



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Draft Motion

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: MARCH 21, 2019

Record No.: **2018-016549CUA**
Project Address: **40 West Portal Avenue**
Zoning: West Portal NCD (Neighborhood Commercial) Zoning District
26-X Height and Bulk District
Block/Lot: 2931 / 004A
Project Sponsor: Sheryl Brady
13400 Riverside Drive #202
Sherman Oaks, CA 91423
Property Owner: Peter Hau
1121 Vicente Street
San Francisco, CA 94127
Staff Contact: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org

1650 Mission St.
Suite 400
San Francisco,
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Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project would establish a 1,423 square-foot Limited Restaurant (d.b.a. "Kale-fornia") in a vacant retail space. The space was most recently occupied by a Personal Services use (d.b.a. "Sloane Square Salon"). The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Sections 303 and 729, Conditional Use authorization is required to permit the establishment of a Limited Restaurant in the West Portal Avenue NCD (Neighborhood Commercial) 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. 2018-016549CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated November 6, 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			If approved, the proposed establishment would raise the concentration of eating and drinking uses within a 300' radius of the subject property from 35.4% of the commercial linear frontage to 37.2% of the commercial linear frontage.
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			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 3 Exemption

Additional Information	
Notification Period	3/1/2019 – 3/21/2019 (20 days mailing, newspaper, online, and posted)
Number and nature of public comments received	The sponsors held a pre-application meeting on October 29, 2018 prior to filing the application; there were 3 attendees but no issues were raised. To date, staff has received 1 letter of support from the Greater West Portal Neighborhood Association.
Number of days between filing and hearing	74 days from filing, 50 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, 303(c), and 303(o) and findings submitted as part of the application. The proposed use and character is compatible with the surrounding area and is on balance compatible with the General Plan and Use District. Conditional Use approval to establish a Limited Restaurant use would serve the local West Portal neighborhood and the greater community. Staff believes the proposed establishment would be desirable for and compatible with the community, and recommends approval with conditions.</i>

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 21, 2019.

AYES:

NAYS:

ABSENT:

ADOPTED: March 21, 2019

Jonas P. Ionin
Commission Secretary

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

**Project Summary and Draft Motion
March 21, 2019**

**RECORD NO. 2018-016549CUA
40 West Portal Avenue**

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

This authorization is for a conditional use to allow a Limited Restaurant (d.b.a. “Kale-fornia”) located at 40 West Portal Avenue, Block 2931, Lot 004A, pursuant to Planning Code Section(s) **303 and 729** within the **West Portal Avenue NCD (Neighborhood Commercial)** Zoning District and a **26-X** Height and Bulk District; in general conformance with plans, dated **November 6, 2018**, and stamped “EXHIBIT B” included in the docket for Record No. **2018-016549CUA** and subject to conditions of approval reviewed and approved by the Commission on **March 21, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 21, 2019** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

MONITORING - AFTER ENTITLEMENT

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

8. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:
 - A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section [34](#) of the San Francisco Police Code.
For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.
 - B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org.

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

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

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

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

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

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

9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

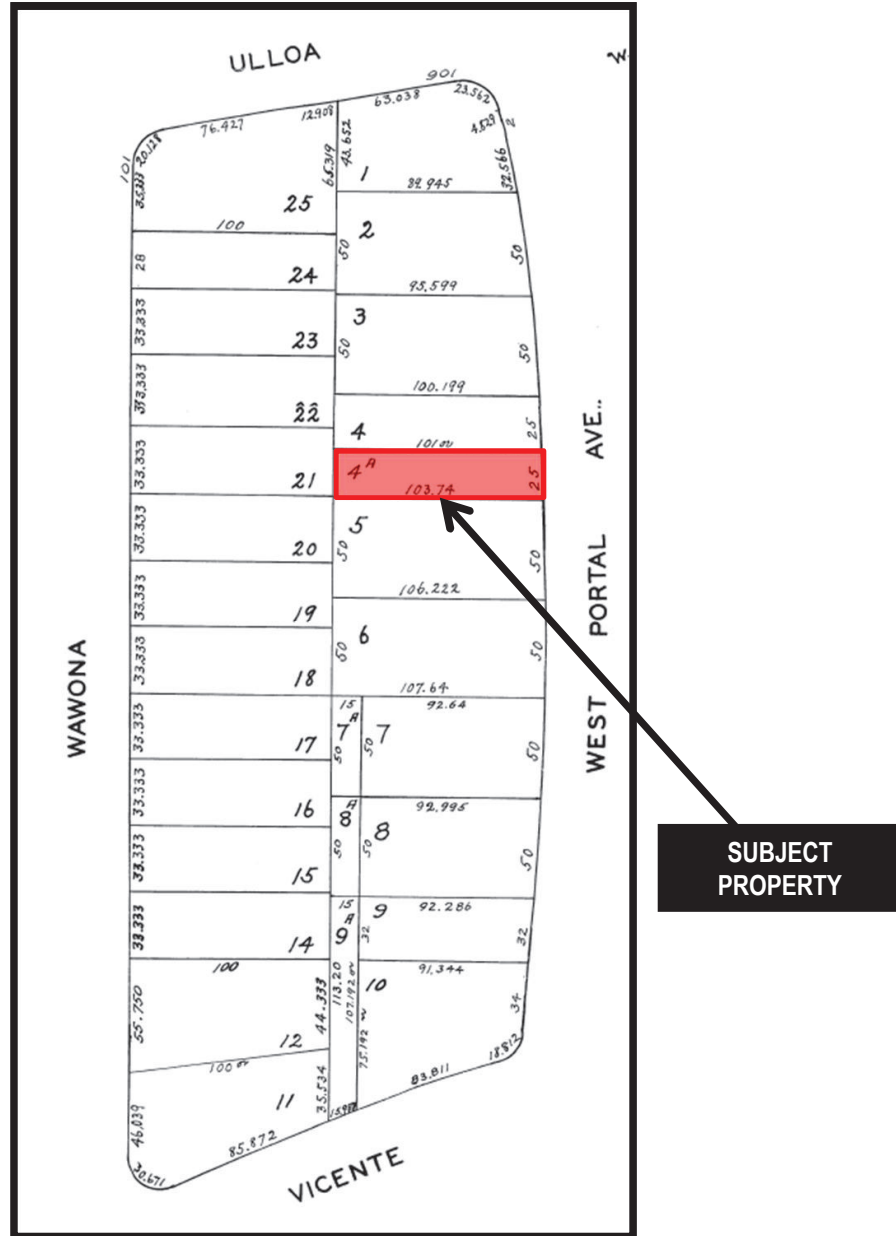
10. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the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

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

11. **Hours of Operation.** The subject establishment is limited to the following hours of operation: 6:00a.m. to 8:00p.m. daily

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

Block Book Map

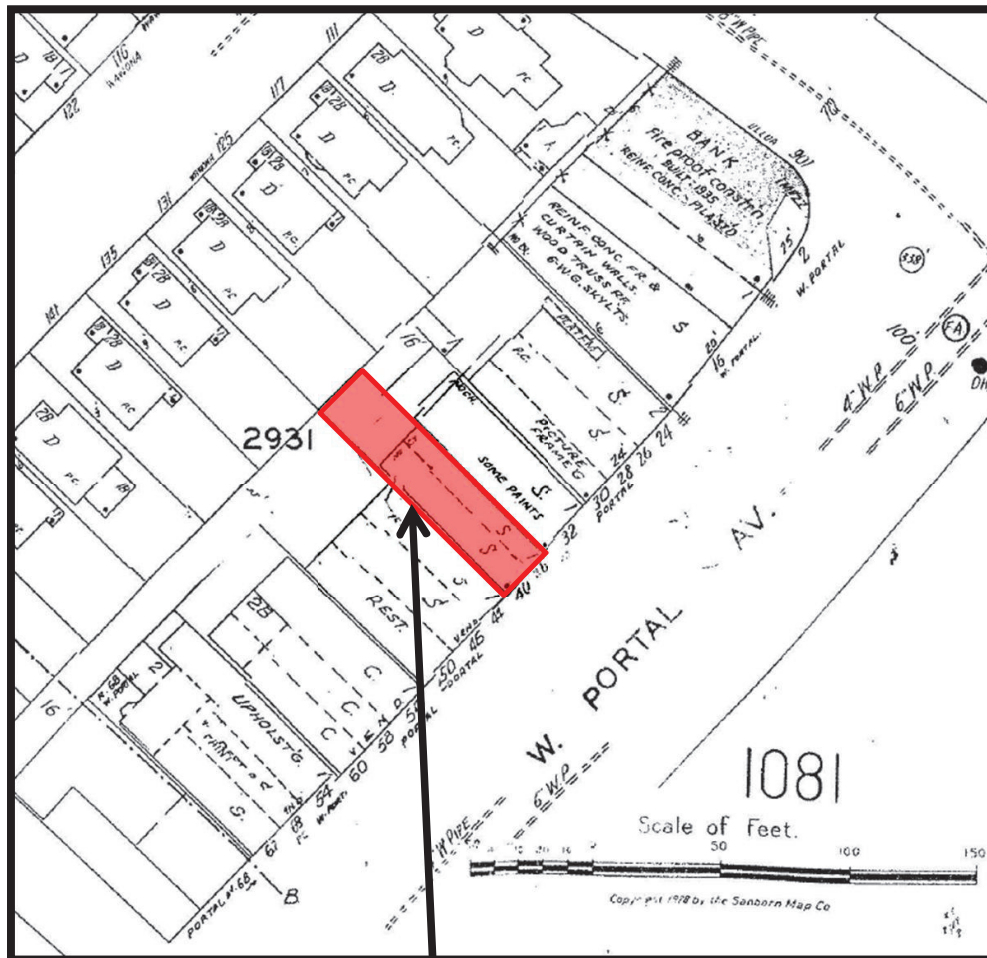


SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-016549CUA
40 West Portal Avenue
Block 2931 Lot 004A

Sanborn Map



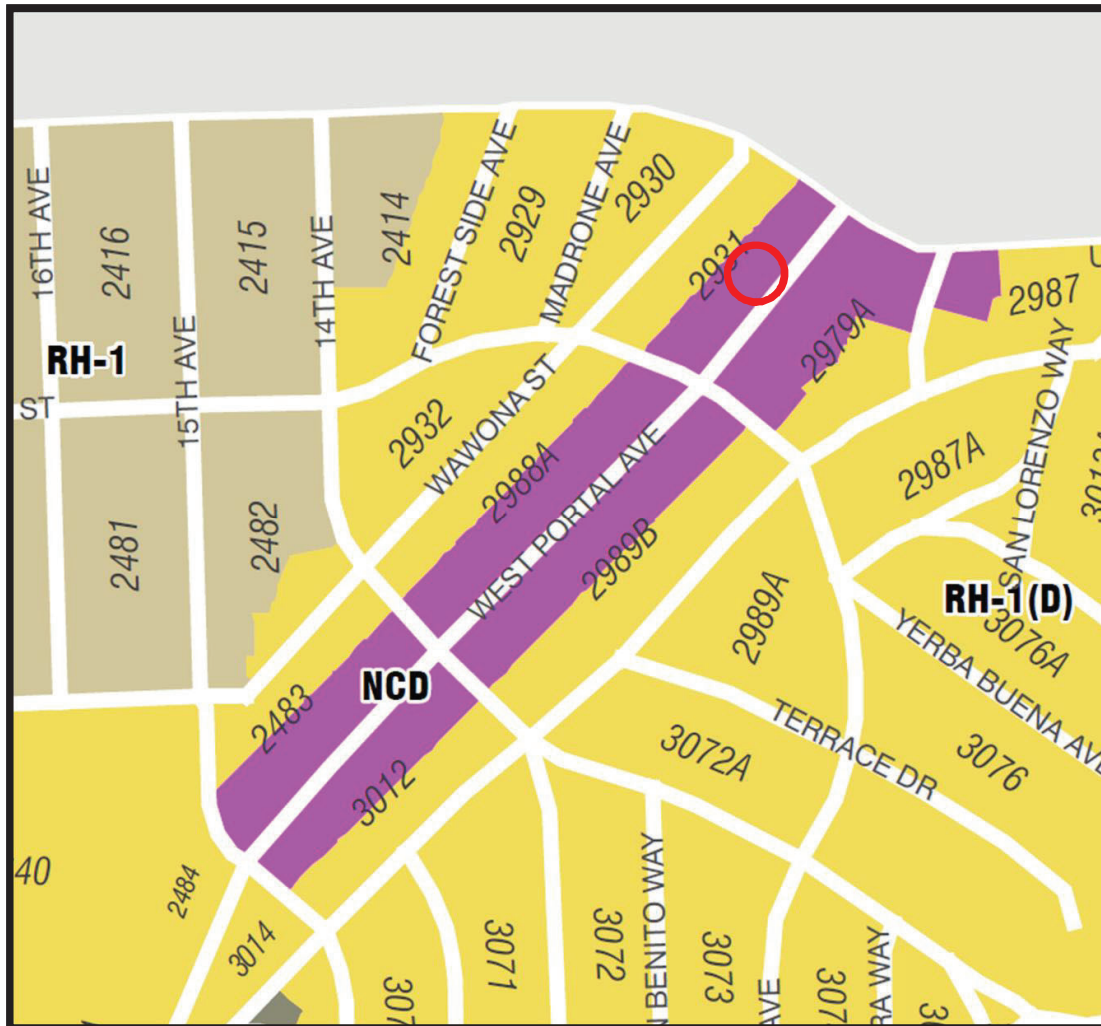
SUBJECT PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-016549CUA
40 West Portal Avenue
Block 2931 Lot 004A

Zoning Map



SAN FRANCISCO
PLANNING DEPARTMENT



Conditional Use Hearing
Case Number 2018-016549CUA
40 West Portal Avenue
Block 2931 Lot 004A

Aerial Photo



SUBJECT
PROPERTY

SAN FRANCISCO
PLANNING DEPARTMENT



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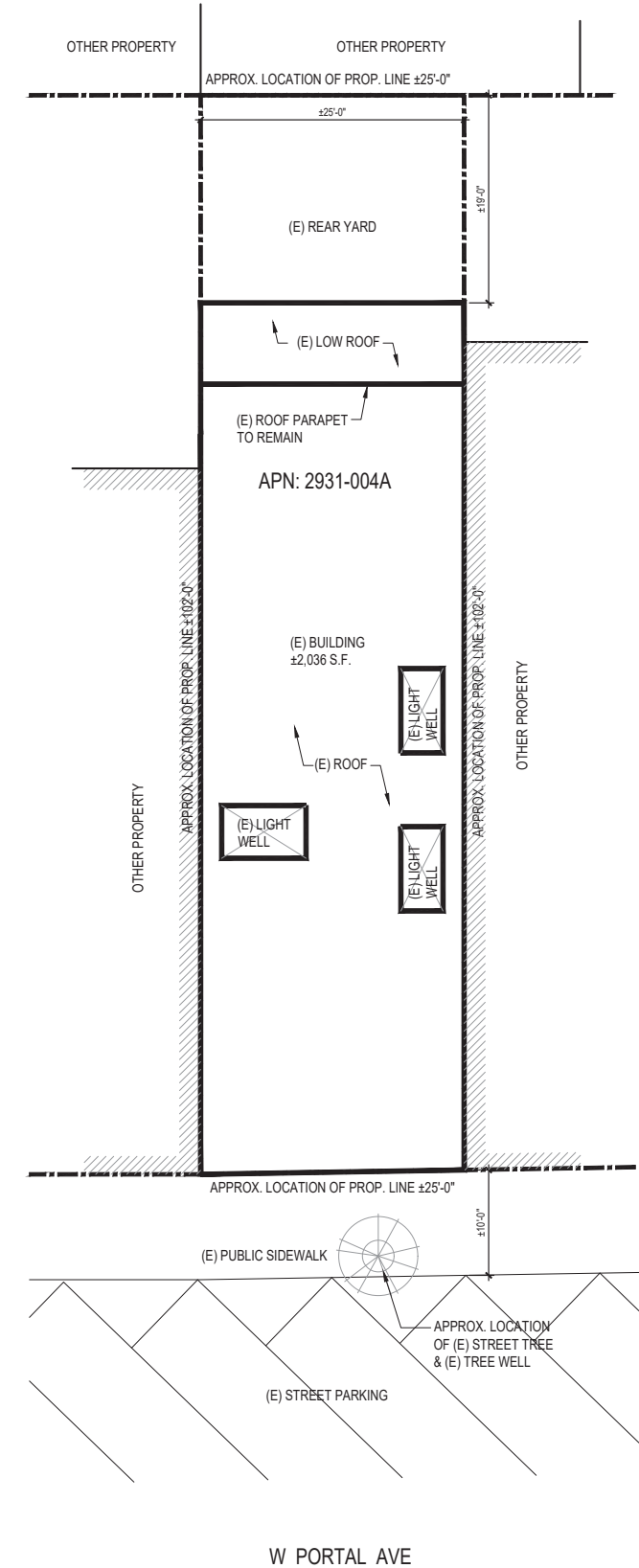
Site Photo



SAN FRANCISCO
PLANNING DEPARTMENT



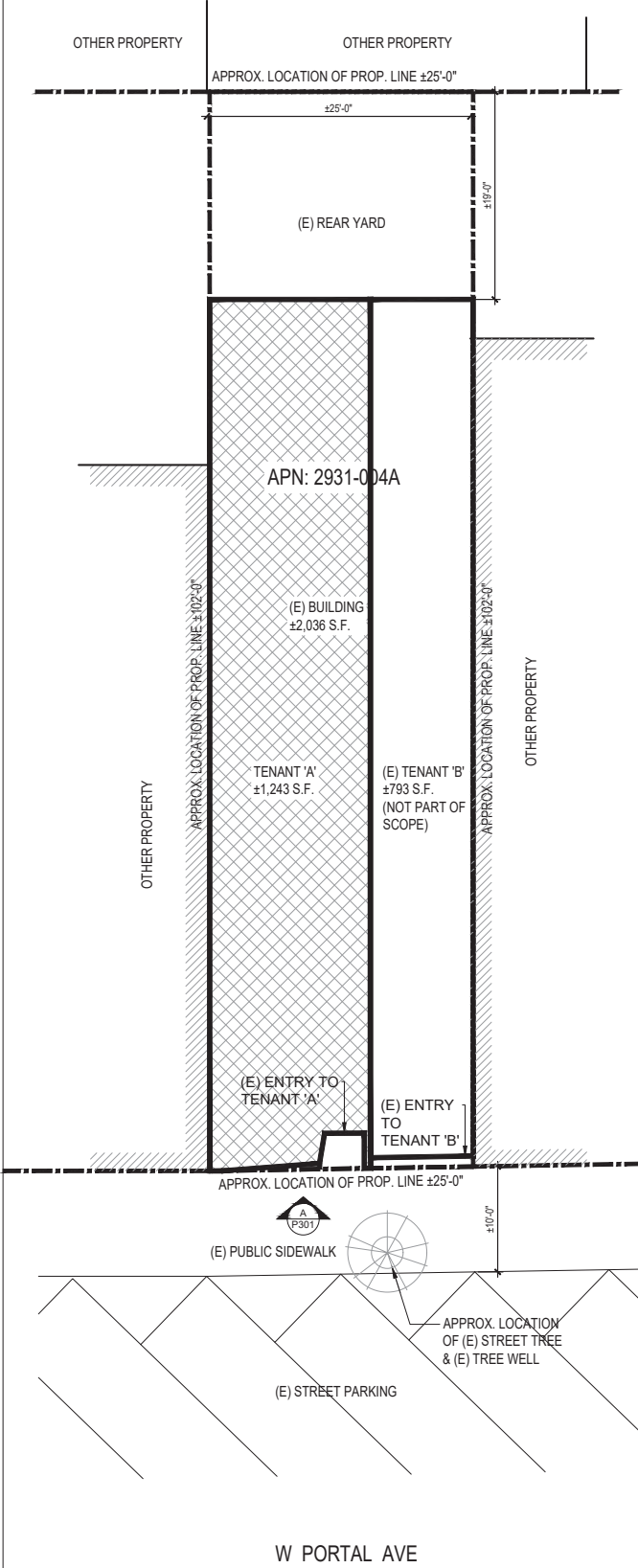
Conditional Use Hearing
Case Number 2018-016549CUA
40 West Portal Avenue
Block 2931 Lot 004A



NOTES:
1. THIS ROOF PLAN IS A GRAPHIC REPRESENTATION OF ROOF CONDITIONS FOR REFERENCE ONLY.

EXISTING ROOF PLAN

1/8"=1'-0"
18-609_ARP 13



NOTES:
1. THIS SITE PLAN IS A GRAPHIC REPRESENTATION OF SITE CONDITIONS FOR REFERENCE ONLY.

EXISTING SITE PLAN

1/8"=1'-0"
18-609_ASP 09

CONDITIONAL USE PERMIT FOR:

KALEIFORNIA RESTAURANT

40 WEST PORTAL AVE
SAN FRANCISCO, CA 94127

PROJECT DATA

APPLICABLE CODES: ALL CONSTRUCTION IS TO CONFORM TO:
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
CITY OF SAN FRANCISCO MUNICIPAL CODES AND ORDINANCES

ZONING DISTRICT: NCD (WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT)

APN: 2931-004A

(E) CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)

(E) LOT AREA: ± 2,561 S.F.

(E) BUILDING AREA: ± 2,036 S.F.

TENANT A: ±1,243 S.F.

TENANT B (NOT PART OF SCOPE): ±793 S.F.

PROPOSED USE: RESTAURANT

OCCUPANCY GROUP: B

PARKING: STREET PARKING

SCOPE OF WORK

- CHANGE OF USE AND OCCUPANCY TYPE FROM A RETAIL SPACE TO A FOOD ESTABLISHMENT.
- THE SCOPE OF WORK UNDER THIS APPLICATION INCLUDES THE TENANT IMPROVEMENTS TO ACCOMMODATE A NEW RESTAURANT (TENANT A).

STREET VIEW



DIRECTORY

TENANT:
ISSA HADDAD
40 WEST PORTAL AVE
SAN FRANCISCO, CA 94127
TEL: 415.410.5268

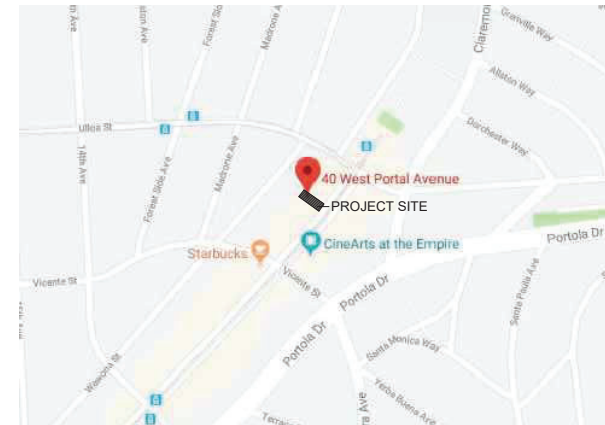
ARCHITECT:
MENA ARCHITECTS
575 W. EL CAMINO REAL
MOUNTAIN VIEW, CA 94040
TEL: 650.210.8800

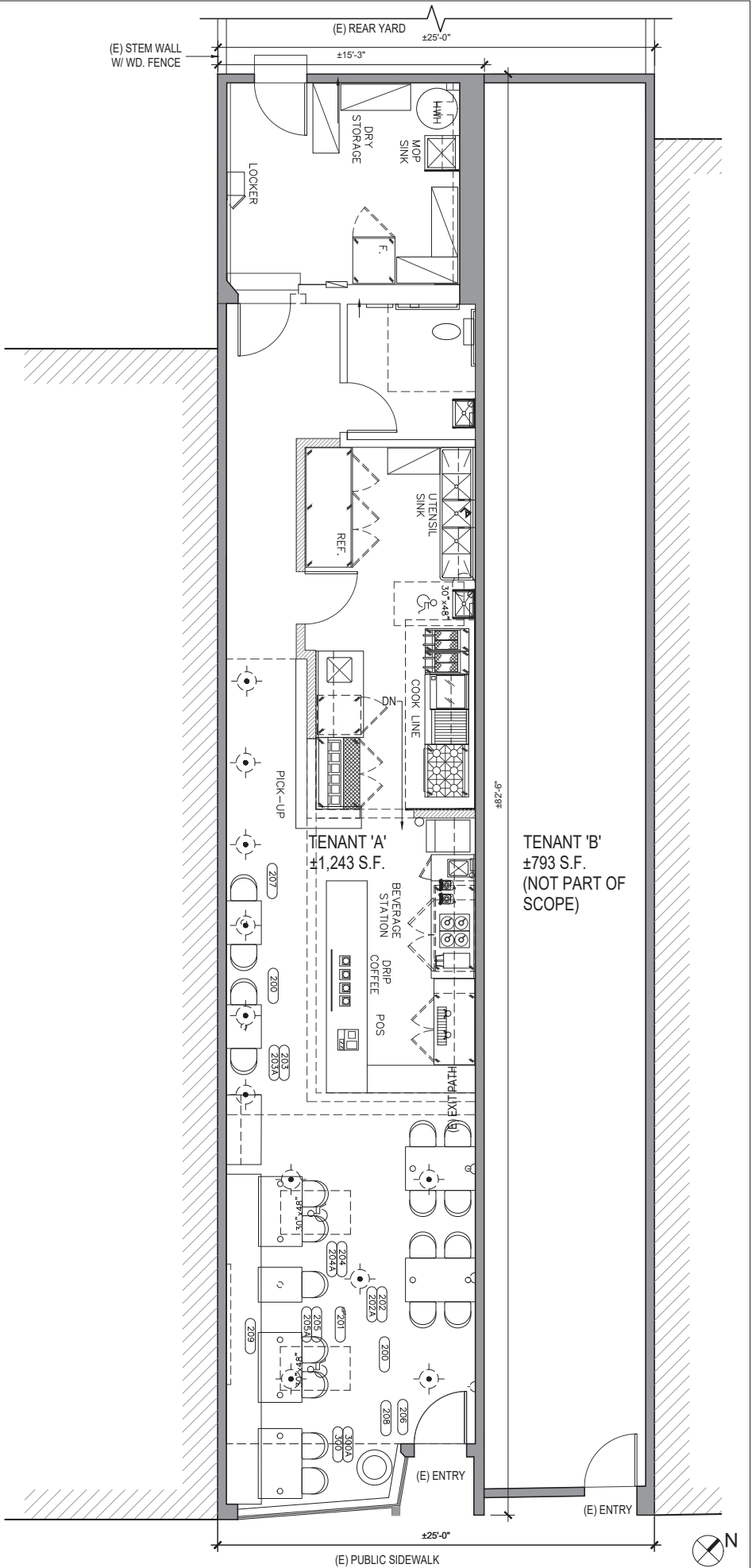
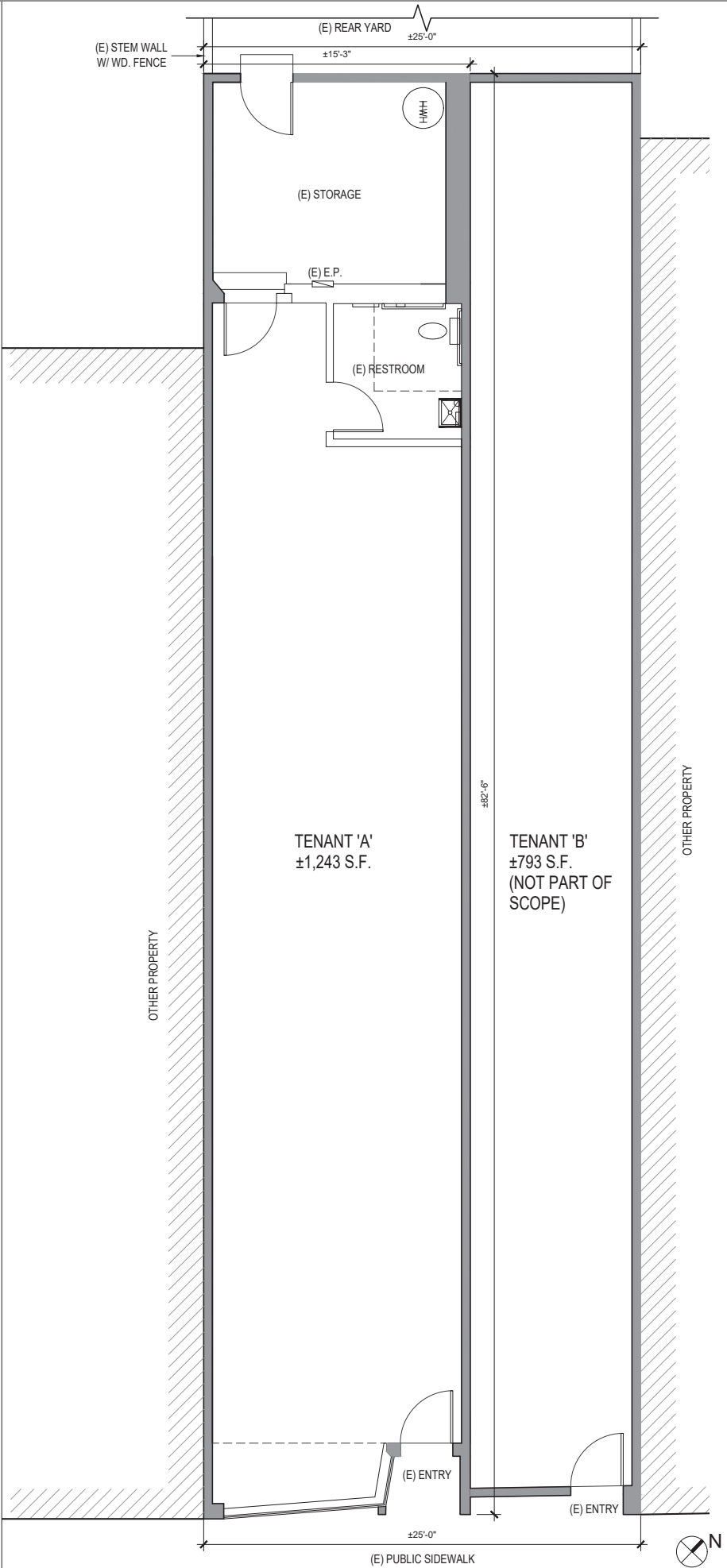
RESTAURANT CONSULTANT:
RESTAURANT DESIGN CONCEPTS INC.
1017 22ND AVE
SUITE 110B
THE EMBARCADERO COVE
OAKLAND CA 94608
TEL : 510.436.7000

DRAWING INDEX

SHEET #	DESCRIPTION	REVISION
P001	COVER SHEET	
P101	AS-BUILT & PROPOSED FLOOR PLAN	
P301	EXISTING FRONT FACADE ELEVATION & PHOTOGRAPHS	

VICINITY MAP







SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
40 WEST PORTAL AVE - CB3P		
Case No.		Permit No.
2018-016549PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization for change of use to "Kaleifornia" restaurant use in vacant retail space most recently occupied by a Personal Services use (hair salon).		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

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

Comments and Planner Signature (optional): David Weissglass

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Parcel Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

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

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: David Weissglass 03/11/2019
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
40 WEST PORTAL AVE - CB3P		/
Case No.	Previous Building Permit No.	New Building Permit No.
2018-016549PRJ		
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance.

For more, see the [Project Application Informational Packet](#).

Cost for Time and Materials: Any time and materials exceeding initial fees charged for services provided are subject to billing.

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

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

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

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

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

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

WHAT TO SUBMIT:

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

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

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

ENTITLEMENTS

HOW TO SUBMIT:

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

WHAT TO SUBMIT:

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



PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 40 West Portal Avenue



Block/Lot(s): 2988A / 013



Property Owner's Information

Name: Peter Hau



Address: 1121 Vicete St
San Francisco, CA 94127

Email Address:

Telephone: 415-676-8896



Applicant Information

☒ Same as above

Name: Sheryl Brady



Company/Organization: Permit Place



Address: 13400 Riverside Drive #202
Sherman Oaks, CA 91423

Email Address: sheryl@permitplace.com



Telephone: 714-501-1333



Please Select Billing Contact:

☐ Owner

☐ Applicant

☒ Other (see below for details)

Name: Issa Haddad



Email:

Phone: 415-410-5268



Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

RELATED APPLICATIONS

Related Building Permit Applications

☒ N/A

Building Permit Applications No(s):

Related Preliminary Project Assessments (PPA)

☒ N/A

PPA Application No(s):

PPA Letter Date:

PROJECT INFORMATION

Project Description:

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

Per Planning Code Section 729 - Conditional Use Authorization for change of use to Kaleifornia, a Limited Restaurant.

Kaleifornia is a new healthy alternative 1,423 square foot restaurant serving salads, sandwiches, and a variety of juices. Its hours will be 7:00am-8:00pm daily.

Project Details:

☒ Change of Use ☐ New Construction ☐ Demolition ☐ Facade Alterations ☐ ROW Improvements

☐ Additions ☐ Legislative/Zoning Changes ☐ Lot Line Adjustment-Subdivision ☐ Other _____

Residential: ☐ Senior Housing ☐ 100% Affordable ☐ Student Housing ☐ Dwelling Unit Legalization

☐ Inclusionary Housing Required ☐ State Density Bonus ☐ Accessory Dwelling Unit

Indicate whether the project proposes rental or ownership units: ☐ Rental Units ☐ Ownership Units ☐ Don't Know

Non-Residential: ☐ Formula Retail ☐ Medical Cannabis Dispensary ☐ Tobacco Paraphernalia Establishment

☐ Financial Service ☐ Massage Establishment ☒ Other: CB2P

Estimated Construction Cost: \$80,000

PROJECT AND LAND USE TABLES


		Existing		Proposed	
General Land Use	Parking GSF	street	+	street	+
	Residential GSF	n/a	+	n/a	+
	Retail/Commercial GSF	1,243sf	+	1,243sf	
	Office GSF	n/a	+	n/a	+
	Industrial-PDR	n/a	+	n/a	+
	Medical GSF	n/a	+	n/a	+
	Visitor GSF	n/a	+	n/a	
	CIE (Cultural, Institutional, Educational)	n/a	+	n/a	+
	Useable Open Space GSF	n/a	+	n/a	+
	Public Open Space GSF	n/a	+	n/a	+
Project Features	Dwelling Units - Affordable	n/a	+	n/a	
	Dwelling Units - Market Rate	n/a	+	n/a	+
	Dwelling Units - Total	n/a	+	n/a	+
	Hotel Rooms	n/a	+	n/a	+
	Number of Building(s)	1	+	1	+
	Number of Stories	1-story	+	1-story	+
	Parking Spaces	street	+	street	+
	Loading Spaces	street	+	street	+
	Bicycle Spaces	n/a	+	n/a	+
	Car Share Spaces	n/a	+	n/a	+
	Other: _____				
Land Use - Residential	Studio Units	n/a	+	n/a	+
	One Bedroom Units	n/a	+	n/a	+
	Two Bedroom Units	n/a	+	n/a	+
	Three Bedroom (or +) Units	n/a	+	n/a	+
	Group Housing - Rooms	n/a	+	n/a	+
	Group Housing - Beds	n/a	+	n/a	+
	SRO Units	n/a	+	n/a	+
	Micro Units	n/a	+	n/a	+
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	n/a		n/a	

ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is required.





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

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

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



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

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

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

PRIORITY GENERAL PLAN POLICIES FINDINGS

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

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

Restaurants play a key role. The return of this business to the local business economy will have a positive beneficial effect to the local tax base and will not affect the economic welfare of the community

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

No exterior building changes are proposed. Allowing Kaleifornia will further the passion for a healthy alternative restaurant with simple meals and juices

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

Being a restaurant and commercial type use, the Conditional Use Authorization (CUA) will not affect the supply of affordable housing

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

Kaleifornia will less than significant impact on traffic. It is in close proximity to local transportation and will be served by surrounding residential which are walking distance to the project site

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

The economic base will be maintained in that a vacant space will be occupied with a commercial type use

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

The building has been designed and constructed in accordance with City standards

7. That landmarks and historic buildings be preserved; and

Kaleifornia will be located in neither a landmark nor historic building

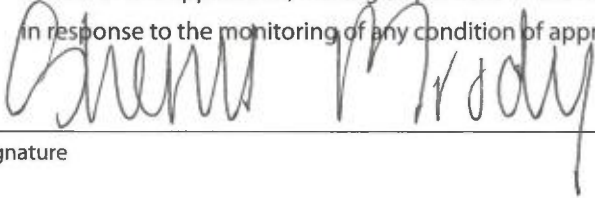
8. That our parks and open space and their access to sunlight and vistas be protected from development.

No exterior improvements are proposed resulting in no impacts to parks and open space and their access to sunlight and vistas

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.



Signature

tenant rep

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

818-786-8960

Phone

Sheryl Brady / Permit Place

Name (Printed)

sheryl@permitplace.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



CONDITIONAL USE AUTHORIZATION

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

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

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

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

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

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

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A CONDITIONAL USE AUTHORIZATION?

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

WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

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

Fees

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

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



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address: 40 West Portal Avenue

Block/Lot(s): 2988A / 013

Action(s) Requested

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

Per Planning Code Section 729 - Conditional Use Authorization for change to Limited Restaurant

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

The change of use to a limited restaurant is desirable and comparable in the West Portal neighborhood. Said use will complement existing small businesses and restaurants in the nearby vicinity by providing another option for simple meals and juices.

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

The proposed limited restaurant will be located within an existing building which shall not affect the size , shape, or arrangement of structures.

Said restaurant will have less than significant impact on traffic and parking. It is in close proximity to local transportation and will be served by the surrounding residential which are walking distance to the location.

Being a healthy alternative restaurant, no odors will result or impact the surrounding areas.

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

The proposed limited restaurant is compatible with the City/County of San Francisco General and the NCD zoning district.

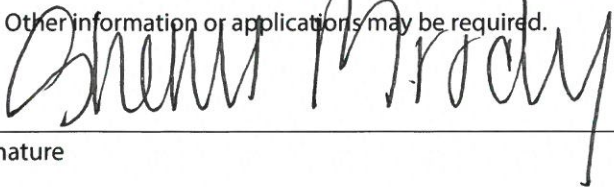
4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

No impact

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

tenant rep

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

818-786-8960

Phone

Sheryl Brady / Permit Place

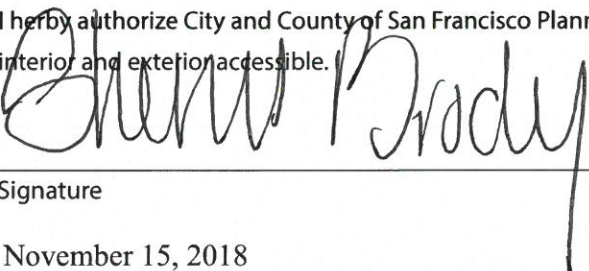
Name (Printed)

sheryl@permitplace.com

Email

APPLICANT'S SITE VISIT CONSENT FORM

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



Signature

November 15, 2018

Date

Sheryl Brady / Permit Place

Name (Printed)

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM (CB3P)

Checklist for Eligibility

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

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

WHAT TO SUBMIT:

1. One (1) complete checklist (available on the next page) documenting eligibility for participation.

After receiving status of the submitted CB3P Checklist, please follow the submittal instructions in the Conditional Use Authorization Application and Instruction Packet.

HOW TO SUBMIT:

Please send an email request along with the intake appointment request form and the CB3P Checklist for Eligibility to: CPC.Intake@sfgov.org. Intake request forms are available here: <http://sf-planning.org/permit-forms-applications-and-fees>.

For questions, you can stop by, call, or email the Planning Information Center (PIC), where planners are available to assist you.

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479
Phone: (415) 558-6377
Email: pic@sfgov.org

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415-575-9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電415-575-9010。請注意, 規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415-575-9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

THE PRE-APPLICATION PROCESS:

The following types of projects require a Pre-Application Meeting Notification. Please be aware that a Pre-Application meeting is also required prior to filing any Planning entitlement application (i.e. Conditional Use Authorization, Variance) for:

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

Please refer to the Pre-Application Meeting Instruction Packet for further detail or contact planning staff with questions.



San Francisco Planning

CB3P CHECKLIST FOR ELIGIBILITY

Property Information

Project Address: 40 West Portal Avenue

Record Number and/or Building Permit Number: n/a

Name of Business (if known): Kaleifornia

Project Description

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

This neighborhood limited restaurant will be a cafe / juice bar to bring more simple healthy food options to the neighborhood

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


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

APPLICANT'S DECLARATION

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

Under penalty of perjury the following declarations are made:

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


Signature

11/15/2018

Date

818-786-8960, ext 1120

Phone Number

Sheryl Brady / Permit Place

Name (Printed)

sheryl@permitplace.com

Email Address

For Department Use Only

Check One:

☒ ENROLLED

By: 

Date: 12/13/18

☐ NOT ENROLLED
STATE REASON:

By:

Date:

smoothie bowls

AÇAÍ BOWL

apple juice • açai • blueberries • avocado •
banana • topped with granola • fresh banana •
strawberries • almond butter • hemp seeds •
local honey 660 cal

DRAGON FRUIT BOWL

apple juice • dragon fruit • mango •
topped with granola, fresh banana •
strawberries •
local honey 460 cal

GO GO GREEN BOWL

apple juice • spinach • avocado • mango •
lemon •
plant-based protein powder • topped with
granola • fresh banana •
strawberries • almond butter • hemp seeds •
chia seeds • local honey 650 cal

ALOHA BOWL

coconut water • mango • banana • spirulina •
topped with granola fresh banana •
blueberries • peanut butter •
coconut flakes • bee pollen • local honey 540
cal

CHOCOLATE BOWL

almond milk • avocado • banana • hemp seeds
• raw cacao •
topped with granola • fresh banana •
strawberries • cacao nibs
• almond butter • hemp seeds • cacao nibs •
local honey 650 cal

GOLDEN TURMERIC BOWL

apple juice • avocado • mango • turmeric •
maca •
topped with granola • fresh banana •
strawberries •
almond butter • cashews • coconut flakes •

local honey 670 cal

food

KALE QUINOA BOWL

kale • spinach • quinoa • tomatoes •
cucumbers • black beans • sunflower seeds •
dried cranberries • parsley • cilantro •
garlic •
tossed in lemon dressing 220 cal

SPRING ROLLS

spinach • romaine • carrots • cucumbers •
mint • cilantro • avocado • hand rolled in
rice paper •
gluten-free peanut sauce 230 cal

NORI BOWL

quinoa • romaine • carrots • cucumbers •
edamame •
avocado • nori seaweed • sesame seeds •
gluten-free ginger dressing 400 cal

SPROUT SANDWICH

sprouts • spinach • cucumbers • tomatoes •
avocado Vegenaïse® • gluten-free bread
270 cal

OVERNIGHT OATS

oats • chia seeds • cinnamon • almond milk
•
topped with strawberries • blueberries •
almond butter •
local honey • hemp seeds • chia seeds •
cacao nibs •
coconut flakes • bee pollen 390 cal

AB OR PB SANDWICH

almond butter or peanut butter •
strawberries • apple slices • cacao nibs •
local honey • gluten-free bread 420 cal

PAD THAI NOODLE BOWL

sweet potato noodles • carrots • cucumbers

•

spinach • cilantro • garlic • sesame seeds •

cashews •

gluten-free thai peanut sauce 350 cal

SEASONAL SOUP OF THE DAY

always delicious!

juice reset options:

ESSENTIAL

- (1) Orange You Glad
- (2) Sweet Greens
- (1) We got the Beet
- (1) Ginger Greensa
- (1) Fresh Greens

CORE

- (1) Sweet Greens
- (1) Fresh Greens with Ginger
- (1) Fresh Greens / Ginger Greens mix
- (1) Mean Greens
- (1) Ginger Greens with Spirulina
- (1) Fresh Young Coconut blended with Hemp Seeds and Probiotics

JUICE TO DINNER

- (1) Orange You Glad
- (1) Sweet Greens
- (1) We got the Beet
- (1) Ginger Greens
- (2) Alkaline Waters
- (1) Kale Quinoa Salad Bowl

JUICEs

ALL JUICES ORGANIC

greens

GINGER GREENS

ginger • apple • kale • spinach • cucumber • parsley • lemon

FRESH GREENS

celery • kale • spinach • cucumber • parsley • lemon

MEAN GREENS

jalapeño • celery • kale • spinach • cucumber • parsley • lemon

SUPER GREENS

wheatgrass • celery • kale • spinach • cucumber • parsley • lemon

SWEET GREENS

apple • kale • spinach • cucumber • parsley • lemon

PINEAPPLE GREENS

cucumber • pineapple • mint • kale • spinach • parsley • lemon

roots

WE GOT THE BEET

beet • carrot • apple • ginger • lemon

BUNNY LOVE

carrot • apple • ginger • lemon

WHAT'S UP DOC

carrot • celery • garlic • ginger • lemon

ORANGE YOU GLAD

carrot • apple • pineapple • mint • ginger • lemon

salads

Asian Chicken

chicken, pulpe + savory cabbage, romain, kale, carrot, green onion, celery, watermelon radish, herbs, sunflower seeds, ginger sesame vinaigrette

Caesar

romaine, kale, radicchio, parmesan, basil caesar dressing served with olive oil toast

Soba

mixed green, carrot, kale, avocado, green onions, herbs, edamame.

feast

baby lettuces, herbs, beet, pickled red onion, avocado, hard-boiled egg, crispy quinoa, mustard lemon dressing.

salad addition

chicken

hard boiled egg

avocado

burrata

build your own

SHOTS

essential oils

2 oz shots

SLIM & SASSY

pineapple • metabolic essential oil blend .30cal

ENERGIZER

coconut water • peppermint essential oil • orange essential oil. 5cal

ALLERGY SHOT

pineapple • bee pollen • lavender, lemon and peppermint essential oils, 30cal

SNIFFLE STOPPER

ginger • lemon • cayenne • protective essential oil blend. 15cal

monster shots

4 oz shots

DRAGON BREATH- immunity

garlic • ginger • jalapeño • lemon • cayenne •
protective essential oil blend. 80cal

HANGOVER HELPER - hydration

activated charcoal • coconut water •
lemon • cayenne. 25cal

LOVE HORNE - energizing

beet • ginger • lemon • jalapeño •
cayenne • peppermint essential oil. 60cal

TOOMERIC - inflammation

turmeric • black pepper • ginger • lemon •
flax seed oil. 110cal

SCORPION - uplifting

pineapple • ginger • lemon • orange
essential oil, 70cal

power shots

1 oz or 2 oz shots

GINGER & CAYENNE

power shot. 25 | 45 cal

WHEATGRASS

power shot. 5 | 15 cal

GRAND SLAM

one of each - wheatgrass • ginger • lemon •

pineapple. 50 | 100 cal

SMOOTHIES 12 / 16 / 20 oz

THE DOC

kale • spinach • probiotics • spirulina • ginger •
mint • blueberries • strawberries • banana • juiced apple

MATCHA GREEN

matcha green tea • maca powder • cashews • spinach •
mango • banana • lemon • himalayan pink salt • almond milk

BERRY GOOD

blueberries • banana • cashews • lemon • coconut milk

GREEN SMOOTHIE

kale • spinach • pineapple • banana • lemon •
coconut milk • apple juice

ORANGE YOU SMOOTH

pineapple • ginger • mint • lemon • juiced carrot • juiced apple

BLUE CHOCLOTTA

raw cacao powder • almond butter • blueberries •
himalayan pink salt • banana • coconut milk

COCOA BANANA

raw cacao powder • peanut butter • spinach • himalayan pink salt •
plant-based protein powder • banana • coconut milk

COFFEE JANET

raw cacao powder • coffee • hemp seeds • almond butter • banana •
plant-based protein powder • himalayan pink salt • almond milk

COCO PRO

fresh young coconut • coconut water • hemp seeds • probiotics

VERY STRAWBERRY

strawberries • banana • apple juice

MINT TO BE

mint • mango • pineapple • coconut milk • apple juice

PB&J

peanut butter • banana • strawberries • flax seed oil • apple juice

ADD ON

Natural Almond Butter

Organic Chia Seeds

Organic Hemp Seed

Organic Plant Based Soy Free Protein Powder

Local Bee Pollen

Organic Coconut Flakes

Organic Maca Powder

Organic Spiraling

Organic Cacao Nibs

Local Espresso

Organic Matcha Powder

Organic Cacao Powder

Organic Flax Oil

Natural Peanut Butter

Organic Cashews

Natural Granola

Organic Probiotics



Greater West Portal Neighborhood Association
Families working to improve their neighborhood

February 7, 2019

RE: Letter of Support for Kale-fornia at 40 West Portal Avenue

To Whom It May Concern:

The Greater West Portal Neighborhood Association is offering its enthusiastic support for the opening of a cafe and juice bar, Kale-fornia, at 40 West Portal Avenue.

The owner, Issa Haddad, and manager, Elana Weinstein, attended a general meeting of GWPNA in November 7, 2018 and presented their proposal to the members present after which the Association voted unanimously to support the proposed business and to provide this letter of support. We believe that this new business will be a positive addition to the neighborhood and will become a sought after destination for healthy, fresh and fun foods for neighbors and visitors alike.

We see this cafe and juice bar as an asset to our community and give it our wholehearted support to this business from the ashes of the terrible fire of October 23, 2018.

Sincerely,

DocuSigned by:

Tom Kanaley

A508A06CA62D41B...

Tom Kanaley
President, 2017-19
GWPNA