PROJECT DESCRIPTION

The project would allow the conversion of the existing limited restaurant (d.b.a. Quicky Burgers) to a full-service Restaurant with a Type-41 On-Sale Beer and Wine for Bona fide Public Eating Place license. This project was reviewed under the Community Business Priority Processing Program (CB3P).

REQUIRED COMMISSION ACTION

Pursuant to Planning Code Sections 303 and 715, Conditional Use Authorization is required to permit the establishment of a Restaurant in the Castro Street 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. 2019-021378CUA subject to conditions contained in the attached “EXHIBIT A” and in general conformance with plans on file, submitted November 20, 2019, and stamped “EXHIBIT B.”

CB3P CHECKLIST

<table>
<thead>
<tr>
<th>Required Criteria</th>
<th>Complete &amp; adequate</th>
<th>Incomplete and/or inadequate</th>
<th>Not required and/or not applicable</th>
<th>Comments (if any)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Sponsor’s application</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CB3P eligibility checklist</td>
<td>X</td>
<td></td>
<td></td>
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<tr>
<td>Planning Code §101.1 findings</td>
<td>X</td>
<td></td>
<td>See application for findings.</td>
<td></td>
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<tr>
<td>Planning Code §303(c) findings</td>
<td>X</td>
<td></td>
<td>See application for findings.</td>
<td></td>
</tr>
<tr>
<td>Planning Code §303(o) findings for Eating and Drinking Uses</td>
<td>X</td>
<td></td>
<td>Per the Project Sponsor’s submittal, the proposal will increase the concentration of eating and drinking uses in the area, measured in linear feet of commercial frontage, from 37.5% to 39.9%.</td>
<td></td>
</tr>
<tr>
<td>Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals</td>
<td>X</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Photographs of the site and/or context</td>
<td>X</td>
<td></td>
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<tr>
<td>Scaled and/or dimensioned plans</td>
<td>X</td>
<td></td>
<td></td>
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<tr>
<td>Clearance under California Environmental Quality Act (“CEQA”)</td>
<td>X</td>
<td></td>
<td>Categorically Exempt as a Class 1 Exemption</td>
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</table>

Additional Information

<table>
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<tr>
<th>Notification Period</th>
<th>March 13, 2020 - April 2, 2020 (20-day mailing, newspaper, online, and site posted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number and nature of public comments received</td>
<td>The sponsor held a pre-application meeting on October 1, 2019, prior to filing the application; there were three attendees. To date, staff has received no public correspondence regarding the project.</td>
</tr>
<tr>
<td>Timeline from complete application to hearing</td>
<td>49</td>
</tr>
</tbody>
</table>

Generalized Basis for Approval (max. one paragraph)

The Commission finds the Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in Section 101.1, 303(c) and 303(o) and findings submitted as a part of the application. The proposed use and character of a proposed small business in an existing storefront that is not Formula Retail is compatible with the surrounding area and is on balance compatible with the General Plan and Use District. While the Project will increase the concentration of eating and drinking uses to 39.9%, the Department finds that the area can accommodate such concentration of eating and drinking uses. Conditional Use approval to establish a Restaurant use would serve the greater community within the Castro Neighborhood Commercial District as a neighborhood and visitor-oriented establishment. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 30, 2020.
AYES:
NAYS:
ABSENT:  
ADOPTED:  April 30, 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
Exhibit C - Environmental Determination
Exhibit D - Land Use Data
Exhibit E - Maps and Context Photos
Exhibit F – Conditional Use Authorization Supplemental Application
Exhibit G – Community Business Priority Processing Program Checklist
EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Restaurant (d.b.a. Quicky Burgers) located at 4092 18th Street pursuant to Planning Code Section(s) 303 and 715 within the Castro Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, submitted November 20, 2019, and stamped “EXHIBIT B” included in the docket for Record No. 2019-021378CUA and subject to conditions of approval reviewed and approved by the Commission on April 30, 2020 under Motion No XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on April 30, 2020 under Motion No XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

**MONITORING - AFTER ENTITLEMENT**

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

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

**OPERATION**

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

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

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

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

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

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

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

   C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.
For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org.

D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works. For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, http://sfdpw.org.

9. Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, http://sfdpw.org.

10. Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor. For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org.

11. Hours of Operation. The subject establishment is limited to the following hours of operation: Sunday through Saturday from 6:00 a.m. to 2:00 a.m. For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sfplanning.org.

12. 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.sfplanning.org.
**ABBREVIATIONS**

**GENERAL NOTES**

The contractor shall verify all dimensions with conditions at the job site before proceeding with any work.

Do not scale the drawings; locate only by written dimension or written clarification from the architect.

Any errors, omissions or conflicts found in the various parts of the contract documents shall be brought to the attention of the architect.

Changes in floor materials occur at centerline of door or frames opening unless otherwise noted on the drawings.

Contractors shall verify all architectural details with the structural, mechanical, and electrical drawings before the ordering of or installation of any item of the work.

All work shall be done in a safe, orderly manner without damage to the premises or adjacent properties. Any resulting damage or cost of repair shall be borne by the contractor at no additional expense to the owner.

Existing conditions shown on the drawings are as shown on the original drawings and as observed on site. The architect shall not guarantee the accuracy of these dimensions and conditions. Any discrepancies shall be reported to architect prior to proceeding with work. noted: dimensions take precedence over scale of the drawing, do not scale the drawings.

Maintain work areas clean and free from under circumstances at all times. Remove surplus materials and waste as the work progresses.

All dimensions are measured to face of finish, USN.

All work shall be designed and built by contractor to conform to all applicable and provide a complete, weather-tight installation.

**PROJECT SITE**

**SITE LOCATION**

4092 18th ST

**SITES**

**INDEX**

A-0  COVER SHEET
A-00  DRAWING CHECKLIST
A-1  EXISTING FLOOR PLAN & ELEVATION
A-2  PROPOSED FLOOR PLAN & ELEVATION
M-1-M-3  HOOD SYSTEM

**CODES:**

All work to conform with:

2016 California Building Codes and all applicable codes of the City of San Francisco.

**BUILDING APPLICATION FOR**

Onur Ozkaynak & Kocer Salgut
4092 18th Street, San Francisco, CA 94114

**DESIGNER:**

Ahmed Hilmy, AIA (415) 240-6003

**COVER SHEET**

**SCALE**

Quick, Bunker & Shields
4092 18th Street, San Francisco, CA 94114

Abedrakah Helifa

C-ORDER EXPEDITED 12/20/2018 Phone Fax 415-765-2700

*20060*
# Land Use Information

**PROJECT ADDRESS:** 4092 18TH STREET  
**RECORD NO.:** 2019-021378CUA

<table>
<thead>
<tr>
<th></th>
<th>EXISTING</th>
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<th>NET NEW</th>
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<tr>
<td><strong>GROSS SQUARE FOOTAGE (GSF)</strong></td>
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<td>Parking GSF</td>
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<td>Residential GSF</td>
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<tr>
<td>Retail/Commercial GSF</td>
<td>870</td>
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<tr>
<td>Industrial/PDR GSF</td>
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<tr>
<td>Medical GSF</td>
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<tr>
<td>Visitor GSF</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>CIE GSF</td>
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<tr>
<td>Usable Open Space</td>
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<tr>
<td>Public Open Space</td>
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<td>Other ( )</td>
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<td><strong>TOTAL GSF</strong></td>
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<td><strong>TOTALS</strong></td>
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**PROJECT FEATURES (Units or Amounts):**

- Dwelling Units - Affordable
- Dwelling Units - Market Rate
- Dwelling Units - Total
- Hotel Rooms
- Number of Buildings
- Number of Stories
- Parking Spaces
- Loading Spaces
- Bicycle Spaces
- Car Share Spaces
- Other ( )
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<th>LAND USE - RESIDENTIAL</th>
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<tr>
<td>Studio Units</td>
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<tr>
<td>One Bedroom Units</td>
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<tr>
<td>Two Bedroom Units</td>
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</tr>
<tr>
<td>Three Bedroom (or +) Units</td>
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<td>Group Housing - Rooms</td>
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<tr>
<td>Group Housing - Beds</td>
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<td>Micro Units</td>
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<tr>
<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. Quicky Burgers). This table does not include information about the entire building.*
PROJECT APPLICATION (PRJ)

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

For more information, see the Project Application Informational Packet.

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

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

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

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

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

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

WHAT TO SUBMIT:

☐ One (1) complete and signed application.

☐ Two (2) hard copy sets of plans that meet Department of Building Inspection submittal standards. Please see the Department’s Plan Submittal Guidelines for more information.

☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.

☐ Pre-Application Meeting materials, if required. See the Pre-Application Meeting Informational Packet for more.

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

(See Fee Schedule and/or Calculator).

ENTITLEMENTS

HOW TO SUBMIT:

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

WHAT TO SUBMIT:

☐ One (1) complete and signed application.

☐ One (1) hard copy set of reduced sized (11"x17") plans. Please see the Department’s Plan Submittal Guidelines for more information.

☐ A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf, if applicable.

☐ Pre-Application Meeting materials, if required. See the Pre-Application Meeting Informational Packet for more.

☐ Current or historic photograph(s) of the property.

☐ All supplemental applications (e.g., Conditional Use) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.

☐ A digital copy (CD or USB drive) of the above materials.

☐ Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See Fee Schedule and/or Calculator).
PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 4092 18th St. San Francisco CA 94114

Block/Lot(s):

Property Owner's Information

Name: Mike Oetterweich

Address: 2061 Acornbush Ave. Burlingame CA

Telephone: 650-343-4348

Applicant Information

Same as above

Name: Owe O'Keane

Company/Organization: Eyuli LLC

Address: 4092 18th St. SF CA 94114

Telephone: 415-299-7866

Please Select Billing Contact:

☐ Owner    ☑ Applicant    ☐ Other (see below for details)

Name: Owe O'Keane

Email Address: quickybuyers@gmail.com

Telephone: 415-299-7866

Please Select Primary Project Contact:

☐ Owner    ☑ Applicant    ☐ Billing

Related Applications

Related Building Permit Applications

☐ N/A

Building Permit Applications No(s):

Related Preliminary Project Assessments (PPA)

☐ N/A

PPA Application No(s):

PPA Letter Date:
PROJECT INFORMATION

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

Obtaining alcohol license Type 41.

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:  

PAGE 3 | PLANNING APPLICATION - PROJECT APPLICATION
### Project and Land Use Tables

<table>
<thead>
<tr>
<th>General Land Use</th>
<th>Existing</th>
<th>Proposed</th>
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<tr>
<td>Parking GSF</td>
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<td>0</td>
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<td>Residential GSF</td>
<td>20</td>
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<td>Retail/Commercial GSF</td>
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<td>Medical GSF</td>
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<td>Visitor GSF</td>
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<td>CE (Cultural, Institutional, Educational)</td>
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<th>Existing</th>
<th>Proposed</th>
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<tr>
<td>Dwelling Units - Affordable</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Dwelling Units - Market Rate</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Dwelling Units - Total</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Number of Building(s)</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Number of Stories</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Parking Spaces</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Loading Spaces</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Bicycle Spaces</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Car Share Spaces</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Other</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Land Use - Residential</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio Units</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>One Bedroom Units</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Two Bedroom Units</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Three Bedroom (or +) Units</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Group Housing - Rooms</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Group Housing - Beds</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>SRO Units</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Micro Units</td>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

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): N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1b. General</td>
<td>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)</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>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>4. Biological Resources</td>
<td>Does the project include the removal or addition of trees on, over, or adjacent to the project site?</td>
<td>☐ Yes ☑ No</td>
<td>If yes: Number of existing trees on, over, or adjacent to the project site: Number of existing trees on, over, or adjacent to the project site that would be removed by the project: Number of trees on, over, or adjacent to the project site that would be added by the project:</td>
</tr>
<tr>
<td>5a. 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>5b. 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>
<tbody>
<tr>
<td>6. Archeology</td>
<td>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?</td>
<td>☐ Yes ☑ No</td>
<td>If Yes, provide depth of excavation/disturbance below grade (in feet*): *Note this includes foundation work</td>
</tr>
<tr>
<td>7. Geology and Soils</td>
<td>Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater?</td>
<td>☐ Yes ☑ No</td>
<td>A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: 1. 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. 2. 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.</td>
</tr>
<tr>
<td>8. Air Quality</td>
<td>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?</td>
<td>☐ Yes ☑ No</td>
<td>If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here.</td>
</tr>
<tr>
<td>9a. Hazardous Materials</td>
<td>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?</td>
<td>☐ Yes ☑ No</td>
<td>If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.</td>
</tr>
<tr>
<td>9b. Hazardous Materials</td>
<td>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?</td>
<td>☐ Yes ☑ No</td>
<td>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.</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>Policy</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced; with the alcohol license, we can compete our neighbor restaurants and bars, stay in business and create employment opportunities for the residents.</td>
</tr>
<tr>
<td>2.</td>
<td>That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods; having alcohol license will help the economy by creating more job opportunities and taxes.</td>
</tr>
<tr>
<td>3.</td>
<td>That the City's supply of affordable housing be preserved and enhanced; NA</td>
</tr>
<tr>
<td>4.</td>
<td>That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking; NA</td>
</tr>
<tr>
<td>5.</td>
<td>That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced; NA</td>
</tr>
<tr>
<td>6.</td>
<td>That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake; NA</td>
</tr>
<tr>
<td>7.</td>
<td>That landmarks and historic buildings be preserved; and NA</td>
</tr>
<tr>
<td>8.</td>
<td>That our parks and open space and their access to sunlight and vistas be protected from development. NA</td>
</tr>
</tbody>
</table>
APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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

[Signature]

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

[415-299-7966]
Phone

[name]
Name (Printed)

quicklyburgers@gmail.com
Email

For Department Use Only

Application received by Planning Department:

By: ____________________________ Date: ____________________________
CONDITIONAL USE AUTHORIZATION APPLICATION

APPLICATION SUBMITAL REQUIREMENTS

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

Please read the Conditional Use Authorization Informational Packet and the instructions in this application carefully before the application form is completed.

WHAT TO SUBMIT:

☐ One (1) complete application signed by owner or agent.

☐ One hard copy set of reduced sized (11"x17") plans, including but not limited to plans showing adjacent structures, existing and proposed floor plans, elevations, and sections. Once your project is assigned, your planner may request a full-size (24"x36") set of plans. Please see the Department's Plan Submittal Guidelines http://sf-planning.org/sites/default/files/FileCenter/Documents/8676-Plan_Submittal_Guidelines-042315.pdf for more information.

☐ A Letter of Authorization for Agent from the owner giving you permission to communicate with the planning department on their behalf.

☐ A digital copy (CD or USB drive), containing the application, project drawings, letter of authorization, etc.

☐ Current or historic photograph(s) of the subject property.

☐ Payment via Check, Money Order or debit/credit for the required intake fee amount. (See Fee Schedule and/or Calculator).

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

Location: 1660 Mission Street, Ground Floor
San Francisco, CA 94103-2479
Phone: 415.558.6377
Email: pic@sfgov.org

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

中文：如果您希望获得使用中文填写这份申请表的帮助，请致电415.575.9010。请注意，规划部门需要至少一个工作日来回应。

Tagalog: Kung gusto mo ng tulong sa pagkumpolto ng application na ito sa Filipino, paki tawagan ang 415.575.9121. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

THE PRE-APPLICATION PROCESS:

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

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

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

Name: Mike Dotterweich

Address: 20 El Guanito Way, Burlingame, CA

Email Address: Telephone: 650-343-4348

Applicant Information (if applicable)

Name: Onur Ozkaagan

Company/Organization: Quicke Burger

Address: 4092 18th St, SF, CA 94114

Email Address: quickeburgers@gmail.com Telephone: 415-299-7866

Please Select Billing Contact: □ Owner □ Applicant □ Other (see below for details)

Name: Onur Ozkaagan Email: quickeburgers@gmail.com Phone: 415-299-7866

Please Select Primary Project Contact: □ Owner □ Applicant □ Billing

Property Information

Project Address: 4092 18th St, SF, CA 94114 Block/Lot(s):

Plan Area:

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. □ See Attachment

Obtaining an alcohol license type 41

Space currently limited restaurant however it's been operating as a burger joint. Project doesn't require any construction or changes.
Project Details:

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

Estimated Construction Cost: 0

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

Non-Residential:
- Formula Retail
- Medical Cannabis Dispensary
- Tobacco Paraphernalia Establishment
- Financial Service
- Massage Establishment
- Other: 2011-2012

Related Building Permits Applications

Building Permit Applications No(s):
### General Land Use Category

<table>
<thead>
<tr>
<th>Existing (Square footage area)</th>
<th>Proposed (Square footage area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parking GSF</td>
<td>N/A</td>
</tr>
<tr>
<td>Residential GSF</td>
<td>N/A</td>
</tr>
<tr>
<td>Retail/Commercial</td>
<td>N/A</td>
</tr>
<tr>
<td>Office</td>
<td>N/A</td>
</tr>
<tr>
<td>Industrial-PDR</td>
<td>N/A</td>
</tr>
<tr>
<td>Medical</td>
<td>N/A</td>
</tr>
<tr>
<td>Visitor</td>
<td>N/A</td>
</tr>
<tr>
<td>CIE (Cultural, Institutional, Educational)</td>
<td>N/A</td>
</tr>
<tr>
<td>Useable Open Space</td>
<td>N/A</td>
</tr>
<tr>
<td>Public Open Space</td>
<td>N/A</td>
</tr>
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</table>

### Project Features

<table>
<thead>
<tr>
<th>Existing Unit(s) (Count)</th>
<th>Proposed Unit(s) (Count)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dwelling Units - Affordable</td>
<td>N/A</td>
</tr>
<tr>
<td>Hotel Rooms</td>
<td>N/A</td>
</tr>
<tr>
<td>Dwelling Units - Market Rate</td>
<td>N/A</td>
</tr>
<tr>
<td>Building Number</td>
<td>1</td>
</tr>
<tr>
<td>Stories Number</td>
<td>4</td>
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<tr>
<td>Parking Spaces</td>
<td>N/A</td>
</tr>
<tr>
<td>Loading Spaces</td>
<td>N/A</td>
</tr>
<tr>
<td>Bicycle Spaces</td>
<td>N/A</td>
</tr>
<tr>
<td>Car Share Spaces</td>
<td>N/A</td>
</tr>
<tr>
<td>Public Art</td>
<td>N/A</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td>Land Use - Residential</td>
<td></td>
</tr>
<tr>
<td>------------------------</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Existing</td>
</tr>
<tr>
<td><strong>Studio Units</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>One Bedroom Units</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Two Bedroom Units</strong></td>
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<tr>
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<td><strong>Group Housing - Beds</strong></td>
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<tr>
<td><strong>SRO Units</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Micro Units</strong></td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Accessory Dwelling Units**

*For ADUs, individually list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.*

|                        |          |          |
| **Accessory Dwelling Units** |          |          |

N/A
ACTION(S) REQUESTED

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

CONDITIONAL USE FINDINGS

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

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community.

Space used to be a yurt shop that was a limited restaurant. Now it's a burger joint owned by an individual and has been operating since May 2019. With the CUP, space will be a full restaurant and I'll apply for a beer and wine license. No construction, or structural change needed.

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; N/A

   (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

There won't be any construction or structural change, therefore CUP won't affect the proposed site's size, shape, accessibility, traffic patterns for persons or/and vehicles, the type and volume of such traffic and the adequacy of current parking and loading.

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

Since there won't be any change, it won't affect the master plan.
### PRIORITY GENERAL PLAN POLICIES FINDINGS
### PLANNING CODE SECTION 101
### (APPLICABLE TO ALL PROJECTS)

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed alterations and demolitions are consistent with eight priority policies set forth in Section 101.1 of the Planning Code. These eight policies are listed below. Please state how the Project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. If a given policy does not apply to your project, explain why it is not applicable.

<table>
<thead>
<tr>
<th>Please respond to each policy; if it's not applicable explain why:</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;</td>
</tr>
<tr>
<td>2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;</td>
</tr>
<tr>
<td>By adding beer and wine license will bring more revenue; therefore more tax and more employment opportunity.</td>
</tr>
<tr>
<td>3. That the City's supply of affordable housing be preserved and enhanced;</td>
</tr>
<tr>
<td>N/A. No structural change or construction will be done.</td>
</tr>
<tr>
<td>4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;</td>
</tr>
<tr>
<td>N/A. Because, we are not making changes inside or outside of the building.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td>5</td>
</tr>
<tr>
<td>6</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>7</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td>8</td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
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

Owne

Relationship to Project

(i.e. Owner, Architect, etc.)

415-299-7866

Phone

quickyburgers@gmail.com

Email

Name (Printed)

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

Name (Printed)

Date

For Department Use Only
Application received by Planning Department:

By: ____________________________

Date: ____________________________
AFFIDAVIT FOR FORMULA RETAIL ESTABLISHMENTS

1. Location and Classification

Project Address: 4092 18TH STREET, SAN

Block/Lot(s): 3582 / 057

2. Proposed Use Description

Proposed Use (Use Category Per Article 7 or 8): RESTAURANT (102)

Proposed Business Name: QUICKY BURGERS & SHAKEs

Description of Business, Including Products and/or Services:

BURGERS & SHAKEs

Building Permit Application No. (if applicable): NON

Conditional Use Case No. (if applicable):

3. Quantity of Retail Locations

<table>
<thead>
<tr>
<th>Line</th>
<th>Description</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.A</td>
<td>List the number of existing locations this business has worldwide. Please include any property for which a lease has been executed.</td>
<td>1</td>
</tr>
<tr>
<td>3.B</td>
<td>List the number of existing locations in San Francisco.</td>
<td>1</td>
</tr>
</tbody>
</table>

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

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

4. Standardized Features

<table>
<thead>
<tr>
<th>FEATURES</th>
<th>YES</th>
<th>NO</th>
</tr>
</thead>
<tbody>
<tr>
<td>A  Array of Merchandise</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>B  Trademark</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>C  Servicemark</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>D  Décor</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>E  Color Scheme</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>F  Façade</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>G  Uniform Apparel</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>H  Signage</td>
<td>☐</td>
<td>☑</td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>8</td>
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</tbody>
</table>

Enter the total number of Yes/No answers above.

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

10-24-19

Date

OWNER

415-299-7866

quicklyburgers@gmail.com,

Phone

Email

ONUR OZKAYNAK

Name (Printed)

Relationship to Project

(i.e. Owner, Architect, etc.)

PLANNING DEPARTMENT USE ONLY

PLANNING CODE SECTION(3) APPLICABLE:

HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?

☐ Principally Permitted
☐ Principally Permitted, Neighborhood Notice Required (Section 311)
☐ Not Permitted
☐ Conditional Use Authorization Required (Please list Case Number below)

<table>
<thead>
<tr>
<th>CASE NO.</th>
<th>MOTION NO.</th>
<th>EFFECTIVE DATE</th>
<th>NSR RECORDED?</th>
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<tr>
<td></td>
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<td>□ Yes □ No</td>
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</tbody>
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COMMENTS:

VERIFIED BY:

Signature: ___________________________ Date: ___________________________

Printed Name: ___________________________ Phone: ___________________________
NOTICE OF PRE-APPLICATION MEETING

Date: 10/11/2019

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 4092 18th St., cross street(s) Castro (Block/Lot#: ); Zoning: ), 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: obtain a beer and wine license requires CUP.

<table>
<thead>
<tr>
<th>Existing # of dwelling units:</th>
<th>NA</th>
<th>Proposed: No Change</th>
<th>Permitted:</th>
<th>NA</th>
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</thead>
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<tr>
<td>Existing bldg square footage:</td>
<td>875</td>
<td>Proposed: No Changes</td>
<td>Permitted:</td>
<td>875</td>
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<tr>
<td>Existing # of stories:</td>
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<td>NA</td>
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<tr>
<td>Existing bldg height:</td>
<td>NA</td>
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<td>Permitted:</td>
<td>NA</td>
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<td>Existing bldg depth:</td>
<td>NA</td>
<td>Proposed: No Change</td>
<td>Permitted:</td>
<td>NA</td>
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MEETING INFORMATION:
Property Owner(s) name(s): Mike Dottersweich
Project Sponsor(s): Our Otkaynek
Contact information (email/phone): quickyburgers@gmail.com 415-299-7866
Meeting Address*: 4092 18th St. SF CA 94114
Date of meeting: 10/11/19 Time of meeting**: 2:00 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

I, Omer Otkaynak, 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 4092 18th St (location/address) on 10/18/19 (date) from 2:00 pm (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, 10/18/19, IN SAN FRANCISCO.

[Signature]

Name (type or print)

Omer Otkaynak

Owner

Relationship to Project (e.g. Owner, Agent)

(if Agent, give business name & profession)

4092 18th St.

Project Address
# PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: 10-18-2014
Meeting Time: 2:00pm
Meeting Address: 4092-18th Street San Francisco
Project Address: 4092-18th Street San Francisco 94114
Property Owner Name: Mike Mortenson
Project Sponsor/Representative: [Signature]

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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<tbody>
<tr>
<td>1. CASTRO MORTENSON</td>
<td>580 Castro St</td>
<td>415-431-3394</td>
<td>Mortenson.com</td>
<td>☐</td>
</tr>
<tr>
<td>2. KAMIEK BATT</td>
<td>4077A 18th St.</td>
<td>415-861-8787</td>
<td><a href="mailto:mmc@fire.com">mmc@fire.com</a></td>
<td>☐</td>
</tr>
<tr>
<td>3. Cenber Institute</td>
<td>608 Castro St</td>
<td>(415) 554-0352</td>
<td>☐</td>
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SUMMARY OF DISCUSSION FROM THE
PRE-APPLICATION MEETING

Meeting Date: 10/18/19
Meeting Time: 2:10 PM
Meeting Address: 4042 19th St. SF CA 94114
Project Address: same as above
Property Owner Name: Mike Joinheir
Project Sponsor/Representative: Omer Alkaynah

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):

What is the CUP for

Project Sponsor Response:

From limited restaurant to a full restaurant to obtain a beer and wine license

Question/Concern #2: Any Construction

Project Sponsor Response: NO

Question/Concern #3:

Project Sponsor Response:

Question/Concern #4:

Project Sponsor Response:
**INVOICE FOR SERVICES**

**REQUESTED FOR**
Onur Ozkanak
4092 18th St
San Francisco, CA 94114

**DATE**
9/18/2019

**PHONE**
415-299-7866

**EMAIL**

---

**JOB #** 3582057T  
**PROPERTY ADDRESS** 4092 18th St

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**PURPOSE**

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<th>PRE</th>
<th>APP'</th>
<th>3 WIRELESS</th>
<th>5 MIN</th>
<th>ENR</th>
<th>3 ARC</th>
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**DELIVERABLES**

- **MAPS**
  - 24" x 36" PLOT
  - 17" x 22" PLOT
  - 11" x 17" PRINT

- **LISTS**
  - OWNERS ONLY
  - OWNERS & TENANTS

- **LABELS**
  - OWNERS ONLY
  - OWNERS & ADJ TENANTS

- **AFFIDAVIT**
  - 1 NEIGHBORHOOD GROUPS

**Mailing (94 Letters)** $235

**DELIVERY**

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**SHIP TO:**

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**PAYMENT**

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**BILL TO:**

---

**REF / PO#**

---

**TOTAL AMOUNT DUE** $410

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INVOICES ARE PAYABLE UPON RECEIPT
MAKE CHECKS PAYABLE TO RADIUS SERVICES AND REFERENCE JOB #
ELECTRONIC INVOICE AVAILABLE UPON REQUEST

THANK YOU FOR YOUR BUSINESS!
<table>
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<th>BLOCK</th>
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<th>OADDR</th>
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THE INFORMATION CONTAINED HEREIN WHILE NOT GUARANTEED HAS BEEN SECURED FROM SOURCES DEEMED RELIABLE.
Castro Upper Market
(25)

Alan Beach-Nelson
Castro/Eureka Valley Neighborhood Association
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San Francisco, CA 94114-2827

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Castro Upper Market Community Benefit District
693 14th Street
San Francisco, CA 94114

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Sharon Street Neighborhood Association
46 Sharon Street
San Francisco, CA 94114

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Eureka Valley Trails/Art Network
1281 Quesada Ave
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Corbett Heights Neighbors
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Planning and Land Use Committee
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Noe Street Neighbors
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Brian Basinger
Q Foundation - AIDS Housing Alliance/SF
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San Francisco, CA 94102

Development Notification
Castro for Housing
1260 Mission Street
San Francisco, CA 94103

Antonio Flores
Hotel Zeppelin
545 Post Street
San Francisco, CA 94102

Gary Weiss
Corbett Heights Neighborhood Association
78 Mars Street
San Francisco, CA 94114

Dave McMorran
San Francisco Citizens for Considered Development
355 11th St, Suite 200
San Francisco, CA 94103
NOTICE OF PRE-APPLICATION MEETING

Date: 10/1/2019

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 4092 18th St., cross street(s) Castro (Block/Lot#: ___________; Zoning: ___________), 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: **obtain beer and wine license**

Existing # of dwelling units: **N/A**  Proposed: **N/A**  Permitted: **N/A**
Existing bldg square footage: **875**  Proposed: **N/A**  Permitted: **N/A**
Existing # of stories: **N/A**  Proposed: **N/A**  Permitted: **N/A**
Existing bldg height: **N/A**  Proposed: **N/A**  Permitted: **N/A**
Existing bldg depth: **N/A**  Proposed: **N/A**  Permitted: **N/A**

MEETING INFORMATION:
Property Owner(s) name(s): **Mike Dolsen**
Project Sponsor(s): **Onur Ozkaya**
Contact Information (email/phone): **quickysburgers@gmail.com 415-299-7866**
Meeting Address*: 4092 18th St. 3F CA 94114
Date of meeting: **10/18/19**  Time of meeting**: **2:00 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.