



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Project Summary and Draft Motion

### COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: APRIL 11, 2019

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

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Planning  
Information:  
**415.558.6377**

*Record No.:* 2018-012330CUA  
*Project Address:* 447 BROADWAY (NOTTINGHAM PLACE ENTRY)  
*Zoning:* Broadway NCD (Neighborhood Commercial) Zoning District  
65-A-1 Height and Bulk District  
*Block/Lot:* 0163/026  
*Project Sponsor:* Francisco Matos  
1340 Market Street, Suite 200  
San Francisco, CA 94102  
*Property Owner:* 447-461 Broadway, LLC  
San Francisco, CA 94133  
*Staff Contact:* Mathew Chandler – (415) 575-9048  
[mathew.chandler@sfgov.org](mailto:mathew.chandler@sfgov.org)

### PROJECT DESCRIPTION

The project would convert 4,000 square feet of currently vacant ground level space into a General Entertainment Use (DBA Escape SF), a principally permitted land use. Conditional Use Authorization is required for use size. The proposed business establishment, which will be accessed from the Nottingham Place entrance of the existing building, will offer interactive escape room scenarios and no food or beverages are proposed to be sold on site. The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

### REQUIRED COMMISSION ACTION

The project would establish a 4,000 square foot Use. Pursuant to Planning Code Section 714, Conditional Use Authorization is required to establish a use size of 3,000 square feet and above within the Broadway NCD.

### DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2018-012330CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated March 31, 2019 and stamped "EXHIBIT B."

## CB3P CHECKLIST

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

Additional Information	
Notification Period	20 Days Mailed (150' Occupants & 300' Owners), 20 Days Posted on site and in Newspaper
Number and nature of public comments received	1 phone call of support, 2 letters and 1 email of opposition
Number of days between filing and hearing	90 Days between a complete application and hearing, 99 days since date of filing

Generalized Basis for Approval (max. one paragraph)
<i>The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section <a href="#">101.1</a> and <a href="#">303(c)</a> and findings submitted as part of the application. The proposed use, intensity, and character is compatible with the surrounding area and is on balance with the General Plan and Use District. Conditional Use approval to establish a use size in excess of 3,000 square feet would activate a currently vacant ground level space with a principally permitted use. Staff believes the proposed establishment would be desirable for and compatible with the community and recommends approval with conditions.</i>

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 11, 2019.

AYES:

NAYS:

ABSENT:

ADOPTED: April 11, 2019

*Jonas P. Ionin*  
*Commission Secretary*

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

**PROTEST OF FEE OR EXACTION:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development. If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance

Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

**ATTACHMENTS:**

Draft Motion – Conditional Use Authorization

Exhibit A – Conditions of Approval

Exhibit B – Plans, Maps, and Context Photos

Exhibit C – Environmental Determination

Exhibit D – Public Correspondence

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a use size greater than 2,999 square feet (d.b.a. **Escape SF**) located at 447 Broadway, Assessor's Block 0163, in lot 026, pursuant to Planning Code Section(s) **303(c) and 714** within the **Broadway NCD (Neighborhood Commercial District)** Zoning District and a **65-A-1** Height and Bulk District; in general conformance with plans, dated **March 31, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-012330CUA** and subject to conditions of approval reviewed and approved by the Commission on **XXXXXX** 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 **XXXXXX** 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](http://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](http://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](http://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](http://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](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
7. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
9. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

10. **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](http://www.sf-planning.org)*
11. **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](http://www.sf-planning.org)*

## OPERATION

12. **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>*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

14. **Garbage, composting and recycling for operation.** 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>.*

15. **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.

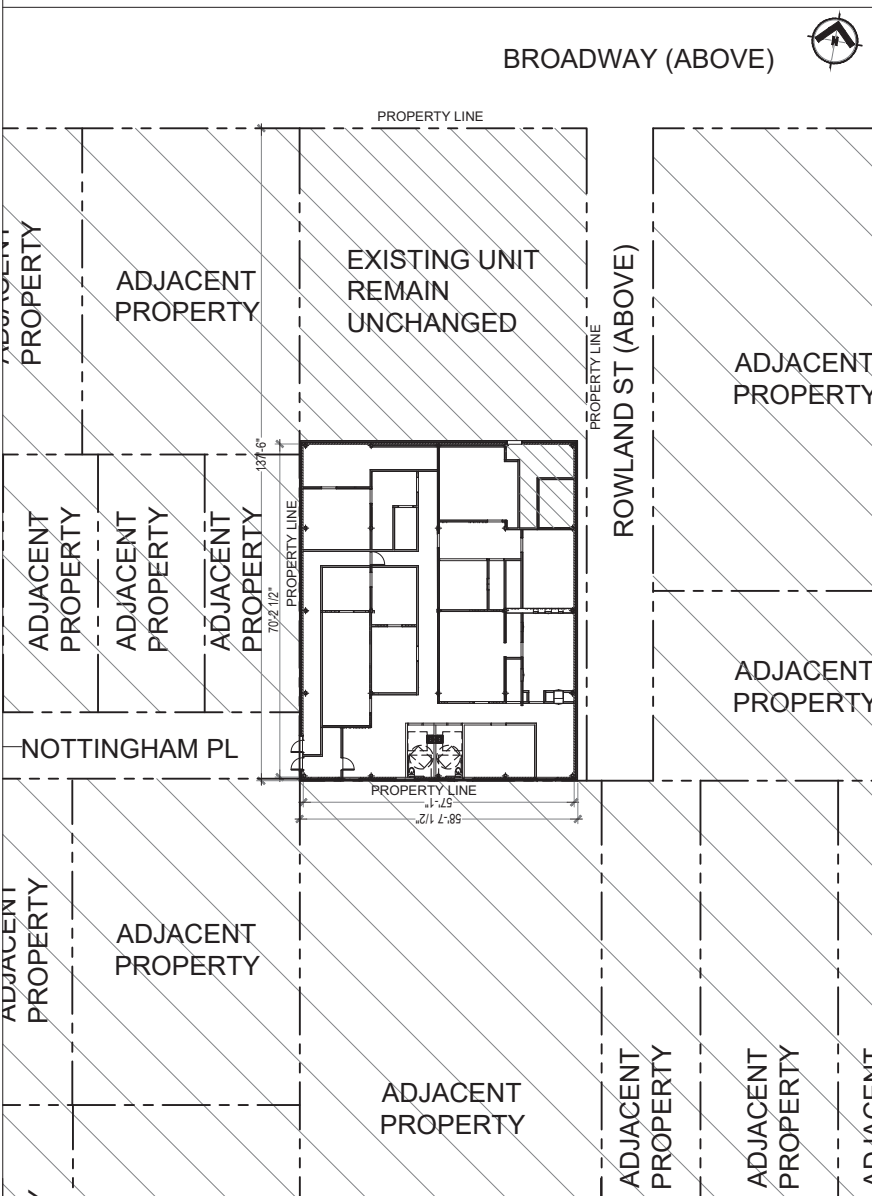
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



LOCATION PLAN



PROPOSED SITE PLAN SCALE: 3/32" = 1'-0"



CODE ANALYSIS

NOTE:  
ALL WORK SHALL BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS INCLUDING THE FOLLOWING:

APPLICABLE CODES	
2016 EDITION OF TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR)	
2016 California Residential Code (CRC)	
2016 California Plumbing Code (CPC)	
2016 California Mechanical Code (CMC)	
2016 California Electrical Code (CEC)	
2016 California Energy Code AKA Energy Efficiency Standards (EES)	
2016 California Green Building Standards Code	
2016 California Fire Code	

BUILDING INFORMATION

ZONING INFORMATION				
ZONING DISTRICT	NCD-BROADWAY NEIGHBORHOOD COMMERCIAL			
PARCEL AREA	8,318.75 SF			
HEIGHT & BULK	65-A-1			
OCCUPANCY TYPE	R-2, A-3			
YEAR BUILT	1907			
HISTORIC RESOURCE STATUS	A-HISTORIC RESOURCE PRESENT			
BUILDING INFORMATION				
CONSTRUCTION TYPE	MASONRY OR CONCRETE			
BUILDING AREA	15,333 SF			
NUMBER OF STORIES	3			
PROJECT FEATURES				
	(E) USES	(E) USES TO BE RETAINED	(N) CONSTRUCTION/ ADDITION	PROJECT TOTALS
DWELLING UNITS	0	0	0	0
HOTEL ROOMS	31	31	0	31
PARKING SPACES	0	0	0	0
NUMBER OF BUILDINGS	1	1	1	1
HEIGHT OF BUILDING	40	40	40	40
NUMBER OF STORIES	4	4	4	4
BICYCLE SPACES	0	0	0	0
GROSS SQUARE FOOTAGE (GSF)				
	(E) USES	(E) USES TO BE RETAINED	(N) CONSTRUCTION AND/OR ADDITION	PROJECT TOTALS
RESIDENTIAL	5,500	5,500	0	5,500
RETAIL	5,500	5,500	0	5,500
OFFICE	0	0	0	0
INDUSTRIAL/PDR	0	0	0	0
PARKING	4,000	0	0	0
OTHER (SPECIFY USE)	0	0	3,962	4,000
GENERAL ENTERTAINMENT	0	0	3,962	4,000
TOTAL GSF	15,000	11,000	3,962	15,000
OCCUPANCY CLASSIFICATION	A-3			
OCCUPANCY LOAD FACTOR	30			
NET FLOOR AREA	2,680			
OCCUPANCY	90			

PROJECT SUMMARY

CONVERT (E) PARKING/STORAGE TO (N) GENERAL ENTERTAINMENT USE COMMERCIAL SPACE.

PROJECT DIRECTORY

NAME TITLE COMPANY	ADDRESS City, ST Zip	PHONE, MOBILE, FAX, E MAIL
	447-461 BROADWAY, SAN FRANCISCO, CA 94133	Tel: Email:
Francisco Matos -Architect Architects-SF	1390 MARKET ST. SAN FRANCISCO, CA 94102	Tel: (415) 519-4954 Email: francisco@architects-sf.com Web: http://www.architects-sf.com/

GENERAL NOTES

- CONTRACTOR SHALL VISIT THE SITE AND ACQUAINT THEMSELVES WITH THE CONDITIONS AS THEY ACTUALLY EXIST AND VERIFY LOCATIONS, CONDITIONS AND DETAILS REQUIRED TO COMPLETE THE WORK.
- DISPOSAL SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL USE MATERIALS THAT ARE COMPATIBLE TO EXISTING MATERIALS AND COMPLY WITH APPLICABLE REGULATIONS. BEFORE PROCEEDING, EXAMINE THE SURFACES TO BE MODIFIED AND THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF UNSAFE OR OTHERWISE UNSATISFACTORY CONDITIONS ARE ENCOUNTERED, TAKE CORRECTIVE ACTION BEFORE PROCEEDING WITH THE WORK. CUT USING SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERING AND CHOPPING. RESTORE FINISHES OF PATCHED AREAS AND, WHERE NECESSARY, EXTEND FINISH RESTORATION INTO ADJOINING SURFACES.
- ALL MATERIAL SHALL BE INSTALLED WITH THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION AND IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AT THE SITE AND SHALL VERIFY ALL MEASUREMENTS.
- EXISTING OPENING FRAME SHALL REMAIN UNALTERED. ALL NEW WINDOWS OR DOORS SHALL FIT THE EXISTING ROUGH OPENING.
- PERFORM ALL WORK IN A WORKMANLIKE MANNER. CONTRACTOR TO REPLACE OR REPAIR ANY DAMAGE TO EXISTING AREAS TO REMAIN, AS DETERMINED BY THE OWNER.

DRAWING INDEX

GENERAL	
G000	TITLE, COVER SHEET & SHEET INDEX
G001	IMAGES
ARCHITECTURAL DRAWINGS	
AB101	EXISTING GROUND FLOOR PLAN (NOTTINGHAM)
AB102	EXISTING GROUND FLOOR PLAN (BROADWAY)
AB103	EXISTING SECOND & THIRD FLOOR PLAN
A101	PROPOSED GROUND FLOOR PLAN (NOTTINGHAM)
A102	PROPOSED GROUND FLOOR REFLECTED CEILING PLAN (NOTTINGHAM)
A201	EXISTING AND PROPOSED ELEVATIONS (NOTTINGHAM)

SYMBOLS LEGEND:

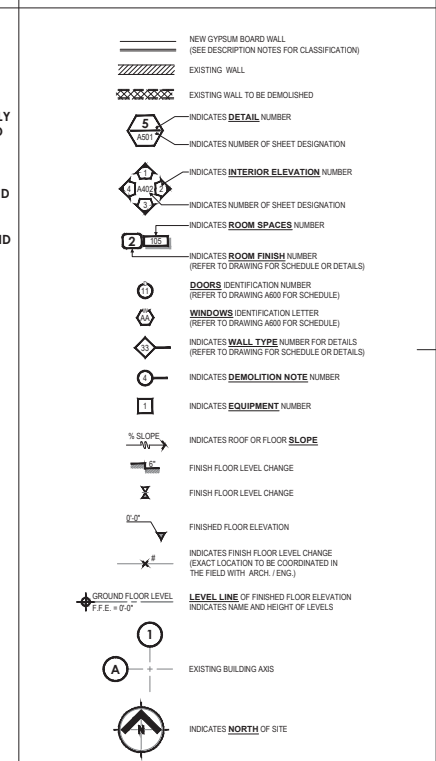


EXHIBIT  
B

CHANGE OF USE

447-461 BROADWAY, SAN FRANCISCO, CA 94133

BLOCK/LOT: 0163/026

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Doc. Date:	

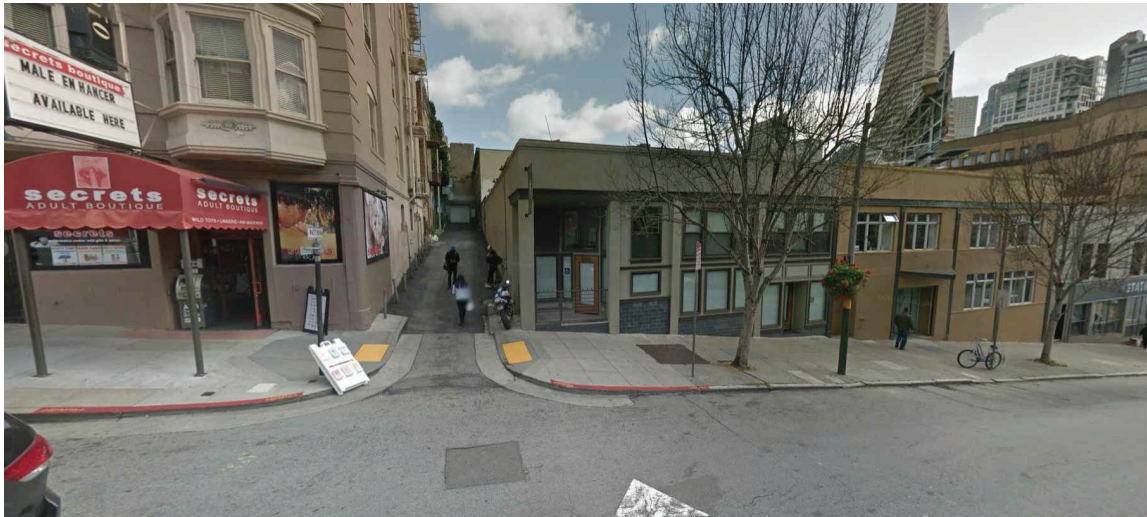
Revisions	
Number	Description

Project Title:  
**REMODELING**  
447-461 BROADWAY, SAN FRANCISCO, CA 94133  
BLOCK/LOT: 0163/026

Sheet:  
**G001**

Drawing Title:  
**IMAGES**

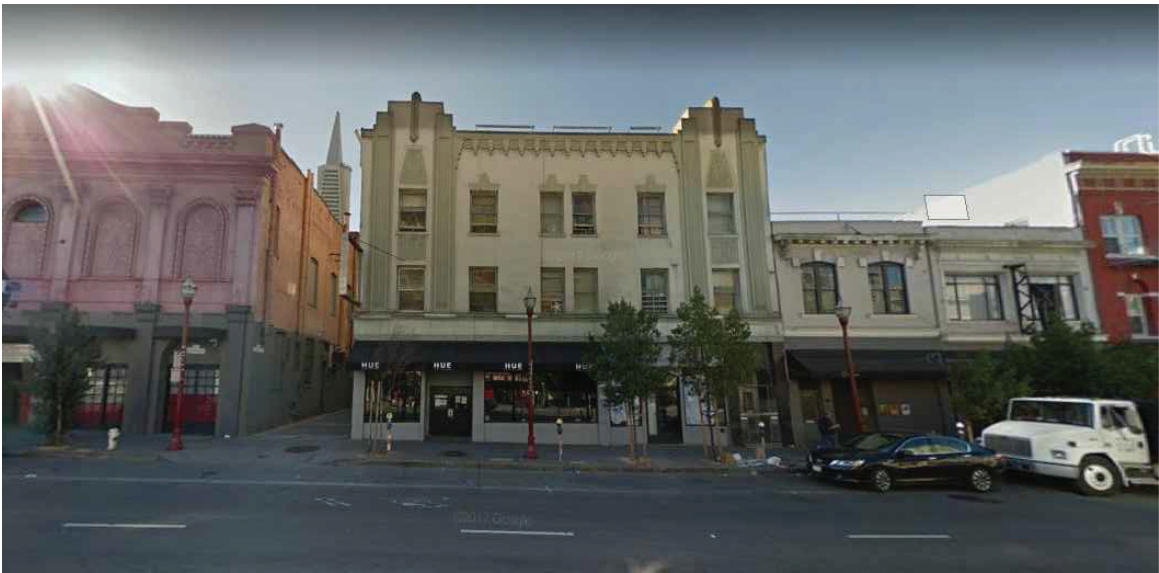




NOTTINGHAM PLACE ACCESS FROM KEARNY STREET



NOTTINGHAM PLACE ENTRANCE (MAIN ENTRANCE)



BUILDING FRONT ELEVATION (BROADWAY)

EXHIBIT

B

Revisions		SHEET INFO	
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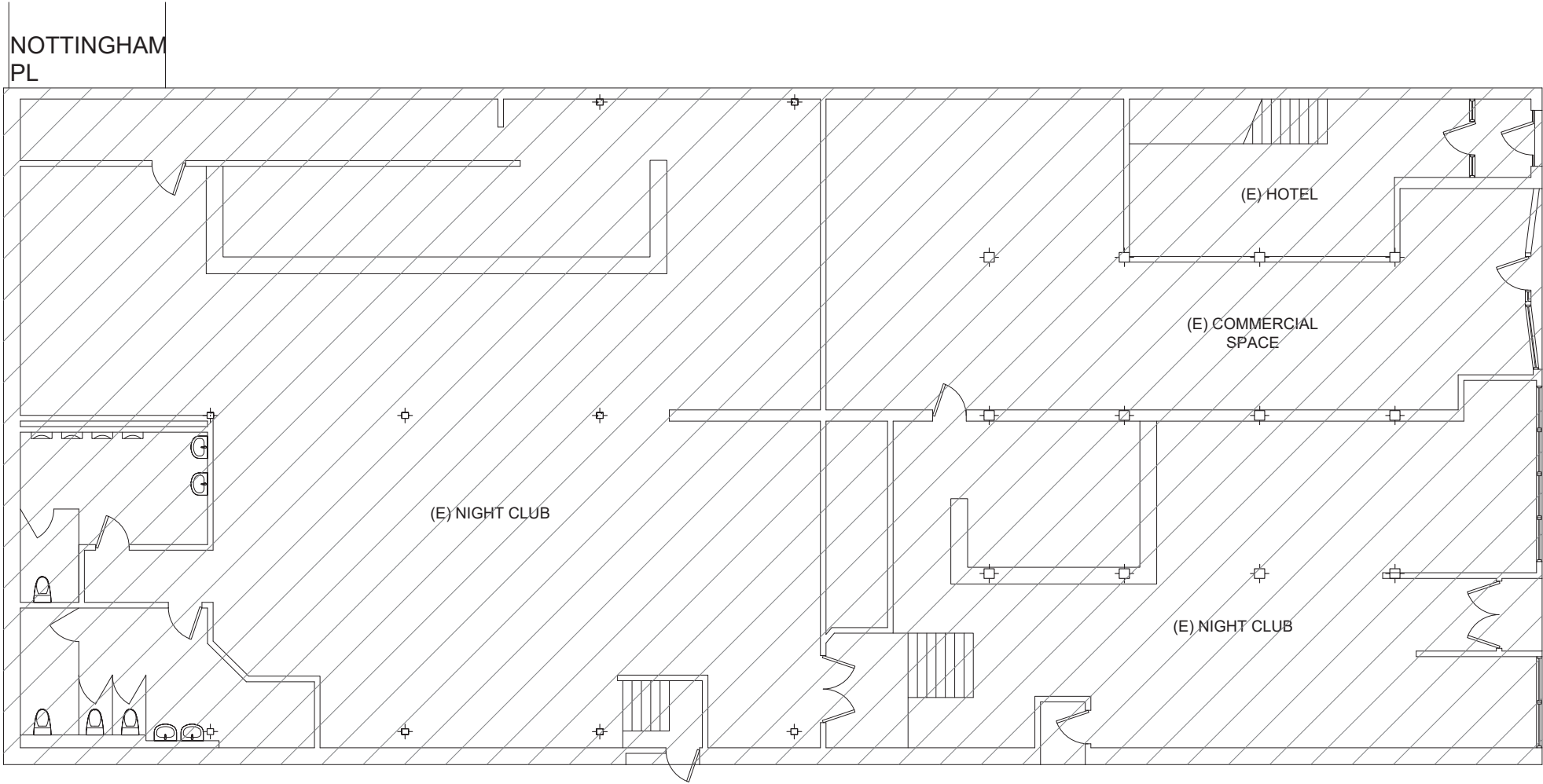
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BLOCK/LOT: 0163/026

Drawing Title:

IMAGES

Sheet:  
**G001**






 **EXISTING GROUND FLOOR PLAN (BROADWAY/ROWLAND ST LEVEL)**  
SCALE: 1/4"=1'-0"  
(NOT IN SCOPE OF WORK)

EXHIBIT  
B

BROADWAY

Sheet: Project Title:

**REMODELING**

447-461 BROADWAY, SAN FRANCISCO, CA 94133

BLOCK/LOT: 0163/026

**AB102**

Drawing Title:  
**EXISTING GROUND FLOOR PLAN (BROADWAY)**

Revisions

Number	Date	Description

SHEET INFO

Project No:  
Set Date:  
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Dwg. Date:



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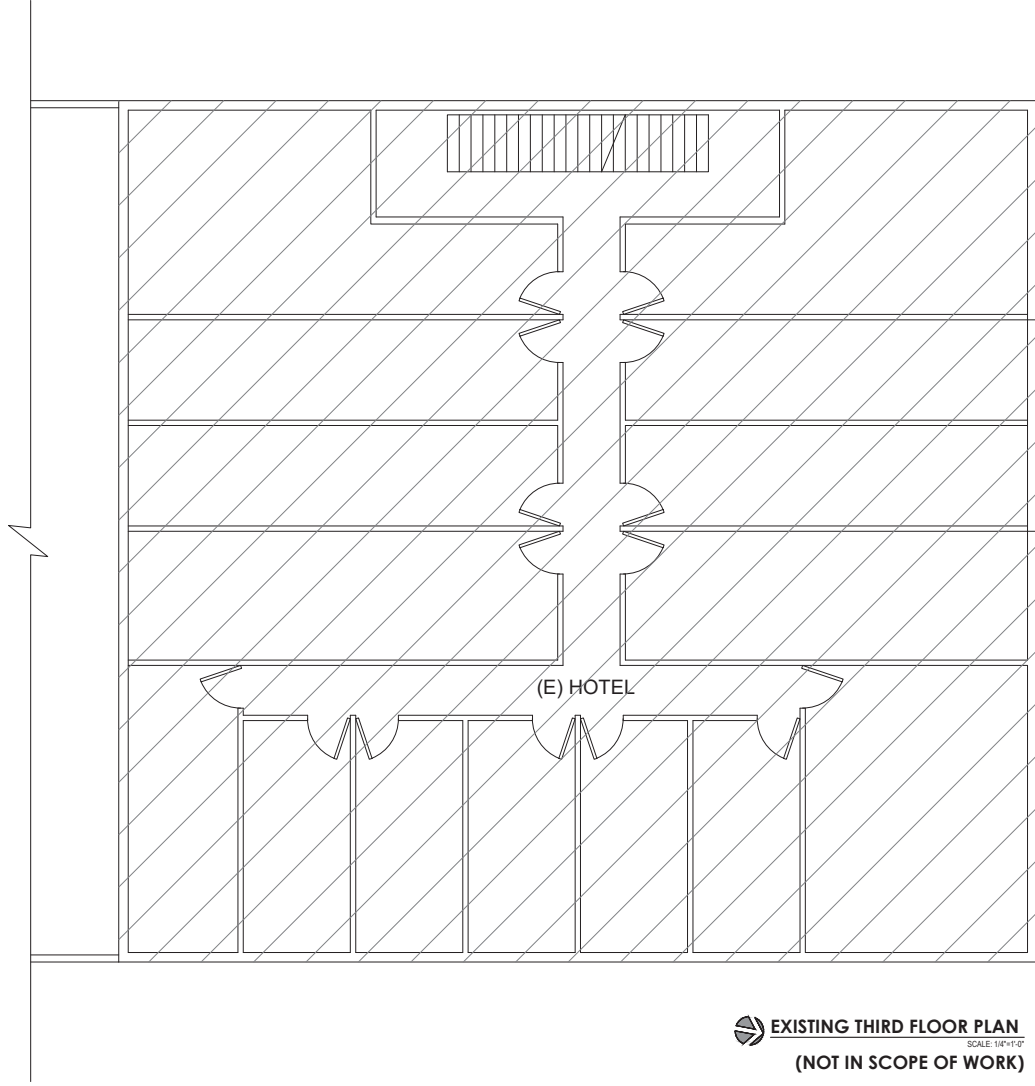
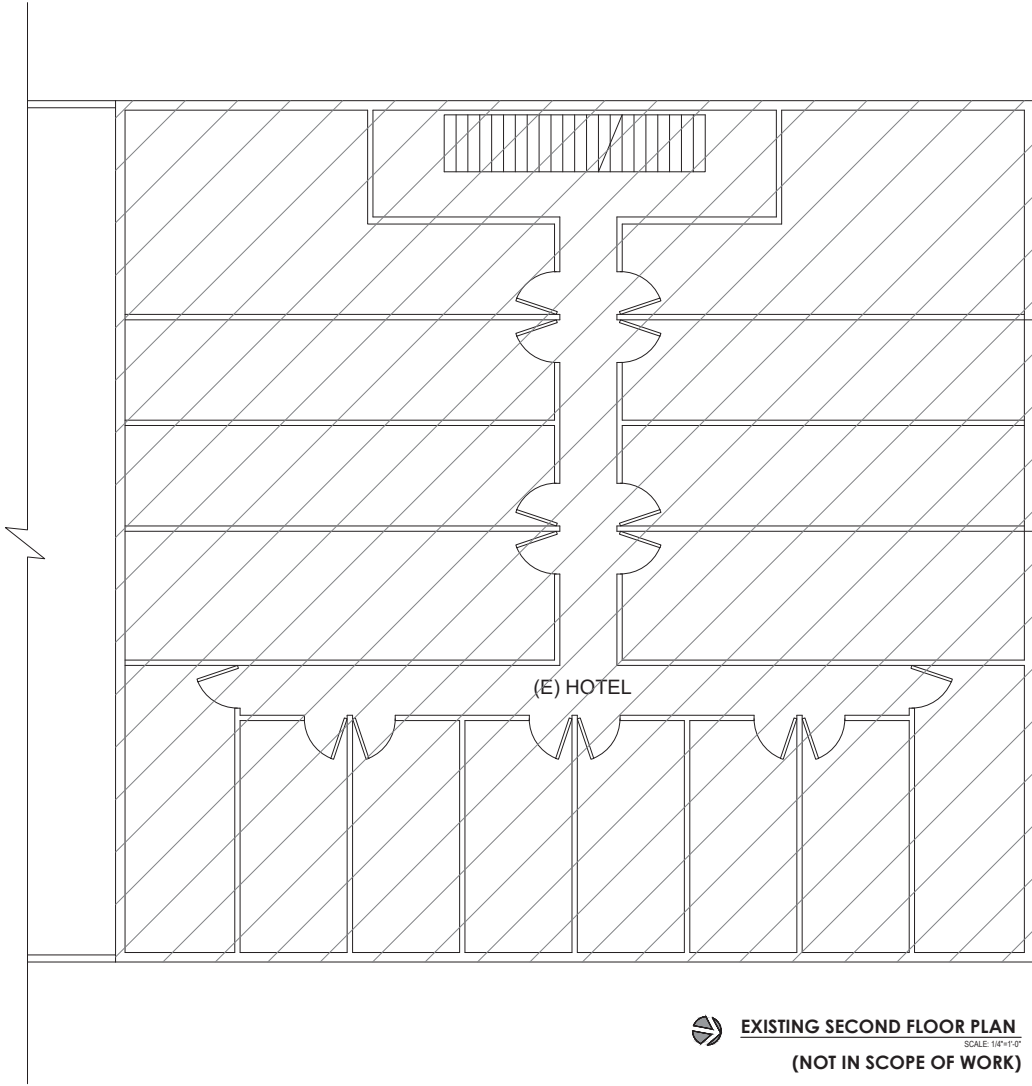


EXHIBIT  
B

Sheet: Project Title:

REMODELING  
447-461 BROADWAY, SAN FRANCISCO, CA 94133  
BLOCK/LOT: 0163/026

Drawing Title:

EXISTING SECOND AND THIRD FLOOR PLAN

Revisions

Number	Date	Description

SHEET INFO

Project No.:  
Set Date:  
Drawn by:  
Dwg. Date:



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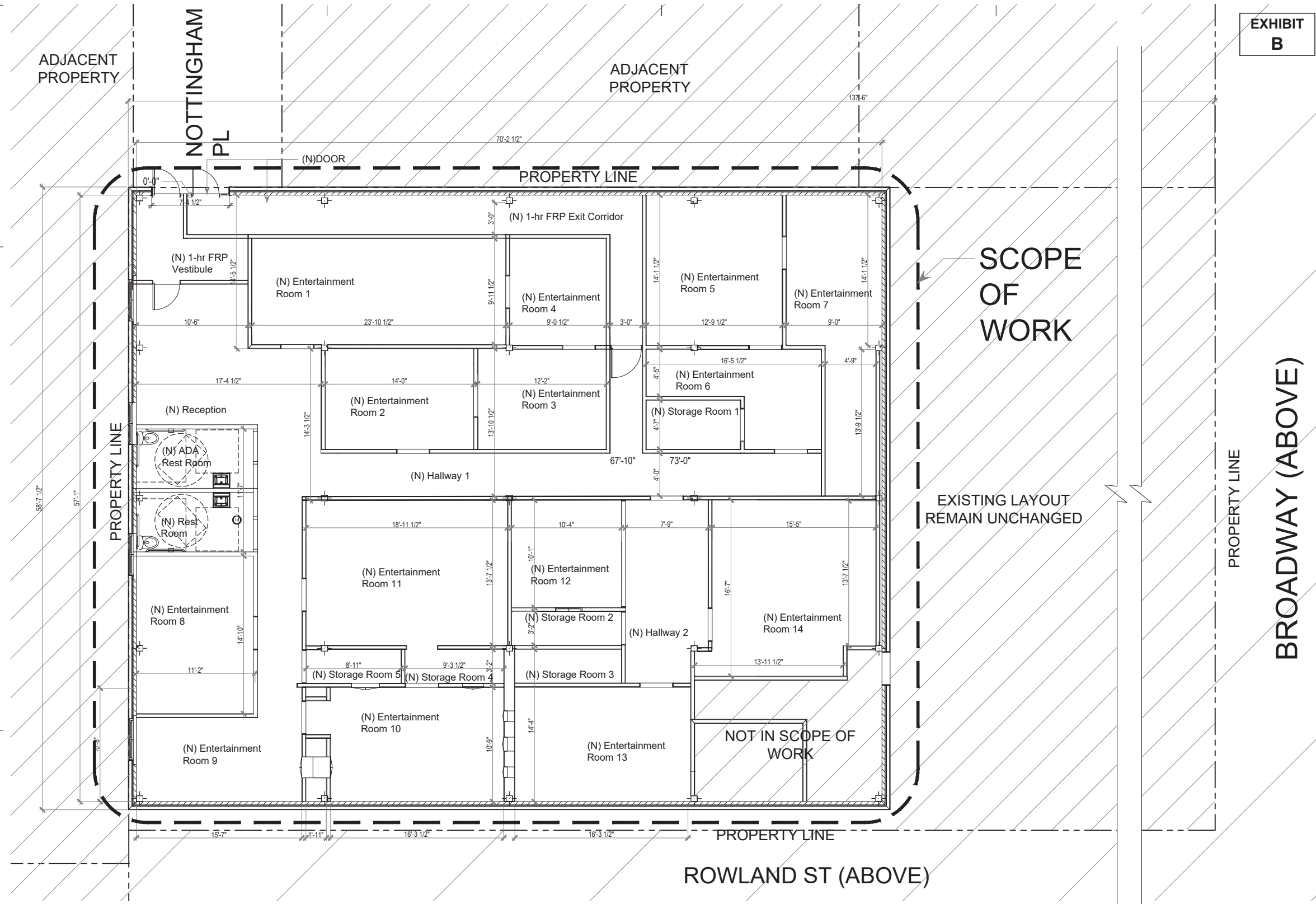


EXHIBIT  
B

Project Title:  
**REMODELING**  
447-461 BROADWAY, SAN FRANCISCO, CA 94133  
BLOCK/LOT: 0163/026

Sheet:  
**A101**

Revisions

Number	Date	Description

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Drawing Title:

**PROPOSED GROUND FLOOR PLAN (NOTTINGHAM)**

PROPOSED GROUND FLOOR PLAN (NOTTINGHAM PL LEVEL)  
SCALE: 1/4"=1'-0"



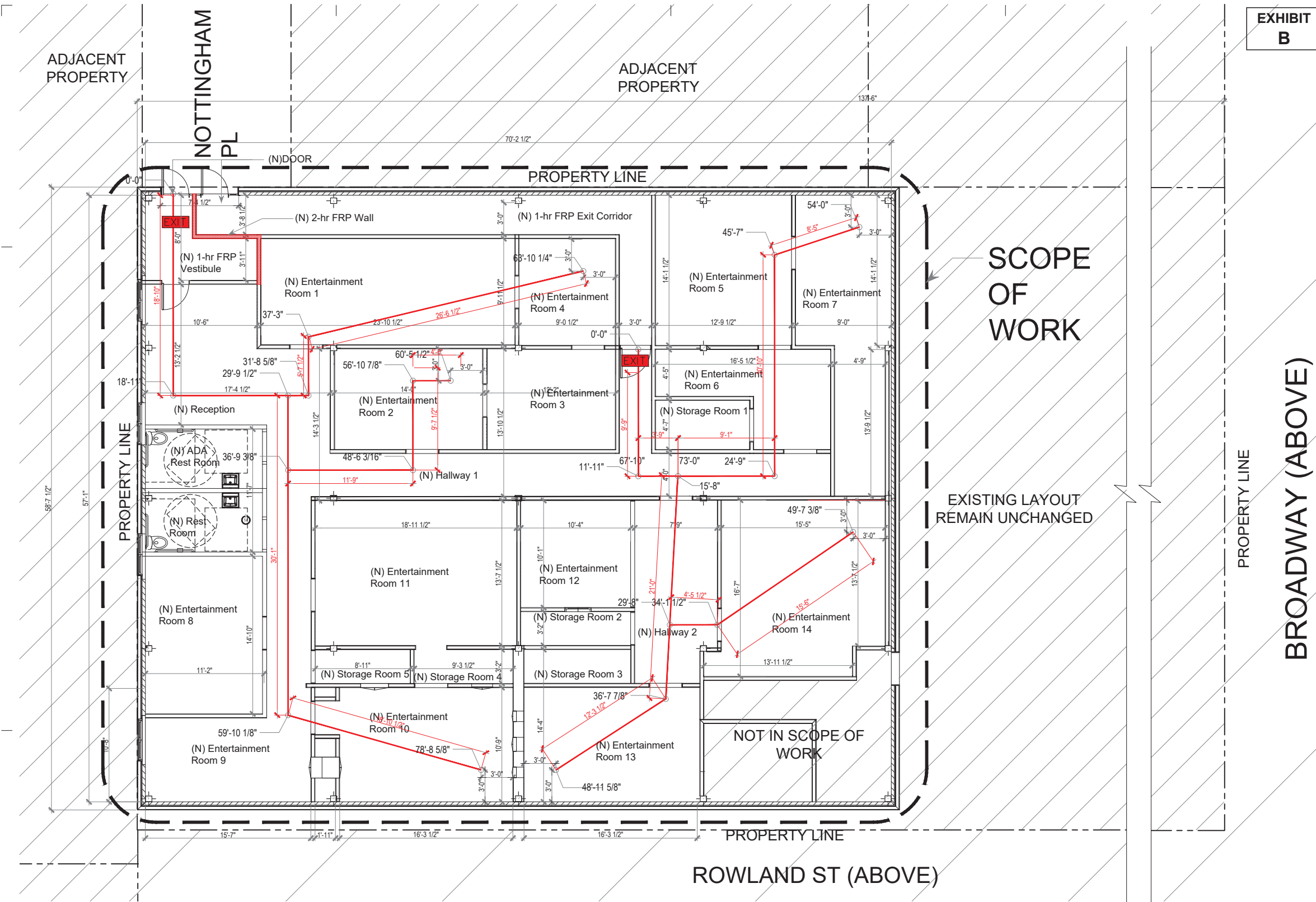


EXHIBIT  
B

Project Title:

REMODELING  
447-461 BROADWAY, SAN FRANCISCO, CA 94133  
BLOCK/LOT: 0163/026

Sheet:

A102

Revisions

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PROPOSED GROUND FLOOR REFLECTED CEILING PLAN (NOTTINGHAM LEVEL)  
SCALE: 1/4"=1'-0"



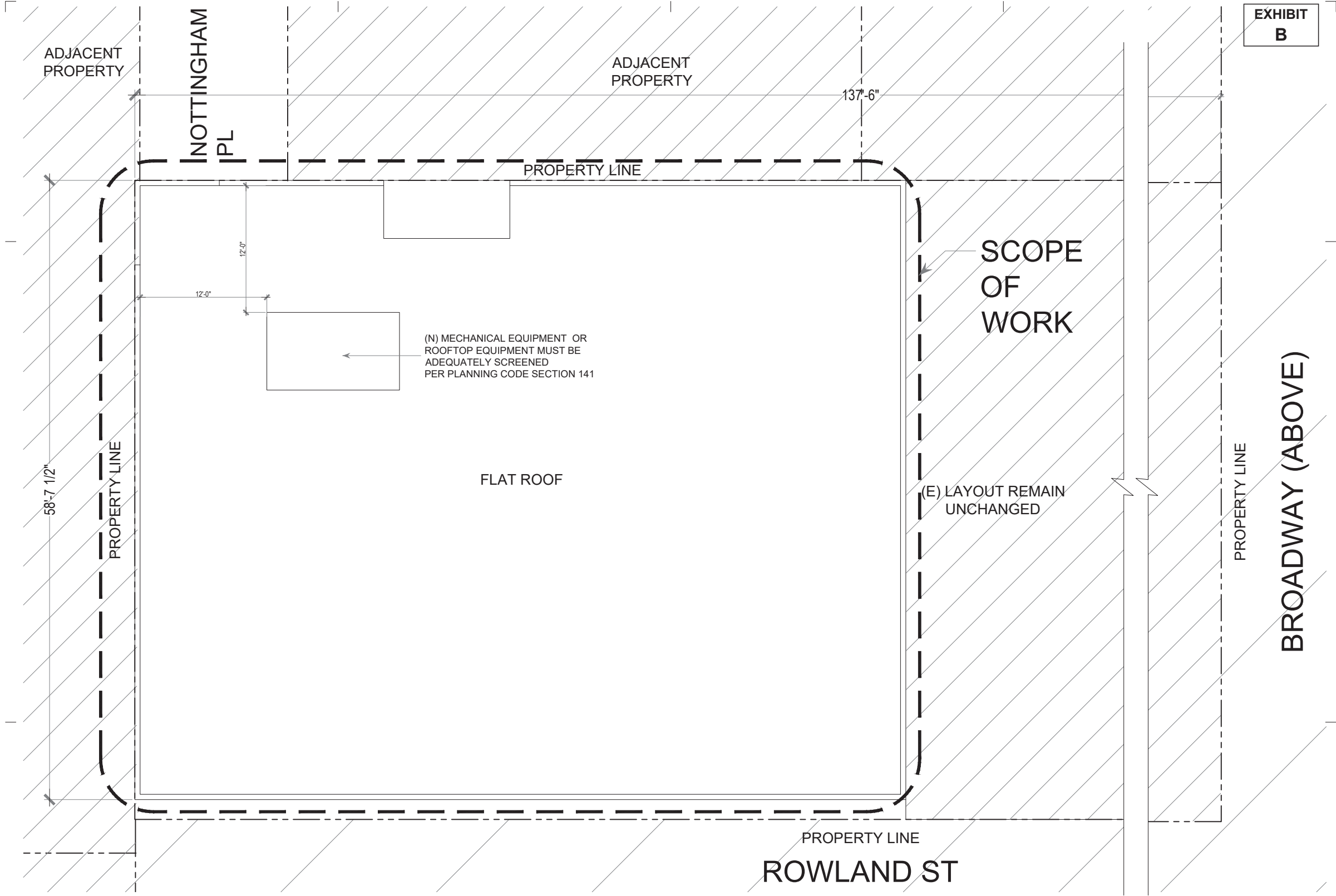


EXHIBIT  
B

Project Title:  
**REMODELING**  
447-461 BROADWAY, SAN FRANCISCO, CA 94133  
BLOCK/LOT: 0163/026

Sheet:  
**A103**

Project Title:  
**REMODELING**  
447-461 BROADWAY, SAN FRANCISCO, CA 94133  
BLOCK/LOT: 0163/026

Drawing Title:  
**EXISTING ROOF PLAN**

Revisions

Number	Date	Description

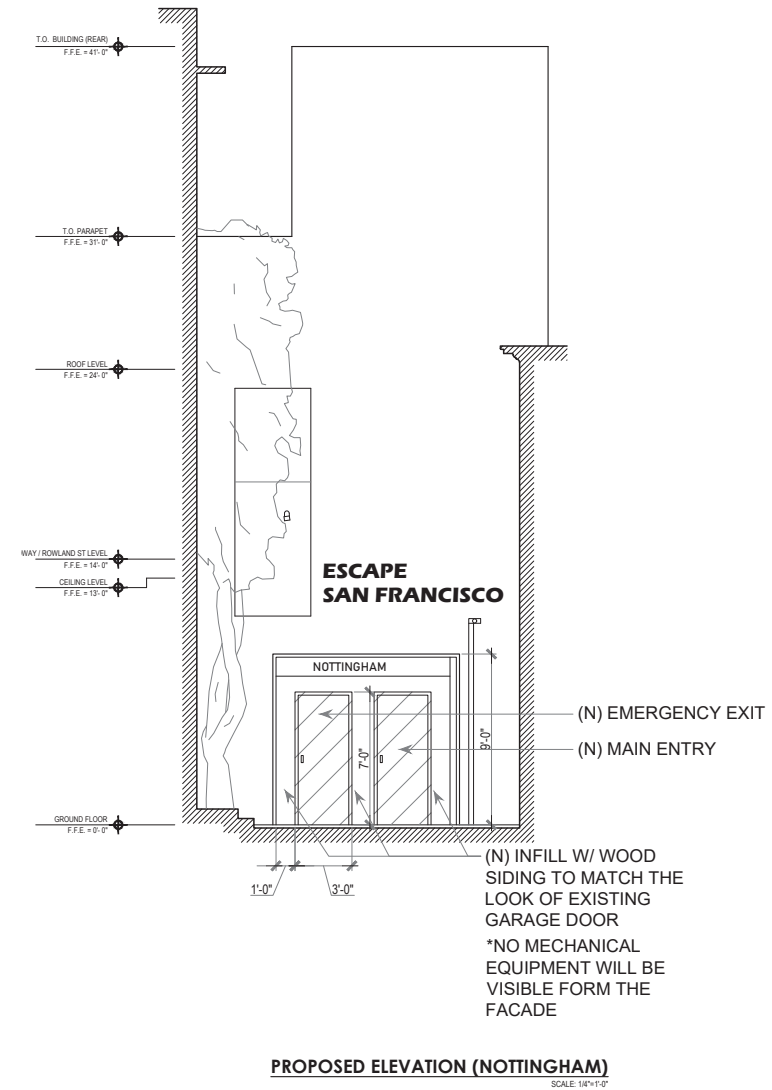
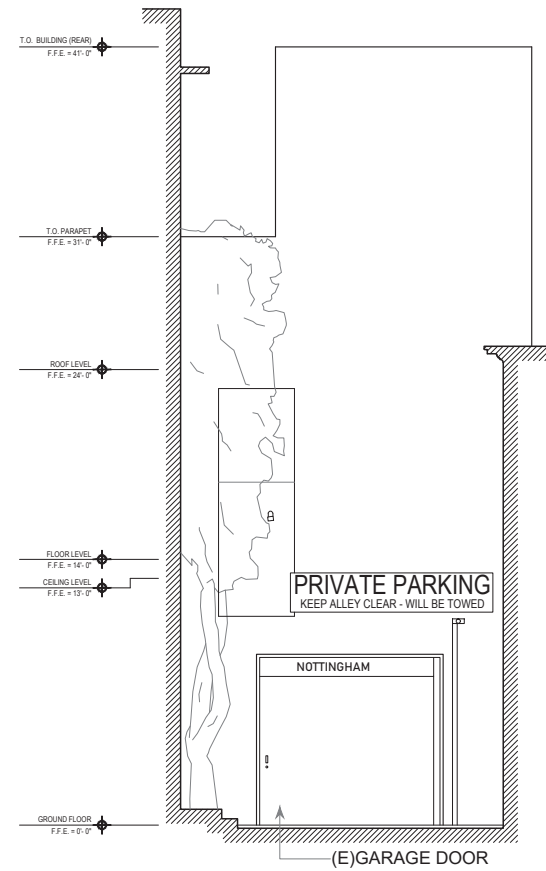
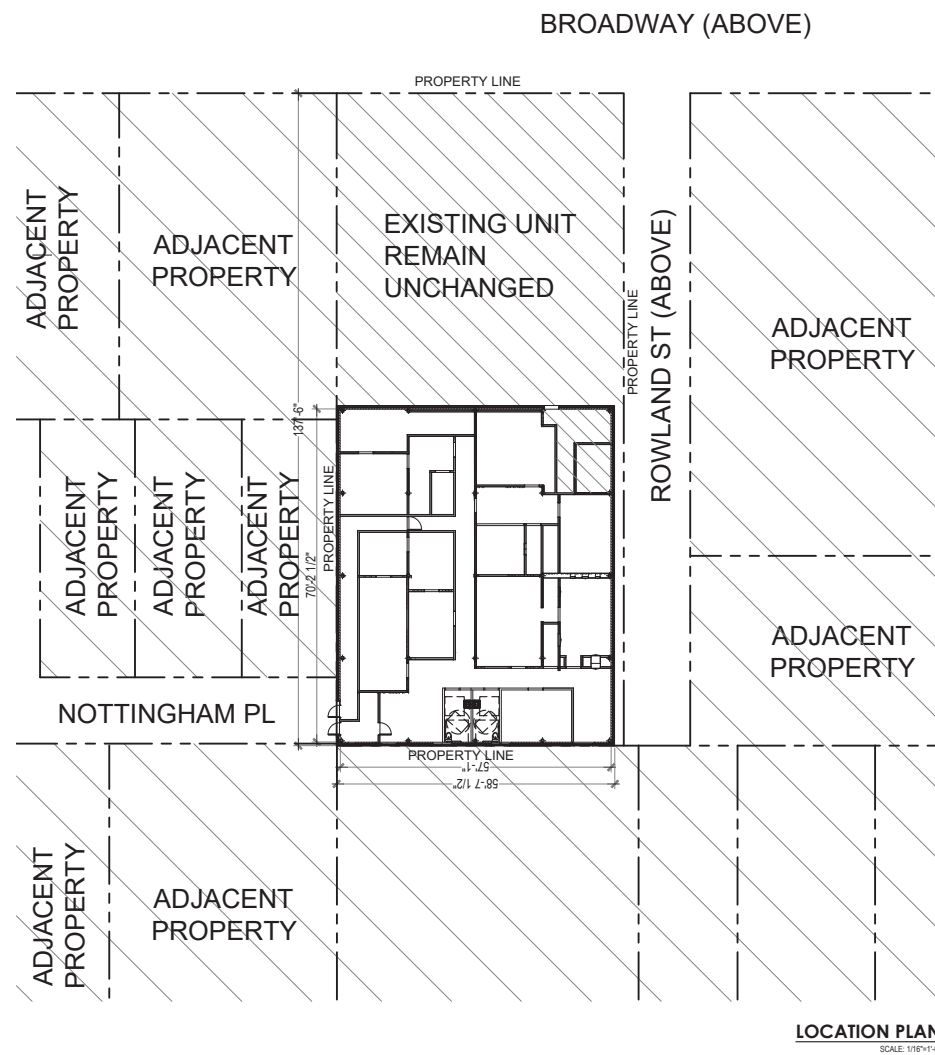
SHEET INFO

Project No.:	
Set Date:	
Drawn by:	
Dep. Date:	

Francisco J. Males, Architect  
License C34078  
a: 1390 Market St.  
San Francisco, CA 94102  
p: (415) 519-4954  
e: francisco@architect-sf.com  
w: www.architect-sf.com

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**EXHIBIT  
B**

Sheet: \_\_\_\_\_ Project Title: \_\_\_\_\_

**REMODELING**  
447-461 BROADWAY, SAN FRANCISCO, CA 94133  
BLOCK/LOT: 0163/026

Drawing Title:

**EXISTING AND PROPOSED ELEVATIONS (NOTTINGHAM)**

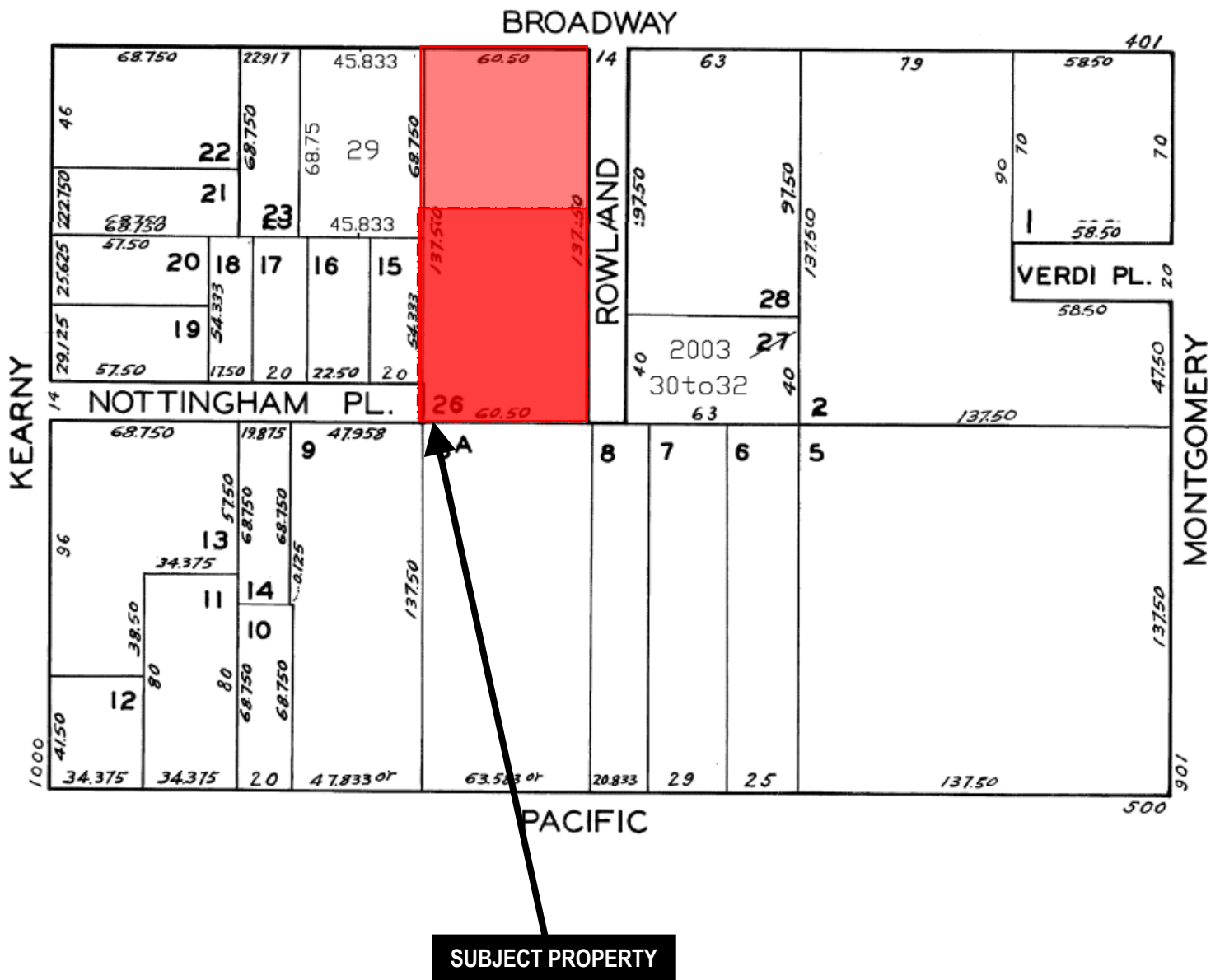
 **ARCHITECT** **SF**

Francisco J. Matos, Architect  
License C34078  
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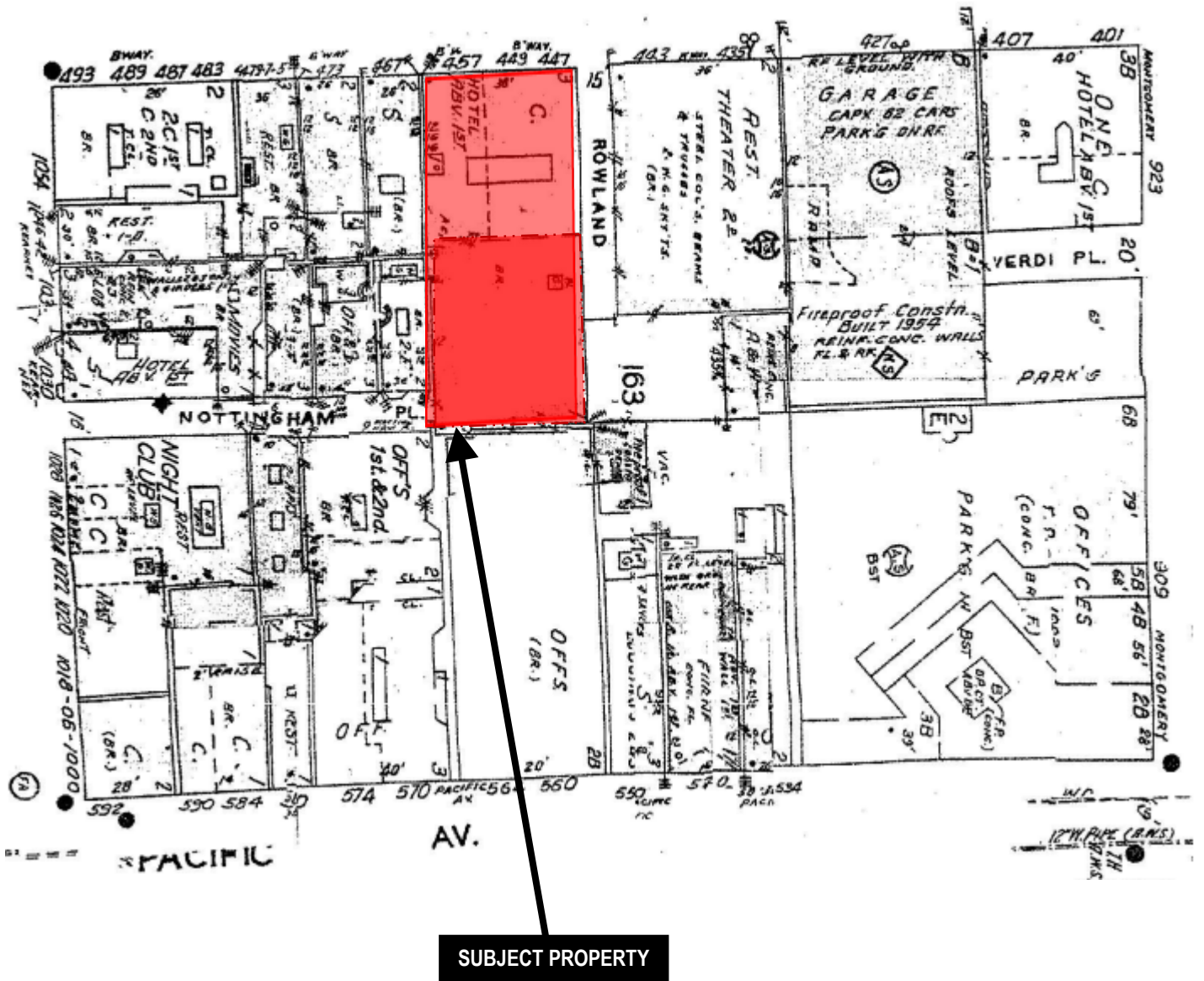
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# Parcel Map



Conditional Use Authorization  
 Case Number 2018-012330CUA  
 Use Size- Escape SF  
 447 Broadway- Nottingham Pl. Entrance

# Sanborn Map\*



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



Conditional Use Authorization  
Case Number 2018-012330CUA  
Use Size— Escape SF  
447 Broadway- Nottingham Pl. Entrance

# Aerial Photo

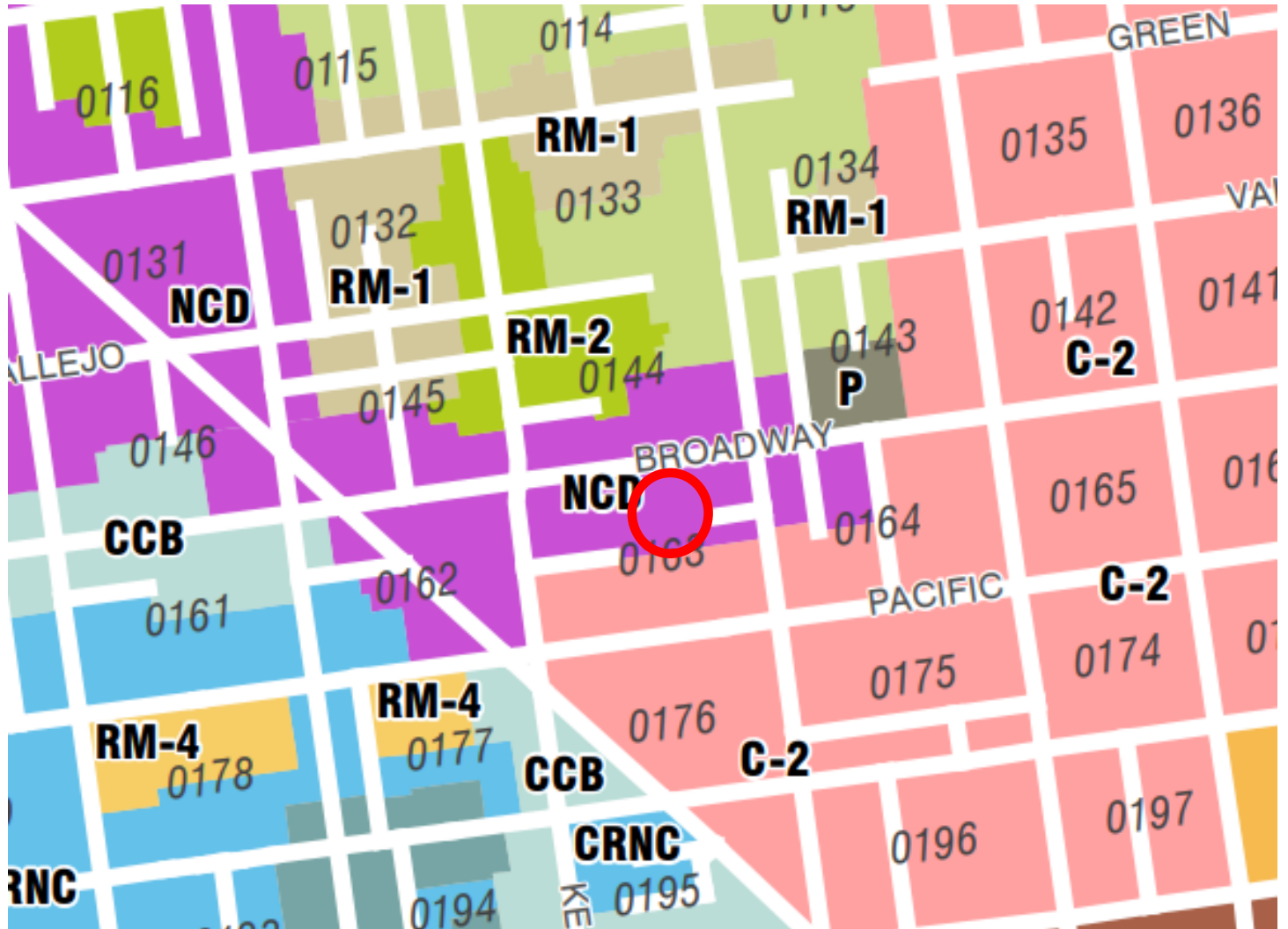


**SUBJECT PROPERTY**



Conditional Use Authorization  
**Case Number 2018-012330CUA**  
Use Size– Escape SF  
447 Broadway- Nottingham Pl. Entrance

# Zoning Map



Conditional Use Authorization  
Case Number 2018-012330CUA  
Use Size- Escape SF  
447 Broadway- Nottingham Pl. Entrance



# Site Photo



NOTTINGHAM ENTRANCE



## CB3P CHECKLIST FOR ELIGIBILITY

### Property Information

Project Address: 447 Broadway, San Francisco, CA

Record Number and/or Building Permit Number:

Name of Business (if known):

### Project Description

Please provide a narrative project description that summarizes the project and its purpose. ☐ See Attachment

Project will transform a currently vacant garage located in the first floor of a building into a general entertainment business attraction for families, friends, tourists and teams of coworkers.

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


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

# APPLICANT'S DECLARATION

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

Under penalty of perjury the following declarations are made:

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



Signature

Francisco Matos

Name (Printed)

12/5/18

Date

(415) 519-4954

Phone Number

francisco@architect-sf.com

Email Address

## For Department Use Only

Check One:

☐ ENROLLED

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

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

☐ NOT ENROLLED  
STATE REASON: \_\_\_\_\_

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

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



## PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance. For more, see the [Project Application Informational Packet](#).

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

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

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

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

### BUILDING PERMIT APPLICATIONS

#### HOW TO SUBMIT:

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

#### WHAT TO SUBMIT:

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

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

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

### ENTITLEMENTS

#### HOW TO SUBMIT:

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

#### WHAT TO SUBMIT:

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



# PROJECT APPLICATION (PRJ)

## GENERAL INFORMATION

### Property Information

Project Address:

Block/Lot(s):

### Property Owner's Information

Name:

Address:

Email Address:

Telephone:

### Applicant Information

Same as above

Name:

Company/Organization:

Address:

Email Address:

Telephone:

#### Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: \_\_\_\_\_ Email: \_\_\_\_\_ Phone: \_\_\_\_\_

#### Please Select Primary Project Contact:

Owner

Applicant

Billing

## RELATED APPLICATIONS

### Related Building Permit Applications

N/A

Building Permit Applications No(s):

### Related Preliminary Project Assessments (PPA)

N/A

PPA Application No(s):

PPA Letter Date:

## PROJECT INFORMATION

### Project Description:

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

### Project Details:

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

<b>Residential:</b>	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

<b>Non-Residential:</b>	Formula Retail	Medical Cannabis Dispensary	Tobacco Paraphernalia Establishment
	Financial Service	Massage Establishment	Other: _____

**Estimated Construction Cost:** \_\_\_\_\_



## PROJECT AND LAND USE TABLES

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

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


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


## ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

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

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

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

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

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

## PRIORITY GENERAL PLAN POLICIES FINDINGS

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

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;
2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;
3. That the City's supply of affordable housing be preserved and enhanced;
4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;
5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;
6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;
7. That landmarks and historic buildings be preserved; and
8. That our parks and open space and their access to sunlight and vistas be protected from development.

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

Architect

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

(415) 519-4954

Phone

Francisco Matos

Name (Printed)

francisco@architects-sf.com

Email

For Department Use Only

Application received by Planning Department:

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

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

## **Attachment to Project Application (PRJ)**

Project Address: 447/461 Broadway, San Francisco, CA 94133

Block/Lot: 0163 / 026

### **Priority General Plan Policies Fundings**

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 will have no negative impact on the industrial or service sectors and will not create any new commercial office space. The project will offer employment opportunities to local residents, protect and enhance local services industry by attracting more consumers and will otherwise contribute to the enhancement of the neighborhood both for residents and commercial vendors.**





# 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).



## APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

  
\_\_\_\_\_  
Signature

Architect \_\_\_\_\_ (415) 519-4954  
\_\_\_\_\_  
Relationship to Project Phone  
(i.e. Owner, Architect, etc.)

Francisco Matos  
\_\_\_\_\_  
Name (Printed)  
  
francisco@architect-sf.com  
\_\_\_\_\_  
Email

## APPLICANT'S SITE VISIT CONSENT FORM

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

  
\_\_\_\_\_  
Signature

Francisco Matos  
\_\_\_\_\_  
Name (Printed)

9/13/18  
\_\_\_\_\_  
Date

For Department Use Only

Application received by Planning Department:

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

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

## **Attachment to Conditional Use Authorization**

Project Address: 447/461 Broadway, San Francisco, CA 94133

Block/Lot: 0163 / 026

### **Priority General Plan Policies Fundings**

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

**A. The proposed site and its use will have no detrimental impact on the surrounding area and neighbors. All activities will be contained indoors inside the location and there will be no new structures constructed or created outside the proposed site.**

**B. The proposed use will attract minor traffic inflow to an otherwise popular and active mixed-use area that is a long-standing tourist attraction. There are multiple parking garages in the nearby vicinity serving the area and there is a well-developed public transit network that has supported the flow of traffic to the neighborhood. The proposed site is located in a small alley and there will be no parking or loading/unloading at the site to prevent traffic congestion.**

**C. The proposed use will not result in emissions of noise, glare, dust or odor. There will be no adverse impact on the neighborhood from the proposed operation of the site.**

**D. The proposed use will add clear, clean and aesthetically pleasing signs to direct customers to the location. There may be some additional landscaping and lighting to create a pleasant, warm and welcoming atmosphere, and any such addition will be made in consultation with the local residents and will aim to enhance and improve the overall enjoyment of the area.**

**447 – 461 BROADWAY, LLC**

January 2, 2018

San Francisco Planning Department  
1390 Mission Street, Suite 200  
San Francisco, CA

RE: **"2 Nottingham"**, a portion

of

447-461 Broadway  
Block 163, Lot 26

To Whom It May Concern,

As the owner of 447-461 Broadway, I give my permission to Mr. Francisco J. Matos, a licensed architect, to submit remodeling plans on behalf of our proposed tenant, EscapeSF in our property for the Planning Department's review.

Thank you for your help.

Sincerely,

  
Frank Yi, Owner, Manager



# SAN FRANCISCO PLANNING DEPARTMENT

EXHIBIT  
C

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
447 BROADWAY		0163026
<b>Case No.</b>		<b>Permit No.</b>
2018-012330PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> Conditional Use Authorization to establish a use size of 3,000 sf and above. The project proposes change of use from a Private Parking structure to a 4,000 sf general entertainment facility (d.b.a. Escape SF) and includes (N) exterior signage and entry doors to be cut in to the (E) overhead door at the Nottingham Street facade.		

### STEP 1: EXEMPTION CLASS

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> 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"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.  <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

**STEP 2: CEQA IMPACTS**  
**TO BE COMPLETED BY PROJECT PLANNER**

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> 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 &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> 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) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> 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) <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> 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) <b>If box is checked, a geotechnical report will likely be required.</b>

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

**Comments and Planner Signature (optional):** Mathew Chandler

Slope N/A



### STEP 3: PROPERTY STATUS - HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)

<input checked="" type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

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

Check all that apply to the project.

<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

**Note:** Project Planner must check box below before proceeding.

<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , 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. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-around;"> <div> <input type="checkbox"/> Reclassify to Category A  a. Per HRER dated  b. Other (specify): </div> <div> <input type="checkbox"/> Reclassify to Category C  (attach HRER) </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
<b>Comments (optional):</b> Proposal inserts pedestrian doors for commercial use at existing roll-up garage entry, located at secondary service entry on Nottingham façade.	
<b>Preservation Planner Signature:</b> Marcelle Boudreaux	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> 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 <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Commission Hearing  If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	<b>Signature:</b> Mathew Chandler 12/07/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT****TO BE COMPLETED BY PROJECT PLANNER**

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

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
447 BROADWAY		0163/026
Case No.	Previous Building Permit No.	New Building Permit No.
2018-012330PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Commission Hearing	
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

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

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

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

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Amor Santiago, DPM, MPH

December 20, 2018

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

Re: 447 Broadway/Case No. 2018-012330CUA

Dear Commissioners:

Our nonprofit organization, APA Family Support Services is focused on serving families and children in San Francisco; preventing child abuse and domestic violence, and providing supportive education, counseling and other services to help them achieve success. We own the property at 10/12 Nottingham Place which serves as one of our services centers. When we purchased the property previously owned by an architectural firm for 30 years, we saw the quiet, peaceful alley as conducive to the sensitive and supportive services we provide to these families at risk. The property is immediately adjacent to the property for proposed business.

We are very concerned with the General Entertainment Use project that will transform our narrow, dead end alley into a commercial thoroughway for this business. This will impact the quiet quality of the alley for us and our neighbors and those we serve with vehicle and pedestrian passage that has the potential to impact safety, increase noise and litter, with nearby smoking and other problems as they serve beer and wine.

The presence of vehicles during construction and during operation of this business will make the narrow alley, which has no sidewalks, difficult for our residents and clients, many who are parents of babies in strollers, to have inadequate space to reach our location. Because of the nature of residences on both sides of the alley and our offices. Permitted smoking will need to occur at the entrance of the alley along Kearny and it will be problematic to enforce.

We are concerned that the narrow entrances proposed offer egress in the same location. If a fire were to occur at the entrance, patrons would have no other way to exit and be trapped. There should be another exit or more at the rear of the business at the very least.

There are technical problems with the application package including a number of inaccuracies that demonstrates lack of concern with detail that casts doubt about their ability to execute their plans as they have

described. On one drawing, Rowland Street and Nottingham Place are drawn as parallel alleys. The site photos confusingly place the entrance on Nottingham Place and on Rowland Street off Broadway. The project narrative is incomplete in its last sentence of the first paragraph.

This is not a storefront business location. It would be best if at all for this business, to indeed, move the entrance to Rowland Street where sidewalks are wide and both pedestrian safety and vehicle access can be assured.

We, respectfully, request reconsideration of this Conditional Use Authorization, and that the proposed motion be denied.

If you have questions regarding the information provided here, please contact me at 415 361-7978 or by email at [amor@apafss.org](mailto:amor@apafss.org). Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Amor Santiago', with a large, stylized flourish at the end.

Amor Santiago, DPM, MPH  
Executive Director

To: San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

From: Residents of 6-8 Nottingham Place

Re: 447 Broadway/Case No. 2018-012330CUA

Hearing Date: December 20, 2018

Dear Commissioners,

I am writing as a concerned resident of the alleyway at Nottingham Place in regards to the change of use proposal for 447 Broadway (EscapeSF). The main entrance will be at the end of the alley and as residents of the alley, this raises a few concerns for us.

Having the addition of a new business operating from 9am to 11pm on both weekdays and weekends will increase pedestrian traffic in the alley which will cause an elevated level of noise from groups gathering outside our residence at the entrance. Not every group may want to wait in the lobby or waiting room and may choose to wait outside the business instead. We live in rooms that are at street level with windows facing the alleyway and proposed business. This is a small alley in which noises are amplified and will be heard throughout our home.

The addition of a new business will also lead to less parking and increased vehicle traffic in an already congested neighborhood. There will be groups that drive or rideshare up the alley even if it is not permitted. Regulating and preventing this from happening will be an arduous task.

The project sponsor has not reached out to us in advance of the Notice of Public Hearing or since its posting to field or hear our concerns. We would have appreciated more engagement with us, the proposed location's neighbors, as the operations of the business were thought out. We would have advocated that the business take additional measures to ensure that the alleyway remain quiet during its night-time operations.

We feel like our home is a getaway and a space to reprieve from the hustle and bustle of daily life. The addition of this business and the issues it may bring would take away from the comfort and quality of living in our community.

We hope you take into consideration our concerns and disapprove this project.

Thank you.

To the Planning Commission:

I'm writing to express grave concerns about a proposal that has, until now, flown under the radar as part of the "Community Business Priority Processing Program," which is obviously not working for the public good in this case.

Why this item is on the Consent Calendar is beyond me.

1. There is, as far as I can see, no second exit, which creates an obvious fire hazard.
2. The plans seem to be written by someone who either doesn't care or doesn't notice, who repeatedly confuses Rowland with Nottingham, even placing them parallel in several renderings. Has anyone connected to this application ever visited the site? By the way, the location is in the same building as the infamous Hue Nightclub.

PLEASE do NOT approve a CU for 447 Broadway. Send them back to the drawing board!

Regards,

Judy Irving  
President, Telegraph Hill Dwellers