



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization HEARING DATE: APRIL 4, 2019

Date: March 28, 2019
Record No.: 2019-000325CUA
Project Address: 3600 TARAVAL STREET
Zoning: NC-1 (Neighborhood Commercial, Cluster) Zoning District
40-X Height and Bulk District
Block/Lot: 2375/018
Project Sponsor: Chloe Angelis
One Bush Street, Suite 600
San Francisco, CA 94104
Business Owner: Doug Marschke
San Francisco, CA 94116
Staff Contact: Gabriela Pantoja – (415) 575-8741
Gabriela.Pantoja@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is for an extension of the hours of operation of an existing approximately 2,500 square foot restaurant use (d.b.a. "Underdogs Too") from 11 P.M. to 2 A.M. at an existing one-story commercial building. The patron hours will be limited to 1 A.M. No interior or exterior alterations of the subject building are proposed.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization pursuant to Planning Code Sections 303 and 710 for the extension of hours of operation of an existing restaurant use from 11 P.M. to 2 A.M.

ISSUES AND OTHER CONSIDERATIONS

- **Public Comment & Outreach.** To date, the Department has received one correspondence in opposition of the Project. The member of the public expressing opposition of the project states concerns with regards to the potential noise impacts to the neighborhood. The Department has received three correspondences in support of the Project including letters from the community group, the People of Parkside Sunset (POPS), and Taraval Station's Permit SFPD Officer, Officer Matthew Faliano. The Department has also received approximately 132 signatures in support of the Project.
- **Tenant History.** The subject tenant space is currently occupied and utilized by the listed business (d.b.a. "Underdogs Too"). The listed locally owned business has occupied the subject tenant space

since July of 2018. Prior to the listed business, the subject tenant space was occupied by “The Bashfull Bull Too” for more than 27 years.

- **Outdoor Activity Area.** As of October of 2018, the subject restaurant has legally occupied and utilized portions of the public right of way as an outdoor activity area. The subject restaurant was granted a “Tables and Chairs Permit” from the Department of Public Works in October of 2018 with conditions. Such conditions begin that the outdoor activity area be utilized solely between the hours of 11:30 A.M. to 12 A.M. on Tuesday through Friday and the hours of 9 A.M. to 10 P.M. on Saturday through Sunday.

ENVIRONMENTAL REVIEW

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

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan and meets all applicable requirements of the Planning Code. The Project will maintain and enhance a service that reinforces the neighborhood’s existing commercial corridor and will not displace an existing neighborhood serving retail use. Rather, the Project will maintain an existing local business (d.b.a. “Underdogs Too”) in the neighborhood and increase the business’ ability to compete with similar neighboring businesses. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

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



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: APRIL 4, 2019

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ADOPTING FINDINGS RELATING TO A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 710 TO EXTEND THE HOURS OF OPERATION OF AN EXISTING RESTAURANT USE (D.B.A. "UNDERDOGS TOO") FROM 11 P.M. TO 2 A.M. AT AN EXISTING ONE-STORY COMMERCIAL BUILDING WITHIN THE NC-1 (NEIGHBORHOOD COMMERCIAL, CLUSTER) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On January 8, 2019, Chloe Angelis (hereinafter "Project Sponsor") filed Application No. 2019-00325CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to extend the hours of operation of an existing restaurant use from 11 P.M. to 2 A.M. (hereinafter "Project") at 3600 Taraval Street, Block 2375, Lot 018 (hereinafter "Project Site").

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

On April 4, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2019-000325CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-000325CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2019-00325CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project is a request for an extension of the hours of operation of an existing approximately 2,500 square foot restaurant use (d.b.a. "Underdogs Too") from 11 P.M. to 2 A.M. at an existing one-story commercial building. The patron hours will be limited to 1 A.M. No interior or exterior alterations of the subject building are proposed.
3. **Site Description and Present Use.** The 2,500 square foot property is located on the northside of Taraval Street, between 47th and 46th Avenues; Lot 018 of Assessor's Block 2375. The subject property is developed with a one-story approximately 2,500 square foot commercial building which measures 25 feet in width and 100 feet in length. The subject building, constructed in 1946, is considered an age eligible potential Historical Resource "Class B" per the California Environmental Quality Act (CEQA). The subject tenant space is currently occupied by the listed business (d.b.a. "Underdogs Too"). Previously, the tenant space was occupied by a restaurant (d.b.a. "The Bashfull Bull Too") for more than 27 years.
4. **Surrounding Properties and Neighborhood.** The subject property is located within the Taraval Street Restaurant Subdistrict, NC-1 (Neighborhood Commercial, Cluster) Zoning District, the 40-X Height and Bulk District, and the Parkside Neighborhood, adjacent to the Sunset neighborhoods. The NC-1 (Neighborhood Commercial, Cluster) Zoning District is located to the east, west, and south of the subject property, and the RH-1 (Residential House, One-Family) Zoning District is located to the north of the subject property.

The immediate neighborhood includes single-to-three story residential, commercial, and mixed-use developments with mixed-use developments consisting of commercial tenant spaces at the ground floor and residential units located at the remainder floors. The neighborhood includes a mix of land-uses including residential, retail, bar, restaurants, and personal services.

5. **Public Outreach and Comments.** To date, the Department has received one correspondence in opposition of the Project. The member of the public expressing opposition of the project states concerns with regards to the potential noise impacts to the neighborhood. The Department has received three correspondences in support of the Project including letters from the community group, the People of Parkside Sunset (POPS), and Taraval Station's Permit SFPD Officer, Officer

Matthew Faliano. The Department has also received approximately 132 signatures in support of the Project.

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

- A. **Use.** Planning Code Sections 710 and 781.1 state that a Conditional Use Authorization is required for the establishment of a restaurant or limited-restaurant use, as defined by Planning Code Section 102, if located at the first story or below.

The subject tenant space is currently utilized as a legal restaurant use and has been utilized as such for more than 30 years. Therefore, the subject restaurant use is a legal non-conforming use.

- B. **Outdoor Activity Area.** Planning Code Section 710 states that an Outdoor Activity Area, as defined by Planning Code Section 102, is principally permitted if located at the front of the building. A Conditional Use Authorization is required for an Outdoor Activity Area if located elsewhere.

The subject tenant space includes an existing outdoor activity area located along the subject building's Taraval Street and 46th Avenue facades and within the abutting public right of way. The subject restaurant was granted a "Tables and Chairs Permit" from the Department of Public Works in October of 2018 with conditions limiting the hours of utilization of the outdoor activity area. The outdoor activity area's utilization hours are limited to 11:30 A.M. to 12 A.M. on Tuesday through Friday and the hours of 9 A.M. to 10 P.M. on Saturday through Sunday.

- C. **Hours of Operation.** Planning Code Section 710 states that a Conditional Use Authorization is required for maintaining hours of operation from 11 P.M. to 2 A.M., as defined by Planning Code Section 102.

The current hours of operation of the existing restaurant use (d.b.a. "Underdogs Too") are Monday through Friday 11:30 A.M. to 11 P.M., Saturday 9 A.M. to 11 P.M., and Sunday 9 A.M. to 10 P.M. The listed Conditional Use Authorization request is for the extension of hours of operation from 11 P.M. to 2 A.M. However, patron hours will be limited to 1 A.M. throughout the entire week. There are two commercial uses within the immediate area which are currently authorized to remain open until 2 A.M. The Riptide, a bar use, located at 3639 Taraval Street and White Cap, a bar use, located at 3608 Taraval Street are authorized to remain open until 2 A.M.

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

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

The proposal will provide a compatible service that is both necessary and desirable for the neighborhood. While not altering the character of the existing building or neighborhood, the Project will extend the hours of operation of an existing restaurant use within a neighborhood with limited late-night food options. The Project will also complement the mix of goods and services currently available in the neighborhood and maintain business and job opportunities for the residents of the neighborhood.

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

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

The Project will not alter the height and bulk of the existing building. No interior or exterior alterations of the subject building are proposed.

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

The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street parking availability. The subject property is located along Taraval Street and is well served by public transportation; the 18-bus line and the L-Muni line runs along Taraval Street. Furthermore, no on-street parking spaces will be removed as part of the Project.

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

The existing restaurant use is subject to the standard conditions of approval for restaurant as outlined in Exhibit A. Specifically, Conditions Numbers 5 and 6 obligate the project sponsor to mitigate odor and noise generated by the restaurant use.

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

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

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

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

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

The Project is consistent with the stated purpose of the NC-1 (Neighborhood Commercial, Cluster) Zoning District in that existing use is a compatible commercial use and is located at the ground floor of an existing one-story commercial building.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 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.

Policy 1.2

Assure that all commercial and industrial uses meet minimum reasonable performance standards.

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.

NEIGHBORHOOD COMMERCE

OBJECTIVE 6:

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

Policy 6.1

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

Policy 6.2

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

Policy 6.3

Preserve and promote the mixed commercial-residential character in the neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

The Project will preserve and maintain an existing commercial tenant space within an existing vibrant commercial corridor without displacing an existing tenant. Additionally, the Project will enhance and reinforce the neighborhood's existing commercial corridor and provide the neighborhood with new business and job opportunities without altering the existing building or neighborhood's character. The Project will also increase foot traffic to the neighborhood and provide the neighborhood with a late-night restaurant option.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

The Project will not remove an existing neighborhood serving retail use; the subject tenant space is currently occupied by the proposed business. Rather, the Project will enhance and provide a retail use, job opportunities, and business opportunities to the residents of the neighborhood. Furthermore, the Project will introduce new patrons to the area, and therefore, strengthen the customer base of existing neighborhood commercial uses.

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

The Project will conserve and protect the existing housing and neighborhood character, including the cultural and economic diversity of the neighborhood. The proposal will preserve an existing commercial tenant space in the neighborhood while not altering the character of the subject building.

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

The Project will not affect the City's supply of affordable housing; no affordable housing will be removed. The Project proposes to extend the hours of operation of an existing restaurant use.

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

The Project is not expected to impede public transportation or overburden the immediate neighborhood's existing on-street availability; the Project site is well served by public transit. The subject property is located along Taraval Street which is served by the L-Muni line and 18 bus line.

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

The Project will not displace any service or industry sectors due to commercial office development; the subject tenant space is currently occupied by the proposed business (d.b.a. "Underdogs Too"). Instead, the Project will maintain business and job opportunities in the neighborhood.

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

The Project will not impact the subject property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The subject property does not contain a landmark or historic building.

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

The Project will not have impacts on existing parks and open spaces and their access to sunlight and vistas.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2019-000325CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated December 18, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 4, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

**Draft Motion
April 4, 2019**

**RECORD NO. 2019-000325CUA
3600 Taraval Street**

ADOPTED: April 4, 2019

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to extend the hours of operation of an existing approximately 2,500 square foot restaurant use (d.b.a. "Underdogs Too") from 11 P.M. to 2 A.M. at an existing one-story commercial building located at 3600 Taraval Street, Lot 018 of Assessor's Block 2375, pursuant to Planning Code Sections 303 and 710 within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and the 40-X Height and Bulk District; in general conformance with plans, dated December 18, 2018, and stamped "EXHIBIT B" included in the docket for Record No. 2019-00325CUA and subject to conditions of approval reviewed and approved by the Commission on April 4, 2019 under Motion No. XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 4, 2019 under Motion No. XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

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

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

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

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

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

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

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

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

MONITORING - AFTER ENTITLEMENT

6. **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

7. **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

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

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

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

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

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, www.sf-police.org.

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

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

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

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

9. **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>

10. **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

11. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block

driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

12. **Other Entertainment.** The Other Entertainment shall be performed within the enclosed building only. The building 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. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.

For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

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

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

14. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Monday through Sunday 6 A.M. to 2 A.M.

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



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DISCLAIMER
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ISSUE	DATE
1 FOR CUP	DECEMBER 18, 2018

ARCHITECTURAL	A-0	COVERSHEET
	A-0.1	OCCUPANCY PLAN
	A-0.2	EXISTING FLOOR PLAN/SITE PLAN
	A-1	FLOOR PLAN

Approved	GLP
Drawn	GLP
Reviewed	GLP
Project No.	1811
Scale	NTS
Issue Date	5/21/2018

NO CONSTRUCTION. DRAWINGS FOR CONDITIONAL USE PERMIT.

COVERSHEET
A.0

GENERAL NOTES

- ALL MATERIALS, LABOR, INSTALLATION, FABRICATION, ETC. SHALL CONFORM TO ALL LOCAL CODES, REGULATIONS AND TITLE 24 C.A.C. INCLUDING THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS.
- EXAMINATION OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT THIS WORK SHALL BE MADE IMMEDIATELY BY THE GENERAL CONTRACTOR, WHO SHALL COMPARE IT WITH THE DRAWINGS AND SATISFY HIMSELF AS TO CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. HE SHALL AT SUCH TIME ASCERTAIN AND CHECK LOCATIONS OF THE EXISTING STRUCTURES AND EQUIPMENT WHICH MAY AFFECT HIS WORK.
- THE CONTRACTOR SHALL PROTECT AREA AND NEW OR EXISTING MATERIALS AND FINISHES FROM DAMAGE, WHICH MAY OCCUR FROM CONSTRUCTION, DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE AND MAINTAIN TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED, TO PROTECT THE PUBLIC/ADJACENT WORK AREAS DURING THE PERIOD OF CONSTRUCTION. DAMAGE TO NEW AND EXISTING MATERIALS, FINISHES, STRUCTURES, AND AND EQUIPMENT SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT THE EXPENSE OF THE GENERAL CONTRACTOR. REFER TO THE OWNERS WRITTEN BUILDING INSTRUCTION FOR SPECIFIC INFORMATION RELATING TO USE OF PREMISES AND OPERATIONS.
- MATERIALS ARE SPECIFIED BY THEIR BRAND NAMES TO ESTABLISH STANDARDS OF QUALITY AND PERFORMANCE. ANY REQUEST FOR SUBSTITUTION SHALL BE SUBMITTED TO DESIGN PROFESSIONAL FOR REVIEW FOR EQUAL QUALITY AND PERFORMANCE AND SHALL NOT BE PURCHASED OR INSTALLED WITHOUT THEIR WRITTEN APPROVAL.
- ALL DIMENSIONS ON CONSTRUCTION DRAWINGS ARE FROM FACE OF FINISH, (U.O.N.). CONTRACTOR SHALL NOT SCALE DRAWINGS. ALL DIMENSIONS ON DRAWINGS TAKE PRECEDENCE OVER SCALE. AND DISCREPANCIES FOUND WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE DESIGN PROFESSIONAL'S ATTENTION PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION DOCUMENTS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ANY WILL BE AS BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY CONSTRUCTION DOCUMENT SHALL BE PROVIDED AS THOUGH ON ALL RELATED DOCUMENTS. THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT. THE GENERAL CONTRACTOR IN ASSUMING RESPONSIBILITY FOR THE WORK INDICATED, SHALL COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.
- ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
- THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS, AS REQUIRED.
- ALL SUBCONTRACTORS ARE TO SUBMIT REPRODUCIBLE AS-BUILT DRAWINGS TO THE DESIGN PROFESSIONAL AT THE CLOSE-OUT OF THE PROJECT.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE JOB SITE. THE BUILDING REFUSE FACILITIES SHALL NOT BE USED FOR THIS PURPOSE. SEE NOTE 3 ABOVE.
- THE CONTRACTOR SHALL LEAVE PREMISES AND ALL AFFECTED AREAS CLEAN AND IN AN ORDERLY MANNER READY FOR MOVE IN. THIS IS TO INCLUDE CLEANING OF ALL GLASS (INCLUDING INSIDE OF EXTERIOR GLASS) AND FRAMES.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH MECHANICAL, ELECTRICAL, PLUMBING AND OTHER SUBTRADES, AND REPORT TO DESIGN PROFESSIONAL ANY DISCREPANCIES FOR CORRECTION OR ADJUSTMENT. NO ALLOWANCE WILL BE MADE FOR INCREASED COSTS INCURRED DUE TO LACK OF PROPER COORDINATION.
- THE CONTRACTOR, OR SUBCONTRACTORS, SHALL SECURE AND PAY FOR ALL PERMITS, GOVERNMENTAL FEES AND LICENSES REQUIRED FOR PROPER COMPLETION OF THE WORK. THE CONTRACTOR SHALL REQUEST ALL INSPECTIONS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES AND COORDINATE HIS WORK WITH SUCH.
- HVAC, ELECTRICAL, PLUMBING AND FIRE SPRINKLER ENGINEERING SHALL BE DESIGN/BUILD. THE RESPONSIBLE SUBCONTRACTOR SHALL PREPARE DRAWINGS AND SPECIFICATIONS FOR SUBMITTAL TO THE CITY OF SAN FRANCISCO FOR REVIEW AND APPROVAL, AND TO THE DESIGN PROFESSIONAL FOR REVIEW. THESE PLANS SHALL BE IN COMPLIANCE WITH CURRENT GOVERNING CODES INCLUDING CALIFORNIA TITLE 24 FOR ENERGY CONSERVATION AND ACCESSIBILITY.
- THE GENERAL CONDITIONS OF THE CONTRACT IS THE AMERICAN INSTITUTE OF ARCHITECTS' AIA DOCUMENTS A201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," 1997 EDITION, 14 ARTICLES, 44 PAGES, WHICH IS MADE PART OF THE CONTRACT DOCUMENTS WITH THE SAME FORCE AND EFFECT AS THOUGH SET FORTH IN FULL AND SHALL APPLY TO ALL PORTIONS OF THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. THE CONTRACTOR SHALL, PRIOR TO STARTING THE PROJECT, VERIFY ALL LONG LEAD TIME ITEMS AND ESTABLISH A SCHEDULE FOR EACH SUBCONTRACTORS WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING THE DESIGN PROFESSIONAL AND OWNER IMMEDIATELY OF ANY POTENTIAL DELAYS.
- THE GENERAL CONTRACTOR SHALL SUBMIT ONE (1) COPY OF ALL MANUFACTURER'S WARRANTIES AND OPERATIONS / MAINTENANCE INSTRUCTIONS TO OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE TO SUBMIT SAMPLES TO DESIGN PROFESSIONAL FOR REVIEW OF THE FOLLOWING ITEMS PRIOR TO PURCHASE.
 - ALL FINISHES (INCLUDING PAINT, BASE, CARPETING, LAMINATES, MILLWORK FINISHES, ETC.)
- CONTRACTOR SHALL SUBMIT MANUFACTURER'S LITERATURE TO DESIGN PROFESSIONAL FOR REVIEW, INCLUDING APPLIANCES, LIGHT FIXTURES AND EXIT LIGHTS.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO DESIGN PROFESSIONAL FOR REVIEW OF THE FOLLOWING ITEMS:
 - HVAC GRILL / THERMOSTAT LOCATIONS.
 - EMERGENCY LIGHT LOCATIONS / SPEAKER LOCATIONS.
 - DOOR HARDWARE SCHEDULE
 - MILLWORK
- ALL WORK INDICATED TO BE PROVIDED SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE.

ABBREVIATIONS

AB	ANCHOR BOLT	ELEC	ELECTRICAL	MFR	MANUFACTURER	SIM	SIMILAR
A/C	AIR CONDITIONING	ELEV	ELEVATOR	MIN	MINIMUM	SK	SINK
ACOUS	ACOUSTICAL	ENCL	ENCLOSURE	MISC	MISCELLANEOUS	SM	SHEET METAL
ADJ	ADJACENT	ENGR	ENGINEER			SPEC	SPECIFICATION
AFF	ABOVE FINISHED FLOOR	EQIP	EQUIPMENT	MLWK	MILLWORK	SPKLR	SPRINKLER
AL	ALUMINUM	EST	ESTIMATE	MULL	MULLION	SQ	SQUARE
ALT	ALTERNATE	EXH FN	EXHAUST FAN			SQ FT	SQUARE FOOT
ANOD	ANODIZED	(E)	EXISTING	NA	NOT APPLICABLE	SQ IN	SQUARE INCH
ASSY	ASSEMBLY	EXT	EXTERIOR	NIC	NOT IN CONTRACT	SQ YD	SQUARE YARD
AV	AUDIO VISUAL	FD	FLOOR DRAIN			SST	STAINLESS STEEL
BD	BOARD	FDN	FOUNDATION			STD	STANDARD
BLDG	BUILDING	FEC	FIRE EXTINGUISHER CABINET			STL	STEEL
BLDG STD	BUILDING STANDARD	FEXT	FIRE EXTINGUISHER	NIS	NOT TO SCALE	STOR	STORAGE
BLKG	BLOCKING	FHC	FIRE HOSE CABINET	OC	ON CENTER	STRUCT	STRUCTURAL
BRS	BRASS	FIN	FINISH	OD	OUTSIDE DIMENSION	SUSP	SUSPENDED
BRZ	BRONZE	FIN FL	FINISH FLOOR	OF	OUTSIDE FACE	SUSP CLG	SUSPENDED CEILING
BTU	BRITISH THERMAL UNIT	FLR	FLOOR	OFF	OFFICE	SYS	SYSTEM
B.S.	BUILDING STANDARD	FLR FIN	FLOOR FINISH	OPNG	OPENING		
CAB	CABINET	FLR SK	FLOOR SINK	OPP	OPPOSITE		
CARP	CARPET	FR	FIRE RATED	OPT	OPTIONAL		
CB	CORNER BEAD	FTG	FOOTING	PA	PUBLIC ADDRESS		
CEM	CEMENT	FURN	FURNITURE	PB	PANIC BAR	T&G	TONGUE AND GROOVE
CEM PLAS	CEMENT PLASTER	GA	GALVANIZED	PBD	PARTICLE BOARD	Tc	TOP OF CONCRETE
CER TILE	CERAMIC TILE	GLV	GLASS	PERP	PERPENDICULAR	TEL	TELEPHONE
CHFR	CHAMFER	GLU LAM	GLUE LAMINATED	PL	PROPERTY LINE	TEMP	TEMPERATURE
CI	CAST IRON	GLZ	GLAZING	PLAM	PLASTIC LAMINATE	TFA	TO FLOOR ABOVE
CJ	CONSTRUCTION JOINT	GYP BD	GYP SUM BOARD	PLA	PLASTER	TFB	TO FLOOR BELOW
CL	CENTER LINE	HC	HOLLOW CORE	PLAT	PLATFORM	TFB	TOP OF FINISH FLOOR
CLG	CEILING	HBD	HARDBOARD	PLB	PLUMBING	THK	THICKNESS
CLG HT	CEILING HEIGHT	HOR	HEADER	PLBYD	PLYWOOD	THRES	THRESHOLD
CLO	CLOSET	HDWD	HARDWOOD	PLY	PLYWOOD	TK BD	TACK BOARD
CLR	CLEAR	HWR	HARDWARE	PNL	PANEL	TMPD GL	TEMPERED GLASS
CMU	CONCRETE MASONRY UNIT	HGR	HANGER	PNT	PAINT	TOT	TOTAL
CNTR	COUNTER			POL	POUSHED	TSL	TOP OF SLAB
COL	COLUMN	HM	HOLLOW METAL	PR	PAIR	TYP	TYPICAL
CONC	CONCRETE	HO	HOLD-OPEN	PREFAB	PREFABRICATED	UNIF	UNFINISHED
CONF	CONFERENCE	HORIZ	HORIZONTAL	PREFIN	PREFINISHED	UNOT	UNLESS OTHERWISE NOTED
CONN	CONNECTION	HOUR	HOUR	PRELIM	PRELIMINARY	UR	URINAL
CONSTR	CONSTRUCTION	HR	HEIGHT	PTR	PAPER TOWEL RECEPTACLE		
CONT	CONTINUOUS (ATION)	HT	HOT WATER	PWR	POWER	UTIL	UTILITY
COORD	COORDINATE	HW	HOT WATER HEATER	QTY	QUANTITY	U.L.	UNDERWRITERS LABORATORIES
CORR	CORRIDOR	ID	INSIDE DIAMETER	QUAL	QUALITY	VCT	VINYL COMPOSITION TILE
CSK	COUNTERSUNK	IF	INSIDE FACE	R	RISER	VERT	VERTICAL
CW	COLD WATER	INCAND	INCANDESCENT	RA	RETURN AIR	VEST	VESTIBULE
DBL GLZ	DOUBLE GLAZING	INSTL	INSTALLATION	RAD	RADIUS	VIF	VERIFY IN FIELD
DED CIR	DEDICATED CIRCUIT	INSUL	INSULATION	RBR	RUBBER	VIN	VINYL
DEMO	DEMOLITION	INTR	INTERIOR	RC	REINFORCED CONCRETE	VNR	VENEER
DET	DETAIL	JAN	JANITOR	RD	ROOF DRAIN	W	WITH
DF	DRINKING FOUNTAIN	JBN	JUNCTION BOX	REC	RECESSED	W/O	WITHOUT
DH	DOUBLE HUNG	KPL	KICK PLATE	RECP	RECEPTACLE	W/W	WALL TO WALL
DM	DIMENSION	LAV	LAVATORY	REF	REFERENCE	WC	WATER CLOSET
DW	DISHWASHER	LVT	LIGHTING	REIN	REINFORCED (D) (ING) (MENT)	WD	WOOD
DWG	DRAWING	MAN	MANUAL	RM	ROOM	WDW	WINDOW
DWR	DRAWER	MATL	MATERIAL	RND	ROUND	WGL	WIRE GLASS
EL	ELEVATION	MAX	MAXIMUM	RW	ROUGH OPENING	WH	WALL HUNG
		MECH	MECHANICAL	RL	RAIN WATER LEADER	WHSE	WAREHOUSE
		MET	METAL	SD	STORM DRAIN	WHTR	WATER HEATER
		MEZZ	MEZZANINE	SECT	SECTION	WR	WATER RESISTANT
				SHT	SHEET (ING)	WSCOT	WAINSCOT
				SHTG	SHEATHING	WT	WEIGHT
				SHV	SHELVES (ING)	WTR	WATER
						WTRPRF	WATERPROOF

SYMBOLS / LEGEND

REFERENCE SYMBOLS

CONTROL POINTS

DETAIL

SECTION

INTERIOR ELEVATION

REVISION

AREA IDENTIFICATION

GRID LINE

WORK POINTS

MATCH LINE - SHADED PORTION IS THE SIDE CONSIDERED

WORK POINT, CONTROL POINT, DATUM POINT OR FINISHED FLOOR

ALIGN ADJACENT SURFACES

OFFICE

ROOM NAME

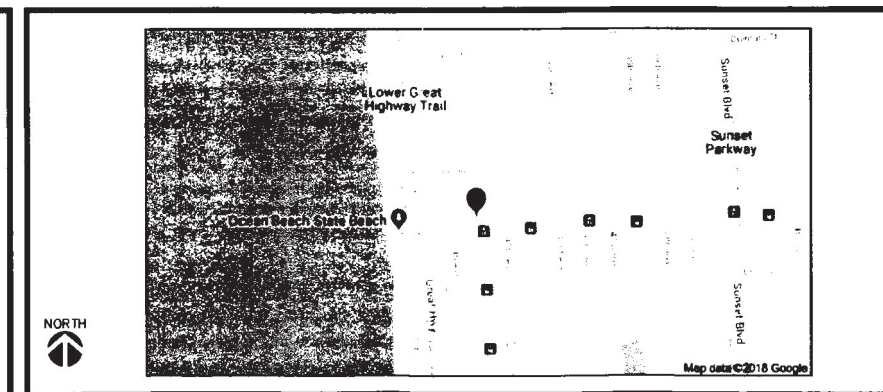
ROOM NUMBER

DOOR MARK, SEE DOOR SCHEDULE, SHEET D-1

PROJECT DIRECTORY

COMPANY	CONTACT	PHONE/FAX
DESIGN PROFESSIONAL Gi Paoletti Design Lab 535 Mission St., 14th Flr.1 San Francisco, CA 94105	Gi Paoletti	415/999-1506
CLIENT Underdogs too 2223 44th Ave. San Francisco, Ca. 94116	Doug Marschke	415/902-5702

LOCATION MAP



CODE INFORMATION

BUILDING CODE:	2016 SAN FRANCISCO BUILDING CODE
	2016 SAN FRANCISCO FIRE CODE
	2016 SAN FRANCISCO MECHANICAL CODE
	2016 SAN FRANCISCO PLUMBING CODE
	2016 SAN FRANCISCO ELECTRIC CODE
OCCUPANCY GROUP:	A
USE:	FULL SERVICE RESTAURANT
CONSTRUCTION TYPE:	TYPE VB
PROJECT SQ. FT.	PARCEL AREA 2,500, TENANT SPACE 2,500
BLOCK/LOT #:	2375/018
NUMBER OF STORIES:	1

DRAWING INDEX

ARCHITECTURAL	A-0	COVERSHEET
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UNDERDOGS TOO
3600 TARAVAL STREET
SAN FRANCISCO, CA.

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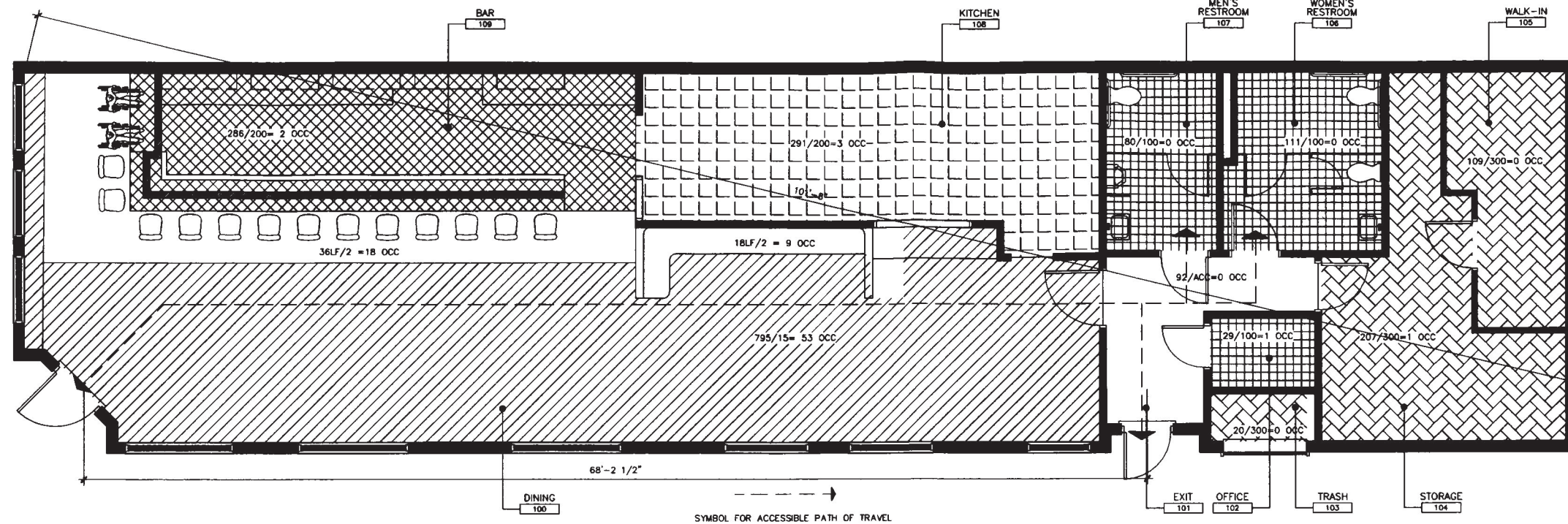
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OCCUPANCY PLAN

A-0.1



1 OCCUPANCY PLAN

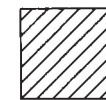
EXISTING OCCUPANCY IS 88.

ROOM #	ROOM NAME	AREA	OCC.LOAD FACTOR	OCC.LOAD
100	DINING	795	15	53
100	BANQUET	18 LF	2	9
101	EXIT	92	100	1
102	OFFICE	29	100	1
102	TRASH	20	300	0
103	STORAGE	207	300	1
104	WALK-IN	109	300	0
105	RESTROOM	111	100	0
106	RESTROOM	180	100	0
106	KITCHEN	291	200	3
107	BAR	322	200	2
107	BAR SEATING	36LF	2	18

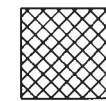
GROUND LEVEL TOTAL: 2,339 88

EXITS REQUIRED : 2 EXITS PROVIDED: 2

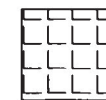
DIAGONAL DISTANCE: 101'-8"
1/2 OF DIAGONAL DISTANCE: 50'-10"
DISTANCE BETWEEN EXITS: 68'-2.5"



DINING



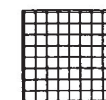
BAR



KITCHEN



STORAGE



OFFICE/ACCESSORY



CIRCULATION/AREAS MEASURED IN L.F.

2 OCCUPANCY LOADS - EXITING

4 LEGEND



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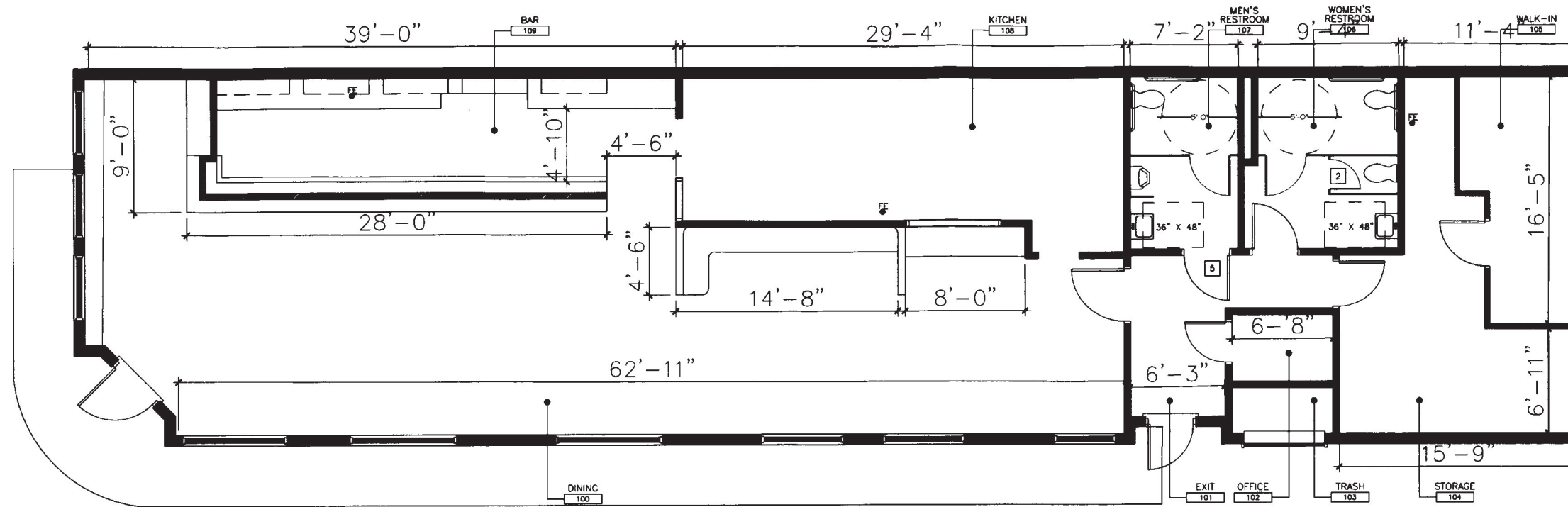
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PARTITION PLAN

A-1



1 PARTITION PLAN

PARTITION LEGEND:

-  EXISTING CONSTRUCTION TO REMAIN.
-  PARTIAL HEIGHT PARTITION W/ 3-5/8" MTL STUDS (NON RATED)
-  WALL HUNG PORTABLE TYPE FIRE EXTINGUISHER FIRE EXTINGUISHER
-  EXISTING DOORS TO REMAIN
-  EXISTING WINDOWS TO REMAIN



REFERENCE NORTH



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3600 TARAVAL ST		2375018
Case No.		Permit No.
2019-000325PRJ		
<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 to permit extension of hours for the existing full service restaurant (d.b.a. "Underdogs Too") from 11 p.m. to 2 A.M. in the NC-1 Zoning District.</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): Gabriela Pantoja</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 type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <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 type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.				
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.				
<table border="1" style="width: 100%;"> <tr> <td style="width: 50%;">Project Approval Action: Planning Commission Hearing</td> <td style="width: 50%;">Signature: Gabriela Pantoja</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>03/22/2019</td> </tr> </table>		Project Approval Action: Planning Commission Hearing	Signature: Gabriela Pantoja	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	03/22/2019
Project Approval Action: Planning Commission Hearing	Signature: Gabriela Pantoja				
If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	03/22/2019				
<p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p> <p>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)
3600 TARAVAL ST		2375/018
Case No.	Previous Building Permit No.	New Building Permit No.
2019-000325PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Planning 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

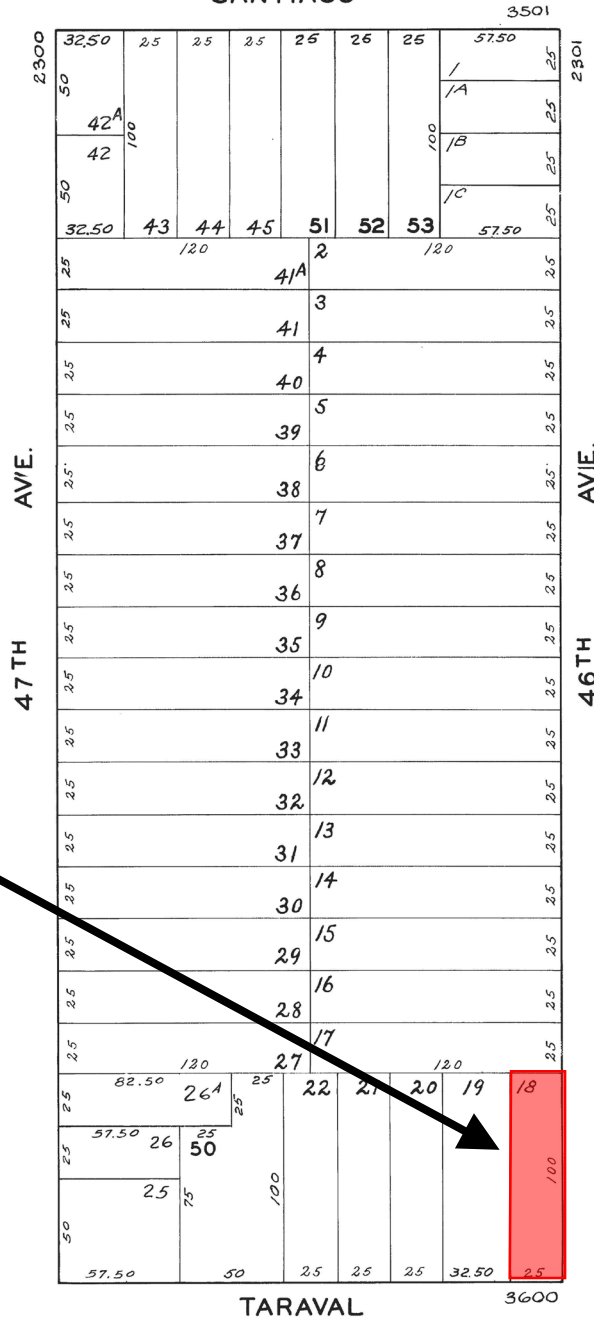
<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall 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:

Parcel Map

2375

SUNSET BLK. 1148

SANTIAGO



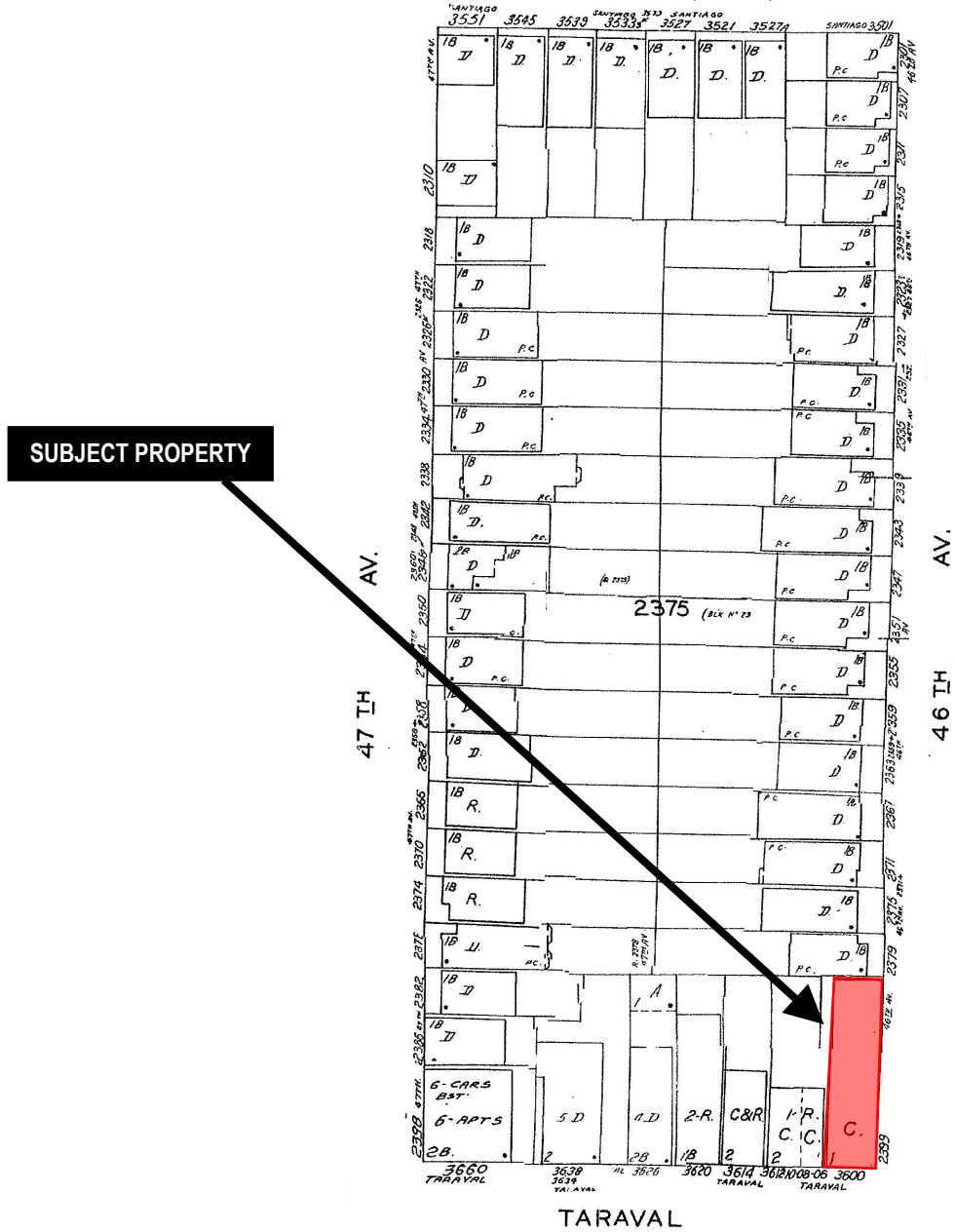
SUBJECT PROPERTY



Conditional Use Authorization
Record No. 2019-000325CUA
3600 Taraval Street

Sanborn Map*

SANTIAGO

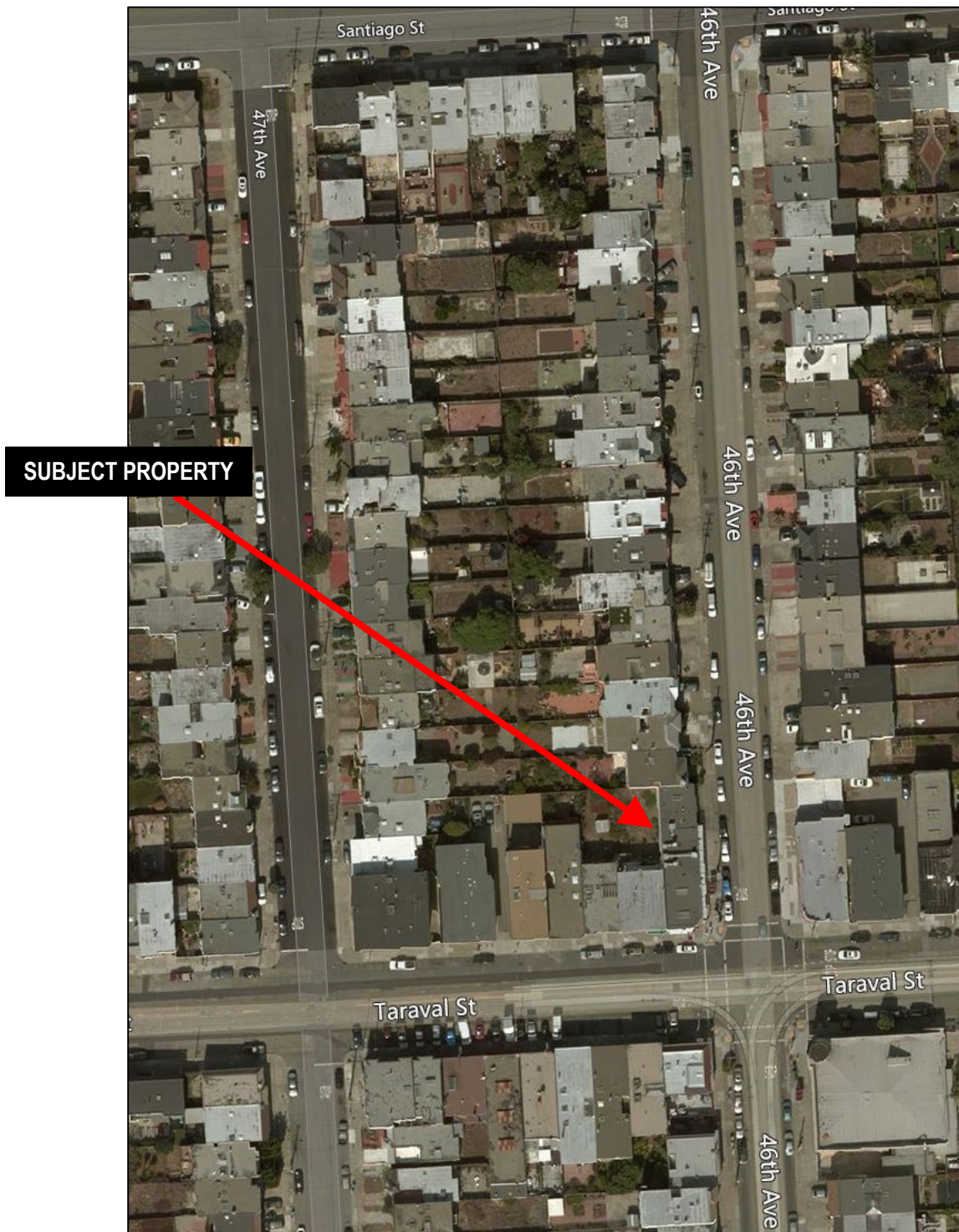


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
 Record No. 2019-000325CUA
 3600 Taraval Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Record No. 2019-000325CUA
3600 Taraval Street

Zoning Map



Conditional Use Authorization
Record No. 2019-000325CUA
3600 Taraval Street

Site Photo



Conditional Use Authorization
Record No. 2019-000325CUA
3600 Taraval Street

From: Faliano, Matthew (POL)
Sent: Wednesday, January 09, 2019 8:21 AM
To: Washington, Delvin (CPC) <delvin.washington@sfgov.org>
Cc: Berger, Chaska (CPC) <Chaska.Berger@sfgov.org>
Subject: Underdogs Restaurant 3600 Taraval St

I was contacted by the owners of the above business regarding their application to have their hours of business extended past the present 11 o'clock hour. I spoke with Chaska this morning and she suggested I reach out to you regarding this application. I know it's early in the game as they have just submitted the application, but we do have a very good working relationship with the owner Doug Marschke who has had a business in our district for years now. Given the fact that two other establishments, The Rip Tide and White Cap which are on the same block and have extended hours, we believe that Underdogs should be granted the same provision. Please do not hesitate to contact me if you need any information from me as this application makes its way through the process. Thank you. My cell number is 415-425-7554

Off. Matthew Faliano #1890

Permit Officer

Taraval Station

(415)759-3123

To: San Francisco Planning Commission

Select PT on Vicente is in support of the extended kitchen hours for Underdogs Too. Underdogs Too has been a great merchant since their addition to the area November 2018. They have been involved in community donations and fundraisers in addition to providing great food to the area.

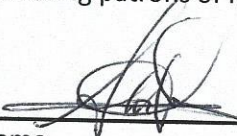
There is a large gap in available food after 11pm in the neighborhood and it would be great for Underdogs Too to help fill that void. Additionally, it will help provide safety to the neighborhood by providing patrons of neighboring bars who do not serve food an opportunity.

Name	Title	Date
Jason Villacampa	Manager, Physical Therapist	3/19/19
Kelli STRAUB	Physical Therapist	3/19/19
VICTOR YEE	Physical Therapist Assistant	3/19/19
Anita Tam	Patient Service Specialist	3/19/19
Andrew KAO	patient service specialist	3/19/19
DAVID LI	PHYSICAL THERAPIST	3/19/19
Vincent Lau	Physical therapist	3/19/19
Ricky Wong	Physical therapy aide	3/19/19
Aaron Calpo	Physical therapy aide	3/19/19
Laura Louie	Physical therapy aide	3/19/19
Crystal sun	Physical therapy aide	3/20/19
Jessica Pan	Physical therapy aide	3/20/19

To: San Francisco Planning Commission

The People of Parkside Sunset (POPS) is in support of the extended kitchen hours for Underdogs Too. Underdogs Too has been a great merchant since their addition to the area November 2018. They have been involved in community in both POP and community donation and fundraisers.

There is a large gap in available food after 11pm in the neighborhood and it would be great for Underdogs Too to help fill that void. Additionally, it will help provide safety to the neighborhood by providing patrons of neighboring bars who do not serve food an opportunity.

Name  Title *President, POPS* Date *3/9/19*

change.org

Recipient: gabriela.pantoja@sfgov.org , doug@underdogstoo.com

Letter: Greetings,

Late Night Food at Underdogs Too

Signatures

Name	Location	Date
Doug Marschke	San Francisco, CA	2019-02-06
Lilly Bechtel	San Rafael, CA	2019-02-06
Chris Jones	Fallbrook, CA	2019-02-06
Joy Fogarty	San Jose, CA	2019-02-06
Sophie Grewell	San Francisco, CA	2019-02-06
Brent Johnson	San francisco, CA	2019-02-06
mike barrow	San Francisco, CA	2019-02-06
mallory abelhouzen	San Francisco, CA	2019-02-06
Kent Lew	San Francisco, CA	2019-02-06
David Marquardt	San Francisco, CA	2019-02-06
Matthew Knudsen	San Francisco, CA	2019-02-06
Jason Gonzales	San Francisco, CA	2019-02-06
Caitlin Connolly	San Francisco, CA	2019-02-06
Kitty Gallisa	San Francisco, CA	2019-02-06
William Wong	San Francisco, CA	2019-02-06
Carissa Quinones	Chico, CA	2019-02-06
SUI MAK	San Francisco, CA	2019-02-06
Mark Bober	San Francisco, CA	2019-02-06
Jessica Blundell	San Francisco, CA	2019-02-06
Loretta Roddy	San Francisco, CA	2019-02-06

Name	Location	Date
Jayne Tinney	SAN CARLOS, CA	2019-02-06
Cheryl Gloeckner	San Francisco, CA	2019-02-06
Preeti Kelapure	San Francisco, CA	2019-02-06
Casson Kauffman	San Francisco, CA	2019-02-06
Selena Gillette	San Jose, CA	2019-02-06
Jim Lenihan	San Francisco, CA	2019-02-06
Deirdre Lewis	San Francisco, CA	2019-02-06
Jason Rogan	Amsterdam, US	2019-02-06
Nicole Samarron	San Francisco, CA	2019-02-06
Simon Fletcher	94116, CA	2019-02-06
Tony Berning	San Francisco, CA	2019-02-06
Lizz Roman	San Francisco, CA	2019-02-06
Sander Liebert	Lake St Louis, MO	2019-02-06
Ben Koppenjan	San Francisco, CA	2019-02-06
Meena Liebert	Lake Saint Louis, MO	2019-02-06
Katherine MacDonald	San Francisco, CA	2019-02-06
Dawn Stark	San Francisco, CA	2019-02-06
larry roberts	San Francisco, CA	2019-02-06
alex martin	San Francisco, CA	2019-02-06
Jessie De Guzman	San Francisco, CA	2019-02-06
Ryan Gillette	San Jose, CA	2019-02-06
Conor Coote	Thousand Oaks, CA	2019-02-06

Name	Location	Date
Kathryn Jones	San Francisco, CA	2019-02-06
Darrell Draper	San Francisco, CA	2019-02-06
Daniel De La Huerta	San Francisco, CA	2019-02-06
Erin McBride	San Francisco, CA	2019-02-06
Ronny Clausner	San Francisco, CA	2019-02-06
Michele McEntee	San Francisco, CA	2019-02-07
Kim Wiley	San Francisco, CA	2019-02-07
Margaret Burch	San Francisco, CA	2019-02-07
Kathleen Cesari	San Francisco, CA	2019-02-07
Stacy Gunn	San Francisco, CA	2019-02-07
Elizabeth Storey	San Francisco, CA	2019-02-07
Jasmine Ocegueda	San Diego, CA	2019-02-07
Joshua Tanner	San Jose, CA	2019-02-07
joann kujaski	san francisco, CA	2019-02-07
Kayla Mahoney	San Francisco, CA	2019-02-07
Andrew Adams	San Francisco, CA	2019-02-07
Rick Roitinger	San Jose, CA	2019-02-07
ginger pepper	san francisco, CA	2019-02-07
Bob WALKER	Redmond, WA	2019-02-07
Jeff Rodman	San Francisco, CA	2019-02-07
Leah Whitta	San Francisco, CA	2019-02-07
Bernie Chung	San Francisco, CA	2019-02-07

Name	Location	Date
Kathryn Cook	Livermore, ME	2019-02-07
Veronica Rostro	San Francisco, CA	2019-02-07
Marco Alves	San Jose, CA	2019-02-07
Amy Vieira	San Francisco, CA	2019-02-07
Danielle Abrams	San Francisco, CA	2019-02-07
Paula Katz	San Francisco, CA	2019-02-07
Jessica Garcia	San Francisco, CA	2019-02-07
Larrell Dean	San Francisco, CA	2019-02-07
Ericka Gerrard	San Francisco, CA	2019-02-07
Laura Dunn	San Francisco, CA	2019-02-07
winahyu utomo	Davis, HI	2019-02-07
Kenny Ved	San Francisco, CA	2019-02-07
Jonathan Maguire	San Francisco, CA	2019-02-07
Kelsea Jordan	San Francisco, CA	2019-02-07
Mitch Laurio	San Francisco, CA	2019-02-07
brad cain	San Francisco, CA	2019-02-07
Greg Dewar	San Francisco, CA	2019-02-07
Aaron Baum	San Francisco, CA	2019-02-07
dave moss	San Francisco, CA	2019-02-07
George Haras	San Francisco, CA	2019-02-07
Claye Fowler	San Francisco, CA	2019-02-07
Georgette Musante	San Francisco, CA	2019-02-07

Name	Location	Date
David Wu	Zurich, Switzerland	2019-02-08
Trisha Marschke	San Francisco, CA	2019-02-08
Diana Quistian	Los Gatos, CA	2019-02-08
tim mcmorrow	San Leandro, CA	2019-02-08
Demetria Veal Williams	Weldon Spring, MO	2019-02-08
Gabe Erhartic	San Francisco, CA	2019-02-08
Lois Erhartic	Portsmouth, RI	2019-02-08
Nick Hudson	San Francisco, CA	2019-02-08
Jim Bozionelos	San Francisco, CA	2019-02-08
Abel Hernández	San Francisco, US	2019-02-08
Shayna Massa	San Francisco, CA	2019-02-08
Kris Weber	San Francisco, CA	2019-02-08
Leah Kincheloe	Iowa City, IA	2019-02-08
John Choi	San Francisco, CA	2019-02-08
Zachary Haitkin	San Francisco, CA	2019-02-08
Daniel Lazzara	San Francisco, CA	2019-02-08
Ben Tuorto	Morrisville, NC	2019-02-08
Stephen Clapp	San Francisco, CA	2019-02-08
Thomas Perniciaro	Las Vegas, NV	2019-02-08
Daniel Chioreanu	San Francisco, CA	2019-02-08
jeffrey ross	san jose, CA	2019-02-08
scott mendels	Cleveland, OH	2019-02-08

Name	Location	Date
Travis Taylor	Menlo Park, CA	2019-02-08
Erik Diesner	Las Vegas, NV	2019-02-08
Eli Reinhard	Sacramento, CA	2019-02-08
Walter Chan	San Francisco, CA	2019-02-08
Julian Balestrieri	San Mateo, CA	2019-02-08
Tessa Michael	San Francisco, CA	2019-02-08
Kerry Tinney	Palo Alto, CA	2019-02-08
Jason Dimagiba	San Diego, CA	2019-02-09
Sabrina Simonton	San Francisco, CA	2019-02-09
Lynn Fischer	San Francisco, CA	2019-02-09
Samantha Brophy	Sacramento, CA	2019-02-09
Erika Van Atta	Los Angeles, U.S. Virgin Islands	2019-02-09
Vicki Bullard	San Francisco, CA	2019-02-09
Desiree Caldwell	San Francisco, CA	2019-02-09
Tim Burke	San Francisco, CA	2019-02-09
Ross Sobel	San Francisco, CA	2019-02-09
Vadim Litvak	San Francisco, CA	2019-02-09
Steve Quayle	Austin, TX	2019-02-09
Jacqueline Jacobs	San Francisco, CA	2019-02-09
Yvette Contier	Pacifica, CA	2019-02-10
Jennifer Kajdasz	Costa Mesa, CA	2019-02-10
Nick Morrell	San Francisco, CA	2019-02-10

Name	Location	Date
Steven Jacobs	San Francisco, CA	2019-02-10
Crystal Lee	San Francisco, CA	2019-02-11
Nicole Tavrovsky	San Francisco, CA	2019-02-11
Christopher Turek	San Francisco, CA	2019-02-11
Sean Mosconi	San Francisco, CA	2019-02-11
Michael Lawyer	San Francisco, CA	2019-02-11
Robyn Stanley	San Francisco, CA	2019-02-11
Kim Scott	Ventura, CA	2019-02-11
Jane Yan	San Francisco, CA	2019-02-11
Tina maguire	San Francisco, CA	2019-02-11
Victoria Erville	San Francisco, CA	2019-02-11
Daniel Saviteer	San Francisco, CA	2019-02-12
Chelsea Jurado	San Francisco, CA	2019-02-12
Lauren Becker	San Francisco, CA	2019-02-12
Irene Minabe	San Francisco, CA	2019-02-12
Jennifer Ricci	Cranston, RI	2019-02-12
Erin Mountain	San Francisco, CA	2019-02-13
Carlos Buenrostro	San Francisco, CA	2019-02-20
Brand Kilburn	San Francisco, CA	2019-02-26
Les Ong	San Francisco, CA	2019-03-08
Sidney Staudenmaier	San Francisco, CA	2019-03-08
Patti Dillon	US	2019-03-08

Name	Location	Date
Jason Villacampa	San Francisco, CA	2019-03-09
Michael Olson	San Francisco, CA	2019-03-09
Epifanio penera	San Diego, CA	2019-03-09
David Sciammas	San Diego, CA	2019-03-09
Patricia Keehan	San Francisco, CA	2019-03-11
Lindsay Schmidt	San Francisco, CA	2019-03-11
Ivette Ramos	Oakland, CA	2019-03-11
Albert Chow	San Francisco, CA	2019-03-12
Ely Wong	San Francisco, CA	2019-03-12
Stephanie Chan	San Francisco, CA	2019-03-13
Laurie Nebelung	San Francisco, CA	2019-03-15

change.org

Recipient: gabriela.pantoja@sfgov.org , doug@underdogstoo.com

Letter: Greetings,

Late Night Food at Underdogs Too

Comments

Name	Location	Date	Comment
Chris Jones	Fallbrook, CA	2019-02-06	More hours means more tacos. Win-win.
Jason Gonzales	San Francisco, CA	2019-02-06	Stoked to be able to support a neighborhood business!
Selena Gillette	San Jose, CA	2019-02-06	As a frequent visitor with friends and family in this neighborhood I support this!!
joann kujaski	san francisco, CA	2019-02-07	Great for neighborhood!!!!
ginger pepper	san francisco, CA	2019-02-07	Yes late night food is a wonderful idea for Taraval St neighbors and workers
Kathryn Cook	Livermore, ME	2019-02-07	This is needed!
Marco Alves	San Jose, CA	2019-02-07	More flexibility for people that want to eat.
Patti Dillon	US	2019-03-08	There are very few options for real food late night dining out here.
Deirdre Lewis	Oakland, CA	2019-03-10	We need it!



March 25, 2019

Delivered Via Email (Laura.Ajello@sfgov.org)

Myrna Melgar, Commission President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, California 94103

**Re: Underdogs Too – 3600 Taraval
Planning Case Number: 2019-000325CUA
Hearing Date: April 4, 2019**

Dear President Melgar and Commissioners:

The project site at 3600 Taraval Street (Block 2375/ Lot 018) is a 2,500 square foot lot located between 46th and 47th Avenues in the Parkside neighborhood (the “**Property**”). The Property is in the NC-1 zoning district and the 40-X height and bulk district. The site is developed with a one-story building that occupies the entirety of the lot. The building is currently occupied by Underdogs Too, a modern taqueria that combines Mexican food and sports.

We are seeking conditional use authorization for an extension of hours for the existing full service restaurant past 11 p.m. in the NC-1 district pursuant to Planning Code Sections 303 and 710. We propose to extend the hours of operation of the kitchen until 12 a.m. and the restaurant until 1 a.m. in order to better serve the community, which is currently lacking late night food options (the “**Project**”).

A. Project Description and Background

Underdogs Too is a fast casual neighborhood eatery and sports bar and has a sister restaurant, Taco Shop at Underdogs at 1824 Irving. We are an ocean friendly certified restaurant which reflects on the food, and package products we purchase including being on the forefront of compositable materials. Our location contributes to the community with several donations and charity events. The owner, Doug Marschke is also a resident of the Sunset.

Underdogs Too opened in November of 2019 after taking over the local diner, Bashful Bull Too after the owners decided to retire. After a brief remodel, and opening, the reception by the neighborhood has been better than expected. We have maintained the same food quality, service excellence, and community involvement as your sister restaurant, Taco Shop at Underdogs, with one exception, late kitchen hours. This was a major disappointment to our customers when they learned that Underdogs Too would have to close at 11pm. Due to that customer feedback, we decided to apply for the extended hours.

B. Project Benefits

Extended kitchen hours helps with a few objectives. First of all, there is a serious lack of late food options in the area. This puts many workers who finish their shifts at 10pm or 11pm at a very severe disadvantage. Additionally, the surrounding area has four bars open until 2am that do not serve food. In adding a late night food option, Underdogs Too will serve these patrons and provide a nighttime gathering space that isn't focused on alcohol sales—thereby increasing individual safety and safety for the community as a whole. Furthermore, because the neighborhood already has several bars that are open until 2am, the Project will not have any material impact on the character of the existing neighborhood.

From a business perspective this extension will provide extended employment opportunities for San Francisco residents, with 75% of the staff current outer sunset residents. It will also strengthen the viability of our restaurant to be able to service for the length of our lease (20 years) and beyond.

Our proposal is for our kitchen to be open until midnight, and for the entire restaurant to close shortly thereafter; allowing time for our customers to finish their meals ordered prior to the kitchen close. Our posted closing time will be midnight.

We have received overwhelming support from our customers, neighbors, and other organizations. We have received over 150 electronic signatures for our online petition, over 100 signatures on our paper petition and countless votes of oral support. We also have received support letters from the San Francisco Police Department – Taraval Station, the merchant and community group POPS (People of Parkside and Sunset) as well as Select PT, a nearby business.

C. Conclusion

Approval of the Project will provide for the continued viability of a neighborhood serving business, and will provide a late night food option where no such options currently exist. Further, the success of the business itself will contribute to the retention and viability of other small business along the Taraval corridor.

Thank for your consideration and please let me know if you have any questions.

President Myrna Melgar
San Francisco Planning Commission
March 25, 2019
Page 3

Doug Marschke

Doug Marschke
Owner, Underdogs Too
doug@underdogstoo.com

Cc: Joel Koppel, Commission Vice-President
Rich Hillis, Commissioner
Dennis Richards, Commissioner
Rodney Fong, Commissioner
Kathrin Moore, Commissioner
Milicent Johnson, Commissioner
Gabriela Pantoja, Planner

From: [Jonathan Huynh](#)
To: [Pantoja, Gabriela \(CPC\)](#)
Subject: Case No. 2019-000325CUA
Date: Monday, March 18, 2019 7:28:51 PM

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

Dear Gabriela,

I am emailing regarding the case number listed in the subject, Taraval St & Underdogs Too. I am a resident that lives across the street at 2390 46th Avenue. I will not be able to make the public hearing due to work and wanted to send you an email with my regards. My household has an issue with having them opened until 2am. Some of us do work early in the morning and can hear the noises from Underdogs. We can only imagine what it would be like in the summer time. Please also figure out a parking situation if the restaurant would like to stay open that late or even not. The customers take up a lot of the street parking spaces here and for us residents who live in the complex, we have to park all the way down the street. Whereas the customers come and stay for an hour and a half or so and leave. Parking has been a nightmare since the restaurant has opened and once they close, it all clears up. Waiting until 2am to try and move our car is far too late than waiting until 11pm. If they would like to stay open until 2 then please move the outdoor seating area indoors and figure out parking for their customers. Thank you for taking your time to read my email and concerns. Hope you have a wonderful week.

Sincerely,
Jonathan Huynh



San Francisco Planning

PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 3600 Taraval Street +
Block/Lot(s): 2375/018

Property Owner's Information

Name: Lily C Sathienthirakul Revocable Trust +
Address: 3600 Taraval Street
San Francisco, CA 94116
Email Address:
Telephone:

Applicant Information

Same as above
Name: Underdogs Too c/o Chloe Angelis +
Company/Organization: Reuben, Junius & Rose, LLP +
Address: One Bush Street, Suite 600
San Francisco, CA 94104
Email Address: cangelis@reubenlaw.com +
Telephone: (415) 567-9000 +

Please Select Billing Contact: Owner Applicant Other (see below for details)
Name: Doug Marschke + Email: doug@underdogstoo.com + Phone: (415) 902-5702 +

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.

The project sponsor proposes to extend the hours of operation of the existing restaurant.

See attachment.

Project Details:

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

- 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: Full Service Restaurant

Estimated Construction Cost: \$0 _____

PROJECT AND LAND USE TABLES


		Existing	Proposed	
General Land Use	Parking GSF	0	0	+
	Residential GSF	0	0	+
	Retail/Commercial GSF	~2,500 sf	No change	
	Office GSF	0	0	+
	Industrial-PDR	0	0	+
	Medical GSF	0	0	+
	Visitor GSF	0	0	+
	CIE (Cultural, Institutional, Educational)	0	0	+
	Useable Open Space GSF	0	0	+
	Public Open Space GSF	0	0	+
Project Features	Dwelling Units - Affordable	0	0	+
	Dwelling Units - Market Rate	0	0	+
	Dwelling Units - Total	0	0	+
	Hotel Rooms	0	0	+
	Number of Building(s)	1	1	+
	Number of Stories	1	1	+
	Parking Spaces	0	0	+
	Loading Spaces	0	0	+
	Bicycle Spaces	0	0	+
	Car Share Spaces	0	0	+
Other: _____	0	0	+	
Land Use - Residential	Studio Units	0	0	+
	One Bedroom Units	0	0	+
	Two Bedroom Units	0	0	+
	Three Bedroom (or +) Units	0	0	+
	Group Housing - Rooms	0	0	+
	Group Housing - Beds	0	0	+
	SRO Units	0	0	+
	Micro Units	0	0	+
	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.	0	0	

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	<u>0 months</u>
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- <u>School and Child Care Drop-Off & Pick-Up Management Plan.</u>
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete <u>Historic Resource Determination</u> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <u>CPC-HRE@sfgov.org</u> .



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

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6. 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): 0 Amount of excavation (in cubic yards): 0	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 1,000 square feet outside of the existing building footprint. ● The project involves a lot split located on a slope equal to or greater than 20 percent. <p><i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i></p>
7. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here .
8a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application. For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division . <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;

See attachment.

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

See attachment.

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

See attachment.

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

See attachment.

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;

See attachment.

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

See attachment.

7. That landmarks and historic buildings be preserved; and

See attachment.

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

See attachment.

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.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.



Signature

Sabrina Eshaghi

Name (Printed)

Authorized Agent

(415) 567-9000

sesbaghi@reubenlaw.com

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

**3600 Taraval Street
Project Application and Conditional Use Attachment**

A. Project Description

The project site at 3600 Taraval Street (Block 2375/ Lot 018) is a 2,500 square foot lot located between 46th and 47th Avenues in the Parkside neighborhood (the “**Property**”). The Property is in the NC-1 zoning district and the 40-X height and bulk district. The site is developed with a one-story building that occupies the entirety of the lot. The building is currently occupied by Underdogs Too, a modern taqueria that combines Mexican food and sports.

Underdogs Too (the “**Project Sponsor**”) requires a conditional use authorization for an extension of hours for the existing full service restaurant past 11 p.m. in the NC-1 district pursuant to Planning Code Sections 303 and 710. This small business proposes to extend the hours of operation of the kitchen until 12 a.m. and the restaurant until 1 a.m. in order to better serve the community, which is currently lacking late night food options (the “**Project**”).

This is an application for a development project pursuant to the Permit Streamlining Act (Section 65920 et seq of the California Government Code).

B. Conditional Use Findings

Under Planning Code section 303(c), the City 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 Project is necessary, desirable, and compatible with the neighborhood at the proposed location. The portion of the Parkside neighborhood where the Property is located is currently lacking many restaurants and particularly restaurants that provide late night food options. This is evidenced by the consistent rush of customers at the Property at 10:45 p.m., just prior to when the restaurant currently closes at 11 p.m. The proposed extension of hours will help serve the community by providing consumers with a late night food option where there currently is none. The extension of hours is compatible with the neighborhood character, which includes other types of late night uses including a bar next door to the Property.

- 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 the structure.**

- (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.**

The Project proposes no alteration to the size, shape, or structure of the existing building at the Property. The Property currently has no off-street parking, nor is any proposed by the Project, however public transit options are ample. Because the Project only proposes an extension of the existing use, it will not generate new substantial levels of noxious or offensive emissions such as excessive noise, glare, dust, and odor. Increased noise due to the increase in hours of operation is expected to be minimal. In addition, the Project will not involve new landscaping, screening, open space, parking/loading, service areas, lighting, or signage.

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

The Project is consistent with the objectives and policies of the General Plan, as detailed in Section C, below.

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

There are no criteria specific to extension of hours of operation in the NC-1 district in Planning Code Section 303(g), et seq.

C. General Plan Findings

The Project is, on balance, consistent with the following objectives and policies of the General Plan, including the Commerce and Industry Element:

Commerce and Industry Element

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.*

Policy 2.3: *Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.*

The Project will retain and expand an existing restaurant in an area that currently has limited food options, and especially late night food options. Therefore, the proposed extension of hours will fulfill a community need and enhance the attractiveness of the area.

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.

As noted in Policy 3.1, sectors of the local economy that typically hire unskilled or semi-skilled workers including the service industry, and particularly restaurants. Therefore, the proposed extended restaurant use will promote this policy by providing new and expanded employment opportunities.

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 will strengthen the viability of the area by providing for a late-night restaurant option where such options are currently lacking. Extending the hours of operation of this existing small business will encourage the retention and viability of this neighborhood-serving use.

D. Priority General Plan Policies

Planning Code Section 101.1 establishes the following eight priority planning policies and requires review of permits for consistency with said policies. The Project and this Conditional Use application are consistent with each of these policies as follows:

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

The Project will enhance the existing neighborhood-serving restaurant use at the Property and will provide new or extended employment opportunities for San Francisco residents.

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

No housing would be removed by the Project.

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

The Project will not remove existing affordable housing.

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

The Property is well-served by public transit, and the relatively minor extension of hours of operation will not impede Muni service or overburden 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.**

The Project does not propose any office development and will add service sector employment opportunities by extending the hours of operation of an existing retail use.

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

The existing building on the Property conforms to the requirements of the San Francisco Building Code.

- 7. That landmarks and historic buildings be preserved.**

The Project does not include any interior or exterior alterations and therefore will not affect any landmarks or historic buildings.

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

The Project will have no impact on parks and open space.



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.

Jaime E.

Signature

Name (Printed)

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

Phone

Email

APPLICANT'S SITE VISIT CONSENT FORM

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

Jaime E.

Signature

Name (Printed)

Date

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

December ~~20~~, 2018

San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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

RE: Property Address: 3600 Taraval Street
Block/Lot: 2375/018
Owner: Lily C Sathienthirakul Revocable Trust

Dear Sir or Madam:

The Lily C Sathienthirakul Revocable Trust (“**Owner**”) is the owner of the property located at 3600 Taraval Street, San Francisco, California (“**Property**”). By this letter, Owner authorizes Reuben, Junius & Rose, LLP, its permit consultants, and its constituent attorneys, to take any and all necessary action, including, but not limited to, the signing and/or filing of entitlements, processing applications for building permits and other documents, in furtherance of the processing of approvals for the Property.

Very truly yours,



Lily C Sathienthirakul Revocable Trust

By: _____

Title: Owner