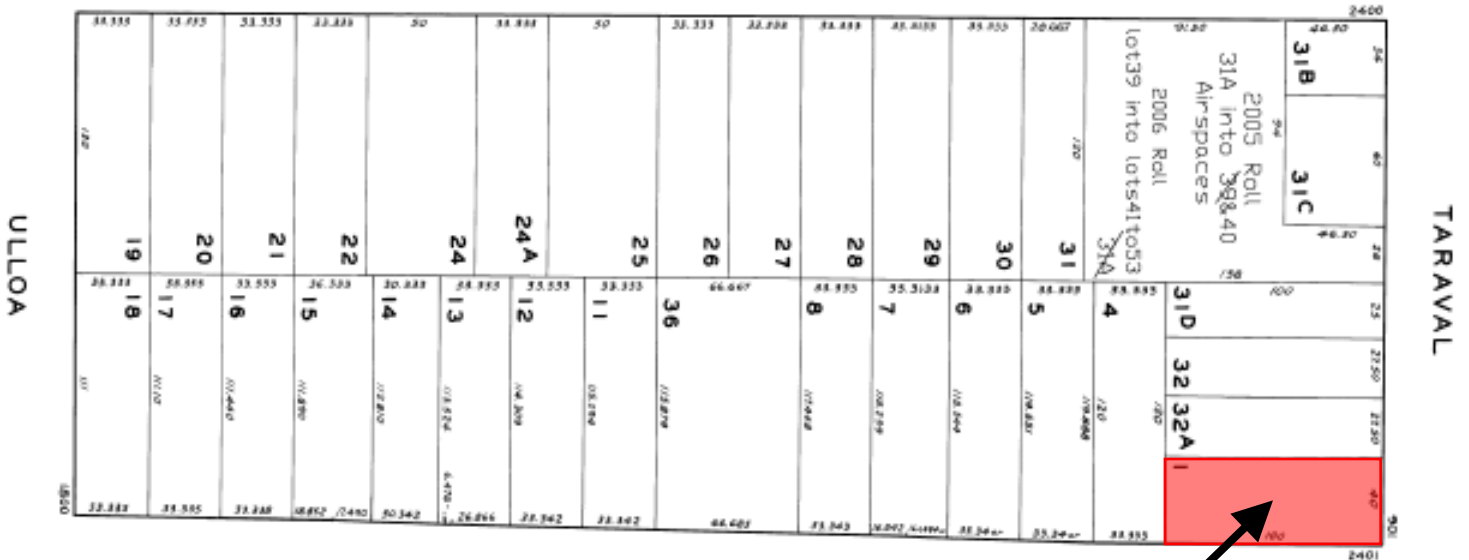


# Exhibits

# Parcel Map

20<sup>TH</sup> AVE.

19<sup>TH</sup> AVE.

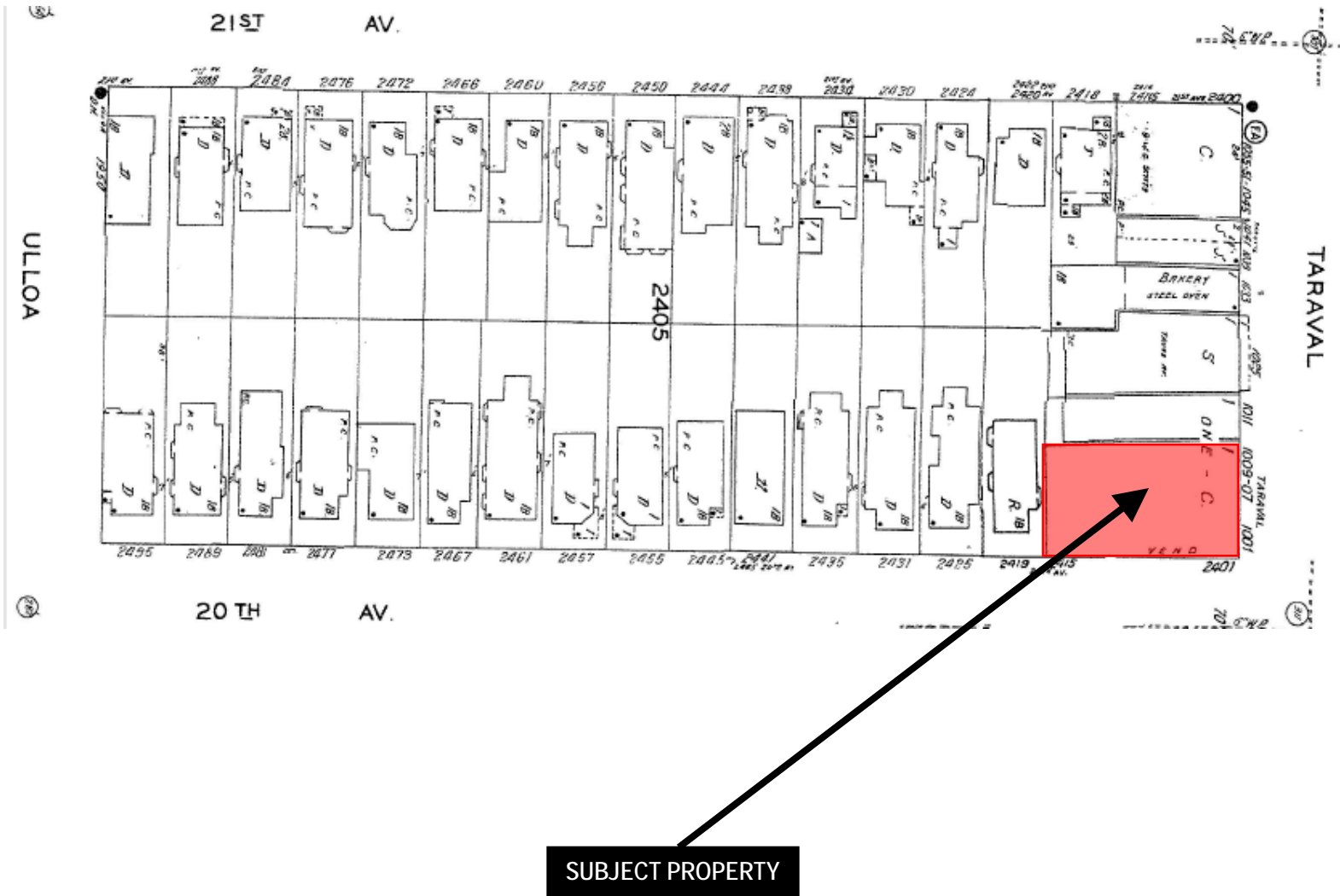


**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
 Case Number 2015-004164CUA  
 2411-2415 19<sup>th</sup> Avenue

# Sanborn Map\*



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

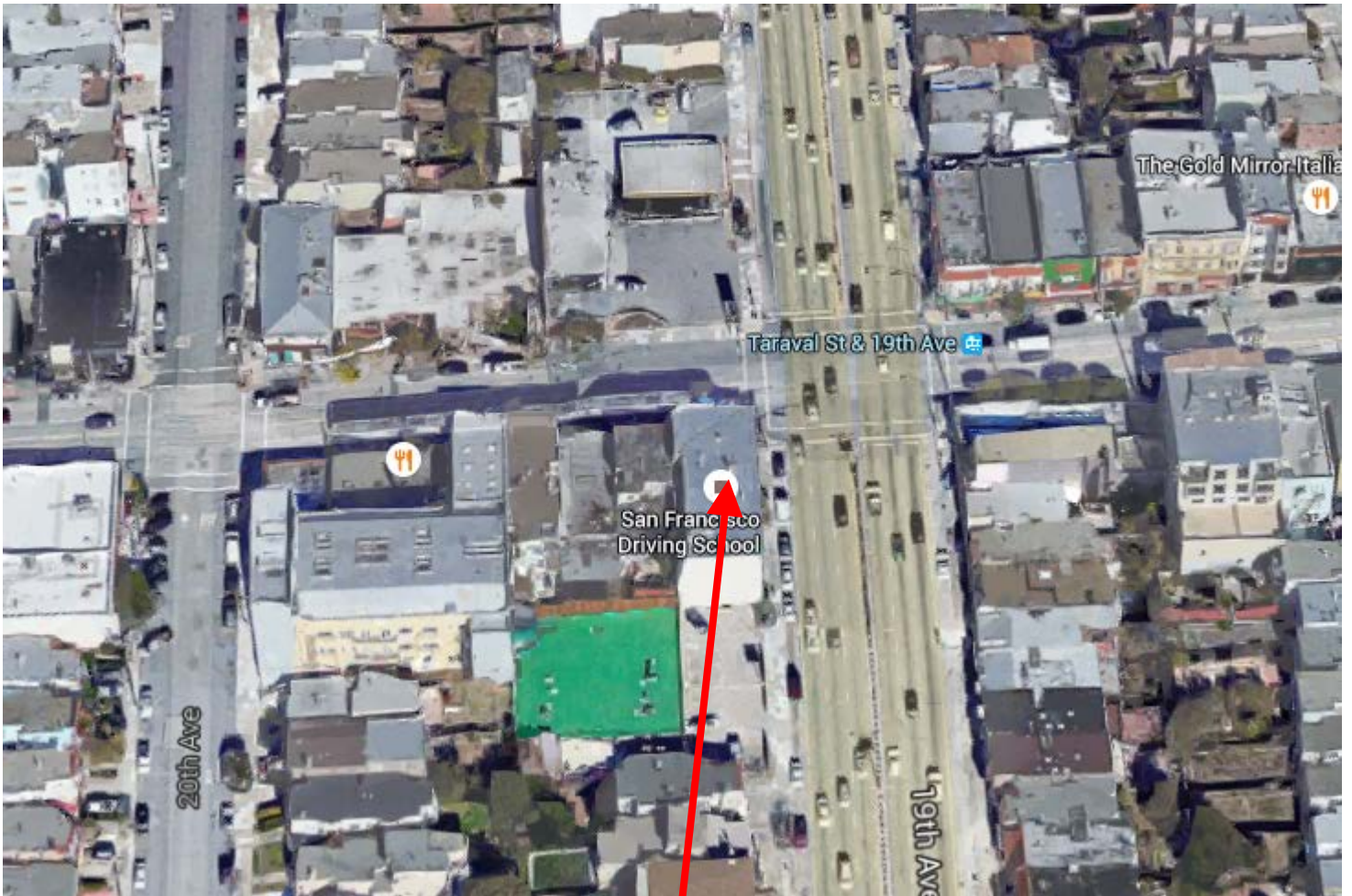


# Zoning Map



Conditional Use Authorization Hearing  
 Case Number 2015-004164CUA  
 2411-2415 19<sup>th</sup> Avenue

# Aerial Photo



**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2015-004164CUA  
2411-2415 19<sup>th</sup> Avenue

# Aerial Photo

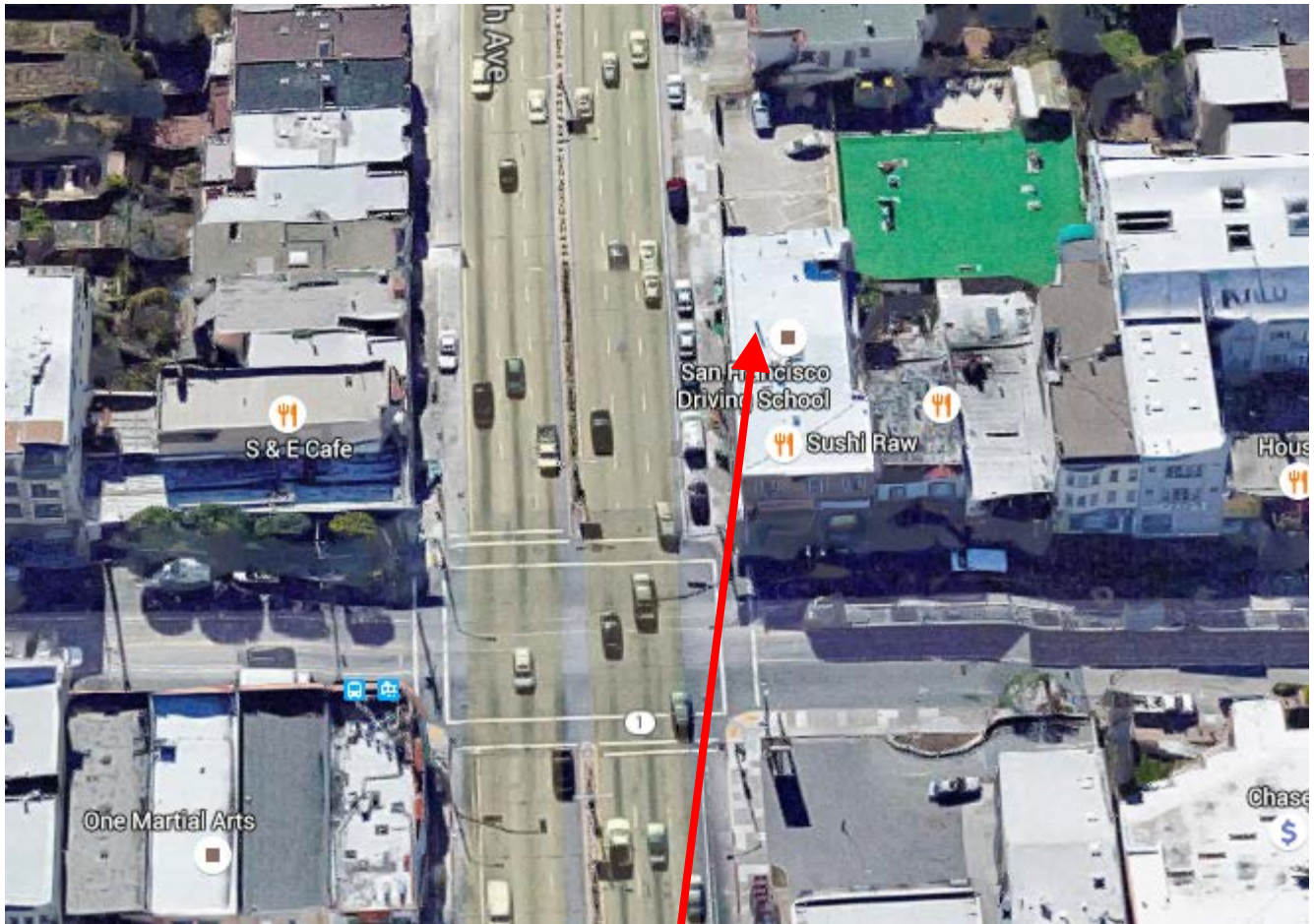


SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-004164CUA  
2411-2415 19<sup>th</sup> Avenue

# Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-004164CUA  
2411-2415 19<sup>th</sup> Avenue

# Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-004164CUA  
2411-2415 19<sup>th</sup> Avenue



# Site Photo



SUBJECT PROPERTY

Conditional Use Authorization Hearing  
Case Number 2015-004164CUA  
2411-2415 19<sup>th</sup> Avenue

**Seniore's Pizza**

July 8<sup>th</sup> 2015

To: Department of City Planning  
1650 Mission Street 4/floor  
San Francisco CA 94103

Attn: Veronica Flores

Subject: Seniore's Pizza  
2411-2415 19<sup>th</sup> Avenue San Francisco CA  
Conditional Use Application 2015-004164 CUA

As Owner of the restaurant at 2411-2415 19<sup>th</sup> Avenue, I hereby authorize Mr. Samuel Kwong(Consultant) to act on my behalf to apply for the Conditional Use Permit.



Maroan Jaber  
Owner

# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Marwan Jaber (Lessee)	
PROPERTY OWNER'S ADDRESS:  2411-2415 19th Avenue San Francisco, CA 94116	TELEPHONE: (415 ) 512-7566  EMAIL:
APPLICANT'S NAME: Suheil Shatara <span style="float: right;">Same as Above <input type="checkbox"/></span>	
APPLICANT'S ADDRESS:  Shatara Architecture, Inc. 26 Lakeview Drive Daly City, CA 94015	TELEPHONE: (415 ) 512-7566 (415) 871-1229  EMAIL: suheil@shataraarch.com
CONTACT FOR PROJECT INFORMATION:  <span style="float: right;">Same as Above <input checked="" type="checkbox"/></span>	
ADDRESS:	TELEPHONE: ( )  EMAIL:
COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):  <span style="float: right;">Same as Above <input type="checkbox"/></span>	
ADDRESS:	TELEPHONE: ( )  EMAIL:

## 2. Location and Classification

STREET ADDRESS OF PROJECT: 2411-2415 19th Ave., San Francisco, CA		ZIP CODE: 94116
CROSS STREETS: 47th Avenue		
ASSESSORS BLOCK/LOT: 2406 / 001	LOT DIMENSIONS: 40'X100"	LOT AREA (SQ FT): 4,000 SQ FT
ZONING DISTRICT: NCD		HEIGHT/BULK DISTRICT: 40-X

### 3. Project Description

( Please check all that apply ) <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify:	<b>ADDITIONS TO BUILDING:</b> <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Limited Restaurant	
		PROPOSED USE: Limited Restaurant	
		BUILDING APPLICATION PERMIT NO.:	DATE FILED:

### 4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units	0		0	0
Hotel Rooms	0		0	0
Parking Spaces	0		0	0
Loading Spaces	0		0	0
Number of Buildings	1		0	1
Height of Building(s)	26' - 32' +/-		0	26' - 32' +/-
Number of Stories	2		0	2
Bicycle Spaces	0		0	0
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential	0		0	0
Retail	3630 SQ FT			3630 SQ FT
Office	3630 SQ FT			3630SQ FT
Industrial/PDR <i>Production, Distribution, &amp; Repair</i>				
Parking				
Other (Specify Use)				
<b>TOTAL GSF</b>	<b>7260 SQ FT</b>			<b>7260 SQ FT</b>

Please describe any additional project features that are not included in this table:  
 ( Attach a separate sheet if more space is needed )

3657 Taraval street was an existing Retail Shop selling Doors and Windows the commercial space is now vacant and would like to remodel and be used as a full service restaurant serving alcohol.

## 5. Action(s) Requested (Include Planning Code Section which authorizes action)

We are requesting a change of Hours of Operation for a Limited Service Restaurant.

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

1. EXISTING BUSINESS - ASSET TO COMMUNITY, PROVIDING JOBS.

2. " " INCREASE HOURS OF OPERATION

2a. N/A.

2b. NO CHANGE IN PARKING & TRAFFIC - EXISTING SITE & BUSINESS

2c. NO CHANGE -

2d. NO CHANGE -

3. EXISTING BUSINESS HAS BEEN CODE COMPLIANT - RECENTLY SENIORE'S PIZZA HAS GONE THROUGH A RENOVATION AND HAS PROVIDE SEATING & INTERIOR SPACE FOR THEIR PATRONS

## Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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 Restaurant will enhance the employment opportunities for the neighborhood.

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

There are no Residential Units on site and will not be affect Housing

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

N/A

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

The change of hours of operation for limited restaurant will not impede the Muni transit nor will it overburden the 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 change in the hours of operation for limited restaurant will create opportunities for employments for the neighborhood residents

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

The limited restaurant has recently under went a remodel and upgraded structurally the area of remodel during the phase of construction

7. That landmarks and historic buildings be preserved; and

The building is not a historically significant

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

N/A

# Estimated Construction Costs

TYPE OF APPLICATION:

Change of Hours of Operation

OCCUPANCY CLASSIFICATION:

B

BUILDING TYPE:

VB

TOTAL GROSS SQUARE FEET OF CONSTRUCTION:

0

BY PROPOSED USES:

Existing Limited Restaurant - change in the  
hours of operation

ESTIMATED CONSTRUCTION COST:

\$1.-

ESTIMATE PREPARED BY:

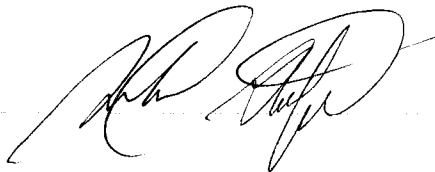
FEE ESTABLISHED:

## Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature:



Date:

4-2-15

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

Suheil Shatara, Shatara Architecture Inc.

Owner / Authorized Agent (circle one)



# Application Submittal Checklist

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

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

**After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.**

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_



**SAN FRANCISCO  
PLANNING  
DEPARTMENT**

**FOR MORE INFORMATION:**  
Call or visit the San Francisco Planning Department

**Central Reception**

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

TEL: **415.558.6378**

FAX: **415 558-6409**

WEB: **<http://www.sfplanning.org>**

**Planning Information Center (PIC)**

1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**

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

# AFFIDAVIT FOR Formula Retail Establishments

## 1. Location and Classification

STREET ADDRESS OF PROJECT: 2411-2415 19th Avenue, San Francisco		
ASSESSORS BLOCK/LOT: 2406 / 001	ZONING DISTRICT: NCD	HEIGHT/BULK DISTRICT: 40X

## 2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8): Change in the Hours of Operation for Existing Limited Service Restaurant	
PROPOSED BUSINESS NAME: Existing Name - Seniore's Pizza	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES:  Pizza Restaurant & Delivery Service	
BUILDING PERMIT APPLICATION NO.: (if applicable)	CONDITIONAL USE CASE NO.: (if applicable)

## 3. Quantity of Retail Locations

		TOTAL
3.a	How many retail locations of this business are within the United States? Please include any property for which a lease has been executed.	6
3.b	How many of the above total locations are in San Francisco?	2

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

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

## 4. Standardized Features

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

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

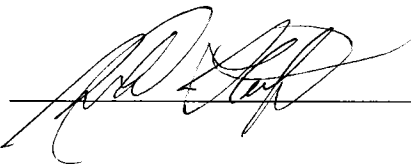
Enter the total number of Yes/No answers above.

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

5. Applicant's Affidavit

NAME: Suheil Shatara		<input type="checkbox"/> Property Owner		<input checked="" type="checkbox"/> Authorized Agent	
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP) 26 Lakeview Drive, Daly City, CA 94015					
PHONE: (4 1 5) 8 7 1 1 2 2 9			EMAIL: suheil@shataraarch.com		

- Under penalty of perjury the following declarations are made:
- a: The undersigned is the owner or authorized agent of the owner of this property.
  - b: The information presented is true and correct to the best of my knowledge.
  - c: Other information or applications may be required.

Applicant's Signature:  Date: 4-2-15

PLANNING DEPARTMENT USE ONLY			
PLANNING CODE SECTION(S) APPLICABLE:			
HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?			
<input type="checkbox"/> Principally Permitted <input type="checkbox"/> Principally Permitted, Neighborhood Notice Required (Section 311/312) <input type="checkbox"/> Not Permitted <input type="checkbox"/> Conditional Use Authorization Required (Please list Case Number below)			
CASE NO.	MOTION NO.	EFFECTIVE DATE	NSR RECORDED? <input type="checkbox"/> Yes <input type="checkbox"/> No
COMMENTS:			
VERIFIED BY:			
Signature: _____		Date: _____	
Printed Name: _____		Phone: _____	



SAN FRANCISCO  
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No appointment is necessary.*



Outer Sunset Merchants Professional Association  
1290 24th Ave.  
San Francisco, CA 94122

Wednesday, March 18, 2015

San Francisco Planning Department  
1650 Mission St., # 400  
San Francisco, CA 94103

Re: Approval of Conditional Use Permit for Seniore's Pizza at 2411 19th Ave.

Dear Planner,

Please approve the Conditional Use Permit (CUP) request for 2411 19th Ave. The Taraval St. Neighborhood Commercial District Zoning Control Table, see section 741.26, principally permits the restaurant's hours of operation from 6am to 2am. The space requires a CUP from 2am to 6am. We find this use necessary, desirable, and compatible to this neighborhood.

Maroan Jaber is known and respected and can be trusted with this privilege. Mr. Jaber's restaurant is clean, safe, and well lit.

This will be a two step process for Mr. Jaber. If he receives a CUP he will then go to the Entertainment Commission and apply for an After Hours permit. Please approve the conditional use request with the following condition; abide by the good neighbor policy.

Sincerely,

A handwritten signature in black ink, appearing to read "William J. Barnickel".

William J. Barnickel  
President Outer Sunset Merchant's Association

From: **Stefano Cassolato** stefanocassolato@gmail.com  
Subject: Fwd: Security Plan Overview for 2411 19th Ave. at Taraval St.  
Date: April 1, 2015 at 10:50 AM  
To: maroan jaber maroanjaber@yahoo.com

A full security plan as been established for this space.

Project Address: 2411 19th Ave.

Zoning: Taraval St. Neighborhood Commercial District

Project Sponsors: Maroan Jaber

Project Description: Pizza Parlor, limited restaurant, that does not offer alcohol at this time with two addresses, 2411 and 2415 19th Ave, capacity is less than 49, and includes a delivery component. The project sponsors are seeking extended hours that are conditionally permitted between 2:00AM and 6:00AM.

Mr. Jaber is a known entity in the community for over 10 years. The venue is in the Outer Sunset Neighborhood and this is a harmonious use that supports the district's vitality. The proposed hours also give customers who don't work 9-5 an option to eat between 2:00AM-6:00AM which fills a need as there are limited restaurants open during that timeframe.

The venue's employees will obtain guard cards and currently the store is well lit and well managed. The employees have very good training and an understanding about how to execute Mr. Jaber's vision of providing a very safe, clean, and comfortable space. It is very common for people to

come into the restaurant, share a meal with a friend, and watch the large television that is available. It is also very common for customers to request both take out and delivery.

Mr. Jaber is very adamant about his employees walking a 100' radius around the property to ensure that no discarded trash has been left by a patron.

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