



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Project Summary and Draft Motion

### COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: SEPTEMBER 12, 2019

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

Reception:  
**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Record No.:* **2019-005613CUA**  
*Project Address:* **382 21<sup>st</sup> Avenue**  
*Zoning:* NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District  
40-X Height and Bulk District  
Fringe Financial Service Restricted Use District  
Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating  
and Drinking Subdistrict  
*Block/Lot:* 1452/022  
*Project Sponsor:* Julianne Spratlin  
2955 Geary Boulevard  
San Francisco, CA 94118  
*Property Owner:* Choo Geary LLC  
P.O. Box 318124  
San Francisco, CA 94131  
*Staff Contact:* Kristina Phung – (415) 558-6373  
[Kristina.Phung@sfgov.org](mailto:Kristina.Phung@sfgov.org)

### PROJECT DESCRIPTION

The project would convert 6,979 square feet of currently vacant second level and mezzanine space into a Service, Instructional Use (DBA Dance Training Center/San Francisco), a principally permitted land use. Conditional Use Authorization is required for use size. The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

### REQUIRED COMMISSION ACTION

Pursuant to Planning Code Section 712, Conditional Use Authorization is required to establish a Use Size of 6,000 square feet and above.

### 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. 2019-005613CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated July 18, 2019, and stamped "EXHIBIT B."

## CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and/or inadequate	Not required and/or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses			X	
Any additional Planning Code findings 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")				Categorically Exempt as a Class 1 Exemption

Additional Information	
Notification Period	20-day mailing (150' occupants & 300' owners), newspaper, online, and posted on site
Number and nature of public comments received	None
Timeline from complete application to hearing	43 Days

Generalized Basis for Approval (max. one paragraph)
<i>The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1 and 303(c) and findings submitted as part of the application. The proposed use, intensity, and character is compatible with the surrounding area and is on balance with the General Plan and Use District. Conditional Use approval to establish a use size in excess of 6,000 square feet would activate a currently vacant second floor and mezzanine level space with a principally permitted use. Staff believes the proposed establishment would be desirable for and compatible with the community and recommends approval with conditions.</i>

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on September 12, 2019.

AYES:

NAYS:

ABSENT:

ADOPTED: September 12, 2019

*Jonas P. Ionin*  
*Commission Secretary*

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

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

**ATTACHMENTS:**

Draft Motion – Conditional Use Authorization  
Exhibit A – Conditions of Approval  
Exhibit B – Plans and Renderings  
Exhibit C – Environmental Determination  
Exhibit D – Land Use Data  
Exhibit E – Maps and Context Photos  
Exhibit F - Public Correspondence - None  
Exhibit G - Project Sponsor Brief

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a use size greater than 6,000 square feet as a Service, Instructional Use (d.b.a. **Dance Training Center/San Francisco**) located at 382 21<sup>st</sup> Avenue, Assessor's Block 1452, and Lot 022 pursuant to Planning Code Section(s) **303 and 712** within the **NC-3 (Neighborhood Commercial, Moderate Scale)** District and a **40-X** Height and Bulk District; in general conformance with plans, dated **July 18, 2019**, and stamped "EXHIBIT B" included in the docket for Record No. **2019-005613CUA** and subject to conditions of approval reviewed and approved by the Commission on **September 12, 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 **September 12, 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)*

## DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

7. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

8. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

9. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

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

## MONITORING - AFTER ENTITLEMENT

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

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

11. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

## OPERATION

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

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

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

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

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

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



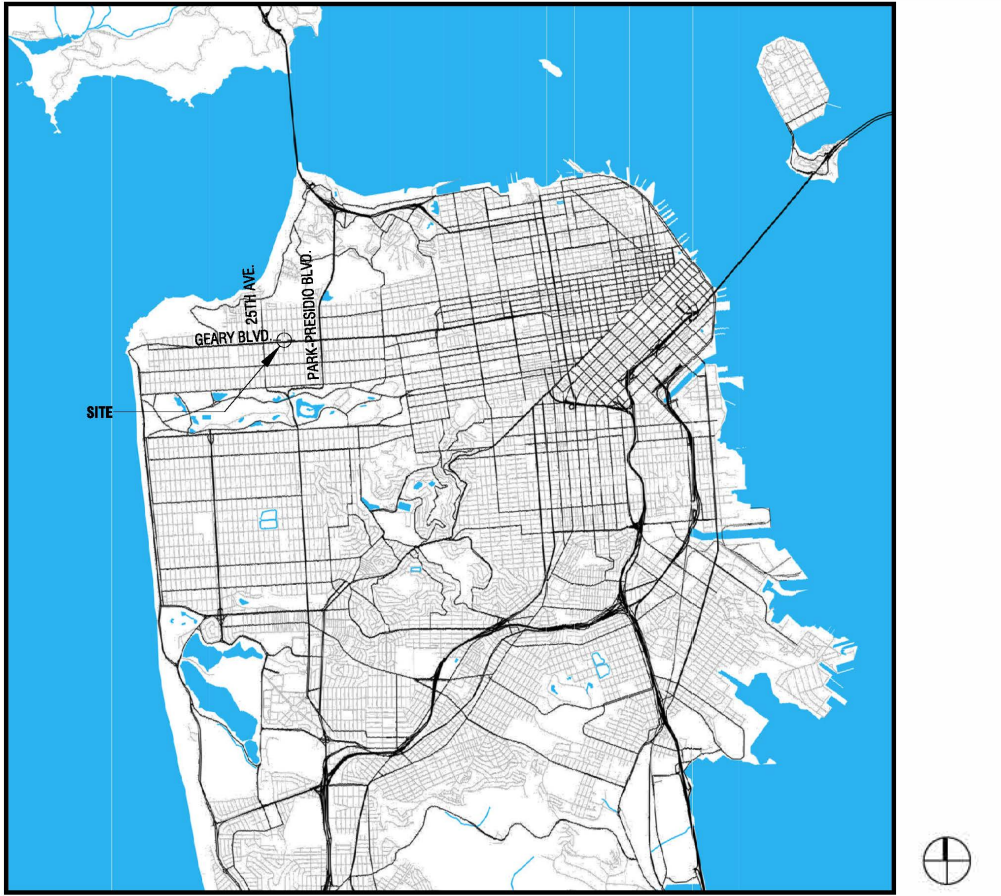
SYMBOL LEGEND

ROOM NAME	STUDIO A 117 room name room number
WALL TYPE	99A
DOOR TYPE	99
WINDOW TYPE	9
RCP ELEVATION	+9'-6"
FINISH FLOOR ELEVATION	FIRST FLR FFE EL. = +X'-X" A.F.F. datum location elevation
ELEVATION DATUM	X'-XX"
ELEVATION	view direction X/AXX sheet number drawing number
INTERIOR ELEVATION	1 drawing number X elevation designation AXX 2 sheet number 3
SECTION	view direction X/AXX X/AXX sheet number drawing number
DETAIL	drawing number sheet number X AXX
COLUMN GRIDLINE	99
REVISION	

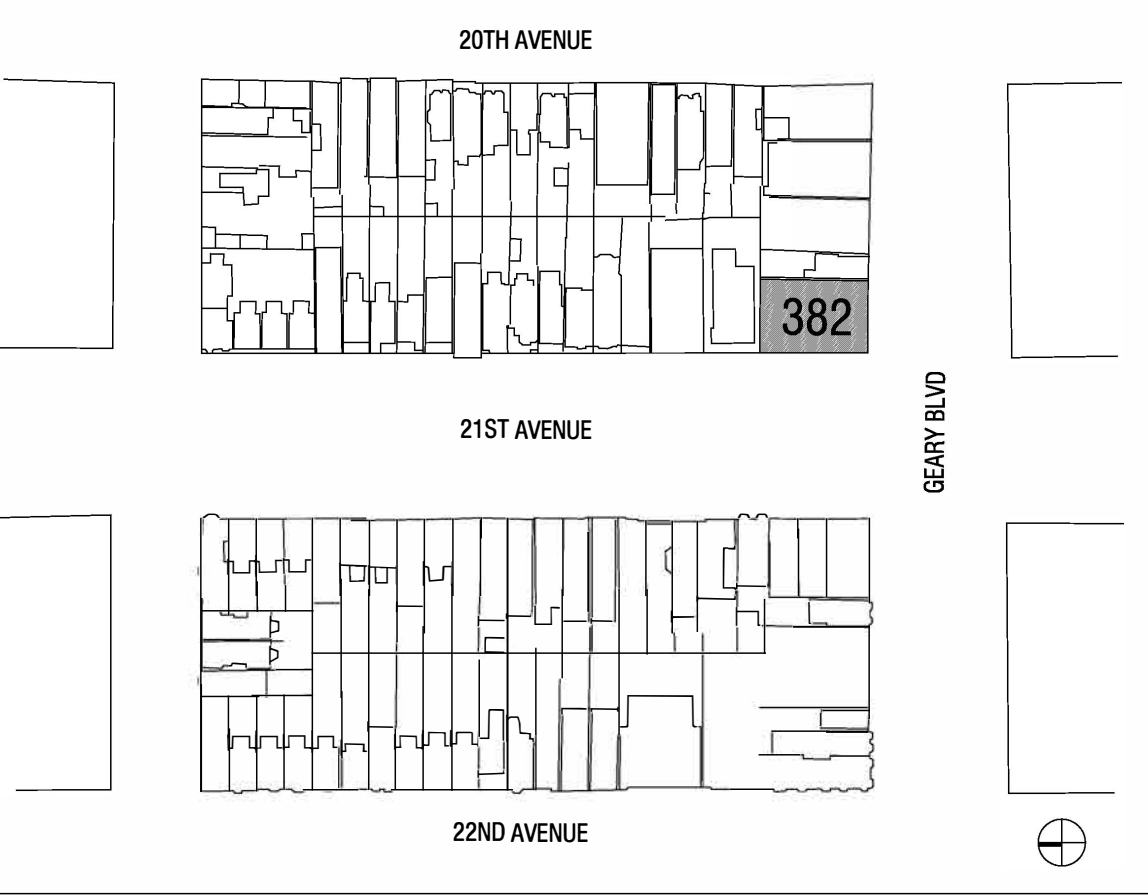
ABBREVIATIONS LIST

(E)	EXISTING
DN	DOWN
FT	FEET/FOOT
GSF	GROSS SQUARE FEET
HM	HOLLOW METAL
LAV	LAVATORY
LB(S)	POUND(S)
MAX	MAXIMUM
MIN	MINIMUM
NO.	NUMBER
NSF	NET SQUARE FEET
RM	ROOM
SC	SOLID CORE
SF	SQUARE FEET
TYP	TYPICAL

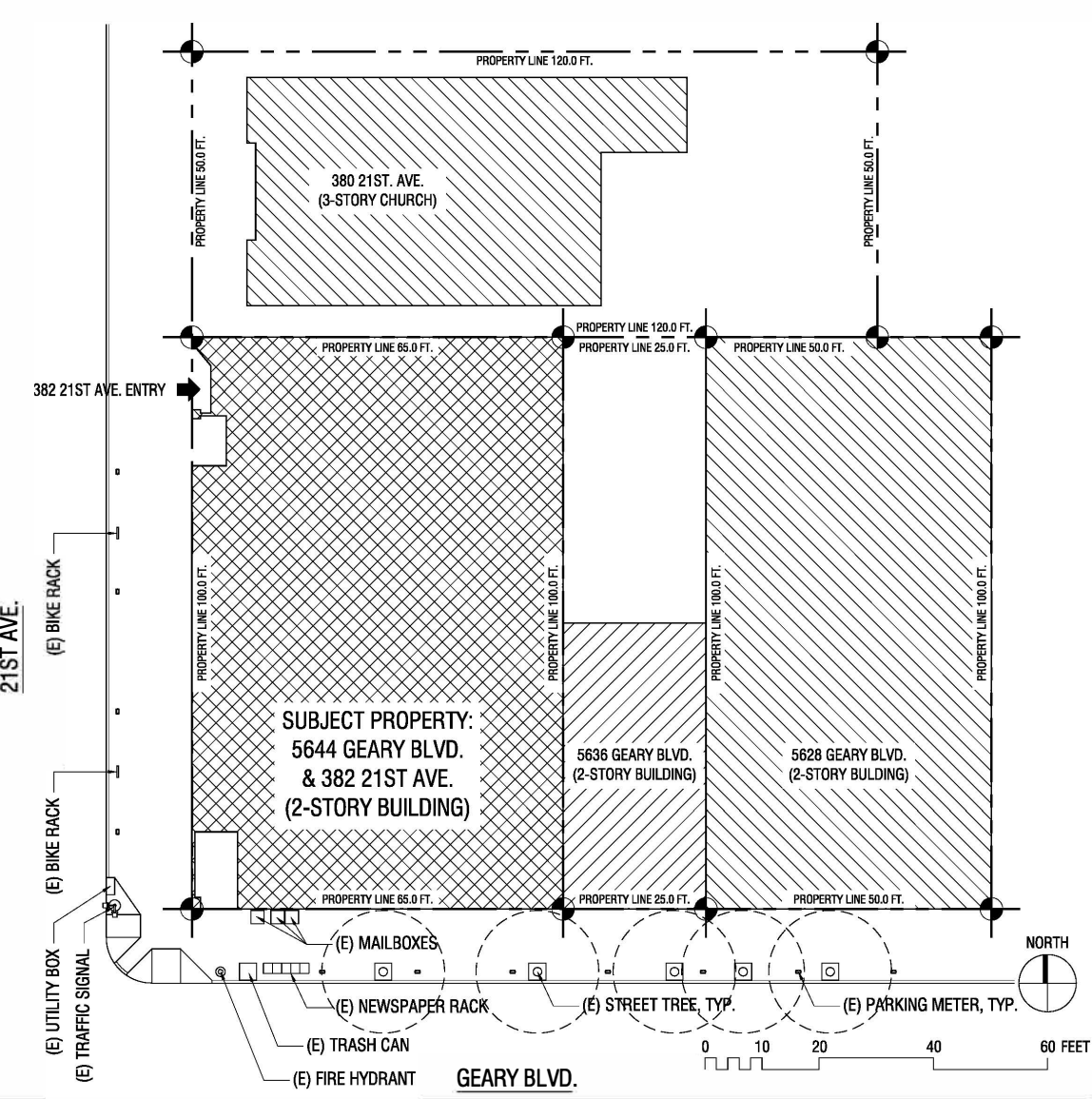
LOCATION MAP



VICINITY PLAN



SITE PLAN



PROJECT TEAM

OWNER:	JULIANNE SPRTLIN DANCE TRAINING CENTER SAN FRANCISCO 60 CYPRESS PLACE, SAUSALITO, CA 94965 415.609.7452   INFO@DANCETRAININGCENTERSF.COM
DESIGNER:	HSH INTERIORS ADRIENNE BROADBEAR 7 CLEMENT STREET, SAN FRANCISCO, CA 94118 646.306.9973   BROADBEAR@BROADBEARARCH.COM
ARCHITECT:	LEMANSKI & ROCKWELL ARCHITECTS INC. JEAN LEMANSKI, A.I.A. & PETER ROCKWELL, A.I.A. 1898 HYDE STREET, SAN FRANCISCO, CA 94109 415.776.1220   JEAN@LEMANSKIROCKWELL.COM

PROJECT DESCRIPTION

PROJECT NAME:	DANCE TRAINING CENTER/SF STUDIOS
PROJECT ADDRESS:	382 21ST AVENUE, SAN FRANCISCO, CA 94121
BLOCK/LOT:	1452/022
ZONING DISTRICT:	NC-3 - NEIGHBORHOOD COMMERCIAL, MODERATE SCALE
HEIGHT & BULK DIST:	40-X
SITE SIZE:	65' X 100'
SITE AREA:	6,500 SQUARE FEET
BUILDING HEIGHT:	EXISTING HEIGHT = 40 FT., NO CHANGE
STORIES:	2 + MECHANICAL ROOM & MEZZANINE
BASEMENTS:	0
OCCUPANCY:	1ST FLOOR: M, NO CHANGE 2ND FLOOR: B, NO CHANGE
CONSTRUCTION TYPE:	3B (BUILDING IS NOT SPRINKLERED)
SCOPE OF WORK:	CONDITIONAL USE AUTHORIZATION TO ESTABLISH A SERVICE, INSTRUCTIONAL USE SIZE OVER 6,000S.F. (6,979 S.F.): INTERIOR BUILD-OUT OF SECOND FLOOR + MEZZANINE WITHIN EXISTING BUILDING, INCLUDING NEW PARTITIONS, NEW GWB CEILINGS, FINISHES, AND LIGHTING. NO WORK TO EXISTING STAIR, ELEVATOR, OR RESTROOMS. BUILD-OUT WILL CREATE THREE (3) DANCE STUDIOS, ONE (1) PILATES/GYROTONIC STUDIO, ONE (1) OFFICE, TWO (2) DRESSING ROOMS, ONE (1) COSTUME STORAGE, TWO (2) PARENT LOUNGES, AND ONE (1) RECEPTION AREA. THE PROJECT DOES NOT DISTURB OR ALTER THE EXISTING BUILDING STRUCTURE OR ENVELOPE, DOES NOT REQUIRE EXCAVATION, AND DOES NOT CHANGE THE BUILDING FACADES OR ROOF.

AREA CALCULATIONS

EXISTING BUILDING AREA:	FIRST FLOOR TENANT SPACE:	6,275. SF
	FIRST FLOOR COMMON ENTRY:	225.
	INTERMEDIATE MECHANICAL ROOM:	203.
	SECOND FLOOR:	6,500.
	SECOND FLOOR MEZZANINE:	479.
	TOTAL	13,682. SF
PROPOSED BUILDING AREA:	FIRST FLOOR AREAS (GROSS SQUARE FEET)	
	FIRST FLOOR TENANT SPACE	6,275. SF (NO CHANGE)
	FIRST FLOOR COMMON ENTRY:	225. (NO CHANGE)
	INTERMEDIATE MECHANICAL ROOM:	203. (NO CHANGE)
	SUBTOTAL, FIRST FLOOR	6,703. SF
	SECOND FLOOR AREAS (GROSS SQUARE FEET)	
	COMMON/ENTRY:	865.
	STUDIO A:	783. SF
	STUDIO B:	1,471.
	STUDIO C:	1,569.
	PILATES/GYROTONIC STUDIO	552.
	OFFICE	311.
	GIRLS' DRESSING ROOM	229.
	BOYS' DRESSING ROOM	152.
	PARENT LOUNGE	349.
	CIRCULATION	219.
	SUB-SUBTOTAL	6,500. SF
	MEZZANINE AREAS (GROSS SQUARE FEET)	
	PARENT LOUNGE	375. SF
	STORAGE	104.
	SUB-SUBTOTAL	479. SF
	SUBTOTAL, SECOND FLOOR	6,979. SF
	GRAND TOTAL	13,682. SF

SHEET INDEX

A0.1	COVER SHEET/PROJECT INFORMATION
A0.2	GENERAL NOTES & EGRESS PLANS
A0.3	ACCESSIBILITY DIAGRAMS
D1.0	SECOND FLOOR & MEZZANINE DEMOLITION PLANS
A1.0	SECOND FLOOR IMPROVEMENT PLAN
A1.1	MEZZANINE IMPROVEMENT PLAN
A1.2	EXISTING EXTERIOR ELEVATION PHOTOS
E1.0	SECOND FLOOR LIGHTING & ELECTRICAL PLAN
E1.1	MEZZANINE LIGHTING & ELECTRICAL PLAN

EXHIBIT B

382 21ST AVENUE  
SAN FRANCISCO, CA 94121

LEMANSKI & ROCKWELL  
architects

1898 HYDE STREET  
SAN FRANCISCO, CA 94109  
415.776.1220

HSH  
INTERIORS

7 CLEMENT STREET  
SAN FRANCISCO, CA 94118  
415.702.6460

DANCE TRAINING CENTER

ISSUE DATE	COMMENTS
03.13.19	PERMIT SET
07.18.19	PLAN CHECK LETTER #1 RESPONSE

COVER/  
PROJECT INFO

NTS

A0.1



382 21ST AVENUE  
SAN FRANCISCO, CA 94121

LEMANSKI & ROCKWELL  
architects

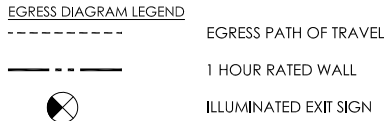
1898 HYDE STREET  
SAN FRANCISCO, CA 94109  
415.776.1220



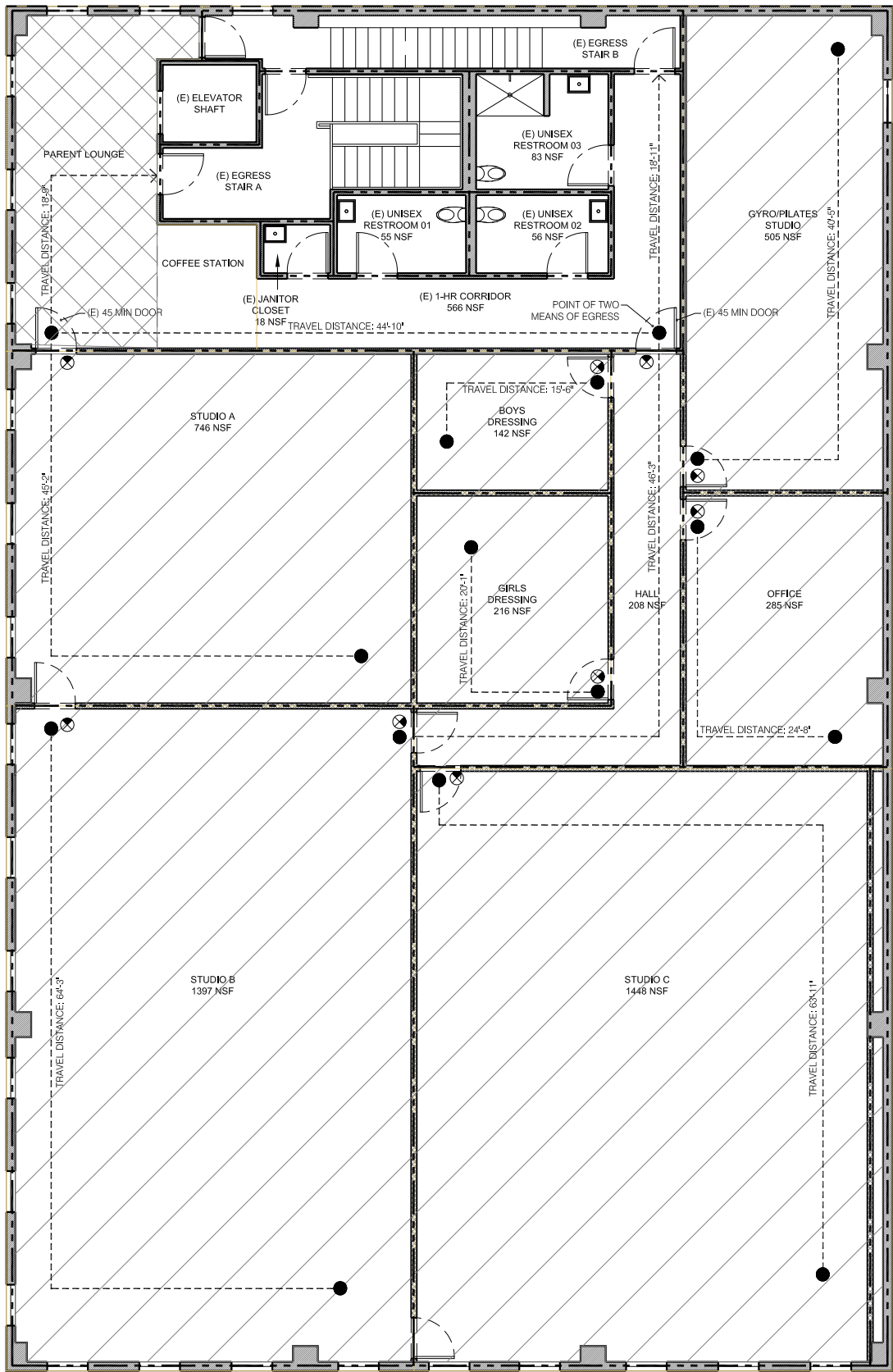
7 CLEMENT STREET  
SAN FRANCISCO, CA 94118  
415.702.6460

DANCE TRAINING CENTER

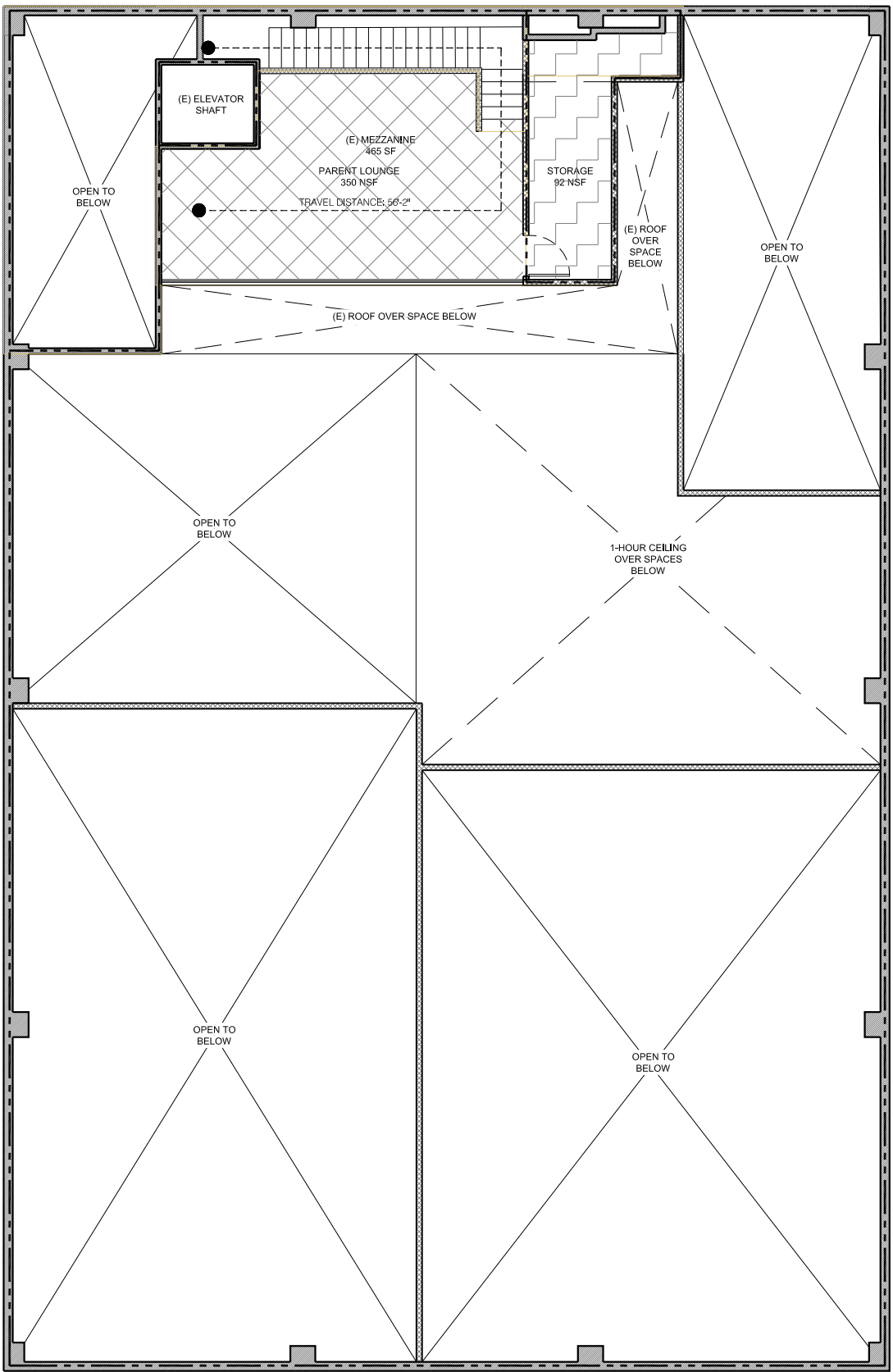
EGRESS DIAGRAMS



MAIN LEVEL



MEZZANINE LEVEL



KEY	OCCUPANCY	SECOND FLR (SF)	MEZZANINE (SF)	TOTAL (SF)	LOAD FACTOR	OCCUPANTS
	BUSINESS	5,092 SF	0 SF	5,092 SF	100	51
	ASSEMBLY	263 SF	354 SF	617 SF	15	41
	STORAGE	0 SF	140 SF	140 SF	300	1
					TOTAL	93

DOOR SCHEDULE

DOOR NO.	RM. NO.	ROOM NAME	SIZE (inches)	DOOR	FRAME	RATING (min.)	HINGES (Pair)	LATCH/LOCK	CLOSER	SEALS	COMMENTS
S1		EGRESS STAIR A	36 x 84								EXISTING DOOR & FRAME
S2		"	"								"
S3		JANITOR CLOSET	30 x 84								"
S4		RESTROOM 01	36 X 84								"
S5		RESTROOM 02	"								"
S6		RESTROOM 03	"								"
S7		EGRESS STAIR B	"								"
S8		(E) 1-HR. CORR.	"								"
S9		(E) 1-HR. CORR.	"								"
103	103	STUDIO	"	SC WD	HM	20	1 1/2	CLASSROOM	X	X	
104	104	BOYS' DRESSING	"	"	"	"	"	"	X		
105	105	GIRLS' DRESSING	"	"	"	"	"	"	X		
107	107	OFFICE	"	"	"	"	"	"	X		
108A	108	STUDIO C	"	"	"	"	"	"	X	X	
108B	108	STUDIO C	"	"	"	"	"	PASSAGE	X	X	
109A	109	STUDIO B	"	"	"	"	"	"	X	X	
109B	109	STUDIO B	"	"	"	20	"	CLASSROOM	X	X	
201	201	STORAGE	36 x 80	"	"	"	"	STOREROOM			

PLOT PLAN



GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS & CONDITIONS AT THE SITE & NOTIFY DESIGNER OF ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO BIDDING OR COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL MATERIALS, WORKMANSHIP & METHODS SHALL CONFORM TO CURRENTLY ADOPTED UNIFORM BUILDING CODE (UBC), UNIFORM PLUMBING CODE (UPC), UNIFORM MECHANICAL CODE (UMC), AND THE NATIONAL ELECTRICAL CODE (NEC) AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS & OTHER APPLICABLE CODES & ORDINANCES OF THE LOCAL JURISDICTION.
4. SAFETY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. CONSTRUCTION BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
6. DO NOT STORE CONSTRUCTION MATERIALS OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.
7. TREES LOCATED CLOSE TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM INADVERTENT DAMAGE FROM CONSTRUCTION EQUIPMENT BY WRAPPING TRUNKS WITH PROTECTIVE MATERIALS, AVOIDING FILL OF ANY TYPE AGAINST THE BASE OF THE TRUNKS AND AVOIDING AN INCREASE IN SOIL DEPTH AT THE FEEDING ZONE OR DRIP LINE OF THE RETAINED TREES.
8. ALL TOILETS SHALL BE ULTRA-LOW FLUSH TOILETS WITH A MAXIMUM TANK SIZE OR FLUSH CAPACITY OF 1.6 GALLONS. ALL SHOWER HEADS SHALL HAVE A MAXIMUM FLOW CAPACITY OF 2.5 GALLONS PER MINUTE, AND ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RETICULATING SYSTEM.
9. SHOWERS AND TUB SHALL USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. (CPC 420).
10. GLAZING USED IN DOORS SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC OF A SHATTER-RESISTANT TYPE. (UBC 5406 (D) 5)
11. INSTALL CERTIFIED INSULATION MATERIALS PER THE TITLE 24 MANDATORY MEASURES CHECKLIST MF-1R. INSULATION INSTALLED SHALL MEET FLAME SPREAD & SMOKE DENSITY REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24, CALIFORNIA ELECTRICAL CODE, CALIFORNIA CODE OF REGULATIONS.
12. ALL EXIT DOORS TO BE OPERABLE FROM INSIDE WITHOUT KEY.

ISSUE DATE	COMMENTS
03.13.19	PERMIT SET
07.18.19	PLAN CHECK LETTER #1 RESPONSE

NOTES/  
EGRESS

NTS

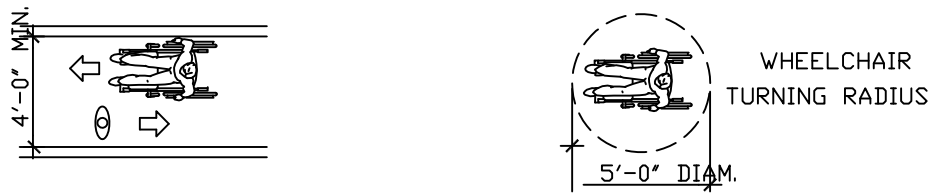
ISSUE DATE	COMMENTS
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07.18.19	PLAN CHECK LETTER #1 RESPONSE

ACCESSIBILITY  
DIAGRAMS

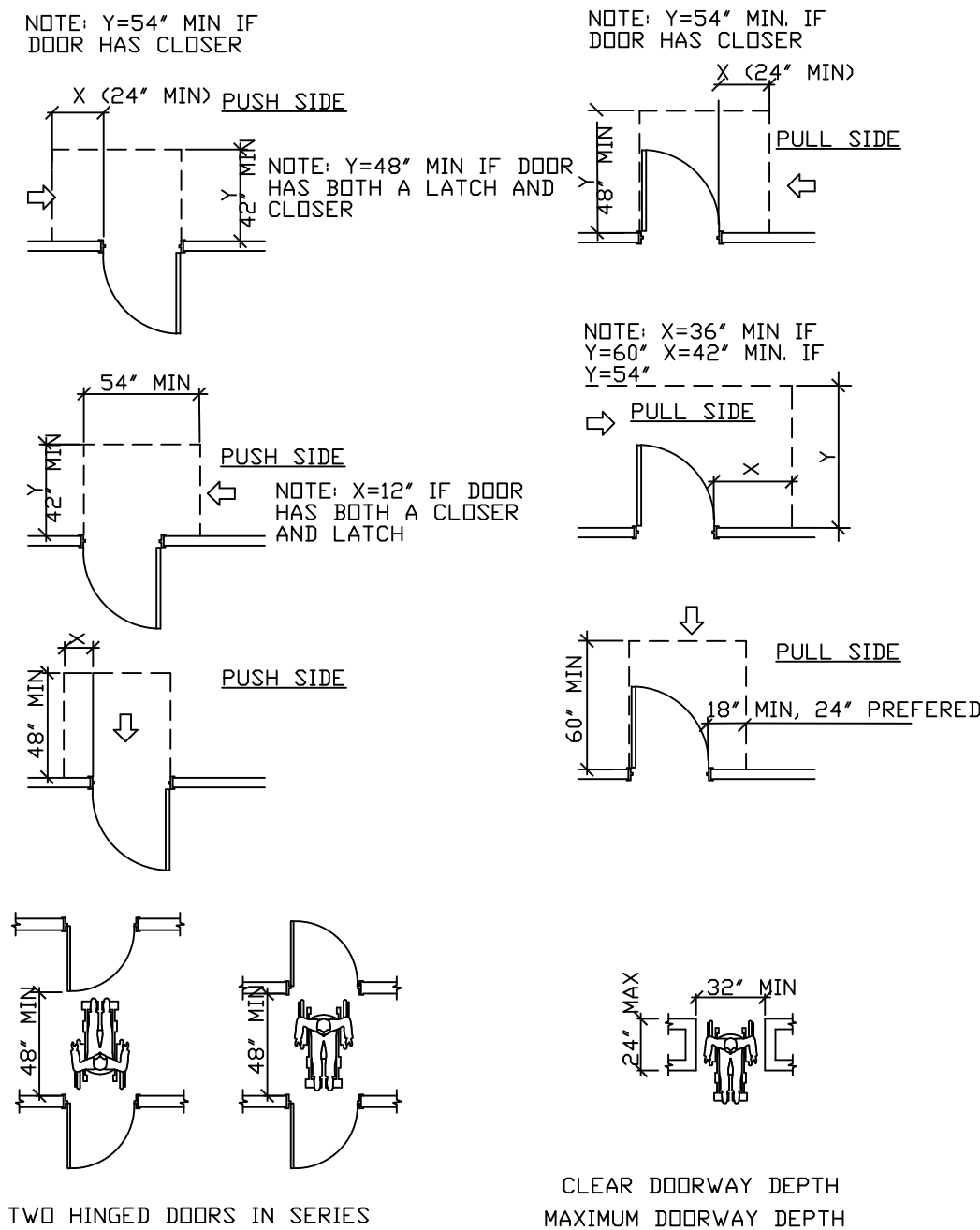
NTS

DANCE TRAINING CENTER

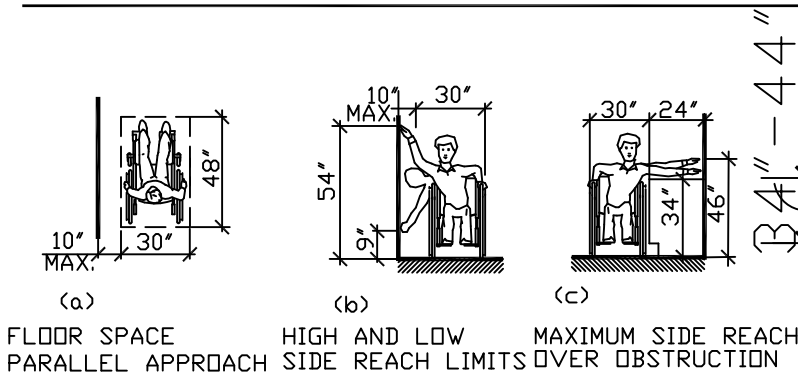
TURNING RADIUS DIAGRAM



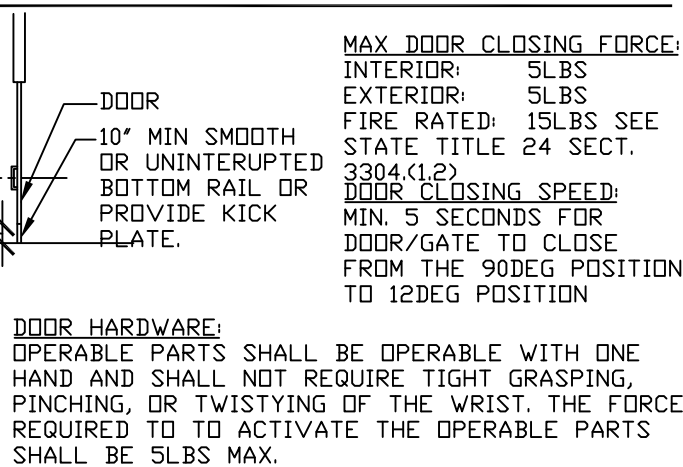
MANEUVERING CLEARANCES AT DOORS



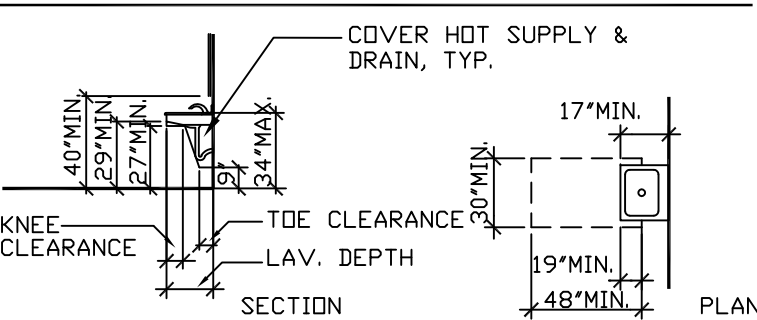
CLEAR FLOOR SPACE & REACH RANGES



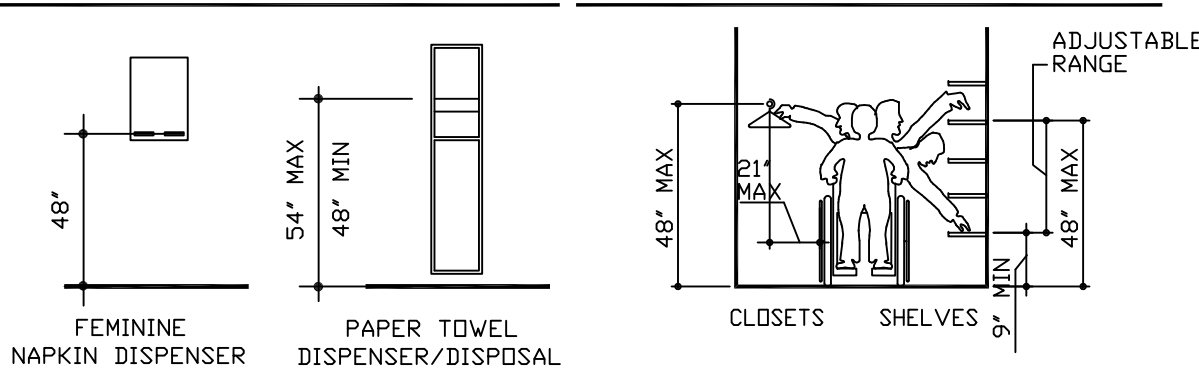
DOOR HARDWARE (CBC 11B309.4, 11B404.2)



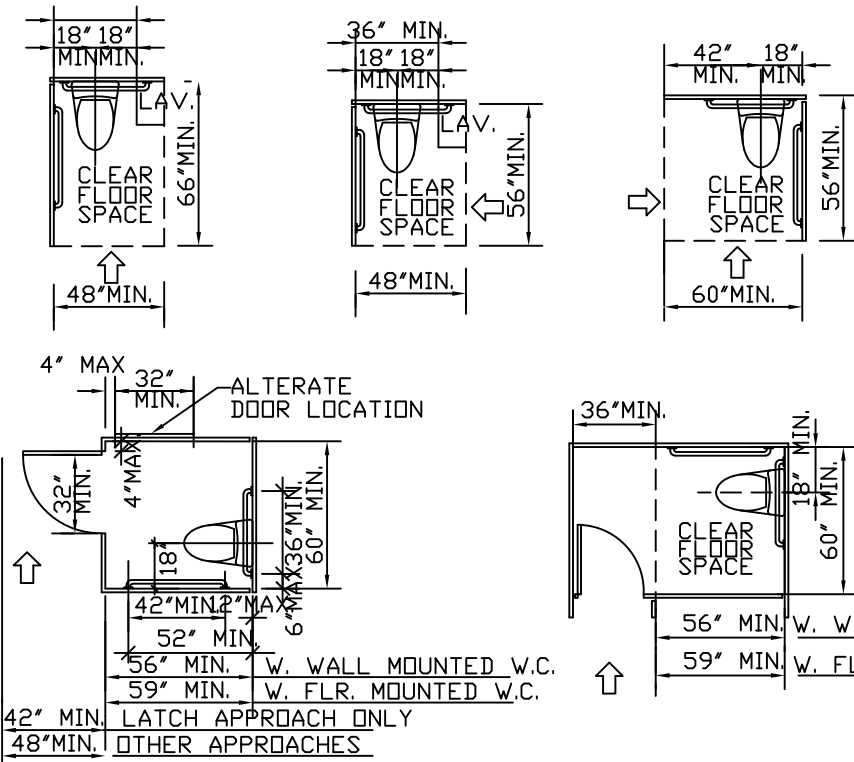
TOILET ACCESS. MOUNTING HEIGHT



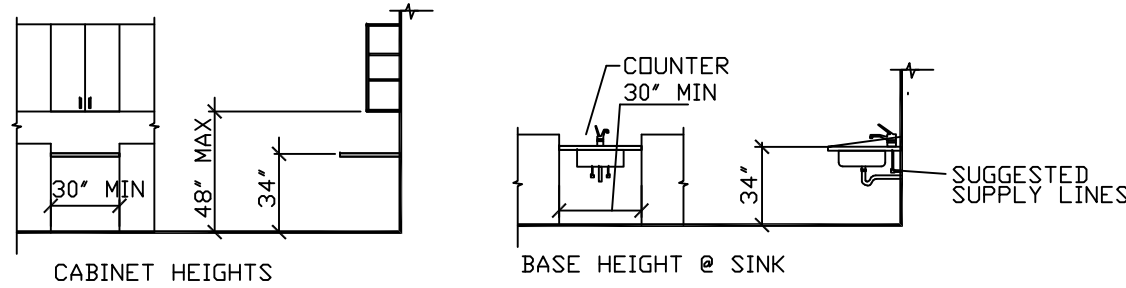
TOILET ACCESS. MOUNTING HEIGHT STORAGE & CLOSET CLEARANCES



CLEAR FLOOR SPACE AT WATER CLOSET



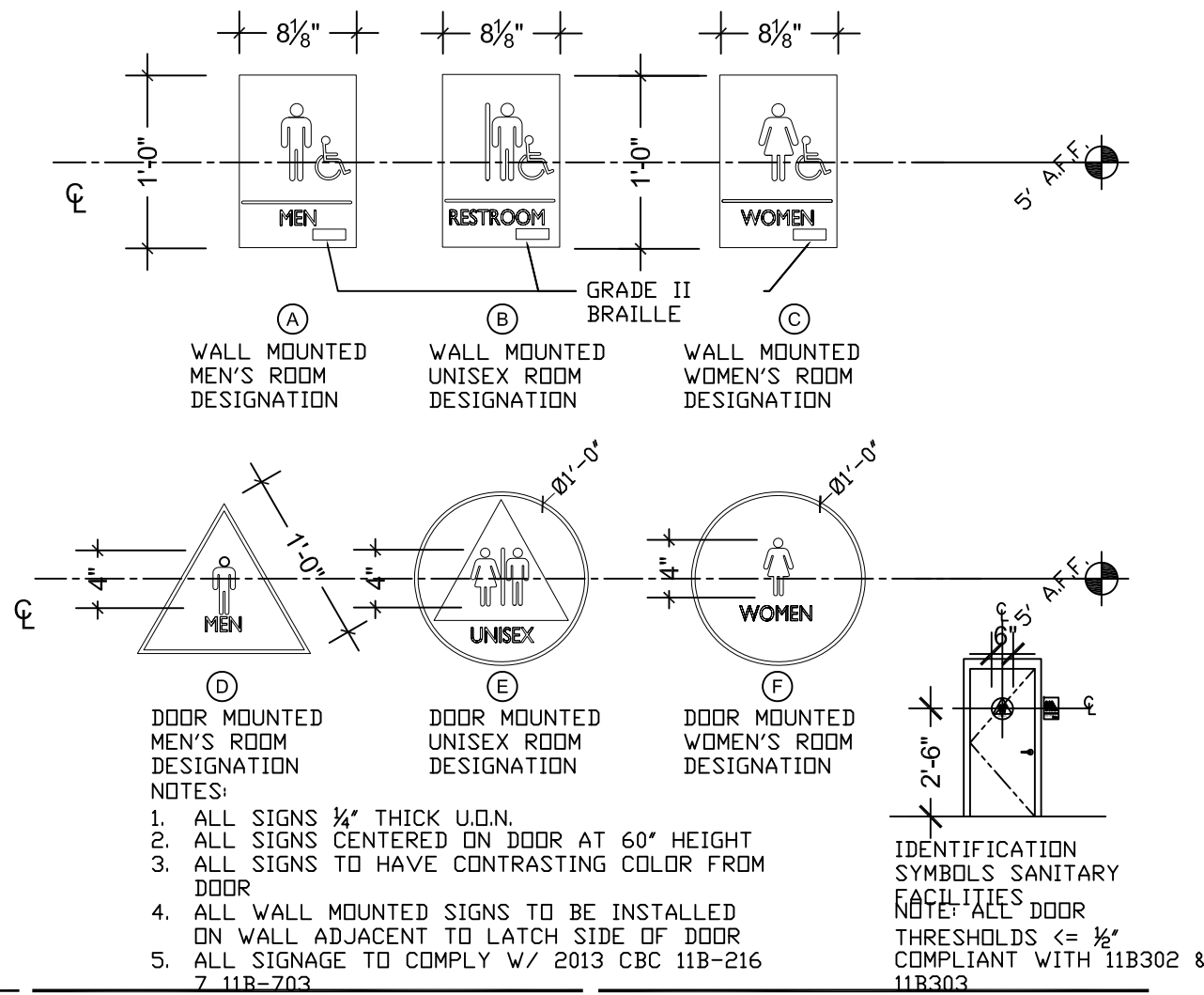
SINK CLEARANCES



ACCESSIBILITY NOTES

ALL WORK SHALL BE CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH THE FOLLOWING CODES:  
- AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES (ADAAG)  
- ICC/ANSI A117.1  
- A.D.A. ACCESSIBILITY HANDBOOK AND SUPPLEMENTARY GUIDANCE  
GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS SHALL REFER TO APPLICABLE LITERATURE (FEDERAL REGISTER, ETC.)

ACCESSIBLE RESTROOM SIGNAGE





382 21ST AVENUE  
SAN FRANCISCO, CA 94121

LEMANSKI & ROCKWELL  
architects

1898 HYDE STREET  
SAN FRANCISCO, CA 94109  
415.776.1220

HSH  
INTERIORS

7 CLEMENT STREET  
SAN FRANCISCO, CA 94118  
415.702.6460

ISSUE DATE	COMMENTS
03.13.19	PERMIT
07.19.19	PLAN CHECK LETTER #1 RESPONSE

SECOND FLOOR +  
MEZZANINE  
DEMOLITION PLANS

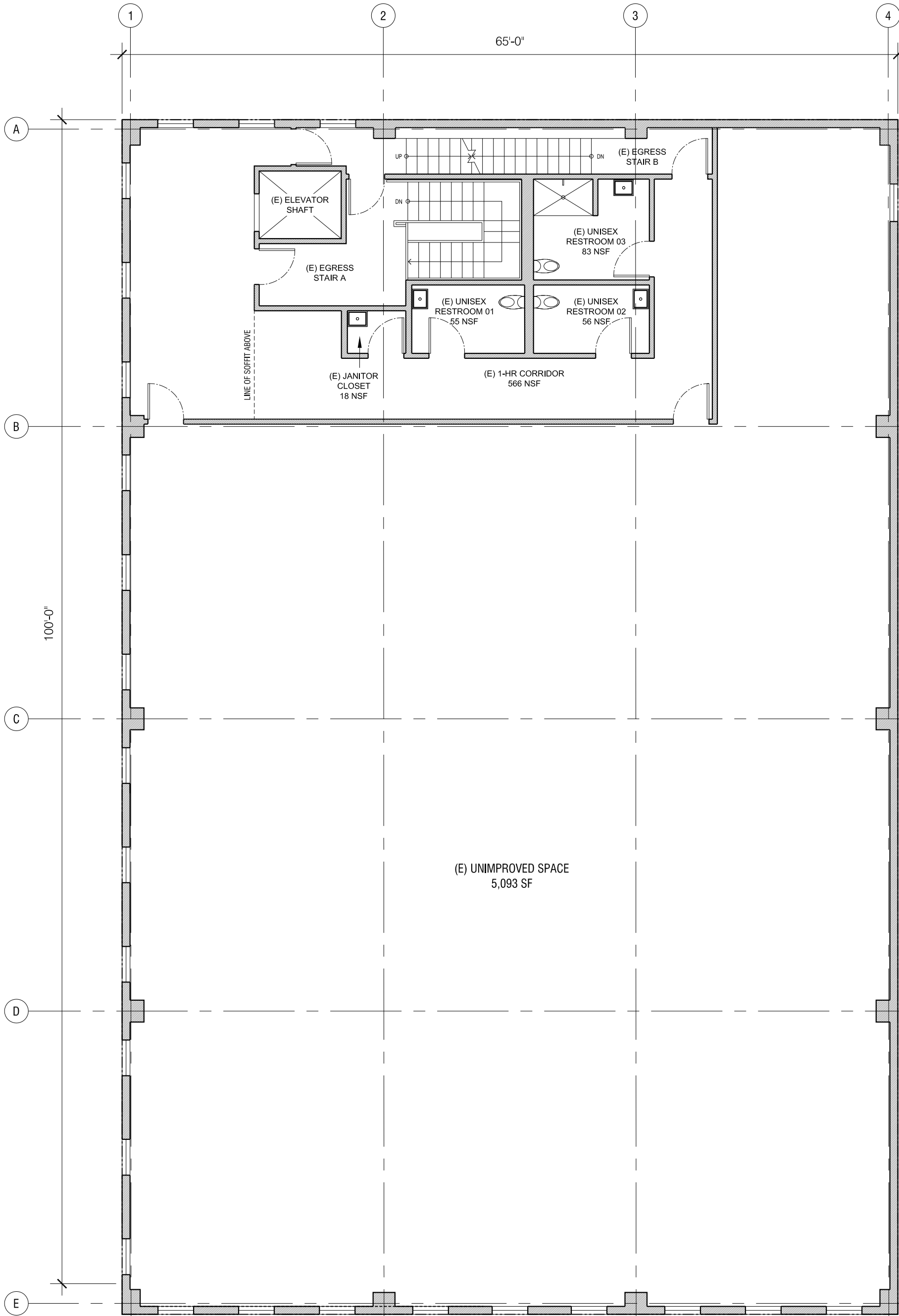
1/8" = 1'-0"

D1.0

DANCE TRAINING CENTER

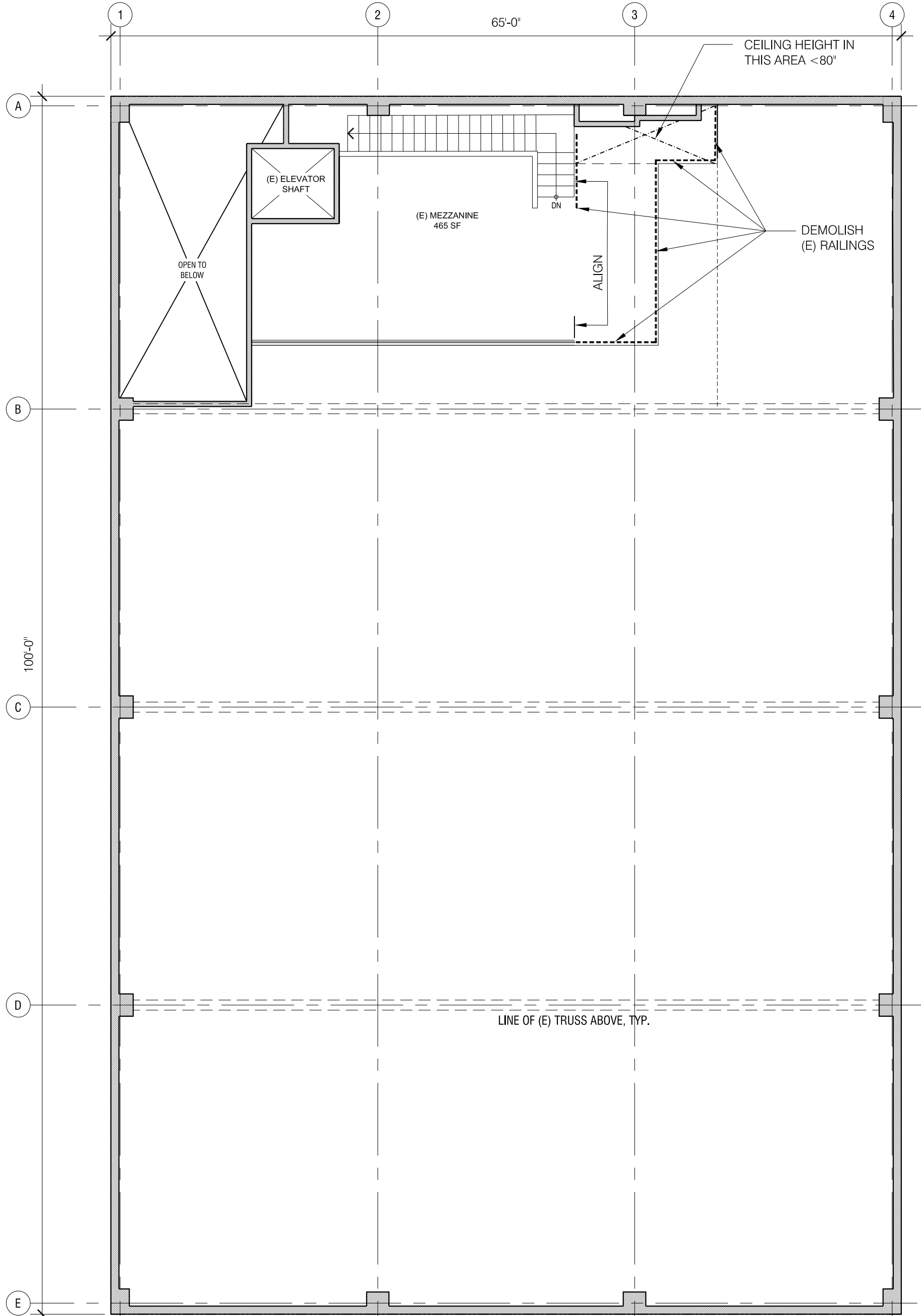
WALL TYPE LEGEND

PROPERTY LINE

(E) WALLS TO REMAIN

SECOND FLOOR DEMOLITION PLAN

1/8" = 1'-0"



MEZZANINE DEMOLITION PLAN

1/8" = 1'-0"

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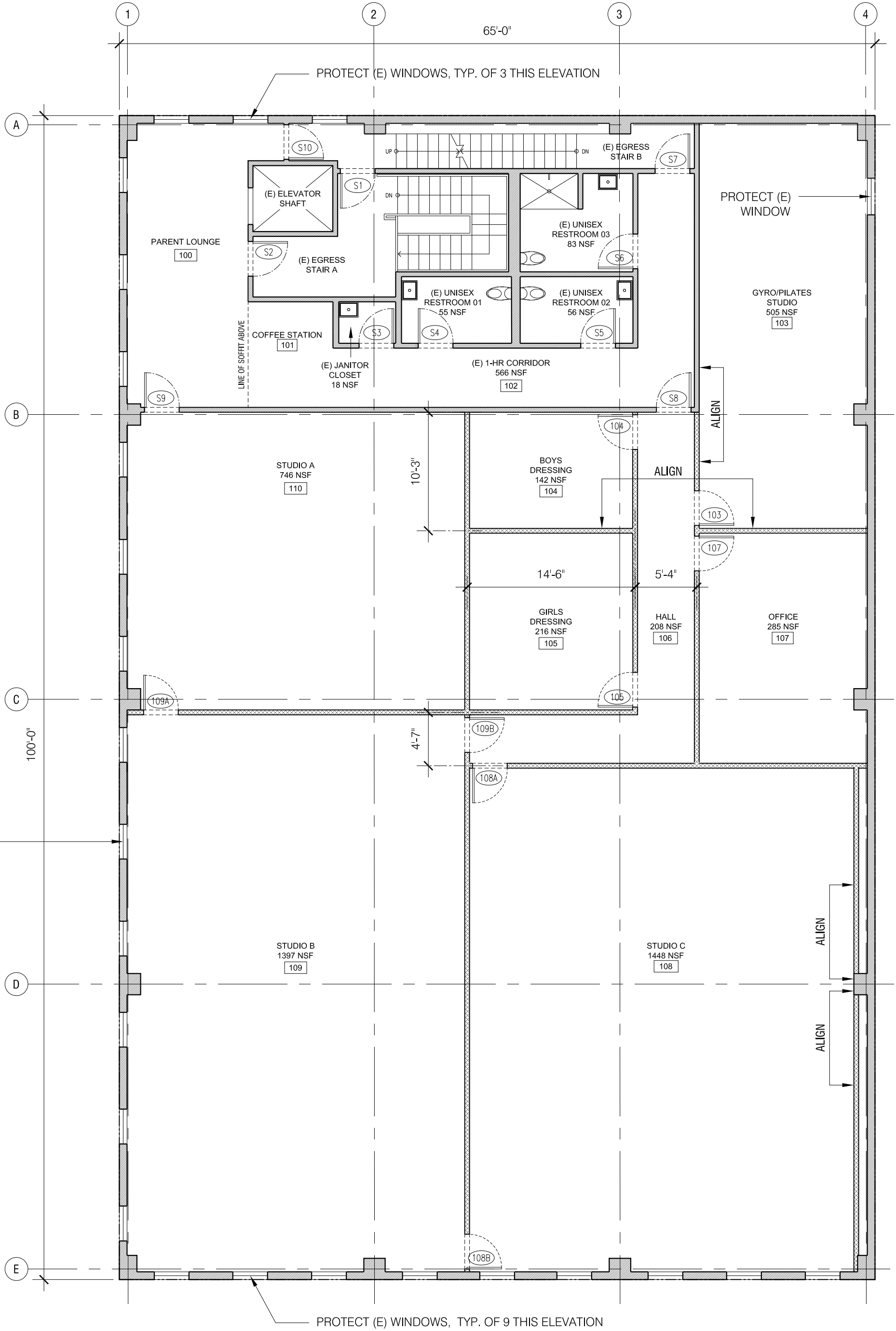
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ISSUE DATE	COMMENTS
03.13.19	PERMIT
07.19.19	PLAN CHECK LETTER #1 RESPONSE

SECOND FLOOR  
IMPROVEMENT PLAN

1/8" = 1'-0"

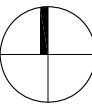
DANCE TRAINING CENTER



1  
A1.0

SECOND FLOOR IMPROVEMENT PLAN

1/8" = 1'-0"



FINISH SCHEDULE								
NO.	ROOM	FLOOR	BASE	WALLS				CEILING
	NAME			NORTH	EAST	SOUTH	WEST	
100	Parent Lounge	VCT	Rubber	(E) conc., painted	GWB, painted	GWB, painted	(E) conc., painted	N/A
101	Coffee Station	VCT	Rubber	GWB, painted	GWB, painted	GWB, painted	N/A	GWB, painted
102	1-Hour Corridor	VCT	Rubber	GWB, painted	GWB, painted	GWB, painted	N/A	GWB, painted
103	Gyro/Pilates Studio	Dance Floor	Rubber	(E) conc., painted	(E) Conc., painted	GWB, painted	GWB, painted	N/A
104	Boys' Dressing	VCT	Rubber	GWB, painted	GWB, painted	GWB, painted	GWB, painted	GWB, painted
105	Girls' Dressing	VCT	Rubber	GWB, painted	GWB, painted	GWB, painted	GWB, painted	GWB, painted
106	Hall	VCT	Rubber	GWB, painted	GWB, painted	GWB, painted	GWB, painted	N/A
107	Office	Carpet	Rubber	GWB, painted	(E) conc., painted	GWB, painted	GWB, painted	N/A
108	Studio C	Dance Floor	Rubber	GWB, painted	GWB, painted	(E) conc., painted	GWB, painted	N/A
109	Studio B	Dance Floor	Rubber	GWB, painted	GWB, painted	(E) conc., painted	(E) conc., painted	N/A
110	Studio A	Dance Floor	Rubber	GWB, painted	GWB, painted	GWB, painted	(E) conc., painted	N/A
200	Parent Lounge	Carpet	Rubber	GWB, painted	GWB, painted	(E) open railing	GWB, painted	N/A
201	Storage	VCT	Rubber	GWB, painted	GWB, painted	GWB, painted	GWB, painted	N/A
	Roof Over Space Below	(E) Plywood, painted	N/A	GWB, painted	N/A	N/A	GWB, painted	N/A



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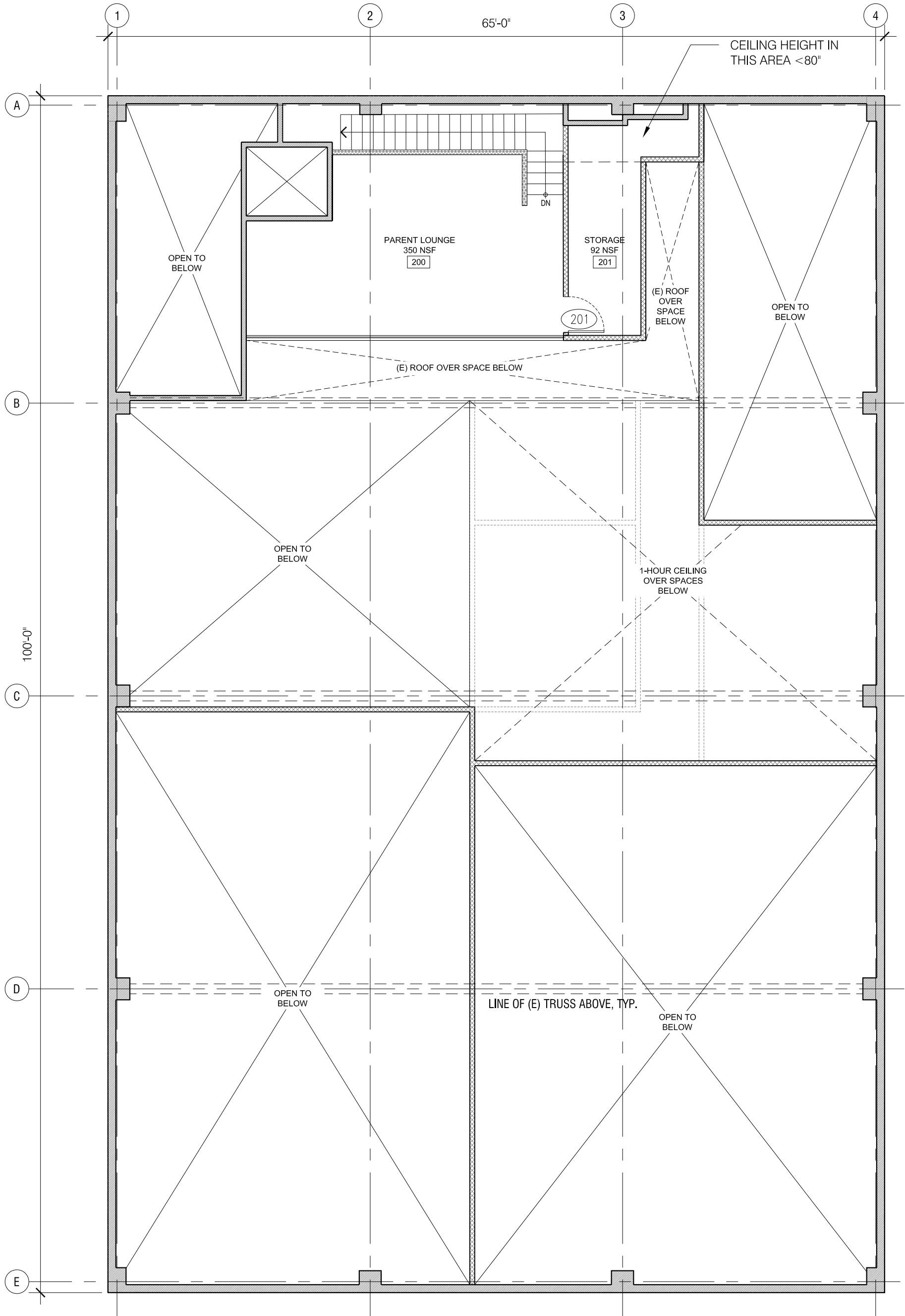
7 CLEMENT STREET  
SAN FRANCISCO, CA 94118  
415.702.6460

ISSUE DATE	COMMENTS
03.13.19	PERMIT
07.19.19	PLAN CHECK LETTER #1 RESPONSE

MEZZANINE  
IMPROVEMENT PLAN

1/8" = 1'-0"

DANCE TRAINING CENTER



MEZZANINE IMPROVEMENT PLAN

1/8" = 1'-0"

FINISH SCHEDULE								
ROOM				WALLS				
NO.	NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	CEILING
100	Parent Lounge	VCT	Rubber	(E) conc., painted	GWB, painted	GWB, painted	(E) conc., painted	N/A
101	Coffee Station	VCT	Rubber	GWB, painted	GWB, painted	GWB, painted	N/A	GWB, painted
102	1-Hour Corridor	VCT	Rubber	GWB, painted	GWB, painted	GWB, painted	N/A	GWB, painted
103	Gyro/Pilates Studio	Dance Floor	Rubber	(E) conc., painted	(E) Conc., painted	GWB, painted	GWB, painted	N/A
104	Boys' Dressing	VCT	Rubber	GWB, painted	GWB, painted	GWB, painted	GWB, painted	GWB, painted
105	Girls' Dressing	VCT	Rubber	GWB, painted	GWB, painted	GWB, painted	GWB, painted	GWB, painted
106	Hall	VCT	Rubber	GWB, painted	GWB, painted	GWB, painted	GWB, painted	N/A
107	Office	Carpet	Rubber	GWB, painted	(E) conc., painted	GWB, painted	GWB, painted	N/A
108	Studio C	Dance Floor	Rubber	GWB, painted	GWB, painted	(E) conc., painted	GWB, painted	N/A
109	Studio B	Dance Floor	Rubber	GWB, painted	GWB, painted	(E) conc., painted	(E) conc., painted	N/A
110	Studio A	Dance Floor	Rubber	GWB, painted	GWB, painted	GWB, painted	(E) conc., painted	N/A
200	Parent Lounge	Carpet	Rubber	GWB, painted	GWB, painted	(E) open railing	GWB, painted	N/A
201	Storage	VCT	Rubber	GWB, painted	GWB, painted	GWB, painted	GWB, painted	N/A
	Roof Over Space Below	(E) Plywood, painted	N/A	GWB, painted	N/A	N/A	GWB, painted	N/A



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DANCE TRAINING CENTER

AREA OF WORK  
EXISTING WINDOW, TYP. OF 9 - NO WORK

NOTE: NO WORK ON THIS ELEVATION



2  
A1.2

SOUTH ELEVATION (GEARY BLVD.)  
NTS

AREA OF WORK  
EXISTING WINDOW, TYP. OF 12 - NO WORK

NOTE: NO WORK ON THIS ELEVATION

ENTRANCE TO PROJECT SPACE



1  
A1.2

WEST ELEVATION (21ST AVE.)  
NTS

ISSUE DATE	COMMENTS
07.19.19	PLAN CHECK LETTER #1 RESPONSE

EXISTING EXTERIOR  
ELEVATION PHOTOS

NO SCALE

A1.2



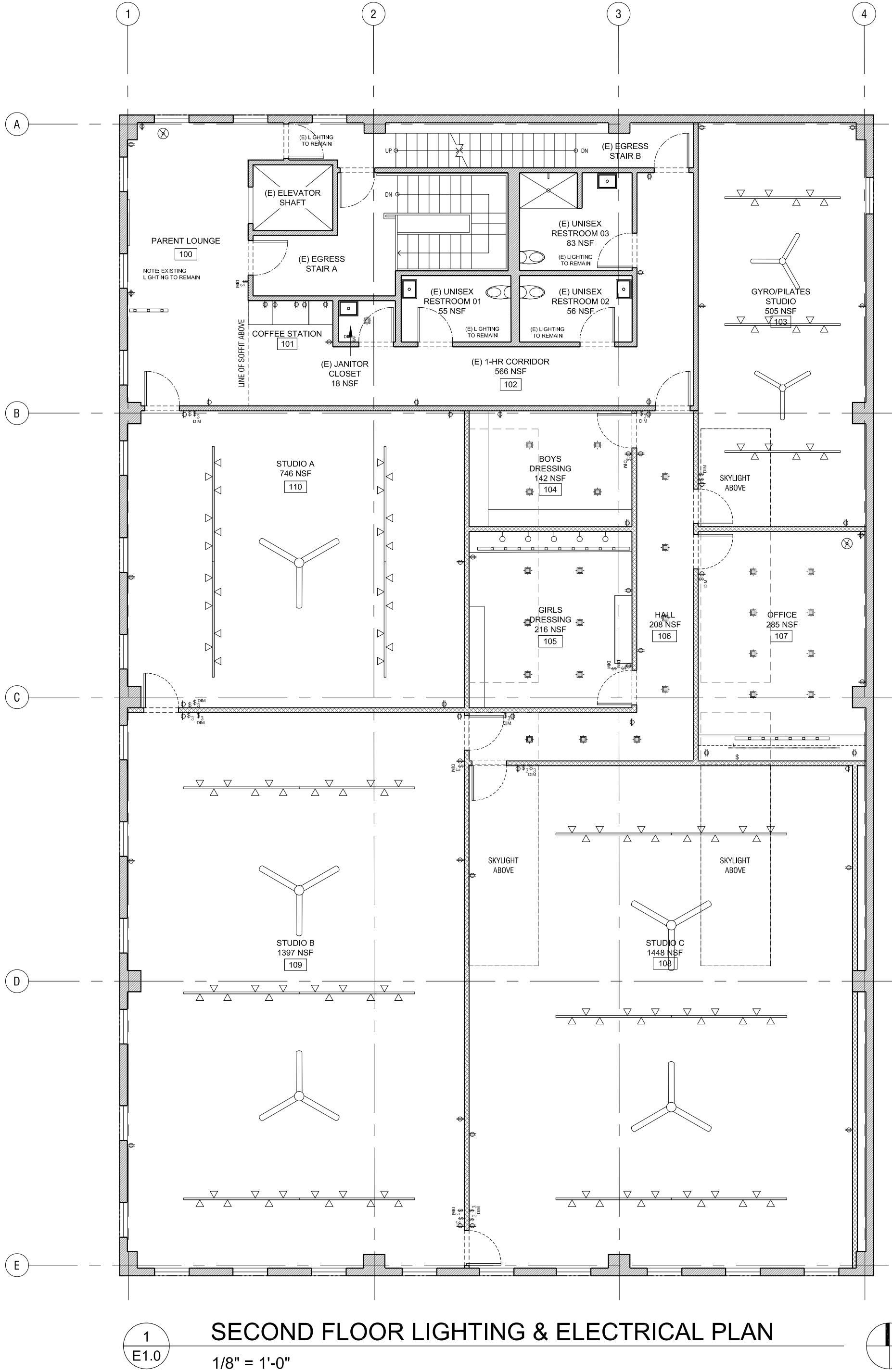
ISSUE DATE	COMMENTS
03.13.19	PERMIT
07.19.19	PLAN CHECK LETTER #1 RESPONSE

2ND FLOOR LIGHTING  
+ ELECTRICAL PLAN

1/8" = 1'-0"

E1.0

DANCE TRAINING CENTER



SECOND FLOOR LIGHTING & ELECTRICAL PLAN

1/8" = 1'-0"

RCP SYMBOLS	ELECTRICAL SYMBOLS
RECESSED WALLWASH	SWITCH
RECESSED SQUARE	SWITCH, 2WAY
FLUSH MOUNT FIXTURE	DIMMER
PENDANT	HOOD WITH VOLTAGE SPEED CONTROL
FLOOR/TABLE LAMP	MANUAL ON, OCCUPANCY SENSOR
TRACK LIGHTING	DUPLEX OUTLET
IN GROUND FIXTURE	QUADRUPLUX OUTLET
LOW RECESSED	DEDICATED OUTLET
LED STRIP	FLOOR OUTLET
EXHAUST FAN	GROUND FAULT CIRCUIT INTERRUPT OUTLET
EXHAUST FAN INLET	DATA COMMUNICATIONS OUTLET
SMOKE DETECTOR	WATER
EXHAUST FAN/LIGHT COMBO	DOOR JAMB SWITCH
CUSTOM PENDANT	PLUGMOLD
WALL MOUNTED FIXTURE	
CEILING FAN	
SMOKE DETECTOR AND CARBON MONOXIDE COMBO UNIT	
RECESSED SPEAKER	
EXIT SIGN	
EMERGENCY EXIT LIGHTING	
OCCUPANCY SENSOR	

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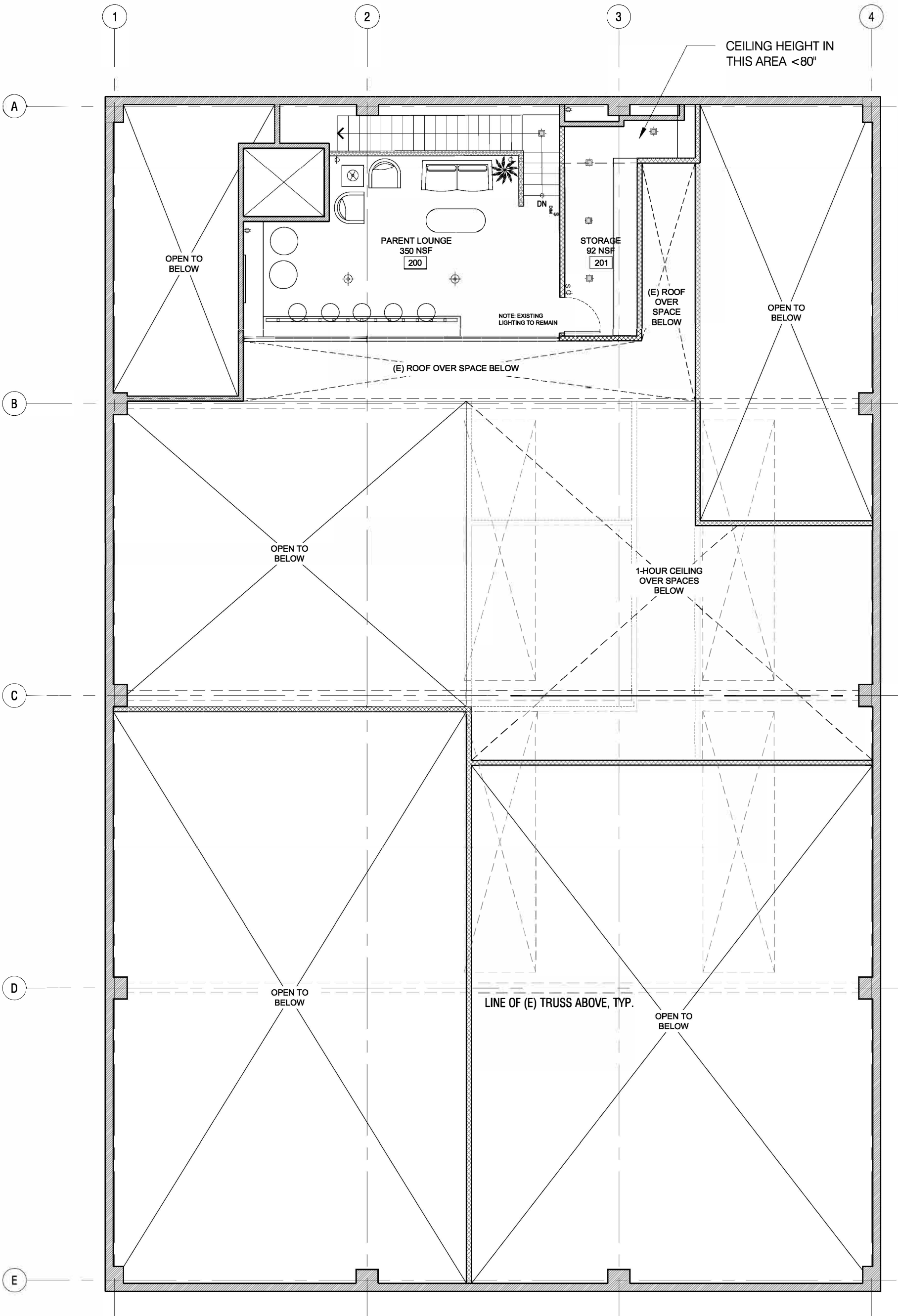
ISSUE DATE	COMMENTS
03.13.19	PERMIT
07.19.19	PLAN CHECK LETTER #1 RESPONSE

MEZZANINE LIGHTING  
+ ELECTRICAL PLAN

1/8" = 1'-0"

E1.1

DANCE TRAINING CENTER



RCP SYMBOLS	ELECTRICAL SYMBOLS
RECESSED WALLWASH	SWITCH
RECESSED SQUARE	SWITCH, 2WAY
FLUSH MOUNT FIXTURE	DIMMER
PENDANT	HOOD WITH VOLTAGE SPEED CONTROL
FLOOR/TABLE LAMP	MANUAL ON, OCCUPANCY SENSOR
TRACK LIGHTING	DUPLEX OUTLET
IN GROUND FIXTURE	QUADRUPLUX OUTLET
LOW RECESSED	DEDICATED OUTLET
LED STRIP	FLOOR OUTLET
EXHAUST FAN	GROUND FAULT CIRCUIT INTERRUPT OUTLET
EXHAUST FAN INLET	DATA COMMUNICATIONS OUTLET
SMOKE DETECTOR	WATER
EXHAUST FAN/LIGHT COMBO	DOOR JAMB SWITCH
CUSTOM PENDANT	PLUGMOLD
WALL MOUNTED FIXTURE	
CEILING FAN	
SMOKE DETECTOR AND CARBON MONOXIDE COMBO UNIT	
RECESSED SPEAKER	
EXIT SIGN	
EMERGENCY EXIT LIGHTING	
OCCUPANCY SENSOR	



# SAN FRANCISCO PLANNING DEPARTMENT

# EXHIBIT C

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
382 21ST AVE		1452022
<b>Case No.</b>		<b>Permit No.</b>
2019-005613PRJ		
<input checked="" type="checkbox"/> <b>Addition/ Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<b>Project description for Planning Department approval.</b> To permit a Dance Training Center of approximately 6,000 GSF. Project proposes to build out 3 dance studios, a Pilates/Gyrotonic studio, 3 ADA bathrooms, office, dressing rooms, costume storage, parent lounge, and reception area for it's student body and other clientele.		

### STEP 1: EXEMPTION CLASS

<b>The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class 32 - In-Fill Development.</b> New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. <b>FOR ENVIRONMENTAL PLANNING USE ONLY</b>
<input type="checkbox"/>	<b>Class ____</b>

## STEP 2: CEQA IMPACTS

### TO BE COMPLETED BY PROJECT PLANNER

<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?  <i>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 involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? 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? If yes, archeo review is required (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). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	<b>Slope = or &gt; 25%:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 500 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 and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Kristina Phung  The proposal is for Conditional Use Authorization to establish a Service, Instructional Use (dba Dance Training Center/San Francisco) within a 6,979 square foot second floor and mezzanine level of an existing vacant space most recently used as a Retail Sales Use. A CUA is required in this zoning district to establish a use size over 6,000 square feet. Only interior tenant improvements are proposed to the second floor and mezzanine for the new dance studio facilities. No exterior modifications are proposed to the building and there are no proposed modifications to the existing 1st floor commercial space.	



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

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Property 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 checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input 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 checked="" type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  only T.I. improvements to second floor and mezzanine level within existing building  (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. <b>Reclassification of property status.</b> (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A  a. Per HRER or PTR dated  b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C  (attach HRER or PTR) </div> </div>
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.</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> Kristina Phung	

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

<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b> <b>There are no unusual circumstances that would result in a reasonable possibility of a significant effect.</b>	
	<b>Project Approval Action:</b> Planning Commission Hearing	<b>Signature:</b> Kristina Phung
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	08/20/2019
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		



## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
382 21ST AVE		1452/022
Case No.	Previous Building Permit No.	New Building Permit No.
2019-005613PRJ		
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. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



# SAN FRANCISCO PLANNING DEPARTMENT

# EXHIBIT D

## Land Use Information

PROJECT ADDRESS: 382 21<sup>ST</sup> AVENUE  
RECORD NO.: 2019-005613PRJ

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

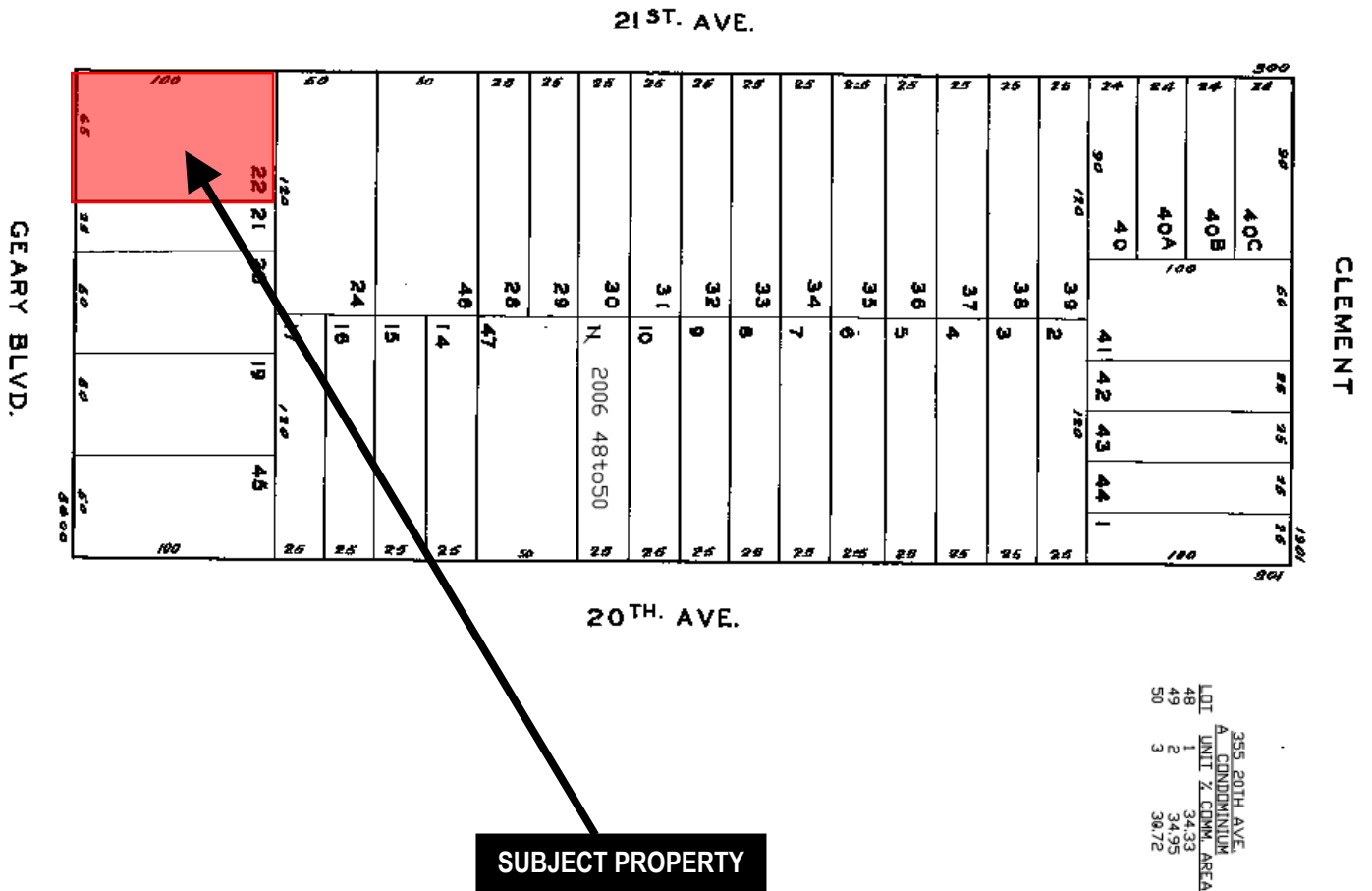
	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	6,979*	6,979*	0
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ( )			
<b>TOTAL GSF</b>	<b>6,979*</b>	<b>6,979*</b>	<b>0</b>
	EXISTING	NET NEW	TOTALS
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	1	0
Number of Stories	2	2	0
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	4	4	0
Car Share Spaces	0	0	0
Other ( )			

\*Total gross square footage for the project only includes the 2<sup>nd</sup> floor and mezzanine levels of the existing building where the proposed business will be located.

	EXISTING	PROPOSED	NET NEW
<b>LAND USE - RESIDENTIAL</b>			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	0	0	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

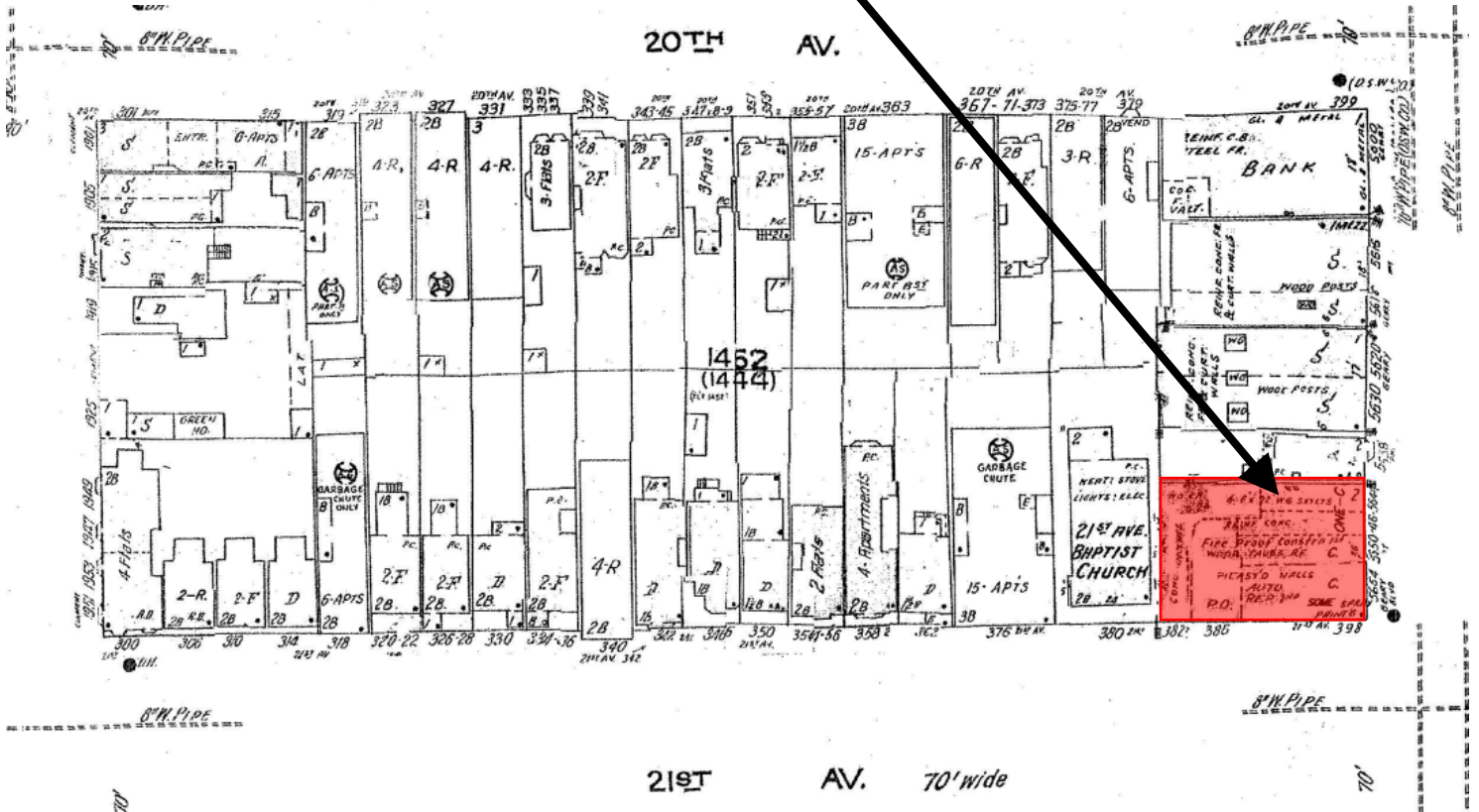
# EXHIBIT E

## Parcel Map



# Sanborn Map\*

SUBJECT PROPERTY



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



Conditional Use Authorization  
Case Number 2019-005613CUA  
Use Size – Dance Training Center/San Francisco  
382 21st Avenue

# Aerial Photo – View 1



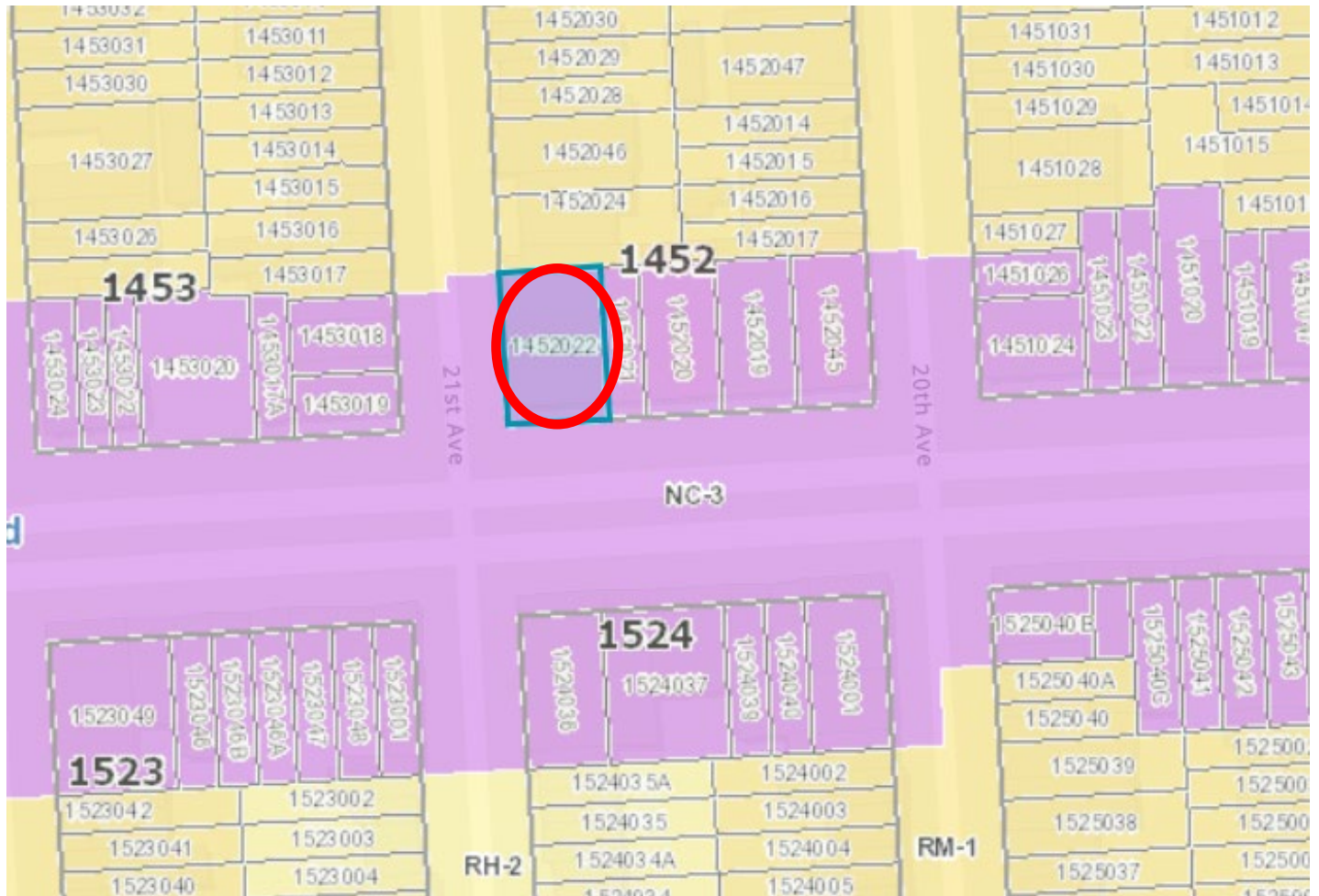
**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2019-005613CUA  
Use Size – Dance Training Center/San Francisco  
382 21st Avenue



# Zoning Map



Conditional Use Authorization  
 Case Number 2019-005613CUA  
 Use Size – Dance Training Center/San Francisco  
 382 21st Avenue

# Site Photo



Conditional Use Authorization  
Case Number 2019-005613CUA  
Use Size – Dance Training Center/San Francisco  
382 21st Avenue



# Site Photo



Conditional Use Authorization  
Case Number 2019-005613CUA  
Use Size – Dance Training Center/San Francisco  
382 21st Avenue



SAN FRANCISCO  
**PLANNING DEPARTMENT**

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# EXHIBIT F

Public Correspondence

None

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**



## San Francisco Planning

### PROJECT APPLICATION (PRJ)

#### GENERAL INFORMATION

##### Property Information

Project Address: 382 21st Avenue, San Francisco, CA 94121

Block/Lot(s): 1452/022

##### Property Owner's Information

Name: Shing Choo, CHOO GEARY LLC

Address: P.O. BOX 318124, San Francisco, CA 94131

Email Address: choo.properties8@gmail.com

Telephone: 415-547-0028

##### Applicant Information

☐ Same as above

Name: Julianne Spratlin

Company/Organization: Dance Training Center/San Francisco LLC

Address: 60 Cypress Pl, Sausalito, CA 94965

Email Address: juspratlin@gmail.com

Telephone: 415-860-97452

##### Please Select Billing Contact:

☐ Owner

☒ Applicant

☐ Other (see below for details)

Name: Julianne Spratlin

Email: juspratlin@gmail.com

Phone: 415-609-7452

##### Please Select Primary Project Contact:

☐ Owner

☒ Applicant

☐ Billing

#### RELATED APPLICATIONS

##### Related Building Permit Applications

☒ N/A

Building Permit Application No(s):

##### Related Preliminary Project Assessments (PPA)

☒ N/A

PPA Application No:

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.

Dance Training Center/ San Francisco began in January of 2014 with 23 students in our current facility, with only one ballet studio. DTC/SF offers a complete curriculum of quality ballet instruction for both children and adults. We provide a much needed alternative to more competitive ballet schools. Students of all skill and interest levels are welcomed into our rigorous yet friendly and supportive dance community. Our curriculum infuses the science of good alignment with the creative artistry of performance. Our highly qualified and dedicated faculty all have professional dance experience. Together, they offer an ideal combination of youth and experience, and are highly skilled in helping each student develop according to their unique interests and abilities.

Over our more than five years of business, DTC/SF has grown to more than 140 students. Our current facility, The Garage 2955 Geary Blvd in the Laurel Heights/Inner Richmond, has only two studios and is shared with the training classes of Active Care Sports Performance & Orthopedic Rehabilitation, Feel the Wheel Training, and multiple personal trainers. We need to move to a larger space in order to expand our class schedule and accommodate our growing student population. When we leave The Garage space at 2955 Geary Blvd, Active Care will be able to utilize the space for its continuously expanding physical therapy practice and expand its training class schedule.

The proposed use of 382 21st Avenue is for a place of business for Dance Training Center/San Francisco LLC (DTC/SF). The proposed plans do not disturb the existing structures at 382 21st Avenue, nor the current footprint of the building. DTC/SF plans to build out 3 dance studios, a Pilates/Gyrotonic studio, 3 ADA restrooms, office, dressing rooms, costume storage, parent lounge, and reception area for its student body and other clientele.

The location at 382 21st Avenue will allow DTC/SF to increase its current enrollment, offering high-level ballet instruction to more students and Pilates/Gyrotonic instruction to DTC/SF students and other clientele. More than fifty percent (50%) of the current DTC/SF student body lives in 94121 zip code (Outer Richmond District) or in adjacent zip codes. This new location will allow many of our students to walk or ride MUNI to ballet each day, reducing traffic congestion. We anticipate the surrounding food and beverage establishments to benefit from the increase in foot traffic from our student body, faculty, and other clientele.

382 21st Avenue is zoned for DTC/SF to conduct business. The space of 6,864 SF on the 2nd floor and 362 SF on the mezzanine however, is over 6000 sq. ft., and therefore requires a Conditional Use Permit.

### Project Details:

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

- Residential:**    ☐ Senior Housing    ☐ 100% Affordable    ☐ Student Housing    ☐ Dwelling Unit Legalization
- ☐ Inclusionary Housing Required    ☐ State Density Bonus    ☐ Accessory Dwelling Unit

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

- Non-Residential:**    ☐ Formula Retail    ☐ Medical Cannabis Dispensary    ☐ Tobacco Paraphernalia Establishment
- ☐ Financial Service    ☐ Massage Establishment    ☒ Other: Services/Instructional

**Estimated Construction Cost:** \$250,000

# PROJECT AND LAND USE TABLES


		Existing	Proposed
General Land Use	Parking GSF	0	No change
	Residential GSF	0	No change
	Retail/Commercial GSF	6979	No change
	Office GSF	0	No change
	Industrial-PDR	0	No change
	Medical GSF	0	No change
	Visitor GSF	0	No change
	CIE (Cultural, Institutional, Educational)	0	No change
	Useable Open Space GSF	0	No change
	Public Open Space GSF	0	No change
Project Features	Dwelling Units - Affordable	0	No change
	Dwelling Units - Market Rate	0	No change
	Dwelling Units - Total	0	No change
	Hotel Rooms	0	No change
	Number of Building(s)	1	No change
	Number of Stories	2	No change
	Parking Spaces	0	No change
	Loading Spaces	0	No change
	Bicycle Spaces	4	No change
	Car Share Spaces	0	No change
Land Use - Residential	Other: _____		
	Studio Units	0	No change
	One Bedroom Units	0	No change
	Two Bedroom Units	0	No change
	Three Bedroom (or +) Units	0	No change
	Group Housing - Rooms	0	No change
	Group Housing - Beds	0	No change
	SRO Units	0	No change
	Micro Units	0	No change
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0	No change

## 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	2 months
<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)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- <u>School and Child Care Drop-Off &amp; Pick-Up Management Plan</u> .
<b>3. Shadow</b>	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.)  An additional fee for a shadow review may be required.
<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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete <u>Historic Resource Determination</u> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*):  <i>*Note this includes foundation work</i>
6. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?  ----- Area of excavation/disturbance (in square feet): None Amount of excavation (in cubic yards): None	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> <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> <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
7. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found <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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
8b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the <a href="#">Maher Application Form</a> to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application.  For more information about the Maher program and enrollment, refer to the Department of Public Health's <a href="#">Environmental Health Division</a> .  <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>

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

# 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.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

**Julianne Spratlin** Digitally signed by Julianne Spratlin  
Date: 2019.07.11 18:35:17 -07'00'

Signature

**Julianne Spratlin**

Name (Printed)

**7/1/19**

Date

**Tenant, Owner DTC/SF LLC**

**(415)609-7452**

**juspratlin@gmail.com**

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.



# San Francisco Planning

## CONDITIONAL USE AUTHORIZATION

### SUPPLEMENTAL APPLICATION

#### Property Information

Project Address: 382 21st Ave., San Francisco, CA 94121 Block/Lot(s): 1452/022

#### Action(s) Requested

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

Conditional Use Permit authorization due to square footage exceeding 6000 sq ft. The proposed project plans to build out the existing 6979 sq ft into 3 ballet studios, office, a Pilates/Gyrotonic studio, dressing rooms, parent lounge, reception area, and three ADA bathrooms for use as a place of business for Dance Training Center/ San Francisco LLC.

#### 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).

DTC/SF offers a complete curriculum of quality ballet instruction for both children and adults. We provide a much-needed alternative to more competitive ballet schools. Students of all skill and interest levels are welcomed into our rigorous yet friendly and supportive dance community. Our curriculum infuses the science of good alignment with the creative artistry of performance. Our highly qualified and dedicated faculty all have professional dance experience. Together, they offer an ideal combination of youth and experience, and are highly skilled in helping each student develop according to their unique interests and abilities.

Over our more than five years of business, DTC/SF has grown to more than 140 students. Our current facility, The Garage 2955 Geary Blvd in the Laurel Heights/Inner Richmond, has only two studios and is shared with the training classes of Active Care Sports Performance & Orthopedic Rehabilitation, Feel the Wheel Training, and multiple personal trainers. We need to move to a larger space in order to expand our class schedule and accommodate our growing student population. When we leave The Garage space at 2955 Geary Blvd, Active Care Sports will be able to utilize the space for its continuously expanding physical therapy practice and expand its training class schedule.

The proposed use of 382 21st Avenue is for a place of business for Dance Training Center/San Francisco LLC (DTC/SF). The proposed plans do not disturb the existing structures at 382 21st Avenue, nor the current footprint of the building. DTC/SF plans to build out 3 dance studios, a Pilates/Gyrotonic studio, 3 ADA bathrooms, office, dressing rooms, costume storage, parent lounge, and reception area for its student body and other clientele. Hours of operation for the dance studio will be 9:00 AM to 9:00 PM and 7:00 AM to 9:00 PM for the Pilates studio; facility hours therefore will be 7:00 AM to 9:00 PM.

The location at 382 21st Avenue will allow DTC/SF to increase its current enrollment, offering high-level ballet instruction to more students and Pilates/Gyrotonic instruction to DTC/SF students and other clientele. More than fifty percent (50%) of the current DTC/SF student body lives in 94121 zip code (Outer Richmond District) of the Outer Richmond District or in adjacent zip codes. This new location will allow many of our students to walk or ride MUNI to ballet each day, reducing traffic congestion. We anticipate the surrounding food and beverage establishments to benefit from the increase in foot traffic from our student body, faculty, and other clientele.

382 21st Avenue is zoned for DTC/SF to conduct business. The space of 6500 SF on the 2nd floor will be used for three dance studios, boy's and girl's dressing rooms, a Pilates/Gyrotonic studio and administration office. The 104 SF on the mezzanine will be used as a parent lounge space and storage. The combined 6500 SF 2nd floor space and 479 SF mezzanine is over 6000 sq. ft. and therefore requires a Conditional Use Permit.

The existing 1st floor commercial spaces are leased by the building owner separately to tenants including the U.S. Postal Service, Subway Sandwich, and AT&T. These uses will remain unchanged and not be impacted by the proposed project.

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

- a. Proposed site does not disturb or alter current building structure or envelope, nor alter the existing building at 382 21st Avenue. Ground floor entrance and small elevator lobby with stairwell lead to Second floor space of 6500 sq ft, with Mezzanine level of 479 sq ft. Second floor space will house reception area, bathrooms, Pilates/Gyrotonic studio, office, dressing rooms, and 3 ballet studios. Mezzanine will house parent lounge and costume storage.
- b. White curb currently exists directly in front of entrance at 382 21st Avenue and will facilitate drop-off/pick up area for students and parents. Parents/Clients may also park on the street or in meter lot on Geary Blvd between 21st and 22nd Avenues. DTC/SFs current business location also requires parents to drop-off/pick up in white zone.
- c. Any anticipated noise will be contained by planned, sound-proofing measures between dry-wall and ceilings dividing ballet studios. "Green glue" will be applied between drywall layers to prevent sound contamination from studio to studio and also from studios to neighboring buildings and surrounding environs. Carpet will run throughout the facility and ballet studios will also be equipped with sprung floors to absorb force and sound.
- d. Signs will be limited to current permissible signage on building.

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.

Use proposed falls under the category of "Service, Instructional", that is included under the Retail Sales and Service use as defined in Planning Code Section 102 and is allowed under the NC-3 (Neighborhood Commercial, Moderate Scale) zoning district. We anticipate that DTC/SF moving our business into the Outer Richmond District will culturally enhance the neighborhood, providing a clean, safe, pleasant place for dancers and other clientele to dance and study Pilates & Gyrokinesis since students like ours do not currently inhabit the neighborhood. We hope to reduce commuter traffic. We anticipate the increase of foot traffic to our business to increase business for local food and beverage establishments in the area. We anticipate opportunities for neighborhood employment in office management and facilities maintenance. In general, we hope to enhance and fall in line with the city's General Plan, not adversely affect it to ensure that the qualities that make San Francisco unique are preserved and enhanced.

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

The use will not be as a Hotel or Motel of any kind, nor for Internet Exchange Services. Its proposed use is for dance studios, a Pilates/Gyrotonic studio, office, dressing rooms, parent lounge, costume storage, and reception area for Dance Training Center/ San Francisco LLC.

# 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.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

**Julianne Spratlin** Digitally signed by Julianne Spratlin  
Date: 2019.08.02 21:33:36 -07'00'

Signature

**Julianne Spratlin**

Name (Printed)

07/29/19

Date

**Lessee/Owner of DTC/SF LLC**

**415.609.7452**

**info@dancetrainingcentersf.com**

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

Phone

Email

For Department Use Only

Application received by Planning Department:

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

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



PLANNING  
DEPARTMENT

## CB3P CHECKLIST FOR ELIGIBILITY

### Property Information

Project Address: 382 21st Avenue, San Francisco, CA 94121

Record Number and/or Building Permit Number: PA# 2016 0812 4944

Name of Business (if known): Dance Training Center /San Francisco LLC

### Project Description

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

Project to create a new home for Dance Training Center / San Francisco LLC. Build out will take existing open space and create 3 dance studios, a Pilates/Gyrotonic studio, office, dressing rooms, costume storage, and parent lounge for our growing dance community.

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>



## COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM (CB3P)

### Checklist for Eligibility

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

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

### WHAT TO SUBMIT:

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

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

### HOW TO SUBMIT:

Please send an email request along with the intake appointment request form and the CB3P Checklist for Eligibility to: [pic@sfgov.org](mailto:pic@sfgov.org). Intake request forms are available here: <http://www.sfgov.org/planning>

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

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

### THE PRE-APPLICATION PROCESS:

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

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

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

**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.

## 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.

Julianne Spratlin  
Signature

Julianne Spratlin

Name (Printed)

02/05/19

(415)609-7452

juspratlin@gmail.com / info@dancetrainingcentersf.com

Date

Phone Number

Email Address

### For Department Use Only

Check One:

☒ ENROLLED

By: Elizabeth Wattey

Date: 3/26/19

Elizabeth Wattey

Deputy Director of Current Planning

☐ NOT ENROLLED

STATE REASON: \_\_\_\_\_

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

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



## PRE-APPLICATION MEETING PACKET

This packet consists of instructions for conducting the Pre-Application Meeting.

Planning Department staff are available to advise you in the preparation of this application. Call 415.558.6377 for further information.

**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.

### WHAT IS A PRE-APPLICATION MEETING?

The Pre-Application Meeting is a mandatory form of community outreach conducted by the project sponsor to receive initial feedback regarding certain project types prior to submittal to the Planning Department or the Department of Building Inspection. Adjacent neighbors and relevant neighborhood organizations are invited to attend this meeting, which must take place during certain hours of the day and within a certain distance from the project site. The meeting's intention is to initiate neighbor communication and identify issues and concerns early on; provide the project sponsor the opportunity to address neighbor concerns about the potential impacts of the project prior to submitting an application; and, reduce the number of Discretionary Reviews (DRs) that are filed.

### WHY IS A PRE-APPLICATION MEETING REQUIRED?

The Pre-Application process is required for certain projects subject to Planning Code Section 311 Notification, or as required by other activities listed above. It serves as the first step in the process prior to building permit application or entitlement (Conditional Use Authorization, Variance, etc.) submittal. Those contacted as a result of the Pre-Application process will also receive a formal notice after the project is reviewed by Planning Department staff.



## WHEN IS A PRE-APPLICATION MEETING REQUIRED?

- Projects subject to 311 Notification that include:
  - New Construction;
  - Any vertical addition of 7 feet or more;
  - Any horizontal addition of 10 feet or more;
  - Decks over 10 feet above grade or within the required rear yard;
- All Formula Retail uses subject to a Conditional Use Authorization;
- Community Business Priority Processing (CB3P);
- Projects in PDR-1-B Districts subject to Section 313; and
- Department staff may request a Pre-Application meeting be conducted for any project.

## INSTRUCTIONS FOR PRE-APPLICATION MEETINGS

Prior to filing any Project Application, the applicant must conduct a minimum of one Pre-Application meeting if required, as stated above.

Additionally, if the project will be required to submit a Transportation Demand Management (TDM) Plan pursuant to Planning Code Section 169, the Project Sponsor must discuss potential TDM Measures that may be incorporated into the project.

These materials must be submitted to the Planning Department:

All of the following materials must be submitted along with the Project Application for the project in order to verify compliance with the Pre-Application Meeting requirements. If a Pre-Application Meeting is required, Planning Department review will not begin until all the following are received:

- ☒ A copy of the letter mailed to neighbors and neighborhood organizations (use attached invitation)
- ☒ A list of the neighborhood organizations and individuals invited to the meeting, including the mailing address for each (see instructions below)
- ☒ A copy of the sign-in sheet (use attached template)
- ☒ A summary of the meeting and a list of any changes made to the project as a result of the neighborhood comments (use attached template)
- ☒ The affidavit, signed and dated (use attached template)
- ☒ One reduced copy of the plans presented to the neighbors at pre-application meeting, labeled as "Pre-Application Plans"

***This meeting must be held in accordance with the following rules.***

**These groups and individuals must be invited to the meeting:**

- Invite all Neighborhood Organizations for the neighborhood(s) in which the project site is located, as defined on the Planning Department Neighborhood Groups Map. Enter "Neighborhood Groups Map" into the search bar on [www.sfplanning.org](http://www.sfplanning.org). Then, click on the relevant neighborhood on the map, and click on the "Neighborhood Contact List" link to download the list of neighborhood organizations in a spreadsheet format. Be sure to view the list for the appropriate neighborhood(s) by using the tabs at the bottom of the spreadsheet. If the property is located on the border of two or more neighborhoods, you must invite all bordering neighborhood organizations.
- Invite all owners and residents of properties that are abutting (next to), and directly across the street from, the project site. If the project site is on a corner, you must also invite owners and occupants of the properties across both streets, and the corner property diagonally across the intersection. To find the address of abutting properties, go to the online San Francisco Property Information Map ([propertymap.sfplanning.org](http://propertymap.sfplanning.org)), search for the address of the project site, and click on each of the abutting properties to find the address and block/lot number of the property. The list of property owners should be based on the latest citywide property tax roll, which is available at the Office of the Treasurer and Tax Collector, City Hall, Room 140, Carlton B Goodlett Pl. You must also invite all residents of the abutting properties by mailing an invitation to each property addressed to "Residents". Be sure to mail to each unit separately, if there are more than one unit on the property.
- Note that projects in PDR-1-B districts subject to Sec. 313 require mailing to owners and residents of properties within a 300 foot radius. Refer to the Neighborhood Notification handout, available at [www.sfplanning.org](http://www.sfplanning.org), for clarification.
- Invitations must be sent at least 14 calendar days before the meeting. One copy of the invitation letter must be mailed to the project sponsor as proof of mailing. Invitations The postal date stamp will serve as record of timely mailing.
- You may have a private drafting or mailing service generate the correct mailing list for you, for a fee that varies by firm. The following businesses have indicated that they provide professional notification services. This listing does not constitute an endorsement. Other professionals can also perform this work and can be added to this list upon request:

**Build CADD**  
3515 Santiago Street  
San Francisco, CA 94116  
(415) 759-8710

**Javier Solorzano**  
3288 - 21st Street #49  
San Francisco, CA 94110  
(415) 724-5240, [Javier131064@yahoo.com](mailto:Javier131064@yahoo.com)

**Jerry Brown Designs**  
619 - 27th Street, Apt. A  
Oakland, CA 94612  
(415) 810-3703, [jbdsgn328@gmail.com](mailto:jbdsgn328@gmail.com)

**Notificationmaps.com**  
Barry Dunzer  
(866) 752-6266  
[www.notificationmaps.com](http://www.notificationmaps.com)

**Radius Services**  
1221 Harrison Street #18  
San Francisco, CA 94103  
(415) 391-4775, [radiusservices@sfradius.com](mailto:radiusservices@sfradius.com)

**Ted Madison Drafting**  
P.O. Box 8102  
Santa Rosa, CA 95407  
(707) 228-8850, [tmadison@pacbell.net](mailto:tmadison@pacbell.net)

**Notice This - (650) 814-6750**

**The meeting must be conducted at one of these places:**

- The project site; or
- An alternate location within a one-mile radius of the project site (i.e. community center, coffee shop, etc.); or
- The project sponsor may opt to have a Pre- Application Meeting held at the Planning Department instead of the project site, for a fee. A planner will be available for questions. Please see the Department Facilitated Pre-Application Meeting form at [www.sfplanning.org](http://www.sfplanning.org) for more information.

**The meeting must be held within specific timeframes and meet certain requirements:**

- Meetings are to be conducted within 6:00 p.m. -9:00 p.m., Mon.-Fri.; or within 10:00 a.m. -9:00 p.m., Sat-Sun. If the Project Sponsor has selected a Pre-Application Meeting held at the Planning Department, this meeting will be conducted during regular business hours.
- A sign-in sheet must be used in order to verify attendance. Note if no one attended.
- Preliminary plans must be available at the meeting that include the height and depth of the subject building and its adjacent properties, and dimensions must be provided to help facilitate discussion. Neighbors may request reduced copies of the plans from the Project Sponsor by checking the “please send me plans” box on the sign-in sheet, and the Project Sponsor shall provide reduced copies upon such request.
- Questions and concerns by attendees, and responses by Project Sponsor, if any, must be noted.

*Note: When the subject lot is a corner lot, the notification area shall further include all properties on both block faces across from the subject lot, and the corner property diagonally across the street.*

*For more information, please visit the Planning Department’s website at [www.sfplanning.org](http://www.sfplanning.org) or in person at the Public Information Counter (PIC) located at 1660 Mission Street, San Francisco, CA 94103.*

# NOTICE OF PRE-APPLICATION MEETING

Date: February 21, 2019

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 382 21st Avenue, cross street(s) Geary Blvd (Block/Lot#: 1452/022; Zoning: PA# 2016 0812 4944), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at [www.sfgov.org/dbi](http://www.sfgov.org/dbi).

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- ☐ New Construction subject to Section 311;
- ☐ Any vertical addition of 7 feet or more subject to Section 311;
- ☐ Any horizontal addition of 10 feet or more subject to Section 311;
- ☐ Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- ☐ All Formula Retail uses subject to a Conditional Use Authorization;
- ☐ PDR-1-B, Section 313;
- ☒ Community Business Priority Processing Program (CB3P).

The development proposal is to: Transform vacant 2nd floor space into home for Dance Training Center/San Francisco; including 3 dance studios, a Pilates/Gyrotonic studio for Movement for Everyone, office, dressing rooms, 3 ADA bathrooms, parent/student lounges, and costume storage, with no change to current building footprint.

Existing # of dwelling units: <u>0</u>	Proposed: <u>N/A</u>	Permitted: <u>N/A</u>
Existing bldg square footage: <u>13000</u>	Proposed: <u>N/A</u>	Permitted: <u>N/A</u>
Existing # of stories: <u>2</u>	Proposed: <u>N/A</u>	Permitted: <u>N/A</u>
Existing bldg height: <u>N/A</u>	Proposed: <u>N/A</u>	Permitted: <u>N/A</u>
Existing bldg depth: <u>N/A</u>	Proposed: <u>N/A</u>	Permitted: <u>N/A</u>

## MEETING INFORMATION:

Property Owner(s) name(s): Choo Geary LLC

Project Sponsor(s): Dance Training Center/San Francisco LLC and DTC/SF, nonprofit corp

Contact information (email/phone): info@dancctrainingcentersf.com, (415)404-9583

Meeting Address\*: 382 21st Avenue

Date of meeting: March 8, 2019 Time of meeting\*\*: 6-7:30pm

\*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

\*\*Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at [pic@sfgov.org](mailto:pic@sfgov.org). You may also find information about the San Francisco Planning Department and on-going planning efforts at [www.sfplanning.org](http://www.sfplanning.org).

# AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

I, Julianne Spratlin, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 382 21st Avenue, San Francisco, CA 94121 (location/address) on March 8, 2019 (date) from 6-7:30pm (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, March 10, 2019 IN SAN FRANCISCO.

Signature

Julianne Spratlin

Name (type or print)

Owner/Director, DTC/SF LLC

Relationship to Project (e.g. Owner, Agent)  
(if Agent, give business name & profession)

382 21st Avenue

Project Address

# PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: March 8, 2019  
 Meeting Time: 6-7:30pm  
 Meeting Address: 382 21st Avenue, San Francisco, CA 94121  
 Project Address: 382 21st Avenue, San Francisco, CA 94121  
 Property Owner Name: Choo Geary LLC  
 Project Sponsor/Representative: Dance Training Center/San Francisco LLC; Julianne Spratt

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	Scot & Roxanne Brodie (The Gables)	5638 Geary Blvd, Sf, CA 94121	(415)507-8152	GabesInc@sbcglobal.net	<input type="checkbox"/>
2.					<input type="checkbox"/>
3.					<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>

# SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: March 8, 2019  
 Meeting Time: 6-7:30pm  
 Meeting Address: 382 21st Avenue, San Francisco, CA 94121  
 Project Address: 382 21st Avenue, San Francisco, CA 94121  
 Property Owner Name: Shing Choo, CHOO GEARY LLC  
 Project Sponsor/Representative: Dance Training Center/San Francisco LLC; Julianne Spratlin, Owner/Director

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): \_\_\_\_\_

Scot & Roxanne Brodie own stationary business directly next door to the project building and their residence is on the second floor, running the entire length of the building. The former martial arts tenant was very noisy and residents were curious to know what kind of business would be operating in the space, hours of operation, and any potential noise issues and abatement.

Project Sponsor Response: The Brodies were given a tour of the space by Julianne Spratlin, and shown the floor plans. Project plans include sound proofing for all studio walls, using "green glue", along with carpet installation in all areas not being used as ballet studios. Ballet classes use either live or recorded piano music and rehearsals are typically done to classical music. The Brodies were assured that their noise concerns would be addressed and given Ms. Spratlin's business card to keep an open line of communication to address any issues that may arise. The public may access the hours of operation on the project sponsor's website, [www.dtc-sf.com](http://www.dtc-sf.com)

Question/Concern #2: \_\_\_\_\_

\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

\_\_\_\_\_

Question/Concern #3: \_\_\_\_\_

\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

\_\_\_\_\_

Question/Concern #4: \_\_\_\_\_

\_\_\_\_\_

Project Sponsor Response: \_\_\_\_\_

\_\_\_\_\_

## Affidavit for Notification Material Preparation

Notification Map, Mailing List, and Mailing Labels

Please submit this completed Affidavit with Notification Materials. Notification Materials are required for projects subject to Neighborhood Notification and certain Planning Department applications (e.g. Conditional Use Authorization, Variance, etc.).

I, Justin Weiser, do hereby declare as follows:

1. I have prepared the Notification Map, Mailing List, and Mailing Labels for Public notification in accordance with Planning Department requirements as referenced in the Planning Code.
2. I understand that I am responsible for the accuracy of this information, and that erroneous information may require re-mailing or lead to suspension or revocation of the permit.
3. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on this day, February 19, 2019 in San Francisco.

Date

Signature

*Justin Weiser*

Justin Weiser, Agent

Name (Print), Title

Agent - NotificationMaps.com LLC

Relationship to Project, e.g. Owner, Agent (if Agent, give business name and profession)

382 21st Ave, San Francisco

Project Address

1452/022

Block / Lot



TYPE	NAME	ADDRESS	CITY	STATE	ZIP
OWNER	5542-5550 GEARY BLVD LLC	1321 KIRKHAM ST	SAN FRANCISCO	CA	94122-3422
BUSINESS OWNER	BUSINESS OWNER	5542 GEARY BLVD	SAN FRANCISCO	CA	94121-2209
BUSINESS OWNER	BUSINESS OWNER	5546 GEARY BLVD	SAN FRANCISCO	CA	94121-2209
BUSINESS OWNER	BUSINESS OWNER	5548 GEARY BLVD	SAN FRANCISCO	CA	94121-2209
BUSINESS OWNER	BUSINESS OWNER	5550 GEARY BLVD	SAN FRANCISCO	CA	94121-2209
OWNER	DYNASTY FOUNDATION TRUST	2543 CLEMENT ST	SAN FRANCISCO	CA	94121-1817
BUSINESS OWNER	BUSINESS OWNER	380 20TH AVE STE 101	SAN FRANCISCO	CA	94121-2221
BUSINESS OWNER	BUSINESS OWNER	380 20TH AVE STE 102	SAN FRANCISCO	CA	94121-2221
BUSINESS OWNER	BUSINESS OWNER	380 20TH AVE STE 201	SAN FRANCISCO	CA	94121-2221
BUSINESS OWNER	BUSINESS OWNER	380 20TH AVE STE 202	SAN FRANCISCO	CA	94121-2221
BUSINESS OWNER	BUSINESS OWNER	380 20TH AVE STE 302	SAN FRANCISCO	CA	94121-2205
OWNER	KOON JORGE	378 20TH AVE	SAN FRANCISCO	CA	94121-2205
RESIDENT	RUSS HOME	378 A 20TH AVE	SAN FRANCISCO	CA	94121-2205
OWNER	RUSS HOME ST VLADIMIR INC	376 20TH AVE	SAN FRANCISCO	CA	94121-2245
RESIDENT	RESIDENT	376 20TH AVE APT 1	SAN FRANCISCO	CA	94121-2242
RESIDENT	RESIDENT	376 20TH AVE APT 2	SAN FRANCISCO	CA	94121-2242
RESIDENT	RESIDENT	376 20TH AVE APT 3	SAN FRANCISCO	CA	94121-2242
RESIDENT	RESIDENT	376 20TH AVE APT 4	SAN FRANCISCO	CA	94121-2242
RESIDENT	RESIDENT	376 20TH AVE APT 5	SAN FRANCISCO	CA	94121-2242
RESIDENT	RESIDENT	376 20TH AVE APT 6	SAN FRANCISCO	CA	94121-2242
RESIDENT	RESIDENT	376 20TH AVE APT 7	SAN FRANCISCO	CA	94121-2242
RESIDENT	RESIDENT	376 20TH AVE APT 8	SAN FRANCISCO	CA	94121-2242
RESIDENT	RESIDENT	376 20TH AVE APT 9	SAN FRANCISCO	CA	94121-2242
RESIDENT	RESIDENT	376 20TH AVE APT 10	SAN FRANCISCO	CA	94121-2242
RESIDENT	RESIDENT	376 20TH AVE APT 11	SAN FRANCISCO	CA	94121-2242
RESIDENT	RESIDENT	376 20TH AVE APT 12	SAN FRANCISCO	CA	94121-2242
RESIDENT	RESIDENT	376 20TH AVE APT 12A	SAN FRANCISCO	CA	94121-2244
RESIDENT	RESIDENT	376 20TH AVE APT 14	SAN FRANCISCO	CA	94121-2244
RESIDENT	RESIDENT	376 20TH AVE APT 15	SAN FRANCISCO	CA	94121-2244
RESIDENT	RESIDENT	376 20TH AVE APT 16	SAN FRANCISCO	CA	94121-2244
RESIDENT	RESIDENT	376 20TH AVE APT 17	SAN FRANCISCO	CA	94121-2244
RESIDENT	RESIDENT	376 20TH AVE APT 18	SAN FRANCISCO	CA	94121-2244
RESIDENT	RESIDENT	376 20TH AVE APT 19	SAN FRANCISCO	CA	94121-2244
RESIDENT	RESIDENT	376 20TH AVE APT 20	SAN FRANCISCO	CA	94121-2244
RESIDENT	RESIDENT	376 20TH AVE APT 21	SAN FRANCISCO	CA	94121-2251
RESIDENT	RESIDENT	376 20TH AVE APT 22	SAN FRANCISCO	CA	94121-2244
RESIDENT	RESIDENT	376 20TH AVE APT 23	SAN FRANCISCO	CA	94121-2244
RESIDENT	RESIDENT	376 20TH AVE APT 24	SAN FRANCISCO	CA	94121-2244
OWNER	AMAR MARINA	866 32ND AVE	SAN FRANCISCO	CA	94121-3504
RESIDENT	RESIDENT	368 A 20TH AVE	SAN FRANCISCO	CA	94121-2205
OWNER	ORCHISON JAMES	947 RICHARD LN	DANVILLE	CA	94526-2914
RESIDENT	RESIDENT	364 20TH AVE	SAN FRANCISCO	CA	94121-2205
RESIDENT	RESIDENT	362 20TH AVE	SAN FRANCISCO	CA	94121-2205
OWNER	WONG FAN	1729 SANTIAGO ST	SAN FRANCISCO	CA	94116-1746
RESIDENT	RESIDENT	360 20TH AVE	SAN FRANCISCO	CA	94121-2205
RESIDENT	RESIDENT	360 B 20TH AVE	SAN FRANCISCO	CA	94121-2205
RESIDENT	RESIDENT	358 20TH AVE	SAN FRANCISCO	CA	94121-2205
OWNER	KALRA ARJUN	354 20TH AVE	SAN FRANCISCO	CA	94121-2205

## Owners and Occupants

TYPE	NAME	ADDRESS	CITY	STATE	ZIP
OWNER	BERESINI SKYLER EDWARD	356 20TH AVE	SAN FRANCISCO	CA	94121-2205
OWNER	ANDERSON-GRAM ZACHARY	337 20TH AVE	SAN FRANCISCO	CA	94121-2204
RESIDENT	RESIDENT	333 20TH AVE	SAN FRANCISCO	CA	94121-2204
RESIDENT	RESIDENT	335 20TH AVE	SAN FRANCISCO	CA	94121-2204
OWNER	GUAN REAL ESTATE HLDG LLC	608 20TH AVE	SAN FRANCISCO	CA	94121-3832
RESIDENT	RESIDENT	339 20TH AVE	SAN FRANCISCO	CA	94121-2204
RESIDENT	RESIDENT	341 20TH AVE APT 1	SAN FRANCISCO	CA	94121-2204
RESIDENT	RESIDENT	341 20TH AVE APT 2	SAN FRANCISCO	CA	94121-2204
OWNER	CHOW GILBERT	438 18TH AVE	SAN FRANCISCO	CA	94121-3109
RESIDENT	RESIDENT	343 20TH AVE	SAN FRANCISCO	CA	94121-2204
RESIDENT	RESIDENT	345 20TH AVE	SAN FRANCISCO	CA	94121-2204
OWNER	CHEUNG TAT MAN	1648 OVERLAND DR	SAN MATEO	CA	94403-3721
RESIDENT	RESIDENT	347 20TH AVE APT 1	SAN FRANCISCO	CA	94121-2200
RESIDENT	RESIDENT	347 20TH AVE APT 2	SAN FRANCISCO	CA	94121-2200
RESIDENT	RESIDENT	347 20TH AVE APT 3	SAN FRANCISCO	CA	94121-2200
RESIDENT	RESIDENT	347 20TH AVE APT 4	SAN FRANCISCO	CA	94121-2200
OWNER	MING KEE K	40002 GIBRALTAR DR	MURRIETA	CA	92562-5830
RESIDENT	RESIDENT	351 20TH AVE	SAN FRANCISCO	CA	94121-2204
RESIDENT	RESIDENT	353 20TH AVE	SAN FRANCISCO	CA	94121-2204
OWNER	WONG ALFRED T	3602 TIMOR CT	SAN BRUNO	CA	94066-4583
RESIDENT	RESIDENT	367 20TH AVE APT 1	SAN FRANCISCO	CA	94121-2234
RESIDENT	RESIDENT	367 20TH AVE APT 2	SAN FRANCISCO	CA	94121-2234
RESIDENT	RESIDENT	367 20TH AVE APT 3	SAN FRANCISCO	CA	94121-2234
RESIDENT	RESIDENT	367 20TH AVE APT 4	SAN FRANCISCO	CA	94121-2234
OWNER	LIBEN SEN	371 20TH AVE	SAN FRANCISCO	CA	94121-2204
RESIDENT	RESIDENT	373 20TH AVE	SAN FRANCISCO	CA	94121-2204
OWNER	TOM FREDERICK	17 SILVERVIEW DR	SAN FRANCISCO	CA	94124-2268
RESIDENT	RESIDENT	375 20TH AVE	SAN FRANCISCO	CA	94121-2204
RESIDENT	RESIDENT	377 20TH AVE APT 1	SAN FRANCISCO	CA	94121-2204
RESIDENT	RESIDENT	377 20TH AVE APT 2	SAN FRANCISCO	CA	94121-2204
OWNER	WONG DICK	2342 25TH AVE	SAN FRANCISCO	CA	94116-2337
RESIDENT	RESIDENT	379 20TH AVE APT A	SAN FRANCISCO	CA	94121-2233
RESIDENT	RESIDENT	379 20TH AVE APT 1	SAN FRANCISCO	CA	94121-2233
RESIDENT	RESIDENT	379 20TH AVE APT 2	SAN FRANCISCO	CA	94121-2233
RESIDENT	RESIDENT	379 20TH AVE APT 3	SAN FRANCISCO	CA	94121-2233
RESIDENT	RESIDENT	379 20TH AVE APT 4	SAN FRANCISCO	CA	94121-2233
RESIDENT	RESIDENT	379 20TH AVE APT 5	SAN FRANCISCO	CA	94121-2233
RESIDENT	RESIDENT	379 20TH AVE APT 6	SAN FRANCISCO	CA	94121-2233
RESIDENT	RESIDENT	3737 WASHINGTON ST	SAN FRANCISCO	CA	94118-1834
OWNER	CHIN FMILY TR	5612 GEARY BLVD	SAN FRANCISCO	CA	94121-2215
BUSINESS OWNER	BUSINESS OWNER	5614 GEARY BLVD	SAN FRANCISCO	CA	94121-2215
BUSINESS OWNER	BUSINESS OWNER	5620 GEARY BLVD	SAN FRANCISCO	CA	94121-2215
BUSINESS OWNER	BUSINESS OWNER	5618 GEARY BLVD STE 104	SAN FRANCISCO	CA	94121-2248
BUSINESS OWNER	BUSINESS OWNER	5618 GEARY BLVD STE 106	SAN FRANCISCO	CA	94121-2248
BUSINESS OWNER	BUSINESS OWNER	5616 GEARY BLVD STE 201	SAN FRANCISCO	CA	94121-2253
BUSINESS OWNER	BUSINESS OWNER	5616 GEARY BLVD STE 204	SAN FRANCISCO	CA	94121-2253
BUSINESS OWNER	BUSINESS OWNER	5618 GEARY BLVD STE 205	SAN FRANCISCO	CA	94121-2253
BUSINESS OWNER	BUSINESS OWNER	5616 GEARY BLVD STE 206	SAN FRANCISCO	CA	94121-2253

## Owners and Occupants

TYPE	NAME	ADDRESS	CITY	STATE	ZIP
BUSINESS OWNER	BUSINESS OWNER	5616 GEARY BLVD STE 207	SAN FRANCISCO	CA	94121-2253
BUSINESS OWNER	BUSINESS OWNER	5616 GEARY BLVD STE 209	SAN FRANCISCO	CA	94121-2253
BUSINESS OWNER	BUSINESS OWNER	5616 GEARY BLVD STE 211	SAN FRANCISCO	CA	94121-2253
BUSINESS OWNER	BUSINESS OWNER	5616 GEARY BLVD STE 212	SAN FRANCISCO	CA	94121-2253
OWNER	SCHWARZ FAMILY PARTNERSHIP III	62 HILLCREST DR	SAN RAFAEL	CA	94901-2019
OWNER	HILL JENNIFER	5636 GEARY BLVD	SAN FRANCISCO	CA	94121-2215
RESIDENT	RESIDENT	5638 GEARY BLVD	SAN FRANCISCO	CA	94121-2215
OWNER	CHOO GEARY LLC	PO BOX 318124	SAN FRANCISCO	CA	94131-8124
BUSINESS OWNER	BUSINESS OWNER	5644 GEARY BLVD	SAN FRANCISCO	CA	94121-2215
BUSINESS OWNER	BUSINESS OWNER	5650 GEARY BLVD	SAN FRANCISCO	CA	94121-2215
BUSINESS OWNER	BUSINESS OWNER	5654 GEARY BLVD	SAN FRANCISCO	CA	94121-2255
OWNER	GROWING HEALTHY CHURCHES	2410 CAMINO RAMON STE 271	SAN RAMON	CA	94583-4328
BUSINESS OWNER	BUSINESS OWNER	380 A 21ST AVE	SAN FRANCISCO	CA	94121-2104
BUSINESS OWNER	BUSINESS OWNER	380 21ST AVE	SAN FRANCISCO	CA	94121-2104
OWNER	BOWLER MICHAEL	382 21ST AVE	SAN FRANCISCO	CA	94121-2104
OWNER	MAR GEORGE CHEW	743 BRUSSELS ST	SAN FRANCISCO	CA	94134-1903
RESIDENT	RESIDENT	358 21ST AVE APT A	SAN FRANCISCO	CA	94121-2131
RESIDENT	RESIDENT	358 21ST AVE APT 1	SAN FRANCISCO	CA	94121-2131
RESIDENT	RESIDENT	358 21ST AVE APT 2	SAN FRANCISCO	CA	94121-2131
RESIDENT	RESIDENT	358 21ST AVE APT 3	SAN FRANCISCO	CA	94121-2131
RESIDENT	RESIDENT	358 21ST AVE APT 4	SAN FRANCISCO	CA	94121-2131
OWNER	JACKSON ROSEMARY	3412 PLATEAU DR	BELMONT	CA	94002-1314
RESIDENT	RESIDENT	356 21ST AVE	SAN FRANCISCO	CA	94121-2104
RESIDENT	RESIDENT	354 21ST AVE	SAN FRANCISCO	CA	94121-2104
OWNER	TOPCIY NADIA	31 DOLPHIN ISLE	NOVATO	CA	94949-5391
RESIDENT	RESIDENT	350 21ST AVE	SAN FRANCISCO	CA	94121-2104
OWNER	NORTON JOHN J	346 21ST AVE	SAN FRANCISCO	CA	94121-2104
OWNER	NG SING WAH	342 21ST AVE	SAN FRANCISCO	CA	94121-2104
OWNER	WING DOUGLAS	624 ANZA ST APT 3	SAN FRANCISCO	CA	94118-4330
RESIDENT	RESIDENT	340 21ST AVE APT 1	SAN FRANCISCO	CA	94121-2130
RESIDENT	RESIDENT	340 21ST AVE APT 2	SAN FRANCISCO	CA	94121-2130
RESIDENT	RESIDENT	340 21ST AVE APT 3	SAN FRANCISCO	CA	94121-2130
RESIDENT	RESIDENT	340 21ST AVE APT 4	SAN FRANCISCO	CA	94121-2130
OWNER	WU PIT CHU	344 MARIETTA DR	SAN FRANCISCO	CA	94121-2130
RESIDENT	RESIDENT	336 21ST AVE	SAN FRANCISCO	CA	94127-1846
RESIDENT	RESIDENT	334 21ST AVE	SAN FRANCISCO	CA	94121-2104
OWNER	PANOS JOHN JOSEPH	615 W SANTA INEZ AVE	SAN FRANCISCO	CA	94121-2104
BUSINESS OWNER	BUSINESS OWNER	5600 GEARY BLVD	HILLSBOROUGH	CA	94010-6869
BUSINESS OWNER	BUSINESS OWNER	5628 GEARY BLVD	SAN FRANCISCO	CA	94121-2215
OWNER	MAC MIN LIANG	PO BOX 22136	SAN FRANCISCO	CA	94122-0136
RESIDENT	RESIDENT	376 21ST AVE APT 101	SAN FRANCISCO	CA	94121-2158
RESIDENT	RESIDENT	376 21ST AVE APT 102	SAN FRANCISCO	CA	94121-2158
RESIDENT	RESIDENT	376 21ST AVE APT 104	SAN FRANCISCO	CA	94121-2158
RESIDENT	RESIDENT	376 21ST AVE APT 105	SAN FRANCISCO	CA	94121-2158
RESIDENT	RESIDENT	376 21ST AVE APT 201	SAN FRANCISCO	CA	94121-2158
RESIDENT	RESIDENT	376 21ST AVE APT 202	SAN FRANCISCO	CA	94121-2158
RESIDENT	RESIDENT	376 21ST AVE APT 203	SAN FRANCISCO	CA	94121-2159
RESIDENT	RESIDENT	376 21ST AVE APT 204	SAN FRANCISCO	CA	94121-2159

TYPE	NAME	ADDRESS	CITY	STATE	ZIP
RESIDENT	RESIDENT	376 21ST AVE APT 205	SAN FRANCISCO	CA	94121-2159
RESIDENT	RESIDENT	376 21ST AVE APT 301	SAN FRANCISCO	CA	94121-2159
RESIDENT	RESIDENT	376 21ST AVE APT 302	SAN FRANCISCO	CA	94121-2159
RESIDENT	RESIDENT	376 21ST AVE APT 303	SAN FRANCISCO	CA	94121-2159
RESIDENT	RESIDENT	376 21ST AVE APT 304	SAN FRANCISCO	CA	94121-2159
RESIDENT	RESIDENT	376 21ST AVE APT 305	SAN FRANCISCO	CA	94121-2159
OWNER	WONG YUT GAY	10554 METEOR PL	CUPERTINO	CA	95014-1326
RESIDENT	RESIDENT	359 20TH AVE APT 101	SAN FRANCISCO	CA	94121-2241
RESIDENT	RESIDENT	359 20TH AVE APT 102	SAN FRANCISCO	CA	94121-2241
RESIDENT	RESIDENT	359 20TH AVE APT 103	SAN FRANCISCO	CA	94121-2241
RESIDENT	RESIDENT	359 20TH AVE APT 104	SAN FRANCISCO	CA	94121-2241
RESIDENT	RESIDENT	359 20TH AVE APT 105	SAN FRANCISCO	CA	94121-2241
RESIDENT	RESIDENT	359 20TH AVE APT 201	SAN FRANCISCO	CA	94121-2241
RESIDENT	RESIDENT	359 20TH AVE APT 202	SAN FRANCISCO	CA	94121-2241
RESIDENT	RESIDENT	359 20TH AVE APT 203	SAN FRANCISCO	CA	94121-2243
RESIDENT	RESIDENT	359 20TH AVE APT 204	SAN FRANCISCO	CA	94121-2243
RESIDENT	RESIDENT	359 20TH AVE APT 205	SAN FRANCISCO	CA	94121-2243
RESIDENT	RESIDENT	359 20TH AVE APT 301	SAN FRANCISCO	CA	94121-2243
RESIDENT	RESIDENT	359 20TH AVE APT 302	SAN FRANCISCO	CA	94121-2243
RESIDENT	RESIDENT	359 20TH AVE APT 303	SAN FRANCISCO	CA	94121-2243
RESIDENT	RESIDENT	359 20TH AVE APT 304	SAN FRANCISCO	CA	94121-2243
RESIDENT	RESIDENT	359 20TH AVE APT 305	SAN FRANCISCO	CA	94121-2243
OWNER	BARTLETT JENNIFER THOMPSON	355 20TH AVE APT 1	SAN FRANCISCO	CA	94121-2204
OWNER	HON ANTHONY	355 20TH AVE APT 2	SAN FRANCISCO	CA	94121-2204
OWNER	EVERETT JULIA MILLER	355 20TH AVE APT 3	SAN FRANCISCO	CA	94121-2204
OWNER	LAU NATHAN WOON	335 21ST AVE	SAN FRANCISCO	CA	94121-2103
OWNER	SZETO WING KUN	339 21ST AVE	SAN FRANCISCO	CA	94121-2103
RESIDENT	RESIDENT	341 21ST AVE	SAN FRANCISCO	CA	94121-2103
OWNER	343 21ST AVENUE LLC	5017 CALIFORNIA ST 3	SAN FRANCISCO	CA	94118-1116
RESIDENT	RESIDENT	343 21ST AVE APT 1	SAN FRANCISCO	CA	94121-2127
RESIDENT	RESIDENT	343 21ST AVE APT 2	SAN FRANCISCO	CA	94121-2127
RESIDENT	RESIDENT	343 21ST AVE APT 3	SAN FRANCISCO	CA	94121-2127
RESIDENT	RESIDENT	343 21ST AVE APT 4	SAN FRANCISCO	CA	94121-2127
RESIDENT	RESIDENT	343 21ST AVE APT 5	SAN FRANCISCO	CA	94121-2127
RESIDENT	RESIDENT	343 21ST AVE APT 6	SAN FRANCISCO	CA	94121-2127
OWNER	SEIKI JONATHAN P	82 BALDWIN AVE	DALY CITY	CA	94015-3802
RESIDENT	RESIDENT	347 21ST AVE APT 1	SAN FRANCISCO	CA	94121-2126
RESIDENT	RESIDENT	347 21ST AVE APT 2	SAN FRANCISCO	CA	94121-2126
RESIDENT	RESIDENT	347 21ST AVE APT 3	SAN FRANCISCO	CA	94121-2126
RESIDENT	RESIDENT	347 21ST AVE APT 4	SAN FRANCISCO	CA	94121-2126
OWNER	LEE WALLACE	242 10TH AVE	SAN FRANCISCO	CA	94118-2213
OWNER	GIN DAISY R	2353 15TH AVE	SAN FRANCISCO	CA	94116-2503
RESIDENT	RESIDENT	355 21ST AVE APT 1	SAN FRANCISCO	CA	94121-2124
RESIDENT	RESIDENT	355 21ST AVE APT 2	SAN FRANCISCO	CA	94121-2124
RESIDENT	RESIDENT	355 21ST AVE APT 3	SAN FRANCISCO	CA	94121-2124
RESIDENT	RESIDENT	355 21ST AVE APT 4	SAN FRANCISCO	CA	94121-2124
RESIDENT	RESIDENT	355 21ST AVE APT 5	SAN FRANCISCO	CA	94121-2124
RESIDENT	RESIDENT	355 21ST AVE APT 6	SAN FRANCISCO	CA	94121-2124

TYPE	NAME	ADDRESS	CITY	STATE	ZIP
OWNER	LEE BARBARA ANN	PO BOX 591540	SAN FRANCISCO	CA	94159-1540
RESIDENT	RESIDENT	359 21ST AVE APT 1	SAN FRANCISCO	CA	94121-2123
RESIDENT	RESIDENT	359 21ST AVE APT 2	SAN FRANCISCO	CA	94121-2123
RESIDENT	RESIDENT	359 21ST AVE APT 3	SAN FRANCISCO	CA	94121-2123
RESIDENT	RESIDENT	359 21ST AVE APT 4	SAN FRANCISCO	CA	94121-2123
RESIDENT	RESIDENT	359 21ST AVE APT 5	SAN FRANCISCO	CA	94121-2123
RESIDENT	RESIDENT	359 21ST AVE APT 6	SAN FRANCISCO	CA	94121-2123
OWNER	PARAMOUNT ESTATE LLC	1601 BAYSHORE HWY STE 240	BURLINGAME	CA	94010-1508
OWNER	CHERRINGTON WILLIAM J	367 21ST AVE	SAN FRANCISCO	CA	94121-2103
OWNER	MALOOF QUIJUAN S	555 7TH ST	SAN FRANCISCO	CA	94103-4709
RESIDENT	RESIDENT	369 21ST AVE	SAN FRANCISCO	CA	94121-2103
RESIDENT	RESIDENT	371 21ST AVE	SAN FRANCISCO	CA	94121-2103
OWNER	WISCARVER FAMILY 2006 REVOC T	3011 HILLSIDE DR	BURLINGAME	CA	94010-5956
RESIDENT	RESIDENT	375 21ST AVE APT 1	SAN FRANCISCO	CA	94121-2122
RESIDENT	RESIDENT	375 21ST AVE APT 2	SAN FRANCISCO	CA	94121-2122
RESIDENT	RESIDENT	375 21ST AVE APT 3	SAN FRANCISCO	CA	94121-2122
RESIDENT	RESIDENT	375 21ST AVE APT 4	SAN FRANCISCO	CA	94121-2122
RESIDENT	RESIDENT	375 21ST AVE APT 5	SAN FRANCISCO	CA	94121-2122
RESIDENT	RESIDENT	375 21ST AVE APT 6	SAN FRANCISCO	CA	94121-2122
OWNER	QUOCK DAVID	300 GRANADA DR	SOUTH SAN FRANCISCO	CA	94080-5664
RESIDENT	RESIDENT	381 21ST AVE	SAN FRANCISCO	CA	94121-2102
RESIDENT	RESIDENT	381 A 21ST AVE	SAN FRANCISCO	CA	94121-2102
RESIDENT	RESIDENT	383 21ST AVE	SAN FRANCISCO	CA	94121-2102
RESIDENT	RESIDENT	383 21ST AVE APT A	SAN FRANCISCO	CA	94121-2164
RESIDENT	RESIDENT	383 21ST AVE APT B	SAN FRANCISCO	CA	94121-2164
RESIDENT	RESIDENT	383 21ST AVE APT C	SAN FRANCISCO	CA	94121-2164
OWNER	5716 GEARY BLVD LLC	5845 BAJADA AVE	ATASCADERO	CA	93422-3447
BUSINESS OWNER	BUSINESS OWNER	5716 GEARY BLVD	SAN FRANCISCO	CA	94121-2112
BUSINESS OWNER	BUSINESS OWNER	5718 GEARY BLVD	SAN FRANCISCO	CA	94121-2112
OWNER	BRIGHTTRICH LLC	3450 SACRAMENTO ST 128	SAN FRANCISCO	CA	94118-1914
BUSINESS OWNER	BUSINESS OWNER	5700 GEARY BLVD	SAN FRANCISCO	CA	94121-2112
OWNER	CITY PROPERTY	25 VAN NESS AVE STE 400	SAN FRANCISCO	CA	94102-6051
OWNER	KIR CHUN PANG	PO BOX 2086	BURLINGAME	CA	94011-2088
BUSINESS OWNER	BUSINESS OWNER	5740 GEARY BLVD	SAN FRANCISCO	CA	94121-2112
OWNER	WANG GREGORY JENG HUNG	4488 BILLINGS CIR	SANTA CLARA	CA	95054-4106
BUSINESS OWNER	BUSINESS OWNER	5748 GEARY BLVD	SAN FRANCISCO	CA	94121-2112
OWNER	MIRABITO EDMOND B	60 WILLARD N ST	SAN FRANCISCO	CA	94118-4104
RESIDENT	RESIDENT	392 22ND AVE	SAN FRANCISCO	CA	94121-2110
RESIDENT	RESIDENT	390 22ND AVE	SAN FRANCISCO	CA	94121-2110
BUSINESS OWNER	BUSINESS OWNER	388 22ND AVE	SAN FRANCISCO	CA	94121-2110
RESIDENT	RESIDENT	388 A 22ND AVE	SAN FRANCISCO	CA	94121-2110
BUSINESS OWNER	BUSINESS OWNER	5754 GEARY BLVD	SAN FRANCISCO	CA	94121-2112
BUSINESS OWNER	BUSINESS OWNER	5758 GEARY BLVD	SAN FRANCISCO	CA	94121-2112
BUSINESS OWNER	BUSINESS OWNER	374 22ND AVE	SAN FRANCISCO	CA	94121-2110
OWNER	OMORI LINDA	376 22ND AVE	SAN FRANCISCO	CA	94121-2110
RESIDENT	RESIDENT	366-370 22ND AVE LLC	SAN FRANCISCO	CA	94121-2110
OWNER	RESIDENT	8 MENDOSA AVE	SAN FRANCISCO	CA	94116-1942
RESIDENT	RESIDENT	370 22ND AVE APT 1	SAN FRANCISCO	CA	94121-2157
RESIDENT	RESIDENT	366 22ND AVE APT 1	SAN FRANCISCO	CA	94121-2156

TYPE	NAME	ADDRESS	CITY	STATE	ZIP
RESIDENT	RESIDENT	370 22ND AVE APT 2	SAN FRANCISCO	CA	94121-2157
RESIDENT	RESIDENT	366 22ND AVE APT 2	SAN FRANCISCO	CA	94121-2156
RESIDENT	RESIDENT	370 22ND AVE APT 3	SAN FRANCISCO	CA	94121-2157
RESIDENT	RESIDENT	366 22ND AVE APT 3	SAN FRANCISCO	CA	94121-2156
RESIDENT	RESIDENT	370 22ND AVE APT 4	SAN FRANCISCO	CA	94121-2157
RESIDENT	RESIDENT	366 22ND AVE APT 4	SAN FRANCISCO	CA	94121-2156
RESIDENT	RESIDENT	370 22ND AVE APT 5	SAN FRANCISCO	CA	94121-2157
RESIDENT	RESIDENT	366 22ND AVE APT 5	SAN FRANCISCO	CA	94121-2156
RESIDENT	RESIDENT	370 22ND AVE APT 6	SAN FRANCISCO	CA	94121-2157
RESIDENT	RESIDENT	366 22ND AVE APT 6	SAN FRANCISCO	CA	94121-2156
OWNER	MJC INVESTMENT CORP	1351 DRYSDALE DR	SUNNYVALE	CA	94087-3014
RESIDENT	RESIDENT	358 22ND AVE APT 1	SAN FRANCISCO	CA	94121-2178
RESIDENT	RESIDENT	358 22ND AVE APT 2	SAN FRANCISCO	CA	94121-2178
RESIDENT	RESIDENT	358 22ND AVE APT 3	SAN FRANCISCO	CA	94121-2178
OWNER	NG YUI WAN	354 22ND AVE	SAN FRANCISCO	CA	94121-2155
RESIDENT	RESIDENT	354 22ND AVE APT 1	SAN FRANCISCO	CA	94121-2155
RESIDENT	RESIDENT	354 22ND AVE APT 2	SAN FRANCISCO	CA	94121-2155
RESIDENT	RESIDENT	354 22ND AVE APT 3	SAN FRANCISCO	CA	94121-2155
RESIDENT	RESIDENT	354 22ND AVE APT 4	SAN FRANCISCO	CA	94121-2155
OWNER	IWATA MANAGEMENT LLC	365 BOWFIN ST	FOSTER CITY	CA	94404-1839
RESIDENT	RESIDENT	350 22ND AVE APT 1	SAN FRANCISCO	CA	94121-2154
RESIDENT	RESIDENT	350 22ND AVE APT 2	SAN FRANCISCO	CA	94121-2154
RESIDENT	RESIDENT	350 22ND AVE APT 3	SAN FRANCISCO	CA	94121-2154
RESIDENT	RESIDENT	350 22ND AVE APT 4	SAN FRANCISCO	CA	94121-2154
RESIDENT	RESIDENT	350 22ND AVE APT 5	SAN FRANCISCO	CA	94121-2154
RESIDENT	RESIDENT	350 22ND AVE APT 6	SAN FRANCISCO	CA	94121-2154
OWNER	LEW JONATHAN RYAN	346 22ND AVE	SAN FRANCISCO	CA	94121-2110
RESIDENT	RESIDENT	348 22ND AVE	SAN FRANCISCO	CA	94121-2110
OWNER	MALONEY JOHN F	2224 NW IVY CT	REDMOND	OR	97756-8413
RESIDENT	RESIDENT	344 22ND AVE	SAN FRANCISCO	CA	94121-2110
RESIDENT	RESIDENT	342 22ND AVE	SAN FRANCISCO	CA	94121-2110
OWNER	PATNAIK ANSHUMAN	380 22ND AVE APT 1	SAN FRANCISCO	CA	94121-2110
OWNER	PHAM NAM	380 22ND AVE APT 3	SAN FRANCISCO	CA	94121-2110
OWNER	SOPARKAR ARPAN S	380 22ND AVE APT 2	SAN FRANCISCO	CA	94121-2110
OWNER	CHANG ALFONSO	1100 MARLIN AVE	FOSTER CITY	CA	94404-1814
BUSINESS OWNER	BUSINESS OWNER	5701 GEARY BLVD	SAN FRANCISCO	CA	94121-2111
BUSINESS OWNER	BUSINESS OWNER	415 21ST AVE	SAN FRANCISCO	CA	94121-3011
RESIDENT	RESIDENT	405 21ST AVE APT 1	SAN FRANCISCO	CA	94121-3062
RESIDENT	RESIDENT	405 21ST AVE APT 2	SAN FRANCISCO	CA	94121-3062
RESIDENT	RESIDENT	405 21ST AVE APT 3	SAN FRANCISCO	CA	94121-3062
RESIDENT	RESIDENT	405 21ST AVE APT 4	SAN FRANCISCO	CA	94121-3062
OWNER	WONG PAULINA PO YIN	39 MUTH DR	ORINDA	CA	94563-2817
RESIDENT	RESIDENT	419 21ST AVE	SAN FRANCISCO	CA	94121-3011
RESIDENT	RESIDENT	421 21ST AVE	SAN FRANCISCO	CA	94121-3011
OWNER	YEUNG STANLEY	191 23RD AVE	SAN FRANCISCO	CA	94121-1218
RESIDENT	RESIDENT	425 21ST AVE	SAN FRANCISCO	CA	94121-3011
OWNER	LEE PATRICK S W	428 21ST AVE	SAN FRANCISCO	CA	94121-3011
OWNER	LAY MEE TUNG WONG	689 14TH ST	SAN FRANCISCO	CA	94114-1370

TYPE	NAME	ADDRESS	CITY	STATE	ZIP
RESIDENT	RESIDENT	418 22ND AVE APT 1	SAN FRANCISCO	CA	94121-3085
RESIDENT	RESIDENT	418 22ND AVE APT 2	SAN FRANCISCO	CA	94121-3085
RESIDENT	RESIDENT	418 22ND AVE APT 3	SAN FRANCISCO	CA	94121-3085
OWNER	STEPHENS ANN ADELE	4739 HILLSBORO CIR	SANTA ROSA	CA	95405-8778
BUSINESS OWNER	BUSINESS OWNER	5733 GEARY BLVD	SAN FRANCISCO	CA	94121-2111
OWNER	5721 GEARY BOULEVARD LLC	18 HUNTER CRK	FAIRFAX	CA	94930-1354
BUSINESS OWNER	BUSINESS OWNER	5723 GEARY BLVD	SAN FRANCISCO	CA	94121-2111
RESIDENT	RESIDENT	5721 GEARY BLVD	SAN FRANCISCO	CA	94121-2111
OWNER	CHAN BRUCE E	596 SPRUCE ST	SAN FRANCISCO	CA	94118-2617
BUSINESS OWNER	BUSINESS OWNER	5731 GEARY BLVD	SAN FRANCISCO	CA	94121-2111
BUSINESS OWNER	BUSINESS OWNER	5729 GEARY BLVD	SAN FRANCISCO	CA	94121-2111
BUSINESS OWNER	BUSINESS OWNER	5727 GEARY BLVD	SAN FRANCISCO	CA	94121-2111
OWNER	TANG YIM N	315 4TH AVE	SAN FRANCISCO	CA	94118-2405
RESIDENT	RESIDENT	5717 GEARY BLVD	SAN FRANCISCO	CA	94121-2111
BUSINESS OWNER	BUSINESS OWNER	5715 GEARY BLVD	SAN FRANCISCO	CA	94121-2111
OWNER	SCALLAN YASMINE R	706 4TH AVE	SAN FRANCISCO	CA	94118-3913
BUSINESS OWNER	BUSINESS OWNER	5709 GEARY BLVD	SAN FRANCISCO	CA	94121-2111
BUSINESS OWNER	BUSINESS OWNER	5707 GEARY BLVD	SAN FRANCISCO	CA	94121-2111
OWNER	SELF-HELP FOR	731 SANSOME ST STE 100	SAN FRANCISCO	CA	94111-1725
BUSINESS OWNER	BUSINESS OWNER	5757 GEARY BLVD	SAN FRANCISCO	CA	94121-2111
BUSINESS OWNER	BUSINESS OWNER	408 22ND AVE	SAN FRANCISCO	CA	94121-3014
OWNER	TAM SHIRLEY	644 CARIBBEAN WAY	SAN MATEO	CA	94402-3419
BUSINESS OWNER	BUSINESS OWNER	5601 GEARY BLVD	SAN FRANCISCO	CA	94121-2214
OWNER	CHEN PING	3606 WILSHIRE AVE	SAN MATEO	CA	94403-4127
RESIDENT	RESIDENT	417 20TH AVE	SAN FRANCISCO	CA	94121-3120
RESIDENT	RESIDENT	419 20TH AVE	SAN FRANCISCO	CA	94121-3120
OWNER	LEONG SIC LING	423 20TH AVE	SAN FRANCISCO	CA	94121-3120
RESIDENT	RESIDENT	425 20TH AVE	SAN FRANCISCO	CA	94121-3120
OWNER	LEE TIFFANY	427 20TH AVE	SAN FRANCISCO	CA	94121-3120
OWNER	CUNNINGHAM JOYCE	PO BOX 210542	SAN FRANCISCO	CA	94121-0542
RESIDENT	RESIDENT	426 21ST AVE	SAN FRANCISCO	CA	94121-3012
OWNER	COLLOMB CEDRIC	422 21ST AVE	SAN FRANCISCO	CA	94121-3504
OWNER	LO LAI HING MAK	862 32ND AVE	SAN FRANCISCO	CA	94121-3012
RESIDENT	RESIDENT	418 21ST AVE	SAN FRANCISCO	CA	94121-3012
OWNER	CHASE JPMORGAN	PO BOX 1919	WICHITA FALLS	TX	76307-1919
BUSINESS OWNER	BUSINESS OWNER	5655 GEARY BLVD	SAN FRANCISCO	CA	94121-2214
OWNER	COCUZZA JEROME	322 EL CAMINO DEL MAR	SAN FRANCISCO	CA	94121-1131
BUSINESS OWNER	BUSINESS OWNER	5641 GEARY BLVD	SAN FRANCISCO	CA	94121-2214
BUSINESS OWNER	BUSINESS OWNER	5637 GEARY BLVD	SAN FRANCISCO	CA	94121-2214
BUSINESS OWNER	BUSINESS OWNER	5625 GEARY BLVD	SAN FRANCISCO	CA	94121-2214
BUSINESS OWNER	BUSINESS OWNER	5625 GEARY BLVD	SAN FRANCISCO	CA	94121-2214
OWNER	FJULIS LLC	147 S LAKE MERCED HILLS	SAN FRANCISCO	CA	94132-2909
BUSINESS OWNER	BUSINESS OWNER	5621 GEARY BLVD	SAN FRANCISCO	CA	94121-2214
OWNER	CHUNG CHONG KWANG	5615 GEARY BLVD	SAN FRANCISCO	CA	94121-2214
OWNER	MAK PING FUN	115 YERBA BUENA AVE	SAN FRANCISCO	CA	94127-1545
BUSINESS OWNER	BUSINESS OWNER	5549 GEARY BLVD	SAN FRANCISCO	CA	94121-2208
BUSINESS OWNER	BUSINESS OWNER	5547 GEARY BLVD	SAN FRANCISCO	CA	94121-2208
BUSINESS OWNER	BUSINESS OWNER	5545 GEARY BLVD	SAN FRANCISCO	CA	94121-2208

Owners and Occupants

TYPE	NAME	ADDRESS	CITY	STATE	ZIP
BUSINESS OWNER	BUSINESS OWNER	5541 GEARY BLVD	SAN FRANCISCO	CA	94121-2208
RESIDENT	RESIDENT	404 20TH AVE APT 1	SAN FRANCISCO	CA	94121-3142
RESIDENT	RESIDENT	404 20TH AVE APT 2	SAN FRANCISCO	CA	94121-3142
RESIDENT	RESIDENT	404 20TH AVE APT 3	SAN FRANCISCO	CA	94121-3142
RESIDENT	RESIDENT	404 20TH AVE APT 4	SAN FRANCISCO	CA	94121-3142
RESIDENT	RESIDENT	404 20TH AVE APT 5	SAN FRANCISCO	CA	94121-3142
RESIDENT	RESIDENT	404 20TH AVE APT 6	SAN FRANCISCO	CA	94121-3142



# Neighborhood Groups

Name	Address	City	State	Zip
Anni Chung Self-Help for the Elderly	407 Sansome Street	San Francisco	CA	94111
Dan Baroni Planning Association for the Richmond (PAR)	2828 Fulton Street	San Francisco	CA	94118-3300
Sandra Fewer Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689
Jesse Fink Clement Street Merchants Association	401 Clement Street	San Francisco	CA	94118
Megan Sullivan Mid-Richmond Coalition	376 17th Avenue	San Francisco	CA	94121
Norman Kordy Lincoln Park Homeowners Association	271 32nd Avenue	San Francisco	CA	94121
Peter Winkelstein Planning Association for the Richmond (PAR)	129 24th Avenue	San Francisco	CA	94121
Dyan Ruiz People Power Media	366 10th Ave	San Francisco	CA	94118
Joseph Smooke Housing Rights Committee of San Francisco	4301 Geary Boulevard	San Francisco	CA	94118
Yuka Ioroi Balboa Village Merchants Association	3519 Balboa Street	San Francisco	CA	94121
Peter Tempel Sea Cliff Cares	230 El Camino Del Mar	San Francisco	CA	94121
Jane Natoli Grow the Richmond	P.O. Box 590933	San Francisco	CA	94159
Rose Hillson Jordan Park Improvement Association	115 Parker Avenue	San Francisco	CA	94118-2607