



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Draft Motion

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: APRIL 30, 2020

CONTINUED FROM: APRIL 2, 2020

Record No.: 2019-021378CUA
Project Address: 4092 18TH STREET
Zoning: NCD (Castro Neighborhood Commercial) Zoning District
40-X Height and Bulk District
Fringe Financial Service Restricted Use District
Block/Lot: 3582/057
Project Sponsor: Onur Ozkaynak
4092 18th Street
San Francisco, CA 94114
Property Owner: Cinti Family Trust
P.O. Box 1667
Burlingame, CA 94010
Dotterweich M G & M F
P.O. Box 1667
Burlingame, CA 94010
4096 18th Street LLC
1450 Castle Road
Sonoma, CA 95476
Staff Contact: Will Hughen – (415) 575-8722
will.hughen@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project would 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

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor's application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			See application for findings.
Planning Code §303(c) findings	X			See application for findings.
Planning Code §303(o) findings for Eating and Drinking Uses	X			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%.
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals			X	
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt as a Class 1 Exemption

Additional Information	
Notification Period	March 13, 2020 - April 2, 2020 (20-day mailing, newspaper, online, and site posted)
Number and nature of public comments received	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.
Timeline from complete application to hearing	49

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 **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **April 30, 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

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.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>.

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.sf-planning.org

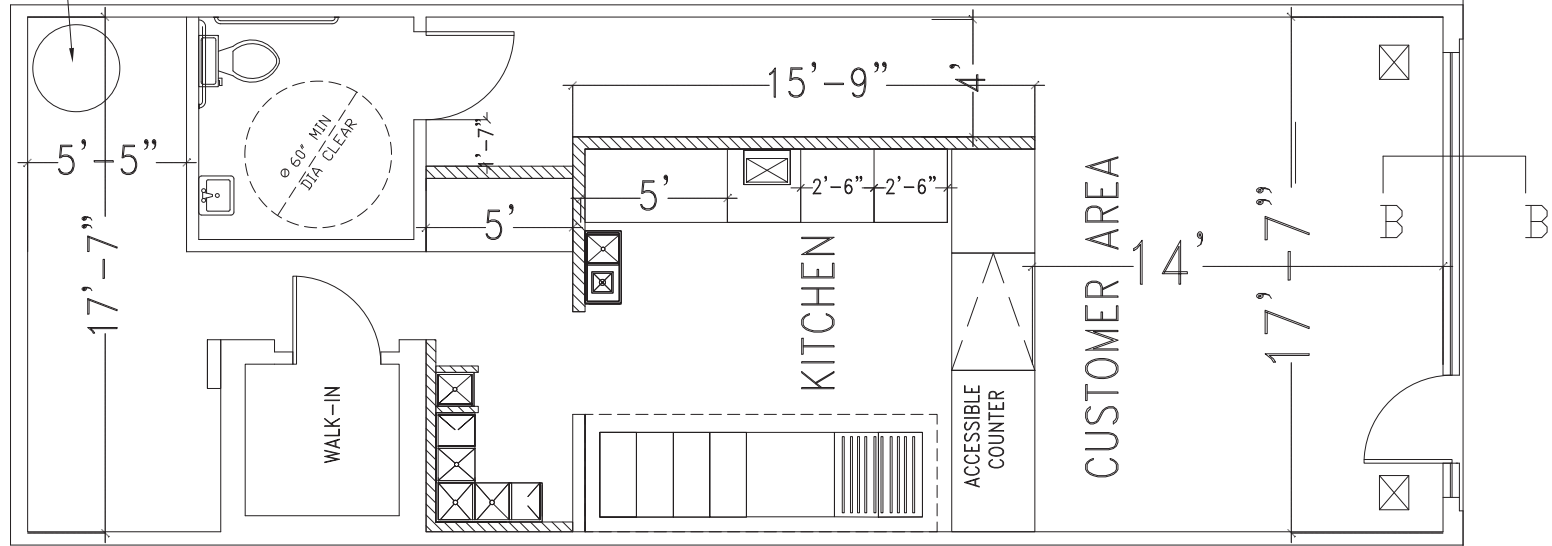
11. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Sunday through Saturday from 6:00 a.m. to 2:00 a.m.

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

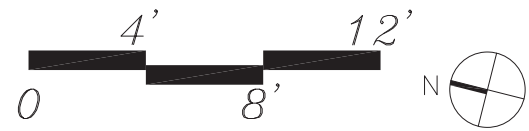
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

(N)w/H



1
A-1

EXISTING FLOOR PLAN
4092 18th st



18th STREET

BUILDING APPLICATION FOR	
ONUR OZKAYNAK	
4092 18TH STREET, SAN FRANCISCO, CA 94114	
EXISTING FLOOR PLAN	SCALE
QUICKY BURGERS & SHAKES 4092 18TH STREET, SAN FRANCISCO, CA 94114	DWG NO A-2

4092 18TH STREET, SAN FRANCISCO, CA 94114



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF			
Residential GSF			
Retail/Commercial GSF	870	0	870
Office GSF			
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>			
Medical GSF			
Visitor GSF			
CIE GSF			
Usable Open Space			
Public Open Space			
Other ()			
TOTAL GSF	870	0	870
	EXISTING	NET NEW	TOTALS
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 ()			

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

*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.



4094

We Deliver 5-757-0855

BURGERS

SHAKES

MIX
The NEIGHBORHOOD BAR

GRAB A COLD Corona
BEST MARGARITA IN TOWN
WATCH THE GAMES HERE WITH YOUR FRIENDS

TACOMA

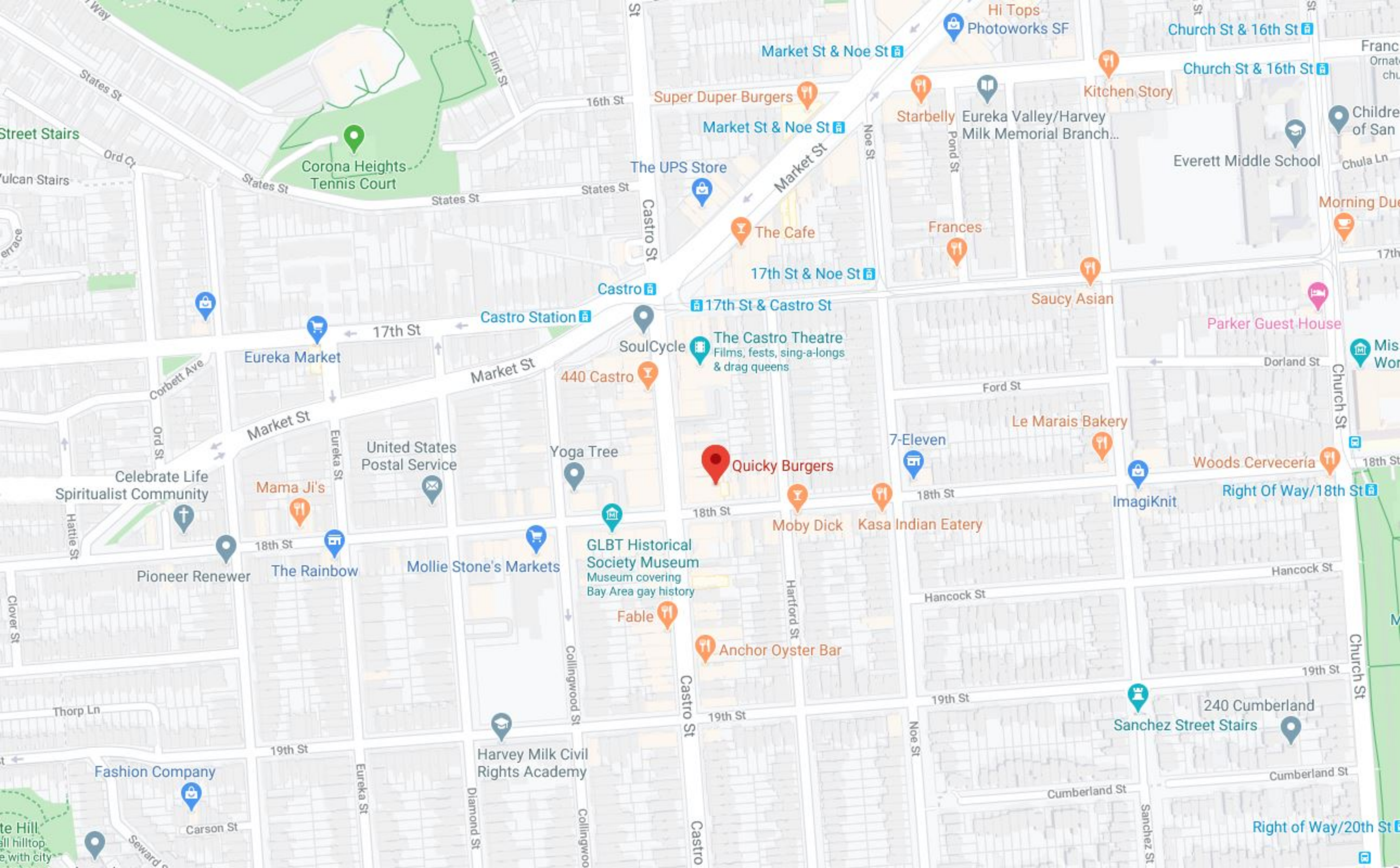


We Deliver 757-0855

BURGERS

SHAKES





Corona Heights
Tennis Court

The UPS Store

Castro Station

SoulCycle

Quicky Burgers

GLBT Historical
Society Museum
Museum covering
Bay Area gay history

Harvey Milk Civil
Rights Academy

Anchor Oyster Bar

Sanchez Street Stairs

240 Cumberland

The Castro Theatre
Films, fests, sing-a-longs
& drag queens

Yoga Tree

Fable

7-Eleven

Moby Dick

Kasa Indian Eatery

Le Marais Bakery

Woods Cerveceria

Parker Guest House

Saucy Asian

Frances

The Cafe

Starbelle

Eureka Valley/Harvey
Milk Memorial Branch...

Kitchen Story

Hi Tops

Church St & 16th St

Market St & Noe St

Market St & Noe St

17th St & Noe St

17th St & Castro St

Church St & 16th St

Everett Middle School

Morning Du

17th

17th St

Castro Station

Eureka Market

Market St

440 Castro

18th St

18th St

Right Of Way/18th St

18th St

The Rainbow

Mollie Stone's Markets

GLBT Historical
Society Museum

19th St

19th St

19th St

19th St

19th St

Fashion Company

Carson St

Diamond St

Collingwood St

Castro St

Noe St

Cumberland St

Sanchez St

Cumberland St

Right of Way/20th St





PROJECT APPLICATION (PRJ)

A Project Application must be submitted for any Building Permit Application that requires an intake for Planning Department review, including for environmental evaluation or neighborhood notification, or for any project that seeks an entitlement from the Planning Department, such as a Conditional Use Authorization or Variance. For more, see the [Project Application Informational Packet](#).

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

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

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

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

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

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

WHAT TO SUBMIT:

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

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

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

ENTITLEMENTS

HOW TO SUBMIT:

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

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](#)).



San Francisco Planning

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 Dotterweich

Address: _____

Email Address: N/A

20 E1 Quonito way Burlingame CA

Telephone: 650-343-4348

Applicant Information

Same as above

Name: Onur Ozkaynak

Company/Organization: Eylul LLC

Address: _____

Email Address: quickyburgers@gmail.com

4092 18th St-SF CA 94114

Telephone: 415-299-7866

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

Name: Onur Ozkaynak Email: quickyburgers@gmail.com Phone: 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: ~~0~~

PROJECT AND LAND USE TABLES

		Existing	Proposed
General Land Use	Parking GSF	0	0
	Residential GSF	20	20
	Retail/Commercial GSF	4	4
	Office GSF	0	0
	Industrial-PDR	0	0
	Medical GSF	0	0
	Visitor GSF	0	0
	CIE (Cultural, Institutional, Educational)	0	0
	Useable Open Space GSF	0	0
	Public Open Space GSF	0	0

Project Features	Dwelling Units - Affordable	1	1
	Dwelling Units - Market Rate	1	1
	Dwelling Units - Total	1	1
	Hotel Rooms	1	1
	Number of Building(s)	1	1
	Number of Stories	1	1
	Parking Spaces	1	1
	Loading Spaces	1	1
	Bicycle Spaces	1	1
	Car Share Spaces	1	1
Other:	1	1	


Land Use - Residential	Studio Units	1	1
	One Bedroom Units	1	1
	Two Bedroom Units	1	1
	Three Bedroom (or +) Units	1	1
	Group Housing - Rooms	1	1
	Group Housing - Beds	1	1
	SRO Units	1	1
	Micro Units	1	1
	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.	1	1

ENVIRONMENTAL EVALUATION SCREENING FORM





This form will determine if further environmental review is required.


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

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

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Environmental Supplemental- <u>School and Child Care Drop-Off & Pick-Up Management Plan.</u>
3. Shadow	Would the project result in any construction over 40 feet in height?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4. Biological Resources	Does the project include the removal or addition of trees on, over, or adjacent to the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	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:
5a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a complete <u>Historic Resource Determination</u> Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
5b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with <u>CPC-HRE@sfgov.org</u> .

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

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
6. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
7. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 20% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: <ul style="list-style-type: none"> ● The project involves: <ul style="list-style-type: none"> ○ 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. <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
8. Air Quality 	Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, the property owner must submit copy of initial filed application with department of public health. More information is found here .
9a. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a Phase I Environmental Site Assessment prepared by a qualified consultant.
9b. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit a copy of the 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 . <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>

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

PRIORITY GENERAL PLAN POLICIES FINDINGS

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

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

with the alcohol license, we can compete our neighbor restaurants and bar, stay in business and create employment opportunities for the residents

2. 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.

3. That the City's supply of affordable housing be preserved and enhanced;

NA

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

NA

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

NA

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

NA

7. That landmarks and historic buildings be preserved; and

NA

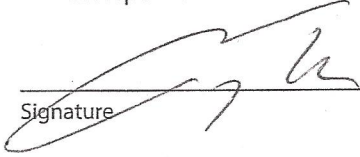
8. That our parks and open space and their access to sunlight and vistas be protected from development.

NA

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

Dave Ozbayrak

Name (Printed)

Owner

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

415-299-7866

Phone

quickyburgers@gmail.com

Email

For Department Use Only
Application received by Planning Department:
By: _____ Date: _____



CONDITIONAL USE AUTHORIZATION APPLICATION

APPLICATION SUBMITTAL 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

HOW TO SUBMIT:

To file your Conditional Use Authorization application, please send an email request along with the intake appointment request form to: CPC.Intake@sfgov.org. Intake request forms are available here: <http://sf-planning.org/permit-forms-applications-and-fees>.

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.

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

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

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



San Francisco Planning

CONDITIONAL USE AUTHORIZATION APPLICATION

Property Owner's Information

Name: Mike Dotterweich

Address: _____ Email Address: _____

20 El Quonito Way, Burlingame Telephone: 650-343-4348

CA

Applicant Information (if applicable)

Name: Onur Ozkaynak Same as above

Company/Organization: Quicky Burgers

Address: _____ Email Address: quickyburgers@gmail.com

4092 18th St SF CA 94114 Telephone: 415-299-7866

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

Name: Onur Ozkaynak Email: quickyburgers@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:

- 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:

Related Building Permits Applications

Building Permit Applications No(s):

PROJECT AND LAND USE TABLES

If you are not sure of the eventual size of the project, provide the maximum estimates.

General Land Use Category		
	Existing (Square footage area)	Proposed (Square footage area)
Parking GSF	NA	NA
Residential GSF	NA	NA
Retail/Commercial	870	870
Office	NA	NA
Industrial-PDR	NA	NA
Medical	NA	NA
Visitor	NA	NA
CIE (Cultural, Institutional, Educational)	NA	NA
Useable Open Space	NA	NA
Public Open Space	NA	NA

Project Features		
	Existing Unit(s) (Count)	Proposed Unit(s) (Count)
Dwelling Units - Affordable	NA	NA
Hotel Rooms	NA	NA
Dwelling Units - Market Rate	NA	NA
Building Number	4000 1	4000 1
Stories Number	4	4
Parking Spaces	NA	NA
Loading Spaces	NA	NA
Bicycle Spaces	NA	NA
Car Share Spaces	NA	NA
Public Art	NA	NA
Other		

Land Use - Residential		
	Existing	Proposed
Studio Units	NA	NA
One Bedroom Units	NA	NA
Two Bedroom Units	NA	NA
Three Bedroom (or +) Units	NA	NA
Group Housing - Rooms	NA	NA
Group Housing - Beds	NA	NA
SRO Units	NA	NA
Micro Units	NA	NA
Accessory Dwelling Units* <small>*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.</small>	NA	NA

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 yogurt 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. N/A

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 ~~park~~ 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.

Please respond to each policy; if it's not applicable explain why:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

By adding beer and wine license will bring more revenue therefore more tax and more employment opportunity.

3. That the City's supply of affordable housing be preserved and enhanced;

N/A
No structural change or construction will be done.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

N/A. Because, we are not making changes inside or outside of the building.

Please respond to each policy; if it's not applicable explain why:

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

No changes will be made inside or outside of the building.

7. That landmarks and historic buildings be preserved; and

N/A. Because no changes will be made inside or outside of the building.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

No changes will be made inside or outside of the building.

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

Onur Ozkaynak
Name (Printed)

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

415-299-7866
Phone

quickyburgers@gmail.com
Email

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

Onur Ozkaynak
Name (Printed)

Date

For Department Use Only
Application received by Planning Department:
By: _____ Date: _____



San Francisco Planning

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):

Proposed Business Name:

RESTAURANT (102)

QUICKY BURGERS & SHAKES

Description of Business, Including Products and/or Services:

BURGERS & SHAKES

Building Permit Application No. (if applicable):

Conditional Use Case No. (if applicable):

NON

3. Quantity of Retail Locations

3.A	List the number of existing locations this business has worldwide. Please include any property for which a lease has been executed.	1
3.B	List the number of existing locations in San Francisco.	1

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

	FEATURES	YES	NO
A	Array of Merchandise	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B	Trademark	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C	Servicemark	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D	Décor	<input type="checkbox"/>	<input checked="" type="checkbox"/>
E	Color Scheme	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F	Façade	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G	Uniform Apparel	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H	Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>
TOTAL			8

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

ONUR OZKAYNAK

 Name (Printed)

10-24-19

 Date

OWNER

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

415-299-7866

 Phone

quickyburgers@gmail.com,

 Email

PLANNING DEPARTMENT USE ONLY

PLANNING CODE SECTION(S) 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)

CASE NO.	MOTION NO.	EFFECTIVE DATE	NSR RECORDED?
			<input type="checkbox"/> Yes <input type="checkbox"/> No

COMMENTS:

VERIFIED BY:

Signature: _____ Date: _____

Printed Name: _____ Phone: _____

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 a Beer and Wine license requires CUP.

Existing # of dwelling units:	<u>NA</u>	Proposed:	<u>No change</u>	Permitted:	<u>NA</u>
Existing bldg square footage:	<u>875</u>	Proposed:	<u>NA/None</u>	Permitted:	<u>875</u>
Existing # of stories:	<u>NA</u>	Proposed:	<u>No change</u>	Permitted:	<u>NA</u>
Existing bldg height:	<u>NA</u>	Proposed:	<u>No change</u>	Permitted:	<u>NA</u>
Existing bldg depth:	<u>NA</u>	Proposed:	<u>No change</u>	Permitted:	<u>NA</u>

MEETING INFORMATION:

Property Owner(s) name(s): Mike Dotterweich
 Project Sponsor(s): Onur Ozkaynak
 Contact information (email/phone): quickyburgers@gmail.com 415-299-7866
 Meeting Address*: 4092 18th St. SF 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.

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

I, Owner Ozkaynak, 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, 2019 IN SAN FRANCISCO.

Signature

Owner Ozkaynak

Name (type or print)

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: 10-18-2019
 Meeting Time: 2pm
 Meeting Address: 4092-18th Street San Francisco
 Project Address: 4092-18th Street San Francisco CA 94114
 Property Owner Name: Mike Datterweich
 Project Sponsor/Representative: Olaf Ozkaynak

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	CASTRO Merchants Richard Mery richardmery@gmail.com	584 Castro St 94114	415-431-2779	richardmery@castro.com	<input type="checkbox"/>
2.	FAMILIA SATT Autonomous	4077A 18th	415-861-5787	mmosf@ac.com	<input checked="" type="checkbox"/>
3.	San B. Monteguti	699 Castro St	(415) 556-0352		<input type="checkbox"/>
4.					<input type="checkbox"/>
5.					<input type="checkbox"/>
6.					<input type="checkbox"/>
7.					<input type="checkbox"/>
8.					<input type="checkbox"/>
9.					<input type="checkbox"/>
10.					<input type="checkbox"/>
11.					<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: 10/18/19
 Meeting Time: 2:00 PM
 Meeting Address: 4092 18th St. SF CA 94114
 Project Address: same as above
 Property Owner Name: Mike Dotterweich
 Project Sponsor/Representative: Orin Otkaynah

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: _____



1221 HARRISON STREET #18
 SAN FRANCISCO, CA 94103

P: 415-391-4775
 F: 415-391-4777
 radiusservices@sfradius.com

INVOICE FOR SERVICES

9/18/2019

REQUESTED FOR Onur Ozkaynak
4092 18th St
San Francisco, CA 94114
 REQUESTED BY _____

DATE
 DUE
 415-299-7866 PHONE
 EMAIL
 PHONE
 EMAIL

JOB #		3582057T			PROPERTY ADDRESS		4092 18th St								
	BLOCK	3582			LOT/S	57									
	BLOCK				LOT/S										
PURPOSE	VAR	CUP	MERGE SUBD	CONDO	EE	DEMO	311 312	PRE APP	3 WIRELESS 5	MIN ENCR MAJ	ABC16 ABC5 ABC156	LABELS R/P	OTHER	\$175	
DELIVERABLES															
MAPS		24" x 36" PLOT			17" x 22" PLOT			11" x 17" PRINT			1	8.5" x 11" PRINT			
LISTS		OWNERS ONLY			OWNERS & TENANTS		1	OWNERS & ADJ TENANTS			RESIDENTIAL TENANTS ONLY				
LABELS		OWNERS ONLY			OWNERS & TENANTS			OWNERS & ADJ TENANTS			RESIDENTIAL TENANTS ONLY				
		AFFIDAVIT		1	NEIGHBORHOOD GROUPS			DISK			OTHER				
Mailing (94 Letters)													\$235		
DELIVERY	MAIL		MSNGR		FEDEX		CALL READY	<input checked="" type="checkbox"/>	OTHER						
SHIP TO:															
SHIP DATE ▷															
PAYMENT	PAID		COD		BILL	<input checked="" type="checkbox"/>	CREDIT CARD	OTHER							
BILL TO:															
REF / PO#															
TOTAL AMOUNT DUE ▷													\$410		

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

THANK YOU FOR YOUR BUSINESS!

BLOCK LOT	OWNER	OADDR	CITY	STATE	ZIP
0001 001	RADIUS SERVICES NO. 3582057T	4092 18TH ST	OZKAYNAKONUR	19	0908
0001 002					
0001 003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001 004	ONUR OZKAYNAK	4092 18TH ST	SAN FRANCISCO	CA	94114
0001 005					
2647 033	CLAIRE INVESTMENTS INC	PO BOX 948	KENWOOD	CA	95452-0948
2647 033	OCCUPANT	480 CASTRO ST	SAN FRANCISCO	CA	94114-2020
2647 033	OCCUPANT	486 CASTRO ST	SAN FRANCISCO	CA	94114-2020
2647 033	OCCUPANT	488 CASTRO ST	SAN FRANCISCO	CA	94114-2020
2647 033	OCCUPANT	496 CASTRO ST	SAN FRANCISCO	CA	94114-2020
2647 033	OCCUPANT	496A CASTRO ST	SAN FRANCISCO	CA	94114-2020
2647 033	OCCUPANT	496B CASTRO ST	SAN FRANCISCO	CA	94114-2020
2647 033	OCCUPANT	498 CASTRO ST	SAN FRANCISCO	CA	94114-2020
2695 001	CASTRO LLC	PO BOX 14517	SAN FRANCISCO	CA	94114-0517
2695 001	OCCUPANT	500 CASTRO ST	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	504 CASTRO ST	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	506 CASTRO ST	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	508 CASTRO ST	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	4109 18TH ST	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	4111 18TH ST #1	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	4111 18TH ST #2	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	4111 18TH ST #3	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	4111 18TH ST #4	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	4111 18TH ST #5	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	4111 18TH ST #6	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	4111 18TH ST #7	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	4111 18TH ST #8	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	4111 18TH ST #9	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	4111 18TH ST #10	SAN FRANCISCO	CA	94114-2407
2695 001	OCCUPANT	4111 18TH ST #11	SAN FRANCISCO	CA	94114-2407
3582 056	RICKENBACHER MATZ LLC	4630 GEARY BL	SAN FRANCISCO	CA	94118-2954
3582 056	OCCUPANT	4082 18TH ST	SAN FRANCISCO	CA	94114-2534
3582 056	OCCUPANT	4084 18TH ST	SAN FRANCISCO	CA	94114-2534
3582 056	OCCUPANT	4084A 18TH ST	SAN FRANCISCO	CA	94114-2534
3582 056	OCCUPANT	4086 18TH ST	SAN FRANCISCO	CA	94114-2534
3582 057	CINTI TRS	PO BOX 1667	BURLINGAME	CA	94011-1667
3582 057	OCCUPANT	495 CASTRO ST	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	495A CASTRO ST	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	499 CASTRO ST	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4092 18TH ST	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4094 18TH ST	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #1	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #2	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #3	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #4	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #20	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #21	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #22	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #23	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #24	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #25	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #26	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #27	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #28	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #31	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #32	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #33	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #34	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #35	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #36	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #37	SAN FRANCISCO	CA	94114-2534
3582 057	OCCUPANT	4096 18TH ST #38	SAN FRANCISCO	CA	94114-2534
3582 058	CASTRO CENTER HOLDINGS LLC	44 MONTGOMERY ST #1288	SAN FRANCISCO	CA	94104-4614
3582 058	OCCUPANT	489 CASTRO ST	SAN FRANCISCO	CA	94114-2019
3582 058	OCCUPANT	491 CASTRO ST	SAN FRANCISCO	CA	94114-2019

3583	072	BANK OF AMERICA NA	101 N TRYON ST	CHARLOTTE	NC	28246-0100
3583	072	OCCUPANT	501 CASTRO ST	SAN FRANCISCO	CA	94114-2511
3583	073	BANK OF AMERICA NA	101 N TRYON ST	CHARLOTTE	NC	28246-0100
3583	074	4077-4079 18TH ST LLC	4077 18TH ST	SAN FRANCISCO	CA	94114-2535
3583	074	OCCUPANT	4077A 18TH ST	SAN FRANCISCO	CA	94114-2535
3583	074	OCCUPANT	4079 18TH ST	SAN FRANCISCO	CA	94114-2535
3583	074	OCCUPANT	4079B 18TH ST	SAN FRANCISCO	CA	94114-2535
9999	999

Castro Upper Market (25)

Alan Beach-Nelson
Castro/Eureka Valley Neighborhood Association
P.O. Box 14137
San Francisco, CA 94114-2827

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

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

Bruce Murphy
Eureka Valley Trails/Art Network
1281 Quesada Ave
San Francisco, CA 94124-3334

Dan Slaughter
Mt. Olympus Neighbors Association
379 Upper Terrace
San Francisco, CA 94117

David Villa-Lobos
Heart of the Triangle
P.O. Box 642201
San Francisco, CA 94164

Edward Scruggs
Eureka/17th Street Neighbors
4134 17th Street
San Francisco, CA 94114

William Holtzman
Corbett Heights Neighbors
P.O. Box 14493
San Francisco, CA 94114

Jason Henderson
Market/Octavia Community Advisory Comm.
300 Buchanan Street, Apt. 503
San Francisco, CA 94102

Joe Curtin
Castro Area Planning + Action
584 Castro Street, Suite 169
San Francisco, CA 94114

Lucia Bogatay
Mission Dolores Neighborhood Association
3676 20th Street
San Francisco, CA 94110

Planning and Land Use Committee 0
Dolores Heights Improvement Club-DRC
P.O. Box 14426
San Francisco, CA 94114

David Troup
Duboce Triangle Neighborhood Association
2261 Market Street PMB #301
San Francisco, CA 94114

Peter Cohen
Noe Street Neighbors
33 Noe Street
San Francisco, CA 94114

Priscilla Botsford
Eureka Heights Neighborhood Association
382 Eureka Street
San Francisco, CA 94114

Richard Magary
Merchants of Upper Market & Castro (MUMC)
584 Castro Street #333
San Francisco, CA 94114

Rafael Mandelman
Board of Supervisors
1 Dr. Carlton B Goodlett Place, Room #244
San Francisco, CA 94102-4689

Sean Quigley
Valencia Corridor Merchant Association
766 Valencia Street, 3rd Floor
San Francisco, CA 94110

Ted Olsson
Market/Octavia Community Advisory Comm.
30 Sharon Street
San Francisco, CA 94114-1709

Craig Hamburg
Hayes Valley Neighborhood Association
400 Grove Street, #E
San Francisco, CA 94102

Brian Basinger
Q Foundation - AIDS Housing Alliance/SF
350 Golden Gate Ave. Suite A
San Francisco, CA 94102

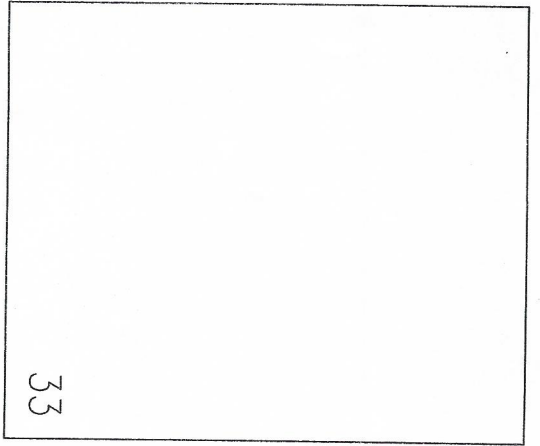
Development Notification
Castro for Housing
1260 Mission Street
San Francisco, CA 94103

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

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

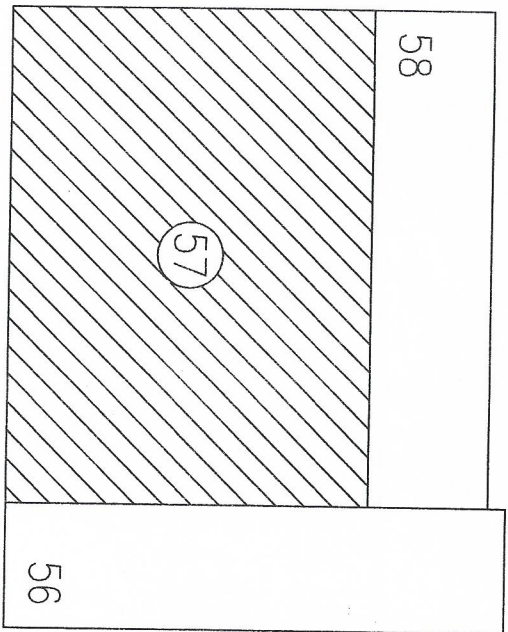
Dave McMorran
San Francisco Citizens for Considered
Development
355 11th St. Suite 200
San Francisco, CA 94103

BLOCK 2647



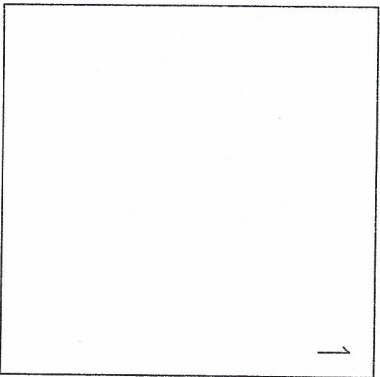
CASTRO STREET

BLOCK 3582

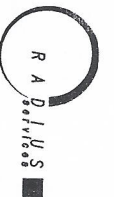
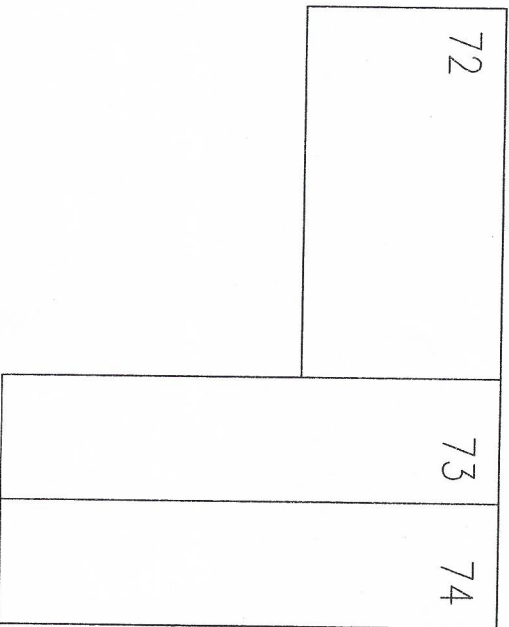


18TH STREET

BLOCK 2695

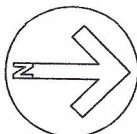


BLOCK 3583



1221 Harrison Street, Suite 18
San Francisco, CA 94103-4449
(415) 391-4775

BLOCK 3619
LOT 57
San Francisco, CA



JOB NO:	DATE:
3582057T	190918
DRAWN:	CHECKED:
DC	DC

PRE-APPLICATION AREA MAP

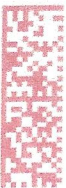
The information contained herein has been obtained from sources that we deemed reliable and current at the time of preparation. We have no reason to doubt its accuracy but we do not guarantee it.

Onur Ozkaynak
4092 18th St
San Francisco, CA 94114

Onur Ozkaynak
DO NOT OPEN PREAPP NOTICE
508 Castro St
San Francisco, CA 94114

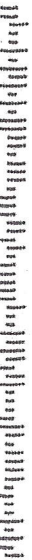
SAN FRANCISCO
CA 9410
04 OCT '19
PM 5 L

NEOPOST
10/03/2019
FIRST-CLASS MAIL
US POSTAGE \$000.50⁹



ZIP 94103
041110419783

94114-251209



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: <u>NA</u>	Proposed: <u>No change</u>	Permitted: <u>NA</u>
Existing bldg square footage: <u>875</u>	Proposed: <u>No change</u>	Permitted: <u>875</u>
Existing # of stories: <u>NA</u>	Proposed: <u>No change</u>	Permitted: <u>NA</u>
Existing bldg height: <u>NA</u>	Proposed: <u>No change</u>	Permitted: <u>NA</u>
Existing bldg depth: <u>NA</u>	Proposed: <u>No change</u>	Permitted: <u>NA</u>

MEETING INFORMATION:

Property Owner(s) name(s): Mike Dotterweich
Project Sponsor(s): Onur Ozkaynak
Contact information (email/phone): quickyburgers@gmail.com 415-299-7866
Meeting Address*: 4092 18th St. SF 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.