



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Motion No. _____

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: DECEMBER 13, 2018

Date Prepared: December 6, 2018
Case No.: **2018-012576CUA**
Project Address: **1769 LOMBARD STREET**
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District
40-X Height and Bulk District
Block/Lot: 0506 / 027
Project Sponsor: Tuija Catalano
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: MXD Real Estate LLC
P.O. Box 170306
San Francisco, CA 94121
Staff Contact: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org

1650 Mission St.
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CA 94103-2479

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415.558.6377

PROJECT DESCRIPTION

The proposed project is the authorization of an existing Kennel use (d.b.a. "The Grateful Dog") within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and a 40-X Height and Bulk District. The Project also includes the addition of two wood double-hung windows at the front façade. This project was reviewed under the Community Business Priority Processing Program (CB3P).

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Sections 303 and 712, Conditional Use authorization is required to permit the authorization of an existing Kennel use (d.b.a. "The Grateful Dog") within the NC-3 Zoning District.

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application**

No. 2018-012576CUA subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated October 15, 2018, and stamped "EXHIBIT B."

CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses			X	
Any additional Planning Code findings			X	
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt as Class 1 Exemption

Additional Information	
Notification Period	11/21/2018-12/13/2018 (22 days mailing, newspaper, and posted).
Number and nature of public comments received	The sponsors held a Department-facilitated pre-application meeting prior to filing the application on June 1, 2018; there were four attendees who raised concerns regarding noise, odor, and operations. To date, staff has received 23 letters of support and a support petition with 127 signatures. Staff has also received one phone call from a neighbor with concerns about noise and odor from the rear yard, and 3 additional letters of opposition to the request.
Number of days between filing and hearing	85 days from filing, 29 days from a complete application to hearing.

Generalized Basis for Approval (max. one paragraph)

The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1 and 303(c) and findings submitted as part of the application. The proposed use and character is compatible with the surrounding area and is on balance with the General Plan and Use District. Conditional Use approval to authorize an existing Kennel use would allow the space to continue to serve the greater community as an active use. Staff believes the proposed establishment would be desirable for and compatible with the community, and recommends approval with conditions. Approval by the Planning Commission will abate Planning Complaint 2018-008786ENF.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on December 13, 2018.

AYES:

NAYS:

ABSENT:

ADOPTED: December 13, 2018

Jonas P. Ionin
Commission Secretary

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

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.

EXHIBIT A

AUTHORIZATION

Conditional Use Authorization Pursuant to Planning Code Sections 303 and 712 to authorize an existing Kennel use (d.b.a. "The Grateful Dog") within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated **October 15, 2018**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-012576CUA** and subject to conditions of approval reviewed and approved by the Commission on December 13, 2018 under Motion No. **XXXXX**. This authorization and the conditions contained herein run with 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 **December 13, 2018** under Motion No. **XXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. **XXXXX** 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

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the design, including signs and awnings. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.

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

7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the Building Permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

MONITORING – AFTER ENTITLEMENT

8. **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

9. **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

10. **Garbage, Recycling, and Composting Receptacles.** 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 Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>

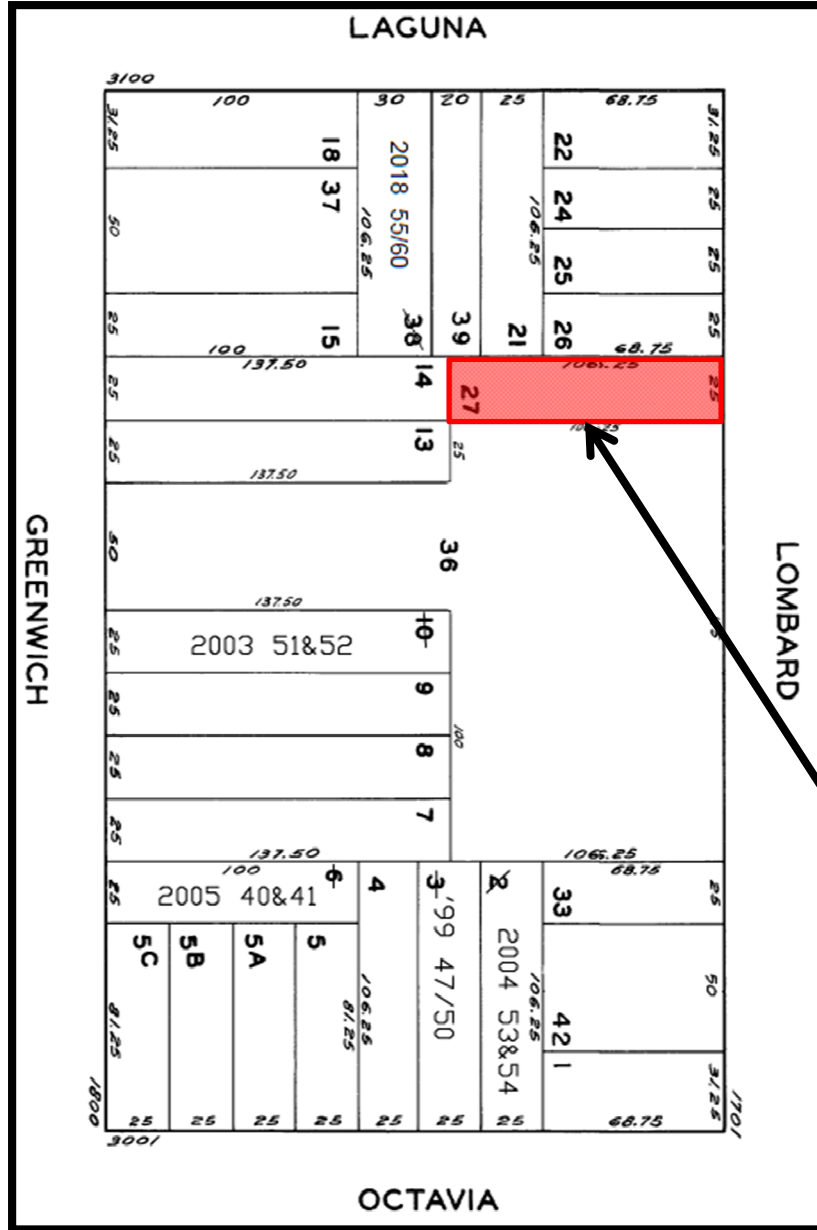
11. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

12. **Odor.** 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

13. **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

14. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
*For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org
For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org
For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org*

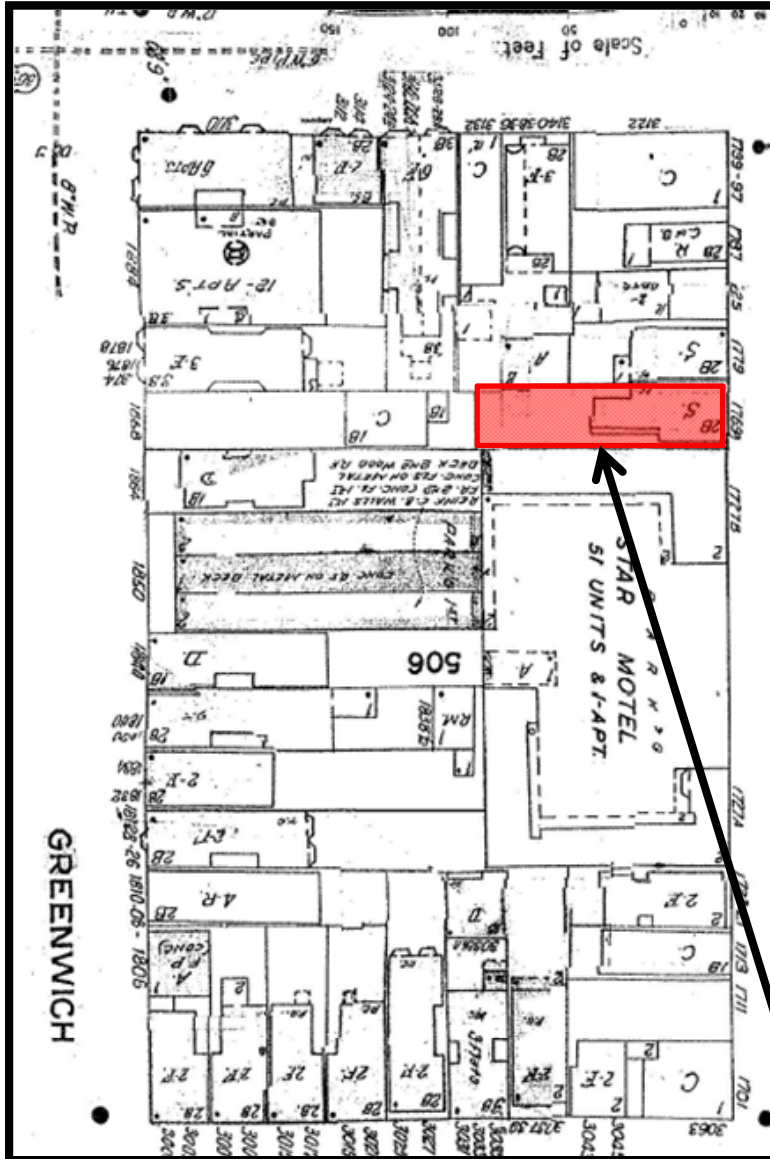
Block Book Map



**SUBJECT
PROPERTY**



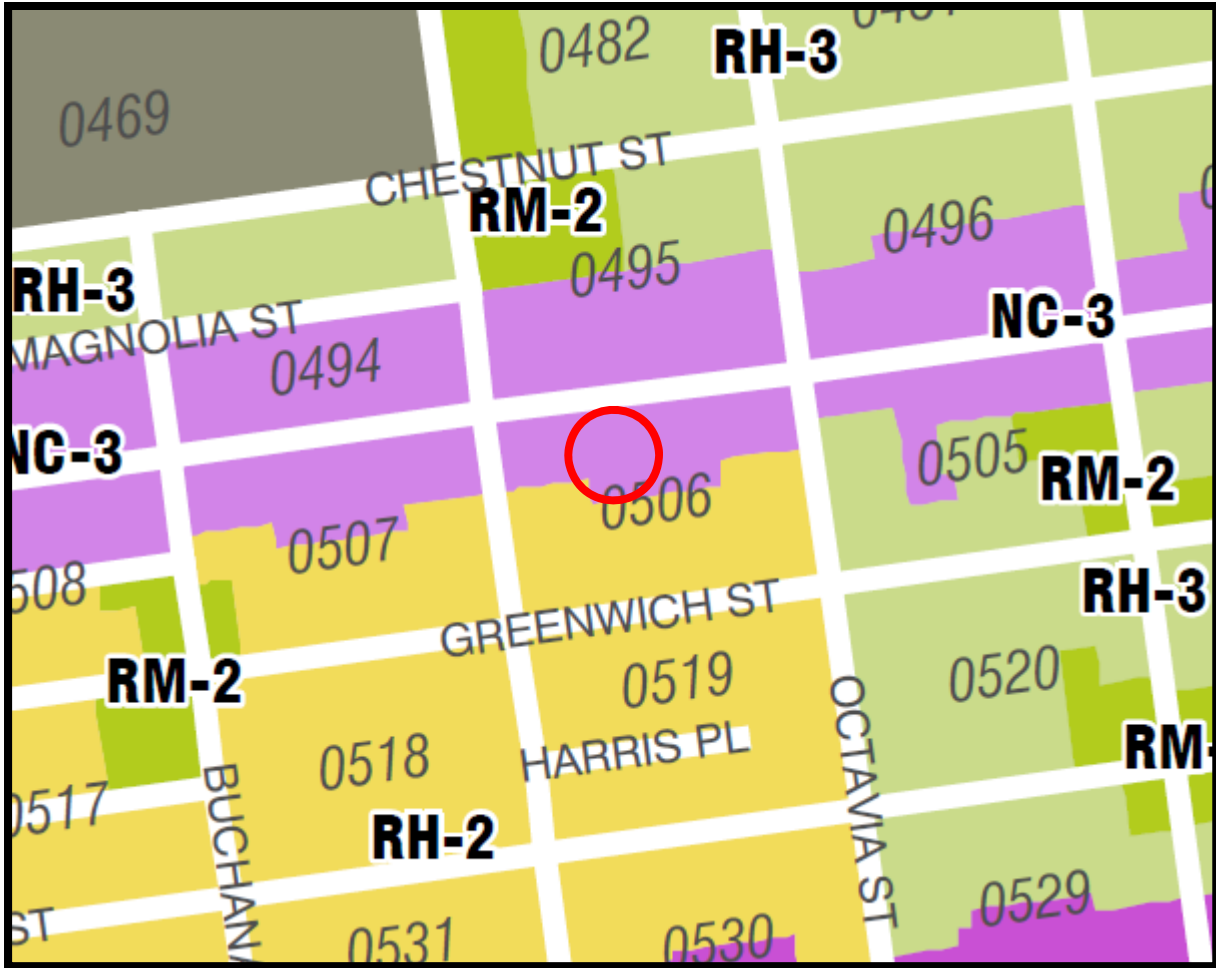
Sanborn Map



SUBJECT PROPERTY



Zoning Map

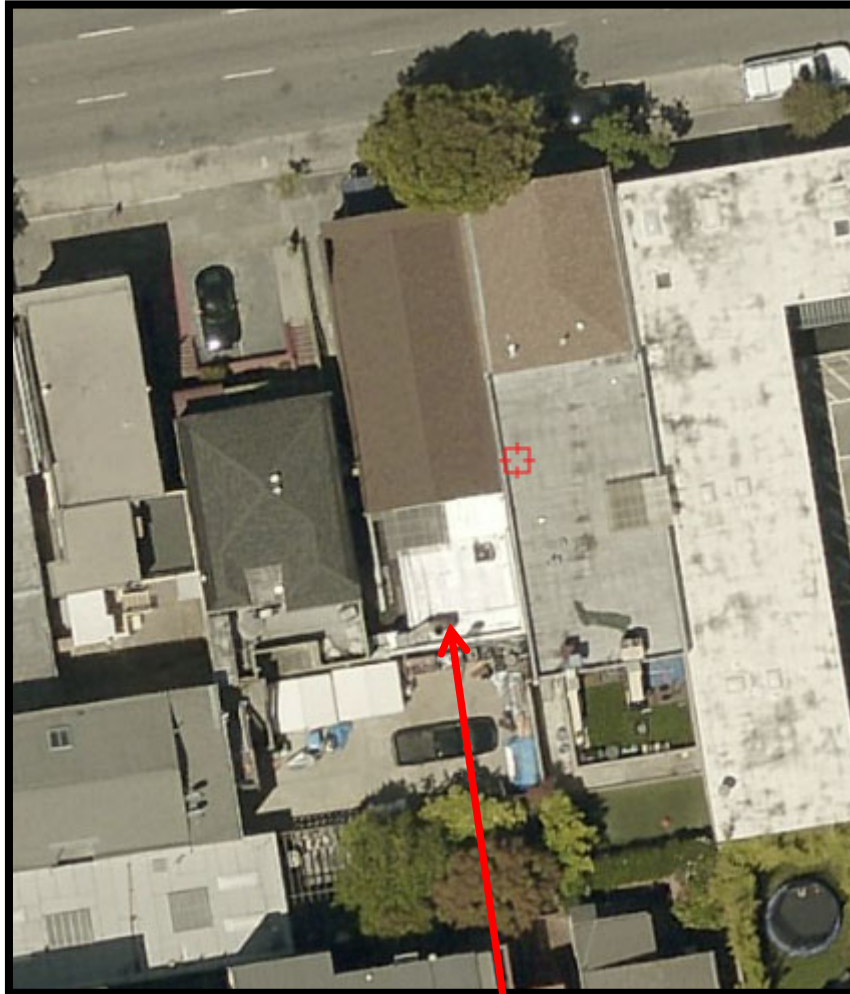


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2017-012576CUA
1769 Lombard Street
Block 0506 Lot 027

Aerial Photo



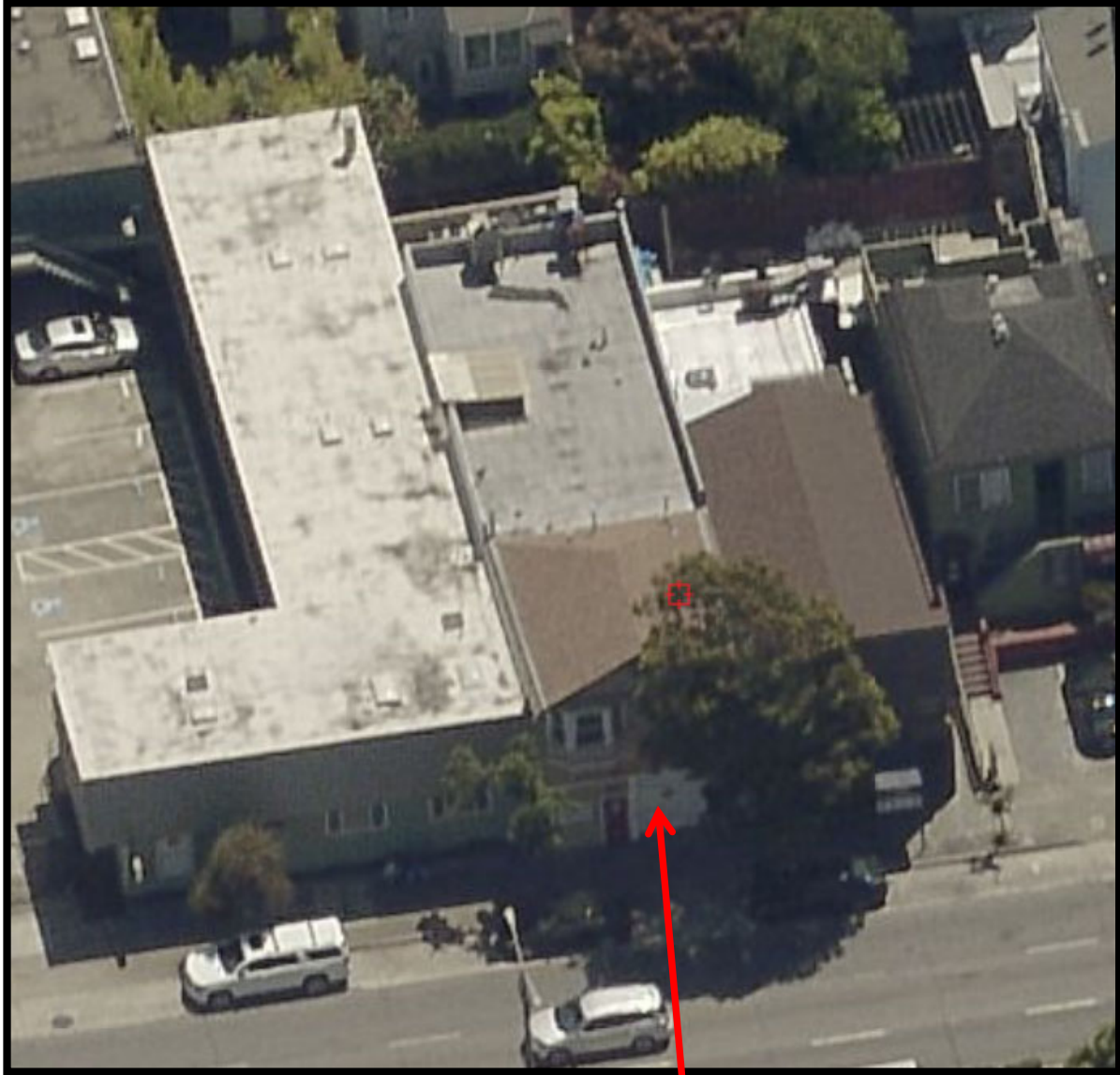
**SUBJECT
PROPERTY**

**SAN FRANCISCO
PLANNING DEPARTMENT**



Conditional Use Hearing
Case Number 2017-012576CUA
1769 Lombard Street
Block 0506 Lot 027

Aerial Photo



**SUBJECT
PROPERTY**

**SAN FRANCISCO
PLANNING DEPARTMENT**



Conditional Use Hearing
Case Number 2017-012576CUA
1769 Lombard Street
Block 0506 Lot 027

Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2017-012576CUA
1769 Lombard Street
Block 0506 Lot 027

CONSTRUCTION DOCUMENTS FOR PLUMBING UPGRADES & ADA IMPROVEMENTS



P. O. Box 2608
San Anselmo, CA 94979
Tel: 415-458-5400
Fax: 415-528-2636

APPLICANT:
Jazz Builders, Inc.
P.O. Box 2608
San Anselmo, CA 94979
Tel.: 415-458-5400
Fax: 415-528-2636
Contact: Bruce Burman
bburman@jazzbuilders.com

LESSEES:
Karla Rivera & Ernie Cervantes
1769 Lombard Street
San Francisco, CA 94123

The Grateful Dog
Dog Day Care
1769 Lombard St. #1
San Francisco, CA 94123

ASSESSOR'S PARCEL #:
Block 0506, Lot 027

Lat: 37.800 °N
Long: 122.430 °W

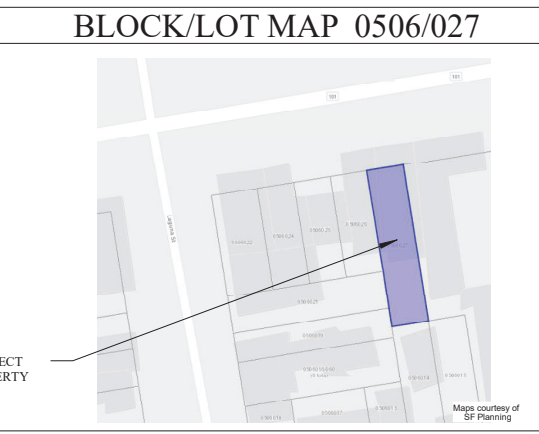
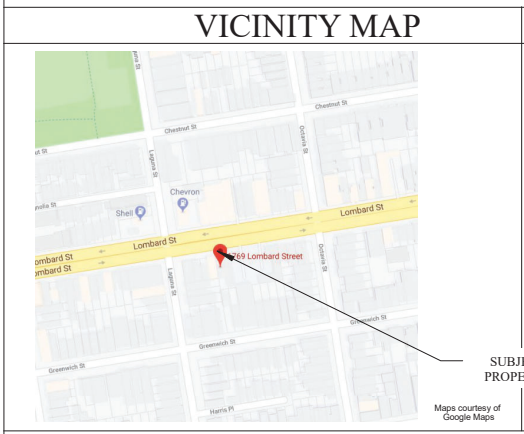
TITLE SHEET

NO.	DATE	REVISIONS
1	11-9-18	Add ventilation, revise zoning table, add street elevation
2	1-14-18	Add window onto floor plan, add note on elevation

Date Issued
October 15, 2018

T1

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SYMBOLS

- 12 REFERENCE NOTE
- 15 WINDOW/PATIO DOOR TYPE TAG
- 7 DOOR TYPE TAG
- 2 REVISION
- A5.02 B INTERIOR ELEVATION LETTERS SHEET NUMBER
- 3 A3.01 BUILDING ELEVATION NUMBER SHEET NUMBER
- 3 A3.01 BUILDING SECTION NUMBER SHEET NUMBER
- 2 A8.01 DETAIL NUMBER SHEET NUMBER

PROJECT DIRECTORY

Applicant
Jazz Builders, Inc.
P.O. Box 2608
San Anselmo, CA 94979
Tel.: 415-458-5400
Fax: 415-528-2636
Contact: Bruce Burman
bburman@jazzbuilders.com

Lessee
Ernie Cervantes & Karla Rivera
1769 Lombard St. #1
San Francisco, CA 94123
kkriver@pacbell.net
ecervantes@gmail.com

SHEET	DESCRIPTION
T1	Title Sheet and General Information
T2	Disability Access Checklist
A2.0	Existing Floor Plan & ADA Bath Elevations
A2.1	Proposed Floor Plan
A4.0	Existing and Proposed Street Elevations

Narrative:
Alterations to an existing dog care facility on the ground floor of the building for a kennel, training services and boarding for greater than twelve (12) dogs. Conditional Use authorization pending Planning under Dept. Case No. 2018-021576 CUA.

ZONING DATA

ZONING DISTRICT	NC-3 Neighborhood Commercial, Moderate Scale	No proposed change
HEIGHT & BULK DISTRICTS	40-X	No proposed change
CURRENT OCCUPANCY		
Ground floor	Dog day care and grooming	No proposed change
2nd floor	Residential	No proposed change
FLOOR AREA		
Total area including reception	1748 sf	No proposed change
Area of dog day care including breakroom & men's restroom	1386 sf	Area subject to ventilation requirements of .90 cfm/sf per CA Mech Code Table 403.7

- ALL CONSTRUCTION SHALL CONFORM TO THE 2016 CA BUILDING CODE, 2016 CA MECHANICAL CODE, 2016 CA ENERGY CODE, 2016 CA FIRE CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA PLUMBING CODE, AND THE 2016 CALIFORNIA GREEN BUILDINGS STANDARD CODE
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM BEFORE PROCEEDING WITH THE WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE. DO NOT SCALE DRAWINGS.
- DIMENSIONS ARE TO FACE OF STUD OR CONCRETE IN PLAN UNLESS OTHERWISE NOTED.
- DIMENSIONS ARE TO TOP OF PLATE OR TOP OF SUBFLOOR IN SECTION OR ELEVATION UNLESS OTHERWISE NOTED.
- DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- VERIFY DIMENSIONS AND CONDITIONS AT THE JOB SITE.
- ALL EXTERIOR WALLS ARE 2X6, ALL PLUMBING WALLS ARE 2X6. ALL OTHER WALLS ARE 2X4 UNLESS OTHERWISE NOTED.
- VERIFY BOTH EXISTING AND FINISH GRADES WITH SHEET C1. NOTE: GRADING BENEATH HOUSE IS TO BE PER ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- VERIFY ALL ARCHITECTURAL DETAILS WITH THE STRUCTURAL AND MECHANICAL/ELECTRICAL DRAWINGS BEFORE THE ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- INTENTIONALLY LEFT BLANK
- ALL WOOD WALLS AND PARTITIONS SHALL BE AS INDICATED ON THE PLANS. PLUMBING WALLS SHALL BE 2 X 6, UNLESS OTHERWISE NOTED.
- INSTALL BATT INSULATION BETWEEN STUDS AND JOISTS AT ALL EXTERIOR WALLS, CEILINGS, AND FLOORS AS REQUIRED BY ENERGY COMPLIANCE DOCUMENTATION.
- WINDOW SIZES AND DOOR HEAD HEIGHTS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPEN SIZES. ALIGN ALL WINDOW HEADS UNLESS OTHERWISE NOTED ON THE DRAWINGS. CONFIRM ALL DOOR AND WINDOW HEADER HEIGHTS WITH OWNER BEFORE CONSTRUCTION.
- WINDOW AND GLASS DOORS SHALL BE DOUBLE GLAZED PER ENERGY COMPLIANCE DOCUMENTATIONS, (SEE SHEET T3 & T4). TEMPERED GLASS SHALL BE PROVIDED AT GLAZED OPENINGS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR OR 60" FROM A LOCKING DEVICE. ALL GLAZED SHOWER DOORS TO BE TEMPERED.
- WHERE LOCATIONS OF WINDOWS AND DOORS ARE NOT DIMENSIONED, THEY SHALL BE CENTERED ON THE WALL OR PLACED TWO STUD WIDTHS FROM ADJACENT WALL AS INDICATED ON THE DRAWINGS.
- DOORS, WINDOWS, KEYING, LIGHTING, AND NUMBERING SHALL COMPLY WITH THE STATE AND LOCAL BUILDING SECURITY ORDINANCES.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENING UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- SEALANT, CAULKING AND FLASHING, ETC. LOCATIONS SHOWN ON DRAWINGS ARE NOT INTENDED TO BE INCLUSIVE. FOLLOW MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND STANDARD INDUSTRY AND BUILDING PRACTICES.
- ATTIC AND CRAWLSPACE VENT REQUIREMENTS: NONE AS THE FLOOR IS A SLAB ON GRADE AND THE ATTIC SPACE IS NOT REQUIRED TO BE VENTED DUE TO 2" CLOSED CELL FOAM ROOF MEMBRANE
- GANG VENT STACK IN ATTIC PENETRATION THRU ROOF TO BE ON NONVISIBLE SIDE OF ROOF SLOPE FROM STREET.
- ALL ROOFS SHALL BE CLASS "A" TYPE. INSTALLATION OF ROOFING SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- FIREBLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
FIREBLOCKING SHALL CONSIST OF 2" NOMINAL LUMBER, WOOD STRUCTURAL PANELS, GYPSUM WALL BOARD, CEMENT FIBER BOARD BATTES OF MINERAL WOOL, GLASS FIBER OR OTHER APPROVED MATERIALS
- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR AND AT 10 FEET INTERVALS BOTH VERTICAL AND HORIZONTAL.
- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RIM AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
- IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
- AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

- GENERAL MECHANICAL AND PLUMBING NOTES:
- VERIFY ALL EQUIPMENT SIZES BEFORE BEGINNING WORK.
 - INTENTIONALLY LEFT BLANK
 - VERIFY GAS/WATER/ELECTRICAL STUB-OUTS AT ALL AIR HANDLERS, FURNACES, AIR CONDITIONERS, AND ALL APPLIANCES OR SIMILAR EQUIPMENT WITH MANUFACTURERS' RECOMMENDATIONS AND OWNER'S REQUIREMENTS.
 - ALL WATER HEATERS SHALL BE STRAPPED TO FRAMING.
 - ALL FAUCETS TO HAVE AIR CHAMBERS.
 - ALL TOILETS SHALL BE LOW FLUSH TYPE AND SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
 - SHOWERHEAD SHALL NOT EXCEED 2.0 GALLONS/MIN AT 80 PSI.
 - LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS/MIN. AT 60 PSI
 - KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS/MIN. AT 60 PSI
 - ALL SHOWERS AND TUB/SHOWER VALVES TO BE PRESSURE BALANCING TYPE.
 - LOCATE FAU RETURN AIR GRILL IN MAIN CIRCULATION SPACES OF HOUSE, I.E. HALL, ENTRY, STAIR. DO NOT LOCATE IN BEDROOMS, CLOSETS, ETC.
 - PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT (MINIMUM 4" DIAMETER) TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14' WITH 2 ELBOWS.
 - ALL HOSE BIBS MUST HAVE AN APPROVED ANTI-SIPHON DEVICE.
 - ALL PRE-MANUFACTURED FIREPLACES TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS. FIREPLACE GAS VALVES MUST BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, BUT NOT MORE THAN 48".
- GENERAL ELECTRICAL NOTES:
- VERIFY ALL ELECTRICAL/TELEPHONE/CATV REQUIREMENTS WITH THE DESIGNER BEFORE INITIATING ANY WORK ON THE PROJECT.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER ELECTRICAL SERVICE TO ALL APPLIANCES INCLUDING DISHWASHERS, GARBAGE DISPOSALS, RANGE HOOD, WASHER AND DRYER.
 - INSTALL ELECTRICAL, TELEPHONE AND TELEVISION WALL OUTLETS AT 12" FROM CENTERLINE OF COVER PLATE TO FINISH FLOOR EXCEPT AT COUNTER AREAS OR U.O.N.
 - INSTALL DUPLEX OUTLETS AT COUNTER LOCATIONS AT 46" IN KITCHENS AND BAR AND 46" IN BATHROOMS. HEIGHT IS FROM FINISH FLOOR TO CENTERLINE OF COVER PLATE.
 - VERIFY HEIGHTS WITH DESIGNER BEFORE WORK
 - ALL OPPOSING OUTLETS, JUNCTION BOXES OR SIMILAR ITEMS INSTALLED IN PLUMBING WALLS SHALL BE STAGGERED BY (2) FULL STUD BAYS. ELSEWHERE WHEN PRACTICAL, STAGGER OUTLETS ONE FULL STUD BAY.
 - INSTALL SWITCHES AND DIMMERS AT 46" ABOVE FINISH FLOOR TO CENTERLINE OF PLATE.
 - INSTALL ALL THERMOSTATS AT 64" FROM CENTERLINE OF COVER PLATE TO FINISH FLOOR. MECHANICAL SUBCONTRACTOR TO VERIFY LOCATION.
 - INSTALL ALL DOOR CHIMES AT 6" FROM CENTERLINE OF UNIT TO FINISH CEILING.
 - INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM. OUTSIDE SLEEPING ROOMS CENTRALLY LOCATED IN THE CORRIDOR, ALONG WITH A CARBON MONOXIDE DETECTOR AS SHOWN ON THE PLANS. SMOKE DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED.
 - ALL EXTERIOR RECEPTACLES TO BE WEATHER PROOF (WP) DAMP LOCATION TYPE BOXES.
 - ALL LIGHT FIXTURES SHOWN WITHIN SHOWER OR TUB/SHOWER ENCLOSURES ARE TO BE UL LISTED AS SUITABLE FOR DAMP LOCATIONS.
 - PROVIDE UFER OR OTHER APPROVED GROUND PER NEC 250.

NOTE: ALL DEFERRED SUBMITTALS OR THE DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE THE PRIOR CONSENT OF THE BUILDING OFFICIAL.

DEFERRED SUBMITTALS:
NONE

ALL CONSTRUCTION SHALL CONFORM TO THE:
2016 CALIFORNIA BUILDING CODE (2015 IBC)
2016 CALIFORNIA MECHANICAL CODE (2015 UMC)
2016 CALIFORNIA ENERGY CODE (CA CODE OF REGULATIONS TITLE 24, PART 6)
2016 CALIFORNIA FIRE CODE (2015 IFC)
2016 CALIFORNIA ELECTRICAL CODE (2014 NEC)
2016 CALIFORNIA PLUMBING CODE (2015 UPC)
2016 GREEN BUILDINGS STANDARD CODE (CALIFORNIA CODE OF REGULATIONS TITLE 24, PART 11)
Along with any other local and state laws & regulations

GROUP: R-2
CONSTRUCTION TYPE: V-B

D.A. CHECKLIST (p. 1 of 2):

The address of the project is 1769 Lombard St.

For ALL tenant improvement projects in commercial use spaces, this checklist is required to be reproduced on the plan set and signed.

- The proposed use of the project is Retail, improvements to existing dog day care facility (e.g. Retail, Office, Restaurant, etc.)
- Describe the area of remodel, including which floor: Ground floor
- The construction cost of this project *excluding* disabled access upgrades is \$ 41,010, which is (check one) more than / less than the Accessibility Threshold amount of **\$126,764.66** based on the "2009 ENR Construction Cost Index" (The cost index & threshold are updated annually).
- Is this a City project and/or does it receive public funding? Check one: Yes / No Note: If Yes, then see Step 3 on the Instructions page for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through G below carefully and check the most applicable box (one box only):

- A:** All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required.
- B:** All existing conditions serving the area of remodel that do not fully comply with access requirements will be fully upgraded with this project.
- C:** Proposed project (check one) is less than the threshold / is over the threshold & falls under CBC 1134B.2.1 Ex. 2; Partial upgrades, including Equivalent Facilitation will be provided up to 20% of the project value as itemized on Form C. Priority of upgrades are to be considered in the order listed on p. 2 of the D.A. Checklist. Fill out Hardship request form(s) for non-complying items, including for Equivalent Facilitation items. Checking box C means there are still non-complying items serving the area of remodel.
- D:** Access features will either fully comply or be provided with Code defined Equivalent Facilitation. Submit an Unreasonable Hardship Request (UHR) for the Equivalent Facilitation items.
- E:** Hardship appeal to be filed with Access Appeals Commission (AAC). Note: Plan check of items not under AAC consideration will continue while resolution of AAC decision is sought.
- F:** Consisting only of Barrier Removal, Notice of Accessibility Violation (NOV) Compliance or Exempted Work; Fill out Form F.
- G:** Minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previous approved permit application here: _____ Description of revision: _____

D.A. CHECKLIST (p. 2 of 2):

Check all applicable boxes and specify where on the drawings the details are shown:

Note: upgrades below are listed in priority based on CBC 1134B.2.1 Ex1	Existing Fully Complying	Upgrade to Full Compliance	Partial Upgrade/ Hardship	Equivalent Facilitation/ Hardship	Hardship	None existing & not req'd by Code	Access Appeals Commission	Barrier Removal/ NOV	Location of detail(s)-include detail no. & drawing sheet (do not leave this part blank). Also clarification comments can be written here.
1. One accessible entrance serving the area of remodel. Note: This should be a primary entrance. Add'l upgrade may be required if it is not.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheet A2.0 & 2.1
2. An accessible route to the area of remodel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sheet A2.0 & A2.1
2a. path of travel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2b. ramps	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2c. elevator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2d. stairs (if no elevator)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	add proper handrail and stripe nosing, see A2.1
2f. other: <u>ADA lift</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. At least one accessible restroom for each sex serving the area of remodel.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See sheet A2.1, revise men's restroom to unisex restroom
4. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Accessible drinking fountains (hi-low).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Signage.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	See sheet A2.1 & detail 1-D1 for signage
7. Visual Alarm.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Parking	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Others: path from parking area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

If details are provided from a set of City approved reference drawings, provide its permit application number here: _____

Form C: DISABLED ACCESS 20% RULE

This form is only required when box "C" is checked off on the D.A. Checklist and is for providing an itemized list of the estimated costs for the expenditures used for disabled access upgrades for this project. Reproduce this form along with the D.A. Checklist and the Unreasonable Hardship Request form(s) on the plans.

Based on CBC 1134B.2.1, Exception 1, only projects with a construction cost less than the valuation threshold (current ENR Construction Cost Index Amount) are eligible for the 20% rule, where the project must provide disabled access upgrades up to 20% of the cost of construction in the required priority as listed on p. 2 of the D.A. Checklist. In general, projects valued over the threshold are not eligible for the 20% rule (see CBC 1134.2.1 Exception 2 for a possible exception).

CBC 1134B.2.1 Exception 2 (abbreviated): In alteration projects involving buildings & facilities previously approved & built without elevators, areas above & below the ground floor are subject to the 20% disproportionality provisions described in Exception 1, even if the value of the project exceeds the valuation threshold in Exception 1. Refer to the Code for the types of buildings & facilities that qualifies for this 20% disproportionality provisions when project valuation is over the threshold.

	Contractor's Estimated Cost	DBI Revised Cost
A) Cost of Construction: (Excluding accessibility upgrade)	\$ 41,010	\$
B) 20% of A) :	\$ 8,202	\$
List the Upgrade Expenditures and their respective construction cost below:		
1. create unisex bathroom relocate toilet plumbing	\$ \$3500	\$
2. relocate wall, install gypboard	\$ \$3000	\$
3. install new toilet	\$ \$800	\$
4. install ADA bath hardware	\$ \$700	\$
5. install new 36" outswing door	\$ \$900	\$
6. install new signage	\$ \$250	\$
7.	\$	\$
8.	\$	\$
9.	\$	\$
Total Upgrade Expenditures Must approximately equal to Line B	\$ 9,150	\$



P. O. Box 2608
San Anselmo, CA 94979
Tel: 415-458-5401
Fax: 415-528-2636

APPLICANT:
Jazz Builders, Inc.
P.O. Box 2608
San Anselmo, CA 94979
Tel.: 415-458-5400
Fax: 415-528-2636
Contact: Bruce Burman
bburman@jazzbuilders.com

LESSEES:
Karla Rivera & Ernie Cervantes
1769 Lombard Street
San Francisco, CA 94123

The Grateful Dog
Dog Day Care
1769 Lombard St. #1
San Francisco, CA 94123

ASSESSOR'S PARCEL #:
Block 0506, Lot 027

Lat: 37.800 °N
Long: 122.430 °W

DISABILITY ACCESS CHECKLIST

NO.	DATE	REVISIONS Add ventilation, revise zoning table, add street elevation Add window onto floor plan, add note on elevation
1	11-9-18	
2	11-14-18	

Date Issued

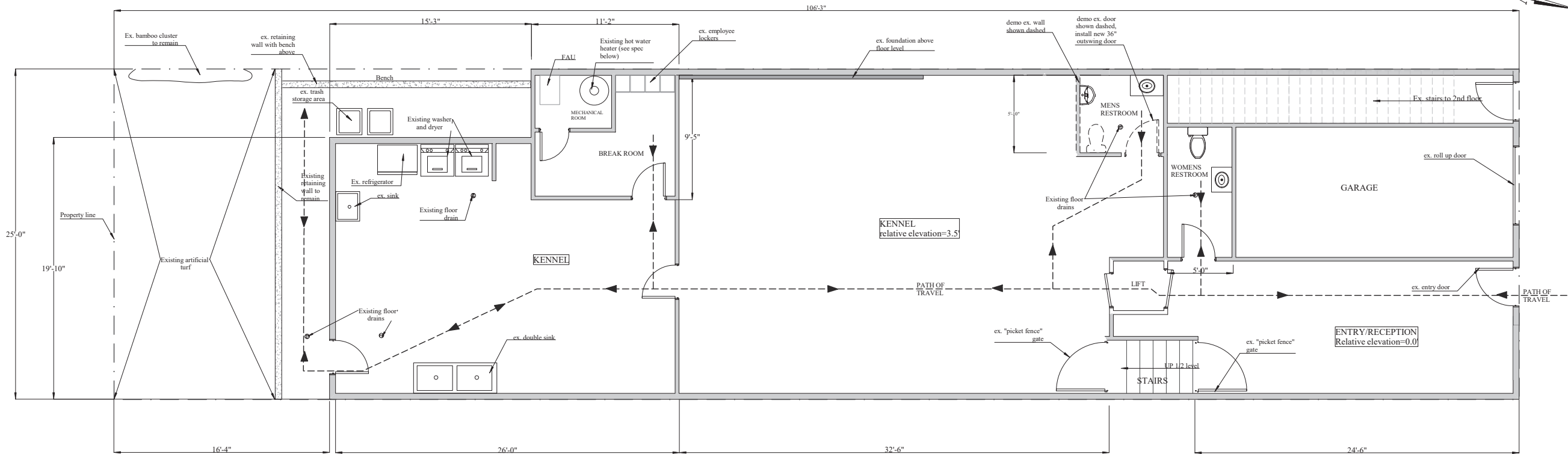
October 15, 2018

T2

Scale: 1/4"=1'

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LOMBARD ST.
EAST BOUND



APPLICANT:
Jazz Builders, Inc.
P.O. Box 2608
San Anselmo, CA 94979
Tel.: 415-458-5400
Fax: 415-528-2636
Contact: Bruce Burman
burman@jazzbuilders.com

LESSEES:
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Lat: 37.800 ° N
Long: 122.430 ° W

EXISTING FLOOR PLAN

EXISTING WATER HEATER SPECIFICATION



Residential Ultra Low NOx High EF Energy Saver Gas Water Heater



- The High EF FVR Eco-Defender Safety System® Models Feature:**
- **ENERGY STAR® Qualified**—These models qualify for the January 1st, 2009 minimum ENERGY STAR® EF requirement, as well as most utility rebate programs.
 - **Defender Combustion Chamber**—Incorporates the Advanced ScreenLok® Technology Flame Arrestor and large spill-door design to prevent ignition of flammable vapors outside the water heater.
 - **Ultra Low NOx Burner with Primary and Secondary Air Distribution Devices**—Ensures proper air to gas ratio for reduction of NOx generated by the combustion process.
 - **Digital Thermal Sensor and Resettable Thermal Switch**—Coordinates with self diagnostic control to prevent water heater operation as needed.
 - **Millivolt Powered Control with Built-in Piezo Igniter**—Easy and quick lighting of the pilot burner by push button.
 - **Pedestal Base**—Plugged and durable base allows easy transport and positioning, and corrosion resistant contact with floor.
 - **Maintenance Free**—No regular cleaning of air inlet openings or flame arrestor is required under normal conditions.
 - **Sight Window**—Offers a view into the combustion chamber to observe the operation of the pilot and burner.
 - **No Electricity Required**.
 - **Factory Installed Hydrojet® Total Performance System**—Cold water inlet sediment reducing device helps prevent sediment build up in tank. Increases first hour delivery of hot water while minimizing temperature build up in tank.
 - **Vitrage® Lining**—Bradford White water heater tanks are protected from the corrosive effects of hot water by an exclusive ceramic porcelain-like coating.
 - **Self Diagnostic Honeywell Gas Control**—Integrated, immersion gas control learns and monitors the combustion chamber's temperature profile and prevents water heater operation during upset conditions. Also equipped with an LED display to aid in start-up and diagnostics.
 - **2" Non-CFC Foam Insulation**—Surrounds the tank surface, saving energy by retaining heat in tank.
 - **Water Connections**—3" NPT factory installed true dielectric fittings extend water heater life and eases installation.
 - **Factory Installed Heat Traps**—Design incorporates a flexible disk that reduces heat loss in piping and eliminates the potential for noise generation.
 - **Protective Magnesium Anode Rod**—Provides added protection against corrosion for long trouble-free service.
 - **3x4 "Snap Lock" Drain Diverter**—Allows either 3" or 4" vent connections with inputs of 40,000 BTU/hr. or less.
 - **Flue Baffle**—Maximizes the amount of heat absorbed by the tank and reduces heat loss during standby periods.
 - **Steel Tank**—Heavy gauge steel automatically formed, rolled and welded.
 - **T&P Relief Valve**—Included.
 - **Brass Drain Valve**.
 - **Meets C.E.C. Title 24, and SCAQMD Rule 1121 (10ng/U NOx limit).**
 - **Design Certified by CSA International (formerly AGA/CGA).**

Photo is of U4-5036FFN
Identical Dimensions Same diameter, height and connections as standard units for ease of installation.

6 or 10-Year Limited Tank Warranties / 6-Year Limited Warranty on Component Parts.
For more information on warranty, please visit www.bradfordwhite.com
For products installed in U.S., Canada and Puerto Rico. Some states do not allow limitations on warranties. See complete copy of the warranty included with the heater.

MANUFACTURED UNDER ONE OR MORE OF THE FOLLOWING U.S. PATENTS: 5,544,405; 5,767,239; 5,843,884; 5,981,117; 6,142,276; 6,199,286; 6,274,822; 6,372,576; 6,571,171; 6,715,347; 7,176,165; 7,296,262; 7,542,896; 7,684,426; 7,822,021; 7,900,262; 8,046,444; 8,293,985; 8,492,256; 8,511,743; 8,582,516; 8,622,346; 8,741,222; 8,838,344; 8,881,961; 8,923,976; 9,134,524; 9,270,002; 9,292,115; 9,401,775; 9,428,428; 9,450,000; 9,450,001; 9,450,002; 9,450,003; 9,450,004; 9,450,005; 9,450,006; 9,450,007; 9,450,008; 9,450,009; 9,450,010; 9,450,011; 9,450,012; 9,450,013; 9,450,014; 9,450,015; 9,450,016; 9,450,017; 9,450,018; 9,450,019; 9,450,020; 9,450,021; 9,450,022; 9,450,023; 9,450,024; 9,450,025; 9,450,026; 9,450,027; 9,450,028; 9,450,029; 9,450,030; 9,450,031; 9,450,032; 9,450,033; 9,450,034; 9,450,035; 9,450,036; 9,450,037; 9,450,038; 9,450,039; 9,450,040; 9,450,041; 9,450,042; 9,450,043; 9,450,044; 9,450,045; 9,450,046; 9,450,047; 9,450,048; 9,450,049; 9,450,050; 9,450,051; 9,450,052; 9,450,053; 9,450,054; 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9,450,874; 9,450,875; 9,450,876; 9,450,877; 9,450,878

APPLICANT:
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Contact: Bruce Burman
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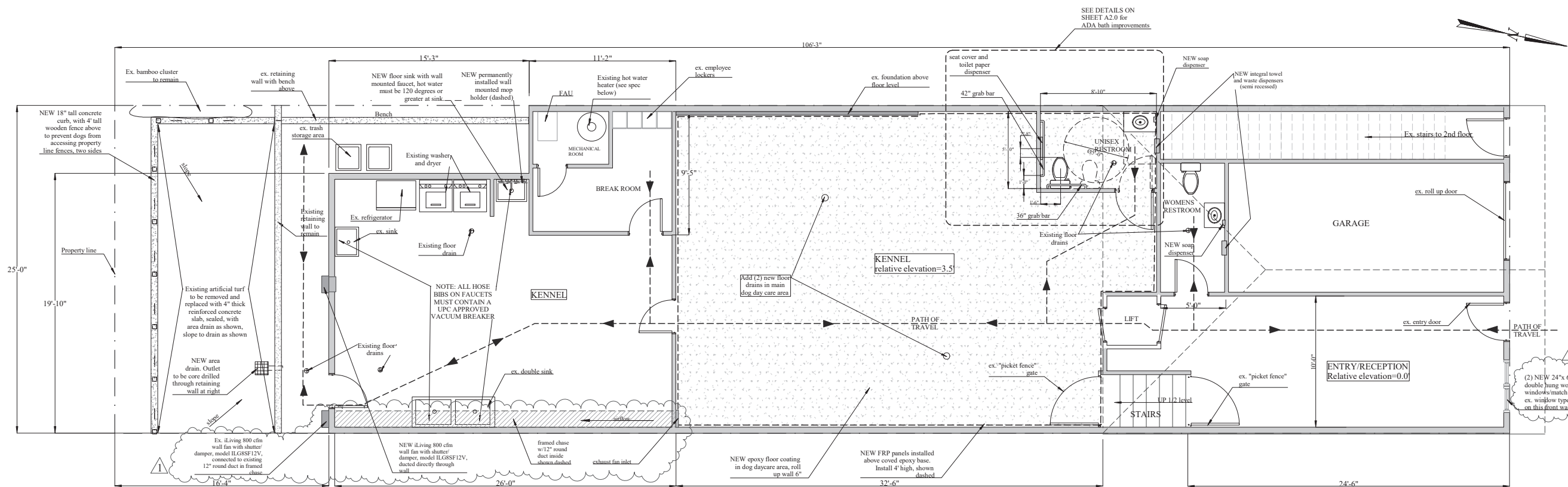
LESSEES:
Karla Rivera & Eric Cervantes
1769 Lombard Street
San Francisco, CA 94123

The Grateful Dog
Dog Day Care
1769 Lombard St. #1
San Francisco, CA 94123

ASSESSOR'S PARCEL #:
Block 0506, Lot 027

Lat: 37.800 °N
Long: 122.430 °W

PROPOSED FLOOR PLAN

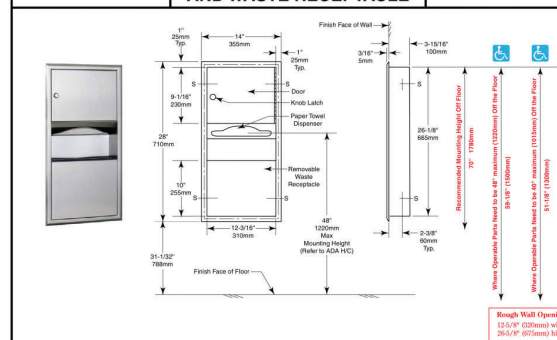


TOWEL AND WASTE DISPENSER

TOILET SEAT COVER DISPENSER

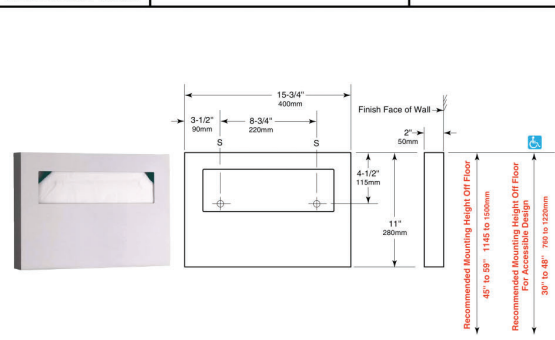
SOAP DISPENSER

BOBRICK ClassicSeries® RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE B-369



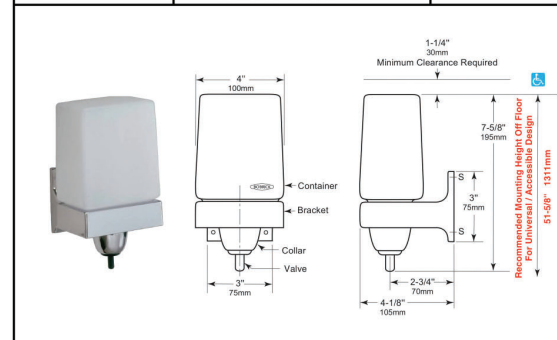
MATERIALS:
Cabinet — 18-gauge (0.8mm) stainless steel. All-welded construction. Exposed surfaces have satin finish.
Flange — 18-gauge (0.8mm) stainless steel with satin finish. Drawn and beveled, one-piece, seamless construction.
Door — 18-gauge (0.8mm) stainless steel with satin finish. Secured to cabinet with a full-length stainless steel piano-hinge. Equipped with a knob latch.
Paper Towel Dispenser — 18-gauge (0.8mm) stainless steel with satin finish. Capacity: 350 C-64d or 475 multi-fold paper towels.
Optional: Order Bobrick Model No. 369-130 TowelMate™ available as an optional accessory. TowelMate accessory allows for paper towels to dispense one at a time without holding or sagging, as falling through the towel tray opening. The 90-degree return on the towel guide prevents papers from falling forward and out when door is opened for servicing.
Waste Receptacle — 18-gauge (0.8mm) stainless steel with satin finish. Top edges are hemmed for safe handling. Retaining Hook. Capacity: 2-gal. (7.5L).
OPERATION:
Paper towel dispenser will dispense C-64d or multi-fold paper towels without adjustment. Rounded towel tray has hemmed opening to dispense paper towels without tearing. Waste receptacle is retained in cabinet by a retaining hook feature and is removable for servicing.
INSTALLATION:
Provide framed rough wall opening 12 1/2\"/>

BOBRICK ClassicSeries® SURFACE-MOUNTED SEAT-COVER DISPENSER B-221

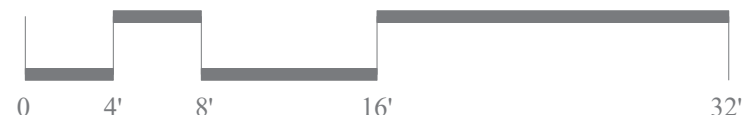


MATERIALS:
18-gauge (0.8mm) stainless steel with satin finish. All-welded construction with beveled opening.
OPERATION:
Dispenses single- or half-fold paper toilet seat covers from beveled opening. Dispenser fills from bottom through concealed opening. Capacity: 250 toilet seat covers or one box.
INSTALLATION:
Mount unit on wall or toilet partition with two flat-head screws, not furnished by manufacturer, at points indicated by an S. For plaster or dry wall construction, provide concealed backing that complies with local building codes, then secure unit with flat-head screws not furnished. For other wall surfaces, provide fiber plugs or expansion shields for use with screws, not furnished, or provide 1/8\"/>

BOBRICK LiquidMate® LIQUID SOAP DISPENSER B-155



MATERIALS:
Bracket and Collar — Bright polished chrome-plated AISI.
Container — Translucent, shatter-resistant polyethylene. Capacity: 24 fl. oz. (0.7L).
Valve — Grey ABS with stainless steel spring. Corrosion-resistant.
OPERATION:
Push valve up to dispense measured amount of thin, free-flowing commercially marketed all-purpose hand soaps, non-iodine based soaps and do not use alcohol based sanitizers. Valve operates with one hand, without tight grasping, pinching, or twisting of the wrist, and with less than 5 pounds of force (22.2 N) to comply with accessible design (including ADAAG in U.S.A.). Only after the collar is unscrewed at base of unit can the valve be removed from the container for filling. Translucent container provides visible soap level.
INSTALLATION:
Secure dispenser to the wall with four sheet-metal screws, furnished by manufacturer, at points indicated by an S. For plaster or dry wall construction, provide concealed backing to comply with local building codes, then secure with sheet-metal screws furnished. For other wall surfaces, provide fiber plugs or expansion shields for use with sheet-metal screws furnished, or provide 1/8\"/>



NO.	DATE	REVISIONS
1	11-9-18	Add ventilation, revise zoning table, add street elevation
2	11-14-18	Add window onto floor plan, add note on elevation

Date Issued
October 15, 2018
A2.1
Scale: 1/4"=1'
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LESSEES:
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San Francisco, CA 94123

The Grateful Dog
Dog Day Care
1769 Lombard St. #1
San Francisco, CA 94123

ASSESSOR'S PARCEL #:
Block 0506, Lot 027

Lat: 37.800 °N
Long: 122.430 °W

EXISTING AND PROPOSED STREET ELEVATION



Ex. Inverred window

EXISTING STREET ELEVATION



8'-4" or to align with top of adjacent window

3'-3"

NEW pair of 24"x60" double hung wood windows match existing window type on this elevation

Ex. Inverred window

PROPOSED STREET ELEVATION

REVISIONS

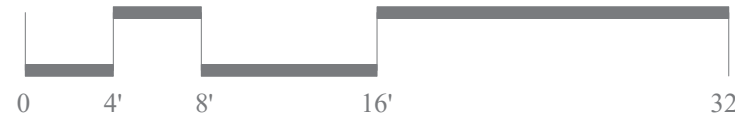
NO.	DATE	REVISIONS
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October 15, 2018

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Scale: 1/4"=1'

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REUBEN, JUNIUS & ROSE, LLP

Tuija Catalano

tcatalano@reubenlaw.com

December 3, 2018

Delivered Via Messenger

President Rich Hillis
Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 1769 Lombard – CU Application
Planning Dept. Case No. 2018-012576CUA
Brief in Support of the Project
Hearing Date: December 13, 2018
Our File No.: 10855.01

Dear President Hillis and Commissioners:

Our office represents the owner of The Grateful Dog, a small, existing doggie care at 1769 Lombard Street, Assessor's Block 0506, Lot 027 ("Property"). The Grateful Dog has operated a doggie car facility at the ground floor since 2009. The CU request is to refine the existing operation that was originally permitted in 2009, including an authorization under current zoning controls as a Kennel ("Project").

The Project should be approved because:

- The approval supports a small, independently owned neighborhood-serving business;
- Since 2009, The Grateful Dog has been a valuable neighborhood asset, providing a service that is loved and needed by many nearby residents;
- The proposed use is consistent with NC-3 (Neighborhood Commercial, Moderate scale) zoning objective to "offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood" and encourage a "diversified commercial environment" with "special emphasis on neighbor-serving businesses";
- After almost a decade at this location, the owner of The Grateful Dog has an established history, and continues to be committed to being a good neighbor;
- The Grateful Dog has extensive support in the neighborhood, not only from its customers (i.e. the dogs) but also their owners, as shown e.g. in the 100+ support letters and signatures included with this submittal.



A. PROJECT DESCRIPTION

The Property is currently improved with a two-story building with ground floor commercial and upper floor residential uses. The Grateful Dog has been at the Property since 2009, occupying the approx. 2,000-sf ground floor space and a small rear yard. The Grateful Dog provides a safe and reliable doggie care facility that serves many nearby residents, but also the greater community. The operation consists of kennel use, with dog day care of more than 12 dogs, massage, walking, bathing and grooming, training, and overnight boarding of more than 12 dogs. No change is being proposed to the floor area used by The Grateful Dog, with the exception of few minor interior alterations. The facility is staffed 24 hours a day, 365 days a year. The dogs are never left alone, without supervision. During the week, the usual staff to dog ratio is about 1 staff member to 5 dogs. All dogs are walked at least once per day, with walks beginning usually at approximately 11 am. Few excerpts from The Grateful Dog's website are included in **Exhibit A**.

Over the last 9+ years that The Grateful Dog has operated at this location, it has received an overwhelmingly positive response from its customers and the nearby neighborhood. There is no question that The Grateful Dog provides a service that is very much needed in San Francisco and in this neighborhood. Regardless of the news source, San Francisco appears to have more dogs than children. According to one article in KQED News, as of 2016 there were about 115,000 children, as compared to about 120,000 to 150,000 dogs, in San Francisco (copy of the article attached in **Exhibit B**.) The Grateful Dog is appropriately located in an NC-3 (Neighborhood Commercial) district, and along Lombard Street, a busy commercial corridor and transit street.

B. PROJECT SUPPORT AND OUTREACH

In June 2018, the owner of The Grateful Dog held a pre-application meeting in preparation for the filing of this CU application. Since the Project has been operating at the Property for almost a decade, the owner did not anticipate any significant inquiries or concerns. The meeting was attended by four neighboring couples, who expressed some concerns about the existing doggie care facility, primarily related to noise and smell concerns. This was the first time the owners had heard from some of the attendees, and some of the concerns were heard for the first time as well. The owner of The Grateful Dog took several immediate steps in order to address the concerns that were raised, e.g. within a week of the pre-app meeting, the owner had a representative from the Forever Lawn Company that had installed the artificial K-9 grass in the rear yard come out and inspect the grass and related drainage system.

In an effort to resolve the neighbor concerns, the owner engaged the help of Bruce Burman to help evaluate the full scope of the concerns, gather feedback, and to work with the neighbors collaboratively in order to come up with a "work plan" to resolve all concerns. Since June, Bruce has been in contact with the neighbors, and together with the owners of The Grateful Dog, solutions have been former and implemented. For example, one of the concerns from neighbor Michelle Wohl was the urine smell in the rear yard, which in part came from the wood

fence that was saturated with urine. In response, the parties agreed that replacement of the fence was needed, and the owners have at their expense have since then replaced the existing shared wood fence with a new fence, in September based on a schedule that worked for Ms. Wohl. A summary of some of the neighborhood outreach and contact is included in **Exhibit C**.

The Grateful Dog has operated at this location since 2009, and has established a history and reputation of being a good business and neighbor. Examples of the supporters of The Grateful Dog are included with this brief, including support letters from nearby businesses attached at **Exhibit D**, and from nearby residential neighbors and customers attached at **Exhibit E**. Located immediately above The Grateful Dog is a residential unit, and support letters from both the current and the prior occupant of the upstairs unit are attached at **Exhibit F**. Last, but not least, in addition to the 23 above-mentioned letters, **Exhibit G** includes a petition in support of the project and The Grateful Dog with 127 signatures, and **Exhibit H** includes over 80 Yelp reviews for The Grateful Dog, with an average star rating of 5 (the highest).

Despite the overwhelming and extensive support for the project, and the on-going dialogue and cooperation with several immediate neighbors, we anticipate that few neighbors may prefer that The Grateful Dog not continue at this location. However, Planning decisions are not made based on any one person's desires or objections, but rather must be based on the underlying zoning and overall appropriateness of the use. The extensive support for the project speaks volumes of the type of business and community asset that The Grateful Dog has become and continues to be.

C. CONDITIONAL USE AUTHORIZATION REQUEST

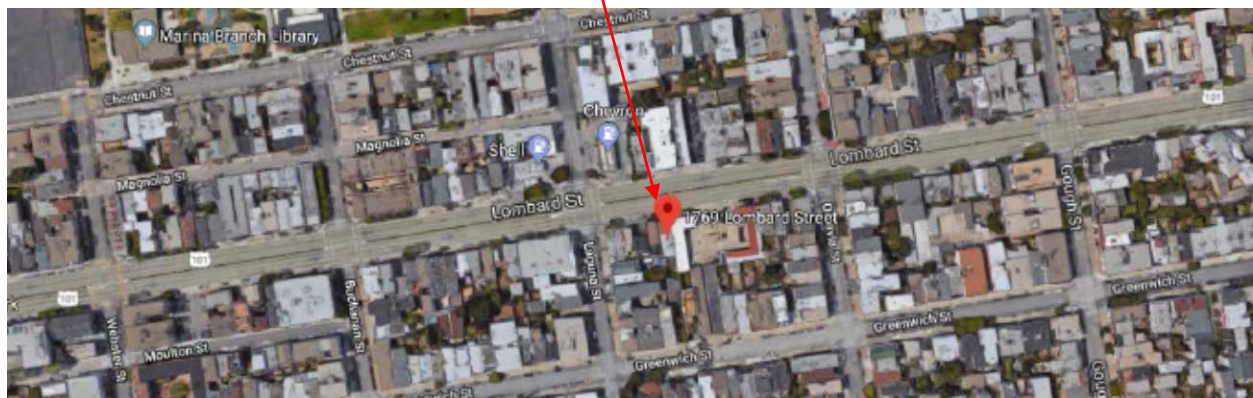
The Property is located in the NC-3 zoning district wherein kennel uses are permitted with a conditional use ("CU") authorization. When The Grateful Dog was initially approved in 2009 by the Planning Department, the Planning Code did not have a separate "kennel" definition that was applicable in the NC-3 district, and instead the existing use was approved by Planning Department under the general Retail Sales and Service Use category. With the reorganization of Article 7, by Ord. 129-17, "kennel" use was added to NC-3 districts to the Planning Code as of June 21, 2017, defined as "a Retail Sales and Service Use where dogs are boarded for compensation, or are cared for on trained for hire, or are kept for sale or bred for sale, where the care, breeding, or sale of the dogs is the principal means of livelihood of the occupants of the premises."

The Project is requesting a CU to update its permits and authorize the existing use as a Kennel with overnight boarding for more than 12 dogs. The Property is zoned for the NC-3 district, which is intended to include a wide variety of goods and services that serve not only the immediately surrounding population, but also those located further away. NC-3 districts are typically located along major transit routes and widely used roads, and buildings in NC-3 are permitted to consist of moderately large commercial buildings and uses therein. Housing is permitted on second and subsequent floors. The existing building is located along Lombard Street, which is a busy, heavily used street. The existing building contains commercial uses on

the ground floor and housing above. The Property is surrounded by other commercial uses, including to the west a similar building with ground floor retail uses and above-grade housing, and to the east a 53-unit Star Motel that has been used by the Academy of Art for group housing purposes. The current location is exactly the type of location where a neighborhood-serving Kennel use are appropriate, along a busy (Lombard) street, in an NC-3 district, and within blocks on park areas.



PROJECT SITE



The Project serves the surrounding neighborhood well and, as a result, is compatible with the existing community at this location. NC-3 districts are improved with many different kinds of neighborhood-serving businesses. The Grateful Dog has provided those services for almost a decade, serving both residents with pets as well as serving the greater neighborhood by ensuring the animals that live within the neighborhood are provided an opportunity where they can be cared for during the day and/or night.

The Project is a necessary and desirable use for this site because many residents who own pets nearby need a place for their (dog) family members to go to during the day and/or sometimes night. Dog day care facilities continue to be high in demand with people looking for care for their dog while they are at work or away during overnight trips. Having a pet in the City requires co-existence with dense human population and at times limited areas. Dog owners need to ensure that a dog receives sufficient exercise so as not to disrupt nearby neighbors with barking or scratching as well as proper overall health for the animal. In addition to caring for the

dogs at the Property, The Grateful Dog also provides dogs with walks to nearby parks and areas, and training services.

The concerns from the few neighbors are related primarily to the rear yard area, specifically regarding noise and urine smell, along with some operational questions. All of the concerns are addressable, and some have already been addressed while others will be addressed. Based on the months of on-going dialogue with the few neighbors who expressed concerns at the June 1 pre-app meeting, the owner and its neighbor liaison (Bruce Burman) created an “action plan” outlining the concerns, and the potential solutions. Some of the action items have already been implemented, e.g. the wooden fence between neighbor Michelle Wohl and The Grateful Dog has already been replaced at The Grateful Dog’s expense. Some of the items will be implemented after the CU approval, e.g. changes to the rear yard hardscape and those intended to improve the drainage. Full details of The Grateful Dog’s “Action Plan” is attached as **Exhibit I**.

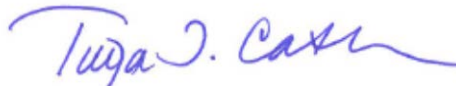
D. CONCLUSION

The Project proposes an appropriate and desirable mix of uses and an architectural design that is compatible with the context, satisfying all of the criteria applicable to the requested conditional use authorization. We look forward to presenting the Project to you on May 3rd. For all of the reasons stated herein and in the CU and Variance applications, and respectfully request the Planning Commission to approve the conditional use authorization. Thank you for your consideration.

The Grateful Dog is a small independently-owned business with a proven track record. Approval of the Project will contribute to the viability of this small restaurant and will add a unique outdoor dining feature to the Hayes Valley neighborhood. Accordingly, and for the reasons set forth herein, we urge the Commission to approve the Conditional Use Authorization allowing the restaurant to include and use the rear patio area

Very truly yours,

REUBEN, JUNIUS & ROSE, LLP



Tuija I. Catalano

cc: Vice President Myrna Melgar
Commissioner Rodney Fong
Commissioner Milicent Johnson
Commissioner Joel Koppel
Commissioner Kathrin Moore
Commissioner Dennis Richards
Jonas Ionin, Commission Secretary
John Rahaim, Planning Director
David Weissglass, Project Planner

EXHIBITS

Exh. A – The Grateful Dog – Website Excerpts

Exh. B – KQED News article re Dog Ownership vs. Children

Exh. C – Neighbor Outreach Log

Exh. D – Support Letters from Neighboring Businesses

- Exh. D1 Support letter from Lombard Cleaners at 1701 Lombard, Oct. 14, 2018
- Exh. D2 Support letter from La Canasta at 3006 Buchanan, Oct. 16, 2018
- Exh. D3 Support letter from Jake’s Steaks at 3301 Buchanan, Oct. 15, 2018

Exh. E – Individual Support Letters

- Exh. E1 Support letter from Christina and Robert Milne, Nov. 22, 2018
- Exh. E2 Support letter from Ana Winter, Nov. 22, 2018
- Exh. E3 Support letter from Wendy Hurford, Nov. 28, 2018
- Exh. E4 Support letter from Paul LoFollete, Oct. 23, 2018
- Exh. E5 Support letter from Joanne Foy, Nov. 20, 2018
- Exh. E6 Support letter from Julie Sarpy, Oct. 10, 2018
- Exh. E7 Support letter from Tom and Emily Bash, Nov. 26, 2018
- Exh. E8 Support letter from Ashley Baugh, Nov. 28, 2018
- Exh. E9 Support letter from Susan Jackson, Nov. 21, 2018
- Exh. E10 Support letter from Marisa and Michael Kapel, Nov. 25, 2018
- Exh. E11 Support letter from Kimberly Alter, Nov. 21, 2018
- Exh. E12 Support letter from Emmi Banner, Nov. 21, 2018
- Exh. E13 Support letter from Jeffrey Marsh and Brian Devera, Nov. 25, 2018
- Exh. E14 Support letter from Steffany and Gabe Ferroni, Nov. 25, 2018
- Exh. E15 Support letter from Jake Karger, Nov. 26, 2018
- Exh. E16 Support letter from Katie Burlison, Nov. 26, 2018
- Exh. E17 Support letter from Keisha Ramey-Presne, Nov, 25, 2018
- Exh. E18 Support letter from Kirstin Ganz, Nov. 24, 2018

Exh. F – Individual Support Letters Individual Support Letters from Upstairs Neighbors

- Exh. F1 Support letter from Elena Victor and Seth Niermeyer, current occupant at 1769 Lombard Street, Oct. 15, 2018
- Exh. F2 Support letter from Hrishikesh Desai and Gaargi Ramakrishnan, prior occupant at 1769 Lombard Street, Nov. 5, 2018

Exh. G – Support Petition with 127 Signatures

Exh. H – Yelp Reviews from 88 reviewers

Exh. I – Neighbor Concerns with Project Sponsor Response and Action Plan



1769 LOMBARD STREET

SAN FRANCISCO, CA, 94123

415.563.2275

THEGRATEFULDOGSF@GMAIL.COM

ABOUT PLAYCARE BOARDING TRAINING WELLNESS GALLERY REVIEWS THE GRATEFUL BLOG CONTACT



Why Your Dog Will Love Us

While your pet lounges at our facility, he will be stimulated with bright colors, scientifically-produced music for dogs, toys and all the comforts of home – not to mention other dogs of similar size and temperament to socialize within group sessions.

READ MORE

Let's Get Started!

There are a few steps to take before your furry friend can come to daycare or boarding. We require the following for your dog:

- First-Time Visit/Temperament Evaluation – During this assessment we will have the opportunity to meet your dog and discuss his or her history. We will introduce your dog to members of our canine community and determine if they're a good fit. We will also go over policies, the Daycare/Boarding setup, and answer any questions you may have.
- We require all dogs to be current on vaccinations for Rabies, DHPP and Bordetella.
- To not be aggressive or extremely dominant.
- To be using an effective flea and tick treatment.
- To have a suitable collar or harness with proper identification tags.

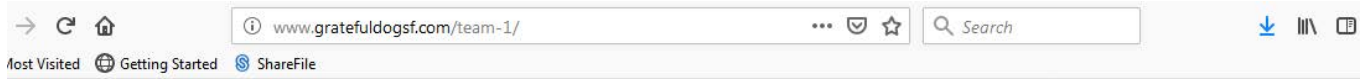
Please call us at 415.563.2275 to set up a time you and your four-legged pal can come in for a First-Time Visit. You can download our application form below or fill one out when you come in.

Why You Will Love Us

Looking for a safe, fun place to care for your dog while you're away? You've come to the right place! Conveniently located on Lombard Street/Hwy 101, we've been San Francisco's premier doggy daycare and boarding destination since 2009.

READ MORE

TEAM



Ernie Cervantes - General Manager



Mint Zhet



Hana Lee



Adam Kalmbach



Brendan Fitzgerald



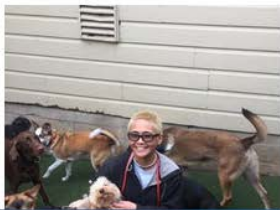
Matt Stryczek



Grace Ng



Beyene Tesfaye





1769 LOMBARD STREET

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Why You Will Love Us

Looking for a safe, fun place to care for your dog while you're away? You've come to the right place! Conveniently located on Lombard Street/Hwy 101, we've been San Francisco's premier doggy daycare and boarding destination since 2009. We take pride in positive-reinforcement training, supervised play indoor and outdoor, and a cageless, kennel-free environment. We serve the Marina, Cow Hollow, Pacific Heights, and Russian Hill Districts but are not limited to those neighborhoods. Last minute drop-offs are welcome and we have no weight restrictions. If you're visiting San Francisco for the day give us a call! Come one, come all! To top it off, we're open 7 days a week/365 days a year. We take the "environmentally-friendly business" badge seriously, and are committed to using only biodegradable, non-toxic products. We'll supply your dog with filtered water and organic treats and will administer medication or cater to special needs at no additional charge. Our services benefit not only your pet, but the animals around the city of San Francisco – We continue to donate a portion of our proceeds to help local animal shelters, foundations, and rescue centers where care is needed most.



1769 LOMBARD STREET

SAN FRANCISCO, CA, 94123

415.563.2275

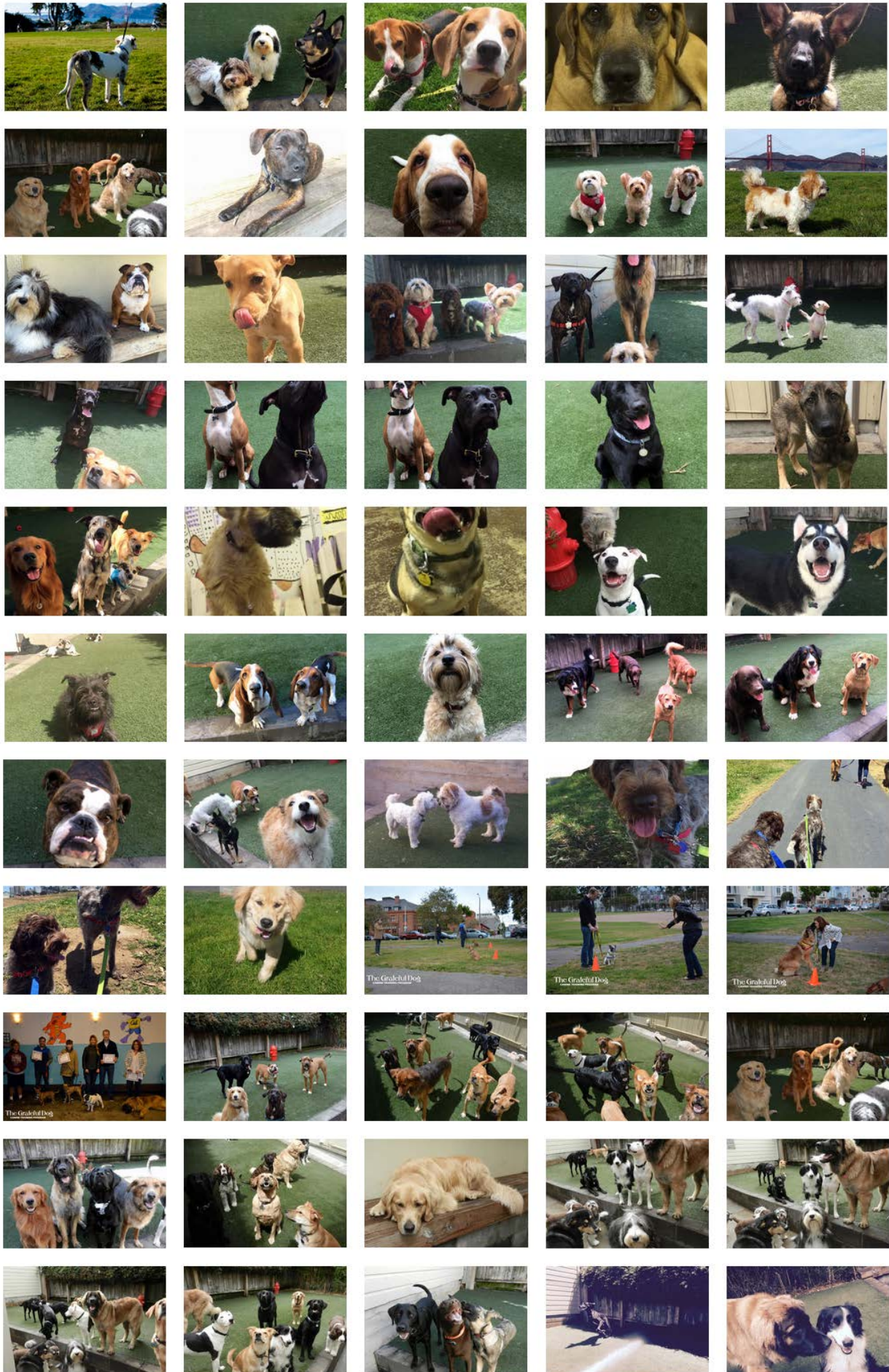
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ABOUT PLAYCARE BOARDING TRAINING WELLNESS GALLERY REVIEWS THE GRATEFUL BLOG CONTACT

Why Your Dog Will Love Us

While your pet lounges at our facility, he will be stimulated with bright colors, scientifically-produced music for dogs, toys and all the comforts of home – not to mention other dogs of similar size and temperament to socialize within group sessions. Each dog in our care receives playtime and one-on-one time with one of our experienced handlers, mini-massages, time outdoors in our fenced potty area with K-9 grass, and walks to the park at least once a day. Throughout the day our handlers will work with your dog using positive-reinforcement training techniques to learn basic commands or to iron-out undesirable behaviors. Our mission is to smother our dogs with care, attention and engagement so that they go home a "better" dog than when they arrived. We do our best to make sure all dogs go home ready to snooze with smiles of contentment on their furry faces. Your dog says it all when they make a b-line to our front door on return!



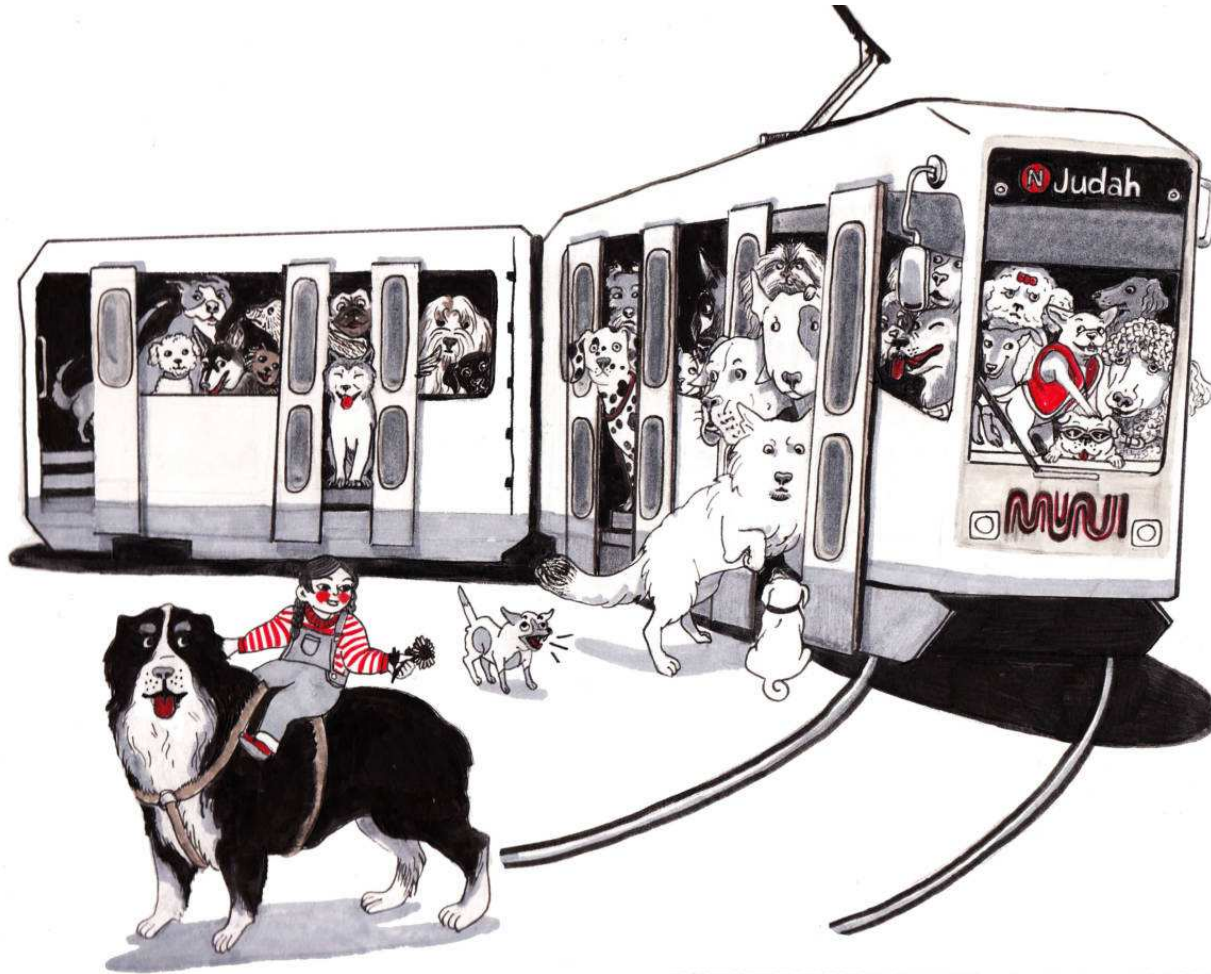


BAY CURIOUS

Are There Really More Dogs Than Children in S.F.?



LISTEN 10 min



How many dogs could fit on a Muni train? (Maddie Gobbo)

BAY CURIOUS

Bay Curious is a podcast that answers your questions about the Bay Area.

Subscribe on [iTunes](#), [NPR One](#) or your favorite podcast platform.

You see them everywhere in San Francisco: luxury doggy daycares and hotels, dog gyms,

dog spas, even dog bakeries.

It's pretty clear that San Francisco loves dogs.

Today, in honor of our furry companions, we're going to be answering a few questions about dogs.

Do San Franciscans Have More Dogs or Children?

If you've lived in San Francisco for more than a few months, you've probably heard the oft-repeated line: There are more dogs than children in San Francisco. But is it true?

"I think that there are less children in San Francisco than a typical city due to the many reasons it's hard to raise them in the city," says Bay Curious listener Michele Speck. "But I also think it's hard to have a dog in this city. So that's what makes me question if there are actually more dogs than children."

The Answer

The saying is true! There are more dogs than children in San Francisco.

SPONSORED BY

According to [the American Community Survey](#), in 2016 there were about 115,000 children under 18 living in the city. At the same time, San Francisco Animal Care and Control estimated there were about 120,000 to 150,000 dogs in the city.

However, getting into why there are more dogs than children in San Francisco is a bit more complicated.

There Aren't Many Children in S.F.

Turns out that San Francisco is not barking mad for dogs. It actually just doesn't have very many children. San Francisco has the lowest percentage of children of any major city, according to U.S. census data.

About 18 percent of households in San Francisco have children

under 19, whereas nationwide the average is 29.4 percent. You might think it has to do with city life, but that isn't the case. In Los Angeles, 33.4 percent of households have children, and in New York City it's 30.5 percent. The only other city where fewer than 20 percent of households have kids is Seattle.

But this could change.



A child hugs a pug. (Liz Randall/Flickr)

Since 2010 there has been a slight increase in the number of children under 5, according to the U.S. Census Bureau. The question is whether or not the families of these newborns will stay in San Francisco.

Housing is one factor that might determine whether young families stay.

Since 2010, 61 percent of new market rate development has been studios and one-bedroom units, predominantly in larger buildings, according to the [San Francisco Planning Department](#). So, despite the creation of new housing, the majority of it isn't built for families. As for the family-friendly housing that already exists -- which includes dwellings of all kinds, from apartments to detached single-family homes -- currently only 30 percent of units with three or more bedrooms are occupied by families with children.

Has S.F. gone to the dogs?

While we have solid data on kids, the data on dogs are harder to come by. Though owners are required to register dogs, very few do. Deb Campbell, spokeswoman for Animal Care and Control, says it estimates that fewer than 30 percent of dogs in the city are registered.

To calculate the number of dogs in San Francisco, Animal Care and Control relies on an estimate based on how many people live in San Francisco. The American Veterinary Medical Association puts out one such [tool](#). It uses [survey data](#) and census data to measure the percentage of people who are likely to own a cat, dog, horse or bird. Every few years it updates the formula, and is currently working on that now, said Assistant Director Sharon Granskog.

However, such tools often rely heavily on national data. For instance, they estimate that about 1.5 percent of households in a community own horses, but there are probably not 13,408 horses in San Francisco. To get San Francisco dog estimates, Animal Care and Control uses several formulas to determine how many dogs are in the city.



A child and a dog. ([mliu92/flickr](#))

And lucky for us, there are other researchers looking into pet data, too.

A [Scarborough Research 2017 survey](#) (a branch of [Nielsen](#)) found that while San Franciscans are certainly dog enthusiasts, they are less likely to own a dog than the average American. Tulsa, Oklahoma, may actually be the dog ownership capital of the United States.

Our Cat-Loving Neighbors to the North

Meanwhile, Seattle is in a similar situation -- but with cats. The Emerald City has more households with cats than with children. It's the only other city in the United States where less than 20 percent of households have children. Seattleites are 25 percent more likely to own a cat than the average American, according to the Scarborough Research survey.

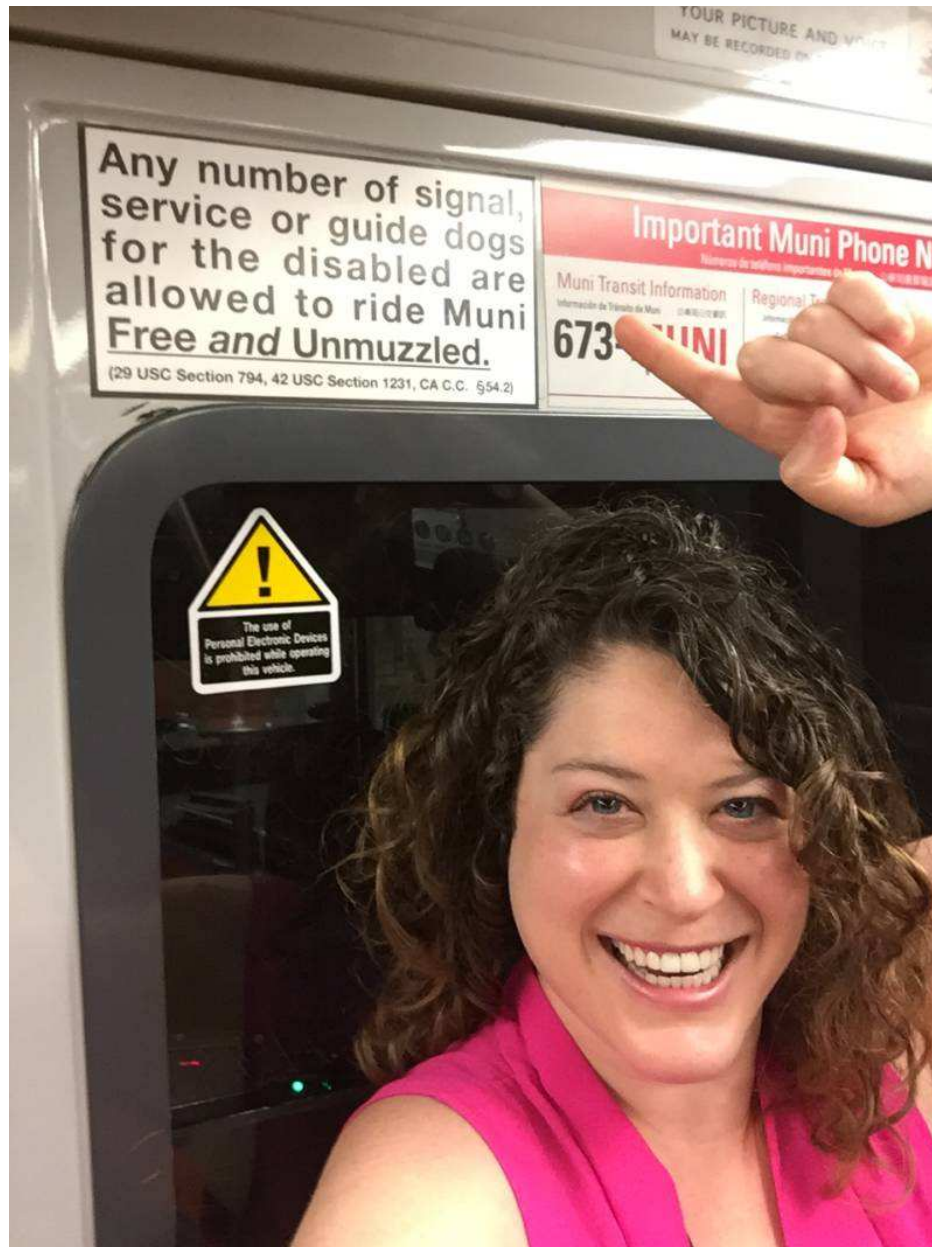
The Pacific Northwest as a whole seems to be the cat's meow, with Spokane, Seattle/Tacoma and Portland all in the top 10 metro areas with the highest cat ownership rates.

How Many Dogs Could You Fit on a Muni Train?

This isn't a totally random question.

Bay Curious listener Rona Kremer rides Muni Metro almost every day, and she often finds herself pondering one of the signs on the train.

"[The sign] basically says that any number of service signal or guide dogs are allowed on the train free and unmuzzled," Kremer says. For years, she has wondered about this sign: Why is it there? And how many dogs could you actually fit onto a train?



Bay Curious listener Rona Kremer stands next to a sign on the Muni Metro that says any number of service dogs can ride Muni. (Rona Kramer)

"There's got to be some limit to how many dogs you could stuff the train full of," she reasons.

The sign itself is there for two reasons. One, it's the law. Both [state](#) and [federal law](#) prohibit public agencies from denying service or charging a person with a disability more to use their service, which means service animals must be allowed onto public transit.

So if all public transit agencies are covered by the same laws, why does only Muni have such a sign while BART and Caltrain don't?

Representatives at the SFMTA can't remember the specific incident that led the agency to put up the signs, but spokesman Paul Rose says it was likely the result of someone being told they couldn't bring their service dog on board because there were already other service dogs on the bus.

"Muni likely wanted to make it clear that all service dogs were welcome by installing additional signage," Rose says.

But what Kremer really wants to know is how many dogs we could fit inside a Muni train. She imagines it like a seven-layer dip of dogs.

To figure this out, we're going to use Bay Curious producer Suzie Racho's yorkie terrier pup, Luna. (You can follow Luna on Instagram [@sflunapup](#).)



There are two ways to do this math: by weight and by volume. A Muni train can hold up to 50,000 lbs. Luna is about 12 lbs. That gives us more than 4,160 Lunas.

To do it by volume, we have to imagine the seats have been taken out of the train and that Luna is a very flexible pup. With that in

mind, the volume of a standard Muni train is 7,762.5 cubic feet. Luna is just a smidge over 1 cubic foot. This means we could fit 7,350 Lunas inside one train.

"That's a solid number," Kremer says. "I like that number."

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BAY CURIOUS

WHAT'S YOUR QUESTION?

What do you wonder about the Bay Area, its culture or people that you want Bay Curious to investigate?

0/200

Your contact info

We'll be in touch if we look into your question.

Name

Email address

- Sign me up for your newsletter!
- Please don't publish my name

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KQED BAY CURIOUS Sign up for our newsletter.

Enter Email Address

SIGN UP

Grateful Dog Representative: Bruce Burman, Jazz Builders

Subsequent to the Pre-Application Meeting of June 1st 2018 neighborhood out-reach was begun to specifically hear and address neighborhood concerns regarding the operations of the Grateful Dog.

6/21/18

Visit with Dr. Anthony Dintcho, owner 3136 – 3140 Laguna St

Dr. Dintcho lives directly to the north and shares a common fence with the Grateful Dog. Dr Dintcho said he has experienced in his rear yard, urine smells, flies, mops hung to dry over the fence, yapping dogs and cigarettes thrown over the fence. He did say the mops hung out to dry on the fence and cigarettes have ceased. I let Dr. Dintcho know we were soliciting all contiguous neighbors to hear their concerns and then would develop a plan to address those concerns.

Visit with Sean Cosby, lives at 3126 Laguna

Sean Cosby works from home and his strongest concern was the yelling at dogs by Grateful Dog employees. He said he had worked in dog day care in the past. Smells and flies were a lesser concern to him. The treatment of the dogs was his concern. He said since the Pre-Application meeting of June 1st where he made his concern known to the applicants the situation had improved. I explained to him that Grateful Dog was in a periodic update of their employee operations and training manual. We discussed that with proper training employees can use behavioral modification to keep dogs calm and reduce barking. Sean also said that he thought better communication between Grateful Dog would be helpful.

Attempt to visit Michelle Wohl, 3132 Laguna, person home said she was out of town.

I identified myself as representative of Grateful Dog and asked that get in touch with me.

6/26/18

Phone call to Timothy Young, 1864 Greenwich.

Voice mail full

Phone call to Michelle Wohl, 3132 Laguna.

Left detailed message regarding seeking comments regarding concerns of Grateful Dog operations.

Phone call to Stephanie Dintcho, 3136-3140 Laguna.

I left detailed message regarding seeking comments regarding concerns of Grateful Dog operations.

6/28/18

Phone call to Timothy Young, 1864 Greenwich

I left detailed message regarding seeking comments regarding concerns of Grateful Dog operations.

Phone call with Michelle Wohl, 3132 Laguna

I identified myself as representative of Grateful Dog; that I was seeking impute from neighbors regarding concerns of the operations of Grateful Dog. Ms. Wohl let me know she was in New York at the time but she had many concerns about Grateful Dog Operations. She also let me know that she had an email list of nine concerned neighbors. I requested the list in order to contact all of these neighbors, however she was not comfortable providing me the email list and said she would email those neighbors that I would like to hear from them. I let her know that we were soliciting all contiguous neighbors to the Grateful Dog in order to create a plan to address the neighbor concerns. She said that Grateful Dog had made her life miserable, ruined her peace at her house, and that she no longer lives there. She suggested Grateful Dog needs sound proofing at the common fence. I told Ms. Wohl that we were compiling all neighbor comments and developing a plan which included infrastructure changes, as well as updates to operation to address what we have heard.

Michelle Wohl's major concerns were the following;

1. Common property line fence is soaked with urine and smells
2. Drainage from the outdoor dog area drains to her property
3. Excessive dog barking
4. Flies in her backyard due dog daycare
5. Employees yelling at dogs

6/29/18

Phone call with Tim Young, 1864 Greenwich

1864 Greenwich is located behind and to the south of Grateful Dog. 1864 does not share a common fence with Grateful Dog. I spoke to Tim Young, identified myself as representative of Grateful Dog and expressed to him we were soliciting all neighbor's comments regarding their concerns about Grateful Dog operations. Mr. Young amongst other issues expressed his frustration with Grateful Dog management, wanted to see a more transparent process, and would like to know the capacity of the outdoor area for dogs. I let him know that we were soliciting neighbor's comments in order to develop a plan to address his and all neighbors' concerns.

Specifically, Mr. Young comments/concerns were the following:

1. Smells
2. Flies
3. Barking dogs
4. Yelling at dogs by employees
5. Capacity of dogs for facility
6. Lack of kennel permit
7. Drainage

7/18/18

Site meeting with Stephanie Dintcho 3136-3140 Laguna St. and John Olsen 3132 Laguna St.
(representative of Michelle Wohl)

We visited the backyards and inspected the common fence of Grateful Dog and both 3132 Laguna (Wohl property) and 3136-3140 (Laguna Dintcho family property).

I observed at 3136-3140 Laguna a T111 sided fence approximately 8-foot-tall. The fence was recently painted and in very good shape. There was no evidence of dog urine smells, urine saturated fence, or drainage issues at 3136 – 3140 Laguna. There were some flies at the fence line. Ms. Dintcho let me know that her father keeps the area very clean and organized. It definitely looked that way. This area has a concrete slab and is used to store building materials. In an email dated July 9th 2018 Ms. Dintcho (my summary) that amongst other issues notes, noise, dog urine smells, dirty nasty mops hung over the fence, and flies were main issues. Mops were no longer an issue.

I did not hear any dogs barking at the time I visited, however I was told by both John Olsen and Stefanie Dintcho that it was a major issue.

I observed at 3132 Laguna that the shared rear property line fence with the Grateful Dog appeared damp and smelled of urine. I also observed flies near and around the shared fence. I did not see any drainage issues.

I discussed with Stefanie and John that we were developing a work plan to address neighborhood concerns and that plan would include the following;

1. Replace fencing which was damp or wet with urine.
2. Construct approximately 3-foot-tall additional fence lined with metal on Grateful Dog side of shared fence to prevent dogs from urinating on the shared fence
3. Replace the astro turf in the Grateful Dog outside area with sealed concrete, for better wash ability.
4. Direct all drainage to sewer/storm drain located at southside of Grateful Dog rear yard
5. Implement a fly control program
6. Update Grateful Dog operations manual

We discussed the logistics of bringing materials to the job to replace the fence. Stephanie volunteered to speak with her father for permission. I left the meeting letting them know I would be in contact with updates.

8/15/18

Phone call and emails with Michelle Wohl, 3132 Laguna st. Regarding schedule of replacement of fence. She let me know that all of September would not work and beginning of October would be best. I agreed that work could be complete in October.

8/20/18

Emails with Stephanie Dintcho 3136-3140 Laguna St stated although we did not see flies or pee on her side of fence she had now seen evidence. Let her know that I needed to visit site again and repair fence if required.

8/29/18

Meet with Stefanie Dintcho at 3136 Laguna. Review her back fence and see minor damage. Agree to repair damage. Discuss logistics to rebuilding fence for her and next-door neighbor Michelle Wohl.

Stefanie and her father agree to allow us access thru her property to store materials and work. Discuss date informed her Michelle has guests in September and would like work complete in October. Stephanie is ok with that. She also said she had spoken to Val neighbor directly behind GD and he had not responded to me because he thought I was an attorney. Stefanie agreed to send an email to Val encouraging him to respond to me.

9/4/18

Met with Val Voivoda. We had a brief discussion regarding the purpose of my visit to discuss the dog daycare. He said the dog barking had reduced a bit but he traveled a lot. We agreed to meet next week. He would review my email and let me know a good time and date. I did let him know we would like to replace the common property line fence and had other improvements to the facility to discuss.

9/13/18

Meeting with Val Voivoda. We discussed the Grateful Dog work plan to improve the rear yard. I explained we were prepared to remove and replace his fence which on the Grateful Dog side of fence had been urinated on by dogs. I explained in addition to replacing fence we intended to replace the artificial grass in the rear yard with concrete. The fence on Val's side does not have evidence of urine. However, I did observe fly's in his yard, which is my understanding his main concern. The common property line fence is heavily draped with jasmine. I explained during construction the jasmine would be removed and would need to re-grow or be replanted. There is no way to replace the fence without moving and most likely harming the jasmine. Val did not want the jasmine removed. We decided we would treat the fence on the Grateful Dog side with a fly repellent and not replace the fence. I suggested that doing that and replacing the artificial grass could quite possibly cure the fly problem. In addition, we would build a new two-foot fence inboard from the existing fence on the GD side which would prevent dogs from peeing on the property line fence. This was an acceptable solution to Val. I told him I would send him an email confirming our discussion. In addition, I let him know we intended to accomplish the work in mid-October. I told him I would be in touch prior to beginning the work.

9/25/18

Phone call with Stephanie Dintcho. Informed her I spoke and met with her neighbor Val Voivoda, she had volunteered to ask him to respond to my emails and calls. I wanted to close the loop and let her know the meeting had occurred. Additionally, let her know Val did not want to replace the fence due to the fact the vines would need to be removed to do the work. We agreed to treat the fence on the GD side with fly repellent. Updated her that we were planning the fence work in October.

9/28/18

Left message for Michelle Wohl. Called to check and see if October remained good time to replace the fence. Update her on conversations with other neighbors.

10/9/18

Correspondence with Michelle Wohl regarding schedule of replacing fence

10/11/18 and 10/12/18

Telephone calls and texts with Stephanie Dintcho and Michelle Wohl coordinate fence replacement

10/15/18 and 10/16/18

Remove existing fence and replace fencing which is located on the property line between Grateful Dog and Dintcho and Wohl residences. Replace with similar type fencing. Replace all of the property line contiguous fencing with Wohl and small portion of the Dintcho fencing which is contiguous with Grateful Dog property line.

10/17/18

Correspondence with Stephanie Dintcho regarding her satisfaction with completion of the work. Stephanie graciously allowed our crew to use her property to access Michelle Wohl rear yard.

11/21/18

Telephone call with surrounding neighbors to check in, update them on application and upcoming hearing:

Tim Young, 1864 Greenwich- He has been traveling and not home often. Could not say if there was a continuing issue. Will speak to his wife and get back to me next week. Let him know that we are continuing to make improvements and address neighbor concerns.

Shawn Cosby, 3126 Laguna- He said he noticed a schedule of outside activities to lessen impacts of neighbors. Said appeared to be an improvement. Told him we would continue to make improvements.

Michelle Wohl, 3132 Laguna- She said smell remained the same, fly remained the same. She asked about installing barrier so wash water did not dampen bottom of her fence. I explained the drain for the rear yard was the opposite direction and water was directed in that direction away from her property. Her contention is that the water contains urine. I told her we would continue to make improvements along with installing a metal barrier to prevent water from wetting the fence and potentially entering her property. Told her our goal was to remedy this issue. Told her I would visit her rear yard next week.

Stephanie Dintcho, 3136 Laguna-Left her VM message. Requested she call me.

1 Hour Service

EXHIBIT D1- D3
1 Stop Service



Lombard Cleaners

Phone 922-0766

1701 Lombard Street
San Francisco 94123

Date: October 14, 2018

Planning Department
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1769 Lombard Street
The Grateful Dog
Conditional Use Application

To Whom It May Concern:

I own a business right down the road from The Grateful Dog on Lombard Street called Lombard Cleaners. I understand that The Grateful Dog has been operating at this location since 2009. The owners have done a great job of operating The Grateful Dog so far. I have had the privilege of meeting and working with the owners of The Grateful Dog. They keep the storefront clean and our sidewalks in front of their business clean. We have never had any issues with noise, smell or traffic caused by The Grateful Dog.

I understand that the owners are seeking a conditional use authorization from the Planning Commission to update their permits, including classification and compliance with more recently adopted "kennel" land use category that did not exist under the Planning Code in 2009.

I strongly support The Grateful Dog and their application to the Planning Department because of the steps they have taken to be good neighbors and I believe they are a part of this community and a lot of people rely on them and the invaluable service they provide.

I would like to express my support for The Grateful Dog, and I urge the Planning Commission to approve the conditional use authorization as proposed.

Sincerely,

Ray Wong

Name: Ray Wong LOMBARD CLEANERS

Address: 1701 LOMBARD ST
SF CA 94123

La Canasta



Established 1987

Home-made authentic
Mexican food to Take-Out

300 Buchanan Street
San Francisco, CA 94123
(415) 474-2627
(415) 921-3003
www.LaCanastaSF.com

Date: October 16, 2018

Planning Department
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1769 Lombard Street
The Grateful Dog
Conditional Use Application

To Whom It May Concern:

I own a business right down the road from The Grateful Dog on Buchanan Street called La Canasta. I understand that The Grateful Dog has been operating at this location since 2009. The owners have done a great job of operating The Grateful Dog from what I have seen. I have had the privilege of meeting and becoming friends with The Grateful Dog owner, Ernie Cervantes.

I understand The Grateful Dog is seeking a conditional use authorization from the Planning Commission to update their permits, including classification and compliance with more recently adopted "kennel" land use category that did not exist under the Planning Code in 2009.

I strongly support The Grateful Dog and their application to the Planning Department because I understand the value a small business like The Grateful Dog provides to our beautiful neighborhood here in Cow Hollow. As a dog owner myself I know how important their service is to the community. As a business owner, this is their livelihood and they provide jobs.

I would like to express my support for The Grateful Dog, and I urge the Planning Commission to approve the conditional use authorization as proposed.

Sincerely,

Name: LUIS ALBERTO MIER

Address: 1671 LOMBARD ST.

SAN FRANCISCO, CA 94123

BUSINESS ADDRESS:

3006 BUCHANAN ST.
SAN FRANCISCO, CA 94123

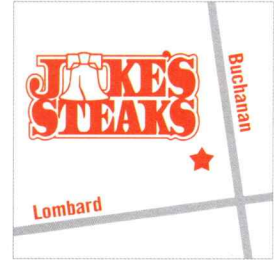
OUR STORY

La Canasta was established in 1987 by Alberto and Lili Mier. Alberto came from Torreon, a town in Central Northern Mexico, to pursue a degree in Chemistry from San Francisco State University. After graduating in 1971, he returned to Mexico. On a vacation to the coastal city of Vera Cruz, he met Lili, who was helping her mother Dona Lili run a restaurant. He convinced her to join him in San Francisco, and in 1981 Lili arrived with her family recipes and expertise in the kitchen.

Alberto and Lili worked in catering and restaurant management for several years before deciding to start their own business. What began as a need for a kitchen for their catering enterprise, became the first La Canasta restaurant at the corner of Filbert and Fillmore. The popularity of their authentic home-made cuisine and regional specialties grew, and five years later La Canasta opened its doors at the present location on Buchanan at Union. La Canasta has catered events hosted by a variety of notable San Franciscans including George Lucas, the Aliottos, the Pelosis, and Gavin Newsom. Patrons of La Canasta include the likes of former 49er Ronnie Lott, and actors Sally Field and Hector Elizondo.



contact@jakessteaks.net



3301 Buchanan St.,
San Francisco, CA 94123
(415) 922-2211

www.jakessteaks.net
www.facebook.com/jakessteakssf

Date: October 15, 2018

Planning Department
City and County of San Francisco
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: 1769 Lombard Street
The Grateful Dog
Conditional Use Application

To Whom It May Concern:

I own a business down the road from The Grateful Dog on Lombard Street called Jake's Steaks. I understand that The Grateful Dog has been operating at this location since 2009. The owners have done a great job of operating The Grateful Dog from what I have seen. I have had the privilege of meeting and working with the owner, Ernie Cervantes, of The Grateful Dog. We talk about everything from dogs, to customer service, to business practices and everything in between. The Grateful Dog is a vital commodity to our neighborhood.

I understand that the owners are seeking a conditional use authorization from the Planning Commission to update their permits, including classification and compliance with more recently adopted "kennel" land use category that did not exist under the Planning Code in 2009.

I strongly support The Grateful Dog and their application to the Planning Department because, as a small business owner myself, I understand the need for small, independently-owned businesses and the important part they play in this San Francisco community. We are the heart of San Francisco's economy!

I would like to express my support for The Grateful Dog, and I urge the Planning Commission to approve the conditional use authorization as proposed.

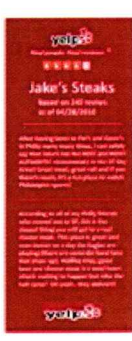
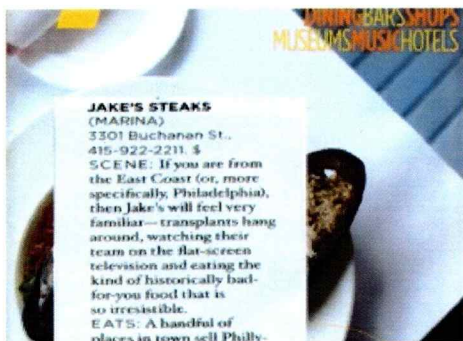
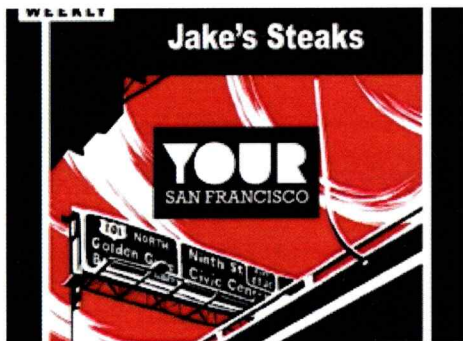
Sincerely, 

Name: Wael J. Mufarreh

Address: 3301 Buchanan 94123
SF,



AWARDS AND PRESS





Robert Milne <rmilne1@gmail.com>

to christinasmilne, me

Dear Mr. Weissglass,

My wife and I are writing about the Grateful Dog on Lombard Street. We are homeowners at 1650 Broadway Street (Unit 504) only a few blocks away and have been loyal customers of the Grateful Dog since 2014. In addition to appreciating its invaluable service to the local community, we feel particularly strongly about the Grateful Dog because of our personal experiences with ownership and staff. The entire staff knows our French bulldog, GG, by name and one of the employees has gone so far as calling GG his "spirit animal." We know that the care she receives is exactly what we would expect while we're out of town.

Our most impactful experience with Grateful Dog happened when our older French bulldog, Lilly, passed away suddenly in 2017, far too young. When the employees learned of her passing, the staff and ownership were incredibly thoughtful and caring for our family. Several employees made personal comments about Lilly and one went so far as to remind us of favorite picture from her stays with them. They were also incredibly accommodating about refunding a non-refundable package after her death.

In short, the people at the Grateful Dog are incredible. The service they provide is incredibly important to us and it means a lot to know we are trusting them with our family members. As homeowners a few blocks away, we are 100% supportive of the planning changes needed to continue their business.

Thank you for your consideration,

Christina & Robert Milne
1650 Broadway Street, Unit 504
San Francisco, CA 94109

Begin forwarded message:

From: Christina Milne <christinasmilne@gmail.com>
Date: November 22, 2018 at 7:43:15 PM PST
To: Robb Milne <rmilne1@gmail.com>
Subject: Fwd: The Grateful Dog SF - Letter of Support

Sent from my iPhone

Begin forwarded message:

Ana C. Winter
(415) 612-0113 3255 Broderick St. Apt. 5, San Francisco, CA 94123

November 22, 2018

Attn. Mr. David Weissglass
San Francisco Planning Department
Case No. 2018-012576CUA
City and County of San Francisco

I'm presenting this letter to express my full support to the Grateful Dog daycare. As a long time Marina resident I want to share how important is to me and my family to have local business be part of our community and to keep business like this in the neighborhood to facilitate city living.

My husband and I work and live in the Marina, not having them here and reducing the amount of spots for dogs to be taken care of would make another business like this pop within weeks. I know there are more places and all of them are at capacity and even have waitlists; I would much rather have professional people who I know have experience doing this for a long time be here than an inexperience business that might not be as caring or respectful of neighbors as them.

Also I want to point out that I've seen how they are respectful of the neighbors, they advise us to not do pick-up and drop-off after hours so the dogs don't get upset and so the noise is controlled outside of business hours when most people go back home to rest and relax.

Please consider renewing the permits they need, my family would be forever grateful.

Sincerely,

Ana C. Winter

64 Carson Road
Woodacre, CA 94973
November 28, 2018

Planning Department
City and County of San Francisco
City Hall
1 Dr. Carlton B. Goodlett Place, Room 400
San Francisco, CA 94102

Dear Mr. Weissgleiss and the City of San Francisco Planning Department:

I am writing in support of The Grateful Dog. I have been a grateful customer of theirs for the last three years. Ernie and the entire staff provide an essential service to dog owners in the City of San Francisco. Lots of empty homes don't have barking dogs during the day because they can go to Grateful Dog. May I share a few reasons why I think you should continue to allow them to operate at the 1769 Lombard Street location besides the fact that dog owners like me depend on them?

1. The Grateful Dog draws business into the city. I live in Marin County but drive in five days a week to care for my preschooler grandchildren (their address is 2705 Jackson St. #2). If I weren't able to drop my dog off at Grateful Dog, providing childcare in the city would be impossible. This means I frequently use the gas stations on Lombard, shop at stores in the area, and eat at restaurants nearby on weekdays.
2. Because The Grateful Dog remains open on weekends, my husband and I use their service so we can go into the city for cultural and recreational events. This means we choose Giants games over the A's, SF ballet and theatre offerings over those in the East Bay. We also find we do more shopping in the city than we otherwise would.
3. The Grateful Dog is largely a drop off/pick up business so it doesn't add to the parking problem in the city.
4. Finally, many of the workers at The Grateful Dog are young and diverse. My impression is that they really love working there. How nice for that population to have pleasant, flexible, entry level employment in the city!

Thank you for considering helping The Grateful Dog continue to serve the community.

Sincerely,



Wendy Hurford
(415) 233-3218

Paul LaFollete
2678 California St #2
San Francisco, CA 94115
paullaf3@gmail.com
215-868-4605

October 23, 2018

Planning Department
Case No. 2018-012576CUA
1650 Mission St., Suite 400
San Francisco, CA 94103
Attn: David Weissglass

Dear Planning Commissioners,

We have lived in San Francisco for a number of years and when our dog needs daycare we send him to The Grateful Dog in San Francisco. I am a small business owner and my wife is an in-demand orchestra conductor who travels regularly and extensively. We have a large social network in the Bay Area and friends and acquaintances often ask us where we take our dog Pinkerton when my wife is on the road and I am busy with work all day. Our answer always consists of a ringing endorsement of The Grateful Dog.

From the time we brought Pinkerton to the facility on Lombard Street, I was impressed with the level of care and professionalism exhibited by the staff of The Grateful Dog. Ernie Cervantes and his staff are patient and professional with the dogs that they care for and provide me with confidence that Pinkerton is well cared for and attended to throughout his stays at The Grateful Dog. To have a trustworthy facility to care for my dog is critical to our ability to make a living and The Grateful Dog has consistently provided us with the peace of mind to do so.

We appreciate the fact that The Grateful Dog maintains stringent requirements for dog day care including interviewing both us and our dog prior to our initial stay. Of course, current paperwork for vaccinations are required as part of the interview process. When we drop Pinkerton off, he always seems thrilled to be there and happily leads us into the facility. When we picking him up at the end of the day, Pinkerton comes home tired, fed and content.

As a small business owner and an independent musician, our schedules often change rapidly and unexpectedly. We truly appreciate the fact that we can bring Pinkerton to The Grateful Dog for last minute sitting when our schedules change. Our confidence in is always buoyed by the fact that every time we pick Pinkerton up or drop him off the reception area

is clean and smells fresh. Pinkerton always comes home clean and odor-free. This has not been our experience with other dog sitting facilities we have used in the past when living in other cities.

The Grateful Dog provides me with the peace of mind necessary to run a successful business without having to worry if my dog is being taken care of as if he were at home. Knowing that he is safe, well supervised, and interacting with other trustworthy dogs has proven to be enormously valuable to us and for our continued success.

To have access to The Grateful Dog and their staff has truly improved the quality of our lives in San Francisco. When we initially moved to the Bay Area, we tried a couple of other dog sitting facilities, but none compare to the level of care that we receive from The Grateful Dog. I wholeheartedly encourage you to approve the application for their conditional use permit. Your approval will no doubt improve the lives of dog owners in San Francisco.

Best,

A handwritten signature in black ink, appearing to read 'Paul LaFollette', with a long horizontal flourish extending to the right.

Paul LaFollette

November 20, 2018

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

Dear Planning Commission,

The Grateful Dog is part of the Marina culture, serving many families living in the area. Dogs, like children, need a place to play and stay when owners are at work, during the day, and also evenings.

I would be devastated if I could not take my dog to The Grateful Dog while I am at work. I have been going to The Grateful Dog for over a year, love the service from the owner down to all of the employees - this is a very well run doggie day care.

The dogs are all evaluated to determine if they will fit in and get along with each other. I have never heard excessive barking or any dog like smells, ever. If anyone complains they are in the minority and probably don't like animals. There are 140 thousand dogs in San Francisco (more dogs than children) and the dogs who go The Grateful Dog are lucky animals.

I know many of the dog owners, they work and rely on The Grateful Dog as I do. I meet many owners when I am dropping off my dog or picking her up, and we all feel the same. The Grateful Dog is the best doggie day care around.

Thank you for being open minded for a business that many people rely upon daily, nightly, and weekend's too. The employees are polite, really care about the dogs, and are very responsible. To lose this service would be a huge loss to our community.

Joanne Foy
2235 Beach Street #101
SF Calif 94123

October 10, 2018

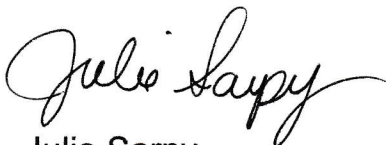
Dear Respected Members of the San Francisco Planning Department,

I've been taking my cockapoo, Orelia, to The Grateful Dog for boarding and daycare since she was a puppy back in 2009. Orelia is the first dog I've ever owned and I knew literally nothing about caring for a dog back then. Luckily, the awesome staff at The Grateful Dog taught me everything I needed to know.... how to clean her ears, what food was best for her sensitive stomach, and countless training tips from walking on a leash properly to socializing her with other dogs and people.

It's also evident how much Orelia loves going to The Grateful Dog. She's typically an anxious dog who likes to stay close to her mom (and of course, I love that too). However, she's so comfortable at The Grateful Dog that she excitedly wags her tail and scratches at the gate to get in and play with all of her friends. What could be a sad parting of ways when I drop her off to go on a work trip becomes something filled with joy and massive peace of mind for me as I know I'm leaving her in her happy place where she'll be loved, safe and well cared for while I'm gone.

I understand that The Grateful Dog is seeking a Conditional Use Permit to update its "Kennel" classification. This directly impacts my life, Orelia's life and countless others I'm sure I speak for. It would be a major pain to try to find a place that offers the same level of care and service. She's been staying there for 9 years and you simply can't replicate that level of comfort. Not only would it be difficult for me, but I would imagine emotionally upsetting to Orelia to get used to a new place for boarding while I travel for work. I'm sure I'm not the only person who benefits so much from such a loving and friendly local business in the city. Me and Orelia wholeheartedly support The Grateful Dog in its application to the Planning Department and kindly ask you to do whatever is possible to approve the conditional use authorization as proposed.

Thanks, and please feel free to reach out with any questions.

A handwritten signature in cursive script that reads "Julie Sarpy". The signature is written in black ink and is positioned above the printed name.

Julie Sarpy



Ernie Cervantes <erncervantes@gmail.com>

Grateful Dog Letter of Support

Tom Bash <bash.tom@gmail.com>
To: erncervantes@gmail.com

Mon, Nov 26, 2018 at 7:00 PM

Hey Ernie,

Below is our letter of support for the Grateful Dog. I'm also happy to come to the Planning Commission Hearing and testify if you think it will help.

Dear Planning Commission,

The Grateful Dog on Lombard Street has been an absolute godsend and to us is one of the most important members of this neighborhood. I'm not sure what we would do without them. Our dog Murphy has been going there multiple times a week for both daycare and overnight boarding for the past almost three years, and he's always super excited as soon as he walks in the door.

We both work long hours, so leaving Murphy home alone all day isn't a good option, and even if we had a dog walker he'd end up by himself for most of the day. Instead, we get the peace of mind of knowing he's being taken great care of by a friendly and professional staff.

The Grateful Dog has consistently proven itself as a wonderful business and neighbor to the surrounding community. We have seen staff from the Grateful Dog multiple times walking dogs in Fort Mason, always making sure that the safety of the dog and nearby people are a top priority. We have come to rely heavily on the Grateful Dog and without a second thought, trust them wholeheartedly.

Regards,
Tom and Emily Bash

November 28th, 2018

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

To Whom It May Concern:

I am writing in regards to The Grateful Dog at 1769 Lombard Street. I found The Grateful Dog in February of this year after adopting a rescue dog. While I had originally planned to have an in-home walker for Louis, he soon started showing signs of separation anxiety and I realized I could not leave him alone. At that point, I started looking into doggy day care. Given the extensive, positive reviews of The Grateful Dog, I went in for a behavioral assessment and interview with Louis who was accepted. He's been going there ever since. Not only does he enjoy his time there, but the trainers have been working with Louis and he has become a happier, more secure pup. He was previously abused and was fairly withdrawn. In his time at The Grateful Dog, he has grown more trusting of people and more confident and outgoing. After almost a year, for the first time Louis is playing (with people and with other dogs). I'm seeing a new, happier dog.

I rely on The Grateful Dog when I work late or travel for my job. This year, I've been able to go to Mexico, Japan and Israel to support key meetings and press conferences. Living in San Francisco often isn't easy, especially as a young, single woman with a packed work schedule. The Grateful Dog is one of the few places that makes living in San Francisco easier. I hope they are around for years to come because I, quite literally, don't know what I would do without them.

Thank you for your time and consideration,



Ashley Baugh

baugh.ashley@gmail.com

+1 (650) 681-7761

support

2 messages

susjcks5@aol.com <susjcks5@aol.com>
To: erncervantes@gmail.com

Wed, Nov 21, 2018 at 4:47 PM

I've had dealings with Grateful Dog for a long time. I can't imagine they would do anything that would not benefit the neighborhood, and the community of animals and people. San Francisco now has more dogs than children; it is imperative that Grateful Dog continue it's loving protection and support of our canine family.

The Marina is awash with dogs and their people. It is a neighborhood of support--businesses allow dogs to enter, and people are always engaging in conversation with dog owners. Please allow Grateful Dog to continue their kindness and support of our family members. For some of us (like myself), our canines are service animals that provide a much needed system to protect us as well as provide special services to other members of the community.

We now have a new dog park located next to the Library. (in the Marina) Once again, San Francisco has stepped up to the plate with recognizing the need for this kind of place--people thrive, dogs thrive, community thrives. I've noticed that EVERYONE behaves themselves (including the humans) and all respect the need to keep the place tidy and organized.

Grateful Dog is a place where all are welcome and loved. We need that now, more than ever.

Thank you.

Susan Jackson

Co-Producer, Southern Railroad Theatre Company, bringing the Southern experience to the Bay Area, one hush puppy at a time 🐶

Ernie Cervantes <erncervantes@gmail.com>
To: Karla Cervantes <kkriver@pacbell.net>

Wed, Nov 21, 2018 at 5:50 PM

Sent from my iPhone

Begin forwarded message:

From: susjcks5@aol.com
Date: November 21, 2018 at 4:47:12 PM PST
To: erncervantes@gmail.com
Subject: support

[Quoted text hidden]

Marisa Kapel
San Francisco
94123

25th November 2018

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

Dear Mr Weissglass,

I am writing to you in support of The Grateful Dog's application to update its City Permits.

Ernie and the team at Grateful Dog provide an invaluable service to the area and anyone requiring care for their four legged family members in the city. They are responsible and from what I have observed, they are considerate of their neighbours' concerns and the community at large.

They are in the process of making necessary alterations to the business so they comply with new planning codes and requirements. If The Grateful Dog's application is successfully contested, it would be a great loss to me, my dog and my neighbours. The Grateful Dog provide a quality of service that we are not able to find anywhere else in the city and our furry family members are happier because of them.

Thank you for your time.

Best regards
Marisa Kapel



Ernie Cervantes <erncervantes@gmail.com>

in support

1 message

Kimberly Alter <kimalter80@gmail.com>
To: erncervantes@gmail.com

Wed, Nov 21, 2018 at 6:12 PM

To Whom It May concern:

I was writing in support of Grateful Dog. When we first got ur dog, Ralph, they helped train, love and support him. He was always happy to go there and came out energized. He was always clean when he left as well. He acquired no bad habits while there. They have benign the neighborhood for so long an had no problems and bring a lot to the community, so I hope any problems from the neighbors can be eliminated soon, since Grateful Dog is needed in SF.

Sincerely,
Kim Alter



Ernie Cervantes <erncervantes@gmail.com>

Support Letter

2 messages

Emmi Banner <emmi.banner@gmail.com>
To: erncervantes@gmail.com

Wed, Nov 21, 2018 at 5:22 PM

To whom it may concern,

I moved to San Francisco within the past year and found The Grateful Dog within my first week of moving here. Coming from Ohio, I was used to relying on a daycare regularly as a way to have some work/life balance as a "single dog-mom". Grateful Dog allows me to go to Doctor/Dentist Appointments and to actually stay at work late when my schedule needs more flexibility on a weekly basis. Moreover, the biggest benefit I find in The Grateful Dog is knowing that when I need to leave town, my dog Luna is in good hands. She can stay in a comfortable setting where she gets enough exercise both indoors and outdoors and be taken care of by people she is familiar with.

It makes me so upset that new neighbors would look past all of the benefits that The Grateful Dog provides. Clearly, The Grateful Dog has been operating peacefully for nearly a decade without ANY complaints from neighbors. This especially shocks me because the Grateful Dog's Hours of Operation are only 7am-7pm on weekdays, with even more condensed hours on weekends. The dog daycares I am used to in Ohio operate from 6am-8pm and overnight without any complaints. To the neighbors who decided to move in next to a Dog Daycare and are now complaining, you should have paid more attention to this before moving in. There are yoga studios and workout studios and restaurants that operate next to/above/behind/across from residences. Each of these as well as bus lines, cable car lines, and any other unwelcome noises are a reality of living in a big metropolitan area. Please don't limit those of us who rely heavily on The Grateful Dog for the care of our furry friends to the short-lived complaints of residents who *chose* to live near a Dog Daycare. Please think of all of the individuals, both human and dog, that this decision affects.

Thanks for listening and praying that The Grateful Dog can continue its operations as usual for the benefit of so many.

Best,
Emmi

Emmi B. Banner
Emmi.Banner@gmail.com | (513)322-9123

Ernie Cervantes <erncervantes@gmail.com>
To: Karla Cervantes <kkriver@pacbell.net>

Wed, Nov 21, 2018 at 5:51 PM

Sent from my iPhone

Begin forwarded message:

From: Emmi Banner <emmi.banner@gmail.com>
Date: November 21, 2018 at 5:22:02 PM PST
To: erncervantes@gmail.com



Ernie Cervantes <erncervantes@gmail.com>

Letter in Support of The Grateful Dog

2 messages

Jeffrey M. <jeffreydmarsh@gmail.com>
To: erncervantes@gmail.com
Cc: Brian Devera <brian.devera@gmail.com>

Sun, Nov 25, 2018 at 4:04 PM

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

We are writing in support of The Grateful Dog located at [1769 Lombard Street](#) in San Francisco, CA. We board our Labrador Retriever, Luna, at The Grateful Dog and they provide excellent service and take great care of our pet. The facilities are clean and well run. After exploring multiple boarding facilities, this was the best fit for our pet and have boarded her there many times. We appreciate the attention they give our pet and it gives us great comfort that when we leave her for boarding all of the employees know her by name.

We need the services of The Grateful Dog and hope that this business can continue in their current location.

Many thanks,
Jeffrey Marsh + Brian Devera
[980 Bush St, Apt 404](#)
[San Francisco, CA 94109](#)



Ernie Cervantes <erncervantes@gmail.com>

The Grateful Dog SF - Letter of Support

Gabe ferroni <gabeferroni@gmail.com>
To: Ernie Cervantes <erncervantes@gmail.com>
Cc: Steffany Ferroni <steffoto@gmail.com>

Sun, Nov 25, 2018 at 9:44 AM

To whom it my concern
We are writing this letter to support Grateful Dog. Their professionalism is outstanding and Ernie and his staff are amazing people. They are very caring and thoughtful to all of the dogs! They take a lot of pride in their business and most importantly the neighbors around them which are a majority of their clients. The Grateful Dog is a fixture in our neighborhood where they treat our dogs as the "best friends" that they are to us. The environment is a very clean mellow scene where all the dogs are extremely well behaved. Our little dog Macey loves going to socialize with all of her doggie and people friends. We take pride in recommending the Grateful Dog to anyone who asks where the best place is for the care of their dog. We know Ernie as a friend and we can't say enough about his demeanor and integrity. He is a kind and nice person that we whole heartedly stand behind! We as a community need to be more supportive and thoughtful to the small businesses around us. They are the glue and stability that keep our neighborhoods together.

Sincerely Steffany and Gabe Ferroni

Sent from my iPhone
[Quoted text hidden]



Ernie Cervantes <erncervantes@gmail.com>

we love Grateful dog!

Jake Karger <Jake@justtellmehowtomanage.com>
To: "erncervantes@gmail.com" <erncervantes@gmail.com>

Mon, Nov 26, 2018 at 10:35 AM

My dog, Lucy, has spent many hours and overnights at the Grateful Dog. I am grateful!!

This is a wonderful, caring and responsive business. They are reliable and honest people. They do EVERYTHING they promise. They will be GREAT neighbors...I have no doubt.

Warm regards,

Jake

Jake Karger

NEW: www.JustTellMeHowToHire.com

857-523-0088

Twitter: @JakeKarger

"If nothing changes, nothing changes"



Ernie Cervantes <erncervantes@gmail.com>

letter of support

Katie Burleson <kburleson2015@gmail.com>
To: erncervantes@gmail.com

Mon, Nov 26, 2018 at 3:18 PM

Hey Ernie, Just wanted to send over a brief letter of support and appreciation for The Grateful Dog.

To whom it may concern,

The Grateful Dog has been a god send for me and my dog, a rescued chihuahua. I live alone with him and I'm often required to take last-minute trips for work without more than a few days notice. With all of the housing issues, and dog-unfriendly apartment buildings, I'm eternally thankful for The Grateful Dog for on these last minute trips. Every time I've picked up my dog after a trip, the staff mention how my dog fell asleep in their lap, the best sign of comfort and feeling of safety. And they're always very understanding when I call to check in on him, and they give me great little updates on how he is. There's no other place near me with the same level of compassion and care. I know they care about my dog's wellbeing as much as I do. I feel lucky that my apartment is close-by, and having that established connection and support for my dog is one reason why I can't imagine moving myself, let alone them moving. They are such a valuable business, I hope this is testimony to that. It would take weeks and a lot of money to find an alternative option for my dog--it would not simply be an inconvenience--and I would genuinely be upset if they weren't around.

I hope the hearing goes well and in your favor, and if you need volunteers for renovating the space I would love to help.

Good luck! Katie

Kiesha Ramey-Presner
130 21st Ave.
San Francisco, CA 94121
415.637.1379
kiesha@gmail.com

November 25, 2018

To whom it may concern:

I am writing to express my support for The Grateful Dog, where I have been a client since March 2017. My husband and I adopted our German Shepherd/Husky mix, Cady, when she was 12 weeks old. We began researching local doggy daycare facilities as soon as we adopted her, knowing how important it would be to provide her with the care she needed even when we couldn't be home with her. As experienced dog owners not new to doggy daycare (our previous dog was part of our family for 17 years), we knew what we were looking for not only in terms of a physical facility, but dog care philosophy and management/staff expertise. Beyond just sitting services, great doggy daycare centers like The Grateful Dog help cultivate highly socialized canines citizens. The Grateful Dog beat out numerous others we researched to meet our high expectations – and they have never disappointed.

Ernie and his staff are true professionals who run and maintain a clean, orderly and clearly well managed facility. Unlike many doggy daycares, it smells fresh upon entry. It's remarkably quiet much of the time (they even play calm and relaxing music in the background) – and the staff have a magical way of managing the noise whenever it peaks because they are behavior specialists – regardless, I've noticed the significant sound proofing in the ceiling throughout that surely mitigates noise for neighbors. In fact, I never hear a peep from right outside or the surrounding block, which is pretty indicative of the noise level. There are multiple points of security to ensure the dogs aren't able to dash out onto busy Lombard St. – my memory recalls at least 3 gates before landing in the lobby. My point in mentioning this is that there is no nuisance with dogs entering and exiting the building onto a busy street with a lot of foot traffic. To this point, in the 7 years I worked four blocks away in the neighborhood before bringing Cady to The Grateful Dog, I never even noticed the presence of a doggy daycare facility!

I can't imagine our lives without The Grateful Dog. My husband works full-time and I work significant part-time hours with the added responsibility of primary management of our 3rd grade son's daily schedule – no small feat! Cady goes to daycare 3x/week on average and is equally excited to spend the day there with every single visit. She has boarded there for up to a week a few times we've been unable to secure house sitting for her. Their care for her has been nothing short of outstanding. For these reasons, I have referred numerous clients to The Grateful Dog, which has made them equally happy. It confounds me that a neighbor in a dense, urban environment would rather suddenly not support a thriving small business providing such a wonderful and important service for many local customers. It is my greatest hope that The Grateful Dog can continue to serve the community, right where it is, for many more years to come.

Sincerely,

Kiesha Ramey-Presner



Ernie Cervantes <erncervantes@gmail.com>

Letter of Support for the Grateful Dog

Kirstin Ganz <ganz.kirstin@gmail.com>
To: erncervantes@gmail.com

Sat, Nov 24, 2018 at 10:12 PM

Hi Ernie,

I wanted to share my support for The Grateful Dog, which was a beloved home for my dog Hank for almost four years. Hank was a daily visitor and frequent boarder, and I found the Grateful Dog to always be a clean, professional environment and business that was tremendously respectful of its neighbors and community. I moved to Los Angeles about a year ago, and Hank misses The Grateful Dog every day. I wish them the very best!

Sincerely,
Kirstin Ganz

October 15, 2018

Planning Department
City and County of San Francisco
1650 Mission St., Suite 400
San Francisco, CA 94103

Dear Planning Department of San Francisco,

I am writing on behalf of the Grateful Dog doggy daycare and our relationship with them as neighbors. For the last year, my fiancé and I have been living directly above this business in our apartment. I am happy to share that we have been very satisfied with how great our experience has been being their neighbors.

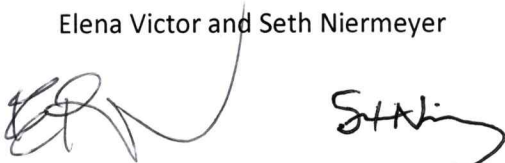
Immediately after moving in, it was apparent that the daycare is well known and respected within the community. San Francisco is filled with people who love their dogs and have high standards for the conditions and lifestyle for them. From what I can see and from what I have heard, this daycare goes above and beyond to make sure this standard is met. People don't just love this daycare; this daycare changes their lives tremendously. The Marina district in-particular is a very active community. It sometimes seems that there are more dogs than people here. These people rely on this daycare to watch and exercise their dogs while they are at work and I have heard numerous people genuinely afraid at the thought of this daycare at risk of closing. Some people even have stated they moved to this area solely for this daycare and the high praise it receives.

Regarding location and disturbance - there were a few things we questioned before moving in – Will it smell? What will the parking be like? Will it be bothersome when we are spending time at home? We were pleasantly surprised with the outcome of these answers. I see them constantly cleaning and performing maintenance on their property and I have never smelled a scent of “wet dog” or anything along those lines. Even with living so close we never have any problem with the sound and you would never know there were dogs right below us. I would consider our walls relatively thin, so this was very telling to us. Further, we have never had a problem with parking or traffic. Because this is a business where people are only dropping off and picking up their dogs, the flow of cars moves very quickly and there has never been a buildup or inconvenience of traffic around our street. Also, I noticed that people come at different times of the morning and afternoon so there isn't a rush of people dropping off all at one time.

I truly consider us lucky to have them as neighbors and they have made a clear effort to make sure they are a contributing and beneficial piece to our little neighborhood. The employees are always very friendly when I see them outside and have become very good neighbors as well. If we are not there to sign for a package, they let us send them next door and they keep them safe for us until we arrive. They have done us many favors over the time we have spent as neighbors and I really appreciate their sense of community. As a bonus, it has been great to walk out to my car in the morning and occasionally see some adorable dogs walking up.

Sincerely,

Elena Victor and Seth Niermeyer

The block contains two handwritten signatures in black ink. The signature on the left is a cursive signature, likely belonging to Elena Victor. The signature on the right is a more stylized, blocky signature, likely belonging to Seth Niermeyer.

Monday, November 5, 2018

To:
Planning Department
City and County of San Francisco
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: Conditional Use Permit for The Grateful Dog at 1769 Lombard Street, San Francisco 94123

Dear Esteemed Members of the Planning Department for the City and County of San Francisco,

We are writing to you in emphatic support of The Grateful Dog's request for a Conditional Use Permit to continue their operations at 1769 Lombard Street in San Francisco. Please see Exhibit One below, a photograph of their current location.

We were formerly neighbors of The Grateful Dog at this San Francisco location (1769 Lombard Street). We lived directly above them for over a year, and they were incredible neighbors. The only reason why we moved was because we were having a child and needed a two-bedroom apartment instead of a one-bedroom apartment. Logistically, we did not have any noise or smell issues, even though they were right under us. They have a strong sense of civic duty and fulfilled it, on multiple occasions. They would hold on to our packages which used to arrive frequently, and they always had a friendly employee (often Ernie himself) available at their front desk to provide us with these packages. This was of particular help and importance to us because the building was on a main street, and there was no safe place for the delivery services to leave packages. There were many other instances that they were just fundamentally wonderful neighbors. When Gaargi was locked out of the apartment, they provided her with a telephone so she could call Hrishikesh (Rishi), and invited her to wait till he was able to come home to open the door. When our front door was vandalized in the middle of the day, the front desk employee at the Grateful Dog came out hearing the noise to see if there was anything that he could help with. They are just remarkable neighbors.

Over months, we developed a friendship with Ernie, who knew we wanted a dog. He gave us advice (which we took) on the breed and type of dog that would best suit our lifestyle and personalities. Wolfgang (Wolly), our rescue Maltese Poodle, would go and play at the Grateful Dog for a few hours every day, and developed a strong bond with the other dogs, handlers and Ernie. When we have to travel to India to see family for 2-3 weeks in a year, we would leave him there, knowing he was in safe and caring hands. They sent us photos and videos, and he always seemed so happy. Again, they are amazing professionals, because we got stuck in India in December 2017 for an extra ten days for a personal emergency. We called The Grateful Dog and they not only kept Wolly with them last minute, but they continued their sincere, above-and-beyond care. Now, even though we have moved to Tiburon, we take Wolly to the city to The Grateful Dog. We do not feel comfortable leaving him anywhere else. There are simply no options that go the extra mile the way The Grateful Dog does. And till date, Wolly runs in

excitedly, tail wagging and without looking back, every time he goes there. The level of care that they provide, not just as a doggy daycare but as civic-minded neighbors, is one that would greatly benefit the community.

Please feel free to reach out to us know if you have any questions.

Sincerely,

Hrishikesh Desai

Hrishikesh Desai
Product, LiveRamp
University of California, Berkeley (MBA, Class of 2013)

Gaargi Ramakrishnan











Gaargi Ramakrishnan
Stay-at-home Mom
Harvard University (MS, Class of 2010)
Tulane University (BA, Class of 2004)

EXHIBIT 1 – PHOTOGRAPH OF LOCATION, 1769 LOMBARD STREET, SAN FRANCISCO



Petition in Support of Grateful Dog's Application to the Planning Department for its 1769 Lombard Street location










Petition summary and background	The Grateful Dog was originally permitted in 2009 under then-existing City requirements. Since then the Planning Code requirements and definitions have changed, which include a more recent addition of a more specific "kennel" category. The Grateful Dog is in the process of updating its City permits. Under current requirements, The Grateful Dog is required to obtain a conditional use authorization from the Planning Commission for its operation. Your signature below indicates your support of The Grateful Dog in its pursuit of the City approvals.		
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of The Grateful Dog, at 1769 Lombard Street, who hereby support The Grateful Dog in its application to the City and we urge the Planning Department and Planning Commission to approve The Grateful Dog's application for a conditional use permit for a kennel.		

Printed Name	Signature	Address	Comment, if any	Date
Hermine Wong		785 COBY ST SAN FRANCISCO, CA 94134		9/5/18
Amanda Jones		1958 BUSH ST SAN FRANCISCO CA 94115	I will testify if you need me to	9/5/18
Brianna Kang		888		
Madelin Bellar		2204 Greenwiche St. SF, CA 94123	I'll testify as well	9/10/18
Piero Spadaro		1884 Greenwich #301 SF CA 94113		9/6/18
Brett Ostrin		3230 Baker SF 94123		9/10/18
Maria M... (unclear)		164 15TH AVE SF CA 94118		9/10/18
Patricia... (unclear)		1580 Greenwich SF, CA 94118		
Lauren Cuevas		3560 Divisadero APT 46 SF CA 94123		9/6/18
UELA ANUNCIA... (unclear)		2111 HESTER AVE SF, CA 94108		9/7/2018

Petition in Support of Grateful Dog's Application to the Planning Department for its 1769 Lombard Street location











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Printed Name	Signature	Address	Comment, if any	Date
Bailey Johnson		1580 Fillbert St. APT 12 San Francisco, CA 94123	testify if you need me too.	9/7/18
Taryn Spadaro		1584 Greenwich St, #101 San Francisco, CA 94123		9/7/18
Jen Hertzsenberg		3043 Webster St SF		9/7/18
Paulette Moutal		80 7TH AVE #9 SF, CA 94118		9/7/18
B				
Kiesha Roney-Jane		130 21st Ave SF 94121		9/8/18
Libby Omick		739 Lake St SF 94118		
Katie Burison		3101 Divisadero St 94123		9/9/18
Tam Bush		3640 Fillmore St. #302		9/10/18
Chuck Morris		2833 Webster St #4		9/10

Petition in Support of Grateful Dog's Application to the Planning Department for its 1769 Lombard Street location

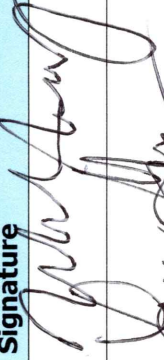









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Printed Name	Signature	Address	Comment, if any	Date
Nicole Tjense		1803 Lombard St		9/10/18
Brianna Brauner		300 Pine St		9/10/18
Laura Cusson		1701 Vallejo St		9/10
CORIN HILL		2001 PIERCE ST.		9/10/18
Andy Hayes		2935 Van Ness S		9/10/18
Dana Polk		1280 Lendrum Cir. Apt C		9/10/18
JUDY GREEN		8 W. WENESS DR SF		9/10/18
Whitney Danner		1218 Baker St. SF		9/10/18
Kevin Freedman		3020 Laguna St SF		9/10/18
Kathryn Floyd		202 Fifteen Ave		9/10/18

Petition in Support of Grateful Dog's Application to the Planning Department for its 1769 Lombard Street location

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Printed Name	Signature	Address	Comment, if any	Date
William Windward		2425 Buchanan #101		9/10
Vanessa Green		2200 Valley St		9/11
Margie Apperzato		2805 Carlin St		9/11
Kelsey Yang		1501 Beach St. #202		9/11
Ruth Robinson		268 2nd Avenue #1		9/11
Molly Deshaz		3145 Otawa #10		9/11
Janet Kaye		3145 Otawa #10		9/11
Tara Ryan		4031 Mantua St		9/11
Taryn Fisher		31 Mantua St		9/11
JOHNNIE RHEGA DECARLH		520 CHESTNUT ST. #208		9/11

Petition in Support of Grateful Dog's Application to the Planning Department for its 1769 Lombard Street Location











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Printed Name	Signature	Address	Comment, if any	Date
Carmela delator		2415 Buchanan		
Ana Winters		3255 Proderick		
Eric Nyll		3600 Fillmore St.		
Kenneth Kempe		80 7th AVE SF		
Wandy Hurford		2705 Jackson St #2	Please save Grateful Dog!	9/13/18
JOSEPH DESSAU		1755 FRANKLIN ST, AP7 304		9/13/18
Jordana Wollman		3727 Fillmore St #204	willing to testify.	9/13/18
Jordan Tobiasen		1680 Union St	Willing to testify	9/13
PRİYANKA AMIN-PATEL		41 MESA ST.		9/13
Jennifer Vincent		2280 Green St	willing to testify	9/13

Petition in Support of Grateful Dog's Application to the Planning Department for its 1769 Lombard Street location











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Printed Name	Signature	Address	Comment, if any	Date
TRANS McCALL		1501 BEACH ST APT 202	WILLING TO TESTIFY	9/13/18
BOB JONES		2407 OCEANVIEW ST #7	Testify	9.13.18
Liz Olson		1920 Jefferson St. # 2	"	9/13
Susan Fickinger		1545 Pine St. #1004 S.F. 94109	" Testify	9/13/18
Rachael Buttolph		639 Geary St. #1003	"	9/13/18
Katherine Gorman		2228 Union St #113	" Testify	9/13/18
Sumantha Diviz		2010 Chestnut St. #135	"	9/13/18
Kyle Dixie		725 O'Farrell St #2G	may testify	9/13/18
KIRA HEVLE		2340 Filbert St #1, SF	"	9/13/18
Kevin McLaughlin		231 Jersey St	"	9/13/18

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Printed Name	Signature	Address	Comment, if any	Date
Nicole Harris		19A Alpine Ter SF CA 94117		9/15/18
Jacob Courtney		2228 Union St SF CA 94123		9/15/18
Maddy Cimino		1680 UNION STREET SF		9/15/18
Laura Elias		435 Evans Ave, SF		9/15/18
Braden Sessler		1900 Washington St SF		9/15/18
Julie Scarpy		202608 Broderick St.		9/15/18
Meghan Ross		3600 Fillmore St SF		9/15/18
Janet Kasper		1761 Valley St SF		9/15/18
Rose LeLumec		1970 Jefferson St, CA		9/15/18
Beth Sherman				9/15/18

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Printed Name	Signature	Address	Comment, if any	Date
Devin Schiller		1701 Valjejo St #106 San Francisco, CA 94123		9/19/18
Cassie Hupik		2032 Green St San Francisco CA 94123		9/19/18
Jasmine Gorman		2000 Pacific Ave Apt 207 San Francisco, CA 94109		9/19/18
Kylie Fuentes		1863 Filbert St San Francisco CA 94123	1769 Lombard St	9/19/18
Stephanie Holt		3110 CA ST #A SF, CA 94115		
Kelly Cameron		3140 Washington St San Francisco CA 94115		9/20/18
PATRICK MILES		1650 Jackson St #907 SF, CA 94109		9/22/18
Andrea Sacen		785 Sanchez St - Apt D SF, CA 94129		9/22/18
Dennis Looney		639 Geary St #603 SF CA 94108		9/22/18

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Printed Name	Signature	Address	Comment, if any	Date
K. C. K...				9/25/18
Natale # Corida				9/26
Ellen King				9/26/18
Ariel Mihic				9/26/18
Amanda Bink				9/26/18
Deven Lee				9/26/18
Paul Rodoliffe				9/28/18
CYRUS DADD				9/28/18
GAAGRI DESAI				
John DeCarli		530 Chestnut St. # 308		9/30/18

CAD

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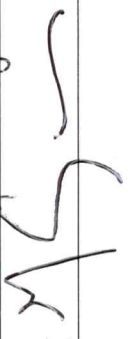
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Printed Name	Signature	Address	Comment, if any	Date
Larissa Esquivel		3000 Fillmore St. SAN FRANCISCO, CA 94123		10/1/18
Neta Ashow		78 Tolson way SF, CA 94123		10/3/18
Sth Nimmeyad		1769 Lombard APT A SF 94123		10/3/18
Monica Camacho		1984 Circenwien St. SF CA 94123		10/04/18
Devin Murphy		2699 Jackson Street Apt. 1 SF, CA 94115		10/7/18
Brad Warren		3322 Buckner St. Apt. 210 SF, CA 94123		10/8/18
John Jewett		440 Davis, SF		10/8/18
Ashley Ganz		1835 Valley St Apt 203 SF CA 94123		10/8/18
Alyson Robertson		1755 Franklin St, #304 SF, CA 94109		10/10/18
Thomas Van Dyke		341 E Richmond Mill Valley, CA 94941		10/5/18

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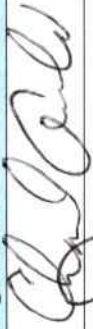



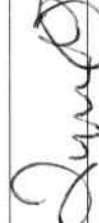





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Printed Name	Signature	Address	Comment, if any	Date
MM BRITT		2 CAROLAN TES BLVD.		10-15-18
Steve Orth		3230 Baber Street	Love this place!!	10-20-18
JAMES MAGNIN		1806 LAGUNA ST P.O. BOX 20334 SANTA BARBARA, CA 93120	Please consider the valuable service GD provides	10-21-18
LIN GOODNICK		3714 Gough St		10-21-18
Brenton Jones		755 Green St, Apt 3C San Francisco, CA 94133		
Erin Hollingsworth		1958 Bush SF CA 94115	Essential service excellent drop off/pickup	10-23-18
amanda jones		2121 Laguna 94115		10-24-18
Alex Magrell		2910 JACKSON ST 501		10-24-18
Meghan Sweeney				

Petition in Support of Grateful Dog's Application to the Planning Department for its 1769 Lombard Street location




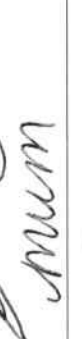








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Printed Name	Signature	Address	Comment, if any	Date
Charles Arnold		1531 Francisco St.		10/26
Tom Marx		2850 Dunbar		10/28
Matthew Taffe		78 Toledo way		11/2
Jason Sullivan		2361 California St		11/2 11/4
Dobby Spataro				
Ryan O'Conor		2218 BAKER ST		11/8
Seth Niemeier		1769 Lombard St. #A		11/8
Sam Kater		1773 Chestnut St		11/10
Karen Silverman		B934 Clay St		11/11
JOSEPH DOBSON		1755 FRANKLIN ST, ART 304		11/11

Petition in Support of Grateful Dog's Application to the Planning Department for its 1769 Lombard Street location

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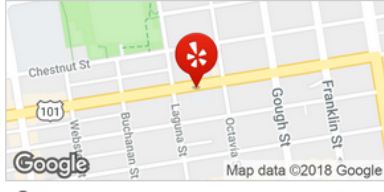
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Printed Name	Signature	Address	Comment, if any	Date
Barbara				11-13
Brian		2032 Green St		11/13
Marisa				11/14
Megan				11/16
Jon Wifey		3820 Scott St.		11/17
Emma Verboom		1020 Union St.		11/17
Paula Homan		1185 Cowan Pkwy	(Bella)	11/18
Scott Schwartz		488 Locusts St.		11/20
Greg McCallough		11 Milkey St.		11/18
Genaro Fox		2935 Beach St SE		11/18
DAVID GROSS		2409 SCOTT ST.		11/18
Michael M. No		3054 Lyon St	Hamilton	11/18

The Grateful Dog Claimed

★★★★★ 84 reviews

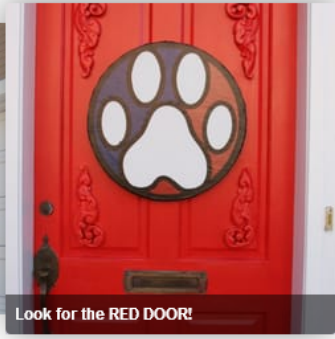
Pet Training, Pet Boarding



1769 Lombard St
San Francisco, CA 94123
 b/t Octavia St & Laguna St
 Marina/Cow Hollow

(415) 563-2275
gratefuldogsf.com

 Replies in about 3 hours · 100% response rate



"I would highly recommend the Grateful Dog if you are looking for a great **day care option!**" in 2 reviews



"I rescued a timid 3 year old mutt a few months ago, who was dealing with really bad **separation anxiety.**" in 4 reviews



"The check-in and out process was a breeze, the **entire staff** was extremely friendly, and my puppy was able to socialize with a variety of dogs." in 4 reviews

Request a Quote

3 hours
Response Time

100%
Response Rate

Ask the Community

Response time: **3 hours** | Response rate: **100%**

YELP Reviews



- [Shannon W.](#)
- San Francisco, CA
10/14/2018

We have been boarding our lab, Roxie, at The Grateful Dog for over 6 years and have been so pleased. They are extremely responsive via email and phone, can always find room for Roxie for overnight or daytime care, and give her so much love when she does stay there. Whenever we do drop her off, she is excited and goes right up the stairs to greet the other dogs. And when we pick her up, she is exhausted from all of the fun. The best part, the dogs sleep openly (no crates) which is perfect for our in-need-of-constant-affection lab. They offer baths too! You can't go wrong with The Grateful Dog!



- [Jasmine G.](#)
- San Francisco, CA
9/21/2018

I brought in my 4 month old puppy Georgia in & so far the few days we have been going have been great for her. She is so much more socialized & i love seeing the instagram videos of her. Staff is great too including Brendan and i love the extra time they have spent letting me know how she's doing



- [Nathan W.](#)
- San Francisco, CA
8/13/2018

Grateful dog is awesome! I drive 30 mins out of my way each morning/evening to take my dog there even though there are options closer to my house because they do a great job. They are very attentive to my dog and he always comes home happy and exhausted.



- [Joanne F.](#)
- San Francisco, CA
6/30/2018 Updated review

The Grateful Dog is an absolutely wonderful Dog Care and training facility in San Francisco. Brendan Fitzgerald, the trainer hires the best staff who are so very polite, caring, and loving with the dogs. I would give The Grateful Dog 10 Stars if I could. I have a German Shephard who just turned a year and has been going to The Grateful Dog since she was 5 months old. At times she is so full of puppy energy, the the staff has really helped her behave and calm down. She has

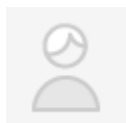
spent many nights being boarded, the dogs are taken care well, always with a staff member until the morning crew arrives. The staff is very accommodating with any any requests such as extra meals, medications, etc. Brendan is an awesome dog trainer, very knowledgeable, who has hired the best employees which reflects in my dog so excited to get to day care. Robbinn also needs to be mentioned, has he is in charge of operations and keeps the office and organization running smoothly.

Joanne F

11/1/2017 [Previous review](#)

I have a 4 1/2 old German Shepherd puppy and The Grateful Dog was recommended to me by a neighbor who takes her dog there for day care. My pup needs training so I was introduced to Brendan Fitzgerald who conducted a temperament test to see if my dog would be a fit. It turns out she was. I further learned that Brendan is a dog trainer who has had 10 years plus of experience. I gave him a try for a lesson and I have to say Brendan is dog smart. He is organized, works hard, has a list of clients if you are lucky enough to get him. He is knowledgeable about all aspects of training, dog food, medications, and how to correct bad puppy and dog habits. He has a great staff and I highly recommend The Grateful Dog for day care and bonding.

Joanne F



- [Maria R.](#)
- **Mountain View, CA**
6/28/2018

BRENDAN is AMAZING! I rescued a timid 3 year old mutt a few months ago, who was dealing with really bad separation anxiety. We were both overwhelmed and reached out to The Grateful Dog for pet training recommendations. They sent Brendan our way and after 2.5 months, I don't even recognize the confident little guy that listens to every word mom says! Pup and I are constantly stopped on the street by strangers commenting on how well-behaved he is!

Brendan is not only super invested in and knowledgeable about all things dog-related (grooming, vet questions, dog wellness, etc), he also invests time into understanding the unique relationship between YOU and your dog. He is extremely attuned to both owner and pet (no one-size-fits-all solution here) and is thoughtful when it comes to training strategies and homework that set you and your pooch up for success. I have yet to meet a more dedicated dog trainer. Both pup and I are so grateful for The Grateful Dog!



- [Sammy E.](#)
- **Louisville, KY**
6/12/2018

Thank you for being so kind and patient with the anxiety that comes with my dog and I. Very helpful and informative while also providing a clean and safe environment for the puppies. Keep it up!!

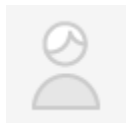


- [Darren M.](#)
- **San Francisco, CA**

3/12/2018

As recent transplants to the area who recently rescued a puppy, my wife and I are so thankful to have found The Grateful Dog. "Playcare" provided a safe and professional environment to introduce him to other dogs and the check-in/out process is as simple as you would hope.

Can't leave this review without plugging one of the handlers who also trains our pup on the side - BRENDAN! Reasonably priced and so very worth the value, Brendan was instrumental in helping our pup learn how to walk, he helped us with the layout of our living space, and will work with him when he's at Playcare! If you're on the hunt for a trainer, look no further.



- [C.T.](#)
- **Manhattan, NY**
4/2/2018

I am so lucky to have found The Grateful Dog as early as I did when I first got my pup. Ernie and his entire staff have been lovely, caring, and accommodating every single day, and my dog has ALWAYS come back from daycare smiling, happy, and tired. The first day I left her she was only a few months old, and I was worried sick. They sent me reassuring pictures and emails throughout the day and made me feel so much better about leaving her. Since then I've left her there for hundreds (literally hundreds) of daycare days, and dozens of boarding nights. Couldn't be happier about the service we got there, and now that I've moved I'll always miss having such a trustworthy group to leave my dog with.

Thank you from the both of us for everything, I know Lyra misses you and all her daycare friends already!



- [Meagan B.](#)
- **Bondi, Australia**
8/14/2017

The Grateful Dog has become a huge staple in my life. I was looking for a place to take my new rescue pup, Ollie, to board when I was out of town. The Grateful Dog caught my attention because they are cage free! I knew he would love to run around and play. I was worried about this at first, but the center does a thorough check on each dog to make sure that all pups are happy, friendly, and comfortable. I absolutely trust them.

After Ollie's first boarding experience, I couldn't believe how tired he was when he got home! I decided to take him back for their play care option, and once we were three blocks away he started pulling and barking with excitement. He clearly loves to be there.

The best part of The Grateful Dog may be one of their managers, Brenden. He has been working with Ollie and I on Ollie's basic training and he is so knowledgeable about all things dog. He was full of information from best dog food brands, to grooming tips, and even informed me my pup was closer to 3-4 than 1 like we thought when we adopted him. He has clearly dedicated his life to dogs, learned so much along the way, and he knows how to interact with them well. Brenden keeps an eye on Ollie while I am gone and even is able to reinforce his training. I can see a real difference when I pick him up at the end of a boarding week.

The Grateful Dog, and their staff, are excellent. They truly leave your dog in a better place than when you dropped them off in terms of energy, obedience and overall happiness. I plan on remaining a loyal customer.



- [Tarik H.](#)
- **Los Angeles, CA**
11/25/2017

I was in town for a day and needed to find a day care for my dog Godzilla, a Chihuahua Terrier mix. After making sure that my dog's vaccines were all current and after evaluating my dog's demeanor, they accommodated me right away. Thanks for making this process simple. He was very happy!



- [R.M.](#)
- **San Francisco, CA**
3/12/2018

I took my 4 month old puppy to the Grateful Dog last week for a 1/2 day of "playcare" and I had a great experience. I was initially nervous as he had never been to a daycare before, but I was pleasantly surprised when he didn't want to leave at the end of the day because he had so much fun (he even cried in the car ride home). The check-in and out process was a breeze, the entire staff was extremely friendly, and my puppy was able to socialize with a variety of dogs. I definitely feel comfortable bringing him back in the future.

Another great thing about the Grateful Dog is Brendan! We hired Brendan to train our puppy outside of the Grateful Dog and it was so worth it (and made us feel more comfortable entrusting the Grateful Dog with our pup). At such a young age, our puppy already knows several commands and has made HUGE strides walking on a leash. Brendan is always available via text for any and all questions that we have regarding training and dog behavior. He has a long resume when it comes to dogs, and all his tips and techniques have been on point. Plus, Brendan is able to reinforce his training when we bring our puppy to daycare. I highly recommend his services if you have a puppy or even an older dog in need of some training.



- [Susie S.](#)
- **San Francisco, CA**
3/11/2018

It really doesn't get much better than this place. Courteous, careful, loving, cautious and professional. Really well run. You can tell they're in the right business -- and they have a heart, too. They're dog lovers!



- [Kiesha R.](#)
- **San Francisco, CA**
4/23/2017

My husband and I had a dog for 17 years that we sent to a few different doggy daycare facilities until settling on an outstanding one in the Bayview neighborhood. It made a lot of sense at the time because we were commuting to the

Peninsula...and even when we weren't any longer, we kept taking him there because it was that great. When you find a place that feels like home for your dog, you are willing to go out of your way for him to be there (especially as he got older).

So when we adopted our new puppy, Cady, and considered where we would take her to daycare, we were torn. The previous daycare was like family - but a 40-minute drive one-way across the city made no sense. And after much research, we landed at The Grateful Dog, a mere 4 blocks from my place of work. What a happy decision it has been!

On Cady's first day, the clearly dog-loving staff emailed an update on how she was doing, along with photos. In addition, they have an Instagram with daily photos and (my favorite) a video montage of the day's events. The facility is clean and spacious, with an outdoor area as well. Additionally, the dogs head out for a playful walk during the day, safely on-leash.

Totally unrelated and off-site, our puppy was attacked by a vicious and uncontrolled dog, which led to her hospitalization and surgery. When I reached out to let the staff at The Grateful Dog know that we'd be out for a while, Ernie (manager) responded within minutes, and exchanged a few emails with me that were kind, reassuring and supportive. When she returned for her first day back after the incident last week, the staff emailed me with an update (and photos) on how she was doing. Ernie has continued to be supportive throughout this unfortunate process, and we have only been part of the community for a month!

Huge thumbs up for the kind folks at The Grateful Dog. Thank you for taking such great care of Cady!



- [Kim W.](#)
- **San Francisco, CA**
1/22/2018

The folks at Grateful Dog have taken loving care of our dog for several years. Our dog is small and sweet but timid, and the team always goes above and beyond to make sure she's happy during her stays with them. They truly care about the dogs in their care. One of the managers even reached out to me a few weeks after our dog's last stay with them to see how she was doing since our dog is elderly and has some health issues. It showed how much they really do care.



- [Brittney T.](#)
- **San Francisco, CA**
12/7/2017

I adopted a year old puppy, Ryder, a few months ago and began looking for a place where I could take Ryder during the day every now and then and board him when I was out of town, and a place where (hopefully) he would come back to me better behaved than when I left him. Grateful Dog has checked all those boxes for us.

They set me up with their trainer, Brendan, and we've worked together on Ryder's leash walking, recall, and overall training over five one hour sessions. We've learned a ton from Brendan about how to work with Ryder, and have seen great improvements. Brendan is really responsive over text, too which is great. The other, really awesome perk of this set up is that when I take Ryder to daycare, Brendan is often there and will send me updates and work with Ryder on his playing with other pups.

I'm so happy I found Grateful Dog and Brendan!



- [Rhea D.](#)
- **San Francisco, CA**
4/27/2018

If I could give these guys 10 stars, I would. We needed to find a new daycare close to home since I mostly work from home now and taking our golden, Winston, to his previous daycare took 2 hours out of my day (traffic). We had been with them with our 2 previous goldens so it was so hard to make the decision of finding a new one. And Winston is incredibly high energy and needs to go to daycare regularly throughout the week. I'll skip the he loves to get there and comes home tired and happy line - that's a given. What impressed us about The Grateful Dog is how they were thorough with his temperament testing - how he got on with other dogs with same and different energy levels and sizes - the safety of the dogs and their care of the dogs. They are aware of what is going on with their dogs. We, and of course Winston, are so grateful for this great daycare.



- [Karl A.](#)
- **Manhattan, NY**
2/22/2018

My wife and I have had a wonderful experience at The Grateful Dog. The staff have all been extremely accommodating of our little deaf dog, Remy and made sure she feels welcome and happy. Brenden in particular has gone above and beyond helping her to learn sign language as part of her training and always checking in on her and providing us updates. We always feel comfortable leaving her there! Thank you!



- [Emily K.](#)
- **San Francisco, CA**
8/15/2016

We started taking our dog Murphy to the Grateful Dog a little over 2.5 months ago and we could not be happier. Murph is a six-year old Rott/German Shep mix and I was really nervous about taking him to daycare since his separation anxiety seems to be getting worse the older he gets. We had a dog walker we loved for years but we were having trouble with her getting Murphy in and out of our house as he would freak out every time she tried. It was a stressful situation for all.

We decided to try daycare to see if it would help and chose the Grateful Dog for it's proximity to our house and a referral from a friend. The first time we went in, Ernie was so nice and calm with Murphy. After spending a few minutes together he seemed optimistic that Murphy would fit in which was such an exciting relief.

We started with a few half days to get him accustomed to the environment then moved to full days. The first few times we went Murph was reluctant but now he basically rips our arms off to get inside. He seems to love the staff and comes home tired and happy every time without fail.

We even have been boarding him (which we previously only did with friends and family). It's so great to know he is in such good hands and being well taken care of.

Not to mention, the flexibility the staff of the Grateful Dog offers is unparalleled to any other place. They are so accommodating when we are running late from work or life happens. We had him boarded this weekend and planned to pick him up on Sunday night around 7:30pm. When we landed we got stuck on our plane for over an hour and getting through customs was a hassle. I called and asked if they could keep him for the night and next day and it was no problem!

We are SO lucky to have found the Grateful Dog and we will continue to take Murph there for as long as we live in the area. I would highly recommend it to anyone.



- [Gieselle A.](#)
- San Francisco, CA
- 8/7/2017

My husband and I are first time dog owners, and the Grateful Dog has been invaluable in caring for and training our pup. We take Fred to daycare every day and feel confident that he's being well taken care of by their staff, who is so happy to see him (and vice versa) when we drop him off each day. On top of that, they have an AMAZING trainer on site, Brendan, who has been working with our dog to train him (he is a big guy, with little to no training and can be a bit of a handful.) Brendan is what really sold us on The Grateful Dog on our first visit - he is obviously very knowledgeable about dogs and genuinely cares about each one of the pups that come for daycare each day. Since Brendan works at the daycare, he is able to enforce training with our dog when we aren't there, and give us new insights on his socialization when we're not around. There's not a day that goes by that Brendan doesn't text us about our dog, or answer our questions with lots of thought, detail and care. He truly cares about our dog and has already made leaps and bounds in his training after just one week. If you need dog training and daycare, don't hesitate - reach out to Brendan and the grateful dog!



- **Ginny D.**
- Alexandria, VA
- 11/11/2017

The Grateful Dog has been our dog Sammy's home away from home for over five years. We've had complete peace of mind while we travel that he is happy and well taken care of by their wonderful staff. You know you've found the right place for your dog when they are anxious to return - or when you're out running errands on Lombard Street and your dog pulls you in the direction of the Grateful Dog instead! As we leave San Francisco for a job relocation, we only hope to find a place for Sammy that he likes as well. Thanks to everyone at the Grateful Dog for a great five years! P.S. If you don't follow the Grateful Dog on Instagram you should - it's a delightful peak at the day in a dog's life while away from home.



- **Cheryl K.**
- Las Vegas, NV
- 3/29/2017

The trainer at The Grateful Dog was very solicitous of our miniature schnauzer during his initial qualification interview. I am very confident that, when we do our first daycare stay for Muffin, he will be well cared for. The location is very convenient and the hours are flexible.



- **Jason S.**
- **San Francisco, CA**
1/4/2017

We've been taking our dog Whiskey to The Grateful Dog for about 5 years now and they have always taken such great care of him. The staff is always friendly and responsive anytime we have a question. Whiskey always gets excited when we get close to the red door and we always get a warm welcome when we come in. When I pick him up I receive an update on how his stay was. I'm very happy to recommend The Grateful Dog for anyone looking for boarding for their dog!



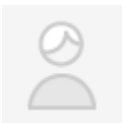
- **Allison F.**
- **San Francisco, CA**
1/3/2017

I boarded my dog at The Grateful Dog over the holidays and was so impressed with their services. I don't like leaving my dog and tend to be a nervous dog owner, so the staff sent me pictures and videos which made me feel so much better - my dog was happy, playing and well cared for. The staff was welcoming and friendly and took the time to make me comfortable! I will definitely be boarding my dog here from now on!



- **John E.**
- **Hayward, CA**
8/15/2016

If you have a dog that you care for as much as I do, you won't trust them with anyone else but the Grateful Dog. The people are wonderful. I wish I could stay there myself sometimes. No really if you are looking for a place for your dog to go to while your away, the Grateful Dog is the place!!! Paws down



- **John W.**
- **San Francisco, CA**
6/1/2016

Before I started looking for a new dog, I researched all the daycare and boarding options in San Francisco. The times I traveled out of town or if I couldn't take my dog to work, I needed to know my dog was having fun, would be fed at the right times and close to home. I've found the people at Grateful Dog to be caring and responsible. They were more flexible to accommodate my schedule than others I researched and I appreciated the positive reviews from other dog owners.

That was 4 years ago and my dog has grown up with the people at Grateful Dog. It's been a good partnership that I'm happy to recommend to anyone with a dog in SF.



- [Omar C.](#)
- **Los Angeles, CA**
11/10/2016

The staff was so friendly and attentive to my dog. It was his first time here and they made sure he was comfortable around all the other dogs. They even sent me photos during the day from the walk they took him on to the park. Will definitely bring him back every time I visit SF. Amazing place and amazing people :)



- [Elissa B.](#)
- **Honolulu, HI**
1/3/2017

The Grateful Dog staff is super friendly and my dog loves the people and the place. They are knowledgeable and take great care of her. She loves playing with the other dogs and looks forward to her walks and the park.



- [Roger A.](#)
- **Kentfield, CA**
6/4/2016

The Grateful Dog is the best doggie day care, without question. We love that they have both indoor and outdoor space, everyone there is super friendly, and most importantly, they truly love and take individual interest in EACH of the dogs. We looked into a place in Marin, as my wife works there, and they actually charge you extra to play with your dog - not our kind of place. We also boarded our Bearded Collie, Clyde, with them while my wife had our first daughter a week ago, and they were angels. We could not be happier, and Clyde absolutely loves the Grateful Dog.

--Roger



- [Sky K.](#)
- **San Francisco, CA**
2/7/2017

I love this place. When you first sign up they do an in-depth temperament test which made me confident that our dog wasn't going to be playing with a bunch of other mean dogs. Brenden is excellent at what he does! He is super attentive and helpful. The whole staff clearly care about dogs and do a great job.



- [Zara H.](#)
- **San Francisco, CA**
9/15/2016

I love this place. My 2 year old beagle, Stitch, has been coming here as a puppy and everyone has taken great care of him. Stitch comes during the work week and he loves socializing with the pups and people. The staff is friendly, accommodating and very flexible, and Stitch LOVES it here! What's also great is the convenience. My boyfriend and I live directly across the street which makes it so easy to do pick ups and drop offs. They are the only facility (to my knowledge) that has overnight care in the Marina which is a major PLUS! Anytime we are out of town we always board our little dude here and know he's in great hands. Thanks, GD Team!



- [Sam F.](#)
- **Lexington Hills, CA**
8/30/2016

This place is great! Came from down south with the pups and did tourist things during the day, and dropped pups off here because I didn't want to leave them @ hotel room all day. They sent some photos and had a thorough interview process. Will use them again next time I'm in the city for sure :)



- [Christopher H.](#)
- **Mill Valley, CA**
5/26/2016

There's no other place in San Francisco that I'd take my dog and I've tried most. What really impressed me about Grateful Dog was that their staff truly cares about my wishes (and I can be quite demanding). My dog is not easy, but their staff goes out of their way to make sure that she is given all of the attention that she needs and deserves, and they communicate with me throughout the day through email and Instagram and photos. With a busy work schedule this piece of mind is everything to me. We love the weekly report cards, keep up the good work!



- [Pearl T.](#)
- **Marina/Cow Hollow, San Francisco, CA**
7/12/2016

This is hands down one of the best daycare that we've used for our dog!

My brother got a puppy, Bolt, last June. He just turned one and he is the most HIGH energy dog I've ever met. We got him when he was a puppy and he is the cutest but can be destructive and has separation anxiety. My brother and Bolt are best buds however, my brother recently joined the Marine Corp and was shipped off to bootcamp in the beginning of

June.

As a way to keep Bolt entertained my brother decided to enroll Bolt at The Grateful Dog. I've been taking Bolt to The Grateful Dog during the week so that he gets his energy out and has lots of playtime with the other dogs. Bolt loves it there! He is always excited to go daycare (He literally pulls me the entire 3 blocks while I'm walking to drop him off) and he comes home exhausted everyday.

They drop him off home everyday and have been extremely accommodating of my schedule and Bolt's needs. I can tell that the handlers there genuinely care about Bolt. I know this because Bolt has a tendency to rub himself against walls, I suspect its his way of rubbing his scent everywhere. The other day when I was dropping him off, the handler told me that Bolt has been rubbing himself against the walls and she was worried that he might have a skin condition. I told her that he was his way of rubbing his scent on place and thanked her for noticing.

The Grateful Dog has been soo great for Bolt! I know he misses my brother dearly but knowing that he gets to go to daycare during the week to keep him from missing my brother makes me feel at ease.



- [Ashley G.](#)
- **Manhattan, NY**
9/30/2016

The Grateful Dog has taken amazing care of my pup, Lucinda! The staff is very kind, flexible and genuinely cares about her. They are super warm and patient with her as she can take a bit of time to warm up to new people. I would highly recommend the Grateful Dog if you are looking for a great day care option!



- [Gaargi R.](#)
- **Berkeley, CA**
5/10/2016

We are neighbors to The Grateful Dog, and it has been just the greatest pleasure to have them near us. They are kind, sensitive and caring, and they have helped us on numerous occasions even though they really didn't have to. Whether it is keeping keys or packages, they have gone out of their way to be great neighbors. They are also so caring with the dogs - I see folks coming in and out all the time, where the dogs are excitedly trying to enter the space, and as soon as their humans barely open the door, they rush in. They are also tail-waggingly happy on their way out. Humans + dogs seem pleased all around! And as neighbors, we really could not have asked for more. We are blessed to have them live next to us, they make our time here on Lombard Street so much better! Thank you so so much, Ernie + Grateful Dog Team!!



- [Amit P.](#)
- **Dallas, TX**
9/6/2014

Our big rhodesian ridgeback LOVES this place! She drags us there every time. They take great care of her and is excited whenever she goes there. I really like how they mix big and small dogs bc our pup has learned how to play with smaller

dogs.

Highly recommend!



- [Angel I.](#)
- **San Francisco, CA**
5/2/2014

How I love The Grateful Dog. Let me count the ways!!!

Firstly it takes a special person who can put up with my Cookie. While at home she is quiet and independent, when she's not with me she gets needy and yappy (oh so yappy). Groomers have turned her away because they can't deal. Not Sharon and her staff. They accept Cookie for the crazy needy ball of fur she is and even try to teach me ways to control it.

The hours are also really great for a working person and if I get stuck in a meeting or need extra care Sharon is great about helping out as long as I let her know in advance.



- [Julie S.](#)
- **San Francisco, CA**
5/16/2014 Updated review

My dog Orelia is the love of my life; and I wouldn't even think of boarding her anywhere except The Grateful Dog. I started a new job last year that requires me to travel 50-60% of the time. The Grateful Dog has become Orelia's second home; and they take amazing care of her.

Thanks to all the awesome people at TGD...Sharon, Ernie, Karla and team. Orelia loves you and so do I! ;-)

2/18/2010 Previous review

I looove The Grateful Dog. Sharon is amazing. My cockapoo puppy, Orelia, had a wonderful time there yesterday. She was so exhausted last night she fell asleep right at my feet around 7 pm. And on our walk today she seemed a lot more comfortable passing people on the street. Before spending time at the Grateful Dog, she'd hide between my legs every time a stranger or other dog passed by.

The folks at The Grateful Dog don't just babysit, but they really train the dogs and make sure they are socialized, fed and loved. Sharon even helped me clean out Orelia's ears and gave me tons of advice since I'm a new doggie owner. I can't wait to bring Orelia back to the Grateful Dog. I'm convinced that place is good for her little soul.



- **Martin D.**
- **San Francisco, CA**
5/11/2014

One of the hardest parts about relocating to a new city is finding a trusted place to take care of our dog, Sammy. Sammy is a rescue and immediately thinks that all dogs are his friends but he does not easily trust people. Sharon and her staff have earned Sammy's trust and affection with their patient and nurturing ways. Sammy eagerly goes to "camp" at The Grateful Dog and we feel confident that Sharon and her staff are taking care of Sammy so that we can enjoy our time away without worries. Definitely a five star experience!

Marty & Ginny D.
San Francisco



- [Georgia K.](#)
- **San Diego, CA**
3/6/2014

Sharon is so nice and welcoming. She is very accommodating and always gives me updates on how my puppy Stella has been doing at her camp. They even ask what training items you would like them to work on with your dog while under their care! They also walk the dogs in groups of two so that the dogs are very controlled and safe on their daily walks! I am so happy to have found a place where I feel comfortable knowing my puppy is safe and cared for. Thank you Sharon!



- [Christin S.](#)
- **San Francisco, CA**
12/19/2012

We have been taking our dog Barkley to The Grateful Dog for the past year and I cannot say enough about how wonderful Sharon and her staff are. When we first started looking for daycare, Barkley was just a puppy and we were not willing to drop our dog off at just any daycare. After meeting with Sharon one night and seeing her genuine love and understanding of dogs we knew The Grateful Dog was just the daycare for us.

Within his first couple days at The Grateful Dog, Barkley could not wait to go back and we often wondered if he even missed us during the day as he jolted for the bright red door. At night when we pick Barkley up, he comes home tired which any dog owner knows is the key to a happy dog.

In addition to being a great daycare Sharon and her staff are constantly reinforcing good behavior and making sure that the dogs are minding their P's and Q's even when not at home. We are constantly given updates on Barkley's behavior and advice for how to correct some of his adolescent tendencies.

Sharon and her staff have been nothing short of amazing in helping us raise Barkley into the wonderful adult dog that he is today and we are so grateful to have found them. We are actually moving to Chicago in a few weeks and are just as sad to leave such a great doggy daycare as we are this amazing city!



- [Allison S.](#)
- **San Francisco, CA**
5/12/2014

My puppy and I both love The Grateful Dog. Charlie cannot wait to get in the door when we drop him off and when we pick up him, he is tired and content. Sharon, and the other employees obviously love dogs and Charlie knows it! Sharon has made Charlie like baths! (I don't think he will ever love baths, he works too hard to get that stinky!) They also have GREAT hours, are very flexible, and open on weekends with appointments. Great place for your pooch!!!



- [IoAnn P.](#)
- **Sacramento, CA**
4/28/2011

Love Sharon and everyone who works at the Grateful Dog. My pup, Bernie, is a rescue, new to the city, and skittish. I always get a report on how he played with the other dogs, especially the big dogs that he's really wary of. We take Bernie here 1-2 times a week to socialize with other dogs and reinforce training. We've also boarded him here and had no issues. He's tired and happy every time I've picked him up.

Sharon is fantastic about training tips and even puts together the Yorkie & Friends meetup. The people here really get to know you, your dog, and are just the nicest people.

Oh, and if you have a rescue/shelter dog, you get a discount. You won't regret bringing your little (or big) companions here!



- [Shennen B.](#)
- **San Francisco, CA**
4/19/2014

Zoe has been with grateful dog since she was a puppy, and we know it is always a place she looks forward to going to. Like welcoming home! We have appreciated so much the care and attention they give to her, and always update important details in her development. Our work schedules can be challenging, and always they have accommodated the needs to make things easier for us, with so much kindness. We are yes, grateful!



- [Danielle B.](#)
- **Portland, OR**
10/12/2013

I really liked this facility and the way the staff were so helpful. I started looking for a daycare last minute and couldn't find much near our hotel or for a reasonable price. Their application is thorough, and I really appreciated knowing that they were going to continue enforcing the training I had been working on with my baby. The inside is quite dark but it seems like there is a decent sized space to play in, and they walked him twice per day. My sweet boy was quite panicky when we left as he is very attached to me, however they were fantastic and I got an email from them about an hour after to say he was initially a little shy but that he settled in very well. Bonus was that he was EXHAUSTED when we picked him up which is always good when you're on a road trip. Really please with my experience here and if I'm ever back in San Francisco I will board my puppy here.



- [alicia P.](#)
- **Novato, CA**
7/19/2012

I am a new dog owner and it seems I am a nervous one! I was in need of some doggy day care near my place of work, in the Marina. I checked the 2 businesses on Lombard Street, and felt immediately more comfortable at The Grateful Dog.

Sharon and her staff are wonderful. It is obvious she cares about the well-being of the dogs and takes the time to introduce a new dog to the pack. The opposite happened at the visit to the other business and I was horrified, they just put my dog in with the pack. It was terrible to watch as she just looked so terrified.

Sharon is extremely knowledgeable about many dog breeds and behaviors and has good advice for a new dog owner like me.

Thanks Sharon and Staff for a great experience and I will be back!



- [Kara W.](#)
- **Saint Petersburg, FL**
7/9/2011

I boarded my Jack Russell Terrier, named Rio, with The Grateful Dog and was very pleased with my experience! The staff were all very knowledgeable and sweet. Sharon took special care of Rio. I told her how he likes to comfort himself by walking slowly under hanging things like curtains, so it lightly touches his back and she did the Tellington Touch massage method on him to make him feel at home!

I love that they only crate the overnight dogs upon request. It's not easy to find a boarding facility that allows your dog to sleep with the handlers at night!

Rio seemed to really enjoy his time which makes it much easier for me to travel again in the future. I am grateful for The Grateful Dog!



- [S.F.](#)
- **San Francisco, CA**
5/29/2015

The grateful dog has been a lifesaver several times! I've brought my dog in last minute on a few occasions, and they've always been able to accommodate him. They're great about accepting bully breed dogs, (which there are often biases against). The staff is kind and my pup always comes back exhausted - which is no small feat.



- [Arna M.](#)
- **Sonoma, CA**
5/21/2015

Sharon and her staff at the Grateful Dog rate 10 stars from us. When we moved to SF several years ago, we struggled to find a decent daycare for Ben, our rescue Tibetan Terrier. He was anxious meeting new dogs despite a special training class and didn't want me to leave him anywhere. However, he immediately liked coming to the Grateful Dog. Although we recently left SF, we still bring him there when we can. He gets so excited as we enter Lombard from the bridge and announces his arrival with happy barks. We are very happy Sharon and her staff have helped Ben and provided training advice even before they had classes. Thank you, Thank you, Thank you for your care.



- [Nicole S.](#)
- **San Francisco, CA**
4/28/2014

Love this place! Sharon and the staff are so kind and helpful and are always really accommodating when things come up last minute.

I feel so comfortable leaving my little guy here whether it is just for the day or an overnight stay and I love that everyone seems to care about him so much.

While daily daycare isn't exactly cheap, it feels worthwhile when my dog practically busts through the front door each day in excitement and comes home happy and exhausted.

If you're looking for a daycare spot, definitely try the Grateful Dog!!



- [Denise S.](#)
- **San Francisco, CA**
4/21/2014

My family and I can't say enough good things about The Grateful Dog Wellness Center. Our dog J.D. has been with them for 4 months; and receives excellent care by the Head Trainer and the staff. J.D. is always happy when we drop him off at The Grateful Dog, We never worry about him when he's there, and I call in daily to check on him and everyone I speak to is always very pleasant and professional.

Our dog is part of the family and we love him, and want the best care for him. I would strongly recommend The Grateful Dog in providing the best training and care.

M.S.



- [Amy D.](#)

- **San Francisco, CA**

3/26/2011

I've brought my dog Tater to the Grateful Dog a few times, and Sharon (the owner) is absolutely wonderful.

She is very sweet and extremely experienced with dogs. The best part is, she takes a genuine interest in the dogs that come to the Grateful Dog and really goes out of her way to accommodate their needs.

Sharon is also very communicative and responds to any emails or calls right away.

I also love how she takes pictures of Tater while he is under her care and emails them to me; it's great to see him having such a great time with other dogs!

I hope that she will get a web cam set up at some point for the daycare so that crazy dog owners like myself can watch their canine friends all day long. :)

Thank you so much for everything, Sharon! Tater and I will be back!



- [Eric H.](#)
- **Marina/Cow Hollow, San Francisco, CA**

5/19/2014

My dog Blue loves this place. He has been a steady daycare dog for over 2 years and this is his home away from home. Sharon and the staff are always on top of their game and I know that Blue is always in good hands here.



- [Renee B.](#)
- **San Francisco, CA**

2/23/2010

:) I'll admit it I started looking for a doggy daycare at the last minute. I did not realize how much of a pain in the ass weekend dog care was to find. Well....Sharon and staff at the Grateful Dog came to my rescue. Completely went out of her way to accommodate my pups. I was a bit nervous leaving my babies all day. They are amazing reassured me that they will be ok and gave me the OK to call in and check on them (I did not, I'm not THAT neurotic). My dogs loved it there and were exhausted slept like babies....errr puppies...wait puppies sleep horribly, you know what I'm trying to say...they slept soundly. Dreaming sweet doggie dreams about their new favorite place, Grateful Dog!

Thanks to all the lovely people at The Grateful Dog, I'm extremely grateful and will be back...a lot!



- [Ashley L.](#)
- **Seattle, WA**

8/2/2010

To put it quite frankly: our dog likes being at The Grateful Dog more than she does being at home.

Honestly though, she loves it there. Within seconds of walking through the door she is scrambling to get over the fence to the doggy play area. Believe me when I say she usually disdains the mere presence of other dogs. For some reason she decides to be social when she's at TGD.

We've used TGD both as a day care option and an overnight option. They've been great at both. They are very flexible and can really help out in a pinch (e.g. I was heading out of town and dropped the dog off during the day. My fiance forgot he was on duty to pick her up. He showed up half an hour after closing time and they were awesome about it.)

The dogs have a lot of space to roam around, get heaps of attention, and come back to you well exercised and with much doggy happiness about their little persons. I wholly recommend The Grateful Dog.



- [Janine K.](#)
- **San Francisco, CA**
11/30/2009

The Grateful Dog's entrance is a small door on Lombard, but walk in and you'll find a surprisingly large facility and gracious hosts. While weekend playcare is by-appointment-only, they took my precious pup, Moxie, on a recent Sunday afternoon even though I made a last-minute appointment the Saturday prior (and for that I was very grateful!).

Mox enjoyed playing with other pups his size, snoozing on the comfy couch the center has in its main play room, and frolicking on the faux grass in The Grateful Dog's very cute backyard (my favorite part of the facility). We liked everyone we met and will definitely be back. I was also pleased to read in their brochure that a portion of the center's profits will go to animal shelters and rescues based in the Bay Area.



- [Lauren W.](#)
- **San Anselmo, CA**
1/31/2010

The Grateful Dog is our NEW FAVORITE place to take our girl Bailey when we are traveling. It is conveniently located on Lombard and Laguna & they are amazingly accommodating when it comes to scheduling! My fiance and I had a very early morning flight...6:30 am and needed to drop our yellow lab Bailey off...unusually early; Sharon (the manager) was up and ready for Bailey to be dropped off at 4:15 AM!!!! Unbelievable. Now that is good customer service :).

The moral of the story is...not only were we unbelievably happy to have found a doggy play-care spot close by and open on the weekend's, but Bailey was one happy dog when we picked her up. Bailey has been a couple times now and prances right on through the door with a smile on her face.

Oh and I almost forgot to mention- shelter dogs receive 10% off! Which is another plus!

We highly recommend The Grateful Dog and hope you will give it a try too! You will not be disappointed.



- [Rebekah N.](#)
- **Occidental, CA**
6/1/2014

The Grateful Dog helped me out of a jam! We needed a last minute place for our dog to stay and at 9pm the night before our flight they not only answered the phone but were able to kindly help put our minds at ease. They also use earth friendly shampoo and were extremely friendly! My dog had a smile when I left him and I will definitely come back!



- [Gabriela A.](#)
- **Cardiff, CA**
8/4/2010 **Updated review**

I just want to update my review for The Grateful Dog. I can only say even BETTER things than last time I reviewed.

This summer, I hurt my leg and couldn't walk for two weeks. I had no idea what to do because I could not walk my dog myself, but I also could barely leave my apartment to get him to and from daycare. Sharon and her co-workers were amazing and would drop Raja off to my place on the days that I couldn't walk to get him. They did everything possible to try to be helpful to me during my injury. Raja has had even more energy than he usually does because I still can't exercise him on my own and they have been so patient with him and worked hard to get the extra energy burned off for him.

I've never encountered or heard of a better dog day care! They care about the pups, and their owners, so much. Take your dog to The Grateful Dog!

3/8/2010 **Previous review**

If I could give The Grateful Dog 100 stars I would. I really cannot say enough nice things about them. From the very beginning everyone there has been so nice to me and my dog. I have a dog with a lot of tough behavioral issues and they have been so dedicated to him and gone above and beyond what any other daycare would do for him. I have been to four other daycares, had three other dog walkers, and no one comes even close to how well The Grateful Dog takes care of my pup! All of the employees are so nice and patient with my doggie. They always greet me with a smile and take the time to talk to me at the end of each day about everything he did well and not-so-well. They even send me pictures when he is being cute and snuggling with the other dogs!

Best of all, The Grateful Dog works very hard on my dog's behavioral issues and training is part of his daily routine. They really are dedicated to giving my dog a better life and improving his behavior. They give me tips on what to do at home and update me consistently and thoroughly on his progress.

The Grateful Dog is always clean, never smells, and is never overbooked with too many dogs. They have a great yard for the dogs and a really cute playspace indoors with plenty of toys of all types and places for the doggies to take naps on clean and comfy cushions and couches. They take my pup on several walks a day, not that he needs the extra exercise after all the play he gets in their facility. All of the dogs who go there are so cute and it is just a really positive and comfortable environment for your dog. I can always reach them when I need to and they really do their best to accommodate your hectic schedule.

I really cannot say enough nice things about them. Trust me, it is really really difficult to find a good daycare or someone you trust with your dog and I absolutely trust The Grateful Dog! The care your dog receives there is worth every penny and my puppy comes home exhausted every day, which allows me to get my work and chores done after a long day. Take your dog to The Grateful Dog! Take them right now!



- [Brian B.](#)
- San Francisco, CA
- 4/26/2010

For more than ten years we have trusted Joe with Willie. Day in and day out, good weather or bad...Joe is there and we know that Willie is safe. Our work schedules and work travel make it such that it's really hard to be sure that Willie gets the exercise that he needs. We have never had to worry about that with Joe.

And, now, with Willie getting older and at times a bit frail, we're particularly concerned about his health. I spoke to Joe about it one day and pointed out that Willie was having difficulty getting up stairs, etc., and Joe said that he had been parking his truck near a little mound of dirt so that it would be easier for Willie to get in and out of the truck.

It all comes down to the fact that Joe is a super person, extremely knowledgeable about dogs, and a guy that really cares about his clients--both canine and human.



- [Gina K.](#)
- San Francisco, CA
- 11/18/2011

Charlie has only been going to The Grateful Dog for a week now, but by his second day he was already running the last two blocks towards their red door. Sharon is (as all of the other reviews say) simply amazing. She has given us so much great advice, and it feels so good to bring little Charlie to such a fun and loving environment everyday.



- [Mary S.](#)
- Seattle, WA
- 5/24/2011

- 53 check-ins

Great place to board your dog! I have been beyond pleased with Sharon and her entire staff. Everyone is so friendly, and you really walk away from your dog knowing they will be cared for. Sharon has opened up early to allow me to drop off my dog before a flight at 6am, and even told me I was able to pick her up at 9pm due to a delayed return flight, even though they close at 7. They are so accommodating! I always pick up a happy, wiped out doggy. Definitely a fan!



- [Jeff L.](#)
- Tukwila, WA
- 8/13/2014

The staff is great. My dog loves this place. When I pick him up in the evening, he comes home and pretty much sleeps the rest of the night until bedtime due to having played all day at the daycare.



- [Gia D.](#)
- San Francisco, CA

2/7/2011

My mom asked me to upload this for her:

"When visiting with our miniature schnauzer, we wanted a fun and loving place for him to spend the day playing with other dogs while we enjoyed the museums and restaurants in the city. The Grateful Dog was the perfect place for day care! Our little guy was well supervised and lovingly cared for. We thank everyone at Grateful Dog for a wonderful experience. We are very grateful that we can take our boy on vacation with us, and will definitely be bringing him back for day care to Grateful Dog in the future."



- [Lyle A.](#)
- San Francisco, CA

5/7/2014

I love The Grateful Dog! They are so wonderful to my dog, who is not always the easiest. Sharon and the staff are always helpful and truly care about the dogs. My dog pulls to get in the door, which is a blessing since she has fought going in to other places. I highly recommend them for both daycare and boarding.



- [Jacqueline D.](#)
- San Francisco, CA

4/14/2014

We've been going to TGD since the beginning. Sharon and her team have been fantastic with Montana. Sharon's understanding of the various dogs is quite amazing. Thank you to the entire staff!



- [Kelly'e W.](#)
- Los Angeles, CA

2/7/2011

I live in Los Angeles and had to take a trip to San Francisco for one day, after my dog sitter bailed on me at the last minute I had no choice but to resort to a boarding facility. Although it was not something I have done before, I wanted a friendly place where my dog was close and easily accessible while in SF. At the last moment Grateful Dog helped me out, and located a sitter. My dog's sitter was very friendly and after meeting him, I was at ease and felt comfortable with

leaving my dog there. She got the attention and care that I would expect from such a place, and I will not hesitate to bring her back in the future. Thank you Grateful Dog for being so flexible and helping us out!



- [Liz M.](#)
- **San Francisco, CA**
3/26/2010

I love the Grateful Dog and more importantly so does my better half (crazy dog mom here) Turtle. When I first decided to put Turtle in daycare I was worried because I had been working at home for his whole life and so we were pretty attached. I knew though that he would let me know how his experience was. It really is like leaving your child at daycare or something. On the first day, he could sense that I was leaving him and started shaking he was so nervous. Sharon, was so nice and ended up giving him a massage and spent time easing his anxiety once I left. He then quickly integrated and had a great time. Now when I drop him off it is a different story. He jumps out of the car, pulls me to the door, and jumps at the door to open it. Then he goes in gets all excited when he sees Sharon, starts jumping for joy and runs towards all the other dogs. I say "bye" and he doesn't even look back. I know he loves it. Some reasons that I like the Grateful Dog:

1. A long time ago, I thought of putting Turtle in a different daycare, I had to go through a formal interview process with an interview fee. There was nothing of the sort here. It was much more personalized and the special of the month was first day free so we even got to really check it out before committing.
2. There is always parking right in front in the morning and in the afternoon. There are two white zones where you can park quickly to run in and pick up or drop off (these are not official parking spaces) and often there are real spaces right out front too.
3. Turtle has so much fun and he is now a better behaved dog. Getting his energy out means he is better at home. Spending time socializing and being trained means he is noticeably better behaved around strangers and other animals. He was having some minor attitude issues with other pups right before daycare probably because I had kept him inside too often with the rain and now it has disappeared.
4. He gets walked twice a day. I debated the daycare vs. dog walker. The price is almost comparable and it is all day vs. part of the day. Unfortunately so often I have been at the park and seen some dog walkers arrive in a car and then leave 10 minutes later. At Grateful Dog I know he can play around with his new best friends all day. He can also take naps at daycare. Because it is small and personal and he gets tired from having so much fun he can curl up on the couch and rest. So there is a balance.
5. Grateful Dog is a perfect sized daycare and really gives a lot of personal attention to the animals; I think that is why Turtle likes it so much.

Regardless of all my thoughts, I think the real testimonial is how much Turtle likes it. My little man is pretty sensitive and has good taste (yep, I told you crazy dog mom) and is IN LOVE with this place to the extent that I feel guilty sometimes on the days he doesn't go.



- [Sarah A.](#)
- **Portland, OR**
10/18/2011

This place is great. From the first time my dog (Layla) and I walked in, we both felt comfortable. I have taken Layla to other doggie daycares, and she was clearly not happy. At Grateful Dog, she seems to get excited as soon as we get to the door. And the staff are so nice. My schedule is difficult to work around. Most daycares open at 7am, and close at 7pm. I am a nurse and have to be AT work at 7am, and I don't leave to go home until 730pm. The staff pick up my dog from my apartment in the morning, and bring her home later in the evening. They really seem to go out of there way to work with my schedule. One day, Karrina (spelling?) called me and asked me if I would like Layla to stay later at GD because it was going to be hot that day. They are very considerate. I would definitely recommend Grateful Dog Day Care!!!!



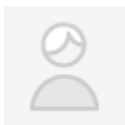
- [Danielle W.](#)
- Redwood City, CA
8/8/2010

I found The Grateful Dog through [HomeRun.com](#) and took my pup while I was moving so he would be taken care of while we were running around. He was happy to have friends to play with and seemed to have a really good time! The staff was great and super friendly.



- [Amy C.](#)
- Albany, CA
3/19/2010

I love this place! Sharon is awesome as is the other staff. They sent me photos of my little guy and he was so happy and tired after his visit. It let me focus on what I was doing and kept him engaged so I was thrilled at the end of the day. Also, I love the fact that they check health certificates etc. Could not be more GRATEFUL!



- [Diane W.](#)
- San Francisco, CA
3/6/2010

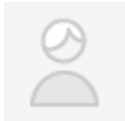
My dog Ted is a very grateful dog since we found this new school for her!! She suffers from terrible separation anxiety and she loves being here. The place is so clean it looks like an actual child's day care at first glance until you see all the happy pups running around and playing. Big bonus, there is outdoor space that is basically weather proof for the dogs to play in on rainy days. They are extremely accommodating as well, weekends and evenings too. The cost is very reasonable, and the piece of mind knowing my dog is taken care of and having a blast is priceless!! Thanks to Sharon and staff, we can actually have a social life with humans.



- [m.c.](#)
- San Francisco, CA

2/18/2010

the little dude is super excited every time i drop him off and pick him up. the people really seem to take an interest in each dog.



- [Jacqueline D.](#)
- San Francisco, CA
- 12/27/2009

Good not be happier with the attention and care my pup is getting at the Grateful Dog. Service for both dogs and owners is clearly a priority. It is appreciated that they screen dogs so closely for temperment. I take my dog there everyday and am "grateful" to know she is in such good hands while I am working. Sharon is the best!



- [Robin S.](#)
- Alameda, CA
- 3/2/2010

The Grateful Dog hosted a meeting of our Yorkie group. I have to say, it's the first one of the many facilities I've seen where I would actually feel comfortable leaving my dogs. The staff was really tuned into the needs of the dogs, the room was spacious and comfortable, and the location was convenient. As an aside, I'll mention that one dog in our group is a super "mama's girl" and totally stresses out when left, even briefly, with someone else. I saw the manager, Sharon, holding this dog and she seemed relaxed and content. We were all amazed! I know several of our group members are planning to board their dogs at The Grateful Dog, including people who had previously said they would never leave their dogs at a board and care facility.



- [Courtney C.](#)
- San Francisco, CA
- 3/2/2014

I love this facility, but more importantly my dog does. My dog drags me in the door when we are walking down Lombard even after she was boarded here for a week and bathed multiple times. That is love.

I have nothing but praise for and trust in Sharon and the staff. Everyone is so nice and helpful and honestly cares about the dogs.

I am so happy I found Grateful dog!



- [Dru M.](#)

- **San Francisco, CA**

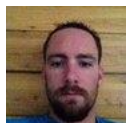
- [ROTD 8/8/2012](#)

Thank you Grateful Dog for being able to take my pup for the weekend. I was in a bind and being new to the city...I didn't know where to leave my pride and joy. Then a co worker told me about them and the rest is history.

Super friendly staff from the first phone conversation I had with them. I love, love, love that they are crate free, as well as offer an outdoor area (even if it's small). Most places in the city have none.

Bonus - they offer a discount if your pup is a rescue. Well done, Grateful Dog...well done!

Overall...I highly recommend The Grateful Dog for anyone looking for a fantastic doggy getaway for their pup.



- [Pat H.](#)

- **Jacksonville, FL**

12/26/2013

- 4 check-ins

They were so accommodating with taking our dog last min for daycare, and took great care of her! We would definitely use them again when we visit the city in the fu



- [Linda F.](#)

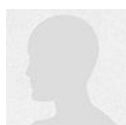
- **San Francisco, CA**

4/6/2012

THANK YOU Grateful Dog for hosting our American Cancer Society Bark For Life Kickoff!! It was a great place to meet and greet our Bark For Life participants and tell them more about our event which will be held on July 21 at Crissy Field. Thank you for supporting your community and helping us FIGHT BACK against cancer.

The Bark For Life Committee

relayforlife.org/barksan...



- **E P.**

- **Russian Hill, San Francisco, CA**

5/2/2013

I have been taking Bailey to Grateful Dog for nearly 2 years. He absolutely loves this place - the staff are incredibly caring, dedicated, loving and he always runs through the door to start his day! I routinely use the daily daycare service and have also had him in for overnight boarding when travelling for work, or longer trips abroad. They are the only place that I would feel comfortable leaving Bailey at for weeks at a time, as I know that he is cared for 24/7. There is always a staff member at the facility during any overnight sessions, and they have also been able to accomodate last minute requests - once, my international flight back to SFO was severely delayed and they graciously cared for Bailey overnight. Amazing!

Bailey is a small dog but I love the fact that unlike other daycare places, the policy here is to freely mix dogs of all sizes. Plus the temperament of each dog is assessed before you are allowed to join, which is an excellent way to ensure the pack is stable.

In short, Bailey loves this place and so do I. Please try their services even if it's just for a day to see what you think - you won't regret it!



- **Jen D.**
- **San Francisco, CA**
4/10/2012

My little dog loves it here! I can feel confident and worry free when he's here as I know Sharon and Carina really care!!



- **Elizabeth P.**
- **San Francisco, CA**
11/28/2011

I have been bringing my dog Bailey to Grateful Dog since March 2011. Having moved 3 times - once internationally, twice within the US - in the last 12 months, Bailey has seen a lot of change. He settled in quickly and LOVES the team at Grateful Dog. He's super excited every time he goes into day care, has made great friends (canine and human), and I completely trust the team who have his best interests at heart. I also have him in overnight when I am travelling out of town and don't know any other place that has someone stay all night with the overnight boarders. I encourage others to try out Grateful Dog - your four legged pal will simply love it :)



- **lucy s.**
- **San Francisco, CA**
10/4/2011

Love this place!! Left my french bulldog here and she came back happy and could be. highly recommend!!



- **Roie S.**
- **San Jose, CA**
9/8/2011

I really enjoyed visiting this place and they seem to genuinely care for the dogs. We left our 2 dogs for their care and came back to find them happy, healthy and clean. There is no doubt I will continue using the grateful dog services in the future and I feel confident recommending it to others.



- **M R.**
- **San Francisco, CA**
3/27/2012

The Grateful Dog rocks - maybe I should say, 'HOWLS!!!!' I've been taking my dog there for doggie daycare and boarding for nearly one year now. All I can say is each time I drop him off, he happily walks through that red door. Thanks to Sharon and Carina and the outstanding team there. They love dogs, want the best for yours and it shows!!



- **Kate M.**
- **San Francisco, CA**
5/11/2011

How glad we (Ollie and I) are that we found Sharon and her crew at the Grateful Dog on Lombard. Sharon's knowledge and care have created a calm and fun place for Ollie to socialize with other dogs and have a fun and play-filled day. Sharon has incredible knowledge of doggie communication and has helped us train an active, delightful, but a bit headstrong doodle! When I am at work, I can relax and know that Sharon and everyone who works with her, are providing a safe and happy environment for Ollie and all his friends. She even emails photos when I am away for several days! Ollie is one happy and tired pooch after a day at Grateful Dog Playcare. Kate Mc



- **Mike A.**
- **Astoria, OR**
4/26/2011

First and foremost, the best judge of this place is my dog, Atlas. Considering my otherwise well composed dog tugs and pulls me into this place as fast as he can, I'd say he gives it a ringing endorsement. When I pick him up in the evening, he's usually lounging on a big couch with some of his friends. Finally, and this is key, Atlas is absolutely wiped out when arriving home and settles into a nice long nap.

So Atlas gives this place 5 stars.

Sharon, the owner, is great...you can tell she really loves working with the dogs. And the staff is generally attentive and very nice to work with. The few times I have made special requests (watch his stool, feed at such and such a time) the staff has always been accommodating. I'd still love to see a webcam stream and a larger outdoors area (impossible to come by in this neighborhood) but that's really just asking for perfection at this point.

I give this place 4.5 stars....round up our ratings and we give it a 5!



- **n n.**
- **San Francisco, CA**
7/1/2010

This is a fantastic doggy daycare. A few months ago, I adopted a young dog who'd been abandoned and wound up at a shelter. She is a very friendly, sweet girl, but she came with some gaps in her training, and sometimes her enthusiasm and impulsiveness would get the better of her. During walks, she desperately wanted to play with other dogs, and would take off in single-minded pursuit of hot butt-sniffing action, nevermind that heavy noisy thing at the other end of the leash. Although this did hone my skillz in the xtreme sport of canine-powered land surfing, it became a bit exhausting to do this 3 times a day every day. And although on walks she wanted to ditch me for random dogs, at home she had some impressive separation anxiety. Leave for 30 seconds to take out the trash? Return to 70 pounds of frantic dog, crying piteously like how could you just LEAVE ME like that?!? So, I needed a safe place for poor miss meltdown dog on some days, and she needed some doggy pals. It was time for doggy daycare.

I chose The Grateful Dog because of the positive reviews and also because they offer weekend daycare and boarding if arranged ahead of time. They also offer training as a separate service which takes place while your dog is at daycare. This is very convenient if your dog, like mine, could use a little help.

My dog LOVES it there. She runs inside and never looks back when I leave. They walk the dogs several times a day. At the end of the day, she comes home happy and tired.

The staff are very caring and skilled and have really gone the extra mile to work with my pup's individual quirks. Her behavior has improved tremendously since starting daycare and training. She is a much calmer, politer, less impulsive, more attentive dog. I can even walk her single-handedly now! Butt-sniffing is a privilege, not a right, young lady.

So I'm really pleased to have found not just a safe, fun place for doggy daycare, but also positive training that has greatly benefited both the dog and her humans. I would definitely recommend The Grateful Dog to anyone looking for daycare, training or boarding for their beloved pup. Oh and rescue dogs get a discount!

1769 LOMBARD STREET
 NEIGHBOR CONCERNS & RESPONSE / ACTION PLAN

RESPONSE AND ACTION PLAN	
ISSUE	CURRENT PROTOCOL
<p>Noise</p> <ul style="list-style-type: none"> - Employees are instructed in canine-behavior methods to quiet dogs. Rear windows of building are generally kept closed during business hours. Ventilation is provided by an exhaust air system. Mid-morning to mid-afternoon small groups of dogs are let out in rear outdoor yard area. Dogs are under supervision at all times. If dogs exhibit undesirable behavior such as excessive barking their membership is terminated at the facility. 	<ul style="list-style-type: none"> - Reiterate to employees to correct dogs by diversion and positive reinforcement methods - Reiterate to employees to use inside voices at all times - New policy instituted forbidding employees from using excessively-raised voices to dogs - Continue policy of allowing small groups of dogs out in rear area fully supervised late morning thru midafternoon.
<p>Drainage</p> <ul style="list-style-type: none"> - All drainage in the rear yard is directed to sewer inlet located adjacent to rear door at the southeast corner of the yard. Yard is sloped toward the drain and away from contiguous properties. 	<ul style="list-style-type: none"> - To improve drainage the artificial turf is to be changed to concrete with a concrete curb at the perimeter of the concrete slab approximately 2 feet inboard of the fence line. The purpose of the curb is to keep all washing of area contained inside the concrete perimeter.
<p>Smell and Fly's</p> <ul style="list-style-type: none"> - Artificial grass is treated twice a week with an environmentally-friendly bio-enzymatic product to eliminate odors and bacteria which cause smells and attract flies. The solution is specifically formulated for artificial grass in dog kennels. All dog feces is cleaned up immediately. - All dog waste is deposited in bio-hazard sealed waste containers. 	<ul style="list-style-type: none"> - Increase the bio-enzymatic product treatment to three times per week. - Replace artificial grass with concrete and apply sealer to concrete. - Maintain all drainage to sewer inlet - Add new fence approximately two feet inboard of property line to prohibit dogs' access to property line fence to keep dog urine away from the property line. - Institute and Maintain a fly eradication program
<p>Operational Questions / Employee Conduct</p> <ul style="list-style-type: none"> - All boarding is cage-free - Employees are onsite at all times - Dogs are never left alone without supervision - Zero "0" tolerance for animal cruelty - Employees are not allowed to randomly squirt dogs with water from the hose - Dogs walked off-premises, with two (2) dogs per dog walker, at least once a day, starting at 11 a.m. - On weekends, there typically are only a handful of dogs boarded and a relaxed group 	<ul style="list-style-type: none"> - All existing practices and procedure have been reiterated to all employees, including zero "0" tolerance for animal cruelty - All boarding will continue to be cage-free - No change in having personnel onsite at all times and limit of two (2) dogs per dog walker - Some of Grateful Dog's dogs enjoy playing in and with water, including being squirted with water at times, and only dogs known to enjoy water are subject to water play - Squirtting water on a dog is not used as a punitive measure - Ongoing- develop a comprehensive Grateful Dog Policy Manual
<p>Contacting Owners</p> <ul style="list-style-type: none"> - Owners do not live on site - Owner are on-site Monday to Friday, and occasional weekends - Owners can be contacted through facility phone line 	<ul style="list-style-type: none"> - General Manager is onsite 9:30 a.m.-3 p.m. M-F, with an Assistant Manager usually always onsite - Requests to speak with the owner to be directed to GM and if GM is not in, a message is to be taken by staff person answering the phone including: (i) reason for call, (ii) name of caller, and (iii) caller's phone number - Note, many marketing calls are made to the facility asking to speak with the owners that are unrelated to the operation of the facility, and as such staff have been advised to discourage empty requests to speak with the owner without further information regarding the nature of the call



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1769 LOMBARD ST		0506027
Case No.		Permit No.
2018-012576PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval. Conditional Use Authorization request for existing Kennel located on the buildings ground floor to include training services and boarding of more than 12 dogs. Addition of two wood double-hung windows at the front façade.</p>		

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"/>	<p>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:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class _____

STEP 2: CEQA IMPACTS
TO BE COMPLETED BY PROJECT PLANNER

<p>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</p>	
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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></p>
<input type="checkbox"/>	<p>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?</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<p>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.</p>	
<p>Comments and Planner Signature (optional): David Weissglass</p>	

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 checked="" 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 checked="" 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 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 <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 <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C a. Per HRER dated (attach HRER) b. Other (specify):
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 checked="" 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): Proposal brings the front façade into conformance with the character of the existing building and neighborhood	
Preservation Planner Signature: Marcelle Boudreaux	

**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.				
<table border="1" style="width: 100%;"> <tr> <td style="width: 60%;">Project Approval Action: Commission Hearing</td> <td style="width: 40%;">Signature: David Weissglass</td> </tr> <tr> <td>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</td> <td>12/03/2018</td> </tr> </table>		Project Approval Action: Commission Hearing	Signature: David Weissglass	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	12/03/2018
Project Approval Action: Commission Hearing	Signature: David Weissglass				
If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	12/03/2018				
<p>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.</p>					

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)
1769 LOMBARD ST		0506/027
Case No.	Previous Building Permit No.	New Building Permit No.
2018-012576PRJ		
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:



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: _____

Block/Lot(s): _____

Property Owner's Information

Name: _____

Address: _____ Email Address: _____

Telephone: _____

Applicant Information

Same as above

Name: _____

Company/Organization: _____

Address: _____ Email Address: _____

Telephone: _____

Please Select Billing Contact: Owner Applicant Other (see below for details)

Name: _____ Email: _____ Phone: _____

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.

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: _____

PROJECT AND LAND USE TABLES


	Existing	Proposed
General Land Use	Parking GSF	
	Residential GSF	
	Retail/Commercial GSF	
	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: _____		
Land Use - Residential	Studio Units	
	One Bedroom Units	
	Two Bedroom Units	
	Three Bedroom (or +) Units	Residential is located above the ground floor; and this project does not propose any change to residential. Exact unit mix unknown.
	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):	N/A	
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)	Yes 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?	Yes No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow	Would the project result in any construction over 40 feet in height?	Yes 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?	Yes 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?	Yes No	If yes, submit a complete Historic Resource Determination 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?	Yes No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

 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?	Yes	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): _____	Yes	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. <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
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?	Yes	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?	Yes	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?	Yes	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 . <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>

 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;
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
3. That the City's supply of affordable housing be preserved and enhanced;
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;
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;
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
7. That landmarks and historic buildings be preserved; and
8. That our parks and open space and their access to sunlight and vistas be protected from development.

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.

Tuja Catalano
Signature

Tuja Catalano/RSR
Name (Printed)

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

415-567-9000
Phone

tcatalano @
Email
reubenlaw.com

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



CONDITIONAL USE AUTHORIZATION

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

Pursuant to Planning Code Section 303, the Planning Commission shall hear and make determinations regarding Conditional Use Authorization applications.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, First Floor, San Francisco, where planners are available to assist you.

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 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A CONDITIONAL USE AUTHORIZATION?

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning Commission will “condition” the use by applying operational conditions that may minimize neighborhood concerns as well as other conditions that may be required by the Department and the Planning Code. Conditional Use Authorizations are entitlements that run with the property, not the operator.

WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

For each Zoning District, the Planning Code contains use charts that list types of uses and whether each is permitted as of right (P), conditionally permitted (C), or not permitted (NP or blank). In addition to those particular uses, the Conditional Use Authorization process is utilized for various other applications included but not limited to dwelling unit removal, Planned Unit Developments (PUD's), and for off-street parking in certain Zoning Districts. Please consult a planner at the Planning Information Counter (PIC) for additional information regarding these applications.

Fees

Please refer to the [Planning Department Fee Schedule](#) available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address:

Block/Lot(s):

Action(s) Requested

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

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).

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.

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.

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

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.

Tuija Catalano

Signature

Tuija Catalano/RSK

Name (Printed)

Attorney

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

415-367-9000

Phone

tcatalano@

Email

reubenlaw.com

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

A. CONDITIONAL USE REQUEST - SUMMARY

The Property is located in the NC-3 zoning district wherein kennel uses are permitted with a conditional use ("CU") authorization. The Grateful Dog is an existing business that has been operating at the Property since 2009. When the business was initially approved by the Planning Department (and by the Department of Public Health), the Planning Code did not have a separate "kennel" definition, and instead the existing use was approved by Planning under the general Retail Sales and Service Use category. With the reorganization of Article 7, by Ord. 129-17, "kennel" use was added to the Planning Code as of June 21, 2017, defined as "a Retail Sales and Service Use where dogs are boarded for compensation, or are cared for on trained for hire, or are kept for sale or bred for sale, where the care, breeding, or sale of the dogs is the principal means of livelihood of the occupants of the premises."

While no CU was required in 2009, with the refinement of the existing use, The Grateful Dog is required to seek this CU authorization ("Project"), pursuant to San Francisco Planning Code Section 712. The Grateful Dog operation consists of kennel use, with dog day care of more than 12 dogs, massage, walking, bathing and grooming, training, and overnight boarding of more than 12 dogs. Since 2009, and as of today, The Grateful Dog is operating at the ground floor of the 1769 Lombard Street building, with approx. 2,000 sf of interior area, and including a small exterior rear back yard area. No change is being proposed to the areas used by The Grateful Dog. The facility is staffed 24 hours a day, 365 days a year. The dogs are never left alone, without supervision. During the week, the usual staff to dog ratio is about 1 staff member to 5 dogs. All dogs are walked at least once per day, with walks beginning usually at approximately 11 am.

B. PRE-APP MEETING AND NEIGHBORHOOD COMMUNICATIONS

The filing of this CU application required the project sponsor to conduct a pre-application meeting that was held on June 1, 2018. Since the Project has been operating at the Property for almost a decade, the Project Sponsor did not anticipate any significant inquiries or concerns from the pre-app meeting. Neighbors from four (4) different nearby units or homes attended the meeting, and expressed some concerns with the facility, relating primarily to noise, urine smell, and operational questions.

In the days and few weeks after the June 1 pre-app meeting, the project sponsor evaluated the concerns that were expressed, implemented some immediate measures, and engaged in further neighborhood outreach in an effort to gather additional feedback and to create a "work plan" for the future.

1. Immediate Steps. Among other things, the project sponsor took the following steps since the pre-app meeting in an effort to address the concerns that were expressed in the meeting.

- Artificial K-9 Grass. The ForeverLawn Company, that installed the grass originally was asked to inspect the rear yard grass shortly after the pre-app meeting. They inspected the grass, the substrate, and the drainage system and made recommendations on improvements and upgrades.

**ATTACHMENT TO CU APPLICATION
1769 LOMBARD STREET**

- Drainage. The project sponsor reconfirmed the existing drainage conditions at the rear yard, which include the backyard area sloping towards the subject building and the city wastewater drain (away from the neighbors). No current problems in the drainage system were observed. A plumber comes out once a year to snake and inspect all of drainage lines. The last inspection report was reviewed, noted to have been satisfactory, with no issues.
- Rear Yard Treatment. The rear yard K-9 Artificial Grass has typically been treated once per month according to the manufacturer's instructions, with an environmentally friendly, bio-enzymatic product that is specifically formulated for artificial grass in dog kennels. The product has been switched to a newer, stronger, and still environmentally-friendly product (Alpha Tech Pet-OdorPet), with treatment frequency to be increased to once a week.
- Fly Control. A Fly Control Program has been implemented to minimize the presence of flies in the backyard. All waste is immediately picked up and collected into a trash can. The dog waste container has been upgraded to an OSHA approved, sealed, biohazard trash can after the June 1 meeting. The number of washdowns in the backyard has been doubled, and the number of "checks" in the backyard has also been doubled.
- Dog Barking. Dog barking concerns were addressed with emphasis on few procedural changes. The back door is being kept closed for the first three hours of operation (7am-10am). This corresponds with the time that dogs are dropped off, are full of energy, and can be a bit barky. During these hours the dogs are only being let out into the back yard in small, supervised groups to go potty and then brought right back in. Throughout the day other strategies are employed to minimize barking, including:
 - Redirection – This strategy involves "snapping" a dog out of its current focus and redirecting it to an alternative activity. This activity might include a different playmate, toy or playgroup.
 - Change of Environment – Sometimes a dog barks when over-stimulated, bored or tired. This strategy will counter that by providing the dog with a change in their environment. This environment change may be a walk for over-stimulated dogs, some one-on-one attention for bored dogs, or a crate and nap for a fatigued dog.
 - Membership Termination – If all other strategies fail and a dog is not appropriate for the dog day care stay due to their barking, their membership with The Grateful Dog will be terminated.
- Staff Instruction. Project sponsor has implemented a new policy that expressly forbids the use of an excessively-raised voice towards the dogs, and instead utilizing few different strategies to successfully communicate with the dogs (e.g. by Redirection/Diversion and Positive Reinforcement).

2. **On-going Neighbor Outreach and Potential Future Measures**. After the pre-app meeting, the project sponsor also engaged a representative to conduct further neighbor outreach in an effort to hear and address any concerns. Since that meeting, there have been many calls and meetings with various neighbors, including visits to the neighbor's yards that are near the Property. The project sponsor is working on putting together a "work plan" that will be further discussed with the neighbors. Among other future items, the project sponsor is considering changing of the K-9 Grass to a sealed concrete and alterations to the existing rear fencing. The

**ATTACHMENT TO CU APPLICATION
1769 LOMBARD STREET**

concrete would be sloped towards The Grateful Dog facility (away from neighbors) and into the city wastewater drain.

The Grateful Dog has operated at the Property since 2009, and is committed to continuing to be a good neighbor. The pre-app meeting resulted in some concerns being expressed by neighbors which had not been previously disclosed and were not known by the project sponsor. The outreach and communication with the neighbors is on-going, and the project sponsor expects to adopt additional measures that continue to address the concerns that have recently been expressed.

C. SECTION 303 CONDITIONAL USE FINDINGS

Under Planning Code Section 303(c), the Planning Commission shall approve the application and authorize a Conditional Use if the facts presented establish the following:

- 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.**

The Property is zoned for the NC-3 district, which are intended to include a wide variety of goods and services that serve not only the immediately surrounding population, but also that located further away. NC-3 districts are typically located along major transit routes and widely used roads, and buildings in NC-3 are permitted to consist of moderately large commercial buildings and uses therein. Housing is permitted on second and subsequent floors. The existing building is located along Lombard Street, which is a busy, heavily used street. The existing building contains retail uses on the ground floor and housing above. The Property is surrounded by other commercial uses, including to the west a similar building with ground floor retail uses and above-grade housing, and to the east a 53-unit Star Motel that has been used by the Academy of Art for group housing purposes.

The Project serves the surrounding neighborhood well and, as a result, is compatible with the existing community at this location. NC-3 districts are improved with many different kinds of neighborhood-serving businesses. The Grateful Dog has provided those services for almost a decade, serving both residents with pets as well as serving the greater neighborhood by ensuring the animals that live within the neighborhood are provided an opportunity where they can be cared for during the day and/or night.

The Project is overall a relatively small refinement to an existing business, and proposes an enhancement of a use that is widely supported and has operated in the current location since 2009. The Project is a necessary and desirable use for this site because many residents who own pets nearby need a place for their beloved family member to go to during the day and/or sometimes night. Dog day care facilities continue to be high in demand with people looking for care for their dog while they are at work or away during overnight trips. Having a pet in the City requires co-existence with dense human population and at times limited areas. Dog owners need to ensure that a dog receives sufficient exercise so as not to disrupt nearby neighbors with barking or scratching as well as proper overall health for the animal. In addition to caring for the

**ATTACHMENT TO CU APPLICATION
1769 LOMBARD STREET**

dogs at the Property, The Grateful Dog also provides dogs with walks to nearby parks and areas, and training services.

- 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 injuries to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:**

The Project provides a convenient opportunity for residents to care for their pets. Many of the patrons live close to the Property. Enabling residents to choose this for their pets also serves the general welfare of the neighborhood because the pets residing there will have an opportunity for proper day and/or night care along with training services. This results in better pet behavior on the streets and the increased outings and exercise that will likely lead to less barking or crying in the densely populated neighborhood. The Project is desirable also because of its location by providing diversified neighborhood-serving services that are encouraged in this district.

- (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of the structure.**

The area that is utilized for the kennel use fronts Lombard Street and is located on the Property's ground floor. Use of the site by the Project will continue to maintain the aesthetically appealing appearance of both the immediate and greater surrounding neighborhood. Being located in a heavily trafficked thoroughfare, which serves major transit routes, keeping a visually attractive appearance is necessary for this neighborhood to ensure a community atmosphere for its residents. Since 2009, the Project sponsor has maintained nice-looking appearance and will continue to do so.

The Project Sponsor made some immediate changes to operation of the rear yard outdoor area as a result of the pre-app neighborhood meeting, and continues to work with the neighbors to address any concerns (see Part B above).

- (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.**

The Project will have minimal, if any, traffic impacts on the neighbors. Traffic conditions overall will remain substantially unaltered by this Project, because the proposed use is a refinement of an existing neighborhood-serving business, which is often frequented via foot, private vehicles, cab, or public transportation due to its location along Lombard Street and its close proximity to many transit options, which include the 28, 30, 30X, 41, 43, 75, 76, and 82X buses.

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

The Project consists of a high-quality, neighborhood kennel that is not intended to generate any noxious or offensive emissions, noise, glare dust or odors. Any resulting odors from

**ATTACHMENT TO CU APPLICATION
1769 LOMBARD STREET**

the dogs at the Property are addressed by a number of measures, and the project sponsor has since the June 1, 2018 neighborhood meeting incorporated several other measures to address e.g. any noise and odor concerns, particularly with respect to the rear yard area. The pets are walked to the Marina Green Triangle and Fort Mason, which are only a few blocks away

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

The current layout of buildings and paved areas on the site will remain unaltered for this proposed use.

- 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.**

Planning Code Section 303(c)(3) requires that facts be established that demonstrate “that such use or feature as proposed will comply with the applicable provisions of this code and will not adversely affect the master plan.” The Project will affirmatively promote, is consistent with, and will not adversely affect the General Plan, specifically the Commerce and Industry Element, and as follows:

Commerce and Industry Element

OBJECTIVE 1 MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1 *Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.*

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.*

OBJECTIVE 3: PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1: *Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.*

Policy 3.2: *Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.*

**ATTACHMENT TO CU APPLICATION
1769 LOMBARD STREET**

OBJECTIVE 4: IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

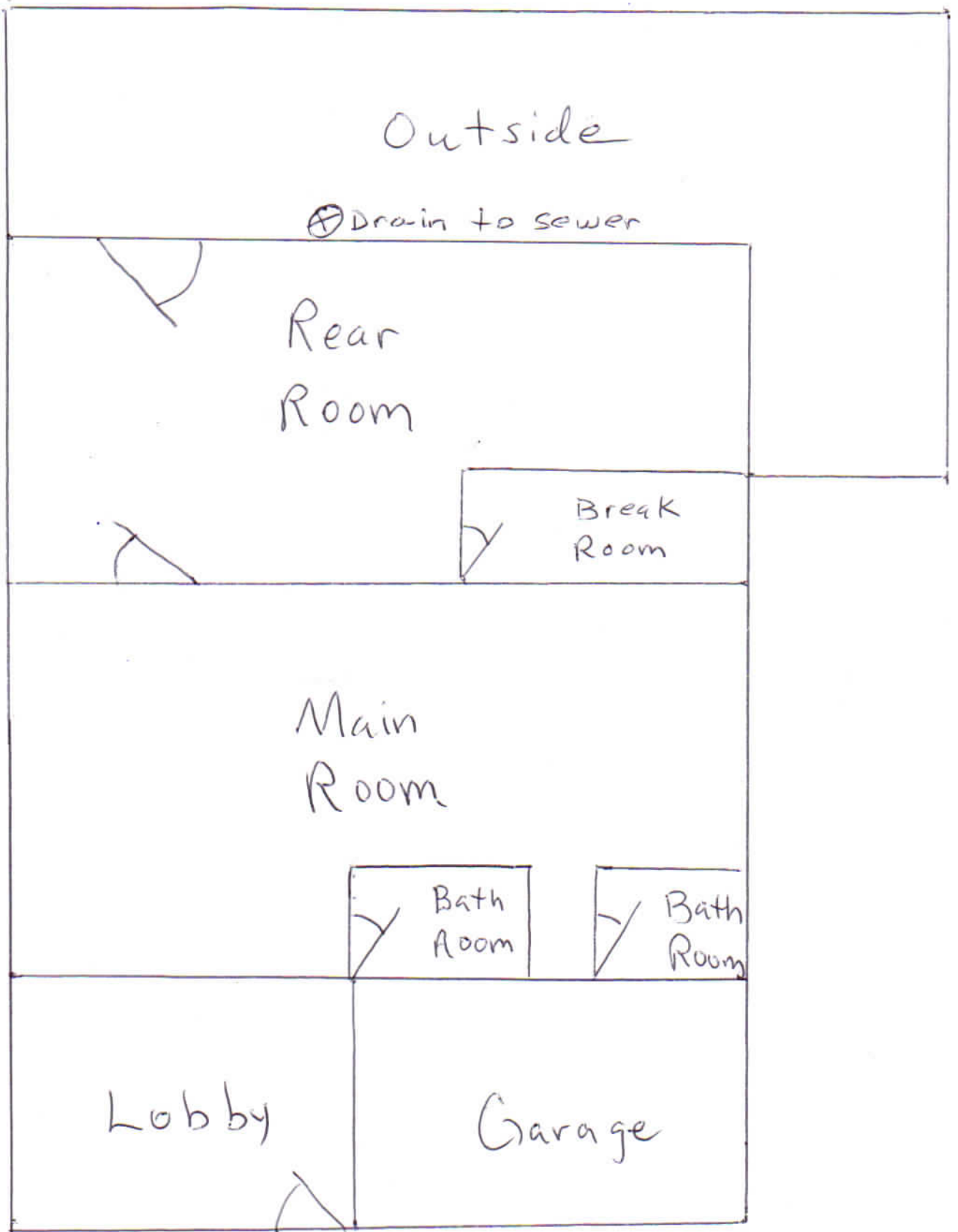
Policy 4.4: *When displacement does occur, attempt to relocate desired firms within the city.*

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.*

The Project supports all of these goals by refining the scope of the current use, which is widely supported and has existed at the Property for almost a decade. The Grateful Dog provides nearby residents an opportunity for their pets to be cared for while they are at work or away from home. The Project maintains an already-successful operation and merely seeks to ensure compliance with current requirements. The CU enables the business to remain viable in its existing industry, maintain its important role within the neighborhood, serve residents, keep a diverse economic structure in the City, and provide for an enhanced living and working environment for residents.

Neighbors



Lombard St.



CB3P

Community Business Priority Processing Program Checklist for Eligibility

The Community Business Priority Processing Program (“CB3P”) was adopted by the San Francisco Planning Commission on February 12, 2015 under Resolution Number 19323. The CB3P streamlines the Conditional Use process for certain small and mid-sized businesses applications. It is the successor program to the Planning Commission’s Small Business Priority Processing Pilot Program (“SB4P”).

Projects that qualify for, and enroll in, the CB3P are guaranteed (1) a hearing date within 90 days of filing and (2) placement on the Planning Commission’s consent calendar. The analysis of CB3P-projects is documented through a two-page Project Summary and Motion (“PS&M”) rather than the lengthier Executive Summary and Draft Motion documents prepared in connection with conventional applications.

Applicants for the CB3P must (1) complete this checklist documenting eligibility for participation, (2) complete the Conditional Use application and provide associated materials and (3) conduct a Pre-Application Meeting, as discussed below. **Planning Department Staff are available to assist you at the Planning Information Center (“PIC”), located on the ground floor of 1660 Mission Street, during regular business hours. You can also call the PIC at (415) 558.6377**

Information about Pre-Application Meetings can be found at sfplanning.org > Permits & Zoning > Permit Forms > “Neighborhood Notification - Pre-Application Meeting Packet”. A Pre-Application Meeting is a mandatory form of community outreach conducted by a project sponsor in order to receive initial feedback prior to the submittal of an application to the Planning Department. A Pre-Application Meeting is hosted by a project sponsor to discuss a project and review associated plans; it is typically held at or near the project site. A project sponsor is required to send notice of the meeting to abutting property owners and occupants, property owners and occupants directly across the street, and all neighborhood associations (available at www.sfplanning.org).

Project Information

Please complete all fields.

PROPERTY ADDRESS:	RECORD NUMBER AND/OR BUILDING PERMIT NUMBER:
1769 Lombard Street (Block/Lot 0506/027)	Not yet filed.
NAME OF BUSINESS (IF KNOWN):	
The Grateful Dog, Inc.	
BRIEF DESCRIPTION OF PROJECT:	
Refinement of an existing kennel use on the building's ground floor to include training services and boarding for more than 12 dogs. No physical change to existing kennel areas or expansion of existing operating hours is being proposed.	

Checklist for CB3P Eligibility

The following checklist is to be completed by applicants and reviewed by Planning Department Staff.

CONFIRM COMPLIANCE WITH EACH CRITERION BY CHECKING BOXES		
<input checked="" type="checkbox"/>	Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting as set forth on the reverse side of this page.
<input checked="" type="checkbox"/>	Application Type	The application is for Conditional Use Authorization.
<input checked="" type="checkbox"/>	Formula Retail	The application does not seek to establish a new Formula Retail use, excepting one with fewer than 20 other establishments.
<input checked="" type="checkbox"/>	Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
<input checked="" type="checkbox"/>	Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
<input checked="" type="checkbox"/>	Loss of Dwellings	The application does not seek to remove any dwelling units.
<input checked="" type="checkbox"/>	Alcoholic Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
<input checked="" type="checkbox"/>	Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
<input checked="" type="checkbox"/>	Nature of Use	The application involves only non-residential uses and does not seek to establish or expand any of the following: <ul style="list-style-type: none"> ✓ Massage Establishment ✓ Tobacco Paraphernalia Establishment ✓ Adult Entertainment Establishment ✓ Medical Cannabis Dispensary ✓ Fringe Financial Service ✓ Drive-up Facility ✓ Wireless Telecommunications Site ("WTS") ✓ Outdoor Activity Area ✓ Bar ✓ Nighttime Entertainment / Place of Entertainment (e.g. nightclubs, music venues) ✓ Liquor Store ✓ Off-Street parking in excess of that allowed on an as-of-right basis ✓ Office closed to the public located on the ground story

Applicant's Declaration

I hereby attest under penalty of perjury that the information I have provided is true and correct to the best of my knowledge, that I intend to complete the project described herein in compliance with the eligibility requirements of the CB3P Program, that I have read and understood this form, and that I am (a) the property owner or authorized agent of the property owner, (b) familiar with the property, and (c) able to provide accurate and complete information. I understand that knowingly or negligently providing false or misleading information may lead to denial or rescission of my permit and/or other authorization and may constitute a violation of the San Francisco Municipal Code, which can lead to criminal and/or civil legal action along with the imposition of administrative fines.


tcatalano@reubenlaw.com

Signature _____ Date _____ Email Address _____

Tuija Catalano / Reuben, Junius & Rose, LLP (415) 567-9000

Print Name and check one: OWNER or AUTHORIZED AGENT Phone Number _____

For Staff Use Only:
Check One:

ENROLLED

- ✓ **CHECKLIST REVIEWED AND FOUND TO BE ACCURATE AND REFLECTIVE OF PROJECT**
- ✓ **PRE-APPLICATION MEETING COMPLETE; DOCUMENTATION RECEIVED**
- ✓ **CONDITIONAL USE APPLICATION RECEIVED**

NOT ENROLLED
STATE REASON: _____

PROVIDE A COPY OF THIS FORM TO THE DIRECTOR'S OFFICE

Name, Date and Signature of Current Planning Staff



PRE-APPLICATION MEETING

APPLICATION SUBMITTAL REQUIREMENTS

The [Pre-Application Community Outreach Process](#) is required prior to submitting permits or land use application for projects with certain scopes of work, as outlined below:

- Projects subject to 311 or 312 Notification that include:
 - New Construction;
 - Any vertical addition of 7 feet or more;
 - Any horizontal addition of 10 feet or more
 - Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- Community Business Priority Processing (CB3P); and
- Projects in PDR-1-G Districts subject to Section 313.

The Project Sponsor may opt to have a Planning Department Facilitated Pre-Application Meeting instead of a meeting on or proximate to the proposed project site. The meeting will be held at the Planning Department during regular business hours for one hour. The Project Sponsor is required to perform the mailing and noticing requirements as outlined in the Pre-Application packet. A planner will attend to answer questions about the Planning Code and review process, but will not discuss the Department’s position on the proposal.

For questions related to the Department Facilitated Pre-Application Meeting process, please contact the Meeting Coordinator hotline at 415.575.9091.

WHAT TO SUBMIT:

- | | |
|--|--|
| <ul style="list-style-type: none"> ☒ A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation); ☒ A list of those persons and neighborhood organizations invited to the meeting; ☒ A copy of the sign-in sheet (use attached template); | <ul style="list-style-type: none"> ☒ A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached template); ☒ The affidavit, signed and dated (use attached template); ☐ One reduced copy of the plans presented to the neighbors at pre-application meeting, labeled as “Pre-Application Plans.” |
|--|--|

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.

Notice of Pre-Application Meeting

May 17, 2018

Date

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 1769 Lombard Street, cross street(s) Laguna and Octavia Streets (Block/Lot#: 0506 / 027; Zoning: NC-3), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction;
- Any vertical addition of 7 feet or more;
- Any horizontal addition of 10 feet or more;
- Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-I-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: Refinement of an existing kennel use on the building's ground floor to include training services and boarding of more than 12 dogs. No physical change to existing kennel areas or expansion of existing operating hours is being proposed.

Existing # of dwelling units: 3 Proposed: No Change Permitted: 4 (n/a to project)
 Existing bldg square footage: Approx. 3,400sf Proposed: No Change Permitted: 9,562 sf (n/a to project)
 Existing # of stories: 2 Proposed: No Change Permitted: Up to 40' (n/a to project)
 Existing bldg height: Less than 40' Proposed: No Change Permitted: Up to 40' (n/a to project)
 Existing bldg depth: Approx. 70' Proposed: No Change Permitted: Up to 80' on resid. levels (n/a to project)

MEETING INFORMATION:

Property Owner(s) name(s): Mxd Real Estate, LLC
 Project Sponsor(s): The Grateful Dog, Inc.
 Contact information (email/phone): Tuija Catalano/RJR; tcatalano@reubenlaw.com; 415-567-9000
 Meeting Address*: 1779 Lombard Street (Ly's Vietnamese restaurant)
 Date of meeting: Friday, June 1, 2018
 Time of meeting**: 6 pm

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

Reuben, Junius, & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104

SAN FRANCISCO
CA 9410
17 MAY '18
PM 6 L



Reuben, Junius & Rose, LLP / TC
One Bush St. Suite 600
San Francisco, CA 94104

10855.01 (TC)



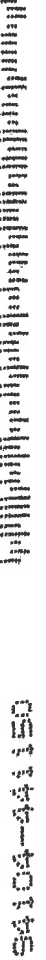
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SAN FRANCISCO
CA 9410
17 MAY '18
PM 6 L



Reuben, Junius & Rose, LLP
One Bush St. Suite 600
San Francisco, CA 94104

10855.01 TC



1769 LOMBARD ST
NEIGHBORHOOD GROUPS
DEC 2017

Brooke Sampson
Cow Hollow Assn
2645 Filbert Street
San Francisco, CA 94123

Geoff Wood
Cow Hollow Assn
2760 Baker Street
San Francisco, CA 94123

Ian Lewis
HERE Local 2
209 Golden Gate Avenue
San Francisco, CA 94102

Joan Girardot, Secretary
Marina Civic Imprvmt & Prop Ownrs
349 Marina Boulevard
San Francisco, CA 94123

Lesley Leonhardt, Executive Director
Union Street Assn
2036 Union Street
San Francisco, CA 94123

Gina Symczak
Cow Hollow Assn
2770 Lyon Street
San Francisco, CA 94123

Mark Farrell Supervisor, District 2
Board of Supervisors
1 Dr. Carlton B Goodlett Plce, Rm #244
San Francisco, CA 94102

Patricia Vaughey
Marina/Cow Hollow Neigh & Mrchnts
2742 Baker Street
San Francisco,, CA 94123

Robert Bardel, I President
Golden Gate Valley Neigh Assn
1922 Filbert Street
San Francisco, CA 94123

Tanya Yrovsky, President
Aquatic Park Neighbors
792 Bay Street
San Francisco, CA 94109

Billy Lee
Oak Grove Group
2505 Oak Street
Napa, CA 94559

Elliott Robbins, MCA Secretary
Marina Community Assn
1517 North Point Street, #465
San Francisco, CA 94123

Reuben, Junius & Rose, LLP
One Bush St. Suite 600
San Francisco, CA 94104

1769 LOMBARD ST
PRE AP NEIGHBORS
DEC 2017

0495 005B
Gary P & Don A Marenzi
8055 Par Ct
Newark, CA 94560

0495 005B
OCCUPANT
1780 Lombard St
San Francisco, CA 94123

0495 005B
OCCUPANT
1782 Lombard St
San Francisco, CA 94123

0495 006
Chevron USA Inc
Po Box 1392
Bakersfield, CA 93302

0495 006
OCCUPANT
1790 Lombard St
San Francisco, CA 94123

0495 011
Neel Kanth LLC
426 31st Ave
San Francisco, CA 94121

0495 011
OCCUPANT
1750 Lombard St
San Francisco, CA 94123

0495 012
Mulligan
3606 Scott St
San Francisco, CA 94123

0495 012
OCCUPANT
1770 Lombard St
San Francisco, CA 94123

0495 012
OCCUPANT
1770 Lombard St #A
San Francisco, CA 94123

0495 012
OCCUPANT
1770 Lombard St #B
San Francisco, CA 94123

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OCCUPANT
1772 Lombard St
San Francisco, CA 94123

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OCCUPANT
1770 Lombard St #101
San Francisco, CA 94123

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1770 Lombard St #102
San Francisco, CA 94123

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1770 Lombard St #301
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OCCUPANT
1770 Lombard St #302
San Francisco, CA 94123

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OCCUPANT
1770 Lombard St #303
San Francisco, CA 94123

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1770 Lombard St #304
San Francisco, CA 94123

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1770 Lombard St #305
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1770 Lombard St #306
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1770 Lombard St #307
San Francisco, CA 94123

0495 012
OCCUPANT
1770 Lombard St #308
San Francisco, CA 94123

0495 012
OCCUPANT
1770 Lombard St #309
San Francisco, CA 94123

0506 013
Megaloceros LLC
1864 Greenwich St
San Francisco, CA 94123

0506 014
OCCUPANT
1868 Greenwich St
San Francisco, CA 94123

0506 014
Vladimir Babadzhov
9444 Haines Canyon Ave
Tujunga, CA 91042

0506 021
Anthony S Dintcho
3136 Laguna St
San Francisco, CA 94123

0506 021
OCCUPANT
3138 Laguna St
San Francisco, CA 94123

0506 021
OCCUPANT
3140 Laguna St
San Francisco, CA 94123

0506 026
John H & May K Lee
245 Grissom St
Hercules, CA 94547

0506 026
OCCUPANT
1779 Lombard St
San Francisco, CA 94123

0506 027
Mxd Real Estate LLC
Po Box 170306
San Francisco, CA 94117

0506 027
OCCUPANT
1769 Lombard St
San Francisco, CA 94123

0506 027
OCCUPANT
1769 Lombard St #A
San Francisco, CA 94123

0506 027
OCCUPANT
1769 Lombard St #B
San Francisco, CA 94123

0506 036
1727 Lombard II LLC
79 New Montgomery St
San Francisco, CA 94105

0506 036
OCCUPANT
1727 Lombard St
San Francisco, CA 94123

0506 038
Caroline M Johnson
3126A Laguna St
San Francisco, CA 94123

0506 038
OCCUPANT
3124 Laguna St
San Francisco, CA 94123

0506 038
OCCUPANT
3124A Laguna St
San Francisco, CA 94123

0506 038
OCCUPANT
3126 Laguna St
San Francisco, CA 94123

0506 038
OCCUPANT
3128 Laguna St
San Francisco, CA 94123

0506 038
OCCUPANT
3128A Laguna St
San Francisco, CA 94123

0506 039
OCCUPANT
3132 Laguna St
San Francisco, CA 94123

0506 039
Phil & Michelle Wohl
2222 Semeria Ave
Belmont, CA 94002

Reuben, Junius & Rose, LLP / TC
One Bush St. Suite 600
San Francisco, CA 94104

Pre-Application Meeting Sign-in Sheet

Meeting Date: June 1, 2018
 Meeting Time: 6 pm
 Meeting Address: 1779 Lombard Street (Ly's Vietnamese Restaurant)
 Project Address: 1769 Lombard Street
 Property Owner Name: Mxd Real Estate LLC
 Project Sponsor/Representative: Tuija Catalano/Reuben, Junius & Rose, LLP on behalf of The Grateful Dog, Inc.

90amv.com

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	<i>Michelle Wohl</i>	<i>3132 Laguna</i>	<i>415.290.3707</i>	<i>michellewohl@gmail.com</i>	<input checked="" type="checkbox"/>
2.	<i>Timothy Young</i>	<i>1864 Greenmich</i>	<i>415.465.4631</i>	<i>timhyoung@gmail</i>	<input checked="" type="checkbox"/>
3.	<i>Shawn Cosby</i>	<i>3126 Laguna St</i>	<i>408 800 9016</i>	<i>Shawn@90amv.com</i>	<input checked="" type="checkbox"/>
4.	<i>Dutchco Family</i>	<i>3136 - 3140 Laguna St. (650)</i>	<i>771-152</i>	<i>stephanie2014@gmail.com</i>	<input checked="" type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
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10.					<input type="checkbox"/>
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18.					<input type="checkbox"/>

Summary of discussion from the Pre-Application Meeting

Meeting Date: _____

Meeting Time: _____

Meeting Address: _____

Project Address: _____

Property Owner Name: _____

Project Sponsor/Representative: _____

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Noise concerns: Nearby neighbors hear dog barking and employees when they yell at the dogs. What can be done about the barking? Is the door to the rear yard open or closed? Are the windows towards the rear yard open or closed? Could some buffer/foyer be created between the exterior door and interior space?

Project Sponsor Response: The door and window are at times open allowing noise to travel from the inside areas to the rear yard easier. Owner will look into window/door closures and get back to neighbors. Owner will talk to employees to determine if any yelling by employees is occurring.

Question/Concern #2: Urine smell concerns: Is the draining in the rear yard working? How does it work? What additional steps could be done to reduce the odor?

Project Sponsor Response: The K-9 artificial grass is made for this purpose and is regularly treated. Warm weather can increase the smell. The drain itself drains to the City sewer system, with backyard sloping towards the building, and away from neighbors. Owner will look into the existing product and other products that are used in dog care facilities to see if anything additional could be done to decrease the smell.

Question/Concern #3: Operational-employee activity concerns: Is boarding cage-free? Are employees at the site at all times? How often are the owners at the site? Do owners live above the business? Are employees squirting dogs with water for behavior control? How are dogs walked?

Project Sponsor Response: All boarding is cage-free. Employees are at the site at all times, including at least one employee during the night. Employees are not supposed or allowed to squirt dogs with water for the behavior control purposes and owners are not aware of such. Some squirting is possibly happening for play purposes. Dogs are walked off the premises with two dogs at a time. Owners are on-site frequently, but do not live in the units above.

Question/Concern #4: How can neighbors contact the owner? Some have called, but have not been able to connect with the owner.

Project Sponsor Response: We will provide contact info, and we will also follow up with all of the matters raised at the meeting today after re-grouping internally and further inquiry into the items. Owner noted that the business does receive many (dozen+) spam calls each day asking to talk to the owner. Employees may not have understood that the caller was a true neighbor with a concern.

Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, Tuija Catalano, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 1779 Lombard Street (location/address) on 6-1-2018 Friday (date) from 6 pm - _____ (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, June 1, 2018 IN SAN FRANCISCO.


Signature

Tuija Catalano
Name (type or print)

Agent / Reuben, Junius & Rose, LLP
Relationship to Project (e.g. Owner, Agent)

(if Agent, give business name & profession)

1769 Lombard Street
Project Address

From: [John Olsen](#)
To: [Wessolass, David \(CPC\)](#)
Subject: 1769 Lombard Street - Conditional Use authorization
Date: Tuesday, November 27, 2018 8:53:16 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello David,

It was nice speaking with you yesterday. I will be sending you a couple more emails later today with attachments that back up the claims we are making regarding the Grateful Dog. To start with, I am specifically referencing the following sections of SF planning code 303.2.C:

(2) 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:

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

The operation of the Grateful Dog in it's current state violates nearly every tenet of the above code. As a property owner in the City of San Francisco we should be entitled to the use of our home in relative quiet and without urine and fecal stench. This is not something that is accorded at present.

With the emissions from the Grateful Dog we have:

- Lost use of the back yard entirely due to an overwhelming odor and flies.
- Deal with excessive noise all day every day.
- If we were to put the home on the market we would be required to disclose the adjoining Grateful Dog and it's emissions (not that it wouldn't be obvious to anyone that visited the property.) This has a direct and negative impact on property value.
- I have attempted to remain outside in the back yard and on some days it is literally nauseating. I do not get nausea easily. At best this is detrimental to convenience or general welfare and worse a possible health risk.
- We do Airbnb rentals legally within the regulations set by the city and have had multiple renters tell us they would not rent again because of the noise and smell.

Each of these points are *Detrimental to the health, safety, convenience or general welfare of persons residing...and/or Injurious to property.*

These issues have been raised with the ownership of the Grateful Dog and they have attempted construction to mitigate the emissions listed above. The attempts at mitigation have had zero impact.

I am certain there are no conditions of use that can be imposed that would eliminate the emissions inherent in this type of business. It should be obvious that this type of business does not fit within and is not appropriate for NC-3, Neighborhood Commercial, **MODERATE Scale**. 25+ dogs barking, howling, urinating and defecating within a single lot abutting 5 residential lots cannot be Moderate Scale.

The idea of shuttering an existing business in the city is unpleasant, but the fact is this business is not suited for the area it is in and is unfair to the property owners surrounding it, with most of us whose ownership predates the business. If the Council were to permit conditional use of this business it would show a disregard for the welfare, health and convenience of the adjoining property owners by the City of San Francisco.

David, I appreciate your time and consideration and I will be in touch.

Regards,
John Olsen

From: [Arnaud Douceur](#)
To: [Weissglass, David \(CPC\)](#)
Subject: Grateful Dog public hearing
Date: Tuesday, November 27, 2018 9:11:16 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi David,

I just bought my condo at 3128A Laguna St last year.

I love the neighborhood. My main issue with the location is the disturbance caused by the grateful dog.

All day long, week end included, I try to relax and I hear loud incessant barking and people yelling aggressively at dogs. It feels like they are doing this wrong.

Not to mention the smell of piss in our backyard, coming through their fence.

Michelle informed us you were the city planner on this project. I don't think I'll be able to attend to public hearing but you should know I'm strongly opposed to the kennel extensions as this represents a threat to the tranquility of all the surrounding neighbors.

Best,

— Arnaud Douceur

From: [Sadia Jania](#)
To: [Weissglass, David \(CPC\)](#)
Cc: michellewohl@gmail.com; [Bobby Jania](#)
Subject: Opposition to The Grateful Dog expansion
Date: Tuesday, November 27, 2018 10:56:35 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello,

My name is Sadia Jania and my husband and 2 young kids live in 3124 Laguna St. The back of our building (and my bedroom window) faces the fences between my neighbor, Michelle Wohl and The Grateful Dog.

It has not been a pleasant experience being in such close proximity with TGD over the years - there are frequently noisy dogs barking and the stench of urine on hot days is not only gross in itself but also attracts a ton of flies in our back area.

We are totally against any sort of expansion to board additional dogs as it will make a bad situation far worse.

I will make every attempt to attend the meeting on the 13th, although it will be tricky as I'm the primary care-giver for my 3 month old son, so he will be joining me as well :)

Thank you for your time.

Sincerely,
Sadia Jania

Sent from my iPhone