ms. Adina,

I'm writing regarding the change of use application recently filed for 1906 Market Street, which is currently being rented to Little Hollywood Launderette.

I live in a building on Hermann St. that has no washers or dryers in the building, so I depend on local laundromats in order to do my laundry. As the only laundromat in the Lower Haight area with an attendant present 24/7 (I checked), Little Hollywood Launderette has been an oasis of cleanliness and order in the oftentimes chaotic environment that is Market Street. The employees are incredibly friendly, and there's a lovely mural inside depicting SF history that was done by a local artist. Laundry is not an especially pleasant task, but it makes a world of difference when the environment it's done in is monitored and sanitary, especially the washer/dryer units are shared.

There are plenty of empty storefronts in Lower Haight and Castro, so I'm not sure why an existing, healthy business needs to be ousted in order to make room for a new restaurant.

Little Hollywood Launderette is a long-standing small business providing an essential service that I would love to see stay in the neighborhood. Shutting down that business would not only negatively impact its employees—it'd be affecting local residents who need access to a clean, safe space to accomplish a vital task.

Best,
Tiffany Chen

From: [Evan Levine](#)
To: [Adina Seema \(CPC\)](#)
Subject: Little Hollywood Launderette
Date: Thursday, May 11, 2017 8:00:31 AM

Hi Seema,

Just wanted to express my concern over the possible change of use for the Little Hollywood Launderette from a laundromat to a restaurant. The laundromat is the only full-service laundromats in the area and its closing would be a detriment to many in the neighborhood. I've been using this laundromat for years and it seems to do a very steady business. I'd like to formally express my disapproval of this change. Please let me know if you need any additional information. Thanks Seema!

Evan Levine
34 Buchanan St #9

From: [Eileen Loughran](#)
To: [Adina, Seema \(CPC\)](#)
Subject: Little Hollywood Launderette
Date: Thursday, May 11, 2017 8:39:43 PM

Ms. Adina,

I oppose the proposed plan to change the space occupied by Little Hollywood into a restaurant, bar, or cafe. This laundromat is utilized by the many families and renters that do not have the privilege to have a washer & dryer in their building or apartment. Where will the residents of this thriving neighborhood go to wash their clothes? Many residents opt to not have a car-- how will they travel across town to do laundry? This is just another step of pushing the working class out of this city.

Please listen to residents. Keep Little Hollywood as is: a thriving laundromat, laundry svcs, and UPS package drop off point. I can not attend hearing due to work schedule but want my voice heard and acknowledged.

Thank you,

Eileen Loughran
77 Hermann Street #33
San Francisco, CA 94102

Sent from my iPhone

From: [Frances Harvey](#)
To: [Adina, Seema \(CPC\)](#)
Subject: 1906 Market St.
Date: Thursday, May 11, 2017 10:51:58 AM

Hello,

It is with some dismay that I hear of plans to remove the Little Hollywood Launderette in favor of restaurant space. I am one of MANY renters in the immediate area that have used the facilities at LHL for many years. While I understand that the expensive new condominiums in the area may be equipped with personal washer/driers, the hundreds of rental units in this neighborhood do not provide such. There is no shortage of restaurants in this area - there are over 50 restaurants within an 10 block radius of this address alone. There is ground floor space available in almost every new build in Hayes Valley/SOMA/Castro/Mission. Please don't remove this valuable service - it would leave many tenants searching far afield for a place to do laundry, and it's especially hard on elderly and handicapped.

Sincerely,
Frances Harvey
1651 Market Street
San Francisco

From: [Joanne Paris](#)
To: [Adina Seema \(CPC\)](#)
Subject: Please don't let us lose the Little Hollywood Launderette
Date: Thursday, May 11, 2017 12:13:26 PM

Good morning,

My husband and I are writing to you to request that you please allow our neighborhood to keep our gem of a launderette. For the many, many of us in our neighborhood that do not have laundry facilities in our buildings, we have cherished and been very thankful for Little Hollywood. Without it, it will be extremely difficult for us all, in that it is the only one nearby and actually in the "hub" of our neighborhood. With all of the changes that have taken place in our beautiful city, there has been much loss of many small businesses that have truly made a difference in our lives. A restaurant owner can truly find a multitude of other properties in which to build. . . . and we have so many restaurants in our area, but only one launderette. Little Hollywood also carries with it a very long and colorful history that we would truly miss!

Please help us,

Respectfully,

JP

[Joanne Paris and Daniell Smith](#)

[65 Guerrero Street, Apt. 9](#)
[San Francisco, CA 94103](#)
[415.552.0572](#)

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From: [gbm](#)
To: [Adina Seema \(CPC\)](#)
Subject: Re-zoning the Little Hollywood Launderette
Date: Monday, May 15, 2017 9:45:14 PM

I just found out that there is a proposal under review by the city to re-zone the Little Hollywood Launderette (1906 Market St.) as a restaurant.

As a senior citizen who has lived in San Francisco for 40 years, I want to voice my opposition to this plan. The Little Hollywood Launderette provides an essential service to my neighborhood (Hermann St & Buchanan St). Just like all the other tenants in my building, I do not have access to laundry facilities and the Little Hollywood Launderette is my only option within several blocks.

I would also like to point out that there is already one restaurant and two bars on the same block as the launderette and the neighborhood already has numerous eateries within it. Let me strongly reiterate, I oppose the rezoning of the Little Hollywood Launderette as a restaurant.

Hopefully, my concern is of interest to the city government.

Sincerely,

Gerald Morgan
77 Hermann St. Apt. 42
San Francisco, CA. 94102

From: [Sonja Trauss](#)
To: [Adina Seema \(CPC\)](#)
Cc: [Michael Petrelis](#)
Subject: Little Hollywood Laundromat
Date: Monday, May 15, 2017 9:52:49 PM

Hello Ms. Adina,

I am writing regarding the proposed change of use from laundromat to restaurant at Little Hollywood Laundromat. I am opposed to this change of use.

Can you tell me what permits or approvals the project applicant needs in order to effect this change of use?

Thank you,

Sonja Trauss
603 Natoma Street
SF CA 94103
(215) 900 1457

On Mon, May 15, 2017 at 5:58 PM, <mpetrelis@aol.com> wrote:

More gentrification and eradication of small businesses owned and staffed by all-immigrants crews in San Francisco:

https://www.facebook.com/permalink.php?story_fbid=290583054686580&id=100012046629752

or

<https://www.facebook.com/profile.php?id=100012046629752>

Hit reply to unsubscribe.

--

Spread the word I got game.

From: [Jay Harrell](#)
To: [Adina, Seema \(CPC\)](#)
Subject: Proposed restaurant at 1906 Market Street
Date: Monday, May 15, 2017 10:43:21 AM

Ms. Adina,

I am firmly opposed to the proposed restaurant at 1906 Market Street in San Francisco. This is the site of the Little Hollywood Laundromat. This is the only laundromat in the area so there is a need for this business. There are many locations in the Castro/Upper Market area where a restaurant can locate. If approved, I predict the restaurant will go out of business in 6 months and the neighborhood will be out of a laundromat, which we desperately need.

Jay Harrell
77 Hermann Street, Apt 26
jay.harrell26@gmail.com

From: [SF Resident](#)
To: [Adina, Seema \(CPC\)](#)
Subject: Concerns. 1906 Market Street
Date: Thursday, May 18, 2017 5:31:06 PM

Hello.

I am a resident living near 1906 Market Street; I received a notice from the Planning Department regarding application 2017.02.08.8753

I have some concerns about this requested 'change of use' - currently there aren't any other laundromats within a convenient distance - furthermore, the next closest are quite dirty and unsavory.

I'm curious so to why the Applicant feels it is necessary that the restaurant go in this exact location instead of the vacant space directly next door - or any of the additional spaces currently available for lease less than a block away, also on Market street? I don't deny that a new restaurant would be much appreciated in the neighborhood - however I'd like to know the reason I have to give up my laundry services when there are other *open storefronts* in the exact same block.

I'd like to be notified if there will be a Public Hearing regarding this matter. I'd gladly welcome a new business venture to the neighborhood - but why on earth would the proprietor go out of their way to alienate potential patrons by removing a necessary commodity in our lives (clean clothes) - not to mention replacing one of the few longstanding businesses in our neighborhood???

Thank you.

From: [Eileen Loughran](#)
To: [Adina, Seema \(CPC\)](#)
Cc: [Sheehy, Jeff \(BOS\)](#)
Subject: Request for Review of Re-zoning of 1906 Market street
Date: Saturday, May 20, 2017 4:22:08 PM

Ms. Adina,

I am writing on behalf of residents of 77 Hermann street to voice our concern about a request to re-zone 1906 Market street to a restaurant. This neighborhood does not need another high end restaurant. We need services such as laundry & wash and fold offered by Little Hollywood that currently occupies the space on Market street. This is a residential neighborhood of working families & individuals that do not have the privilege of a washer and dryer in their building or unit. Many of us have been in San Francisco for over 20 years and have watched the neighborhood change. We have seen countless native San Franciscans pushed out because of high costs and lack of support for the working & middle class.

A restaurant that caters to the "new San Francisco" is not needed in this area. Additionally, it will add to congestion on our streets. We need basic services that meet the needs of the middle and working class.

We will continue to oppose this re-zone request. We need a laundromat not a high-end restaurant. Please keep us posted on this issue.

Sincerely,
Eileen Loughran
On behalf of residents of 77 Hermann Street

77 Hermann #33
San Francisco, CA 94102

Sent from my iPhone

From: [Ana Moreno](#)
To: [Adina Seema \(CPC\)](#)
Subject: Stop Closing Little Hollywood laundromat
Date: Monday, May 29, 2017 2:22:43 PM
Importance: High

Hi Seema,

I address to you in relation to the Little Hollywood laundromat, and the announcement of its probable closing.

As a neighbor of the area, I am very concerned about this situation and how it is going to affect us. This is the only laundromat on the area with a safe environment and It is very sad to see how it is going to be closed and substituted by a restaurant.

A laundromat is service of first necessity in this city, where most of buildings do not have washing machines and dryers. A restaurant however is not a service of first necessity, and less in an area with tons of them. This laundromat gives service to hundreds of people in the area. In case of disappearing we will have to walk long distances with the weight of the clothes to be able to find a basic service.

I really plead to reconsider the possibility of closing it. Please, leave it opened.

Thanks a lot!



ENERTIS

Ana Moreno Martínez
Project Manager – North America



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Email: ana.moreno@enertis.us / Skype: amorenoenertis
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From: [Adriana Markham](#)
To: [Adina, Seema \(CPC\)](#)
Subject: 1906 Market Street - Change of Use
Date: Wednesday, May 31, 2017 12:50:53 PM

Greetings Seema Adina,

I write to you as a concerned citizen of San Francisco.

Upon hearing that the Little Hollywood Laundromat was on the chopping block, I was immediately crestfallen. It is such a lovely place do laundry! It's clean, with high ceilings, and a cool vintage vibe. Vibrant murals cover the walls, and live plants are ensconced amidst a variety of machines.

After a bit of Googling I found that it feels vintage for a genuine reason. Little Hollywood has been open for over [50 years](#). And now, because of dollar signs in the eyes of a landlord, it may be forced to close.

Some might say that it is *just a laundromat*, but it is not. It's part of our local history and it is a necessary facility. A petition was signed by 200 residents who regularly patronize the laundromat, before the landlord ordered that the workers cease and desist their quiet protest. I would have happily been the 201st signature.

I've only been in San Francisco a small time (a little over half a decade) and I understand that some things must change. But I truly believe that the closure of Little Hollywood will be [a great loss](#) for our neighborhood, and for our city.

Thank you for reading,
Adriana Markham

From: [Nick Lazarou](#)
To: [Adina, Seema \(CPC\)](#)
Subject: Little Hollywood Launderette
Date: Wednesday, May 31, 2017 4:57:32 PM

Hello Seema,

Is there any chance that the laundromat will be able to stay where it's located?
No other laundromats around the area that can handle all of the customers.

Would be very difficult to wash clothes when there are no washers/dryers in many of the surrounding apartments.

Please let me know if there is any way to prevent the space from being converted to anything else.

Thank you,
Nick

Nick Lazarou

60 Francisco Street
San Francisco, CA 94133



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DC | CHEVY CHASE | BOSTON | CAMBRIDGE | MIAMI | COCONUT GROVE | BEVERLY
HILLS | MALIBU | PASADENA | MONTECITO | SANTA BARBARA | BASALT | ASPEN | SAN FRANCISCO

Reduced Plans

Case Number 2017-001756DRP
Discretionary Review
Change of Use : General Retail to Restaurant
1906 Market Street

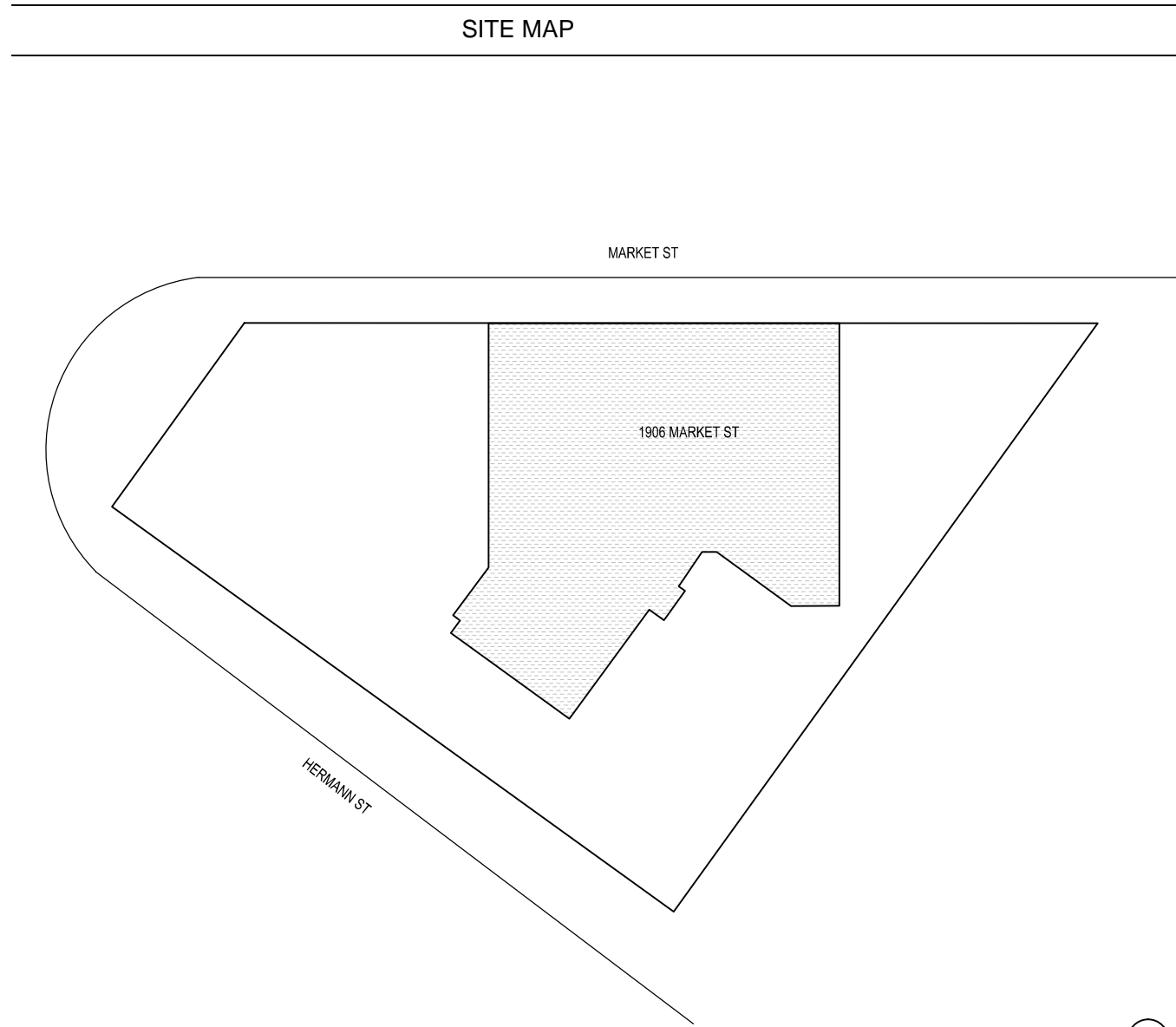
RESTAURANT REMODEL

TENANT IMPROVEMENT/CHANGE OF USE

1906 MARKET ST, SF, CA 94012



ARCHITECT:
CHRIS SULLIVAN
3018 MARTIN LUTHER KING
BERKELEY CA 94703
415-272-4992
SULLI2@YAHOO.COM



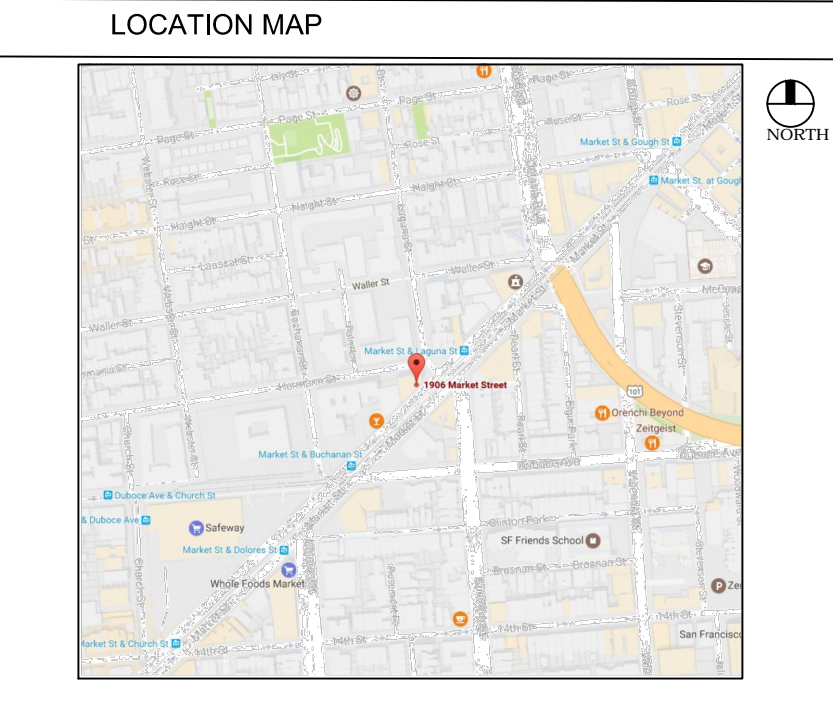
1 UNIT LOCATION PLAN
NTS GROUND FLOOR

- #### GENERAL NOTES
1. OPERATOR IS RESPONSIBLE FOR ACQUIRING ALL PERMITS AND FIRE MARSHAL APPROVALS AS REQUIRED BY OWNER.
 2. GENERAL CONTRACTOR TO COORDINATE WITH APPLICABLE UTILITY COMPANY WHEN REROUTING ELECTRICAL, TELEPHONE SERVICES.
 3. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES AND REGULATIONS.
 4. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND EXECUTION OF THE WORK SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS AND PROCEDURES.
 5. GENERAL CONTRACTOR SHALL COORDINATE ALL FACETS OF HIS WORK AND ALL TRADES INVOLVED AS TO AVOID CONFLICT IN LOCATION, INSTALLATION AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. IF ANY WORK IS TO BE INSTALLED BY THE OPERATOR DIRECTLY, ALLOWANCES FOR THE OPERATOR'S WORK MUST BE MADE.
 6. GENERAL CONTRACTOR SHALL LEAVE THE JOB SITE 'BROOM CLEAN' AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A NEAT AND SAFE PLACE TO AVOID ACCIDENTS.
 7. IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT DESIGNER BEFORE PROCEEDING.
 8. NO DIMENSIONS SHALL BE TAKEN BY SCALLING FROM THE DRAWINGS. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE DESIGNER. REFER TO THE COVER SHEET FOR DIMENSIONING STANDARDS.
 9. VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.
 10. GENERAL CONTRACTOR SHALL REVIEW ALL DRAWINGS BEFORE FRAMING.
 11. GENERAL CONTRACTOR SHALL INSTALL ALL FIXTURES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ALL GUARANTEES, INSTRUCTION BOOKLETS AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE HANDED DIRECTLY TO THE OPERATOR. CONTRACTOR TO VERIFY THAT EVERY PIECE OF EQUIPMENT AND EVERY FIXTURE IS IN PERFECT WORKING ORDER AND THAT INFORMATION ABOUT THE WARRANTIES AND GUARANTEES IS MADE KNOWN TO THE OPERATOR.
 12. THE INSTALLER OF EACH MAJOR UNIT OF WORK IS REQUIRED TO INSPECT THE SUBSTRATE AND CONDITIONS TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO THE GENERAL CONTRACTOR AND NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE ATTAINED.
 13. FOR MOUNTING HEIGHTS NOT CLEARLY OUTLINED ON THE PLANS OR IN SCHEDULES, COORDINATE WITH OPERATOR OR DESIGNER. VERIFY LOCATIONS WITH OPERATOR OR DESIGNER BEFORE PULLING WIRE.
 14. PROVIDE SOLID BLOCKING AS NECESSARY FOR ALL WALL MOUNTED SHELVES, FIXTURES AND FITTINGS, EVEN WHEN WORK IS TO BE DONE BY THE OPERATOR DIRECTLY. COORDINATE WORK AND LOCATIONS WITH OPERATOR.
 15. ALL FASTENING DEVICES TO BE CONCEALED, UNLESS OTHERWISE NOTED.
 16. CAULK OR OTHERWISE SEAL AROUND ALL OPENINGS TO MITIGATE INFILTRATION, INCLUDING, BUT NOT LIMITED TO EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES AND FLOORS.

- #### DRAWING LIST
- A0.0 TITLE SHEET, SITE PLAN
 - A1.0 PLANS
 - A2.0 ELEVATIONS

PROJECT INFO

ADDRESS: 1906 MARKET ST
ZONING: NCT-3
EXISTING BUILDING: 6 STORY= COMMERCIAL ON GROUND FLOOR, RESIDENTIAL OCCUPANCY ABOVE
EXISTING USE OF PROJECT SPACE: LAUNDROMAT
PROPOSED USE: RESTAURANT
CONSTRUCTION TYPE= II-B (NO CHANGE)
SPRINKLED: NO
EXISTING SQUARE FOOTAGE: 2,040SF (NO CHANGE)
CODES:
2016 California Building Code
2016 California Electrical Code
2016 California Mechanical Code
2016 California Plumbing Code
2016 Green Building Code
2016 California Energy Code
AS AMENDED BY THE SAN FRANCISCO MUNICIPAL CODE



SCOPE OF WORK

CHANGE OF USE APPLICATION:
TENANT IMPROVEMENT OF EXISTING LAUNDROMAT. CHANGE OF USE INTO A RESTAURANT. WORK INCLUDES INSTALLATION OF NEW EQUIPMENT PARTITIONS, LIGHTING, HVAC, ELECTRIC, FINISHES, AND ACCESSIBLE RESTROOM. NO CHANGE TO SQUARE FOOTAGE. EXTERIOR WORK INCLUDES REMOVAL OF EXISTING AWNINGS AND INSTALLATION OF NEW SECURITY SCREEN.

ARCHITECTURAL SYMBOLS:

DOOR NUMBER	NORTH ARROW	INTERIOR ELEVATION DRAWING NUMBER
WINDOW OR LOUVER TYPE	REVISION	INTERIOR ELEVATION SHEET NUMBER
DETAIL NUMBER	CEILING HEIGHT	ELEVATION DRAWING NUMBER
DETAIL SHEET NUMBER	KEY NOTE	ELEVATION SHEET NUMBER
SECTION		

OWNER/TENANT:
KANTINESF LLC
73 DIAMOND STREET
SAN FRANCISCO, CA 94114
415-738-9253

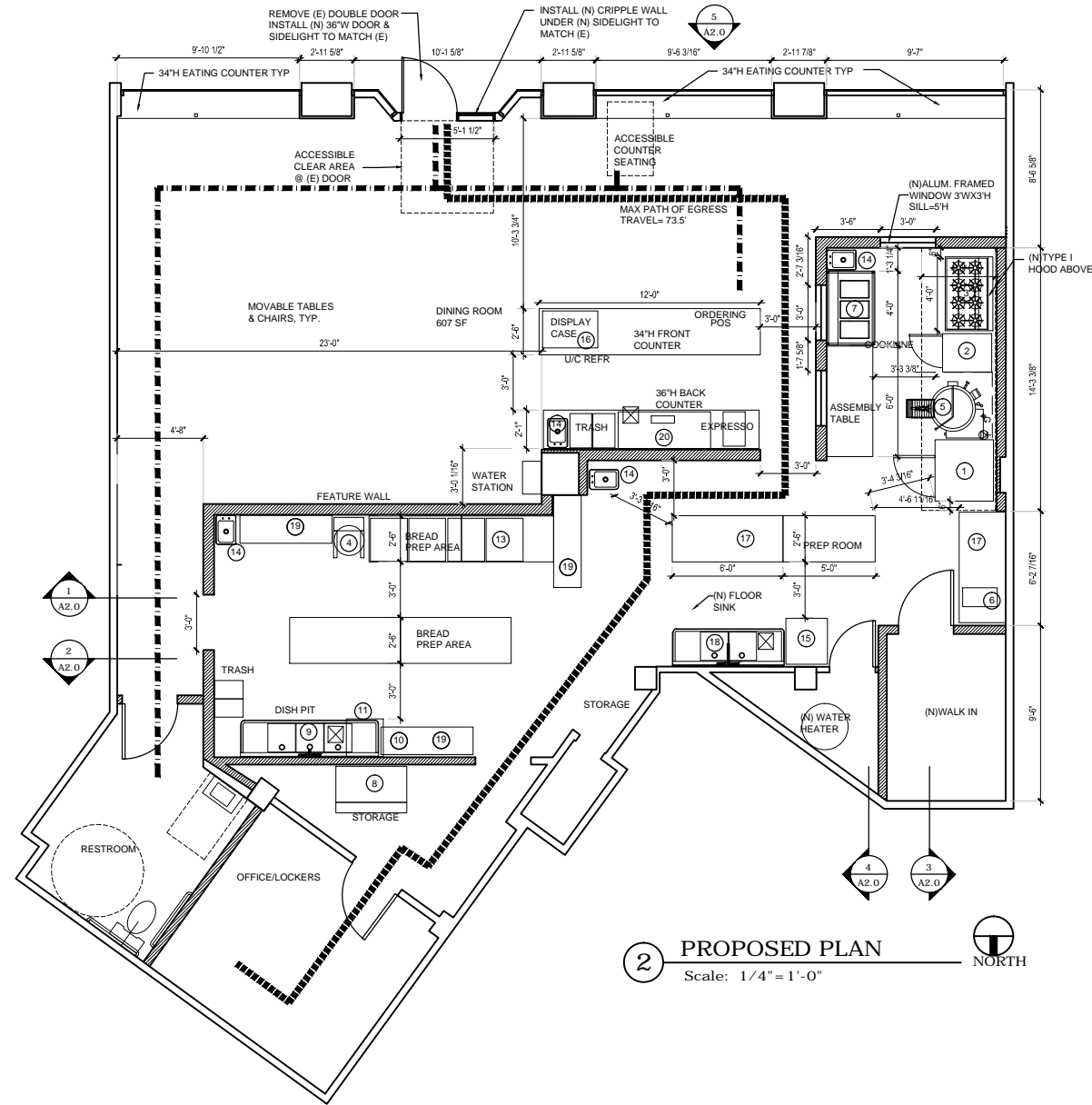
PROJECT:
INTERIOR TENANT IMPROVEMENT
KANTINE RESTAURANT
1906 MARKET ST
SF, CA 94102

DESCRIPTION:
TITLE

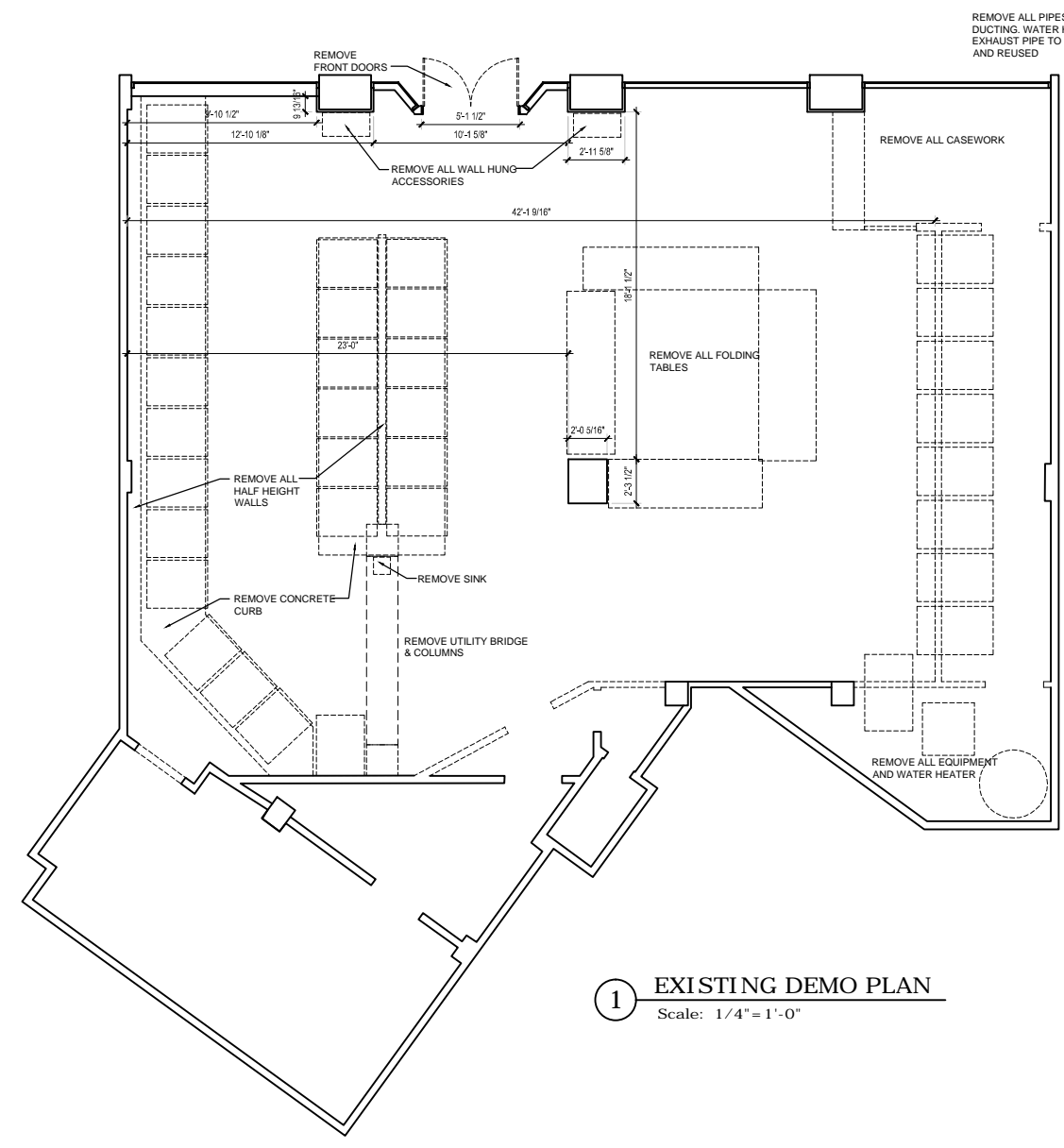
DATE:
FEBRUARY, 2017
TENANT IMPROVEMENT PERMIT

SHEET:

A0.0



2 PROPOSED PLAN
Scale: 1/4" = 1'-0" NORTH



1 EXISTING DEMO PLAN
Scale: 1/4" = 1'-0"

SHEET NOTES

PLAN LEGEND

- FIRE EXITING
 - ACCESSIBLE PATH OF TRAVEL
 - ⊗ FLOOR SINK
 - ▣ FLOOR TROUGH SINK
 - ▨ 6" MTL STUD PARTITION @ 16" OC. W/ 1/2" TYP "X" BOTH SIDES.
 - (E) WALL TO REMAIN
 - - - - - DEMOLISH WALLS, COUNTERS, DOORS, ETC.
- NOTE: ALL DIMENSIONS TO FACE OF FINISH

CODE ANALYSIS

DINING SQUARE FOOTAGE = 607SF
 DINING OCCUPANCY = 15 SF/PERSON (CBC TABLE 1004)
 = 607/15 = 40 PERSONS.

BACK KITCHEN, OFFICE & FRONT COUNTER = 820SF
 KITCHEN OCCUPANCY = 200 SF/PERSON = 5 PERSONS

TOTAL OCCUPANTS = 45 PERSONS

THIS IS CONSIDERED A "B" OCCUPANCY < 50 PERSONS PER CBC 303.1.1

FIRE EGRESS TRAVEL DISTANCE < 75FT, UNSPRINKLED REQUIRES 1 EXITS, CBC 1021.

RESTROOM FACILITIES
 DINING AREA = 30SF/PERSON, DINING SFBC TABLE 2902.1 = 607/30 = 21 PERSONS.

KITCHEN AREA = 200SF/PERSON, KITCHEN = 850/200 = 5 PERSONS

ONE RESTROOM REQUIRED & ONE PROVIDED PER CPC 422 EXCEPTION #3.

Kantine	Equipment List, 2/1/17
1	- Electrolux 267754 (Aos2010p1) Air-O-Steam Combi Oven (or similar) - I don't know how much kitchen space we'll need, so this is a guess. But aside from the regular production for the restaurant, we'll have to have enough oven space to produce our rye bread for our wholesale customers.
2	- Alto-Shaam Smoker Cook & Hold Oven
3	- 6-burner gas range with attached flattop OR induction stovetop equivalent to 10 burners (are they considerably more expensive, and do they use a lot of electricity?) - two convection ovens underneath
4	- Hobart (or similar) 80 qt mixer
5	- Steam jacketed kettle, ideally around 40qt
6	- slicer
7	- steam table
8	- ice machine
9	3 comp sink
10	grease trap
11	dishwasher, undercounter, low temp
12	lockers
13	ingredients bins, undercounter
14	wall mounted hand sink
15	27" wide refrigerator
16	undercounter refrigerator
17	Prep Tables
18	Prep Sink, 2 comp
19	storage racks

CONTRACTOR NOTES:

- CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
- CONTRACTOR TO PATCH REPAIR ALL (E) WALLS TO REMAIN FOR PAINTING
- CONTRACTOR TO INSTALL ALL ITEMS, FIXTURES AND FINISHES PER CURRENT CODE REQUIREMENTS
- MECHANICAL WORK INCLUDING DUCTING, FANMOTORS, NEW AND EXISTING HOODS TO BE COORDINATED BY CONTRACTOR CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THIS WORK, PATCH/REPAIR ALL PENETRATIONS TO MATCH (E)
- CONTRACTOR TO OBTAIN ALL PERMITS, INCLUDING ELECTRICAL, PLUMBING AND MECHANICAL. MEP WORK IS DESIGN BUILD. IT IS ASSUMED THAT THE EXISTING MEP CONDITIONS WILL ALLOW FOR THIS RENOVATION, BUT THE CONTRACTOR TO VERIFY. ARCHITECT WILL PROVIDE A BUILDING PERMIT, TO INCLUDE STRUCTURAL WORK.
- ALL KITCHEN EQUIPMENT WILL BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR EXCEPT GREASE INTERCEPTOR. GREASE INTERCEPTOR TO BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL GAS, WATER, ELECTRIC AND DRAINAGE REQUIREMENTS FOR EACH PIECE OF EXISTING AND NEW EQUIPMENT.
- ALL PENDANT AND SCONCE LIGHTING IN THE DINING AREA TO BE PROVIDED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. CONTRACTOR TO PROVIDE AND INSTALL ALL LIGHTING IN THE KITCHEN.
- ALL WALLS AND CEILINGS ARE TO BE PRIMED AND PAINTED. 2 COATS MIN. WITH 4 SAMPLE BRUSH OUTS OF EACH WALL FOR OWNERS APPROVAL. ALL WALLS TO BE PATCHED AND REPAIRED WITH A LEVEL 4 FINISH PRIOR TO PRIMING. CONTRACTOR TO PRIME AND PAINT FRONT AND REAR EXTERIOR WALLS, FIRST FLOOR. COLOR TBD.
- CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ALL DOORS/WINDOWS AND CABINETS FOR ARCHITECTS APPROVAL.
- CONTRACTOR TO INSTALL ALL COPPER ON ALL EDGES OF COUNTERS, WAINSCOT, AND SHELVES TO BE PATINAED, TO THE APPROVAL OF THE OWNER. ALL COPPER TO HAVE COPPER RIVETS @ 8" OC



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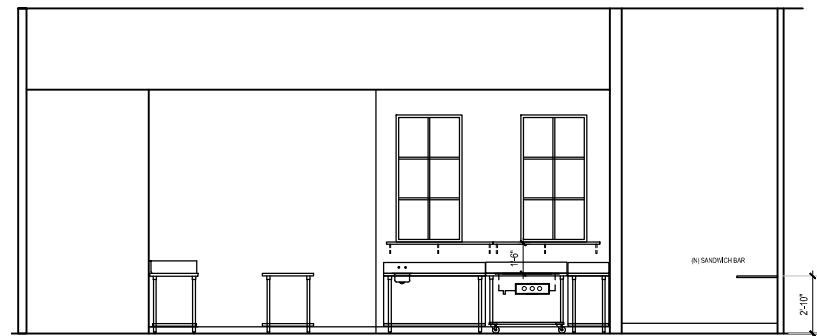
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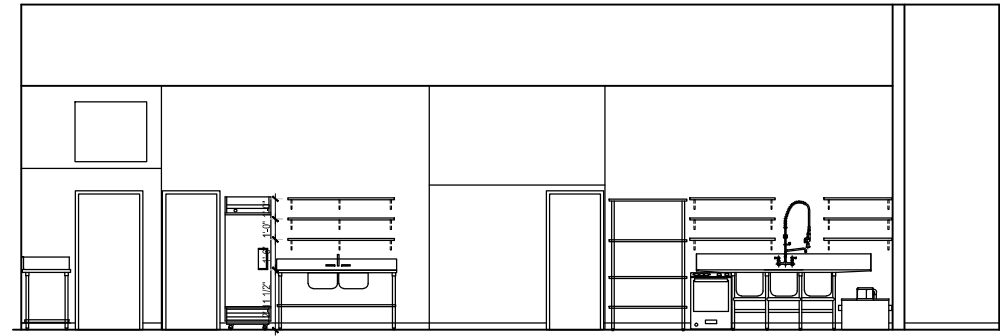
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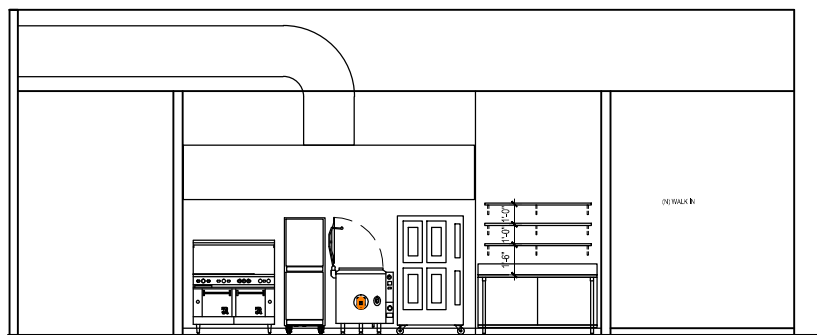
⑤ PARTIAL EXTERIOR ELEV.
Scale: 1/4" = 1'-0"



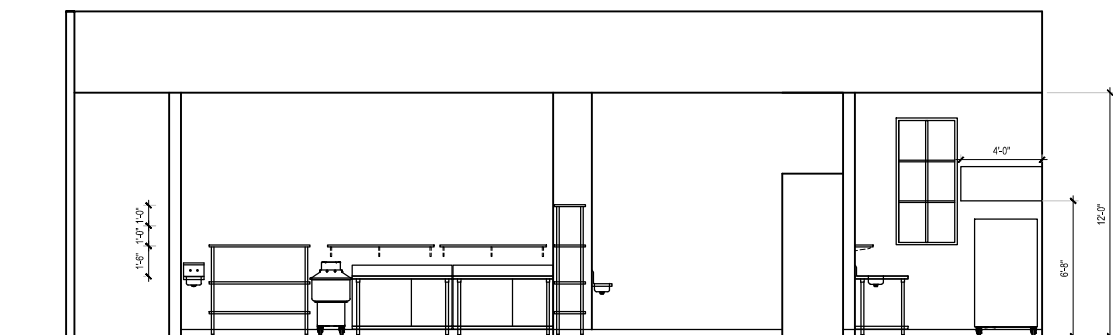
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