



# SAN FRANCISCO PLANNING DEPARTMENT

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## Discretionary Review Abbreviated Analysis HEARING DATE: FEBRUARY 13, 2020

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Case No.:* 2019-014251DRP  
*Project Address:* 2001 CHESTNUT STREET  
*Permit Application:* 2019.0717.6081  
*Zoning:* NC-2 (Neighborhood, Commercial – Small Scale)  
40-X Height and Bulk District  
*Block/Lot:* 0491/001  
*Project Sponsor:* Benson Wang  
2030 Union Street, Suite 208  
San Francisco, CA 94123  
*Staff Contact:* Matt Dito – (415) 575-9164  
[Matthew.Dito@sfgov.org](mailto:Matthew.Dito@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

### PROJECT DESCRIPTION

The project proposes the addition of a nighttime entertainment use to an existing restaurant (d.b.a. The Dorian). The nighttime entertainment use would permit a Place of Entertainment permit to be issued for cabaret performances and other live music.

### SITE DESCRIPTION AND PRESENT USE

The project site is approximately 7,900 square feet, and contains an approximately 6,500 square-foot, one-story building. In addition to the subject bar use, the site also has restaurant (d.b.a. Pacific Catch), limited-restaurant (d.b.a. Castagna Provencal Bistro), and general retail (d.b.a. Arlene's Cleaners) uses. The subject bar use has been in operation since September 2015. The subject building was constructed circa 1926 and is considered a potential historic resource.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located with an NC-2 (Neighborhood, Commercial – Small Scale) Zoning District and a 40-X Height & Bulk District within the Marina neighborhood. The subject property is across the street from Marina Middle School and Moscone Recreation Center. From the subject property, Chestnut Street is zoned NC-2 to the west and RH-3 (Residential, House – Three-Family) to the east.

The immediate vicinity includes predominantly ground floor commercial uses, with multi-story buildings containing residential uses above. The neighborhood includes a mix of land uses, including retail, professional service, restaurant, and bar uses.

## BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	September 26, 2019 – October 28, 2019	October 25, 2019	February 13, 2020	111 days

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	January 24, 2020	January 24, 2020	20 days
Mailed Notice	20 days	January 24, 2020	January 24, 2020	20 days
Online Notice	20 days	January 24, 2020	January 24, 2020	20 days

## PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)			
Other neighbors on the block or directly across the street		2	
Neighborhood groups			

The neighbors in opposition to the project have stated their concerns that adding an entertainment use to the subject property will exacerbate existing noise issues on Chestnut Street.

## DR REQUESTOR

The request for Discretionary Review was filed by Victoria Dum, a resident at 2010 Chestnut Street, which is directly across the street from the subject property.

## DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

See attached *Discretionary Review Application*, dated October 25, 2019.

## PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

See attached *Response to Discretionary Review*, dated January 22, 2020.

## ENVIRONMENTAL REVIEW

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption.

## DEPARTMENT REVIEW

The request for Discretionary Review states that noise from a proposed second bar on the mezzanine level, as well as the proposed nighttime entertainment use, would increase noise levels to the point that the business would have a detrimental effect on nearby residences. There is no proposed addition of a bar on the mezzanine level, as a bar already exists on that level and is legal. The proposed nighttime entertainment use is limited to two seven minute cabaret shows on Saturdays, and live music for corporate events. The Department does not find that the proposed cabaret shows would cause a nuisance to nearby residences, given the short duration. Additionally, as a primarily open-to-the-public business, allowing live music for corporate events should also not cause a nuisance to nearby residences, especially given the commercial nature of Chestnut Street with other similar bar uses. The Department does not find any exceptional or extraordinary circumstances with the proposed project.

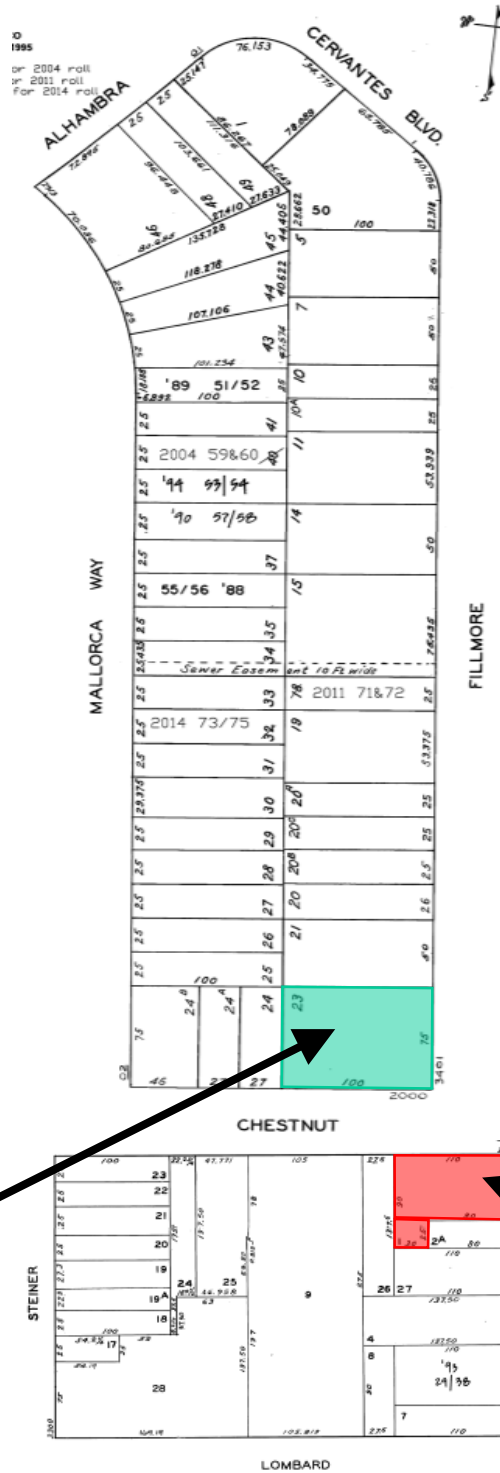
<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
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### Attachments:

Zoning Map  
Aerial Photographs  
Context Photographs  
Section 311 Notice  
CEQA Determination  
DR Application  
Response to DR Application dated January 22, 2020  
Reduced Plans

# Exhibits

# Parcel Map



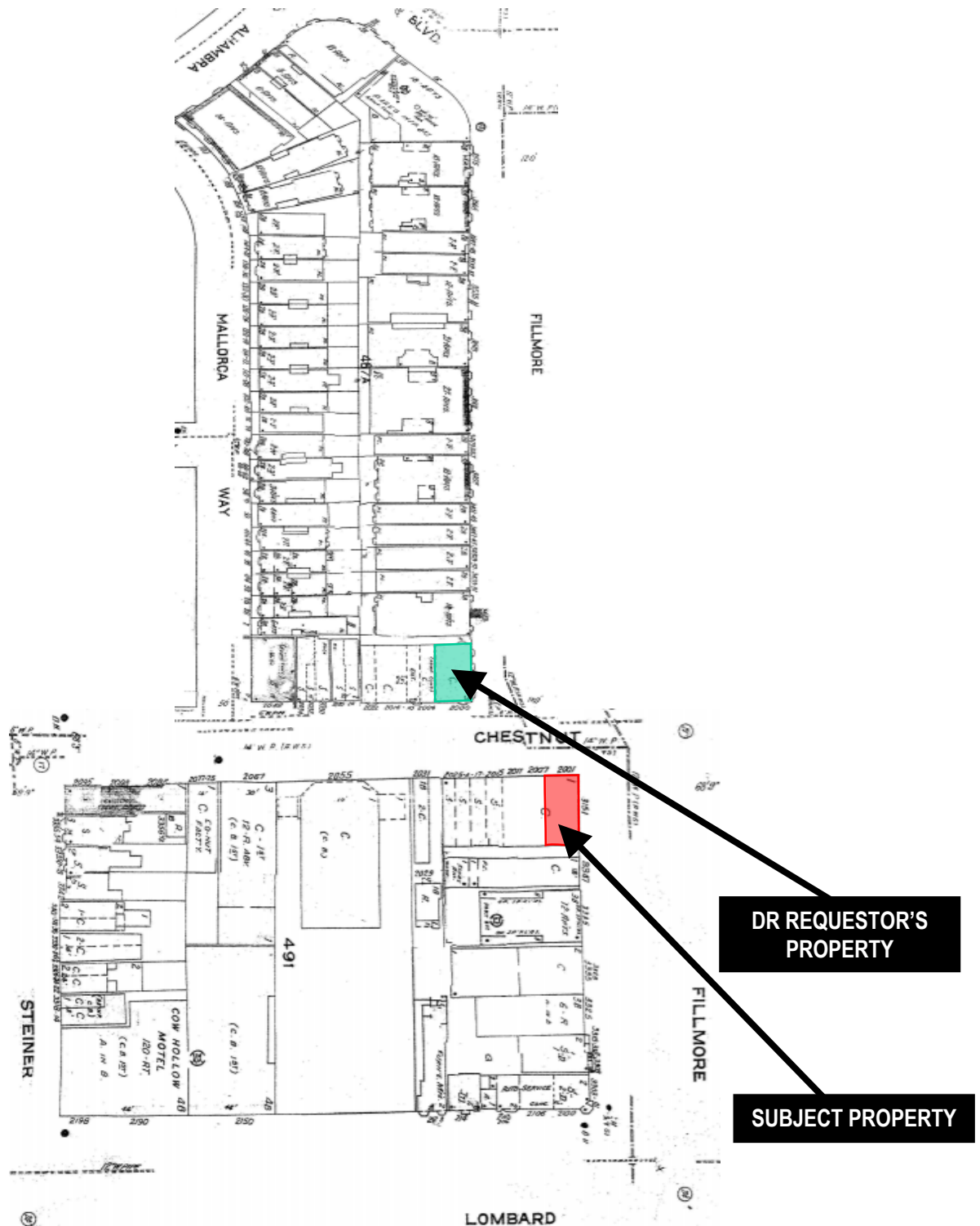
DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2019-014251DRP  
2001 Chestnut Street

# Sanborn Map\*

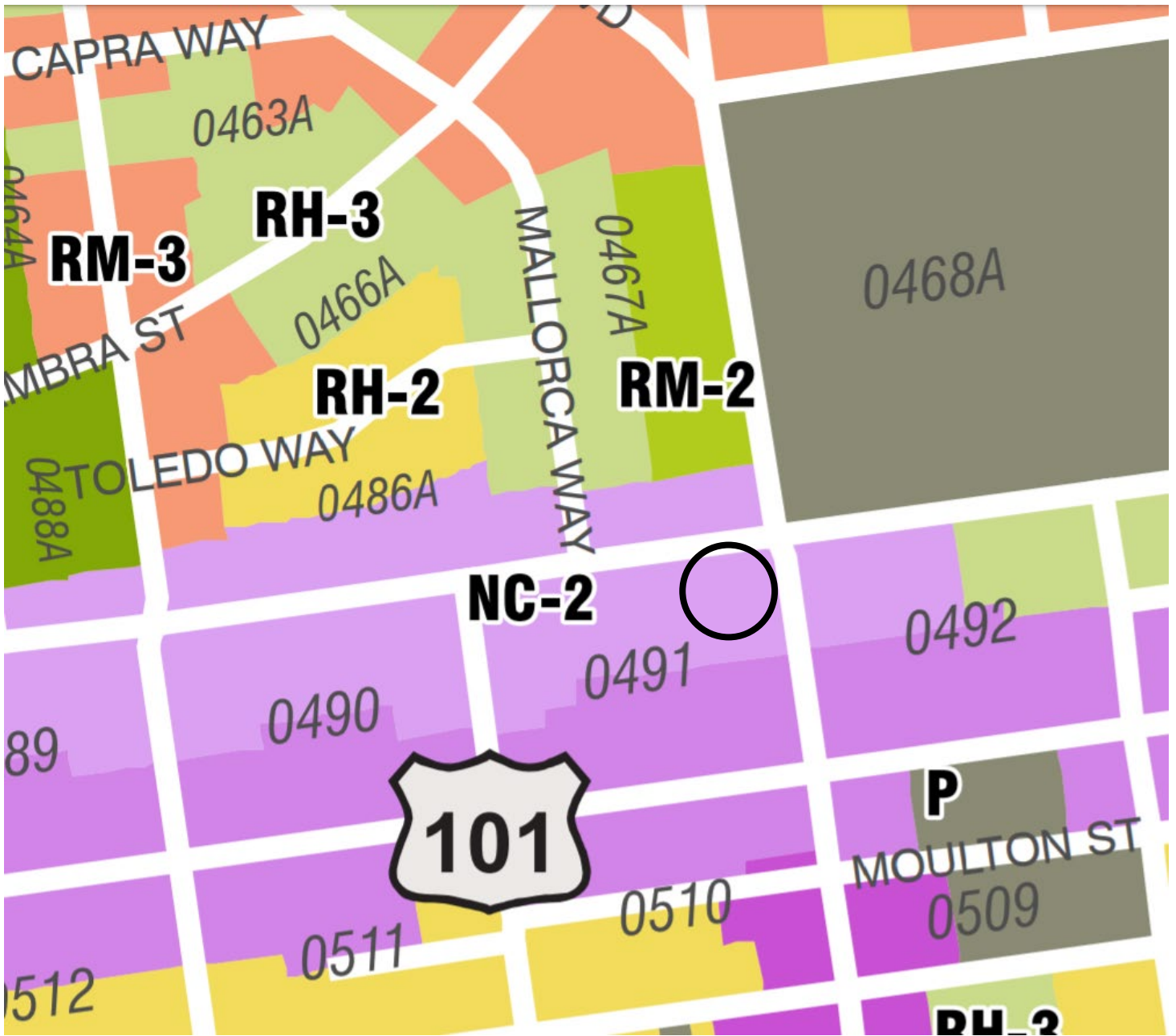


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

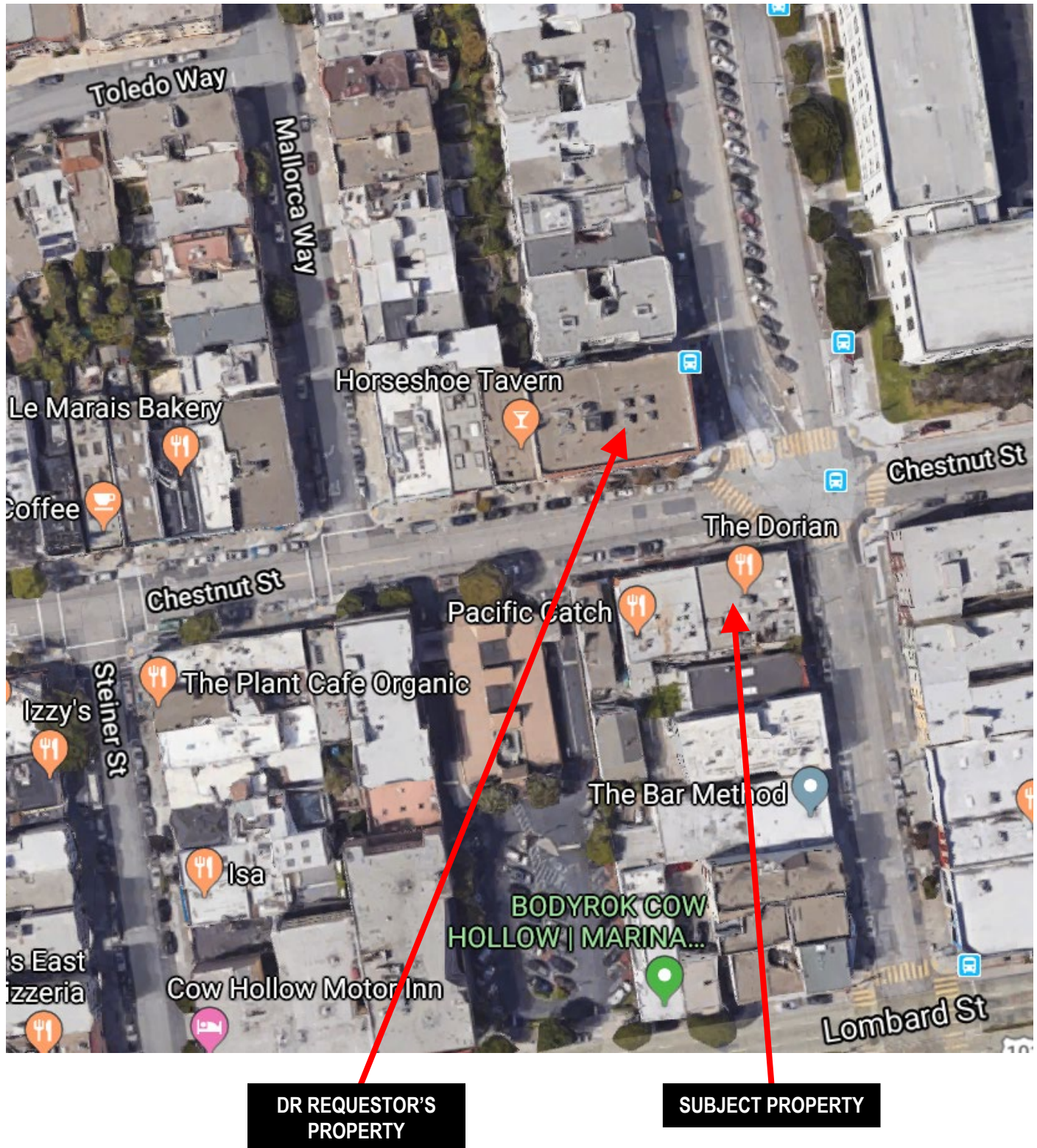


Discretionary Review Hearing  
Case Number 2019-014251DRP  
2001 Chestnut Street

# Zoning Map

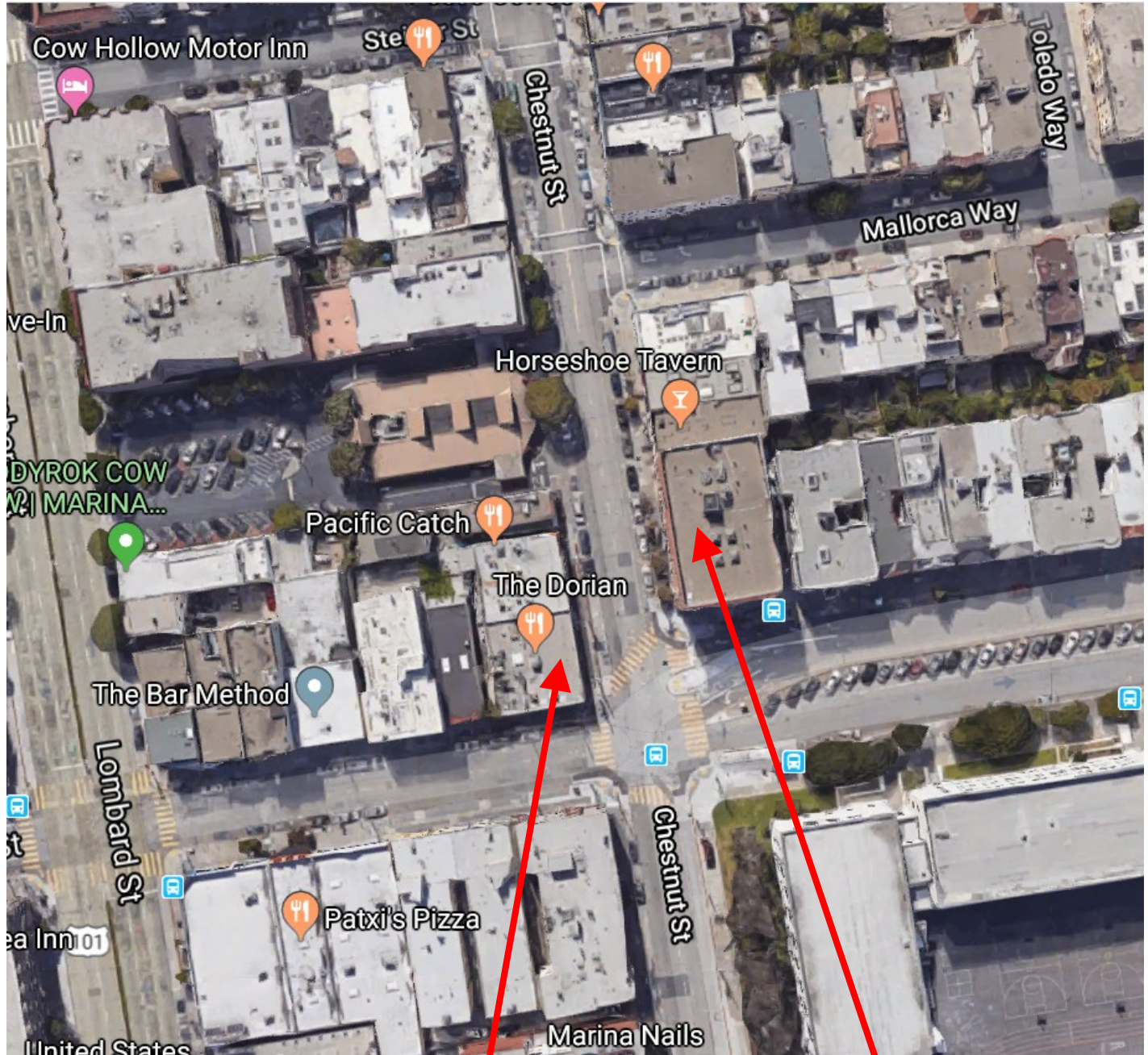


# Aerial Photo



Discretionary Review Hearing  
Case Number 2019-014251DRP  
2001 Chestnut Street

# Aerial Photo



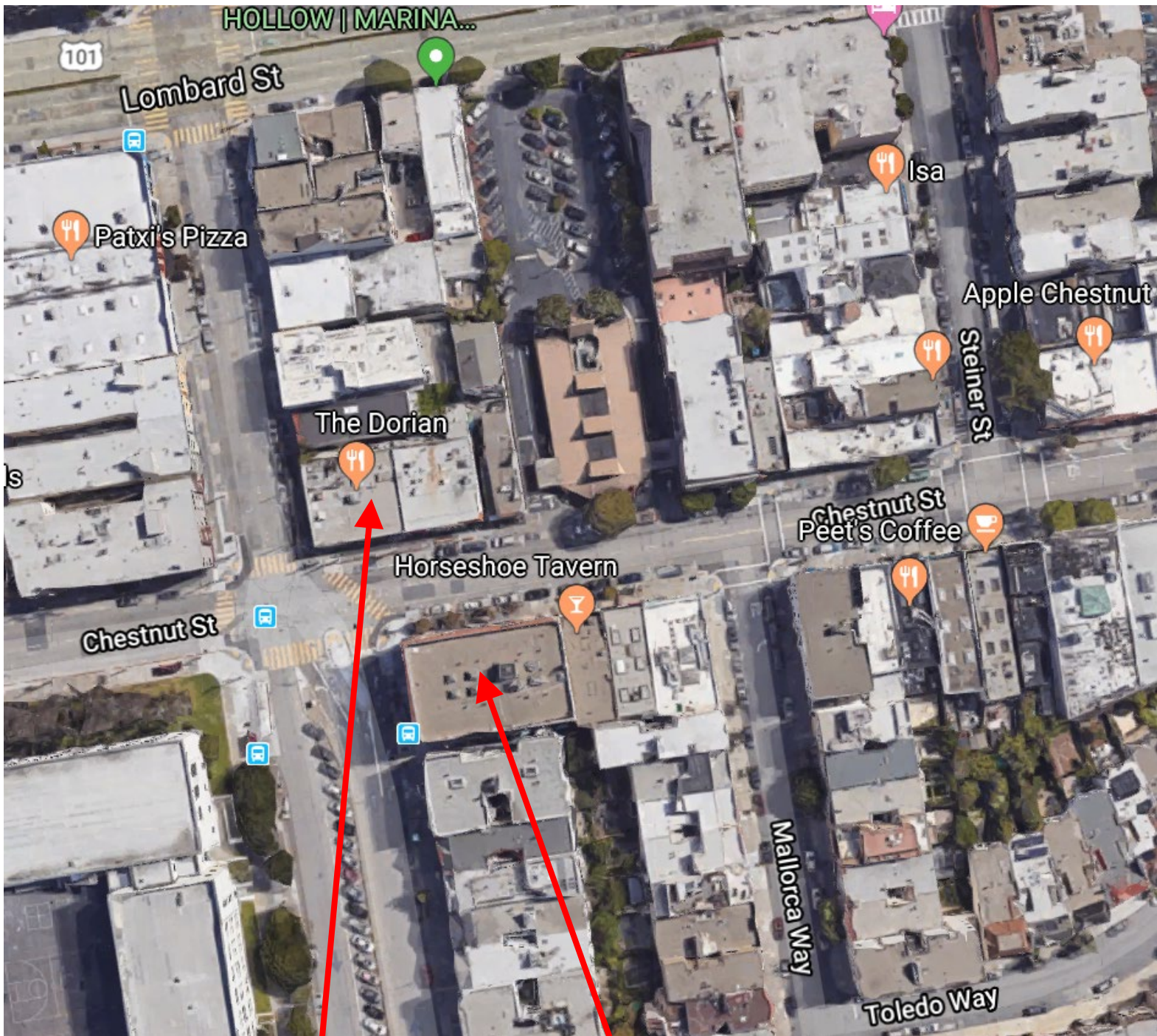
SUBJECT PROPERTY

DR REQUESTOR'S  
PROPERTY



Discretionary Review Hearing  
Case Number 2019-014251DRP  
2001 Chestnut Street

# Aerial Photo



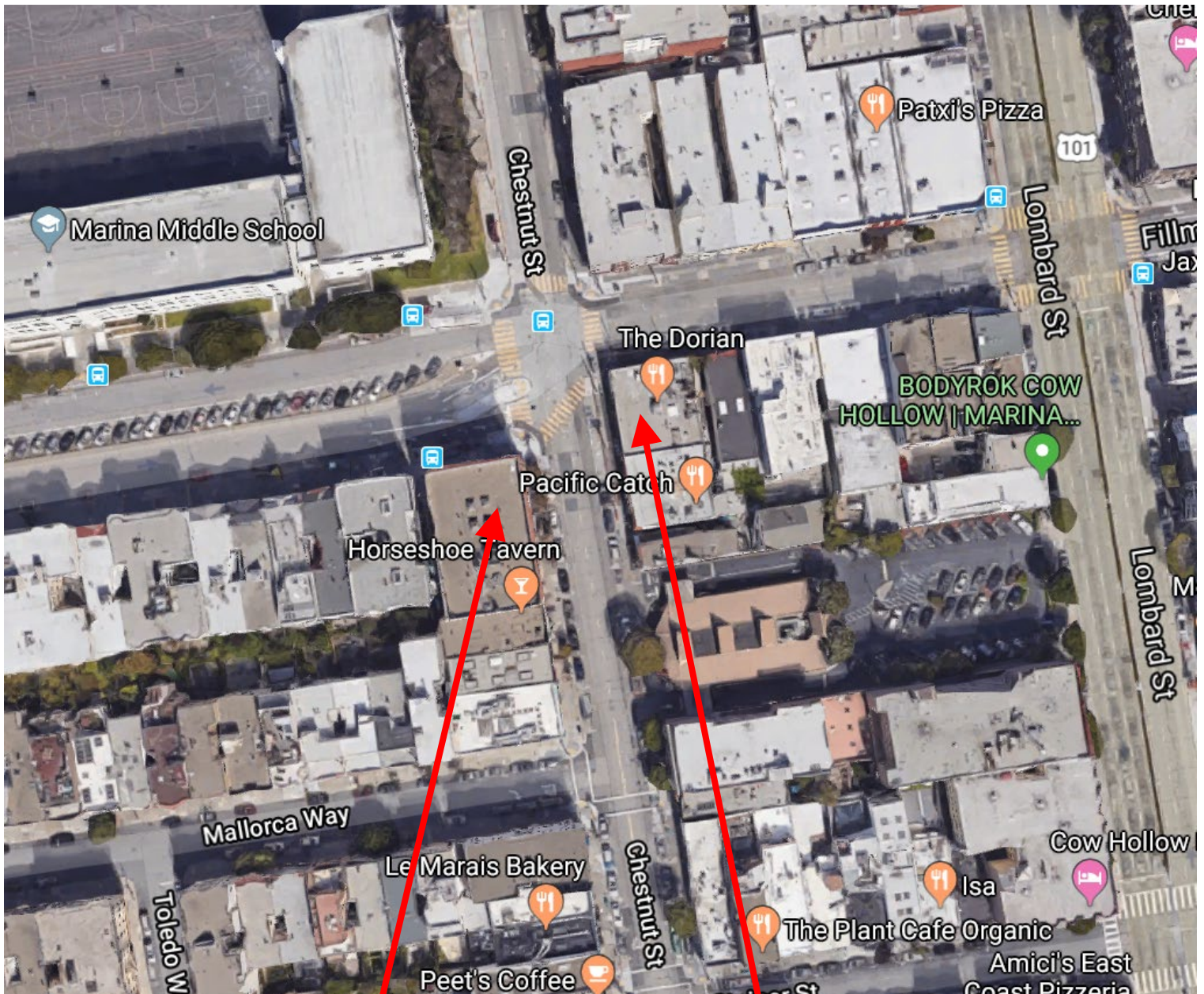
**SUBJECT PROPERTY**

**DR REQUESTOR'S  
PROPERTY**



Discretionary Review Hearing  
Case Number 2019-014251DRP  
2001 Chestnut Street

# Aerial Photo



DR REQUESTOR'S  
PROPERTY

SUBJECT PROPERTY



Discretionary Review Hearing  
Case Number 2019-014251DRP  
2001 Chestnut Street

# Site Photo



SUBJECT PROPERTY

Discretionary Review Hearing  
Case Number 2019-014251DRP  
2001 Chestnut Street



# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

## NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **July 17, 2019**, Building Permit Application No. **2019.07.17.6081** was filed for work at the Project Address below.

**Notice Date: 9/26/2019**

**Expiration Date: 10/28/2019**

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	<b>2001 Chestnut Street</b>	Applicant:	<b>Benson Wang</b>
Cross Street(s):	<b>Fillmore Street</b>	Address:	<b>2030 Union Street, Suite 208</b>
Block/Lot No.:	<b>0491 / 001</b>	City, State:	<b>San Francisco, CA 94123</b>
Zoning District(s):	<b>NC-2 /40-X</b>	Telephone:	<b>(707) 883-3343</b>
Record Number:	<b>2019-014251PRJ</b>	Email:	<b>bensonwang@gmail.com</b>

You are receiving this notice as an owner or occupant of property within 150 feet of the proposed project. **You are not required to take any action.** For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request that the Planning Commission review this application at a public hearing for Discretionary Review. Requests for a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown above, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Restaurant	Restaurant and Nighttime Entertainment
PROJECT DESCRIPTION		
The project proposes the addition of a nighttime entertainment use to an existing restaurant (d.b.a. The Dorian). The nighttime entertainment use would permit a Place of Entertainment permit to be issued for cabaret performances and other live music.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code		

To view plans or related documents, visit [sf-planning.org/notices](http://sf-planning.org/notices) and search the Project Address listed above. Once the property is located, click on the dot(s) to view details of the record number above, its related documents and/or plans.

**For more information, please contact Planning Department staff:**

Matthew Dito, 415-575-9164, [Matthew.Dito@sfgov.org](mailto:Matthew.Dito@sfgov.org)

# GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, contact the Planning Information Center (PIC) at 1660 Mission Street, 1st Floor (415) 558-6377 or [pic@sfgov.org](mailto:pic@sfgov.org). If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at [www.communityboards.org](http://www.communityboards.org) for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at [www.sfplanning.org](http://www.sfplanning.org). **You must submit the application in person** at the Planning Information Center (PIC), with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at [www.sfplanning.org](http://www.sfplanning.org). If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.** **Incomplete applications will not be accepted.**

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

## BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

## ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map at [www.sfplanning.org](http://www.sfplanning.org). An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2001 CHESTNUT ST		0491001
<b>Case No.</b>		<b>Permit No.</b>
2019-014251PRJ		201907176081
<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> No construction, place of entertainment permit for (2) consistent (7) minute cabaret shows every Saturday & live music for corporate events.		

### 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>

**TO BE COMPLETED BY PROJECT PLANNER**

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

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

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

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

<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (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>	

**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> Building Permit	<b>Signature:</b> Matthew Dito
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	10/28/2019
	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)
2001 CHESTNUT ST		0491/001
Case No.	Previous Building Permit No.	New Building Permit No.
2019-014251PRJ	201907176081	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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



## DISCRETIONARY REVIEW PUBLIC (DRP)

### Discretionary Review Requestor's Information

Name: Victoria Dum  
Address: 2010 Chestnut St #303 94123  
Email Address: vickidum@yahoo.com  
Telephone: 415-730-6015  
415 563 8173

### Information on the Owner of the Property Being Developed

Name: Benson Wang & Anderson Pugash  
Company/Organization: Serious Leisure  
Address: to follow  
Email Address: info@seriousleisure.com  
Telephone: Heather Madden 415-799-5976  
Jacky Falkenburg 650-839-3158

### Property Information and Related Applications

Project Address: 2001 Chestnut St  
Block/Lot(s): 0491 / 001  
Building Permit Application No(s): 2019-01425 PRJ  
Permit # 201907176081

### ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant? *1	✓	
Did you discuss the project with the Planning Department permit review planner?	✓	
Did you participate in outside mediation on this case? (including Community Boards) *2		✓
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project. None		
*1 email with Jacky Falkenburg *2 Contacted Community Board twice by phone but never received a response		

## DISCRETIONARY REVIEW REQUEST

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the standards of the Planning Code and the Residential Design Guidelines. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

Requesting DR because of concern with noise from addition of second bar on upper floor and because this is the first step in applying for a cabaret/live music permit which would eliminate the right of nearby tenants to "quiet enjoyment" of their homes

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be unreasonably affected, please state who would be affected, and how.

this is a quality of life issue for all nearby tenants due to increased noise & activity from second bar

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

Denial of second floor bar

Under penalty of perjury the following declarations are made:

a) The undersigned is the DR requestor or their authorized representation.

Victoria Dum  
Signature

Self  
Relationship to Requestor  
(i.e. Attorney, Architect, etc.)

415-730-6015  
Phone  
415-563-8173

Victoria Dum  
Name (Printed)

Vicki.dum@yahoo.com  
Email

Submitted 10/25/19

For Department Use Only

Application received by Planning Department:

By: Gell/Hum

Date: 10/25/19

RESPONSE TO  
**DISCRETIONARY  
REVIEW (DRP)**



**San Francisco  
Planning**

**SAN FRANCISCO PLANNING DEPARTMENT**  
1650 MISSION STREET, SUITE 400  
SAN FRANCISCO, CA 94103-2479  
MAIN: (415) 558-6378 SFPLANNING.ORG

**Project Information**

Property Address: 2001 Chastant St. Zip Code: 94123  
Building Permit Application(s): Entertainment Permit  
Record Number: 2019.014251 DRP Assigned Planner: Matt Dito

**Project Sponsor**

Name: Jeffrey Davis Phone: 818 512-4296  
Email: Jdk@sanosisinsurance.com

**Required Questions**

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

The requester thinks that we are building a new bar. However, we are not. We are just applying for an entertainment permit.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

There are no changes because we are not building another bar.

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

The requester has been misinformed.

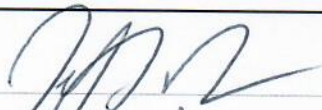
## Project Features

Please provide the following information about the project for both the existing and proposed features. **Please attach an additional sheet with project features that are not included in this table.**

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)		
Occupied Stories (all levels with habitable rooms)		
Basement Levels (may include garage or windowless storage rooms)		
Parking Spaces (Off-Street)		
Bedrooms		
Height		
Building Depth		
Rental Value (monthly)		
Property Value		

I attest that the above information is true to the best of my knowledge.

Signature:



Date:

1-21-20

Printed Name:

Sally Davis

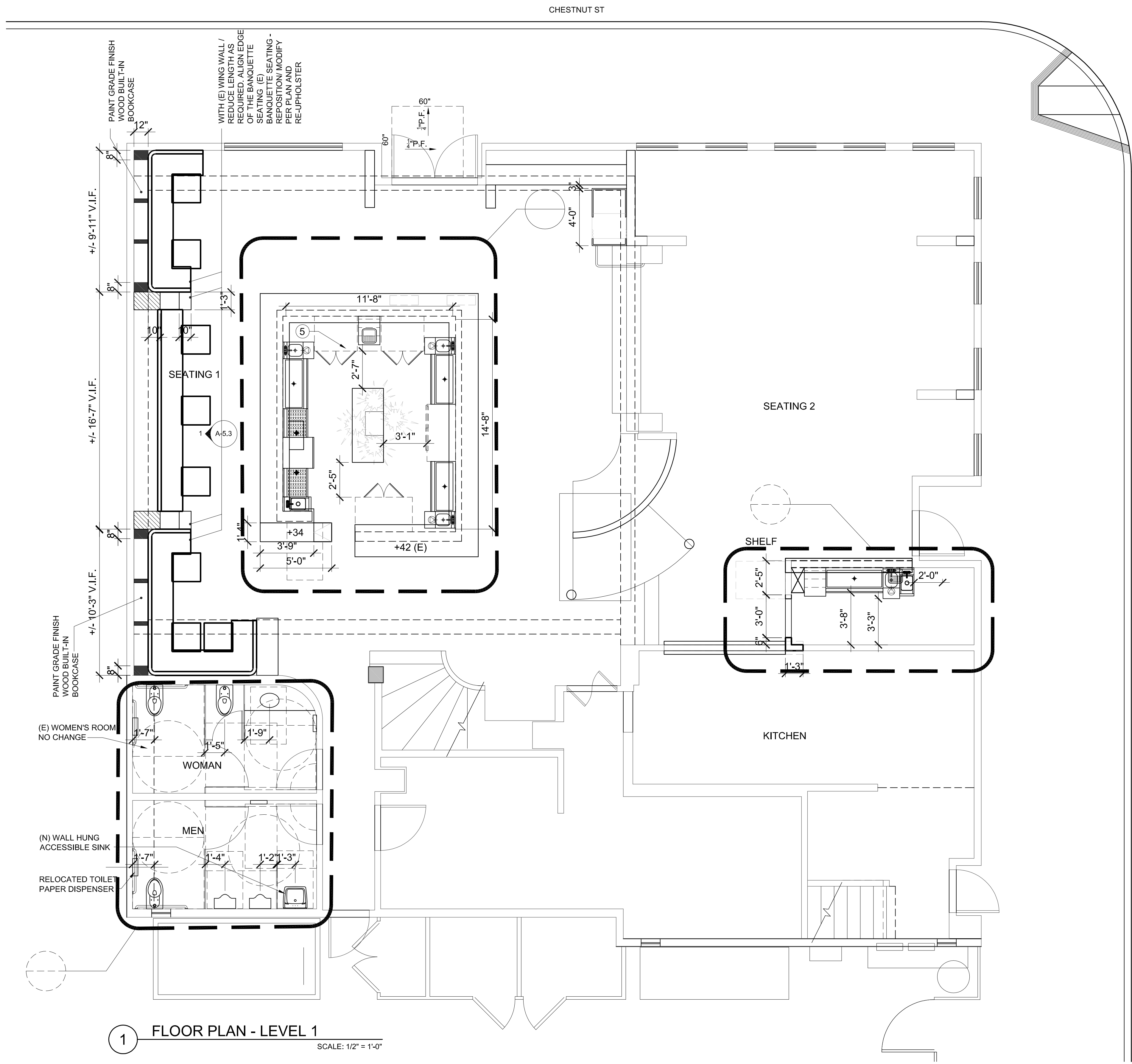
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Property Owner

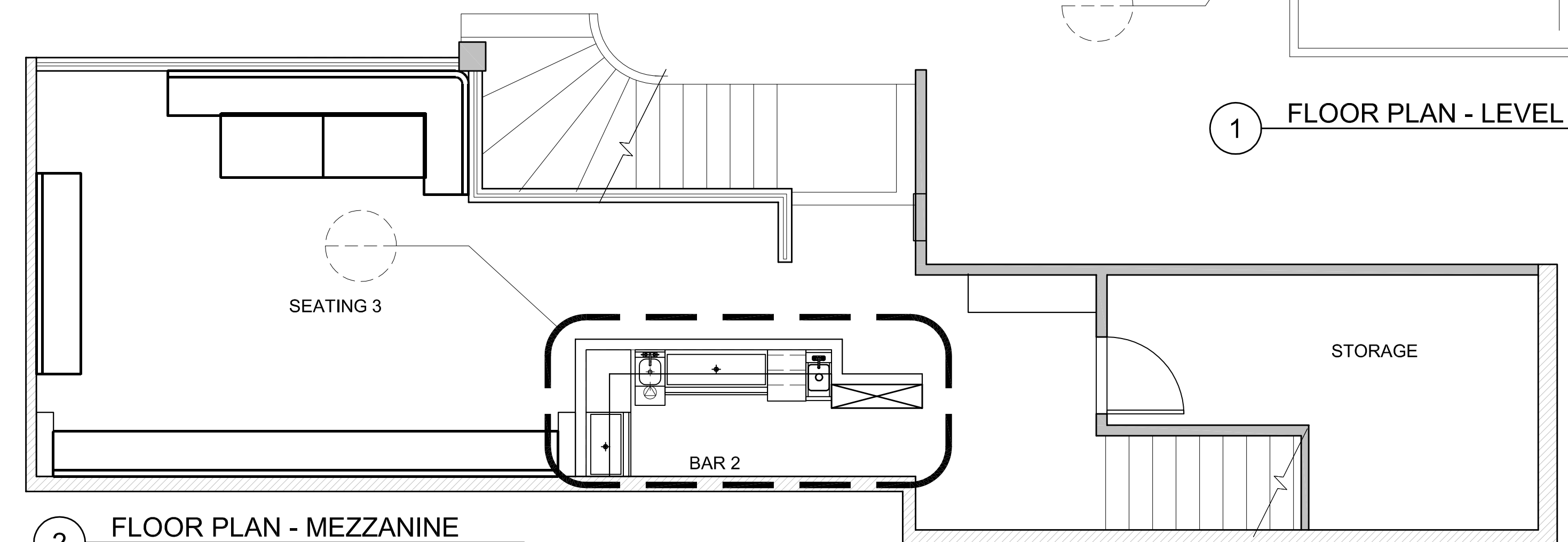
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Authorized Agent

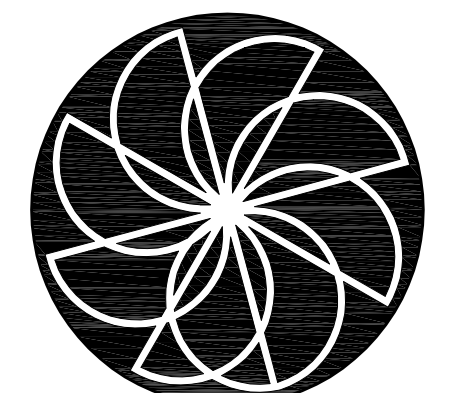
*If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.*



1 FLOOR PLAN - LEVEL 1  
SCALE: 1/2" = 1'-0"



2 FLOOR PLAN - MEZZANINE  
SCALE: 1/2" = 1'-0"



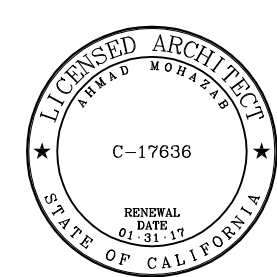
**TECTA**

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET  
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tel. 415-362-5857  
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ARCHITECTURAL PROJECT NO.: 15.007

THE DORIAN  
2001 CHESTNUT  
-  
SAN FRANCISCO, CA

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ISSUE DATE: 06-05-15

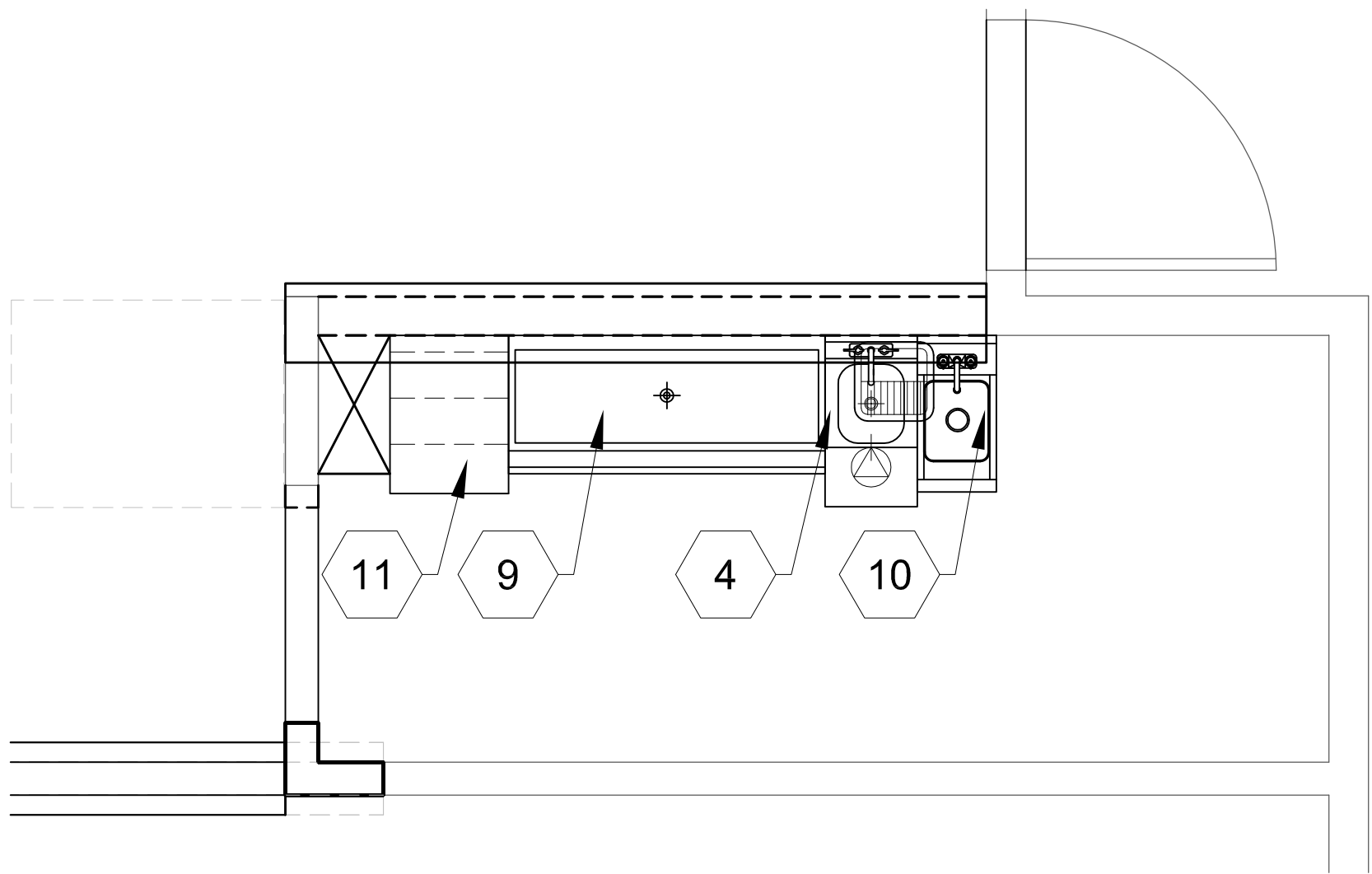
SPACE PLAN DATE:

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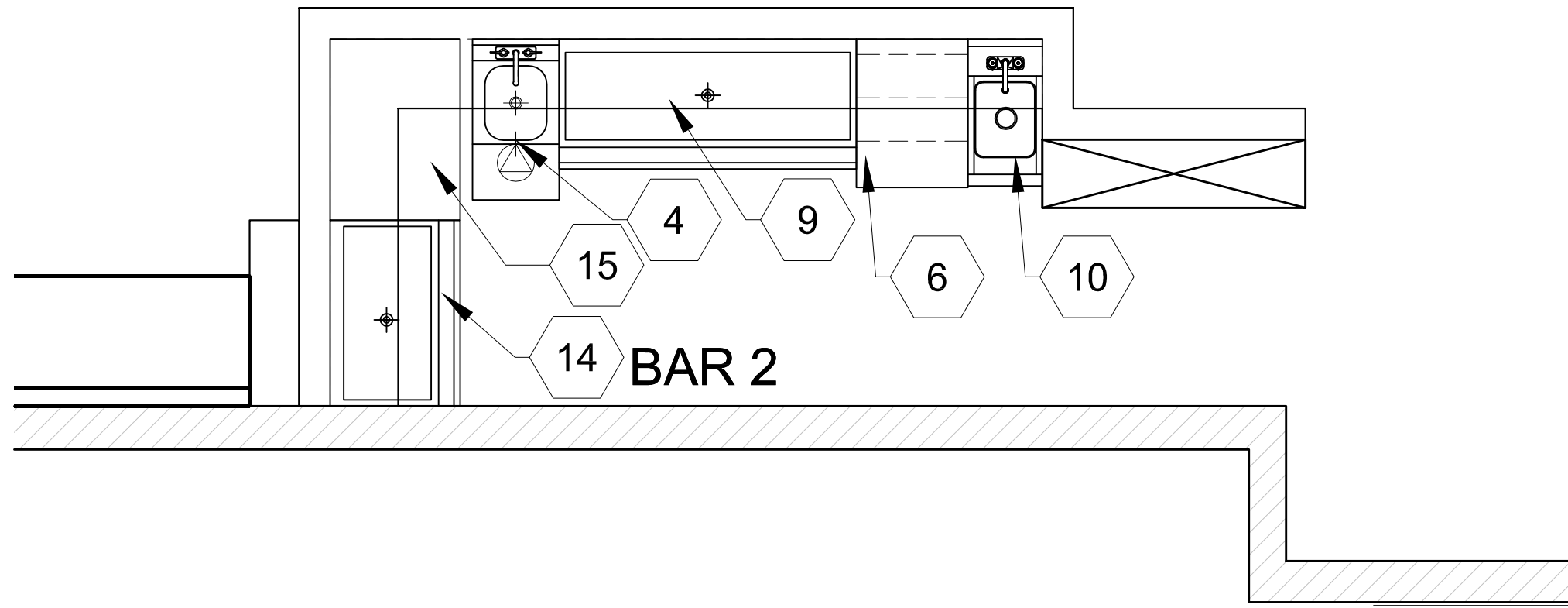
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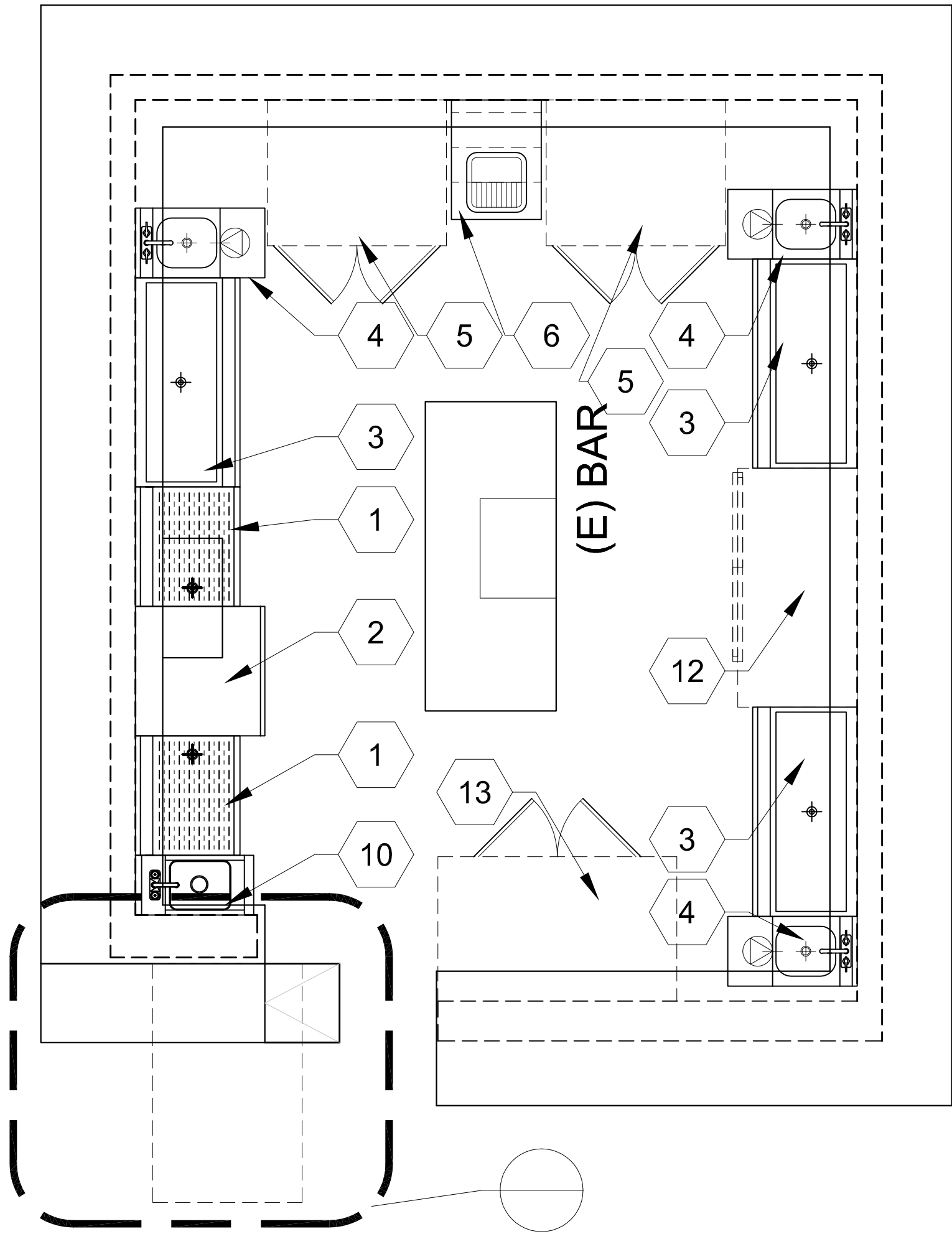
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2 SMALL BAR LAYOUT  
Scale: 1/2" = 1'-0"



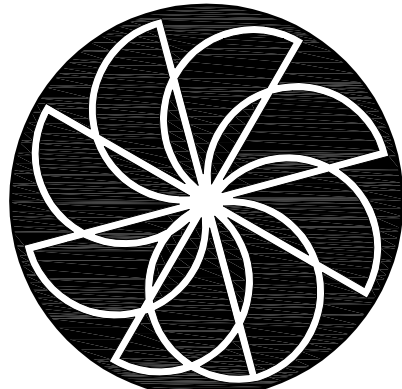
3 MEZZANINE BAR LAYOUT  
Scale: 1/2" = 1'-0"



1 MAIN BAR LAYOUT  
Scale: 1/2" = 1'-0"

NOTE:  
CONTRACTOR TO REMOVE ALL EXISTING EQUIPMENT, CLEAN EXISTING EQUIPMENT TO LIKE NEW CONDITION. REPAIR/REPLACE ANY BROKEN FLOOR TILES. REPAIR/REPLACE ANY BROKEN FRP WALL FINISH. GENERAL CONTRACTOR TO REINSTALL EXISTING EQUIPMENT IN SAME LOCATION.

EXISTING EQUIPMENT SCHEDULE:																					
ITEM NO.	QTY.	SUPP. BY	SET IN PLACE BY	DESCRIPTION	MANUFACTURER	MODEL #	REMARKS	ELECTRICAL REQUIREMENTS							PLUMBING REQUIREMENTS						
								VOLTAGE	PH.	AMP.	H.P.	K.W.	HGT.	REMARKS	GAS	H.W.	C.W.	DRN.	BTU	HGT.	REMARKS
①	2		G.C.	24" STAINLESS STEEL DRAIN BOARD	PERLICK	TS 24	INDIRECT DRAIN	.	.	.	.	.	.	.	.	.	.	.	.	.	.
②	1		G.C.	UNDERCOUNTER DISHWASHER, DOOR STYLE.	JACKSON	AVENGER LT UNDER COUNTER	.			.	.	.	.	.	.	.	.	.	.	.	.
③	3		G.C.	42" STAINLESS STEEL COMBINATION UNDERCOUNTER ICE BIN	ADVANCE TABCO	SLI - 12 - 42	INDIRECT DRAIN						.	.	.	.	.	.	.	.	.
④	5		G.C.	14" STAINLESS STEEL UNDERCOUNTER DUMP SINK WITH BLENDER STATION	PERLICK	TS14BLW	INDIRECT DRAIN	.	.	.	.	.	.	.	.	.	.	.	.	.	.
⑤	2		G.C.	SELF CONTAINED 2 DOOR STAINLESS STEEL UNDERCOUNTER REFRIGERATOR WITH 6" LEGS	BEVERAGE AIR	UC12-48A-09	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
⑥	2		G.C.	18" STAINLESS STEEL STEP LIQUOR CABINET	PERLICK	DBLS - 18	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
⑦	1		G.C.	SELF CONTAINED 1- DOOR STAINLESS STEEL UNDERCOUNTER REFRIGERATOR WITH 6" LEGS	BEVERAGE AIR	UCR - 36A	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
⑧	1		G.C.	12" STAINLESS STEEL STEP LIQUOR CABINET	PERLICK	DBLS - 12	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
⑨	2		G.C.	48" STAINLESS STEEL UNDER COMBINATION CABINET ICE BIN	ADVANCE TABCO	SLI - 12 - 48	INDIRECT DRAIN	.	.	.	.	.	.	.	.	.	.	.	.	.	.
⑩	3		G.C.	12" STAINLESS STEEL UNDER COUNTER HAND SINK	ADVANCE TABCO	SL-HS-12	INDIRECT DRAIN	.	.	.	.	.	.	.	.	.	.	.	.	.	.
⑪	1		G.C.	24" STAINLESS STEEL STEP LIQUOR CABINET	PERLICK	DBLS - 24	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
⑫	1		G.C.	SELF CONTAINED 2 SLIDING DOOR STAINLESS STEEL UNDER COUNTER REFRIGERATOR WITH 6" LEGS	BEVERAGE AIR	BB48-1-S-27-PT	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
⑬	1		G.C.	SELF CONTAINED 2- DOOR STAINLESS STEEL UNDERCOUNTER REFRIGERATOR WITH 6" LEGS	BEVERAGE AIR	BB48-1-S-27-PT	.	.	.	.	.	.	.	.	.	.	.	.	.	.	.
⑭	1		G.C.	30" STAINLESS STEEL COMBINATION UNDERCOUNTER ICE BIN	ADVANCE TABCO	SLI - 12 - 30	INDIRECT DRAIN	.	.	.	.	.	.	.	.	.	.	.	.	.	.
⑮	1		G.C.	STAINLESS STEEL SHELF	CUSTOM			.	.	.	.	.	.	.	.	.	.	.	.	.	.

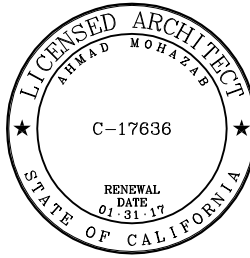


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ISSUE DATE: 06-05-15

SPACE PLAN DATE:

DRAWING TITLE:

EQUIPMENT  
PLAN

DRAWING NUMBER:

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