



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 11/08/2018

Record No.: **2018-009951CUA**
Project Address: **1541 SLOAT BLVD**
Zoning: NC-S (Neighborhood Commercial, Shopping Center District)
26-40-X Height and Bulk District
Lakeshore Plaza Special Use District
Block/Lot: 7255/002
Applicant: Javier Solorzano
3288 21st Street #49, San Francisco, Ca 94110
Staff Contact: Bridget Hicks – 415-575-9054
bridget.hicks@sfgov.org
Recommendation: **Approve with Conditions**

1650 Mission St.
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Reception:
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415.558.6377

PROJECT DESCRIPTION

The Project includes the change of use from retail to a limited restaurant in the Lakeshore Plaza Shopping Center. The limited restaurant will be doing business as Teaspoon and will serve boba tea soft drinks, with no cooking and no hood. The project involves interior tenant improvements. Bicycle, vehicle, and ADA parking are already provided by the Lakeshore Plaza Shopping Center.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization for a change of use to a limited restaurant within the Lakeshore Plaza Special Use District (Section 780.1.44).

ISSUES AND OTHER CONSIDERATIONS

- **Surrounding Properties and Neighborhood.** Lakeshore Plaza has historically had a large concentration of Formula Retail uses. Of the 41 tenants in the Plaza, approximately 20 percent are food service establishments, only one of which specializes in drinks (dba Peet's Coffee and Tea). With the addition of this limited restaurant (dba Teaspoon) the concentration of eating and drinking uses will be approximately 22 percent.
- **General Plan Compliance.** The project would fill a vacant retail storefront and enhance the diversity of neighborhood-serving goods and services in the existing Neighborhood Commercial Shopping Center District. The project will add a new limited restaurant which is compatible with the existing neighborhood character and will preserve the cultural and economic diversity of the neighborhood. The proposed tenant is not considered

formula retail. There are currently 10 locations worldwide, 1 which is located in San Francisco City Limits. The formula retail affidavit has been completed preemptively by the application and is included in Exhibit G.

- **Public Comment & Outreach.** The Department has received no public comment as of this date.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Lakeshore Plaza Special Use District Controls, the Neighborhood Commercial Shopping Center District Zoning Controls and the Objectives and Policies of the General Plan. The proposed tenant, Teaspoon, provides a strong daytime and family oriented atmosphere. The proposed use contributes to the variety of retail goods and services provided to the neighborhood. The Department also finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings
Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Public Correspondence
Exhibit G – Project Applications



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: NOVEMBER 8, 2018

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Record No.: **2014-009951CUA**
Project Address: **1541 Sloat Boulevard**
Zoning: NC-S (Neighborhood Commercial, Shopping Center) Zoning District
26-40-X Height and Bulk District
Lakeshore Plaza Special Use District
Block/Lot: 7255-002
Project Sponsor: Javier Soloranzo
3288 21st Street #49
San Francisco, CA 94110
Property Owner: Stuart Bai
4159 El Camino Way, Ste P
Palo Alto, CA 94306
Staff Contact: Bridget Hicks- (415) 575-9054
Bridget.Hicks@sfgov.org

ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 713, AND 780.1 TO PERMIT A CHANGE FROM RETAIL TO LIMITED RESTAURANT (DBA TEASPOON) IN AN EXISTING ONE STORY COMMERCIAL BUILDING OF APPROXIMATELY 915 SQUARE FEET WITHIN THE NC-S (NEIGHBORHOOD COMMERCIAL SHOPPING CENTER) ZONING DISTRICT, LAKESHORE PLAZA SPECIAL USE DISTRICT, AND 26-40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On AUGUST 23, 2018 Javier Soloranzo representing Stuart Bai (hereinafter "Project Sponsor") filed Application No. 2018-009951CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to permit a Change of Use from retail to a limited restaurant (dba Teaspoon) in an existing one story commercial building (hereinafter "Project") at 1541 Sloat Boulevard, Block 7255 Lot 002 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-009951CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On November 8, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2018-009951CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption as described in the determination included in the Planning Department files for this project.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-009951CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.

Project Description. The Project includes the change of use from retail to a limited restaurant in the Lakeshore Plaza Shopping Center. The limited restaurant will be doing business as 'Teaspoon' and will serve boba tea soft drinks, with no cooking and no hood. The project involves interior tenant improvements and new signage. Bicycle, vehicle, and ADA parking are already provided by the Lakeshore Plaza Shopping Center. The storefront is approximately 845 square feet and will operate from approximately 10 a.m. to 10 p.m. The store will employ approximately 8 -10 employees.

2. **Site Description and Present Use.** The Project is located within the Lakeshore Plaza Shopping Center at 1541 Sloat Boulevard between Clearfield Drive and Evergreen Drive. Lakeshore Plaza provides a variety of neighborhood serving storefronts comprised of a mix of larger one-story department and grocery stores and two-levels of smaller storefronts. The Plaza consists of four parcels occupying approximately 122,864 square feet in combined area with a surface parking lot of 559 spaces. The existing one-story commercial storefront occupies a space of approximately 845 square feet. This storefront has been vacant for over 2 years and was previously occupied by a retail use (dba Green Citizen).

3. **Surrounding Properties and Neighborhood.**

The Project Site is located within the Lakeshore Plaza Special Use District and a Neighborhood Commercial Shopping Zoning District. The plaza is surrounded by mostly single-family homes in RH-1 and RH-1D Zoning Districts. The Plaza has historically had a large concentration of Formula Retail uses. Of the 41 tenants in the Plaza, approximately 20 percent are food service establishments, only one of which specializes in drinks (dba Peet's Coffee and Tea).

4. **Public Outreach and Comments.**

The Department has received no public comments as of this date.

5. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Lakeshore Plaza SUD – Change of Use.** Planning Code Section 780.1.44 states that in the Lakeshore Plaza SUD, a Conditional Use authorization is required for the establishment of a limited restaurant.

The project proposes a change of use from a retail establishment to a limited restaurant.

- B. **Hours of Operation.**

The proposed hours of operation for 'Teaspoon' are from 10a.m. to 10p.m. every day. Lakeshore Plaza is generally open from 9 a.m. to 9 p.m. every day, however, each tenant may determine their own hours.

- C. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 15 feet 6 inches of frontage facing the Lakeshore Plaza parking lot; this frontage is devoted to either the restaurant entrance or window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

- D. **Signage.**

Currently, there is not a proposed sign program on file with the Planning Department. Any proposed signage will be subject to the review and approval of the Planning Department.

- E. **Formula Retail**

The proposed tenant is not considered formula retail. There are currently 10 locations worldwide, 1 of which is located in San Francisco City Limits. The formula retail affidavit has been completed preemptively by the application and is included in Exhibit G.

6. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the proposed use is in keeping with other storefronts within the shopping plaza. The proposed limited restaurant will not impact traffic or parking in the District because the parking lot was designed to accommodate any customers to the Lakeshore Plaza Shopping Center. This use will complement the mix of goods and services currently available in the district and will contribute to the economic vitality of the neighborhood by removing a vacant storefront.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposed work consists of interior tenant improvements and will not affect the building envelope and will not alter the existing appearance or character of the project vicinity.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. Off-street parking is provided by the Lakeshore Plaza Shopping Center.

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

The project will not generate noxious or offensive emissions such as noise, glare, dust, or odor.

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

The Project does not require any additional landscaping or screening, and no new off-street parking spaces, loading spaces, open spaces, or service areas are proposed at the subject property. Any proposed signage will be subject to the review and approval of the Planning Department in compliance with the Planning Code.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The proposed project is consistent with the stated purpose of NC-S Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

7. **Planning Code Section 303 (o)** establishes criteria for the Planning Commission to consider when reviewing applications for projects with regard to Eating and Drinking Uses. For such projects, the Planning Commission shall consider, in addition to the criteria set forth above, the existing concentration of eating and drinking uses in the area. Such concentration should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of this Section 303 of the Code, the immediate area shall be defined as all properties located within 300' of the subject property and also located within the same zoning district.

The proposed project will add an additional limited restaurant to the existing concentration of eating and drinking uses in the area. The current concentration of eating and drinking uses of total commercial frontage in the Plaza is approximately 20 percent. With the addition of this limited restaurant (dba Teaspoon) the concentration of eating and drinking uses will be approximately 22 percent.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 2:

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

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city

The project will add a new commercial activity to an otherwise vacant storefront.

NEIGHBORHOOD COMMERCE

OBJECTIVE 6:

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

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.10:

Promote neighborhood commercial revitalization, including community-based and other economic development efforts where feasible.

The project will fill a vacant retail storefront and enhance the diversity of neighborhood-serving goods and services in the existing Neighborhood Commercial Shopping Center District.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:
 - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The Lakeshore Plaza shopping center provides many neighborhood-serving retail uses. The Project provides one new limited restaurant, which will enhance the nearby retail uses by providing more customers, who may patron and/or own these businesses.
 - B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

The project will add a new limited restaurant which is compatible with the existing neighborhood character and will preserve the cultural and economic diversity of the neighborhood.
 - C. That the City's supply of affordable housing be preserved and enhanced.

The project site does not possess nor propose any housing.

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

The Project Site is served by nearby public transportation options. The Project is located along a Muni bus line (23-Monterey) and is within walking distance of the (57-Parkmerced) bus and (29-Sunset) bus. The Project also provides off-street parking and sufficient bicycle parking for customers.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project does not include commercial office development.

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

This proposal will not impact the property's ability to withstand an earthquake and all tenant improvements will conform to the structural and seismic safety requirements of the Building Code.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The project proposes no changes to the building envelope and therefore will not create any additional impact on parks and open space and their access to sunlight and vistas.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-009951CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 23, 2018 and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 8, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 8, 2018

SAN FRANCISCO
PLANNING DEPARTMENT

EXHIBIT A

Conditions of Approval

Conditional Use Authorization
Case No. 2018-009951CUA
1541 Sloat Boulevard

AUTHORIZATION

This authorization is for a conditional use to allow a limited restaurant (d.b.a. **Teaspoon**) located at 1541 Sloat Boulevard, Block 7255, and Lot 002 pursuant to Planning Code Section(s) **303, 713, and 780.1** within the **Neighborhood Commercial Shopping Center** Zoning District, **Lakeshore Plaza Special Use District**, and a **26-40-X** Height and Bulk District; in general conformance with plans, dated August 23, 2018, and stamped "EXHIBIT B" included in the docket for Record No. **2018-009951CUA** and subject to conditions of approval reviewed and approved by the Commission on **November 8, 2018** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **November 8, 2018** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXXX** shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a

Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

1. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of

recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

2. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

3. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

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

- A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section [34](#) of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.

- B. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the

approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- C. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.

6. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

7. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

8. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Every day from 6:00a.m. to 11:00p.m.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

EXHIBIT B

Plans and Renderings

Conditional Use Authorization
Case No. 2018-009951CUA
1541 Sloat Boulevard

SCOPE OF WORK:

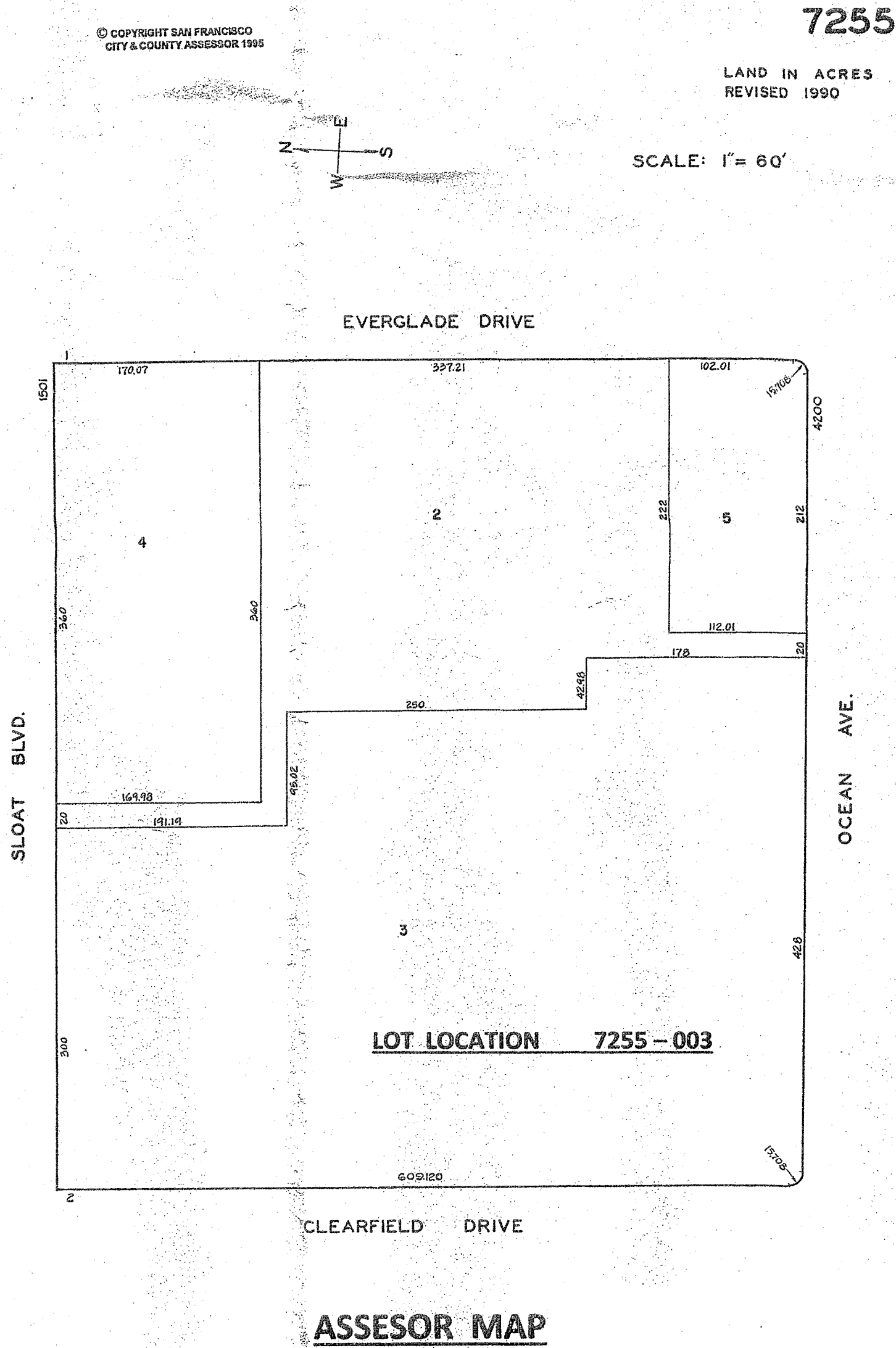
TO DO THE INTERIOR IMPROVEMENT FOR A LIMITED RESTAURANT THAT SERVE SOFT DRINKS WITH TOPPING AND WITH SHAVE ICE ETC. THE WORK WILL INCLUDED THE PLUMBING WORK, ELECTRICAL AND THE EXISTING HVAC UNIT ON ROOF TOP WILL REMAIN, REST ROOM TO REMAIN.

SHEET INDEX

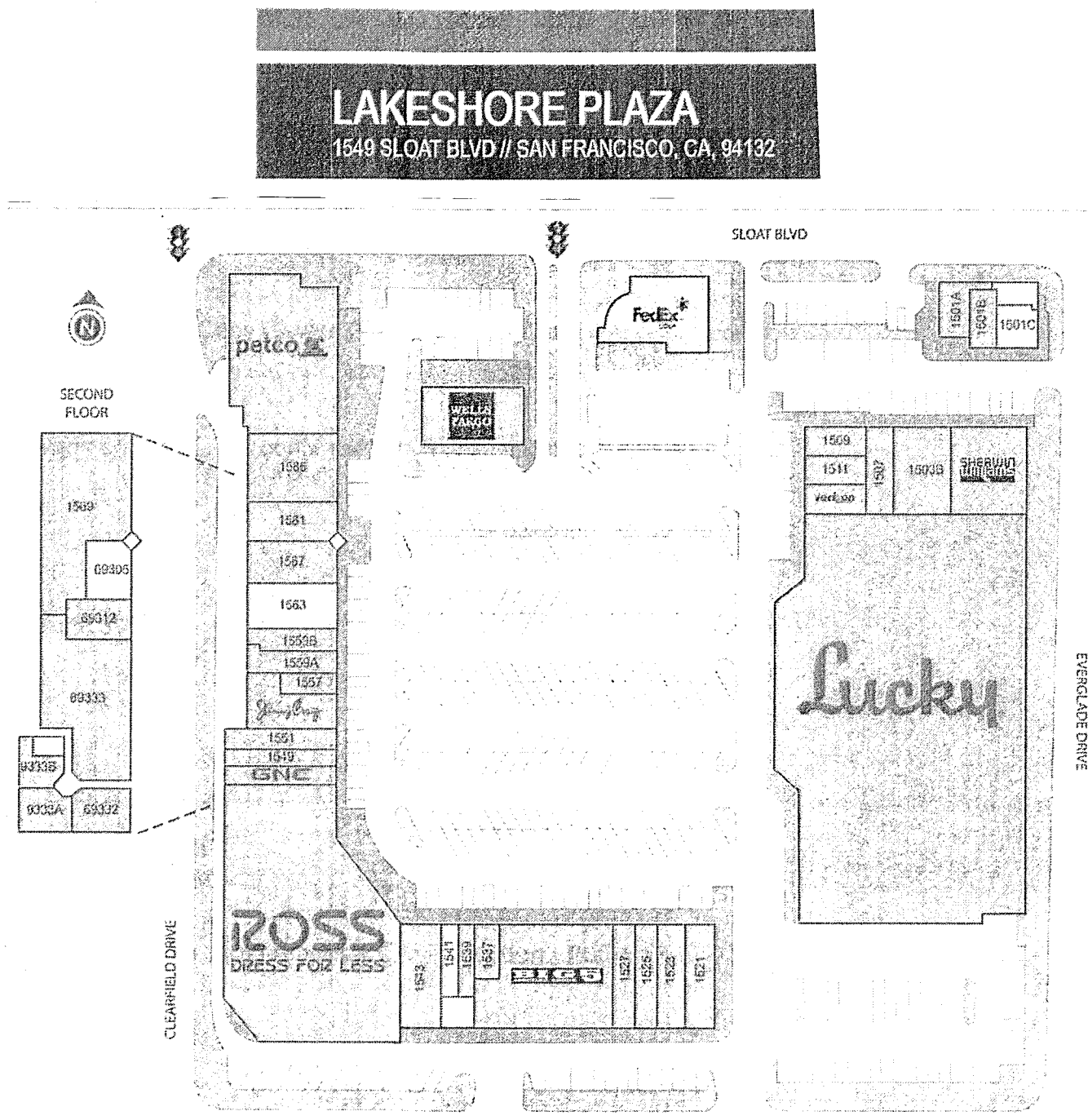
- A-0 VICINITY MAP WITH PARKING, SITE MAP , GENERAL NOTES
A-1 HANDICAP DETAILS, AND NOTES
A-2 FLOOR PLAN AND EXISTING FLOOR PLAN & LIST OF EQUIPMENT
A-3 FINISH SCHEDULE AND NOTES
A-4 SOFFIT DETAILS AND NOTES
E-1 ELECTRICAL LIGHTING AND POWER ASSIGNMENT TO PANEL
P-1 PLUMBING WASTE LINE LAY-OUT.
P-2 HOT AND COLD WATER LINE LAY-OUT.
T-24 ENERGY T-24 LIGHTING
S.F. S. F. D.A. CHECK LIST AND T-24 NRB ATTACHMENT.

GENERAL FIRE SAFETY NOTES:

- 1). **FRONT DOOR REQUIREMENT:**
THE FRONT DOOR SHALL HAVE A 10" SMOOTH UNINTERRUPTED SURFACE and ADD NOTE ON TOP OF THE DOOR, STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" WITH 1" MIN. LETTER HEIGHT.
- 2). **EXIT DOORS :**
EXIT DOOR SHALL SWING TO THE DIRECTION OF TRAVEL & TO HAVE AN APPROVED PANIC HARDWARE DEVICE AND WITH THE POSTED EXIT SIGN. DEAD BOLTS OR SURFACE MOUNTED LATCHES ARE NOT ALLOWED. INSTALL EMERGENCY POWER FOR LIGHTED EXIT AS REQUIRED. (SEE 1006.1 ILLAMINATION REQUIRED, 1006.2 ILLVMINATION LEVEL, 1006.3 ILLVMINATION EMERGENCY POWER.)
- 3). **ACCESSIBLE SIGNS:**
INSTALL THE INTERNATIONAL DISABLED SYMBOL IN THE FRONT DOOR AREA.
- 4). **STREET ADDRESS:**
INSTALL STREET ADDRESS NUMBER NOT LESS THAT 6" HIGH ON A CONTRASTING BACK GROUND AND BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY
- 5). **DINING ROOM OCCUPANCY:**
EACH DINING ROOM SHALL HAVE AN OCCUPANCY SIGN TO SHOW THE MAXIMUM SEATING.
- 6). **LOCK BOX FOR FIRE MARSHAL:**
A KNOX LOCK BOX IS REQUIRED BY FIRE DEPARTMENT. THE EXISTING LOCK BOX LOCATION MAY BE INDICATED ON THE PLAN. CFC 506.1



SITE/ROOF PLAN
NOT TO SCALE:



- 1). ALL WORKS SHALL COMPLY WITH THE CURRENT CALIFORNIA BUILDING CODES AND ALL CURRENT LOCAL GOVERNING CODES, REGULATIONS AND ORDINANCES.
- 2). CONTRACTOR SHALL BE LICENSED, FULLY INSURED AND EXPERIENCED IN LOCAL CONSTRUCTION PRACTICE, CODES AND REGULATIONS.
- 3). CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. NO WORK SHALL BE STARTED UNTIL ALL QUESTIONS AND DISCREPANCIES ARE RESOLVED.
- 4). CONTRACTOR SHALL EXAMINE ALL RELEVANT PLANS, SPECIFICATIONS AND OTHER CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK. ANY OMISSIONS OR DISCREPANCIES IN ANY PART OF THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO OWNER PRIOR TO COMMENCEMENT OF WORK. SCALE SHALL NOT BE USED FOR DETERMINING EXACT DIMENSIONS.
- 5). WORK SHALL BE DONE IN ACCORDANCE WITH PLANS, STAMPED BY DEPARTMENT OF BUILDING INSPECTION. OWNER SHALL BE INFORMED IMMEDIATELY IF DIFFERENT SOLUTION IS NECESSARY. FAILURE TO DO SO SHALL PUT ENTIRE RESPONSIBILITY ONTO CONTRACTOR.
- 6). CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY OF PEOPLE AND PROPERTY ON THE PROJECT SITE. CONTRACTOR SHALL CAREFULLY CHECK THE STABILITY OF TALL EXISTING ELEMENTS PRIOR TO CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH CALOSHA REQUIREMENTS. ALL POWER EQUIPMENT SHALL BE OPERATED ONLY UNDER THE APPROVAL OF THE GOVERNING AGENCIES. FIRE EXTINGUISHER SHALL BE PROVIDED AND MAINTAINED DURING CONSTRUCTION.
- 7). CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AT HIS/HER OWN EXPENSE. ANY DAMAGE TO ANY PUBLIC OR PRIVATE PROPERTY THAT IS CAUSED BY HIS/HER WORK.
- 8). ALL MATERIALS, FIXTURES, EQUIPMENT SHALL BE NEW AND UNUSED. NO SUBSTITUTION SHALL BE MADE WITHOUT OWNER'S AUTHORIZATION. ITEMS WHICH ARE NOT SPECIFIED BY TYPE OR BRAND.

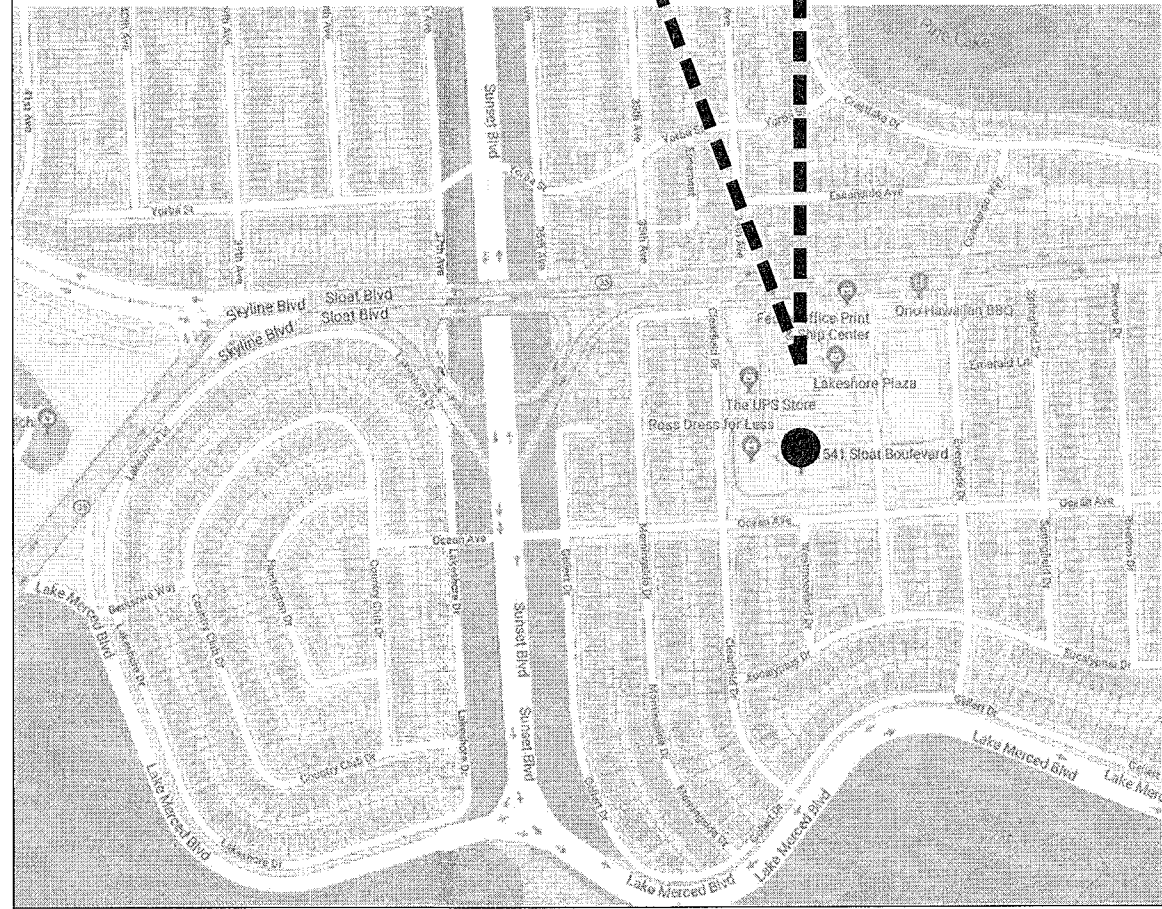
GENERAL NOTES
N.T.S.

- 1). **FRONT DOOR REQUIREMENTS:**
THE FRONT DOOR SHALL HAVE A 10" SMOOTH UNINTERRUPTED SURFACE. ALSO A NOTE ON TOP OF THE DOOR, STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" WITH 1" MIN. LETTER HEIGHT SHALL BE PLACED. (CBC 1133B.2.6)
- 2). **EXIT DOORS:**
EXIT DOORS SHALL SWING TO THE DIRECTION OF TRAVEL & SHALL HAVE AN APPROVED PANIC HARDWARE DEVICE. EXIT DOORS SHALL HAVE A POSTED EXIT SIGN. DEAD BOLTS OR SURFACE MOUNTED LATCHES ARE NOT ALLOWED. EMERGENCY POWER FOR LIGHTED EXITS SHALL BE INSTALLED AS REQUIRED PER SECTION 1010 OF THE 2016 CBC.
- 3). **DISABLED SIGN:**
THE INTERNATIONAL DISABLED SYMBOL SHALL BE INSTALLED AT THE FRONT DOOR AREA.
- 4). **STREET ADDRESS:**
THE INSTALLED STREET ADDRESS NUMBER SHALL BE AT LEAST 6" AND ON A CONTRASTING BACKGROUND AND BE PLAINLY VISIBLE FROM THE STREET FRONTING THE PROPERTY.
- 5). **DINING ROOM OCCUPANCY:**
EACH DINING ROOM SHALL HAVE AN OCCUPANCY SIGN TO SHOW THE MAXIMUM SEATING.
- 6). **LOCK BOX FOR FIRE MARSHAL:**
A KNOX LOCK BOX IS REQUIRED BY FIRE DEPARTMENT. THE EXISTING LOCK BOX LOCATION MAY BE INDICATED ON THE PLAQN PER CFC 506.1.

GENERAL FIRE SAFETY NOTES
N.T.S.

Project Location

1541 Sloat Blvd., San Francisco, CA 94132



VICINITY MAP
N.T.S.

PROJECT DATA

- 1). PROJECT ADDRESS: 1541 SLOAT BLVD., SAN FRANCISCO, CA 94132
- 2). OCCUPANCY GROUP: M
- 3). TYPE: VB
- 4). GROSS FLOOR AREA: 915 SQ. FT. (N) RESTAURANT
- 5). OCCUPANCY LOAD: 28
- 6). PROPOSE BUSINESS: RESTAURANT
- 7). AUTO SPRINKLER: NONE EXISTING
- 8). DISABLED PARKING: EXISTING
- 9). ELECTRICAL POWER: 120v/208v 200 AMP.
- 10). CODE EDITIONS:
CALIFORNIA BUILDING CODE, 2016 CBC
CALIFORNIA PLUMBING CODE, 2016 CPC
CALIFORNIA MECHANICAL CODE, 2016 CMC
CALIFORNIA ELECTRICAL CODE, 2016 CEC
CALIFORNIA FIRE CODE, 2016 CFC
CALIFORNIA ENERGY EFFICIENCY STANDARDS (Title-24) 2013

THE CONSTRUCTION SHALL MEET ALL THE ABOVE LISTED CODES AND STANDARDS, AS WELL AS ALL OTHER APPLICABLE STATE LAWS AND REGULATIONS. ALL APPLICABLE LOCAL BUILDING CODES & ZONING ORDINANCES SHALL ALSO BE MET.

PLANNING DATA
N.T.S.

	DESCRIPTION	AREA	OCCUPANCY	
A	DINING AREA	383 SQ. FT.	15	25
B	SERVICE COUNTER	187 SQ. FT.	200	1
C	FOOD PREP. AREA	250 SQ. FT.	300	1
D	RESTROOM & HALLWAY	95 SQ. FT.	300	1
TOTAL OCCUPANCY			=	28

OCCUPANCY CALCULATIONS
N.T.S.

REVISIONS	
No.	By

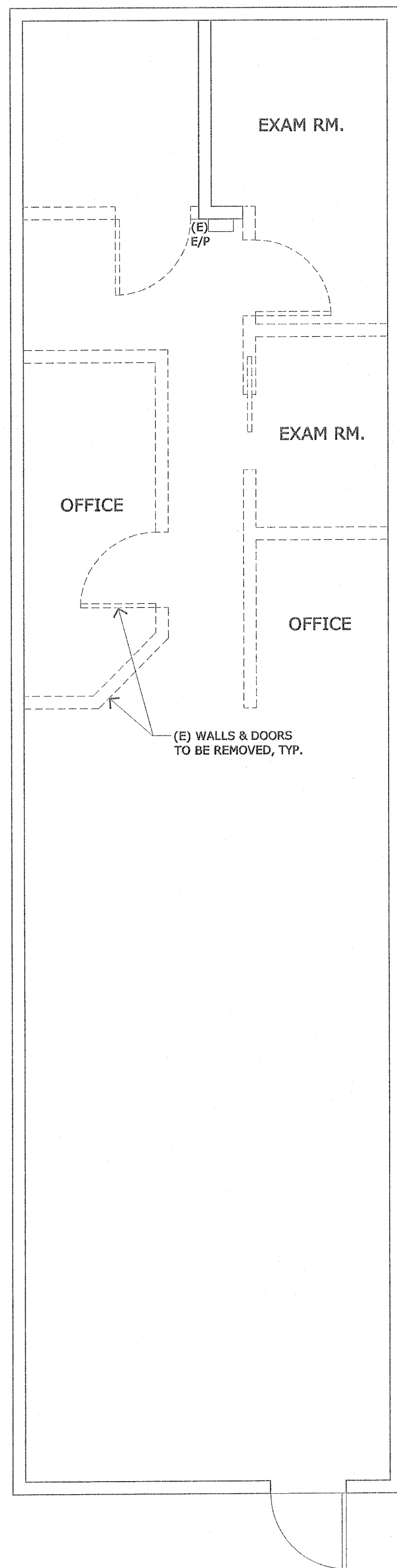
T. WOO CONSTRUCTION
DESIGN & BUILD
300 MOWRY AVE., FREMONT CA 94536
TEL. (510) 368-6988
LICENSE # 445470 B & C-20
e-mail: t.woo@comcast.net

PROJECT TITLE:
TEASPOON
1541 SLOAT BLVD., SAN FRANCISCO, CA 94132

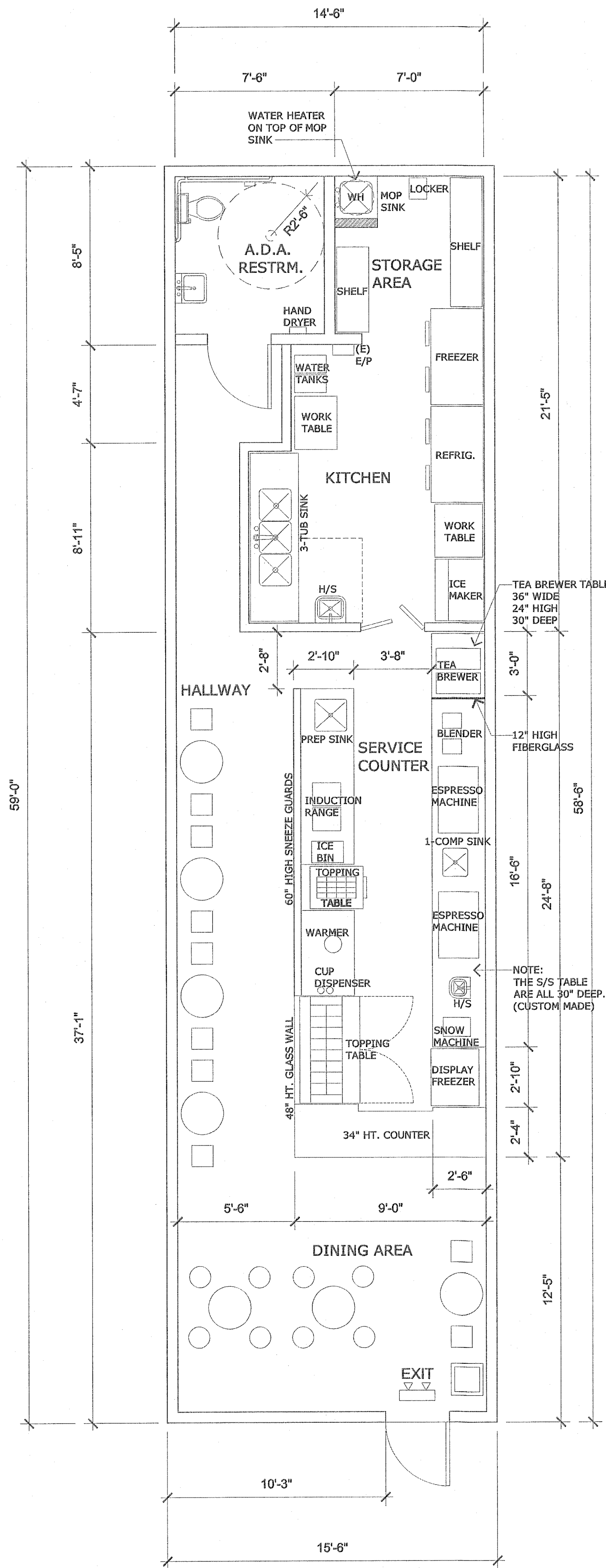
SITE MAP
VICINITY MAP
GENERAL NOTES
SCOPE OF WORK
SHEET INDEX
PROJECT DATA

Scale	AS SHOWN
Designer	TW
Date	03-10-2018
Drawn	NELSON
Job No.	

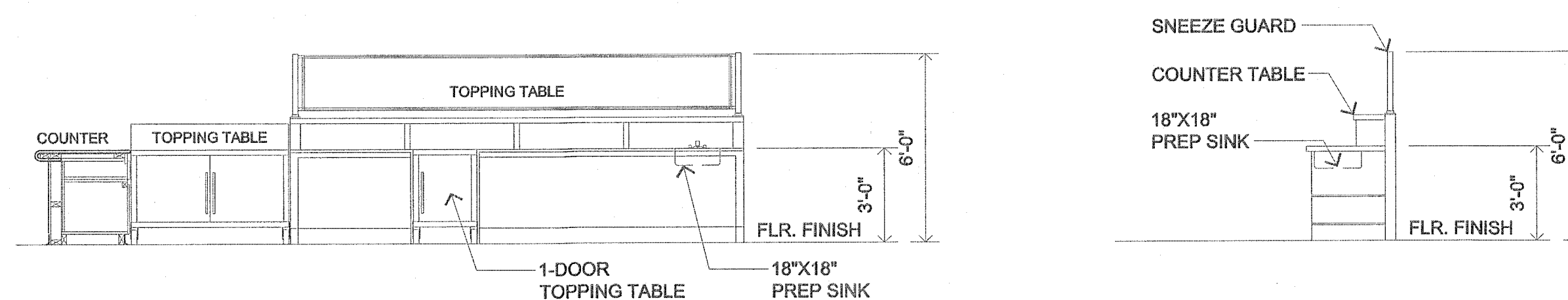
SHEET
A-0
OF SHEETS



(E) & DEMO. FLOOR PLAN
SCALE: 1/4"=1'-0"



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



EQUIPMENT ELEVATION
SCALE: 1/4"=1'-0"

SIDE VIEW ELEVATION
SCALE: 1/4"=1'-0"

EQUIPMENT SCHEDULE:

NO.	QTY.	EQUIPMENT	DIMS (WXDXH)	MANUFACTURER	MODEL NUMBER	REMARKS
01	1	TOPPING TABLE	60.375"X34.125"X40.375"	TRUE MANUFACTURING	TSSU-50-24M-B-ST-HC	UL
02	2	ICE BIN	12"X18"X11.9375"	REGENCY	600DIIB1812	
03	1	TOPPING TABLE				
04	2	INDUCTION RANGE	13"X16"X4"	WARING	WIH400	120V,1800W,NSF
05	1	WARMER	10"X10"X9.75"	NEMCO	6100A	
06	1	PREP SINK	18"X18"X12"	ADVANCE TABO	DI-1-2012	NSF
07	1	DISPLAY FREEZER	31"X27"X33"	MASTER-BILT	MSF-31AN	
08	1	SNOW MACHINE	10.63"X15.35"X31.5"	FANALE	PDOM-M	NSF
09	1	HAND SINK	CUSTOM	CUSTOM	CUSTOM	BY OWNER
10	2	BLENDER	8.5"X10.7"X18"	VITAMIX	The Quiet One 36019	UL, NSF
11	2	ESPRESSO MACHINE	37.4"X20.47"X22.64"	FANALE	L3TS	2900W
12	1	1-COMP SINK	CUSTOM	CUSTOM	CUSTOM	BY OWNER
13	1	ICE MAKER	30"X27.375"X37.4375"	HOSHIZAKI	KM-901MAH	
14	2	TEA BREWER	11.8"X25.2"X30"	FANALE	TB-35T	
15	1	MOP SINK	24"X24"	EXISTING	EXISTING	
16	1	3 COMP SINK	95"X25"X38"	EXISTING	EXISTING	
17	1	HAND SINK	17.25"X15.25"X13"	ADVANCE TABCO	7-PS-60	NSF
18	1	LOCKER	10"X12"X78"	WIN-HOLT	WL-66	
19	1	WORK TABLE	30"X72"X35.125"	EAGLE GROUP	T3072B	NSF
20	1	REFRIGERATOR	54.125"X29.5"X78.375"	TRUE MANUFACTURING	T-49-HC	UL, NSF
21	1	FREEZER	54.125"X29.5"X78.375"	TRUE MANUFACTURING	TS-49F-HC	UL, NSF
22	3	SHELVING (5'-0")	60"X18"X63"	EAGLE GROUP	S5-74-1860	NSF
23	2	SHELVING (2'-0")	24"X18"X63"	EAGLE GROUP	S5-74-1824	NSF
24	2	CUP DISPENSER	4.62"X4.62"X23.8"	SAN JAMAR	C3400	
25	1	HAND DRYER	9.25"X4"X15.5"	DYSON	AIRBLADE V	UL, NSF
26	1	WATER HEATER	22.5"X22.5"X62.75"	RHEEM	G50-98	UL
27	2	WATER TANKS				

EQUIPMENT SCHEDULE
N.T.S.

REVISIONS	
No.	By

T. WOO CONSTRUCTION
DESIGN & BUILD
300 MOWRY AVE., FREMONT CA. 94536
TEL. (510) 368-6988
LICENSE # 445470 B & C-20
e-mail: t.woo@comcast.net

PROJECT TITLE:
TEASPOON
1541 SLOAT BLVD., SAN FRANCISCO, CA 94132

FLOOR PLAN
LIST OF EQUIPMENTS
(E) FLOOR PLAN

Scale	AS SHOWN
Designer	TW
Date	03-10-2018
Drawn	NELSON
Job No.	

SHEET
A-2
OF SHEETS

EXHIBIT C

**Environmental Determination:
CEQA Categorical Exemption**

Conditional Use Authorization
Case No. 2018-009951CUA
1541 Sloat Boulevard



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1541 SLOAT BLVD		7255002
Case No.		Permit No.
2018-009951PRJ		201806293424
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. CHANGE OF USE, CHANGE OF OCCUPANCY FROM RETAIL TO LIMITED SERVICE RESTAURANT SERVING SOFT DRINKS (NO COOKING, NO HOOD) MAHER: N/A		

STEP 1: EXEMPTION CLASS

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 type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six 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.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* 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, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<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 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 *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

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 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 checked="" 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 PROJECT 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 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 <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Bridget Hicks 10/17/2018
	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. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a "substantial modification" and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
1541 SLOAT BLVD		7255/002
Case No.	Previous Building Permit No.	New Building Permit No.
2018-009951PRJ	201806293424	
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Date:

EXHIBIT D
Land Use Data

Conditional Use Authorization

Case No. 2018-009951CUA

1541 Sloat Boulevard



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1541 SLOAT BLVD
RECORD NO.: 2018-009951PRJ

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	N/A	N/A	N/A
Residential GSF	N/A	N/A	N/A
Retail/Commercial GSF	845	845	0
Office GSF	N/A	N/A	N/A
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	N/A	N/A	N/A
Medical GSF	N/A	N/A	N/A
Visitor GSF	N/A	N/A	N/A
CIE GSF	N/A	N/A	N/A
Usable Open Space	N/A	N/A	N/A
Public Open Space	N/A	N/A	N/A
Other ()	N/A	N/A	N/A
TOTAL GSF	845	845	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	N/A	N/A	N/A
Dwelling Units - Market Rate	N/A	N/A	N/A
Dwelling Units - Total	N/A	N/A	N/A
Hotel Rooms	N/A	N/A	N/A
Number of Buildings	N/A	N/A	N/A
Number of Stories	1	1	0
Parking Spaces	N/A	N/A	N/A
Loading Spaces	N/A	N/A	N/A
Bicycle Spaces	N/A	N/A	N/A
Car Share Spaces	N/A	N/A	N/A
Other ()	N/A	N/A	N/A

EXHIBIT X

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	N/A	N/A	N/A
One Bedroom Units	N/A	N/A	N/A
Two Bedroom Units	N/A	N/A	N/A
Three Bedroom (or +) Units	N/A	N/A	N/A
Group Housing - Rooms	N/A	N/A	N/A
Group Housing - Beds	N/A	N/A	N/A
SRO Units	N/A	N/A	N/A
Micro Units	N/A	N/A	N/A
Accessory Dwelling Units	N/A	N/A	N/A

EXHIBIT E

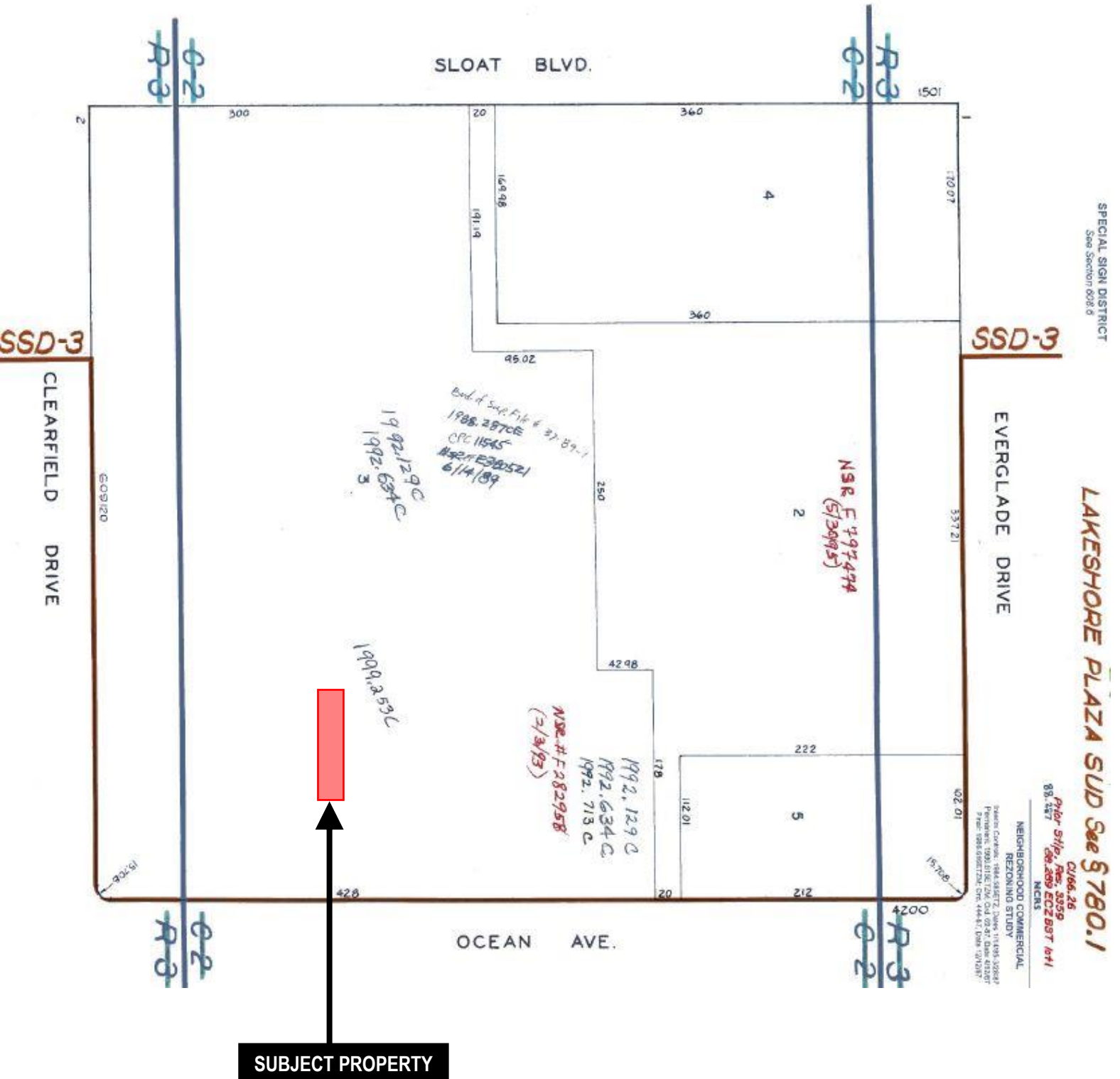
Maps and Context Photos

Conditional Use Authorization

Case No. 2018-009951CUA

1541 Sloat Boulevard

Parcel Map



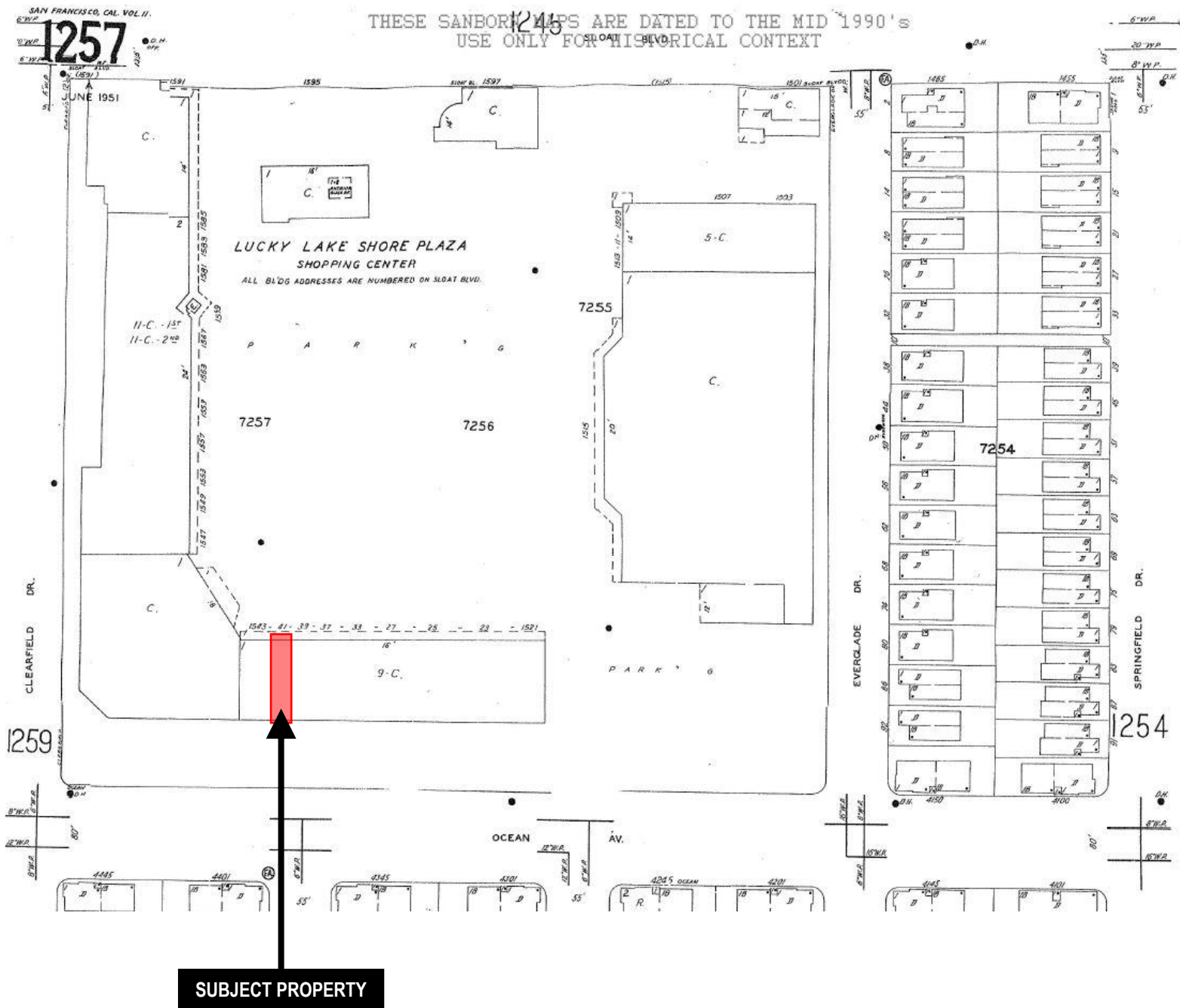
Conditional Use Authorization Hearing

Case Number **2018-009951CUA**

NC-S, Lakeshore Plaza Neighborhood
Commercial Shopping Zoning District

1541 Sloat Boulevard

Sanborn Map*



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

Conditional Use Authorization Hearing

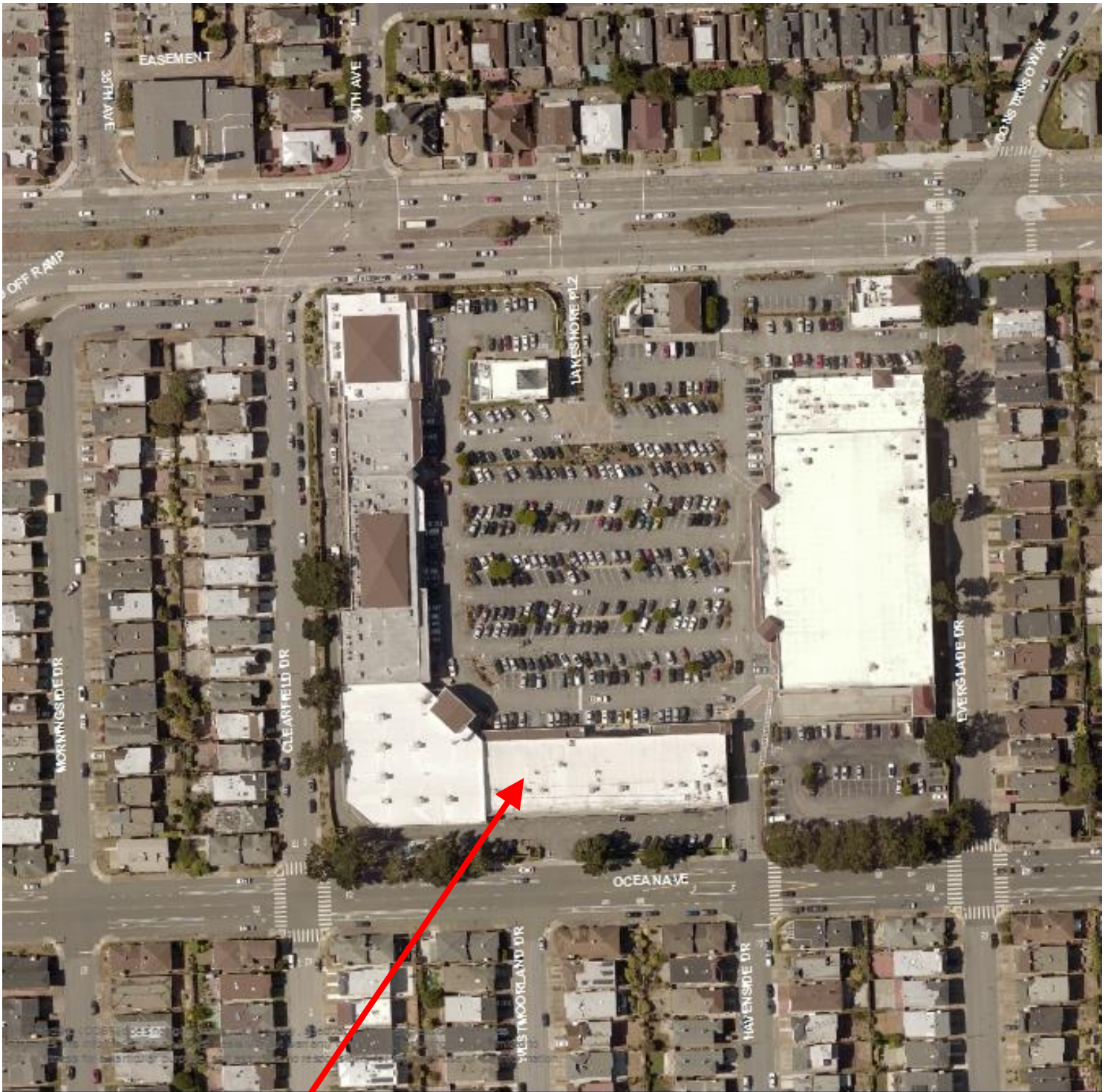
Case Number 2018-009951CUA

NC-S, Lakeshore Plaza Neighborhood
Commercial Shopping Zoning District

1541 Sloat Boulevard



Aerial Photo



SUBJECT PROPERTY



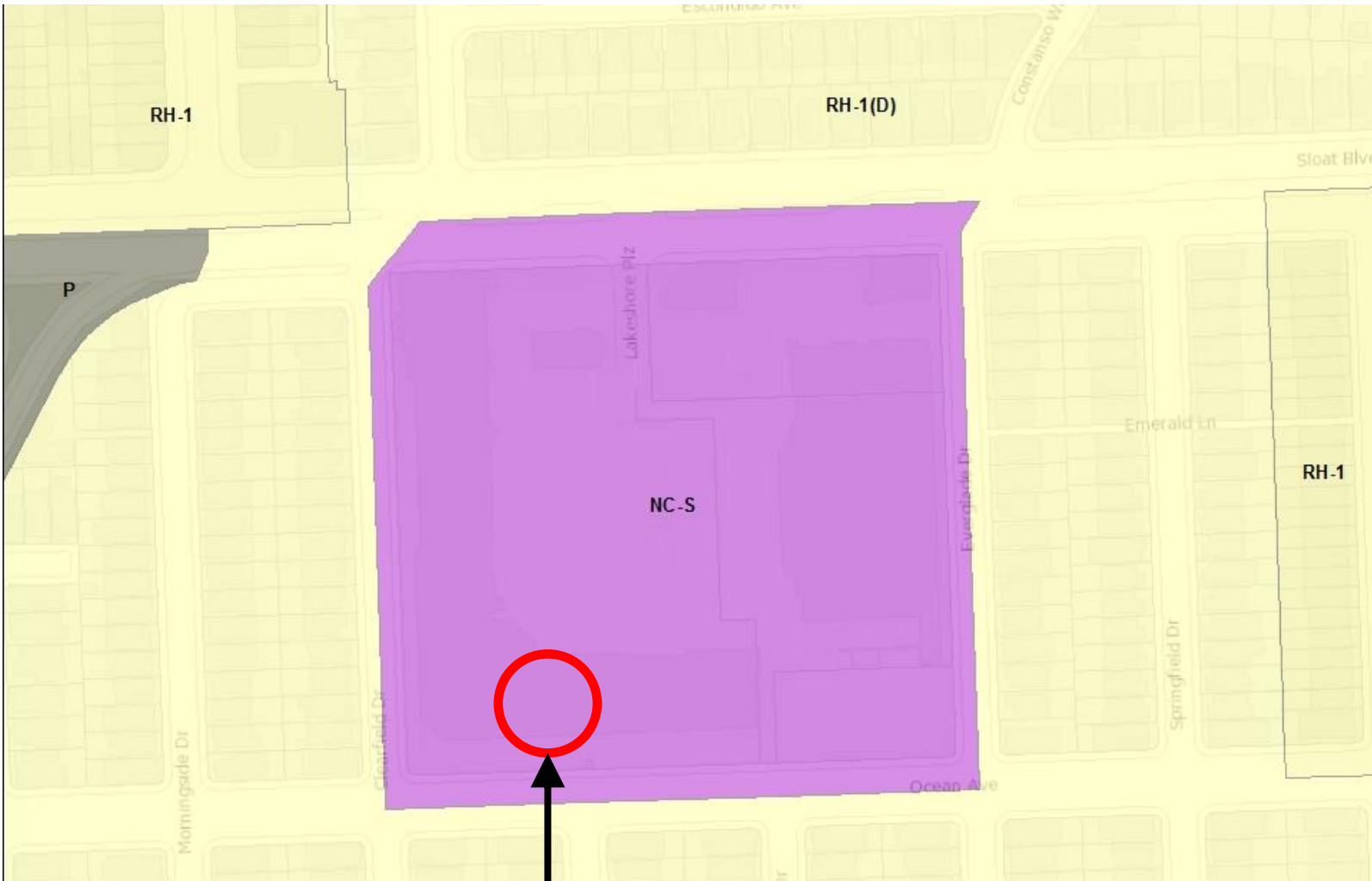
Conditional Use Authorization Hearing

Case Number **2018-009951CUA**

NC-S, Lakeshore Plaza Neighborhood
Commercial Shopping Zoning District

1541 Sloat Boulevard

Zoning Map



SUBJECT PROPERTY



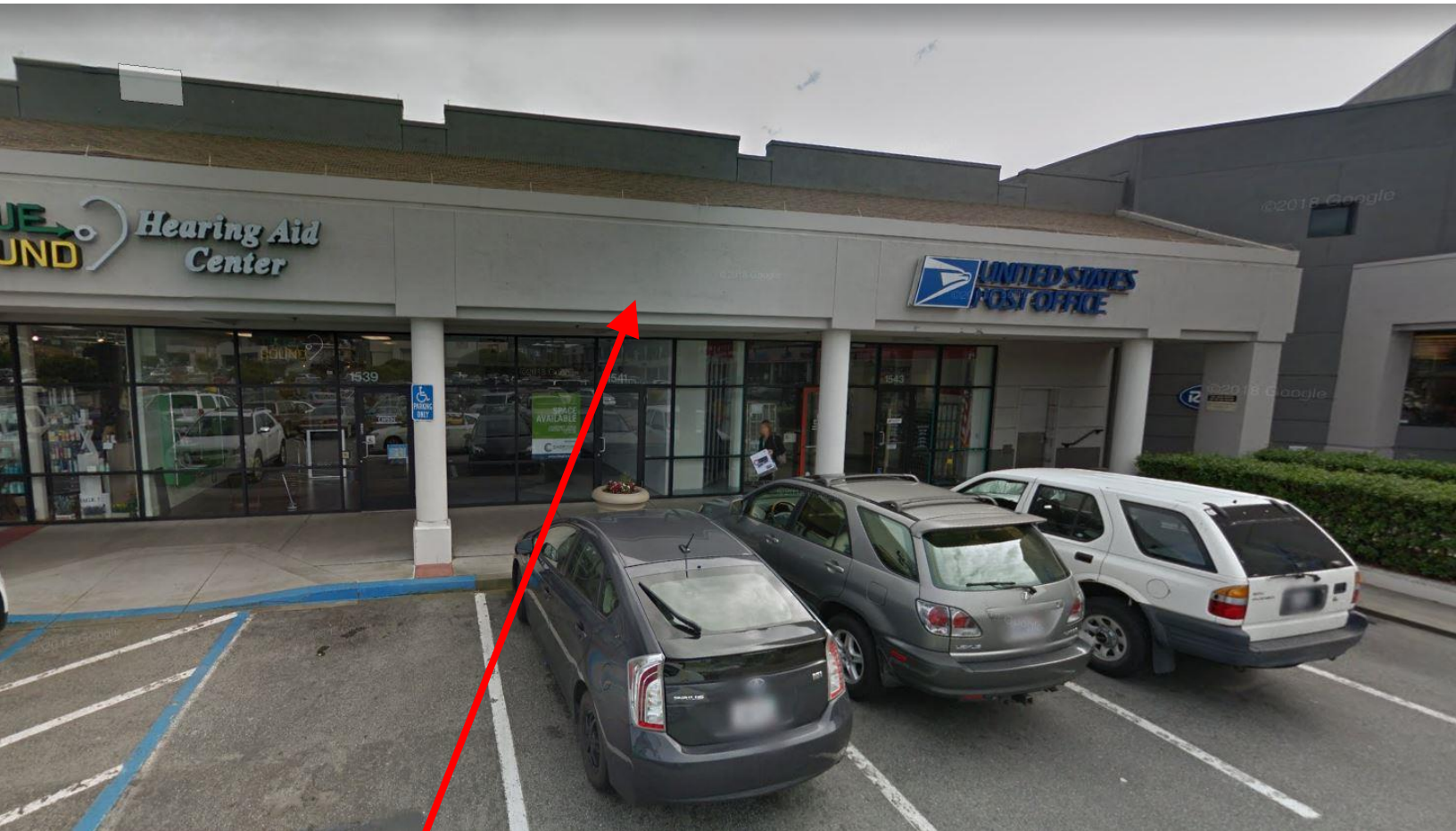
Conditional Use Authorization Hearing

Case Number **2018-009951CUA**

NC-S, Lakeshore Plaza Neighborhood
Commercial Shopping Zoning District

1541 Sloat Boulevard

Site Photo



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number **2018-009951CUA**
NC-S, Lakeshore Plaza Neighborhood
Commercial Shopping Zoning District
1541 Sloat Boulevard

1541

TEASPOON

COMING
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TEASPOON

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SOON

SHOPCORE
PROPERTIES

TEASPOON

COMING
SOON



EXHIBIT F
Public Correspondence

Conditional Use Authorization
Case No. 2018-009951CUA
1541 Sloat Boulevard

EXHIBIT G
Project Applications

Conditional Use Authorization
Case No. 2018-009951CUA
1541 Sloat Boulevard



San Francisco Planning

1650 MISSION STREET, #400
SAN FRANCISCO, CA 94103
WWW.SFPLANNING.ORG

PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance.

For more, see the [Project Application Informational Packet](#).

For more information call 415.558.6377, or email the Planning Information Center (PIC) at pic@sfgov.org.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415.575.9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文: 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415.575.9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

For Building Permit Applications that require intake for Planning Department review, present this Project Application together with the Building Permit Application at the Planning Information Center (PIC), 1660 Mission Street, Ground Floor.

WHAT TO SUBMIT:

- ☒ One (1) complete and signed application.
- ☒ Two (2) hard copy sets of plans that meet Department of Building Inspection submittal standards. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- ☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- ☐ Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.

Note: The applicable fee amount for Building Permit Applications will be assessed and collected at intake by the Department of Building Inspection at the Central Permitting Bureau at 1660 Mission St, Ground Floor.

(See [Fee Schedule](#) and/or [Calculator](#)).

ENTITLEMENTS

HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), schedule an intake appointment to submit this Project Application and any required supplemental applications by sending an [Intake Request Form](#) to CPC.Intake@sfgov.org.

WHAT TO SUBMIT:

- ☐ One (1) complete and signed application.
- ☐ One (1) hard copy set of reduced sized (11"x17") plans. Please see the [Department's Plan Submittal Guidelines](#) for more information.
- ☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.
- ☐ Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more.
- ☐ Current or historic photograph(s) of the property.
- ☐ All supplemental applications (e.g., Conditional Use) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
- ☐ A digital copy (CD or USB drive) of the above materials.
- ☐ Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule](#) and/or [Calculator](#)).



San Francisco Planning

PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 1541 GLOAT BLVD.

Block/Lot(s):

Property Owner's Information

Name:

Address:

Email Address:

Telephone:

Applicant Information

☐ Same as above

Name: TOMMY WOO

Company/Organization: T. WOO CONSTRUCTION

Address:

Email Address: t.woo@comcast.net

Telephone: (570) 368-6988

Please Select Billing Contact:

☐ Owner

☐ Applicant

☐ Other (see below for details)

Name: Teaspoon Email: Stuart Bai@YAHOO.COM Phone: (925) 451-5666

Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

RELATED APPLICATIONS

Related Building Permit Applications

☐ N/A

Building Permit Applications No(s):

Related Preliminary Project Assessments (PPA)

☐ N/A

PPA Application No(s):

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any special authorizations or changes to the Planning Code or Zoning Maps if applicable.

To Demo the walls that is not used, keep the Existing Restroom, Install a service Counter & a storage area. The restaurant to serve mainly Tea, with topping, no gas cooking, no Hood. plumbing & Electrical to be mostly New.

Project Details:

- ☒ Change of Use ☐ New Construction ☐ Demolition ☐ Facade Alterations ☐ ROW Improvements
☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☐ Other _____

- Residential:** ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization
☐ Inclusionary Housing Required ☐ State Density Bonus ☐ Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: ☐ Rental Units ☐ Ownership Units ☐ Don't Know

- Non-Residential:** ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment
☐ Financial Service ☐ Massage Establishment ☐ Other: _____

Estimated Construction Cost: 38,000 or

PROJECT AND LAND USE TABLES

General Land Use		Existing	Proposed
	Parking GSF	✓	
	Residential GSF		
	Retail/Commercial GSF	915 S.F.	915 中
	Office GSF		
	Industrial-PDR		
	Medical GSF		
	Visitor GSF		
	CIE (Cultural, Institutional, Educational)		
	Useable Open Space GSF		
	Public Open Space GSF		

Project Features	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
	Hotel Rooms		
	Number of Building(s)		
	Number of Stories		
	Parking Spaces		
	Loading Spaces		
	Bicycle Spaces		
	Car Share Spaces		
	Other: ✓		Restaurant Serving Tea


Land Use - Residential	Studio Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months): <u>2 1/2 month</u>	N/A	<u>2 1/2 month</u>
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- <u>School and Child Care Drop-Off & Pick-Up Management Plan.</u>
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4. Biological Resources	Does the project include the removal or addition of trees on, over, or adjacent to the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes: Number of existing trees on, over, or adjacent to the project site: Number of existing trees on, over, or adjacent to the project site that would be removed by the project: Number of trees on, over, or adjacent to the project site that would be added by the project:
5a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete <u>Historic Resource Determination</u> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
5b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <u>CPC-HRE@sfgov.org</u> .

 Please see the Property Information Map or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
6. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
7. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. <u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u>
8. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here .
9a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
9b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application. For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division . <u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u>

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

PRIORITY GENERAL PLAN POLICIES FINDINGS

Please state how the project is consistent or inconsistent with each policy, or state that the policy is not applicable:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

none

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

no change

3. That the City's supply of affordable housing be preserved and enhanced;

no change

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

No change

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

create more jobs

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

no change

7. That landmarks and historic buildings be preserved; and

none

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

no change

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) Other information or applications may be required.

JK Woo
Signature

Tommy Woo
Name (Printed)

Contractor
Relationship to Project
(i.e. Owner, Architect, etc.)

510 368-6988
Phone

t.woo@comcast.net
Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.

JK Woo
Signature

T. K Woo
Name (Printed)

7-5-18
Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 1541 SLOAT BLVD Block/Lot(s): 7255 / QX 2

Action(s) Requested

Action(s) Requested (Including Planning Code Section(s) which authorizes action)

CONVERT RETAIL SPACE INTO LIMITED SERVICE
RESTAURANT (NO COOKING ON PREMISES)

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

THE ENVELOPE OF THE BUSINESS & SQUARE
FOOTAGE WILL NOT INCREASE. THIS PROJECT
FITS RIGHT IN & IT IS ENLAVED IN A
SHOPPING CENTER.

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
- a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

- a) SIZE & SHAPE WILL NOT INCREASE.
- b) SUFFICIENT PARKING IS PROVIDED & IT IS READILY ACCESSIBLE TO PUBLIC TRANSPORTATION.
- c) NO COOKING ON PREMISES, SOFT DRINKS & DESSERTS ONLY.
- d) THE SHOPPING CENTER HAS AND MAINTAINS EXISTING LANDSCAPING. APPROPRIATE SIGNAGE PERMITS WILL BE ACQUIRED.

3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.

THIS PROJECT IS INSIDE A SHOPPING CENTER WHICH ALLOWS FOR SUCH PROPOSED USES.

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

THIS IS A SMALL FAMILY OWN BUSINESS, SERVING ONLY SOFT DRINKS & DESSERT ONLY.

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) Other information or applications may be required.


Signature

Stuart Bai
Name (Printed)

Owner
Relationship to Project
(i.e. Owner, Architect, etc.)

925-451-5666
Phone

Stuart.Bai@paloalto.ca.gov
Email

APPLICANT'S SITE VISIT CONSENT FORM

I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property, making all portions of the interior and exterior accessible.


Signature

Stuart Bai
Name (Printed)

8/23/18
Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

AFFIDAVIT FOR

Formula Retail Establishments

1. Location and Classification

STREET ADDRESS OF PROJECT: 1641 SLOAT BOULEVARD		
ASSESSORS BLOCK/LOT: 7255, 082	ZONING DISTRICT: NO	HEIGHT/BULK DISTRICT: 40x

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): TEASPOON - DRINKS & DESSERTS	
PROPOSED BUSINESS NAME: LIMITED SERVICE RESTAURANT	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES: PROVIDE "BOBA" DRINKS & PASTRIES (NO HOOD OR COOKING)	
BUILDING PERMIT APPLICATION NO.: (if applicable) 2018.0629.3424	CONDITIONAL USE CASE NO.: (if applicable) ..

3. Quantity of Retail Locations

		TOTAL
3.a	How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	10
3.b	How many of the above total locations are in San Francisco?	1

If the number entered on Line 3.a above is 11 or more, then the proposed use *may* be a Formula Retail Use. Continue to section 4 below.

If the number entered on Line 3.a above is 10 or fewer, no additional information is required. Proceed to section 5 on the next page and complete the Applicant's Affidavit.

4. Standardized Features

Will the proposed business utilize any of the following Standardized Features?

	FEATURES	YES	NO
A	Array of Merchandise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B	Trademark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D	Décor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E	Color Scheme	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F	Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G	Uniform Apparel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H	Signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
TOTAL		2	5

Enter the total number of Yes/No answers above.

If the total YES responses is two (2) or more, then the proposed use is a Formula Retail Use.

5. Applicant's Affidavit

NAME: <u>JAVIER SOLORZANO</u>		<input type="checkbox"/> Property Owner	<input checked="" type="checkbox"/> Authorized Agent
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) <u>3299 21st ST. #49 S.F. CA 94110</u>			
PHONE: <u>(415) 724-5240</u>		EMAIL: <u>Javier131064@yahoo.com</u>	

- 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: Other information or applications may be required.

Applicant's Signature: _____

Date: _____

8/15/18

PLANNING DEPARTMENT USE ONLY			
PLANNING CODE SECTION(S) APPLICABLE: <u>713</u> <u>780.1</u>			
HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?			
<input type="checkbox"/> Principally Permitted <input type="checkbox"/> Principally Permitted, Neighborhood Notice Required (Section 311/312) <input type="checkbox"/> Not Permitted <input checked="" type="checkbox"/> Conditional Use Authorization Required (Please list Case Number below)			
CASE NO. <u>2018-009951CUA</u>	MOTION NO.	EFFECTIVE DATE <u>11/08/18</u>	NSR RECORDED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
COMMENTS: <u>Conditional Use Authorization required for limited restaurant in Lakeshore Plaza Special Use District.</u> <u>Tenant is not formula retail at this time.</u>			
VERIFIED BY:			
Signature: <u>Bridget Hicks</u>		Date: <u>10/26/18</u>	
Printed Name: <u>Bridget Hicks</u>		Phone: <u>415-575-9054</u>	

FOR MORE INFORMATION:

Call or visit the San Francisco Planning Department.

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: 415.558.6378
FAX: 415 558-6409
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: 415.558.6377

Planning staff are available by phone and at the PIC counter.
No appointment is necessary.

