



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Project Summary and Draft Motion

### COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: APRIL 11, 2019

*Record No.:* **2018-017057CUA**  
*Project Address:* **1226 09<sup>th</sup> AVENUE**  
*Zoning:* Inner Sunset NCD (Neighborhood Commercial District)  
40-X Height and Bulk District  
*Block/Lot:* 1742/032  
*Project Sponsor:* Anand Sheth  
921 Larkin Street  
San Francisco, CA 94109  
*Property Owner:* 1226 8<sup>th</sup> Avenue SF LLC  
PO Box 131237  
Carlsbad, CA 92013  
*Staff Contact:* Ashley Lindsay – (415) 575-9178  
[ashley.lindsay@sfgov.org](mailto:ashley.lindsay@sfgov.org)

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project would establish a Restaurant (DBA Tartine Manufactory) in a 2,958 square foot existing vacant ground floor space. The establishment of a Restaurant will permit on-sale beer and wine for operation as a bona fide eating establishment. In October 2016, change of use from retail-professional service to Limited Restaurant was approved, but the site has not operated as Limited Restaurant. The site last operated as a retail-professional service (DBA Standard Roofing Co.) No exterior or interior modifications are proposed under this permit. 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 730, Conditional Use Authorization is required to permit the establishment of a Restaurant in the Inner Sunset Neighborhood Commercial 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. 2018-017057CUA subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated February 8, 2019, and stamped "EXHIBIT B."

**CB3P CHECKLIST**

|  | Required Criteria   |                                |                                      | Comments (if any)   |
|--|---------------------|--------------------------------|--------------------------------------|---|
|  | Complete & adequate | Incomplete and / or inadequate | Not required and / or not applicable |   |
| Project Sponsor's application  | X                   |                                |                                      |   |
| CB3P eligibility checklist   | X                   |                                |                                      |   |
| Planning Code §101.1 findings  | X                   |                                |                                      | See application for findings.   |
| Planning Code §303(c) findings   | X                   |                                |                                      | See application findings.   |
| Planning Code §303(o) findings for Eating and Drinking Uses  | X                   |                                |                                      | The project would raise the concentration of eating and drinking uses within a 300' radius of subject property from 37% to 40%, exceeding the 25% threshold. Site last operated as retail-professional service, but is currently authorized for limited restaurant use. This project would allow restaurant use with on sale beer and wine. |
| Any additional Planning Code findings<br>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 1 Exemption   |

| Additional Information                        |  |
|---|--|
| Notification Period                           | 3/22/19-4/11/19 (20-day mailing, newspaper, online, and posted)  |
| Number and nature of public comments received | The sponsors held a prep-application meeting on November 28, 2018 prior to filing the application; There were no attendees. To date, staff has received no correspondence from the community in support or opposition. |
| Number of days between filing and hearing     | 88 Days  |

| Generalized Basis for Approval (max. one paragraph)   |
|---|
| The Commission finds the 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 a part of the application. The proposed use and character of a proposed small business in an existing storefront that is not Formula Retail is compatible with the surrounding area and is on balance compatible with the General Plan and Use District. Within the Inner Sunset NCD, a diversity of uses are present, with eating and drinking uses concentrated in this one block area between the entrance to Golden Gate Park and Irving Street. A small increase in eating and drinking use concentration will serve the community as a neighborhood-oriented food service establishment. Conditional Use approval to establish a Restaurant use would serve the Inner Sunset NCD and greater community. Staff recommends approval with conditions. |

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

AYES:

*Jonas P. Ionin*  
*Commission Secretary*

NAYS:

ABSENT:

ADOPTED: April 11, 2019

**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

This authorization is for a conditional use to allow a Restaurant (d.b.a. "**Tartine Manufactory**") located at 1226 09<sup>th</sup> Ave, Block 1742, Lot 032, pursuant to Planning Code Section(s) **303 and 730** within the **Avenue Inner Sunset NCD (Neighborhood Commercial District)** and a **40-X** Height and Bulk District; in general conformance with plans, dated **February 2, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-017057CUA** and subject to conditions of approval reviewed and approved by the Commission on **April 11, 2019** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **April 11, 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](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)*

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

## DESIGN

8. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to complement, not compete with, the existing architectural character and architectural features of the building.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

9. **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](http://www.sfdph.org).*

*For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, [www.sfdbi.org](http://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](http://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](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://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>.*

10. **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>*

11. **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

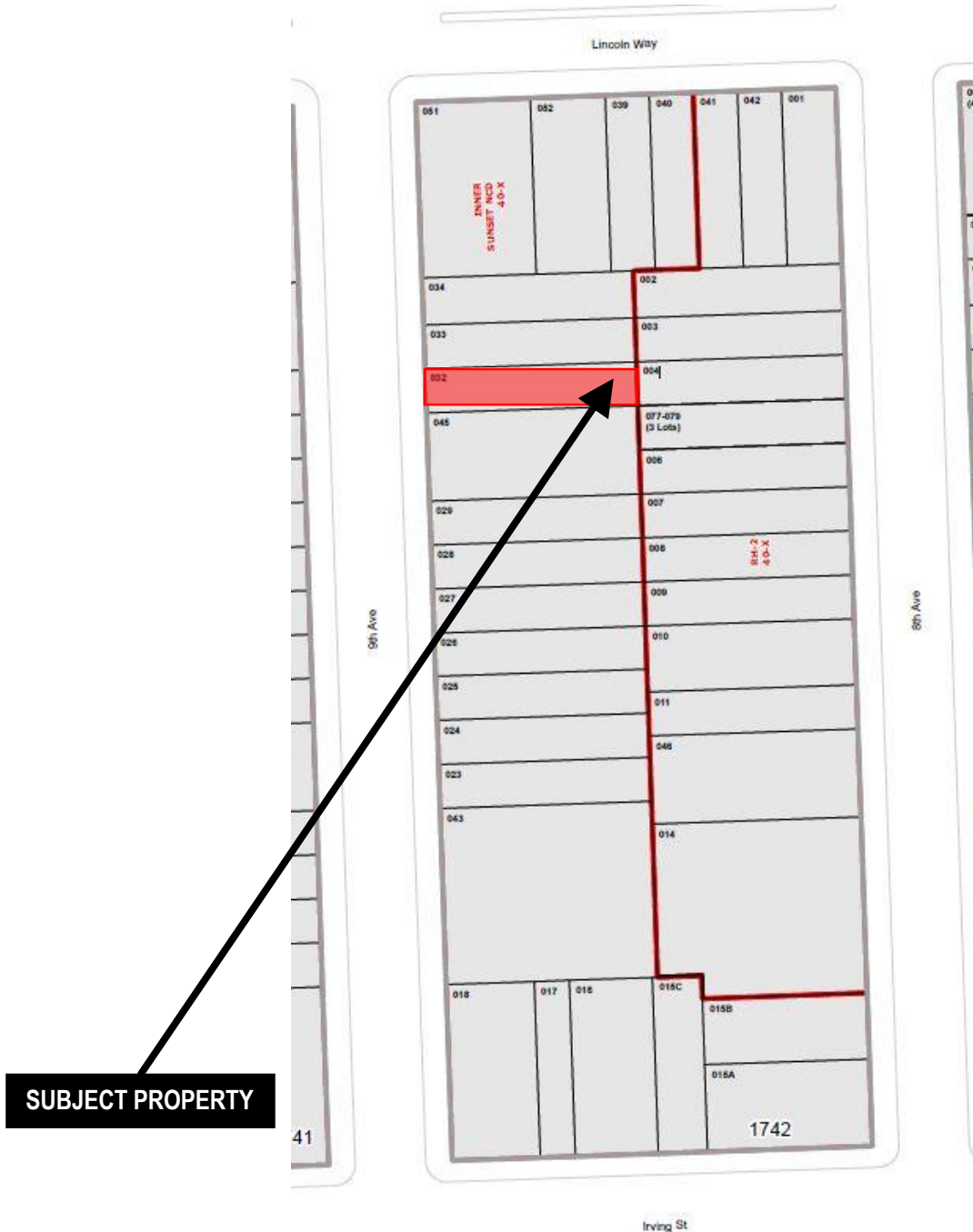
the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

12. **Hours of Operation.** The subject establishment is limited to the following hours of operation:  
7:00a.m. to 10:00p.m. daily

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

# Parcel Map



# Sanborn Map\*



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

SAN FRANCISCO  
PLANNING DEPARTMENT

Conditional Use Authorization  
**Case Number 2018-017057CUA**  
 Inner Sunset NCD  
 1226 9<sup>th</sup> Ave.

# Aerial Photo



SUBJECT PROPERTY





# Zoning Map

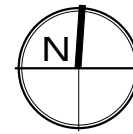
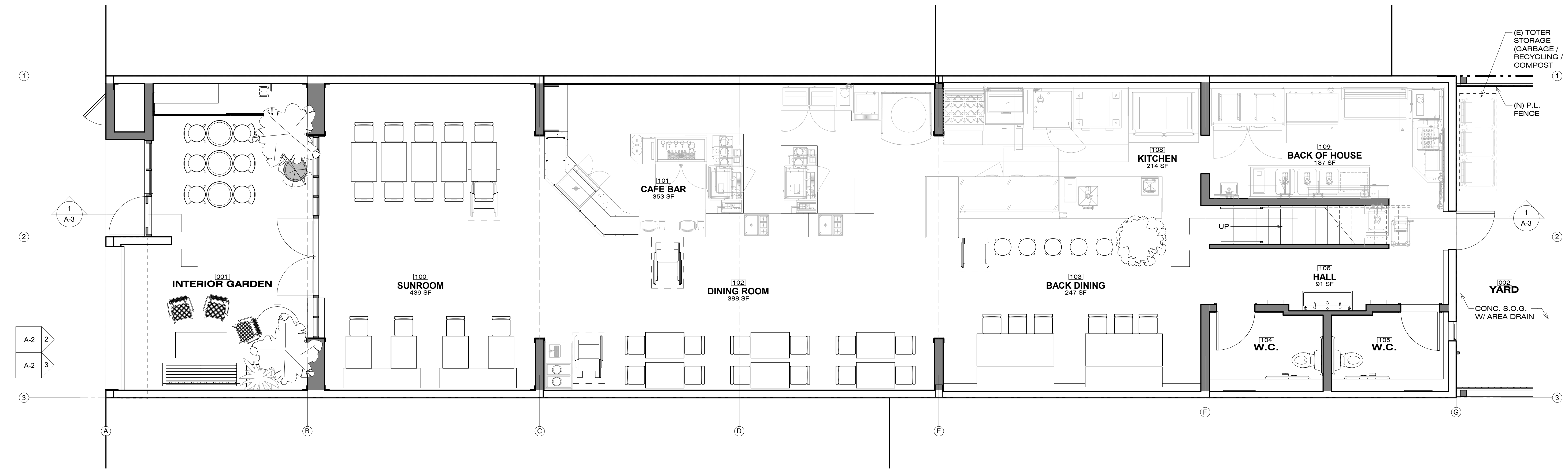




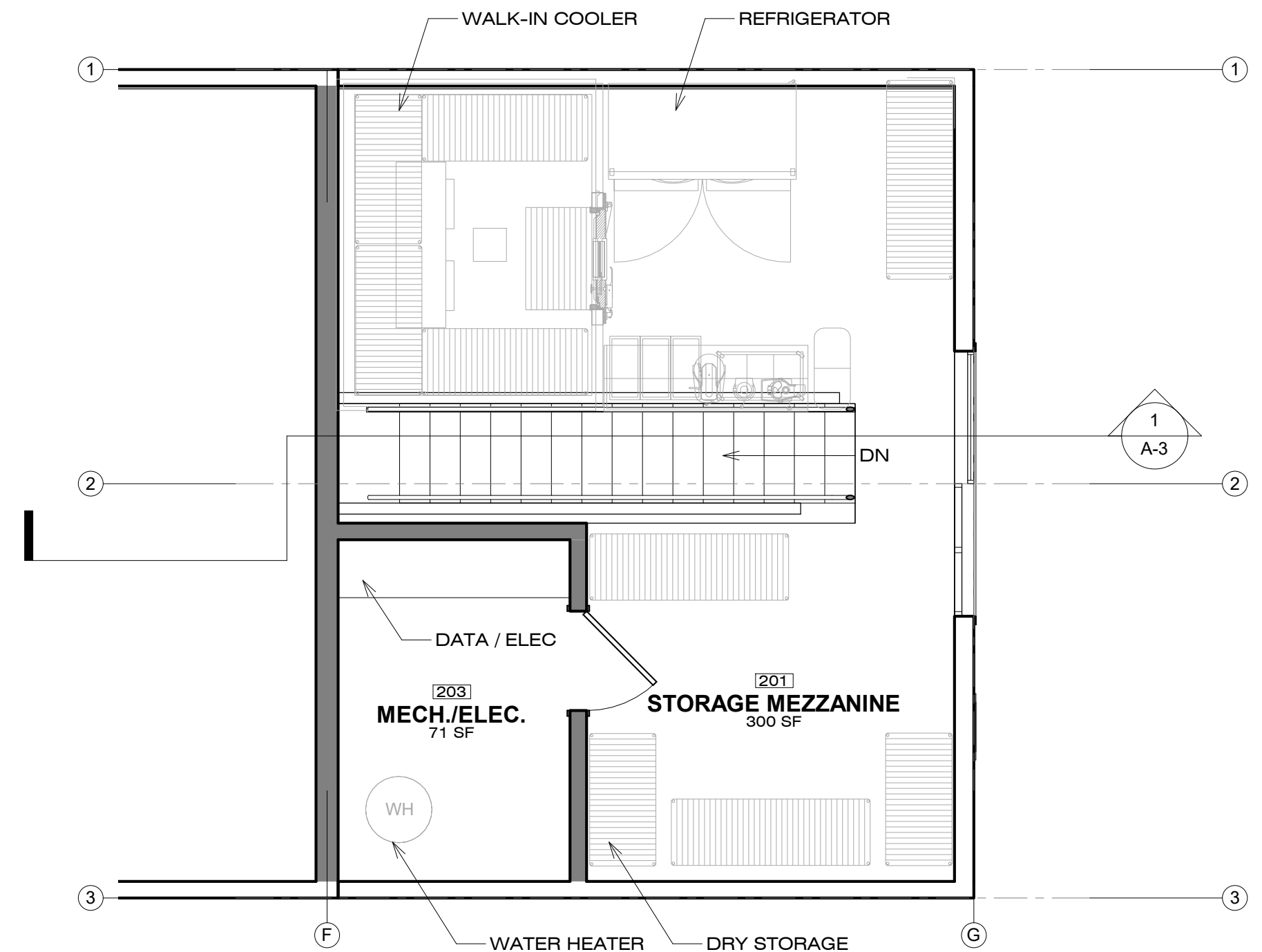
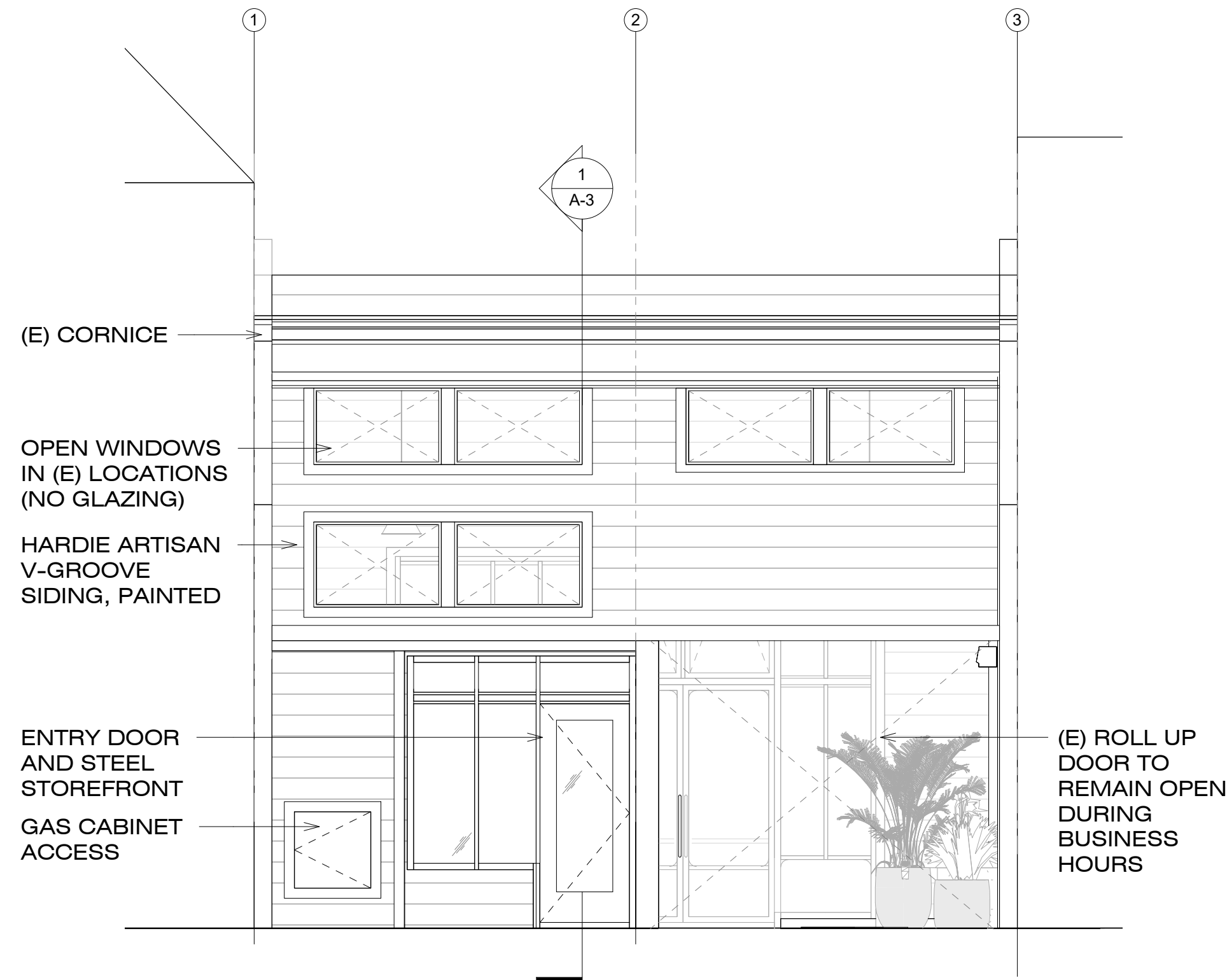
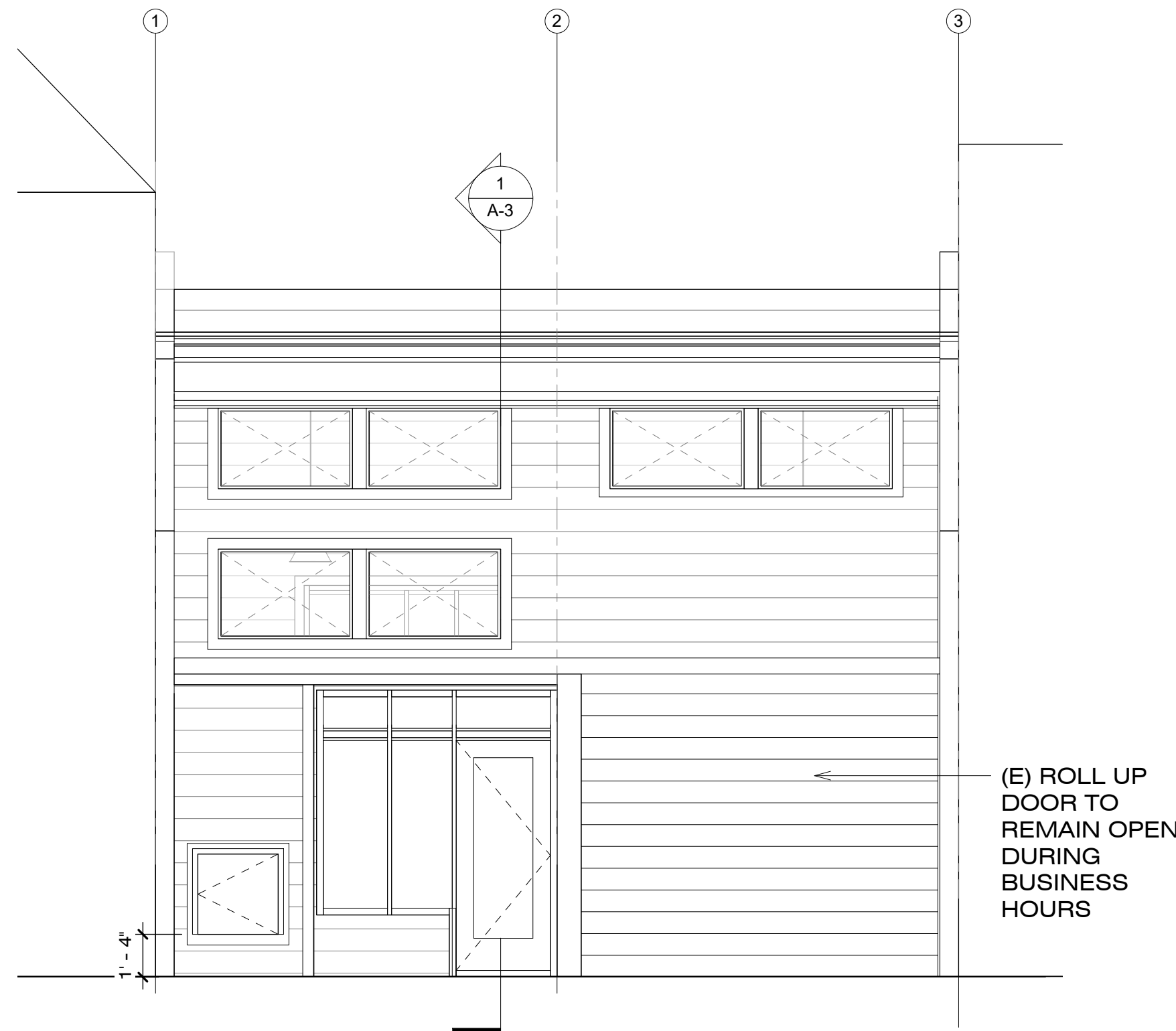
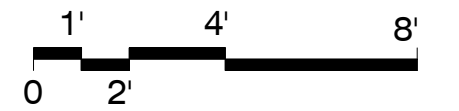




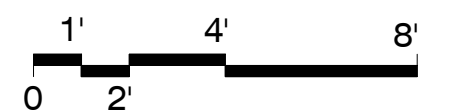
2/22/2019 2:35:28 PM C:\Users\Megan\Documents\201813 - Tartine at 9th - Central Model (2019)\_megan.rvt



4 PROPOSED FLOOR PLAN - CUA  
1/4" = 1'-0"

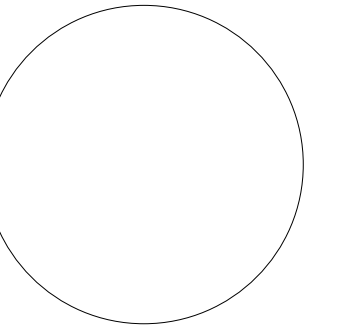


1 PROPOSED MEZZANINE FLOOR PLAN - CUA  
1/4" = 1'-0"



## STUDIO BBA

MAI 921 Larkin Street  
San Francisco, CA 94109  
TEL 415 241 7160  
FA 415 241 7164  
WW studio-bba.com



ISSUE  
2019-02-08 Conditional Use Authorization

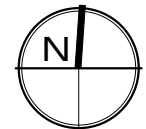
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PROJECT 1226 9th AVE.  
1226 9th Avenue SF, CA 94122  
NUMBER 201518  
CONTACT M. McGuinn 415-639-9776  
OWNER CIM Group  
APN 1742/032

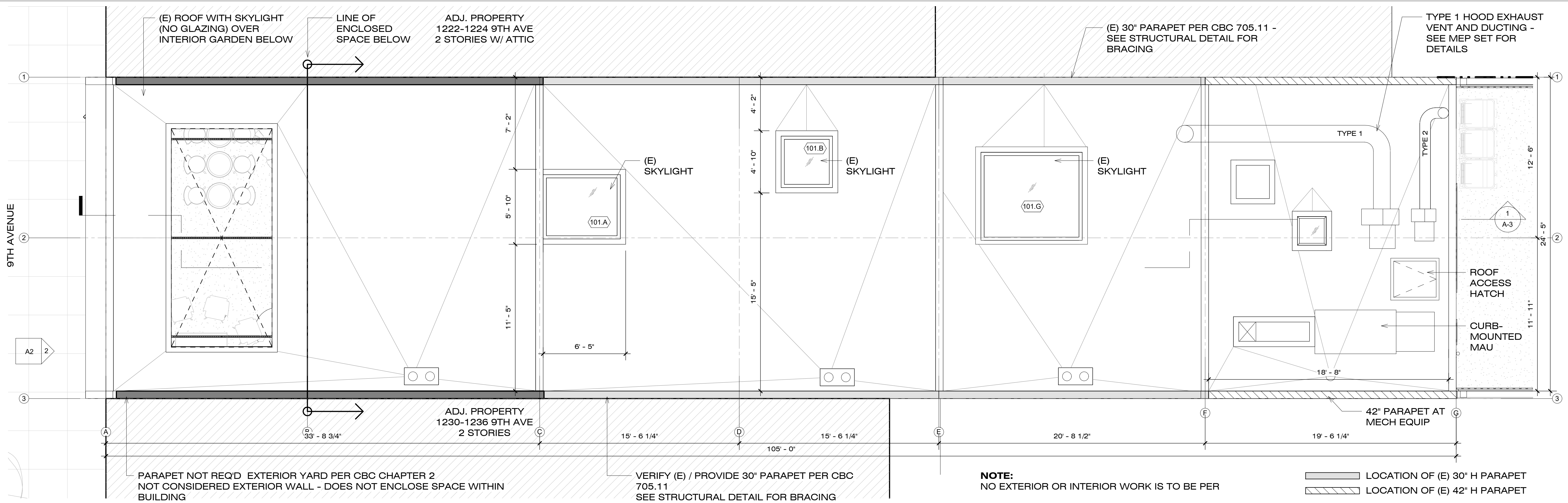
FLOOR PLANS AND  
EXTERIOR ELEVATION

# A-2

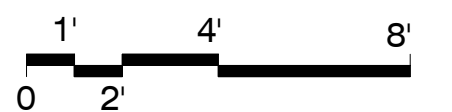
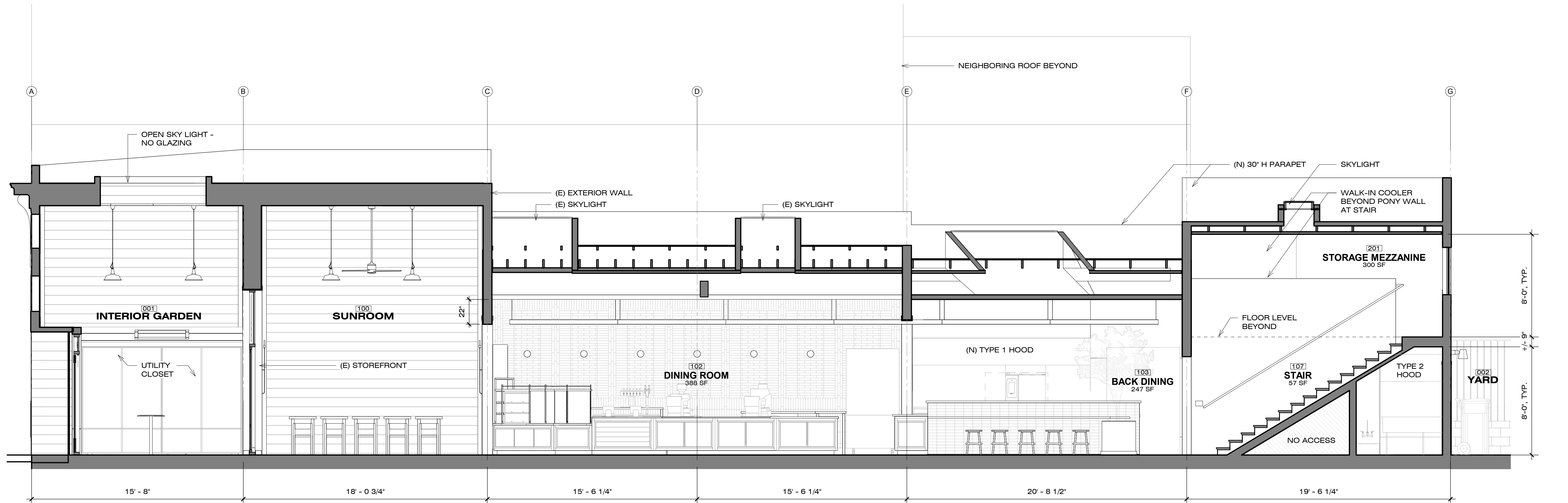
2/22/2019 2:35:35 PM C:\Users\Megan\Documents\201813 - Tartine at 9th - Central Model (2019)\_megan.rvt



2 PROPOSED ROOF PLAN - CUA  
1/4" = 1'-0"

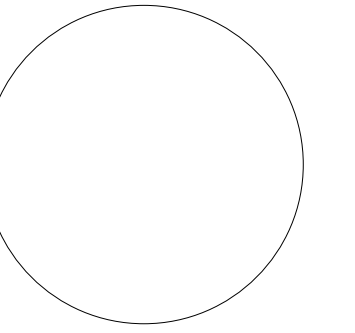


1 PROPOSED SECTION - CUA  
1/4" = 1'-0"



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MAI 921 Larkin Street  
San Francisco, CA 94109  
TEL 415 241 7160  
FA 415 241 7164  
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ISSUE  
2019-02-08 Conditional Use Authorization

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PROJECT 1226 9th AVE.  
1226 9th Avenue SF, CA 94122  
NUMBER 201518  
CONTACT M. McGuinn 415-639-9776  
OWNER CIM Group  
APN 1742/032

ROOF PLAN AND SECTION

A-3





(e) windows to remain open and unglazed

roll up door to remain open during business hours

new storefront in (e) location

gas cabinet location

**Current Exterior Photo**

2019-02-08

**1226 9TH AVENUE - CONDITIONAL Use AUTHORIZATION**

MAIL 921 Larkin Street, San Francisco, CA 94109 TEL 415 241 7160 FAX 415 241 7164 WWW studio-bba.com **STUDIO BBA**





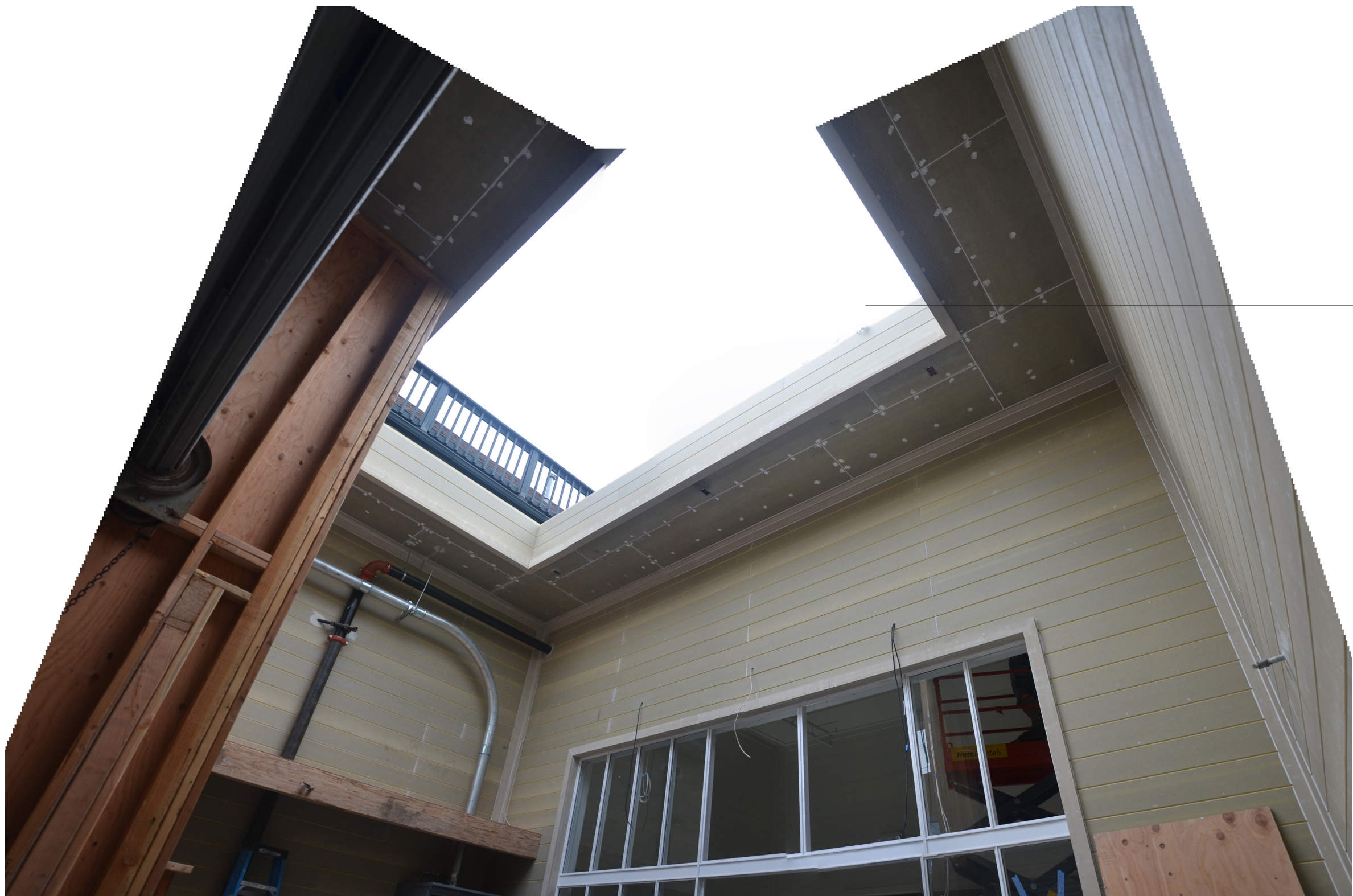




new storefront to match  
installed storefront

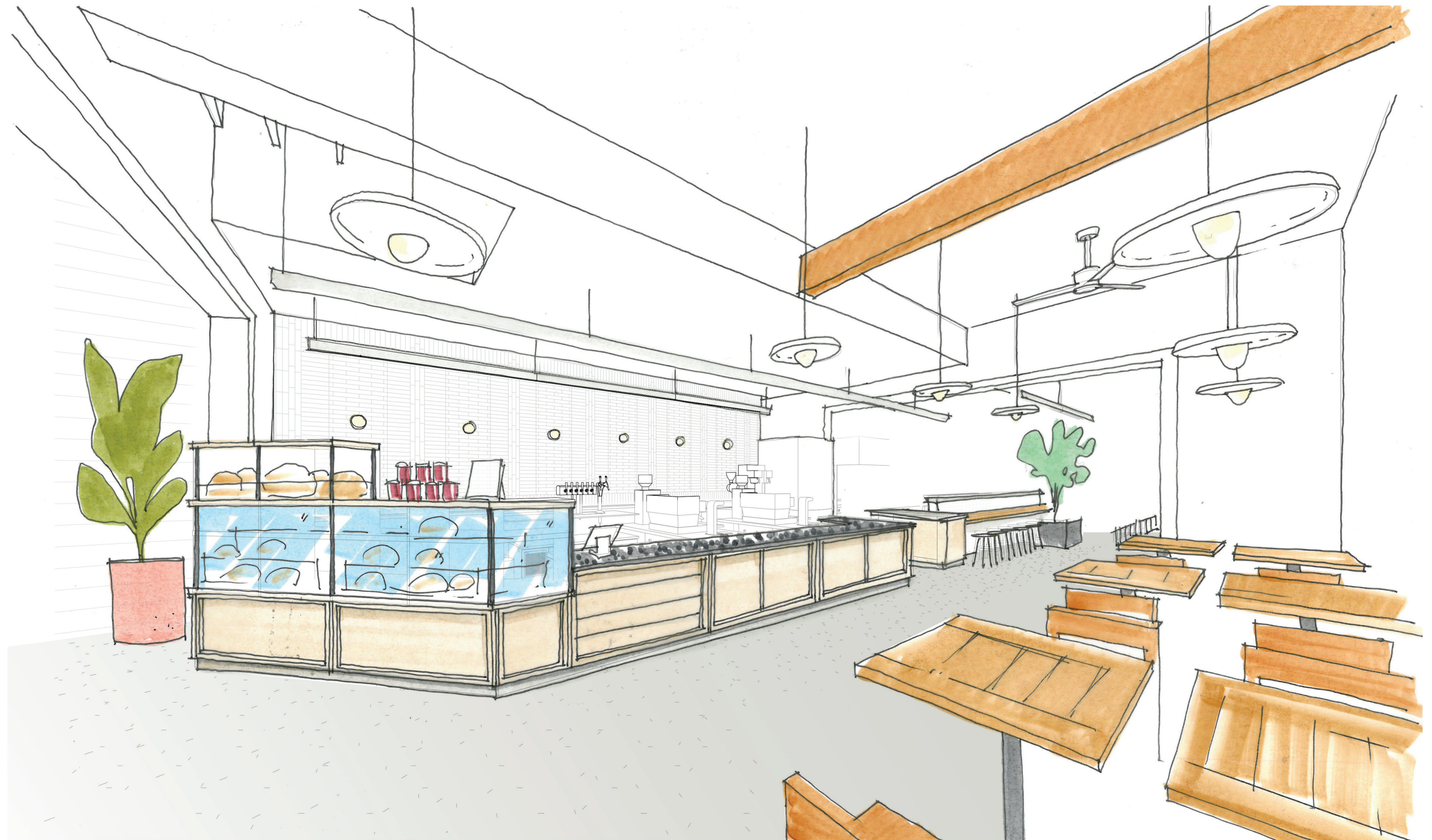
sliding doors will  
conceal utilities





opening in roof at  
interior garden









stair to mezzanine

point of sale counter





stair to below



water heater in  
mech room

walk in cooler





— door to back of  
house



# TARTINE MANUFACTORY

|   |    |   |    |
|---|----|---|----|
| Bread and butter                                      | 5  | CA halibut crudo, English peas, mint, nori, golden sesame                         | 17 |
| Flatbread and olive oil                               | 5  | Little gems, carrots, pickled rhubarb, herb ricotta, meyer lemon (V)              | 15 |
|   |    | Marinated artichoke, fennel, pistachio (V)  | 17 |
| Spicy pickled cabbage                                 | 4  | Citrus, avocado, beets, goat cheese, golden sesame (V)                            | 15 |
| Fermented kohlrabi slaw with celery seed (V)          | 4  |   |    |
| White bean dip, green garlic, urfa, mint, walnuts (V) | 9  | Beef tongue, cabbage, mustard, chimmichuri  | 17 |
| Chicken liver pate, candied celery, pink peppercorn   | 10 | Bone marrow, burnt ends XO, fines herbes, country bread                           | 18 |
| Burrata, meyer lemon, pistachio (V)                   | 10 | Pork ribs, pumpkin seed salsa, yogurt   | 18 |
|   |    | Asparagus, leek scapes, kimchi butter, egg, rye crumbs                            | 16 |
| Nduja, hazelnuts, bahri dates, chives smørrebrød      | 10 | Lamb meatballs, fava puree, herb salad  | 16 |
| Avocado, serrano, pepitas, cilantro smørrebrød (V)    | 9  |   |    |
| Trout roe, creme fraiche, horseradish smørrebrød      | 10 | Scallops, baby leeks, cauliflower, romesco  | 35 |
| Wild mushroom tartine, ricotta, parmesan (V)          | 16 | Shelling beans, snap peas, fava & pea greens, soft boiled egg, ricotta salata (V) | 18 |
| Steak tartare, crispy sunchoke, cured egg on toast    | 16 | Fresh milled durum spaghetti, walnut pesto, snap peas, ricotta, porcini oil       | 25 |
|   |    | Wild nettle tagliatelle, hackleback caviar, crème fraîche, brandy                 | 39 |
| Potato leek soup, whey, artichoke pistou (V)          | 12 | Full Tilt Farms chicken, freekah, golden raisins, brussels sprouts, tahini-yogurt | 28 |
| Bone broth, green onion, turmeric juice               | 6  | 18oz dry aged ribeye, mushrooms, crispy potatoes, marigold salsa verde            | 79 |

## SHIMS 12

CITRON ROUGE rouge vermouth, bonal, egg white, lemon, beet shrub, anise

COOL HAND CUKE floral vermouth, aperitivo bianco, lime, cucumber, salt

CITY WITH A VIEW aperitivo bianco, cappelletti, dry vermouth, lime, sparkling rose

## WINE

Ortrugo Malvasia Frizzante MONTESISSA EMILIO *Bonissima*, Emilia Romagna, Italy 14 / 59

Sparkling Rosé of Gamay DOMAINE SEROL *Turbulent*, Loire Valley, France 16 / 69

Bical/Arinto 2016 FILIPA PATO *Bairrada*, Portugal 11 / 45

Vermentinu 2016 SANTAMARIA *Tranoï*, Patrimonio, Corsica, France 14 / 55

Sauvignon Blanc 2016 GITTON *Las Belles Dames*, Sancerre, France 15 / 59

Menu Pineau 2014 VILLEMADÉ *Les Souchettes*, Cheverny, Loire Valley, France 13 / 52

Chardonnay 2015 ARNOT ROBERTS *Watson Ranch*, Napa, California 18 / 79

Rosé of Syrah blend 2016 PETRICHOR *Sonoma*, California 13 / 52

Rosé of Mourvèdre 2016 ROOTDOWN *Dry Bone Ranch*, Amador County, California 15 / 59 / 95 (1.5L)

Pink Pound Rosé of Pinot Noir 2017 PATRICK SULLIVAN *Yarra Valley*, Australia 14 / 55

Carignan/Zinfandel 2017 MARTHA STOUMEN *Post Flirtation*, California 13 / 52

Pinot Noir 2013 TERRES DE VELLE *Le Ronceret 1er Cru*, Volnay, Burgundy, France 18 / 79

Montepulciano 2015 CANTINA COLONNELLA *Abruzzo*, Italy 10 / 42

Cabernet Franc 2016 TERRASSEN *Finger Lakes*, New York 16 / 69

Sangiovese 2015 MONTERAPONI *Chianti Classico*, Tuscany, Italy 16 / 69

Cabernet Sauvignon 2012 ORO EN PAZ *La Colina Vineyard*, Lake County, California 15 / 59

Zinfandel 2016 RIDGE *Benito Dusi Ranch*, Paso Robles, California 17 / 75

## BEER 8

SF LAGER – Local Brewing Co. 6.2%

KOLSCH – Roses’ Taproom 5.1%

SAISON – HenHouse Brewing 6.6%

ENGLISH DARK ALE – Old Kan Brewing Co 4.5%

## MANUFACTORY COFFEE

Espresso 3

Espresso + milk  
macchiato /cappuccino / latte 4/4/5

Espresso + CHOCOLATE milk  
macchiato /cappuccino / latte 5/5/6

Cold brew 4

## BEVERAGES

Shrub Spritz 7

Turmeric water kefir 7

Cassis Lime Kombucha 7

A 5% surcharge will be added to all food and drink sales in support of employee benefits.

# TARTINE MANUFACTORY

|   |       |  |    |
|---|-------|--|----|
| Bread and butter                                    | 5     |  |    |
| Flatbread and olive oil                             | 5     | CA halibut crudo, English peas, mint, nori, sesame   | 17 |
|   |       | Steak tartare, pickled celery root, crispy sunchoke, cured egg on toast                        | 16 |
| Spicy pickled cabbage                               | 4     | Little gems, carrots, pickled rhubarb, herb ricotta, meyer lemon (V)                           | 15 |
| Fermented kohlrabi slaw with celery seed (V)        | 4     | Citrus, avocado, beets, goat cheese, golden sesame (V)   | 15 |
| White bean dip, green garlic, urfa, walnuts (V)     | 9     |  |    |
| Chicken liver pate, candied celery, pink peppercorn | 10    | Potato leek soup, whey, artichoke pistou (V)   | 12 |
| Burrata, meyer lemon, pistachio (V)                 | 10    | Bone broth, green onion, tumeric juice   | 6  |
|   |       | Bone marrow, burnt ends XO, fine herbes, country bread   | 18 |
| Avocado, serrano, pepitas, cilantro smørrebrød (V)  | 8     | Shelling beans, snap peas, fava & pea greens, mint, soft boiled egg, ricotta salata (V)        | 18 |
| Chicken, pecan, currant, dijonaïse smørrebrød       | 9     | with crispy duck leg carnitas +8   |    |
| ‘Nduja, dates, hazelnuts, horseradish smørrebrød    | 10    |  |    |
| Wild mushroom tartine, ricotta, parmesan (V)        | 16    | Coddled eggs, sea trout roe, fresh horseradish, za’atar toast                                  | 16 |
|   |       | Patty melt, kohlrabi kraut, 1000 island, fontina and a beef patty                              | 15 |
| Bread Loaves for takeaway (until sold out)          |       | Grilled cheese, wagon wheel, fontina, spring greens, country bread (V)                         | 14 |
| Country   | 9.75  | Asparagus & romesco flatbread sandwich, pickled carrot, egg & aioli (V)                        | 16 |
| Oat porridge or Whole wheat sesame                  | 10.75 | Smoked pork flatbread sandwich, pork loin, gruyere, ham, pickles, mojo aioli, mustard, arugula | 16 |
| Sprouted rye with seeds                             | 13    | Black bean falafel, charred pepper tahini, cucumber, fennel, toasted flatbread(V)              | 16 |
| Durum porridge flatbread                            | 7     | Lamb meatballs, fava puree, herb salad, olive fougasse   | 19 |
| Olive Fougasse (available after 12)                 | 8.5   |  |    |
| Baguette (available after 1p)                       | 5.5   |  |    |

*Pastry and dessert menu available - please inquire*

## WINE

Prosecco GATTI Bolle Corsare Veneto, Italy 14/59

Sparkling Rosé of Gamay DOMAINE SEROL Turbulent, Loire Valley, France 16 / 69

Bical/Arinto 2016 FILIPA PATO Bairrada, Portugal 11 / 45

Vermentinu 2016 SANTAMARIA Tranoï, Patrimonio, Corsica, France 14 / 55

Sauvignon Blanc 2016 GITTON Las Belles Dames, Sancerre, France 15 / 59

Chardonnay 2015 ARNOT ROBERTS Watson Ranch, Napa, California 18 / 79

Rosé of Syrah blend 2016 PETRICHOR Sonoma, California 13 / 52

Rosé of Mourvèdre 2016 ROOTDOWN Dry Bone Ranch, Amador County, California 15 / 59 / 95 (1.5L)

Pink Pound Rosé of Pinot Noir 2017 PATRICK SULLIVAN Yarra Valley, Australia 14 / 55

Carignan/Zinfandel 2017 MARTHA STOUMEN Post Flirtation, California 13 / 52

Pinot Noir 2014 DOMAINE EDEN Santa Cruz Mountains, California 17/75

Montepulciano 2015 CANTINA COLONNELLA Abruzzo, Italy 10 / 42

Cabernet Franc 2016 TERRASSEN Finger Lakes, New York 16 / 69

Sangiovese 2015 MONTERAPONI Chianti Classico, Tuscany, Italy 16 / 69

Cabernet Sauvignon 2012 ORO EN PAZ La Colina Vineyard Lake County, California 15 / 59

Zinfandel 2016 RIDGE Benito Dusi Ranch, Paso Robles, California 17 / 75

## BEER 8

SF LAGER – Local Brewing Co. 6.2%

KOLSCH – Roses' Taproom 5.1%

ENGLISH DARK ALE – Old Kan Brewing Co 4.5%

A 5% surcharge will be added to all food and drink sales in support of employee benefits. Corkage \$25/750 ml

## MANUFACTORY COFFEE

Filter coffee 3.5

Espresso 3

Espresso + milk

Macchiato/Cappuccino/Latte 4/4/5

Espresso + ALMOND milk

Macchiato/Cappuccino/Latte 5/5/6

Espresso + CHOCOLATE milk

Macchiato/Cappuccino/Latte 5/5/6

Cold brew 4

## RARE TEA COMPANY

Oolong (hot/iced) 4

Scented tea with bergamot 4

Rooibos herbal 4

Iced Passionfruit Purple Barley 4

Lemongrass 4

Peppermint (hot/iced) 4

## BEVERAGES

Mimosa 13

Grapefruit or Orange juice 5

Cassis limeade kombucha 7

Tumeric sea buckthorn water kefir 7

Butterscotch dairy kefir 6

Blood orange cream soda 7

# TARTINE

## BREAKFAST *until 11 am*

Bread and butter 5

House Yogurt, seasonal fruit, bee pollen, granola (WF) 8

Emmer Porridge, ricotta, spiced yams, apple molasses, hazelnuts(V) 10

Egg Sandwich, on a soft bun, with cabot cheddar & choice of:  
greens, bacon, sausage, or ham 13

Porchetta & Fried Egg Sandwich, salsa verde, soft bun 15

Strawberry tartine, parmesan, ricotta, tarragon, vanilla gastrique (V) 14

Smoked salmon tartine, pickled onions, cream cheese, meyer lemon 16

Coddled Eggs, trout roe, horseradish, za'atar & grilled bread 16

## PASTRY *until sold out.*

Morning Bun 4.25 · Scone 4.25 · Muffin 4

Pain au Chocolat 5 · Pain au Jambon 5.75

Plain Croissant 4.25 · Frangipane Croissant 5.25

Seasonal Jam Bun 5 · Poppy Coffee Cake 4.5

Bread Pudding 6.5

Lemon Almond Poppyseed Teacake 4.5

Chocolate Rye Teacake 4.5

Orange Sesame Teacake (V) 4.5

## BREAD LOAVES *until sold out.*

Country 9.75 · Oat Porridge 10.75

Whole Wheat Sesame 10.75

Sprouted Rye with Seeds 13

# TARTINE

## BREAKFAST *until 11 am*

Bread and butter 5

House Yogurt, seasonal fruit, bee pollen, granola (WF) 8

Emmer Porridge, ricotta, spiced yams, apple molasses, hazelnuts(V) 10

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Chocolate Rye Teacake 4.5

Orange Sesame Teacake (V) 4.5

## BREAD LOAVES *until sold out.*

Country 9.75 · Oat Porridge 10.75

Whole Wheat Sesame 10.75

Sprouted Rye with Seeds 13



# TARTINE

## BEVERAGES

### MANUFACTORY COFFEE

|                               |                      |
|-------------------------------|----------------------|
| Filter coffee                 | 3.5                  |
| Espresso                      | 3                    |
| Espresso + milk               |                      |
| Macchiato /Cappuccino / Latte | 4/4/5                |
| Espresso + ALMOND milk        |                      |
| Macchiato /Cappuccino / Latte | 5/5/6                |
| Espresso + CHOCOLATE milk     |                      |
| Macchiato /Cappuccino / Latte | 5/5/6                |
| Cold brew                     | 4                    |
| Chai Tea                      | 6 with Almond Milk 7 |

### RARE TEA COMPANY

|                           |   |
|---------------------------|---|
| Oolong (hot/iced)         | 4 |
| Green(hot)                | 4 |
| Scented tea with bergamot | 4 |
| Rooibos herbal            | 4 |
| Peppermint                | 4 |
| Lemongrass                | 4 |

### BEVERAGES

|                                  |    |
|----------------------------------|----|
| Mimosa                           | 13 |
| Shrub Spritz – AQ                | 7  |
| Butterscotch Dairy Keffir        | 6  |
| Cassis Lime Kombucha             | 7  |
| Grapefruit juice or Orange juice | 5  |

# TARTINE

## BEVERAGES

### MANUFACTORY COFFEE

|                               |                      |
|-------------------------------|----------------------|
| Filter coffee                 | 3.5                  |
| Espresso                      | 3                    |
| Espresso + milk               |                      |
| Macchiato /Cappuccino / Latte | 4/4/5                |
| Espresso + ALMOND milk        |                      |
| Macchiato /Cappuccino / Latte | 5/5/6                |
| Espresso + CHOCOLATE milk     |                      |
| Macchiato /Cappuccino / Latte | 5/5/6                |
| Chai Tea                      | 6 with Almond Milk 7 |

### RARE TEA COMPANY

|                           |   |
|---------------------------|---|
| Oolong (hot/iced)         | 4 |
| Scented tea with bergamot | 4 |
| Green(hot)                | 4 |
| Rooibos herbal            | 4 |
| Peppermint                | 4 |
| Lemongrass                | 4 |

### BEVERAGES

|                                  |    |
|----------------------------------|----|
| Mimosa                           | 13 |
| Shrub Spritz – AQ                | 7  |
| Butterscotch Dairy Keffir        | 6  |
| Cassis Lime Kombucha             | 7  |
| Grapefruit juice or Orange juice | 5  |

March 28, 2019

Ashley Lindsay  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 941103

Via email: Ashley.Lindsay@sfgov.org

Dear Ashley,

I've received the notice regarding the Conditional Use Application for 1226 – 9<sup>th</sup> Avenue, Block 1742 Lot 032. I am writing because I fully support the approval of the change of use from Limited Restaurant to Restaurant.

I feel that Tartine has already been and will continue to be a great addition to the neighborhood. Tartine has contributed to the neighborhood by upgrading a building that was an eyesore in very poor condition to an attractive local gathering place. Granting Tartine a Restaurant Use permit will benefit the neighborhood by allowing a proven entity, that has shown they are willing to invest in the Inner Sunset, a better chance to thrive. This approval would help ensure the viability of Tartine at a time when it is increasingly difficult to run a successful business in San Francisco.

As a property owner and business owner in the Inner Sunset neighborhood I am well aware of the challenges of running a business in San Francisco. Please help keep our Inner Sunset neighborhood viable and interesting by approving this application.

Sincerely,

A handwritten signature in cursive script that reads "Priscilla Stoyanof". The ink is dark and the signature is fluid, with a large loop at the end of the last name.

Priscilla Stoyanof  
1238-40 9th Avenue Trustee  
[ptstoyanof@aol.com](mailto:ptstoyanof@aol.com)



## PROJECT APPLICATION (PRJ)

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

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

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

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

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

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

### BUILDING PERMIT APPLICATIONS

#### HOW TO SUBMIT:

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

#### WHAT TO SUBMIT:

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

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

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

### ENTITLEMENTS

#### HOW TO SUBMIT:

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

#### WHAT TO SUBMIT:

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



# PROJECT APPLICATION (PRJ)

## GENERAL INFORMATION

### Property Information

Project Address:

Block/Lot(s):

### Property Owner's Information

Name:

Address:

Email Address:

Telephone:

### Applicant Information

Same as above

Name:

Company/Organization:

Address:

Email Address:

Telephone:

### Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

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

### Please Select Primary Project Contact:

Owner

Applicant

Billing

## RELATED APPLICATIONS

### Related Building Permit Applications

N/A

Building Permit Applications No(s):

### Related Preliminary Project Assessments (PPA)

N/A

PPA Application No(s):

PPA Letter Date:

## PROJECT INFORMATION

### Project Description:

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

### Project Details:

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

|                     |                               |                     |                         |                            |
|---------------------|-------------------------------|---------------------|-------------------------|----------------------------|
| <b>Residential:</b> | Senior Housing                | 100% Affordable     | Student Housing         | Dwelling Unit Legalization |
|                     | Inclusionary Housing Required | State Density Bonus | Accessory Dwelling Unit |                            |

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

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

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

## PROJECT AND LAND USE TABLES

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

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


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


## ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.

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

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

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

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

| Environmental Topic   | Information  | Applicable to Proposed Project? |    | Notes/Requirements   |
|---|--|---------------------------------|----|--|
| 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?  | Yes                             | No | If Yes, provide depth of excavation/disturbance below grade (in feet*):<br><br><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?<br><br>-----<br><br>Area of excavation/disturbance (in square feet):<br><br>-----<br><br>Amount of excavation (in cubic yards):<br><br>----- | Yes                             | No | A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:<br><ul style="list-style-type: none"> <li>● The project involves: <ul style="list-style-type: none"> <li>○ excavation of 50 or more cubic yards of soil, or</li> <li>○ building expansion greater than 1,000 square feet outside of the existing building footprint.</li> </ul> </li> <li>● The project involves a lot split located on a slope equal to or greater than 20 percent.</li> </ul> <u>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</u> |
| 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?  | Yes                             | No | If yes, the property owner must submit copy of initial filed application with department of public health. More information is found <a href="#">here</a> .  |
| 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?   | Yes                             | 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?  | Yes                             | No | If yes, submit a copy of the <a href="#">Maher Application Form</a> to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.<br><br>For more information about the Maher program and enrollment, refer to the Department of Public Health's <a href="#">Environmental Health Division</a> .<br><br><u>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</u>  |



## PRIORITY GENERAL PLAN POLICIES FINDINGS

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

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

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed)

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

\_\_\_\_\_  
Phone

\_\_\_\_\_  
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](mailto: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](http://www.sfplanning.org) or at the Planning Information Center (PIC) located at 1660 Mission Street, First Floor, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

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



# CONDITIONAL USE AUTHORIZATION

## SUPPLEMENTAL APPLICATION

### Property Information

Project Address:

Block/Lot(s):

### Action(s) Requested

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

### Conditional Use Findings

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

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

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
  - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the General Plan.
4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

# APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name (Printed)

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

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

# APPLICANT'S SITE VISIT CONSENT FORM

I herby 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

\_\_\_\_\_  
Name (Printed)

\_\_\_\_\_  
Date

For Department Use Only

Application received by Planning Department:

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

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



## CB3P CHECKLIST FOR ELIGIBILITY

### Property Information

Project Address: 1226 9th Ave., San Francisco, CA

Record Number and/or Building Permit Number: 201805250190

Name of Business (if known): Tartine All Day

### Project Description

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

The project is a 2,958 SF bakery/bona fide restaurant in an existing building consisting of a ground floor and mezzanine. The project is currently approved as a "Limited Restaurant" which will not allow alcohol sales on site. In order to eventually sell alcohol on site, we are applying for CUA to permit the "Restaurant" use.

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


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

# APPLICANT'S DECLARATION

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

Under penalty of perjury the following declarations are made:

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



Signature

Anand Sheth

Name (Printed)

2018-11-15

Date

415-366-8022

Phone Number

anand@studio-bba.com

Email Address

## For Department Use Only

Check One:

☐ ENROLLED

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

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

☐ NOT ENROLLED

STATE REASON:

\_\_\_\_\_

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

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





## AFFIDAVIT FOR

# Formula Retail Establishments

Planning Department  
1650 Mission Street  
Suite 400  
San Francisco, CA  
94103-9425

T: 415.558.6378  
F: 415.558.6409

Pursuant to Planning Code Section 303.1, certain retail uses must have additional review to determine if they qualify as a Formula Retail Use. The first pages consist of instructions and important information which should be read carefully before the affidavit form is completed.

Planning Department staff are available to advise you in the preparation of this affidavit. Call (415) 558-6377 for further information.

### WHAT IS A FORMULA RETAIL USE?

A Formula Retail Use is a type of retail sales activity or retail sales establishment that has eleven or more existing retail sales establishments located worldwide. In addition to the eleven (11) existing establishments, a Formula Retail Use maintains two (2) or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a servicemark.

### WHAT TYPES OF BUSINESSES ARE REGULATED AS FORMULA RETAIL USES?

Businesses subject to the Formula Retail Use controls include the following 'Retail Sales Activity' or 'Retail Sales Establishment' as defined in Article 7 and Article 8 of the Code:

- Amusement Game Arcade (§§790.4, 890.4)
- Bar (§§790.22, 890.22)
- Drive-up Facility (§§790.30, 890.30)
- Eating and Drinking Use (§§790.34, 890.34)
- Gym (§§790.116, 890.116)
- Limited-Restaurant (§790.90)
- Liquor Store (§790.55)
- Massage Establishment (§790.60, 890.60)
- Movie Theater (§§790.64, 890.64)
- Restaurant (§790.91)
- Sales and Service, Nonretail (§§790.100, 890.100)
- Sales and Service, Other Retail (§§790.102, 890.102)
- Sales and Service, Retail (§§790.104, 890.104)
- Service, Financial (§§790.110, 890.110)
- Service, Fringe Financial (§§790.111, 890.113)
- Service, Personal (§§790.116, 890.112)
- Service, Instructional
- Take-out Food (§§790.122)
- Tabacco Paraphernalia Establishment (§§790.123, 890.123)

This affidavit for Formular Retail must accompany any Permit Application for any Alterations, New Construction, Commercial Tenant Improvements, Change of Use or Signage which relates to the establishment of that use.

## IS A CONDITIONAL USE AUTHORIZATION OR NEIGHBORHOOD NOTIFICATION NECESSARY?

If a use does qualify as Formula Retail, then additional controls may apply depending on the zoning district where the proposed business will be located. Please consult the Public Information Center (PIC) for guidance on whether a Conditional Use Authorization or Neighborhood Notification is required.

## HOW IS FORMULA RETAIL STATUS DETERMINED?

If the existing number of worldwide locations is eleven (11) or more and if the number of total standardized features of this business is two (2) or more, then the proposed use is a Formula Retail Use.

If the Planning Department determines that an application or permit is for a Formula Retail Use, the permit applicant bears the burden of proving to the Planning Department that the proposed or existing use is not a Formula Retail Use. Any permit approved for a use that is determined by the Planning Department to be for a Formula Retail Use that did not identify the use as such is subject to revocation at any time.

## ARE PROPOSED LOCATIONS INCLUDED IN MY TOTAL QUANTITY OF RETAIL LOCATIONS?

Yes. Any location that has been given a land use permit or entitlement counts toward the total number of locations worldwide, even if it is not yet open for business. If you are unsure about the status of a location, please let staff know so that all proposed locations can be appropriately analysed.

## WHAT ARE STANDARDIZED FEATURES?

Formula Retail uses are identified by having certain standardized features in common throughout their locations. They are officially defined in Planning Code Section 303(i)(1). The below list is a summary:

- (A) Standardized array of merchandise: Half or more of the products in stock are branded alike.
- (B) Trademark: A word, phrase, symbol or design that identifies products as being offered by them and no others.
- (C) Servicemark: A word, phrase, symbol or design that identifies a service as being offered by them and no others.
- (D) Décor: The style of interior furnishings, (i.e. furniture, wall coverings or permanent fixtures)
- (E) Color Scheme: A selection of colors used throughout the decor and/or used on the facade.
- (F) Façade: The face or front of a building (including awnings) looking onto a street or an open space.
- (G) Uniform Apparel: Standardized items of clothing (i.e. aprons, pants, shirts, smocks, dresses, hats, pins (other than name tags) including the colors of clothing.
- (H) Signage: A sign which directs attention to a business conducted on the premises. (see P.C. Sec. 602.3)

# AFFIDAVIT FOR Formula Retail Establishments

## 1. Location and Classification

|  |                         |                               |
|--|-------------------------|-------------------------------|
| STREET ADDRESS OF PROJECT:<br>1226 9th Ave., San Francisco, CA |                         |                               |
| ASSESSORS BLOCK/LOT:<br>1742 / 032                             | ZONING DISTRICT:<br>NCD | HEIGHT/BULK DISTRICT:<br>40-X |

## 2. Proposed Use Description

|  |   |
|--|---|
| PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8):<br>Restaurant  |   |
| PROPOSED BUSINESS NAME:<br>Tartine All Day   |   |
| DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES:<br>Bakery, Cafe and Restaurant with food prep and dining spaces |   |
| BUILDING PERMIT APPLICATION NO.: (if applicable)<br>201805250190   | CONDITIONAL USE CASE NO.: (if applicable)<br>2018-017057PRJ |

## 3. Quantity of Retail Locations

|     |   | TOTAL |
|-----|---|-------|
| 3.a | How many retail locations of this business are there worldwide?<br>Please include any property for which a land use permit or entitlement has been granted. | 6     |
| 3.b | How many of the above total locations are in San Francisco?   | 2     |

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

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

## 4. Standardized Features

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

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

Enter the total number of Yes/No answers above.

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

## 5. Applicant's Affidavit

|  |  |  |  |
|--|--|--|--|
| NAME:<br><b>Anand Sheth, AIA</b>   |  | <input checked="" type="checkbox"/> Property Owner | <input checked="" type="checkbox"/> Authorized Agent |
| MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP)<br><b>Studio BBA, Inc., 921 Larkin Street, San Francisco, CA 94109</b> |  |  |  |
| PHONE:<br><b>(415 ) 366-8022</b>   |  | EMAIL:<br><b>anand@studio-bba.com</b>              |  |

Under penalty of perjury the following declarations are made:

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

Applicant's Signature: *Anand Sheth* Date: 2019-02-05

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



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

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

TEL: **415.558.6378**  
FAX: **415 558-6409**  
WEB: **<http://www.sfplanning.org>**

**Planning Information Center (PIC)**  
1660 Mission Street, First Floor  
San Francisco CA 94103-2479

TEL: **415.558.6377**  
*Planning staff are available by phone and at the PIC counter.  
No appointment is necessary.*



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

|  |   |  |
|--|---|--|
| <b>Project Address</b>   |   | <b>Block/Lot(s)</b>                                  |
| 1226 09TH AVE - CB3P   |   | 1742032  |
| <b>Case No.</b>  |   | <b>Permit No.</b>                                    |
| 2018-017057PRJ   |   | 201805250190   |
| <input checked="" type="checkbox"/> <b>Addition/<br/>Alteration</b>  | <input type="checkbox"/> <b>Demolition (requires HRE for<br/>Category B Building)</b> | <input type="checkbox"/> <b>New<br/>Construction</b> |
| <b>Project description for Planning Department approval.</b><br>Project proposes to establish a Restaurant (DBA Tartine Manufactory) in a 2,958 square foot existing vacant ground floor space. The establishment of a Restaurant will permit on-sale beer and wine for operation as a bona fide eating establishment. In October 2016, change of use from retail-professional service to Limited Restaurant was approved, but the site has not operated as Limited Restaurant. The site last operated as a retail-professional service (DBA Standard Roofing Co.) No exterior or interior modifications are proposed under this permit. The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P"). |   |  |

### STEP 1: EXEMPTION CLASS

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

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

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

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

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

Comments and Planner Signature (optional): Ashley Lindsay

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

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

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

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

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

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



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

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

|                                     |   |   |
|-------------------------------------|---|---|
| <input type="checkbox"/>            | <b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply):<br><input type="checkbox"/> Step 2 - CEQA Impacts<br><input type="checkbox"/> Step 5 - Advanced Historical Review<br><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>   |   |
| <input checked="" type="checkbox"/> | <b>No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>   |   |
|                                     | <b>Project Approval Action:</b><br>Planning Commission Hearing<br>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.   | <b>Signature:</b><br>Ashley Lindsay<br>03/25/2019 |
|                                     | Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.<br>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.<br>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) |
| 1226 09TH AVE - CB3P                           |                              | 1742/032                                    |
| Case No.                                       | Previous Building Permit No. | New Building Permit No.                     |
| 2018-017057PRJ                                 | 201805250190                 |   |
| Plans Dated                                    | Previous Approval Action     | New Approval Action                         |
|  | Planning Commission Hearing  |   |
| Modified Project Description:                  |                              |   |

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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