Record No.: 2019-020999CUA
Project Address: 150 WAVERLY PLACE
Zoning: CRNC (Chinatown-Residential-Neighborhood Commercial) District 50-N Height and Bulk District
Block/Lot: 0210/040
Project Sponsor: Yanhua Li
150 Waverly Place
San Francisco, CA 94108
Property Owner: 150 Waverly Place LLC
1859 29th Ave
San Francisco, CA 94122
Staff Contact: Ashley Lindsay – (415) 575-9178
ashley.lindsay@sfgov.org

PROJECT DESCRIPTION
The project would convert the existing limited restaurant to a full-service Restaurant (d.b.a The Spicy Shrimp) with a Type-41 On-Sale Beer and Wine for Bona Fide Public Eating Place license at the ground floor of the subject property located at 150 Waverly Place. This project was reviewed under the Community Business Priority Processing Program (CB3P).

REQUIRED COMMISSION ACTION
Pursuant to Planning Code Sections 303, and 812, Conditional Use Authorization is required to permit the establishment of a Restaurant in the Chinatown-Residential-Neighborhood Commercial Zoning District.

DECISION
Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby APPROVES Conditional Use Application No. 2019-020999CUA subject to conditions contained in the attached “EXHIBIT A” and in general conformance with plans on file, submitted on November 7, 2019 and stamped “EXHIBIT B.”
I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 19, 2020.

AYES:  
NAYS:  
ABSENT:  
ADOPTED:  March 19, 2020  

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:
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 Restaurant (d.b.a. The Spicy Shrimp) located at 150 Waverly Place, Block 0210, and Lot 040 pursuant to Planning Code Section(s) 303, and 812 within the Chinatown-Residential-Neighborhood Commercial District and a 50-N Height and Bulk District; in general conformance with plans, submitted November 7, 2019, and stamped “EXHIBIT B” included in the docket for Record No. 2019-020999CUA and subject to conditions of approval reviewed and approved by the Commission on March 19, 2020 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 19, 2020 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

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**MONITORING - AFTER ENTITLEMENT**

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

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

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

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

OPERATION

8. Eating and Drinking Uses. As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section 102, shall be subject to the following conditions:

A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

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

B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

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

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

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, www sf police org.
C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.  

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

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

*For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, [http://sfdpw.org](http://sfdpw.org)*

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

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

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

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

**Hours of Operation.** The subject establishment is limited to the following hours of operation: 7:00 AM to 10:00 PM daily.  

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

11. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans if applicable as determined by the project planner. Odor control ducting shall not be applied to the primary façade of the building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
# CEQA Categorical Exemption Determination

## PROPERTY INFORMATION/PROJECT DESCRIPTION

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- **Addition/Alteration**
- **Demolition (requires HRE for Category B Building)**
- **New Construction**

**Project description for Planning Department approval.**

Request for a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 812, for an existing limited restaurant (d.b.a The Spicy Shrimp) to operate as a restaurant with a Type-41 On-Sale Beer and Wine for Bona Fide Public Eating Place license. Project reviewed under the Community Business Priority Processing Program (CB3P).

## STEP 1: EXEMPTION CLASS

The project has been determined to be categorically exempt under the California Environmental Quality Act (CEQA).

- **Class 1 - Existing Facilities.** Interior and exterior alterations; additions under 10,000 sq. ft.
- **Class 3 - New Construction.** Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.

- **Class 32 - In-Fill Development.** New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below:
  - (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
  - (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.
  - (c) The project site has no value as habitat for endangered rare or threatened species.
  - (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
  - (e) The site can be adequately served by all required utilities and public services.

FOR ENVIRONMENTAL PLANNING USE ONLY

- **Class ____**
### STEP 2: CEQA IMPACTS
**TO BE COMPLETED BY PROJECT PLANNER**

| **Air Quality:** Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone) |
| **Hazardous Materials:** If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer). |
| **Transportation:** 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? |
| **Archeological Resources:** Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area) |
| **Subdivision/Lot Line Adjustment:** Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption. |
| **Slope = or > 25%:** 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) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption. |
| **Seismic: Landslide Zone:** 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) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption. |
| **Seismic: Liquefaction Zone:** 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) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption. |

**Comments and Planner Signature (optional):** Ashley Lindsay
### STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

**TO BE COMPLETED BY PROJECT PLANNER**

PROPERTY IS ONE OF THE FOLLOWING: *(refer to Property Information Map)*

- **[ ] Category A:** Known Historical Resource. **GO TO STEP 5.**
- **[ ] Category B:** Potential Historical Resource (over 45 years of age). **GO TO STEP 4.**
- **[ ] Category C:** Not a Historical Resource or Not Age Eligible (under 45 years of age). **GO TO STEP 6.**

### STEP 4: PROPOSED WORK CHECKLIST

**TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.

1. **Change of use and new construction.** Tenant improvements not included.
2. **Regular maintenance or repair** to correct or repair deterioration, decay, or damage to building.
3. **Window replacement** that meets the Department’s *Window Replacement Standards*. Does not include storefront window alterations.
4. **Garage work.** A new opening that meets the *Guidelines for Adding Garages and Curb Cuts*, and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
5. **Deck, terrace construction, or fences** not visible from any immediately adjacent public right-of-way.
6. **Mechanical equipment installation** that is not visible from any immediately adjacent public right-of-way.
7. **Dormer installation** that meets the requirements for exemption from public notification under *Zoning Administrator Bulletin No. 3: Dormer Windows*.
8. **Addition(s)** that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.

**Note:** Project Planner must check box below before proceeding.

- **[ ] Project is not listed.** **GO TO STEP 5.**
- **[ ] Project does not conform** to the scopes of work. **GO TO STEP 5.**
- **[ ] Project involves four or more** work descriptions. **GO TO STEP 5.**
- **[ ] Project involves less than four** work descriptions. **GO TO STEP 6.**

### STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

**TO BE COMPLETED BY PROJECT PLANNER**

Check all that apply to the project.

1. **Project involves a known historical resource (CEQA Category A)** as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
2. **Interior alterations to publicly accessible spaces.**
3. **Window replacement** of original/historic windows that are not “in-kind” but are consistent with existing historic character.
4. **Façade/storefront alterations** that do not remove, alter, or obscure character-defining features.
5. **Raising the building** in a manner that does not remove, alter, or obscure character-defining features.
6. **Restoration** based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
7. **Addition(s)**, including mechanical equipment that are minimally visible from a public right-of-way and meet the Secretary of the Interior’s Standards for Rehabilitation.

8. **Other work consistent** with the Secretary of the Interior Standards for the Treatment of Historic Properties (specify or add comments):

9. **Other work** that would not materially impair a historic district (specify or add comments):

   *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

10. **Reclassification of property status**. *(Requires approval by Senior Preservation Planner/Preservation Coordinator)*

    - [ ] Reclassify to Category A
      - a. Per HRER or PTR dated
      - b. Other (specify):
    - [ ] Reclassify to Category C
      - *(attach HRER or PTR)*

   **Note:** If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.

   - **Project can proceed with categorical exemption review.** The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. **GO TO STEP 6.**

   **Comments (optional):**
   - no physical work. change of use : limited restaurant to full restaurant.

   **Preservation Planner Signature:** Natalia Kwiatkowska

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**STEP 6: CATEGORICAL EXEMPTION DETERMINATION**

TO BE COMPLETED BY PROJECT PLANNER

- **No further environmental review is required. The project is categorically exempt under CEQA.** There are no unusual circumstances that would result in a reasonable possibility of a significant effect.

  **Project Approval Action:** Planning Commission Hearing

  **Signature:** Ashley Lindsay

  **Signature:** 03/04/2020

  **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

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<td>0210/040</td>
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Case No. | Previous Building Permit No. | New Building Permit No. |
---------|------------------------------|-------------------------|
2019-020999PRJ |                               |                          |

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:

- [ ] Result in expansion of the building envelope, as defined in the Planning Code;
- [ ] Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
- [ ] Result in demolition as defined under Planning Code Section 317 or 19005(f)?
- [ ] 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

- [ ] 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
### Land Use Information

**PROJECT ADDRESS:** 150 WAVERLY PL  
**RECORD NO.:** 2019-020999CUA  

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**EXHIBIT X**
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<tr>
<td>Three Bedroom (or +) Units</td>
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<td>Group Housing - Rooms</td>
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<td>Group Housing - Beds</td>
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<td>SRO Units</td>
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<td>Accessory Dwelling Units</td>
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</table>

*This Land Use Table includes only information related to the conversion of limited restaurant use to full restaurant use (d.b.a The Spicy Shrimp). This table does not include information about the entire building.*
Entrance

Eating Area
Basement

Basement Storage room
<table>
<thead>
<tr>
<th>BLOCK</th>
<th>LOT</th>
<th>ADDRESS</th>
<th>STREET</th>
<th>LATITUDE</th>
<th>LONGITUDE</th>
<th>VALIDATION</th>
<th>BUILDING</th>
<th>USE</th>
<th>FRONTAGE FT</th>
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<td>0210</td>
<td>006</td>
<td>801 Grant Ave</td>
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</tbody>
</table>

**Eating and Drinking Uses**

A grouping of Retail Sales and Service Uses that provide food and/or beverages for either on- or off-site food consumption including Bars, Restaurants, and Limited-Service Restaurants. Eating and Drinking Uses are subject to the conditions in Section 202.2(a).

<table>
<thead>
<tr>
<th>EATING AND DRINKING USE LINEAR FRONTAGE</th>
<th>TOTAL COMMERCIAL LINEAR FRONTAGE</th>
<th>CONCENTRATION OF EATING AND DRINKING USES (Percentage, Linear Frontage)</th>
</tr>
</thead>
</table>

Please review the additional tab for further information.

To view the vicinity of the property:

- Search address, left click parcel, Buffer by: 300ft

For Planning Code Section please review:

- http://propertymap.sfplanning.org/
150 Waverly Pl, San Francisco, CA 94108

Project Description: No physical work, change of use from limited restaurant to full restaurant to add beer and wine.

Property Description:
Block/Lot: 0210/040

Zoning: C-RNC - Chinatown-Residential Neighborhood Commercial

Applicant: Yanhua Li, 150 Waverly Place, San Francisco, CA 94108

Company: H & I Dehi LLC

Mailing Address: 41 Waverly Place, #16, San Francisco, CA 94108
NOTICE OF PRE-APPLICATION MEETING

Date: 6/24/2019

Dear Neighbor:
You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 150 Waverly Pl, cross street(s) Washington (Block/Lot#: 0210/040); Zoning CRNC ), 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.

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: change of use from limited restaurant to full restaurant to add beer and wine, no physical work

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<th>Existing # of dwelling units:</th>
<th>1</th>
<th>Proposed: no change</th>
<th>Permitted: no change</th>
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</thead>
<tbody>
<tr>
<td>Existing bldg square footage:</td>
<td>4,950</td>
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<td>Existing # of stories:</td>
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<td>Permitted: no change</td>
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<tr>
<td>Existing bldg height:</td>
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<tr>
<td>Existing bldg depth:</td>
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<td>Permitted: no change</td>
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</tbody>
</table>

MEETING INFORMATION:
Property Owner(s) name(s): 150 Waverly Place LLC
Project Sponsor(s): Walden Shi
Contact information (email/phone): waldenshi@gmail.com, 570-216-2779
Meeting Address*: 150 Waverly Place, San Francisco, CA 94108
Date of meeting: July 17th, 2019
Time of meeting**: 6:30 pm

*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. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.
AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING, SIGN-IN SHEET AND ISSUES/RESPONSES SUBMITTAL

1. __________, 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 ______________ (location/address) on ___________ (date) from ___________ (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, _____________, 2019 IN SAN FRANCISCO.

Signature

Yanhua Li
Name (type or print)

Applicant

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

150 Waverly Pl, San Francisco, CA 94108
Project Address
PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: 7/17/2019
Meeting Time: 6:30 pm
Meeting Address: 150 Waverly Pl, San Francisco, CA 94108
Project Address: 150 Waverly Pl, San Francisco, CA 94108
Property Owner Name: H & J Dehli LLC
Project Sponsor/Representative: 

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.

<table>
<thead>
<tr>
<th>NAME/ORGANIZATION</th>
<th>ADDRESS</th>
<th>PHONE #</th>
<th>EMAIL</th>
<th>SEND PLANS</th>
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SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: 7/17/2019
Meeting Time: 6:30 pm
Meeting Address: 150 Waverly Pl, San Francisco, CA 94108
Project Address: 150 Waverly Pl, San Francisco, CA 94108
Property Owner Name: H & J Dehli LLC
Project Sponsor/Representative:

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):

Project Sponsor Response:

Question/Concern #2:

Project Sponsor Response:

Question/Concern #3:

Project Sponsor Response:

Question/Concern #4:

Project Sponsor Response:
APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:
a) The undersigned is the owner or authorized agent of the owner of this property.
b) The information presented is true and correct to the best of my knowledge.
c) Other information or applications may be required.

Signature

Yanhua Li

Name (Printed)

Applicant

415-539-8598

Phone

yanhual1981@gmail.com

Email

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

APPLICANT'S SITE VISIT CONSENT FORM

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

Signature

Yanhua Li

Name (Printed)

11/4/2019

Date

For Department Use Only
Application received by Planning Department:

By: ________________________________ Date: ________________________________
# PROJECT APPLICATION (PRJ)

## GENERAL INFORMATION

### Property Information

Project Address: 150 Waverly Pl, San Francisco, CA94108

Block/Lot(s): 0210/040

### Property Owner's Information

Name: 150 Waverly Place LLC

Address: 1859 29th Ave, San Francisco, CA94122

Email Address: N/A

Telephone: 510-472-8888

### Applicant Information

☐ Same as above

Name: Yanhua Li

Company/Organization: H&J Dehl LLC, DBA The Spicy Shrimp

Address: 150 Waverly Pl, San Francisco, CA94108

Email Address: yanhuai1981@gmail.com

Telephone: 415-539-8598

Please Select Billing Contact:
- ✔ Owner
- ✔ Applicant
- ☐ Other (see below for details)

Name: Yanhua Li

Email: yanhuai1981@gmail.com

Phone: 415-539-8598

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.

We would like to obtain a beer and wine license since our restaurant is in a prime location for food and drinks, which beer and wine is desirable. Being able to provide beer and wine will be compatible with some of the dishes we serve as well as help us continue to operate and be competitive and comparable to other restaurants in the neighborhood. The Spicy Shrimp, which started operating in 2016, is a family run business specializing in Hong Kong style cuisine in the heart of San Francisco’s Chinatown.

Project Details:

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

☐ Additions    ☐ Legislative/Zoning Changes    ☐ Lot Line Adjustment-Subdivision    ☐ Other___________

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

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

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

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

☐ Financial Service    ☐ Massage Establishment    ☐ Other:___________

Estimated Construction Cost:  0

PAGE 3 | PLANNING APPLICATION - PROJECT APPLICATION

V. 05.16.2019 SAN FRANCISCO PLANNING DEPARTMENT
## Project and Land Use Tables

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Residential GSF</td>
<td>3,130 sq ft</td>
<td></td>
</tr>
<tr>
<td>Retail/Commercial GSF</td>
<td>1,820 sq ft</td>
<td></td>
</tr>
<tr>
<td>Office GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Industrial-PDR</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Visitor GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CIE (Cultural, Institutional, Educational)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Useable Open Space GSF</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Public Open Space GSF</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Project Features

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

### Land Use - Residential

- Studio Units
- One Bedroom Units
- Two Bedroom Units
- Three Bedroom (+) Units
- Group Housing - Rooms
- Group Housing - Beds
- SRO Units
- Micro Units

### 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.
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.

<table>
<thead>
<tr>
<th>Environmental Topic</th>
<th>Information</th>
<th>Applicable to Proposed Project?</th>
<th>Notes/Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1a. General</td>
<td>Estimated construction duration (months):</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>1b. General</td>
<td>Does the project involve replacement or repair of a building foundation?</td>
<td>☐ Yes ✔ No</td>
<td>If yes, submit an Environmental Supplemental-School and Child Care Drop-Off &amp; Pick-Up Management Plan.</td>
</tr>
<tr>
<td></td>
<td>Please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Transportation</td>
<td>Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?</td>
<td>☐ Yes ✔ No</td>
<td>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.</td>
</tr>
<tr>
<td>3. Shadow</td>
<td>Would the project result in any construction over 40 feet in height?</td>
<td>☐ Yes ✔ No</td>
<td></td>
</tr>
<tr>
<td>4a. Historic Preservation</td>
<td>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?</td>
<td>☐ Yes ✔ No</td>
<td>If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.</td>
</tr>
<tr>
<td>4b. Historic Preservation</td>
<td>Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?</td>
<td>☐ Yes ✔ No</td>
<td>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>.</td>
</tr>
</tbody>
</table>

Please see the Property Information Map or speak with Planning Information Center (PIC) staff to determine if this applies.
<table>
<thead>
<tr>
<th>Environmental Topic</th>
<th>Information</th>
<th>Applicable to Proposed Project?</th>
<th>Notes/Requirements</th>
</tr>
</thead>
</table>
| 5. **Archeology** | Would the project result in soil disturbance/ modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area? | ☐ Yes ✔ No | If Yes, provide depth of excavation/ disturbance below grade (in feet*):

*Note this includes foundation work |
| 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? | ☐ Yes ✔ No | A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project:

- The project involves:
  - excavation of 50 or more cubic yards of soil, or
  - building expansion greater than 1,000 square feet outside of the existing building footprint.

- The project involves a lot split located on a slope equal to or greater than 20 percent.

A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff. |
| 7. **Air Quality** | Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone? | ☐ Yes ✔ No | If yes, the property owner must submit copy of initial filed application with department of public health. More information is found [here](#). |
| 8a. **Hazardous Materials** | Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks? | ☐ Yes ✔ No | If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant. |
| 8b. **Hazardous Materials** | Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? | ☐ Yes ✔ No | If yes, submit a copy of the Maher Application Form to the Department of Public Health. Also submit a receipt of Maher enrollment with the Project Application. For more information about the Maher program and enrollment, refer to the Department of Public Health's Environmental Health Division.

*Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.* |

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.

signature

Yanhua Li
Name (Printed)

11/4/2019
Date

Applicant
415-539-8598
yanhuali1981@gmail.com

Relationship to Project
(i.e. Owner, Architect, etc.)
Phone
Email
CB3P CHECKLIST FOR ELIGIBILITY

Property Information

Project Address: 150 Waverly Pl, San Francisco, CA94108-1609

Record Number and/or Building Permit Number:

Name of Business (if known): The Spicy Shrimp

Project Description

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

to obtain a beer and wine license

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

<table>
<thead>
<tr>
<th>Confirm Compliance with Each Criterion by Checking the Boxes Below</th>
</tr>
</thead>
<tbody>
<tr>
<td>✔ Pre-Application Meeting</td>
</tr>
<tr>
<td>✔ Formula Retail</td>
</tr>
<tr>
<td>✔ Hours of Operation</td>
</tr>
<tr>
<td>✔ Storefront Consolidation</td>
</tr>
<tr>
<td>✔ Loss of Dwellings</td>
</tr>
<tr>
<td>✔ Alcohol Beverages</td>
</tr>
<tr>
<td>✔ Nature of Work</td>
</tr>
</tbody>
</table>

The application involves only non-residential uses and does not seek to establish or expand any of the following:
- Massage Establishment
- Tobacco Paraphernalia Establishment
- Adult Entertainment Establishment
- Cannabis Uses
- Fringe Financial Service
- Drive-up Facility
- Wireless Telecommunications Site ("WTS")
- Outdoor Activity Area
- Bar
- Nighttime Entertainment/Place of Entertainment (e.g. nightclubs, music venues)
- Off-Street parking in excess of that allowed on an as-of-right basis
- Office closed to the public located on the ground story
APPLICANT’S DECLARATION

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

Under penalty of perjury the following declarations are made:

a) The undersigned is the owner or authorized agent of the owner of this property.

b) The information presented is true and correct to the best of my knowledge.

c) Other information or applications may be required.

[Signature]

Yanhua Li
Name (Printed)

10/31/2019
Date

415-539-8598
Phone Number

yanhuali1981@gmail.com
Email Address

For Department Use Only

Check One:

[ ] ENROLLED

By: ___________________________ Date: ___________________________

[ ] NOT ENROLLED
STATE REASON:

______________________________

By: ___________________________ Date: ___________________________