



## EXECUTIVE SUMMARY AND MEMO TO THE PLANNING COMMISSION

Hearing Date: February 13, 2020

*Date:* February 13, 2020  
*Case No.:* **2018-012576CUA**  
*Project Address:* **1769 LOMBARD STREET**  
*Zoning:* NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE)  
Zoning District  
*Block/Lot:* 0506/027  
*Project Sponsor:* Tuija Catalano  
Reuben, Junius & Rose, LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
*Staff Contact:* David Weissglass – 415-575-9177  
David.Weissglass@sfgov.org  
*Recommendation:* **Approve with Conditions**

### BACKGROUND

On December 13, 2018, the Planning Commission (“Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-012576CUA regarding the authorization of an existing Kennel use (d.b.a. “The Grateful Dog”). The Project was approved by this Commission per Motion No. 20355 with conditions, including condition #13 which included a one-year review.

Following the hearing, the Department determined that Motion No. 20355 authorized the property for Kennel use, however, did not authorize use of the rear yard for the Kennel as an Outdoor Activity Area. Use of the rear yard as an outdoor activity area requires Conditional Use authorization per Planning Code Sections 303, 145.2, and 712. As such, Case No. 2018-012576CUA returns to the Commission on February 3, 2020 for two purposes: 1) satisfying the requirement of a one-year review per Condition #13 of Motion No. 20355; and 2) securing Conditional Use authorization for use of the rear yard as an Outdoor Activity Area.

The Department has an open Enforcement Case on the property (Case No. 2018-008786ENF) which has been active since June of 2018. Current Planning and Zoning & Compliance staff have continued to correspond regarding the progress of the case.

### CURRENT PROPOSAL

The current proposal is an additional request for authorization of an Outdoor Activity Area in conjunction with a Kennel Use (d.b.a. “The Grateful Dog”). This executive summary also includes a one-year review of Motion No. 20355, which authorized the Kennel Use. No physical construction is proposed as a part of this permit.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to permit the Outdoor Activity Area in the rear yard of the subject property for use by the previously-authorized Kennel.

### 1. KENNEL USE: ONE YEAR REVIEW/UPDATE OF MOTION NO. 20355

Condition #13 of Motion No. 20355, approved by the Planning Commission on December 13, 2018, requires that Department Staff prepare a report documenting the conditions and operations of the establishment for the Commission, and further states that the Commission may hold a public hearing to review the establishment's adherence to these conditions and the abatement of neighborhood concerns.

The following items will cover some of the conditions placed upon the Kennel use in Motion No. 20355 as well as an update on the Kennel's adherence to them.

- **Interagency Consultation** – Condition #10 of Motion No. 20355 requires that Department staff shall coordinate with members of other City agencies to ensure that nuisance abatement standards are implemented and enforced. Since the previous Planning Commission hearing on December 13, 2018, Planning Department staff has determined that the Department of Public Health (DPH) is the proper agency for aiding the Planning Department in abating odor, noise, and other nuisances that often arise from animal care facilities such as kennels. DPH has a set of published policies, procedures, and requirements placed upon animal care facilities, which have been shared with Planning Staff

This set of requirements, a copy of which is included in this report, includes specific instructions regarding the holding of hearings and inspections as necessary prior to and after the submittal of a Department of Public Health permit as well as conditions related to the washing of animals as well as urine and fecal matter, soundproofing, protecting against rodents, and the frequency with which washing of the facilities must occur. DPH has confirmed that a hearing was held on October 2, 2018, and that on November 7, 2018 a report from a DPH Plan Checker was finalized including requirements that must be satisfied prior to DPH issuing a Kennel Permit.

A Zoning Referral for the Health Permit for the kennel is currently on hold with the Planning Department pending approval of the conditional use authorization for the Outdoor Activity Area.

- **Neighborhood Meeting** – Condition #11 of Motion No. 20355 requires that the Project Sponsor conduct one additional neighborhood meeting to be attended by Department Staff. To date, the Project Sponsor has not held such a meeting. Staff recommends that this condition be included in a new Motion to authorize the Outdoor Activity Area.
- **Quarterly Inspections** – Condition #12 of Motion No. 20355 requires that Department staff conduct unannounced inspections of the business to ensure compliance with conditions set forth in the Motion. To date, staff has conducted three unannounced inspections on May 24<sup>th</sup>, July 23<sup>rd</sup>, and December 12<sup>th</sup>, 2019. During each inspection, an employee

guided staff to the large interior area in which dogs were held. The interior areas were free of excessive odor and appeared to be generally clean and well-maintained. While a few cages were observed, dogs were uncaged. At the final visit on December 12<sup>th</sup>, an employee informed me that the rear yard was not being used at all and that neighbors had not communicated concerns directly to employees. However, at each visit, staff was prohibited by employees from walking through to the rear yard, citing liability concerns.

- **Operational Action Plan** – Condition #14 of Motion No. 20355 requires that the Project Sponsor implement a number of neighborhood concern abatement techniques and methods. Most of these techniques and methods were self-imposed per Exhibit I in the Staff Report prepared for the hearing on December 13, 2018. These specific items are related to employee policies, drainage, odor control, pest control, noise, and neighborhood engagement. To date, the Project Sponsor has claimed that the establishment has implemented as many of the conditions as they are able to prior to Planning Department approval of the Health Permit Referral and a Building Permit. According to the Project Sponsor, employees have been instructed to use low voices at all times, and the establishment currently only allows small groups of dogs in the rear yard at once, have increased frequency of use of a bio-enzymatic product treatment to address odor, has instituted a fly eradication program, and remains open to input from the neighborhood by keeping track of all complaints and ensure they are directly communicated to a General Manager. Certain conditions, including the replacement of artificial turf with concrete and adding a concrete curb at the perimeter of the rear yard, may depend on approval of a Building Permit, which cannot be approved and issued until the conditional use authorization is secured for the Outdoor Activity Area.
- **Noise Control** – Condition #19 of Motion No. 20355 requires that the Project Sponsor consult a licensed sound engineer to determine best practices and implement recommended methods for sound abatement. To date, Department Staff is unaware of the Project Sponsor's adherence to this condition.
- **Rear Yard Usage Hours** – Condition #20 of Motion No. 20355 states that dogs may only be allowed to utilize the rear yard between 7 a.m. and 7 p.m. daily. Project Sponsor has informed Department Staff that this condition has been adhered to. As of Department Staff's December 12, 2019 site visit, an employee stated that the rear yard was currently not being used at all. This claim has been contested by neighbors.

## 2. CONDITIONAL USE AUTHORIZATION FOR OUTDOOR ACTIVITY AREA: BASIS FOR RECOMMENDATION

- The project promotes small-business ownership.
- The project is a neighborhood serving use with a lot of support from City residents via emails and public testimony at the December 13, 2018 hearing.
- The District is well served by transit, therefore customers should not impact traffic.
- The business has made efforts to address neighborhood concerns and will seek to continue to do so with DPH and Planning approval.
- The business will continue to be monitored for compliance with conditions and require-

ments by the Planning Department. Separately, as noted in this memo, the Department of Public Health maintains separate permitting and monitoring

- The proposed Project meets all applicable requirements of the Planning Code.

**RECOMMENDATION:**                      **Approve with Conditions**

**Attachments:**

Draft Motion

Exhibits

Public Correspondence

Planning Commission Motion No. 20355 (including proposed plans)

Department of Public Health Animal Care Facilities Policies and Procedures





# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion HEARING DATE: FEBRUARY 13, 2020

*Record No.:* 2018-012576CUA  
*Project Address:* 1769 LOMBARD STREET  
*Zoning:* NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 0506 / 027  
*Project Sponsor:* Tuija Catalano  
Reuben, Junius & Rose, LLP  
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*Property Owner:* MXD Real Estate LLC  
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*Staff Contact:* David Weissglass – (415) 575-9177  
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**ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 145.2, AND 712 TO AUTHORIZE AN OUTDOOR ACTIVITY AREA IN CONJUNCTION WITH A PREVIOUSLY-AUTHORIZED KENNEL USE (MOTION NO. 20355) LOCATED AT 1769 LOMBARD STREET, LOT 027 IN ASSESSOR'S BLOCK 0506, WITHIN THE NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On September 13, 2018, Tuija Catalano of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2018-012576CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to authorize a Kennel Use (d.b.a. "The Grateful Dog") (hereinafter "Project") at 1769 Lombard Street, Block 0506 Lot 027 (hereinafter "Project Site").

The Project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

On December 13, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-012576CUA. The use was approved with conditions. After the hearing and finalization of Motion No. 20355 authorizing the Kennel Use, it was determined that Motion No. 20355 did not include Conditional Use authorization for the use of the rear yard as an Outdoor Activity Area and that a new hearing would be required to authorize the Outdoor Activity Area.

On January 16, 2020, the case was continued without a public hearing to the February 13, 2020 public hearing.

On February 13, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-012576CUA regarding the authorization of the Outdoor Activity Area.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-012576CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

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

**MOVED**, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2018-012576CUA, subject to the conditions contained in “EXHIBIT A” of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Project Description.** The Project includes authorization of the Outdoor Activity Area at the rear of the property by use of the Kennel Use (d.b.a. “The Grateful Dog”), which was authorized per Planning Commission Motion No. 20355 on December 13, 2018.
3. **Site Description and Present Use.** The Project is located on Lot 027 in Assessor’s Block 0506. The Project Site contains a two-story building including the Kennel Use at the ground floor and a dwelling unit above.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District in the Marina neighborhood. The immediate context is mixed in character with residential, commercial, and automotive uses. The immediate neighborhood includes one-to-three-story residential and commercial development as well as automotive uses to the east and west along Lombard Street and two-to-four-story residential developments to the south and north. Moscone Recreation Center is located about one block to the north of the Project Site. Other zoning districts in the vicinity of the project site include: RH-2 (Residential – House, Two Family), RH-3 (Residential – House, Three Family), RM-2 (Residential – Mixed, Moderate Density) and P (Public) Zoning Districts.

5. **Public Outreach and Comments.** Prior to submitting the application, the sponsors held a Department-facilitated pre-application meeting; there were four attendees who raised concerns regarding noise, odor, and operations. Prior to the December 13, 2018 hearing authorizing the Kennel use, the Department received 23 letters of support and a support petition with 127 signatures. Staff had also received one phone call from a neighbor with concerns about noise and odor from the rear yard, and 3 additional letters of opposition. Since the December 13, 2018 hearing, the Department has received sixteen additional emails of opposition. These emails focus on the persistence of noise and odor concerns, treatment of dogs, and lack of effort in abiding to conditions of Motion No. 20355.
6. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 712 states that a Conditional Use Authorization is required to operate a Kennel, as defined by Planning Code Section 102, at the first or second story in the NC-3 Zoning District.

*The Kennel Use was authorized on December 13, 2018 per Planning Commission Motion No. 20355.*

- B. **Outdoor Activity.** Planning Code Section 712 states that a Conditional Use Authorization is required for an Outdoor Activity Area, as defined by Planning Code Section 102.

*The Project Sponsor intends to include outdoor activity per Planning Code Section 712 in conjunction with the Kennel Use. The Outdoor Activity included with this proposal is use of the rear yard of the property for dogs. The outdoor activity area is to be a 4" thick concrete slab, sealed, with slopes to drainage. The area is to be surrounded by an 18" tall concrete curb to prevent dogs from accessing adjacent properties, topped with a 4' tall wooden fence. Per Condition 20 of Planning Commission Motion No. 20355, dogs are only to be permitted in the rear yard between the hours of 7 a.m. to 7 p.m. daily.*

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

to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*Planning Commission Motion No. 20355, which authorized the Kennel Use, included the addition of two double-hung wood windows at the front façade adjacent to the establishment's entrance door.*

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

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

*The Project does not propose the construction of any new structures or expansion of the existing building on the lot. The use of the rear yard is necessary for the Kennel operators to allow the dogs to access outdoor space on the property. The use of the rear yard for outdoor activity area is to be limited to the hours of 7 a.m. to 7 p.m. daily.*

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

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

*The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope at all.*

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

*The Planning Code does not require parking or loading for the establishment. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide, as this is authorization of an existing Kennel use with use of the rear yard.*

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

*Per Motion No. 20355, the establishment will address noise concerns by instituting policies preventing employees from raising voices to dogs, developing a new Grateful Dog Policy Manual, and consulting a licensed sound engineer to determine best practices and ensure that the premises are adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises. The establishment will also address odor concerns by replacing artificial turf with concrete and adding a concrete curb at the perimeter of the rear yard, increasing use of bio-enzymatic product treatment to three times per week, applying sealer to new concrete, maintaining drainage to sewer inlet, and adding a new fence inboard of property line to prohibit access to property line fence, and instituting a fly eradication program. The use will also continue to be subject to all additional conditions set forth in Planning Commission Motion No. 20355.*

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

*The proposed outdoor activity area in the rear yard will be treating according to the operational conditions of Planning Commission Motion No. 20355.*

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

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

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

*The proposed project is consistent with the stated purposes of NC-3 Districts in that the intended use is located at the ground floor and will support an establishment providing a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.*

8. **Outdoor Activity Areas in NC Districts.** In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The nature of the activity operated in the Outdoor Activity Area is compatible with surrounding uses.

*Having implemented the "action plan" measures, including those adopted per Planning Commission Motion No. 20355, the rear yard use is to be compatible with surrounding uses. Dogs are not to be allowed to utilize the rear yard except during the hours of 7 a.m. to 7 p.m. daily.*

- B. The operation and design of the Outdoor Activity Area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences.

*The rear yard patio is enclosed with property line fences ensuring privacy to neighbors. The rear yard treatment conditions set forth by Planning Commission Motion No. 20355 include the replacement of artificial grass in the rear yard with concrete and drainage, including a curb around the perimeter. Treatment of the rear yard is to increase from once-a-month to three times per week. With the introduction of these measures and additional enforcement by the Department of Public Health, the Outdoor Activity Area is not expected to significantly disturb the livability of surrounding residences.*

- C. The Hours of Operation of the activity operated in the Outdoor Activity Area are limited so that the activity does not disrupt the viability of surrounding uses.

*The Project will continue to be subject to all conditions of Planning Commission Motion No. 20355, including condition no. 20, limiting the usage of the rear yard between the hours of 7 a.m. to 7 p.m. daily.*

9. **General Plan Compliance.** The General Plan Consistency Findings set forth in Section ## of Motion No. 20355 apply to this Motion and are incorporated herein as though fully set forth.
10. **Planning Code Section 101.1(b).** The General Plan Priority Policy Findings of Planning Code Section 101.1 as set forth in Motion No. 20355 apply to this Motion and are incorporated as though fully set forth herein.
11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) as outlined in Motion No. 20355 that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2018-012576CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 15, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 13, 2020.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:



**Draft Motion  
February 13, 2020**

**RECORD NO. 2018-012576CUA  
1769 Lombard Street**

ADOPTED: February 13, 2020

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to authorize an Outdoor Activity Area in conjunction with an existing Kennel Use (d.b.a. "The Grateful Dog"), authorized on December 13, 2018 per Planning Commission Motion No. 20355, located at 1769 Lombard Street, Block 0506, Lot 027 pursuant to Planning Code Sections 303, 145.2, and 712 within the **NC-3 (Neighborhood Commercial, Moderate Scale)** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **October 15, 2018**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-012576CUA** and subject to conditions of approval reviewed and approved by the Commission on **February 13, 2020** 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 **February 13, 2020** 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)*

## MONITORING - AFTER ENTITLEMENT

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

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

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

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

10. **Interagency Consultation.** Department staff shall continue to coordinate with members of the Department of Public Health (DPH) to ensure that adequate noise, sound, odor, and other nuisance abatement standards shall be implemented and remain in place for the subject property. Department staff shall implement additional conditions in accordance with guidance from DPH.

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

11. **Neighborhood Meeting.** The Project Sponsor shall conduct one additional neighborhood meeting, which shall be attended by Department staff. This meeting will update the neighbors on the range of proposed measures to address issues related to noise, sound, odor, and other nuisances.

*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)*

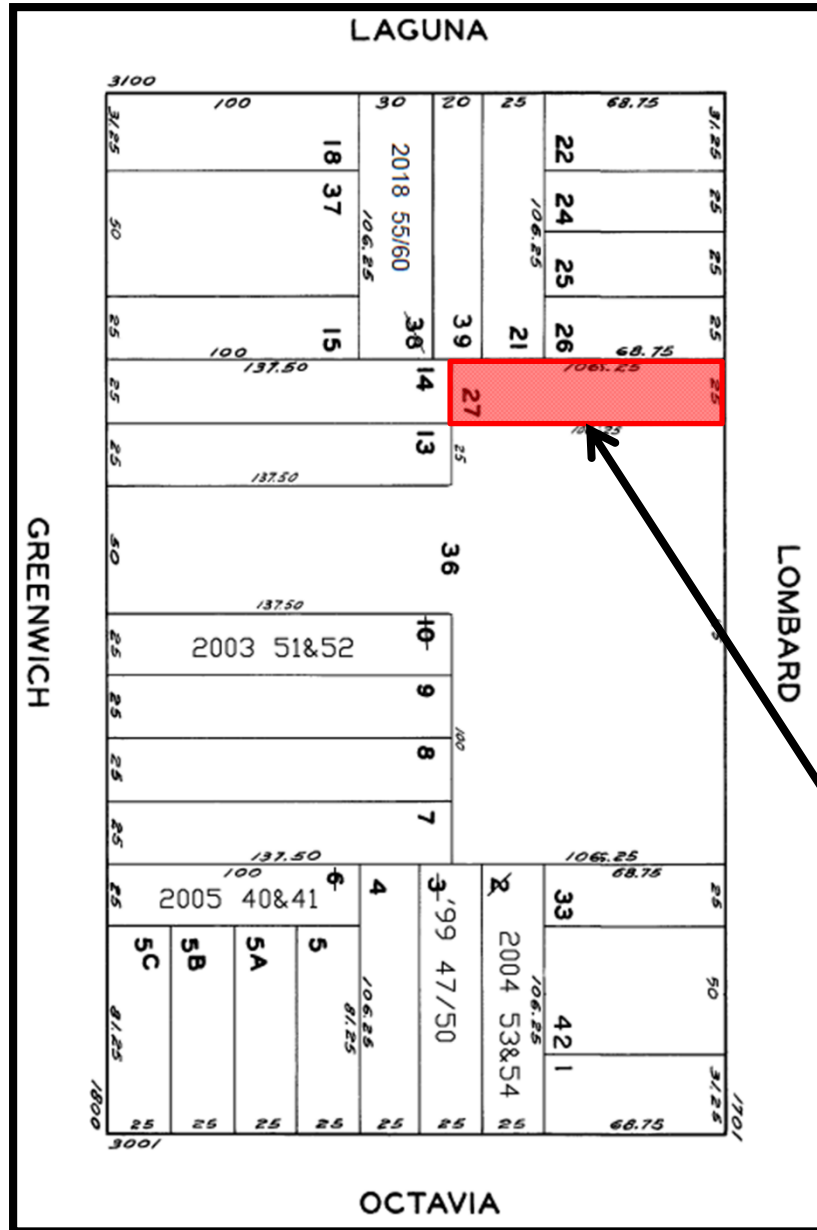
14. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed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

15. **Rear Yard Hours of Operation.** The Project Sponsor shall ensure that no dogs may be allowed to utilize the rear yard except during the hours of 7 a.m. to 7 p.m. daily. These hours are subject to change by Department staff.

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

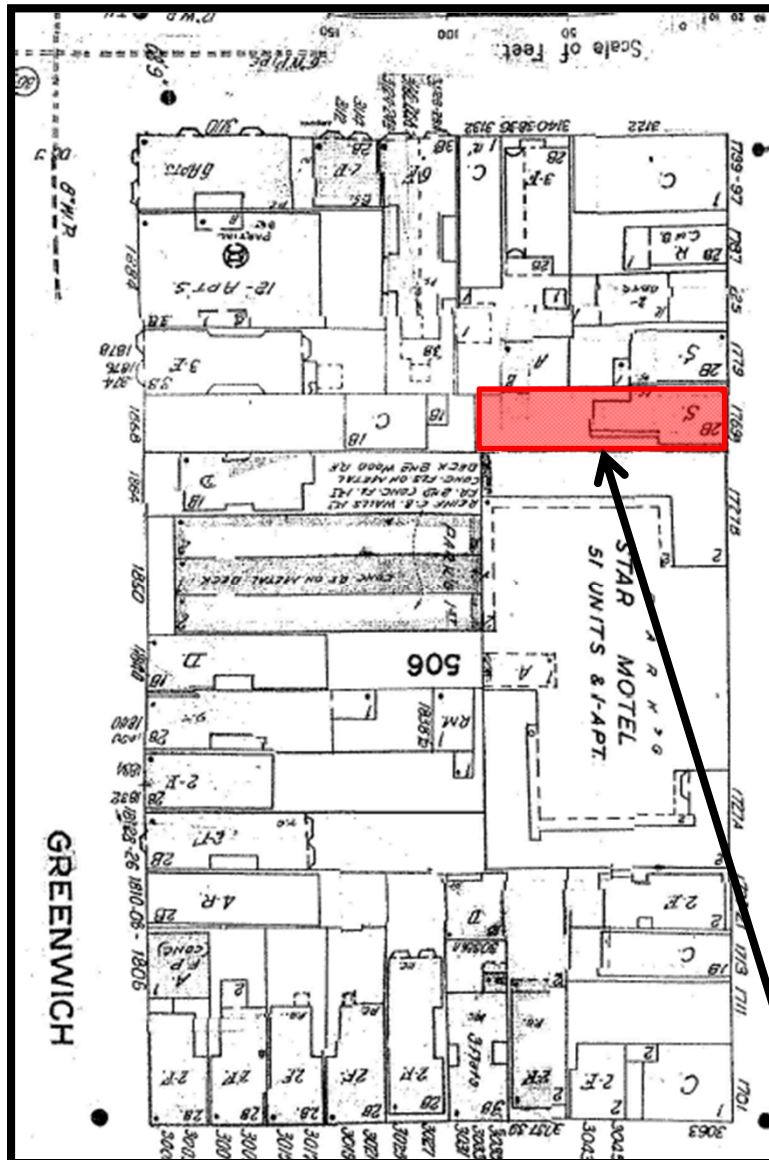
# Block Book Map



**SUBJECT  
PROPERTY**



# Sanborn Map



SUBJECT PROPERTY

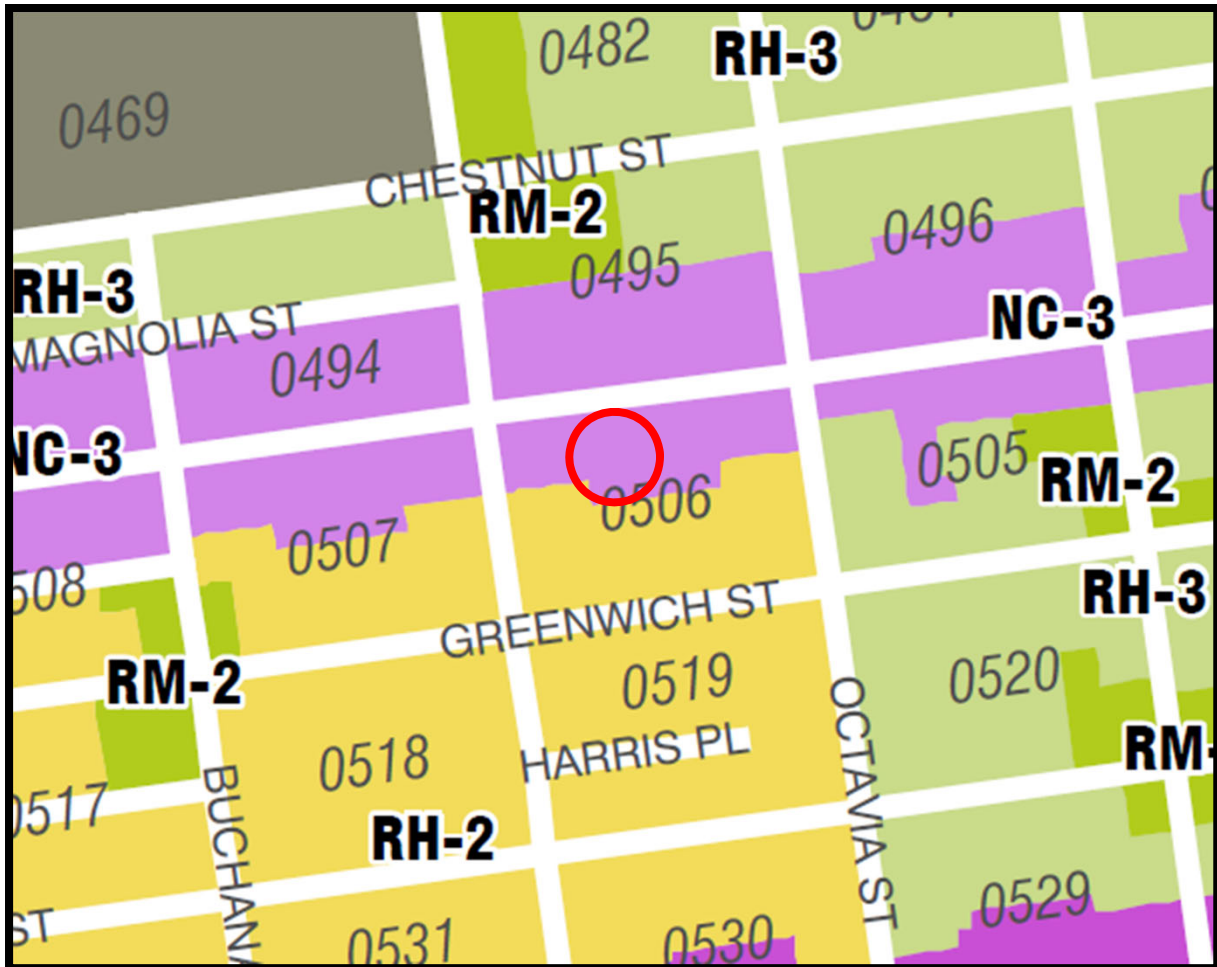
SAN FRANCISCO  
PLANNING DEPARTMENT



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



# Zoning Map



SAN FRANCISCO  
**PLANNING DEPARTMENT**



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

# Aerial Photo



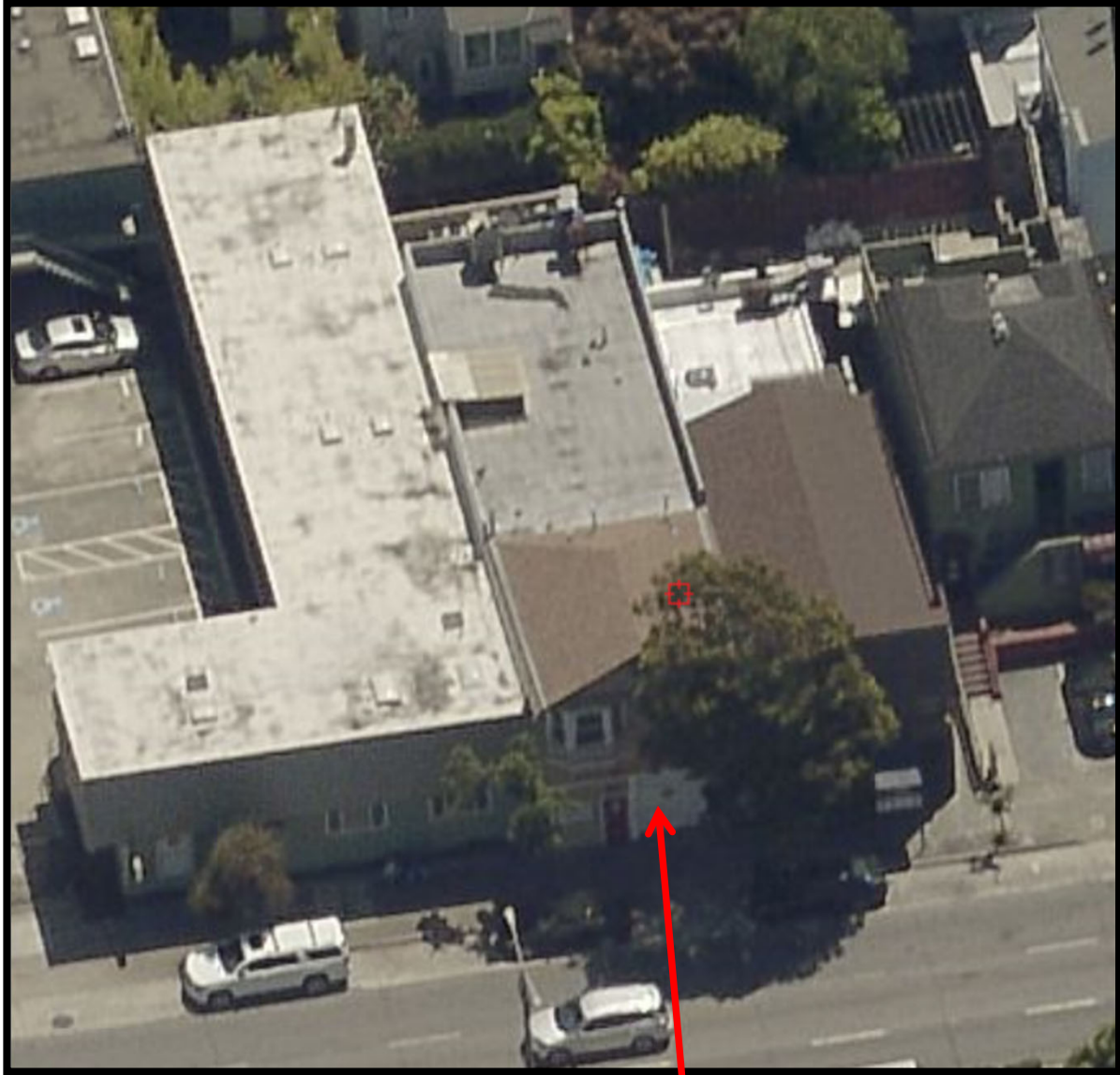
**SUBJECT  
PROPERTY**

**SAN FRANCISCO  
PLANNING DEPARTMENT**



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

# Aerial Photo



**SUBJECT  
PROPERTY**

**SAN FRANCISCO  
PLANNING DEPARTMENT**



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



# Site Photo



SAN FRANCISCO  
**PLANNING DEPARTMENT**



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

**From:** [Michelle Wohl](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Cc:** [Renee Rodriguez](#)  
**Subject:** Grateful Dog Complaint  
**Date:** Sunday, December 23, 2018 9:30:04 AM

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

David,

My understanding is that the Grateful Dog is only allowed to have 4 dogs in the yard at a time. This morning, Sunday, 2 weeks after the meeting, their staff member was yelling at the dogs in the yard to come in. "Maggie. Cooper. Kiva. Buddy. Duke..." Who is responsible for enforcement of the regulations? Who should I be notifying when they break the rules?  
Michelle

**From:** [Michelle Wohl](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Cc:** [Renee Rodriguez](#); [Rachna, Rachna \(CPC\)](#); [Stephanie Dintcho](#); [Gallagher, Jack \(BOS\)](#)  
**Subject:** Re: Grateful Dog Complaint  
**Date:** Tuesday, March 12, 2019 5:36:47 PM

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Hi David and Rachna,

I can see that the minutes have been posted. As the barking is now worse than ever to the point where I can't stand to be home during the day, I would like to know 1) who the 'sponsor' is (see 8), whether the 1st quarterly inspection happened since a quarter has passed, how the following conditions will be policed and who is responsible for scheduling the meeting will staff and the neighbors?

There are at least 4 homeowners who have lost the peaceful enjoyment of their homes and are looking for some relief from the city. Thank you.  
Michelle

- 1.All items submitted by the Sponsor in Exhibit I;
- 2.Neighborhood Liaison;
- 3.One year look back;
- 4.Quarterly inspections unannounced;
- 5.No dogs outside before 7 am and after 7 pm, subject to change by Department Staff;
- 6.Implement a sound consulting engineer best practices;
- 7.Staff to consult with DBI and DPH;
- 8.Staff to attend a meeting with neighbors and Sponsor; and
- 9.Memo to CPC with final conditions.

On Wed, Dec 26, 2018 at 6:08 PM Weissglass, David (CPC) <[david.weissglass@sfgov.org](mailto:david.weissglass@sfgov.org)> wrote:

Thank you Renee, I will go back to watch the hearing and if that was the case I will ensure that it is in the conditions. Further, if it is in the conditions (which will be public when finalized), you may reach out to the Department if they continue to allow no more than 4 dogs out.

I appreciate you bringing this to our attention.

**David Weissglass, Planner**  
**Flex Team, Current Planning Division**

San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
**Direct:** 415.575.9177 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

**From:** [Renee Rodriguez](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Cc:** [Michelle Wohl](#); [Rachna, Rachna \(CPC\)](#); [Stephanie Dintcho](#); [Gallagher, Jack \(BOS\)](#)  
**Subject:** Re: Grateful Dog Complaint  
**Date:** Thursday, March 28, 2019 8:16:46 AM

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Hi David,

Is there any way to get a copy of the information that shows the changes the kennel was making/has made in the backyard?

I was under the impression they were installing some type of cement barrier between the fences but all I can see is a wire fence that would allow urine to get on the shared wood fences.

Michelle sent over a video today because the noise was very loud early this morning before 7am. I can also attest to this.

When can we expect to see movement on all of the other conditions that were put in place? The noise has been quite out of hand, as has the smell.

The barking has been quite incessant and the employees are constantly yelling. I can stick my phone outside to record within any five minute period and get a group of dogs barking non stop.

Also, can you share what the time limit is for the kennel to submit an application for use of the outside area? To be honest, I don't really understand why they are allowed continued usage of the outdoor area without a permit in the first place.

Any information would be greatly appreciated.

Thank you,

Renee

Sent from my iPhone

On Mar 20, 2019, at 3:47 PM, Weissglass, David (CPC) <[david.weissglass@sfgov.org](mailto:david.weissglass@sfgov.org)> wrote:

Hi Michelle, thank you for reaching out. I have spoken with Rachna as well as the Zoning Administrator (ZA) to sort some things out.

Grateful Dog was certainly approved as a legal Kennel use. However, after the hearing, the ZA and I recognized that they should have also gotten a permit for an "Outdoor Activity Area." The definition for that is in our Planning Code, but it's essentially whenever an establishment includes some space in their rear or side yards for use by



**From:** [Michelle Wohl](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Cc:** [Renee Rodriguez](#); [Rachna, Rachna \(CPC\)](#); [Stephanie Dintcho](#); [Gallagher, Jack \(BOS\)](#)  
**Subject:** Re: Grateful Dog Complaint  
**Date:** Thursday, July 18, 2019 11:10:12 AM

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Hi David,

Yes, the smell can still be unbearable at time. I tried to host a dinner outside last week and the smell of urine brought everyone inside. They haven't done any work to remediate years of pee seeping into ground and depending on wind/weather etc it can be noxious. I also noticed while gardening in my yard that my soil around their fence is affected. When I turn it over it stinks from seepage. I know the conditions outline the work that needs to be done but none has been done. A wire fence is what supposedly keeps dogs from peeing against my fence but if anyone has anyone has seen a big dog pee you know that it goes out and across before it goes down.

And yes, while they do keep the dogs indoors more which is a huge improvement, they definitely are outside still and I have plenty of video documentation of dogs in the yard outside the hours, unattended, etc.

Thank you.  
Michelle

On Thu, Jul 11, 2019 at 8:28 AM Weissglass, David (CPC) <[david.weissglass@sfgov.org](mailto:david.weissglass@sfgov.org)> wrote:

Hi Michelle,

I did indeed conduct a short site visit at the end of May, albeit my experience in the rear yard was short and it was at a time when the dogs were inside. Do the same noise and odor issues persist?

I will also let you know that we have moved forward with issuing a Notice of Violation for the establishment (because they still need to get a separate Conditional Use authorization for the rear yard).

**David Weissglass, Planner**  
**Flex Team, Current Planning Division**

San Francisco Planning Department  
1650 Mission Street, Suite 400, San Francisco, CA 94103  
**Direct:** 415.575.9177 | [www.sfplanning.org](http://www.sfplanning.org)

[San Francisco Property Information Map](#)

**From:** [Mariana Babadjov](#)  
**To:** [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#)  
**Cc:** [CPC-Commissions Secretary](#); [Weissglass, David \(CPC\)](#)  
**Subject:** Regarding 2018-012576CUA - The Grateful Dog  
**Date:** Monday, January 13, 2020 8:50:05 AM

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

Regarding 2018-012576CUA - The Grateful Dog

To Whom It May Concern:

I am strongly opposing the conditional use authorization for the Grateful Dog outdoor activity area.

We share a common fence, our address is 1868 Greenwich St. We've been immediate neighbors of The Grateful Dog since they established the business. We opposed at that time having a dog care business next to us, but lost. I started writing e-mails to them in 2016 concerning the urine odors, the constant noise (even barking in the middle of the night!), and the swarm of flies, and the fact that we could not use our backyard anymore, neither to keep our windows open. Ernie Cervantes, their general manager in 2016 said that they would take care of it, but the issue was not solved.

Please consider our opinion on that matter. Thank you,

--

*Mariana Babadjov*

**From:** [Sadia Jania](#)  
**To:** [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#)  
**Cc:** [CPC-Commissions Secretary](#); [Weissglass, David \(CPC\)](#)  
**Subject:** 2018-012576CUA  
**Date:** Tuesday, January 14, 2020 8:39:51 AM

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RE: 2018-012576CUA

Hello,

I am writing to oppose the Grateful Dog's Conditional Use Authorization. I, and all the homeowners surrounding this business, do not want the Grateful Dog to have an outdoor activity area.

My husband and 2 small children live at 3124 Laguna St and our back deck is next to the Grateful Dog building. We frequently hear barking and howling of dogs even when they're inside.

When the dogs were allowed in the yard, we were subject to the constant noise from the dogs and employees yelling at them to be quiet but nothing topped the the terrible smell of urine/feces and flies, particularly in warm weather. It made our back deck area completely unusable - which is a shame because our sons, aged 5 and 18 months, could really enjoy the space otherwise.

This business clearly doesn't care about it's neighbors or the law and has not be abiding by the conditions set last year so I see no reason why they should get this additional permit.

It is my strong opinion that this business should not be able to operate in the backyard because in doing so, it strongly and adversely impacts all surrounding neighbors.

Thanks for your time,

Sadia and Bobby Jania

Sent from my iPhone

**From:** [Arnaud Douceur](#)  
**To:** [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#)  
**Cc:** [CPC-Commissions Secretary](#); [Weissglass, David \(CPC\)](#)  
**Subject:** 2018-012576CUA - Grateful Dog  
**Date:** Tuesday, January 14, 2020 8:58:39 AM

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

Regarding case:  
2018-012576CUA

I am writing to oppose the Grateful Dog's Conditional Use Authorization. I own 3128A Laguna St, and do not want the Grateful Dog to have an outdoor activity area.

Their activity isn't suitable for this location surrounded by many apartments and decks, in an otherwise calm area. Constant barking and employee yelling is a polluting not only the outdoor space, but is also clearly audible inside my double pane windows closed.

This business does not care about its neighbors or the law and has not been abiding by the conditions set last year so I see no reason why they should get this additional permit.

It is my strong opinion that this business should not be able to operate in the backyard of so many homeowners.

Thank you.  
— Arnaud Douceur

January 13, 2020

San Francisco Planning Commission:

I don't think there are words in the English language strong enough to describe how much I **oppose** allowing the Grateful Dog the use of their rear yard.

This business has ruined the peaceful enjoyment of the home that I have owned for 20 years. I can't use my large yard due to incessant dogs barking, stench of urine and feces, employees yelling at the dogs (and banging pans) and the flies, which are everywhere. I share a fence with this business and can't get anything to grow in the soil due to years of urine run-off, a result of their residential (postage-sized) yard being used for the dogs to relieve themselves all day.



As you can see from their own photo, posted to [Instagram](#) four days ago, this yard isn't big enough for the dogs to get any exercise. It is solely for them to go to the bathroom. While it makes their employees' lives easier, it is a nightmare for the surrounding homes that have to deal with the flies, noise and horrible smell, noted by the **Health Inspector**, Manny Ramirez, when he visited my yard over a year ago.

After that visit, the Grateful Dog agreed to replace my urine soaked fence. Instead of doing Manny's suggested fix, they put up a small wire fence in front of it. Any male dog is still able to very easily pee on the fence, as you can see from the picture. In other

words, they didn't solve the problem, especially because they hose the yard towards my fence so **all the urine comes right into my property**.

Even when the dogs are inside and I'm in my house, I can hear barking and yelling. This business operates 24 hours a day, seven days a week, 365 days a year. It is often NOT staffed at night and the dogs are left to bark for hours. (Neighbors have called the police out of concern.)

You can see some videos here that prove that their building isn't soundproof, a condition of the permit you granted last year and that the employees routinely yell at the dogs:

<https://youtu.be/gNWOs8jHFK8> - Clearly not soundproofed

<https://youtu.be/--d6s0vWDoo> - 6:50am employees yelling at dogs  
<https://youtu.be/RHoOy2n2Knw> - 7pm barking - no soundproofing  
<https://youtu.be/yQ62Tc0kkll> - barking and yelling on Saturday morning  
<https://youtu.be/0AfS-NbVEo4> - barking and yelling

It's not just me. Every single homeowner that surrounds this property is vehemently opposed to this business because of the filth and noise. We live on Laguna Street and Greenwich Street and while we expect some city noise, this business, which operates 24/7, robs us of our **legal right** to the peaceful enjoyment of our homes.

There was a recent thread on Next Door started by a customer who no longer takes his dog to the Grateful Dog. While they had lots of support from their customers at the last meeting, those people drop their dogs off and pick them up at the end of the day. They have NO IDEA what happens during the day. Here are some of the comments:

**Pamela Lund**, Eastern Cow Hollow 

Last time I boarded my senior dog there for a week while I recovered from surgery. I picked him up and he was listless and skin and bones. The person I picked him up from handed his uneaten food back and said he's not a big eater. I took him to the vet and he had lost 5 lbs (31 to 26) since his last visit a few weeks before. Nobody called to say he wasn't eating nor did they call his vet. I would have gladly made arrangements to pick him up if I had known. He was never the same and died 3 weeks later. He was almost 15 and it might have gone the same regardless, but it is irresponsible not to have called me and rather just let him starve. I would not take a dog there as long as the same management and untrained staff are in place.


**Amelia Hassberg**, North Beach 

There are 2 yelp reviews saying that 2 different dogs got out and got hit by a car and died. You can read them your self. That's why I decided on a different dog daycare. I'm not surprised to hear a 3rd dog got out.

**Nancy Devincenzi**, West Marina 

**Meredith May** we looked at this place and were repulsed. It was dirty, smelled and two men were on duty for more dogs than we could count! We asked to see the play area and they refused to show to us. I felt very sorry for all the dogs in the "pit" area sitting inside on a beautiful sunny day. We walked out!!!!



**Jake Honig, Pac Heights - Russian Hill** 

My dog used to go to Grateful dog and he loved it.


One day I picked him up and they told me that he had symptoms of bloat (highly deadly). Instead of calling me to give me an option, they just kept him in the back section.... he was fine, but I questioned their judgement.

Then, I found out a dog he used to play with "got through the gate" and was killed on Lombard street. I was horrified and pulled my pup out of there ASAP.

Thanks for sharing and I'm so glad your dog is "okay" — I was scared it was going to be another tragic story from that place.

**Apeil Mel, NE Pacific Heights** 

I caught a dog walker rummaging through my room on camera who was hired from the grateful dog. Was very close to calling the police. Tried to tell management but every time I went they happened to be gone. Stay away from grateful dog.

**Al Cho, North Civic Center** 

Fog City Dogs on Lombard, cleaner than Grateful Dog and rates are similar. They have separate areas for small, medium and large dogs. I took my dog up there by bus a few times because it fit my budget. There isn't anything or anyone affordable near my neighborhood in Cathedral Hill.



Finally, The Grateful Dog is also a bad neighbor. I witnessed them illegally dump these dog crates on the corner of Laguna and Lombard and I had to call 311 to have them picked up. (Irony that they call themselves a cage-free facility but you can clearly see crates on their social media.) This is not how a reputable business operates. When I call to complain about the noise, the staff is rude and a manager is never on duty, a condition of their current permit.

I left the last meeting with some hope that they would abide by the conditions of the permit but nothing has changed. There continue to have more than 5 dogs in the yard (even after they lost the use of their yard), often without someone watching them. They leave the dogs unattended at night to bark for hours and hours, causing neighbors to have to call the police, they didn't soundproof the building or make any

changes to their yard, etc.

When I called David Weissglass to follow up on the neighborhood meeting that was supposed to happen and the random inspections, he told me that he **attempted 2 visits but wasn't allowed in. Let that sink in.** Now you're going to give this business MORE rights?

Please ask yourself if you would want this business as a neighbor. They should be operating in a place where they don't have 10 residential homeowners directly surrounding their yard.

Thank you.  
Michelle Wohl  
3132 Laguna Street

You can see just some of the actions that I have taken here:

[https://docs.google.com/spreadsheets/d/1iocFf5noD38CikHvwJ5obFfCcKgo72XRVM\\_VI\\_vmJEM/edit?usp=sharing](https://docs.google.com/spreadsheets/d/1iocFf5noD38CikHvwJ5obFfCcKgo72XRVM_VI_vmJEM/edit?usp=sharing)

**From:** [Meredith Rosenblum](#)  
**To:** [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Weissglass, David \(CPC\)](#)  
**Cc:** [CPC-Commissions Secretary](#)  
**Subject:** 2018-012576CUA  
**Date:** Tuesday, January 14, 2020 10:39:45 AM

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

To whom it (all) may concern:

This is in regards to Grateful Dog's yard expansion in Cow Hollow.

As a local resident of 16 years, I have seen Grateful Dog go from a small, intimate business to now a large, overcrowded, loud space. I do not believe they hire well-trained individuals to care for their clients; you can often hear yelling. It's not pleasant.

Dogs are often in the yard barking (and that is why their employees yell - to be clear it's aggressive yelling, not, "Fluffy, come inside!").

There have been many unkind instances from this business; I have heard them through neighbors, people/friends who have left to use a different service and I believe there are rumblings on social platforms.

It's one thing to have a small responsible business with a good reputation to pursue this kind of endeavor, but the truth is, nothing they've done in the past few years has proved they can handle it with respect to the surrounding neighborhood and neighbors. They simply don't deserve this space; they don't respect it.

To note: are two spaces close by in the neighborhood that have the same business model, and they are respectful. They both have inside and outside space; well deserved.

Thanks for your consideration of my experience and opinion,

Meredith Rosenblum  
Cow Hollow

**From:** [Penny Johnson \(penjohns\)](#)  
**To:** [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#)  
**Cc:** [CPC-Commissions Secretary](#); [Weissglass, David \(CPC\)](#)  
**Subject:** Grateful Dog"s application  
**Date:** Tuesday, January 14, 2020 4:18:29 PM  
**Attachments:** [image001.png](#)

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

SF Planning Commissioners:

I am writing to encourage you to decline the Grateful Dog's request to be able to use their rear yard as a dog exercise and relief area. No neighbor should be subject to the smell, noise and flies that this business inflicts on the homeowners that surround the yard.

I feel strongly that this business shouldn't be entitled to ruin the outdoor living spaces of the residents that surround them. This business operates 24/7/365 and I feel for my neighbors that suffer at their expense.

Please do the right thing and reject their permit.

Sincerely,  
Penny Johnson



**Penny Johnson**  
PARTNER ACCOUNT MANAGER.SALES  
Sales / Channels  
[penjohns@cisco.com](mailto:penjohns@cisco.com)  
Tel: +14153781472

Cisco Systems, Inc.  
United States  
[Cisco.com](http://Cisco.com)



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**From:** [Angie Byrd](#)  
**To:** [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#)  
**Cc:** [Weissglass, David \(CPC\)](#); [CPC-Commissions Secretary](#)  
**Subject:** 2018-012576CUA - Grateful Dog  
**Date:** Tuesday, January 14, 2020 5:49:00 PM

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

SF Planning Commissioners:

I am writing to encourage you to decline the Grateful Dog's request to be able to use their rear yard as a dog exercise and relief area. No neighbor should be subject to the smell, noise and flies that this business inflicts on the homeowners that surround the yard.

My friend shares a rear fence with the establishment. She is a responsible neighbor and an avid dog lover, often times fostering dogs for Milo Foundation. She said that there is often over 40 dogs back there, and that the smell and noise is far beyond what any respectful neighbor should have to endure. I am all for supporting small businesses in San Francisco, as long as they operate responsibly; however, I feel strongly that this business shouldn't be entitled to ruin the outdoor living spaces of the residents that surround them, as they have already proven to do. This business operates 24/7/365 and I feel for my friends that suffer at their expense.

Please do the right thing and reject their permit.

Sincerely,

Angie Byrd

**From:** [Phil Wohl](#)  
**To:** [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#)  
**Cc:** [CPC-Commissions Secretary](#); [Weissglass, David \(CPC\)](#)  
**Subject:** Grateful Dog 2018-012576CUA  
**Date:** Wednesday, January 15, 2020 12:17:48 PM

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

I am writing to vehemently oppose the Grateful Dog's Conditional Use Authorization. This business has proven to be a horrible neighbor that doesn't care at all about the people trying to quietly live their lives in the neighborhood. I prefer that the Grateful Dog relocate to a more suitable neighborhood, but at the very least do not want the Grateful Dog to have an outdoor activity area.

My home shares a border with the Grateful Dog's yard. The noise when the dogs are housed inside is bad enough. But with dogs in the yard, I will be bombarded not just with unbearable barking, but also employee yelling, the terrible smell of urine and feces and flies. I know that my health, sanity and enjoyment of my property will be adversely impacted. Last year I came down with a bad case of bacterial pneumonia which kept me in bed for 5 days. When I asked my doctor what the common causes were, he mentioned dog feces. I have two young children and will not allow them to play in my own back yard if the Grateful Dog receives this Conditional Use Authorization. Is that fair?

This business does not care about its neighbors or the law and has not been abiding by the conditions set last year. They are not deserving of this additional permit, and in my view should be shut down by the Health Department.

It is my strong opinion that this business should not be able to operate in the backyard of so many homeowners.

Thank you.

**From:** [Don Emmons](#)  
**To:** [Diamond, Susan \(CPC\)](#); [Fung, Frank \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Johnson, Milicent \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Moore, Kathrin \(CPC\)](#)  
**Cc:** [CPC-Commissions Secretary](#); [Weissglass, David \(CPC\)](#)  
**Subject:** 2018-012576CUA  
**Date:** Wednesday, January 15, 2020 2:10:39 PM

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

Dear Ladies and Gentlemen,

I oppose the Grateful Dog's Conditional Use Authorization referenced in the subject. I, and all the homeowners that surround this business, do not want the Grateful Dog to have an outdoor activity area.

Grateful Dog has shown that it does not care about its neighbors and has flaunted the laws and ignored the conditions set last year. They have not earned the right to get this additional permit.

If the dogs are allowed to use this yard there will be constant barking and yelping, smells of urine and feces along with the attendant flies, along with the yelling of the employees.

It is my strong opinion that this business should not be able to operate in the backyard of so many residents.

Thank you,

Don Emmons  
2552 Greenwich St.  
San Francisco, CA 94123

**From:** [Michelle Wohl](#)  
**To:** [Rachna, Rachna \(CPC\)](#)  
**Cc:** [Weissglass, David \(CPC\)](#)  
**Subject:** Re: Dogs in the yard  
**Date:** Sunday, January 19, 2020 12:43:39 PM

---

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

Just a note that despite this business owners' lies, the dogs are let out in the yard every day despite their lack of permit. It is well documented by all neighbors.

Here's video from today, Sunday January 19th when one was barking:  
<https://youtu.be/g0bvlarOERY>

Or, for fun, just go to their Instagram and check out their own video Their 'daily replay' on January 6 shows 13 (?) dogs in the yard. [https://www.instagram.com/p/B6\\_mZZdpDn3/](https://www.instagram.com/p/B6_mZZdpDn3/)

On Fri, Jan 17, 2020 at 4:54 PM Michelle Wohl <[michellewohl@gmail.com](mailto:michellewohl@gmail.com)> wrote:

Ernie - There are multiple dogs in the yard right now.

My understanding is that they are not allowed in the yard since you're operating without a permit.

I have it on video, but you told me that you are also videotaping what happens at the facility so you likely can see it as well.



## **Subject: Grateful Dog - 2018-012576CUA**

I am writing to oppose the Grateful Dog's Conditional Use Authorization. I, and all the homeowners that surround this business, do not want the Grateful Dog to have an outdoor activity area. Personally, I feel they need to be shut down.

My family owned building/property address is 3136-3140 Laguna Street. I currently live in 3138, my father Dr. Anthony Dintcho lives in 3136, and we just rented 3140 (01/01/2020) after sitting vacant since June 2017. We share our entire backyard fence with The Grateful Dog. So, our property is very impacted in many ways:

### **Noise**

I can clearly hear dogs barking, even when the dogs are inside and I'm inside my home office with my door closed. So much for sound proofing the building. If I can hear a dog(s) crying and barking for hours on end, during various hours of the day and night (weekday/weekend) from inside a soundproof building... there's a major problem.

### **Poor Treatment of Animals**

The cruelty I hear daily towards these dogs should be enough to shut them down. They already cannot control the dogs in their care and they clearly cannot control the employee's cruel behavior towards the dogs every day. I know, because I work from home and on numerous occasions have called them or the police regarding ongoing distressed cries or nonstop barking from a dog or dogs.

Question, who's caring for the dogs during this time? When I call the business to complain, my calls go unanswered or someone picks up and gives me an excuse to why the "trained employee" can't handle the dog(s), or sorry I'll close the back window or door.

Imagine when the dogs are put in the backyard, it's like having a megaphone or speakers pointed directly at us with the constant barking and employee yelling at them to shut up, but 10 times louder.

They are surrounded on three sides by residential buildings and ALL (myself & neighbors) have lost the peaceful enjoyment of our properties. This business operates 24 hours a day, 7 days a week. There is no reprieve.

All I see are greedy, money hungry people. The more dogs the more money.

### **Health Concerns**

Then... we come to the next major issues; terrible smell of urine, feces, and flies. The flies have never gone away, even with changing out the fake grass that was once the dog's toilet. I am unable to enjoy my yard as a result of health hazard issues of breathing in toxic, unpleasant, foul smelling air. They have done nothing to create a safe environment for the dogs or the neighbors. Even the health inspector notes that it is not set up for this type of business.

### **Property Damage**

In addition, I've also suffered property damage due to their employee(s) throwing lit cigarette butts over the fence landing on our tarps (burning holes through tarps) that protect equipment and construction materials.

In October 2019 my boyfriend and I had walked over to discuss the matter, since our phone calls fell on deaf ears requesting them to please tell their employees to stop littering on our property with their cigarette butts. They told us they fired the employee earlier that day. We believed them and bought a new tarp to cover everything and we bought a new shed. We didn't think much of it again until yesterday, January 30, 2020 when we went to get some equipment and found ½ of our Hardi-Plank Cement Fiber Siding and Redwood Siding material to our building was moldy and puddles of water lay atop the boards soaking through to the boards below. When I further examined the tarp, there they were, plain as day... burnt holes through the tarp again (see pictures), destroying our property and costing us money.

This business does not care about its neighbors or the law. Why don't they have cameras like other Dog Care Facilities?

### **Ignoring Conditions**

Most frustrating to us is that the business has not been abiding by the conditions in last year's meeting. They were supposed to soundproof the building, take care of the drainage in the yard, limit the time the dogs could be in the yard, ensure a manager was always on duty, etc. NONE OF THIS HAPPENED. In addition, the city didn't uphold its part of the plan to conduct random inspections and hold meetings with the neighbors. (During one random inspection, David 'wasn't allowed to access the yard.)

I see no reason why they should be given a permit for use of the yard, when they currently have not abided by the previous conditions. They continue to have dogs in the yard every day -- we have video proof -- and they are egotistical enough to post pictures to social media. They should be fined for not having the right permits in place.

This inhumane, cruel, and unlawful business should not be allowed to operate anywhere in the city, let alone in a residential area.

Irate Property Owner & Neighbor,

**Stephanie Dintcho- Family Owned Property**

**3138 (of 3136-3140) Laguna Street**

**San Francisco, Ca 94123**

**(650) 771-1152**

**[Stephanie2044a@gmail.com](mailto:Stephanie2044a@gmail.com)**

**Damages from lit cigarette butts thrown over the fence by smoking Grateful Dog Employees**



**More photos upon request...**





# SAN FRANCISCO PLANNING DEPARTMENT

## Planning Commission Project Summary and Motion No. 20355

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: DECEMBER 13, 2018

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

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

### PROJECT DESCRIPTION

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

### REQUIRED COMMISSION ACTION

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

### DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2018-012576CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated October 15, 2018, and stamped "EXHIBIT B."

CB3P CHECKLIST

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

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

Generalized Basis for Approval (max. one paragraph)
<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 101.1 and 303(c) and findings submitted as part of the application. The proposed use and character is compatible with the surrounding area and is on balance with the General Plan and Use District. Conditional Use approval to authorize an existing Kennel use would allow the space to continue to serve the greater community as an active use. Staff believes the proposed establishment would be desirable for and compatible with the community, and recommends approval with conditions. Approval by the Planning Commission will abate Planning Complaint 2018-008786ENF.</i>

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

AYES: Hillis, Melgar, Fong, Koppel  
NAYS: Moore, Richards  
ABSENT: Johnson  
ADOPTED: December 13, 2018

  
\_\_\_\_\_  
Jonas P. Ionin  
Commission Secretary

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

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

## EXHIBIT A

### AUTHORIZATION

**Conditional Use Authorization** Pursuant to Planning Code Sections 303 and 712 to authorize an existing Kennel use (d.b.a. "The Grateful Dog") within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated **October 15, 2018**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-012576CUA** and subject to conditions of approval reviewed and approved by the Commission on December 13, 2018 under Motion No. 20355. This authorization and the conditions contained herein run with property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project, the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **December 13, 2018** under Motion No. 20355.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20355 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 design, including signs and awnings. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.

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

## MONITORING – AFTER ENTITLEMENT

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

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

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

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

10. **Interagency Consultation.** Department staff shall continue to coordinate with members of the Department of Public Health (DPH) and the Department of Building Inspection (DBI) to ensure that adequate noise, sound, odor, and other nuisance abatement standards shall be implemented and remain in place for the subject property. Department staff shall implement additional conditions in accordance with guidance from DPH and DBI.

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

11. **Neighborhood Meeting.** The Project Sponsor shall conduct one additional neighborhood meeting, which shall be attended by Department staff. This meeting will update the neighbors on the range of proposed measures to address issues related to noise, sound, odor, and other nuisances.

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

12. **Quarterly Inspections.** Department staff shall conduct unannounced inspections of the business to ensure compliance with all conditions set forth in this Motion.

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

13. **One-Year Review.** After the establishment has been operating under these conditions for one year, Department staff shall prepare a report documenting the conditions and operations for the Commission. The Commission may hold a public hearing to review the establishment's adherence to these conditions and the abatement of neighborhood concerns.

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

## OPERATION

14. **Operational Action Plan.** The Project Sponsor shall implement all of the neighborhood concern abatement techniques and methods outlined in the "Neighbor Concerns & Response / Action Plan," included in this Staff Report as Exhibit I. These measures include:

- Addressing noise concerns by instructing employees to use low voices at all times, instituting policies forbidding employees from raising voices to excessive levels when speaking to dogs, and continuing policy of allowing small groups of dogs in rear area fully supervised late morning through mid-afternoon.
- Addressing drainage concerns by replacing artificial turf with concrete and adding a concrete curb at the perimeter of the rear yard with a slab approximately 2 feet inboard of the fence line.
- Addressing odor issues by increasing use of bio-enzymatic product treatment to three times per week, applying sealer to new concrete, maintaining all drainage to sewer inlet, adding a new fence approximately two feet inboard of property line to prohibit dogs' access to property line fence, and instituting a fly eradication program.
- Addressing employee conduct concerns by continuing practice of "zero tolerance" for animal cruelty, continuing policy of cage-free boarding, continuing practice of no more than two dogs per dog walker, and developing a comprehensive Grateful Dog Policy Manual.
- Remaining open to input from and communication with neighborhood by ensuring a General Manager is on-site from 9:30 a.m. to 3:00 p.m. Monday-Friday with an Assistant Manager nearly always on site and ensuring all requests to speak with the owner be directed to the General Manager or ensuring a detailed message is taken (if the General Manager is unavailable).

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

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

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

16. **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>*

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

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

18. **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)*

19. **Noise Control.** The Project Sponsor shall consult a licensed sound engineer to determine best practices with regard to noise abatement concerns and shall implement any methods and techniques recommended by the sound engineer. The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.



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

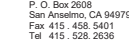
*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org)*

*For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org)*

20. **Rear Yard Usage Hours.** The Project Sponsor shall ensure that no dogs may be allowed to utilize the rear yard except during the hours of 7 a.m. to 7 p.m. daily. These hours are subject to change by Department staff.

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

# CONSTRUCTION DOCUMENTS FOR PLUMBING UPGRADES & ADA IMPROVEMENTS



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

The Grateful Dog  
Dog Day Care  
769 Lombard St. #  
Francisco, CA 94

Lat: 37.800 ° N  
Long: 122.430 ° W

# TITLE SHEET

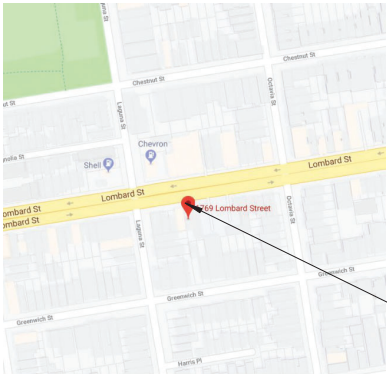
REVISIONS	Δ
Add ventilation, revise zoning table, add street elevation	
Add window onto floor plan, add note on elevation	

Date Issued  
October 15, 2018

T1

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## VICINITY MAP











SUBJECT  
PROPERTY

## BLOCK/LOT MAP 0506/027



## SYMBOLS

	REFERENCE NOTE
	WINDOW/PATIO DOOR TYPE TAG
	DOOR TYPE TAG
	REVISION
	<u>INTERIOR ELEVATION LETTERS</u> SHEET NUMBER
	<u>BUILDING ELEVATION NUMBER</u> SHEET NUMBER
	<u>BUILDING SECTION NUMBER</u> SHEET NUMBER
	<u>DETAIL NUMBER</u> SHEET NUMBER

## PROJECT DIRECTORY

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

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

## SHEET INDEX

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

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

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

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

## GENERAL MECHANICAL AND PLUMBING NOTES:

- 
- 
- 
- 
- b) INTENTIONALLY LEFT BLANK
- c) VERIFY GAS/WATER/ELECTRICAL STUB-OUTS AT ALL AIR HANDLERS, FURNACES, AIR CONDITIONERS, AND ALL APPLIANCES OR SIMILAR EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS.
- d) ALL WATER HEATERS SHALL BE STRAPPED TO FRAMING.
- e) ALL FAUCETS TO HAVE AIR CHAMBERS.
- f) ALL TOILETS SHALL BE LOW FLUSH TYPE AND SHALL NOT EXCEED 1.28 GALLONS PER FLUSH.
- g) SHOWERHEAD SHALL NOT EXCEED 2.0 GALLONS/MIN AT 80 PSI.
- h) LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS/MIN. AT 60 PSI
- i) KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS/MIN. AT 60 PSI
- j) ALL SHOWERS AND TUB/SHOWER VALVES TO BE PRESSURE BALANCING TYPE.
- k) LOCATE FAU RETURN AIR GRILL IN MAIN CIRCULATION SPACES OF HOUSE, I.E. HALL, ENTRY, STAIR. DO NOT LOCATE IN BEDROOMS, CLOSETS, ETC.
- l) PROVIDE CLOTHES DRYER MOISTURE EXHAUST DUCT (MINIMUM 4" DIAMETER) TO THE OUTSIDE AND EQUIP WITH A BACK-DRAFT DAMPER. EXHAUST DUCT LENGTH IS LIMITED TO 14' WITH 2 ELBOWS.
- m) ALL HOSE BIBS MUST HAVE AN APPROVED ANTI-SIPHON DEVICE.
- n) ALL PRE-MANUFACTURED FIREPLACES TO BE INSTALLED PER MANUFACTURES INSTRUCTIONS. FIREPLACE GAS VALVES MUST BE LOCATED OUTSIDE OF REQUIRED HEARTH AREA, BUT NOT MORE THAN 48".

## GENERAL ELECTRICAL NOTES

- a). VERIFY ALL ELECTRICAL/TELEPHONE/CATV REQUIREMENTS WITH THE DESIGNER BEFORE INITIATING ANY WORK ON THE PROJECT.
- b). ELECTRICAL CONTRACTOR SHALL PROVIDE PROPER ELECTRICAL SERVICE TO ALL APPLIANCES INCLUDING DISHWASHERS, GARBAGE DISPOSALS, RANGE HOOD, WASHER AND DRYER.
- c). INSTALL ELECTRICAL, TELEPHONE AND TELEVISION WALL OUTLETS AT 12" FROM CENTERLINE OF COVER PLATE TO FINISH FLOOR EXCEPT AT COUNTER AREAS OR U.O.N.
- d). INSTALL DUPLEX OUTLETS AT COUNTER LOCATIONS AT 46" IN KITCHENS AND BAR AND 46" IN BATHROOMS. HEIGHT IS FROM FINISH FLOOR TO CENTERLINE OF COVER PLATE.
- e). VERIFY HEIGHTS WITH DESIGNER BEFORE WORK
- f). ALL OPPOSING OUTLETS, JUNCTION BOXES OR SIMILAR ITEMS INSTALLED IN PLUMBING WALLS SHALL BE STAGGERED BY (2) FULL STUD BAYS. ELSEWHERE WHEN PRACTICAL, STAGGER OUTLETS ONE FULL STUD BAY.
- g). INSTALL SWITCHES AND DIMMERS AT 46" ABOVE FINISH FLOOR TO CENTERLINE OF PLATE.
- h). INSTALL ALL THERMOSTATS AT 64" FROM CENTERLINE OF COVER PLATE TO FINISH FLOOR. MECHANICAL SUBCONTRACTOR TO VERIFY LOCATION.
- i). INSTALL ALL DOOR CHIMES AT 6" FROM CENTERLINE OF UNIT TO FINISH CEILING.
- j). INSTALL SMOKE DETECTORS IN EACH SLEEPING ROOM, OUTSIDE SLEEPING ROOMS CENTRALLY LOCATED IN THE CORRIDOR, ALONG WITH A CARBON MONOXIDE DETECTOR AS SHOWN ON THE PLANS. SMOKE DETECTOR SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS AND SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED.
- k). ALL EXTERIOR RECEPTACLES TO BE WEATHER PROOF (WP) DAMP LOCATION TYPE BOXES.
- l). ALL LIGHT FIXTURES SHOWN WITHIN SHOWER OR TUB/SHOWER ENCLOSURES ARE TO BE UL LISTED AS SUITABLE FOR DAMP LOCATIONS.
- m). PROVIDE UFER OR OTHER APPROVED GROUND PER NEC 250.

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

DEFERRED SUBMITTALS:  
NONE

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

GROUP: R-2  
CONSTRUCTION TYPE: V-B

D.A. CHECKLIST (p. 1 of 2): The address of the project is 1769 Lombard St.

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

1. The proposed use of the project is Retail, improvements to existing dog day care facility(e.g. Retail, Office, Restaurant, etc.)

2. Describe the area of remodel, including which floor: Ground floor

3. The construction cost of this project excluding disabled access upgrades is \$ 41,010, which is (check one) more than / less than the Accessibility Threshold amount of \$126,764.66 based on the "2009 ENR Construction Cost Index" (The cost index & threshold are updated annually).

4. Is this a City project and/or does it receive public funding? Check one: Yes / No Note: If Yes, then see Step 3 on the Instructions page for additional forms required.

Conditions below must be fully documented by accompanying drawings

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

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

DAChecklist 2009

Page 6 of 11

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

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

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

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

DAChecklist 2009

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### Form C: DISABLED ACCESS 20% RULE

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

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

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

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

DAChecklist 2009

Page 8 of 11

JAZZ BUILDERS

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Tel: 415-458-5401  
Fax: 415-528-2636

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Contact: Bruce Burman  
bburman@jazzbuilders.com

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

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

ASSESSOR'S PARCEL #:  
Block 0506, Lot 027

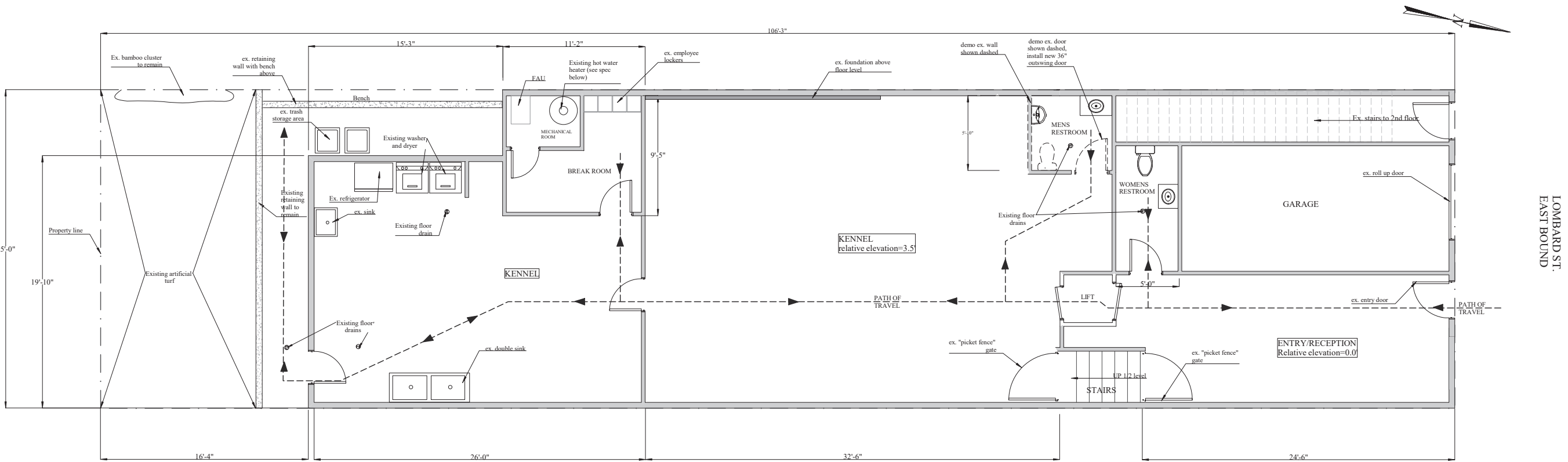
Lat: 37.800 ° N  
Long: 122.430 ° W

## DISABILITY ACCESS CHECKLIST

REVISIONS		NO.	DATE	11-9-18	11-14-18						
Add ventilation, revise zoning table, add street elevation		1	11-9-18								
Add window onto floor plan, add note on elevation		2	11-14-18								
Date Issued											
October 15, 2018											
T2											
Scale: 1/4"=1'											
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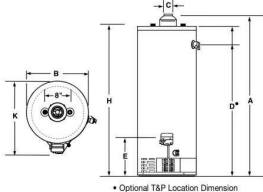


## Residential Atmospheric Vent Gas Water Heater

### High EF Ultra Low NOx Energy Saver Models

Model Number	Capacity	Recovery at 90°F Rise*		A	B	C	D	E	F	G	H	I	J	K	Approx. Shipping Weight
	U.S. Gal.	Imp. Gal.	Net. BTU/hr.	U.S. Gal.	Imp. Gal.	Flow Rate	Flange Dia.	Flange Size	Flange to T&P	Flange to Gas	Flange to Water	Flange to Drain	Depth	Approx. Weight	
U4-30TFRFP	30	25	32,000	34	28	59%	18	3/4"	49 1/2"	56 1/2"	13	57 1/2"	22 1/2"	123	
U4-40TFRFP	40	33	40,000	43	36	59%	23	3/4"	50 1/2"	58 1/2"	13	57 1/2"	24 1/2"	137	
U4-40S6FRFP	40	33	40,000	43	36	59%	22	3/4"	47 1/2"	55 1/2"	13	56 1/2"	24 1/2"	143	
U4-50S6FRFP	50	42	40,000	43	36	59%	23	3/4"	50 1/2"	58 1/2"	13	58	26 1/2"	160	
U4-60TFRFP	60	50	40,000	43	36	60%	24	3/4"	50 1/2"	58 1/2"	13	59 1/2"	28 1/2"	192	
Model Number	Capacity	Recovery at 90°F Rise*		A	B	C	D	E	F	G	H	I	J	K	Approx. Shipping Weight
	Liters		Net. Liters/ Hour	U.S. Gal.	Imp. Gal.	Flow Rate	Flange Dia.	Flange Size	Flange to T&P	Flange to Gas	Flange to Water	Flange to Drain	Depth	Approx. Weight	
U4-30TFRFP	114	9.4	129	1500	457	76%102	1264x432	300	1460	565	36	1460	565	36	123
U4-40TFRFP	151	12.7	163	1500	457	76%102	1270x438	300	1460	565	36	1460	565	36	137
U4-40S6FRFP	151	11.7	163	1270	580	76%102	1041x700	300	1232	665	36	1232	665	36	143
U4-50S6FRFP	188	15.7	163	1270	580	76%102	1270x438	300	1460	565	36	1460	565	36	160
U4-60TFRFP	227	11.7	163	1454	689	76%102	1382	300	1460	565	36	1460	565	36	192

Available in Natural Gas only.  
For 10 year models, change suffix from "6" to "10".  
\*Based on manufacturers rated recovery efficiency.  
†Models feature optional top T&P location and must be specified when ordering.  
U4-30T and U4-60T does not qualify for ENERGY STAR®.



All models meet SCAQMD rule 1121 requirement of 10ng/J, or less, NOx emissions.  
Meets NAECA Requirements  
General  
All gas water heaters are certified at 300 PSI test pressure (2068 kPa) and 150 PSI working pressure (1034 kPa). All water connections are 3/4" NPT (19mm) on 8" (203mm) center. All gas connections are 1/2" (13mm).  
All models design certified by CSA International (formerly AGA/CGA), to meet ANSI standard Z-21.10.1 and peak performance rated.  
Dimensions and specifications subject to change without notice in accordance with our policy of continuous product improvement.  
Suitable for Water (Potable) Heating and Space Heating.  
Toxic chemicals, such as those used for boiler treatment, shall NEVER be introduced into this system. This unit may NEVER be connected to any existing heating system or component(s) previously used with a non-potable water heating appliance.

**BRADFORD WHITE®**  
A L. L. B. E. L. L. E. R.

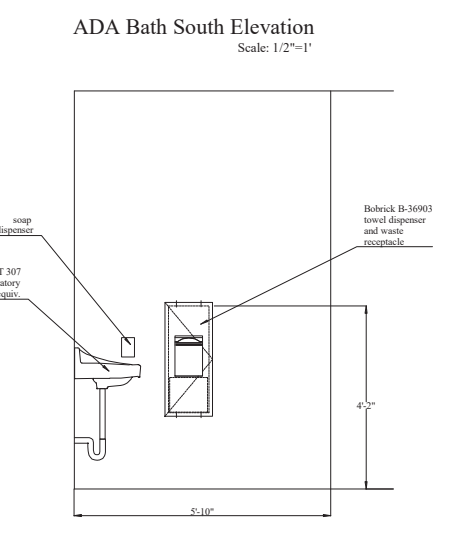
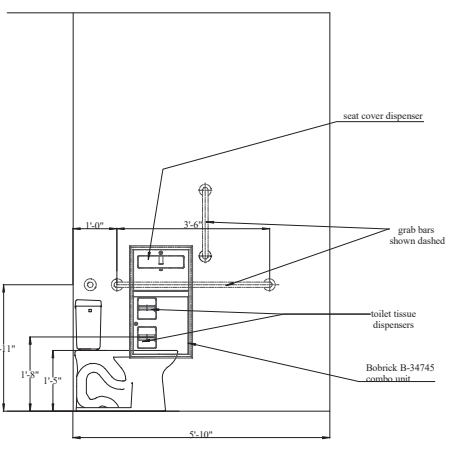
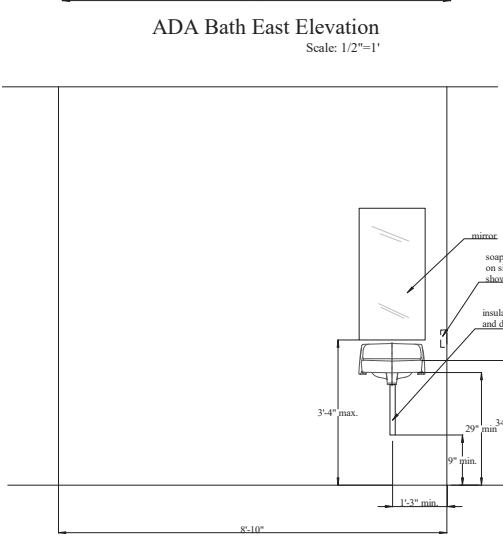
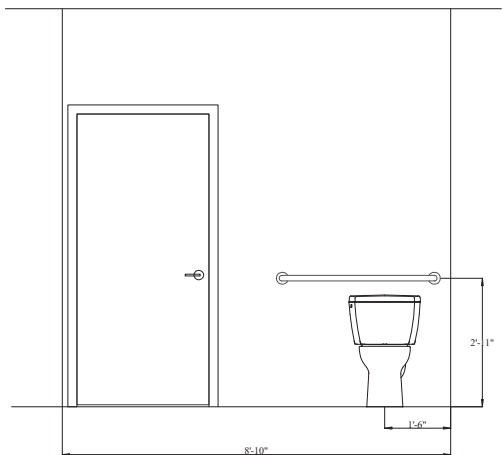
For U.S. and Canada field service, contact your professional installer or local Bradford White sales representative.  
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bburman@jazzbuilders.com

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

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

**ASSESSOR'S PARCEL #:**  
Block 0506, Lot 027

Lat: 37.800 ° N  
Long: 122.430 ° W

**EXISTING  
FLOOR  
PLAN**

NO.	DATE	REVISIONS
1	11-09-18	Add ventilation, revise zoning table, add street elevation
2	11-14-18	Add window into floor plan, add note on elevation
Date Issued		
October 15, 2018		
<b>A2.0</b>		
Scale: 1/4"=1'		
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Lat: 37.800 ° N  
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## PROPOSED FLOOR PLAN

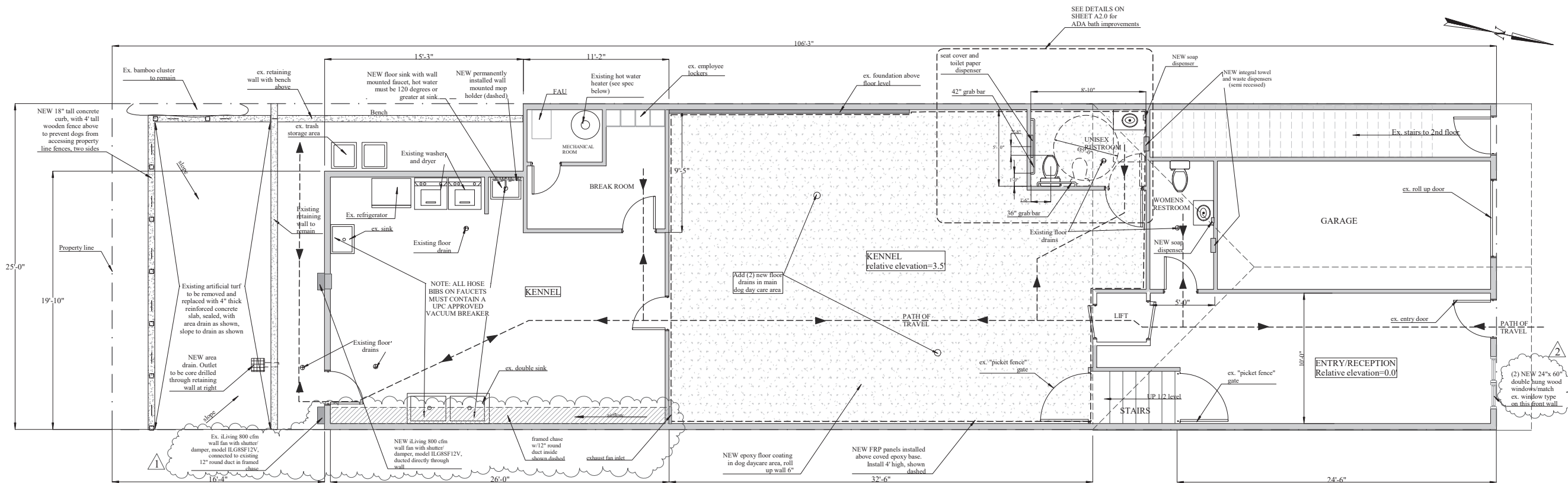
REVISIONS		DATE	DESCRIPTION
1	11-9-18	ADD ventilation, revise zoning table, add street elevation	
2	11-14-18	ADD window into floor plan, add note on elevation	
Date Issued			

October 15, 2018

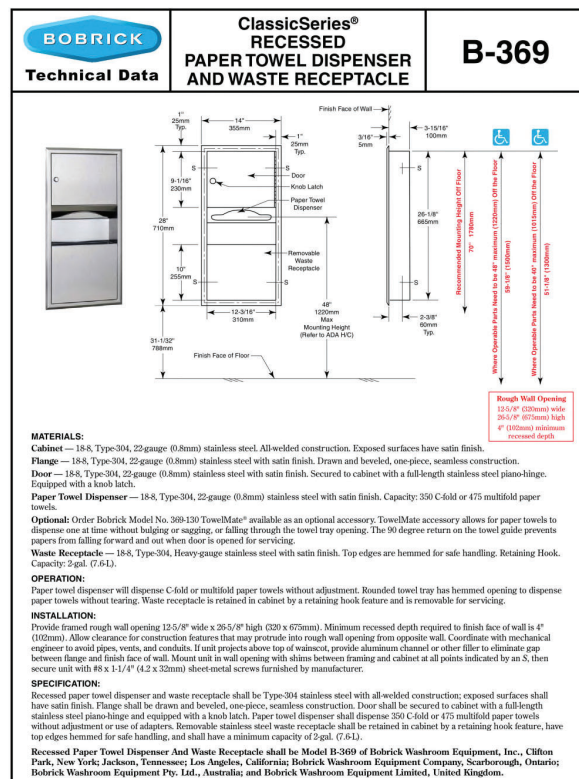
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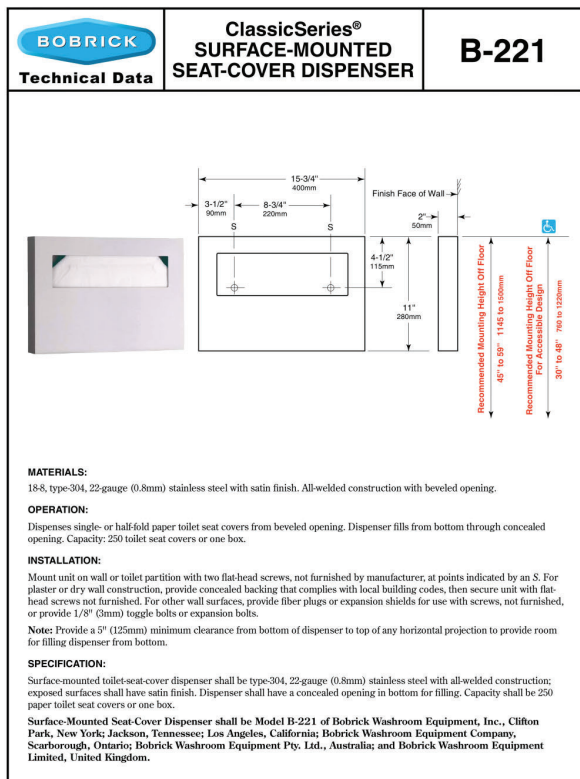
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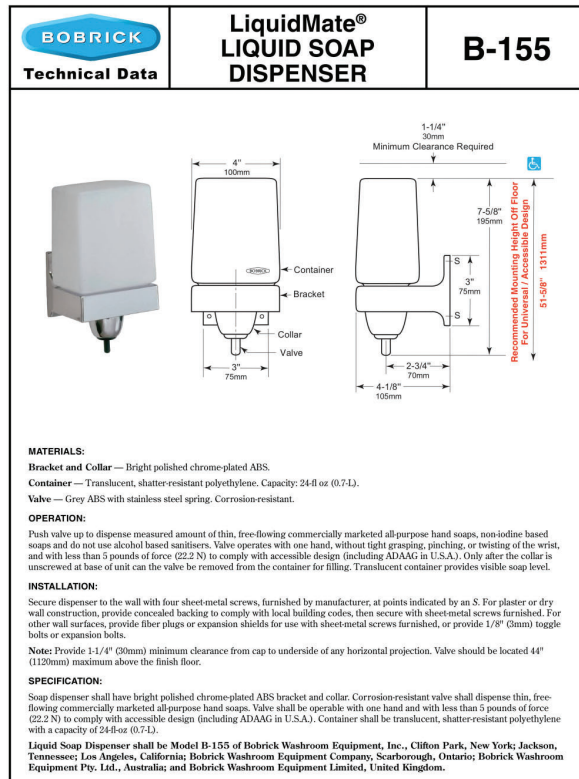
### TOWEL AND WASTE DISPENSER



### TOILET SEAT COVER DISPENSER



### SOAP DISPENSER



**APPLICANT:**  
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Lat: 37.800 ° N  
Long: 122.430 ° W

**EXISTING  
AND  
PROPOSED  
STREET  
ELEVATION**

REVISIONS		
NO.	DATE	REVISIONS
1	11-09-18	Add ventilation, revise zoning table, add street elevation
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Date Issued  
October 15, 2018

**A4.0**

Scale: 1/4"=1'

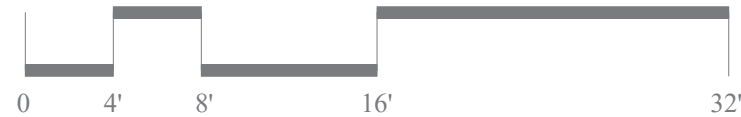
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EXISTING STREET ELEVATION



PROPOSED STREET ELEVATION





CITY AND COUNTY OF SAN FRANCISCO  
Department of Public Health  
Bureau of Environmental Health Management  
POLICIES AND PROCEDURES

**POLICY No. 400.3**

WRITTEN BY: TINA HUIE/G. BUSH

EFFECTIVE: 5/23/96

PAGE 1 OF 8

APPROVED:

**BEN GALE, R.E.H.S.**

Director, Bureau of Environmental Health Management

SUBJECT:

**Animal Care Facilities**

**I. Authority**

- San Francisco Health Code, Article 1
- San Francisco Municipal Code, Part III, Sec. 1 - 1.67
- California Administrative Code, Section 2612.1
- California Penal Code, Section 597L
- San Francisco Administrative Code, Sec. 220
- California Health & Safety Code, Sec. 205, 3051-3053

**II. Definitions**

**Pet Shop** - a facility that keeps pet animals for sale. Pet animals include dogs, cats, monkeys and other primates, rabbits, birds, guinea pigs, hamsters, mice, snakes, iguanas, turtles, and any other species of animal sold or retained for the purpose of being kept as a household pet. (California Penal Code, Section 597L). Aquarium fish are excluded from this definition. The definition of a pet shop does not include food facilities where live animals are sold for human consumption.

**Kennel** - any enclosure, premises, building, structure, lot or area in or on which more than three dogs of at least six months of age are kept, harbored, or maintained for commercial or noncommercial purposes for continuous periods of 24 hours or more. This definition does not include City and County departments, recognized educational institutions, or medical research facilities which are in conformity with State or Federal law. (San Francisco Administrative Code, Sec. 220)

**Animal hospital** - any facility which designates itself as a veterinary, pet, or animal hospital. Any facility at which surgical procedures are performed, or where sick or injured animals are kept overnight. This definition does not include veterinarians' offices, where animals are seen on an outpatient basis only.

**Stable** - a building in which horses, donkeys, mules, cows, goats, or livestock are sheltered and fed. This definition does not include an activity where, for less than 12 hours per day, horses are being hitched or unhitched, or standing or being fed waiting to be hitched or unhitched, provided such activity does not require or involve the construction or maintenance of a building.

### III. Procedures

#### A. Permit to Operate

1. A shop specializing in pet supplies, including pet food, is not required to obtain a Permit.
- 2. Pet grooming establishments are not required to obtain a Permit, unless animals are kept overnight.
3. Procedures for taking and processing applications are outlined in the *Food Facilities - Permits Policy*.
4. A copy of all applications shall be sent to the Department of Animal Care and Control, 1200-15TH Street.
- 5. Following receipt of an application, an inspection shall be conducted, and a notice issued, if necessary.
6. The following procedures shall be followed for applications for kennels, animal hospitals, stables, and riding academies, but not pet shops:
  - a. A copy of the completed application, along with referrals to the Planning Department and any other referrals that may be necessary, shall be sent to Central Office. It should be noted that an advertising fee is charged for these facilities, in addition to the filing fee, to cover the cost of publishing a notice in the local newspaper announcing the date of the public hearing.
  - b. Central Office will assign a hearing date, which will coincide with one of the Tuesday Abatement Hearings. Central Office will send a letter to the applicant, notifying him/her of the hearing date.
  - c. Central Office will prepare a placard which announces that an application has been received and that a hearing has been scheduled. This placard will be routed to the District Office for posting. The placard is to be posted no later than 10 days before the hearing date, at the front of the premises. The placard shall be posted in the window or on the door so that it is clearly visible to passersby. Attempts shall be made to post the notice on the interior of the door or window, to minimize vandalism.
  - d. At the hearing, the Principal Inspector will give an update on the status of referrals and report on any uncorrected violations.
  - e. If valid protests, including those under the purview of another agency, are received from the general public, permit issuance will be held in abeyance until those protests have been resolved.

- f. A 10-day waiting period will be imposed, to allow for additional protests.
- g. Following the hearing, a letter will be prepared at the District Office, notifying the applicant of the hearing results.
- 7. Upon satisfactory completion of all requirements, the Inspector shall approve the application by completing the section on the application form for "Inspector's Report" and then submit the application, along with referrals and inspection reports to the Principal Inspector.
- 8. A white Permit to Operate shall be prepared by clerical staff and signed by the Inspector and Principal Inspector. The Permit is sent to Central Office for the Bureau Director's signature and the name stamp of the Director of Public Health.
- 9. The Authorization to Pay Tax Collector is sent to Central Office for routing to the Tax Collector's Office.
- 10. When the Permit is returned from Central Office, it shall be kept in a file specifically for new Permits and issued to the applicant only after confirmation of payment has been received from the Tax Collector.

#### V. Construction Requirements

- 1. The Pet Joint Industry Council's recommendations have been used in the development of these requirements. Although these requirements do not have any specific legal reference, compliance is required for permit approval.
- 2. Cages shall be made of nonabsorbent and corrosion resistant material. No wooden materials shall be used in cage construction.
- 3. Rooms used for washing and grooming of animals, and rooms containing cages, shall have smooth and washable wall and ceiling surfaces. Floors shall consist of monolithically poured concrete, metal-troweled smooth, coved 6 to 8 inches along the perimeter of each room, and sloped to drains. Other materials that meet the definition of smooth, nonabsorbent, and easily-washable may be accepted after review and on a case-by-case basis.
- 4. Treatment rooms shall have smooth and washable wall and ceiling surfaces. Floors and all elevated work surfaces shall be surfaced with durable nonabsorbent and easily washable materials.
- 5. All interior areas of the establishment shall be provided with adequate ventilation. When mechanical ventilation is used, exhaust and make-up air ducts shall be installed in a manner so as not to create nuisances.



6. Construction of the building, its walls, doors, windows, and any perforations necessary for mechanical equipment shall be effectively soundproofed in a manner so as not to transmit nuisance-causing animal noises.

7. All rooms containing animal cages shall be provided with hot and cold washdown water hose bibbs, with a backflow prevention device.

→ 8. All drains and waste lines shall be capable of receiving washdown water and animal fecal matter.

9. Adequate handwashing facilities shall be available.

10. Restroom facilities shall be provided for employees.

11. Adequate lighting shall be provided.

12. The premises shall be rodentproof.

13. All construction and alterations shall be conducted according to Plumbing, Electrical, Building, and Fire Code requirements, and under appropriate permits.

#### VI. Operational Requirements

1. Every portion of the facility shall be kept clean and sanitary at all times.

→ 2. All accumulations of animal urine and feces shall be flushed into the sewer at least once daily or more often as needed.

3. Premises shall be kept free of rodent and insect infestations. An effective pest control program shall be maintained as necessary.

4. All refuse shall be stored in a closed, washable container fitted with a tight lid. All refuse shall be removed by a licensed scavenger at least weekly. Animal waste shall be bagged in plastic trash bags.

5. Inspections by Environmental Health staff are for the purposes of assessing the level of sanitation and identification of hazards, such as cross-connections. The inspections do not cover sterilization of instruments, storage of medications, etc. Any concerns related to the care of animals may be referred to the Department of Animal Care and Control.