



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Abbreviated Analysis

HEARING DATE: JUNE 11, 2020
CONTINUED FROM: JUNE 4, 2020

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date: June 4, 2020
Case No.: **2020-000909DRP**
Project Address: **3591 20th Street**
Permit Application: 2019.11.12.7026
Zoning: Valencia St NCT [Neighborhood Commercial Transit] Zoning District
50-X Height and Bulk District
Block/Lot: 3609 / 042
Project Sponsor: Jason Yu, Matcha N' More SF
186 Concord Street
San Francisco, CA 94122
Staff Contact: Monica Giacomucci – (415) 575-8714
monica.giacomucci@sfgov.org
Recommendation: **Do Not Take DR and Approve**

PROJECT DESCRIPTION

The proposed project (Project) proposes a change of use of 1,230 square feet to a limited restaurant (DBA "Matcha N' More") within a vacant ground floor commercial space in a four-story mixed-use building. The proposed business will serve ice cream, novelties, and non-alcoholic beverages. The Project also includes interior alterations, including new fixtures and mechanical system upgrade. The Project will not expand the existing commercial space or alter the exterior as part of Building Permit Application No. 2019.11.12.7026.

The proposed business has only one other known location, and therefore it does not qualify as a Formula Retail use as defined by the Planning Code. Minor façade alterations were previously approved under an Administrative Certificate of Appropriateness (Case No. 2019-013024COA; associated BPA #2019.06.05.2633) on January 21, 2020.

SITE DESCRIPTION AND PRESENT USE

The subject property contains an existing four-story mixed-use building with 26 residential units above two ground-floor commercial units on a lot measuring 57'-5" wide by 90' deep. The subject building was constructed in 1908 and is a contributor to the Liberty-Hill Landmark District designated in Article 10 of the San Francisco Planning Code.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located within the Mission neighborhood on the Valencia Street commercial corridor. The immediate context is composed of mixed-use buildings of consistent architectural character,

with commercial and residential uses. Commercial spaces are mainly occupied by neighborhood-serving Retail Sales and Service uses, including bookstores, apparel retailers, cafes, restaurants, and grocery stores, as well as several destination retail uses. The immediate neighborhood includes one- to three-story mixed-use buildings to the north, south, and east, and a dense residential neighborhood primarily composed of two- to three-story multi-family buildings to the west. As a result, it is located on a historically significant and architecturally consistent block face.

BUILDING PERMIT NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice*	30 days	February 26, 2020 – April 17, 2020	March 13, 2020	June 11, 2020	83 days

**The 311 Notice period was tolled to exclude the dates of the Mayor's original COVID-19 Shelter in Place Order (March 17 through April 7) by the Zoning Administrator. Neighborhood Notification for this Project was originally set to occur between February 26 and March 27, 2020.*

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	20 days	May 15, 2020	May 15, 2020	20 days
Mailed Notice	20 days	May 15, 2020	May 15, 2020	20 days
Online Notice	20 days	May 15, 2020	May 15, 2020	20 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	0	0	0
Other neighbors on the block or directly across the street	4	2	0
Neighborhood groups	2	0	0

In addition to the above referenced public comments, the Department has received 2 letters of opposition and 11 letters of support from local business owners, as well as two petitions in support of the Change of Use with 23 and 734 signatures, respectively.

DR REQUESTOR

1. Donald Martino (Capozzi).

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

The DR Requestor listed the following concerns about the proposed change of use in the Discretionary Review Application:

1. Approval of the project is inconsistent with the objectives of the Mission Area Plan;
2. The project did not receive a Certificate of Appropriateness or undergo proper CEQA historic resource review;
3. The Project Sponsor did not accurately identify the name of the proposed business in applications submitted to the Department.

See attached *Discretionary Review Application*, dated March 13, 2020.

PROJECT SPONSOR'S RESPONSE TO DR APPLICATION

The proposed Change of Use has been reviewed extensively and complies with the Planning Code and the Residential Design Guidelines.

See attached *Response to Discretionary Review*, dated May 26, 2020.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One - Minor Alteration of Existing Facility, (a) Interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances).

See attached *CEQA Determination*, dated February 10, 2020.

PLANNING DEPARTMENT REVIEW

Department Staff reviewed the project in consideration of the DR Application and determined that the proposed Change of Use from a vacant storefront to a Limited Restaurant is permitted within the Valencia St NCT Zoning District and is consistent with the objectives and policies of the General Plan and the Mission Area Plan.

RECOMMENDATION:	Do Not Take DR and Approve
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Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Section 311 Notice
CEQA Determination
DR Application dated March 13, 2020
DR Requestor Submittal dated June 1, 2020
Project Sponsor Submittal dated May 26, 2020
Reduced 311 Plans



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Action DRA-XXXX

HEARING DATE: JUNE 11, 2020

Case No.: 2020-000909DRP
Project Address: 3591 20th Street
Permit Application: 2019.11.12.7026
Zoning: Valencia St NCT [Neighborhood Commercial Transit] Zoning District
50-X Height and Bulk District
Block/Lot: 3609 / 042
Project Sponsor: Jason Yu, Matcha N' More SF
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ADOPTING FINDINGS RELATED TO NOT TAKING DISCRETIONARY REVIEW OF RECORD NO. 2020-000909DRP AND APPROVING BUILDING PERMIT APPLICATION NO. 2019.11.12.7026 TO ESTABLISH A LIMITED RESTAURANT USE WITHIN AN EXISTING 1,230 SQUARE-FOOT VACANT COMMERCIAL STOREFRONT WITHIN A FOUR-STORY MIXED-USE BUILDING LOCATED AT 3591 20TH STREET, WITHIN THE VALENCIA ST NCT ZONING DISTRICT, THE LIBERTY-HILL ARTICLE 10 LANDMARK DISTRICT, AND A 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 12, 2019, Jason Yu filed for Building Permit Application No. 2019.11.12.7026 to establish a Limited Restaurant use within an existing 1,230 vacant commercial storefront within a four-story mixed-use building located at 3591 20th Street within the Valencia St NCT Zoning District, the Liberty-Hill Article 10 Landmark District, and a 50-X Height and Bulk District.

On March 15, 2020, Donald Martino (Capozzi), (hereinafter "Discretionary Review (DR) Requestor") filed an application with the Planning Department (hereinafter "Department") for Discretionary Review (2020-000909DRP) of Building Permit Application No. 2019.11.12.7026.

The Project is exempt from the California Environmental Quality Act ("CEQA") under a Class 1 categorical exemption.

On June 4, 2020, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Discretionary Review Application 2020-000909DRP. At this hearing, the Commission continued this Project to the public hearing on June 11, 2020.

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

ACTION

The Commission hereby does not take Discretionary Review requested in Record No. 2020-000909DRP and approves Building Permit Application 2019.11.12.7026.

The reasons that the Commission took the action described above include:

1. There are no extraordinary or exceptional circumstances in the case.
2. The Commission determined that no modifications to the project were necessary and they instructed staff to approve the project per plans marked Exhibit A on file with the Planning Department.

APPEAL AND EFFECTIVE DATE OF ACTION: Any aggrieved person may appeal this Building Permit Application to the Board of Appeals only after the Department of Building Inspection (DBI) takes action (issuing or disapproving) the permit. Such appeal must be made within fifteen (15) days of DBI's action on the permit. For further information, please contact the Board of Appeals at (415) 415-575-6880, 1650 Mission Street # 304, San Francisco, CA, 94103-2481.

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.

I hereby certify that the Planning Commission took Discretionary Review and approved the building permit as referenced in this action memo on June 11, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

DRA-XXXX
June 11, 2020

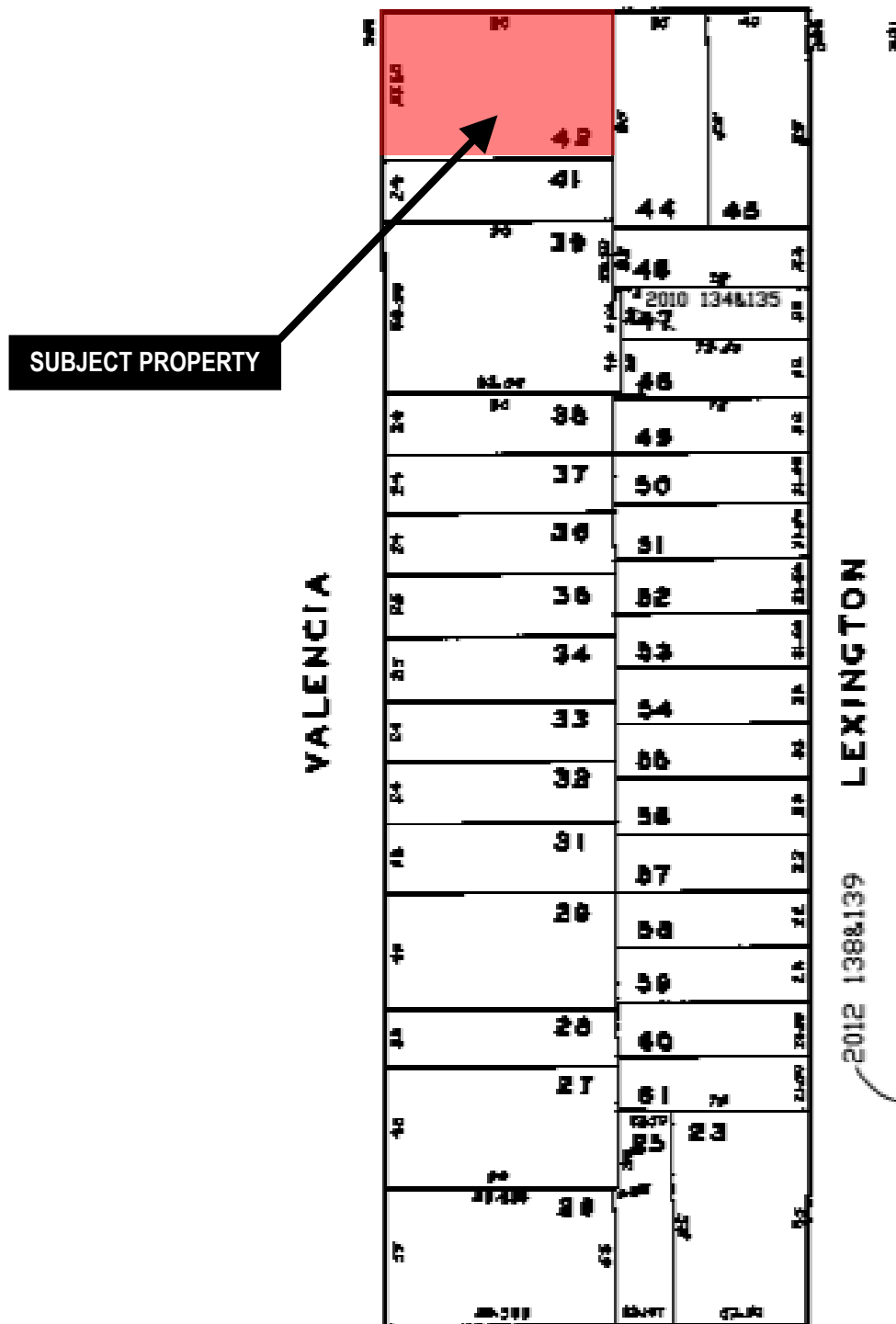
Record No. 2020-000909DRP
3591 20th Street

NAYS:

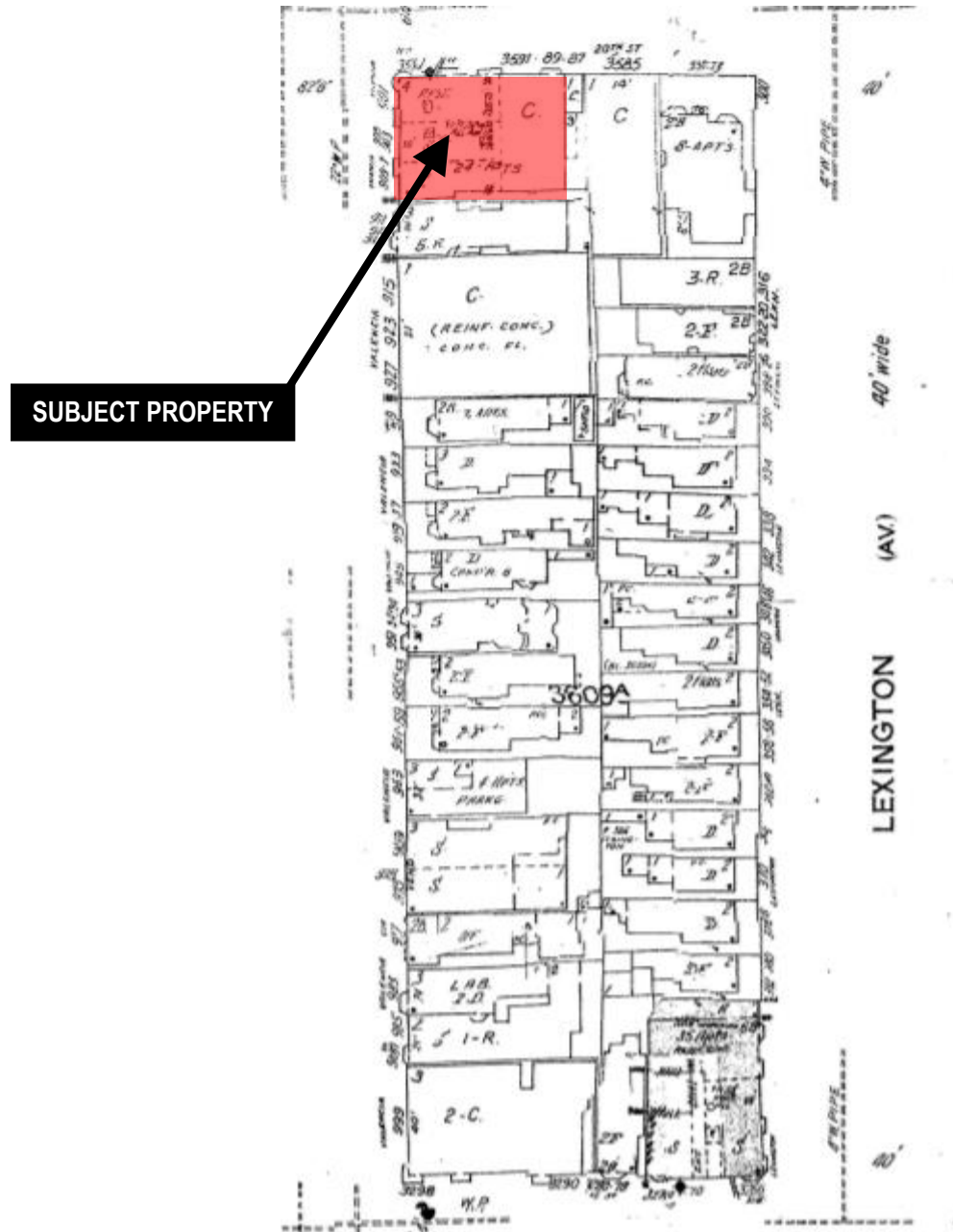
ABSENT:

ADOPTED: June 11, 2020

Parcel Map



Sanborn Map*

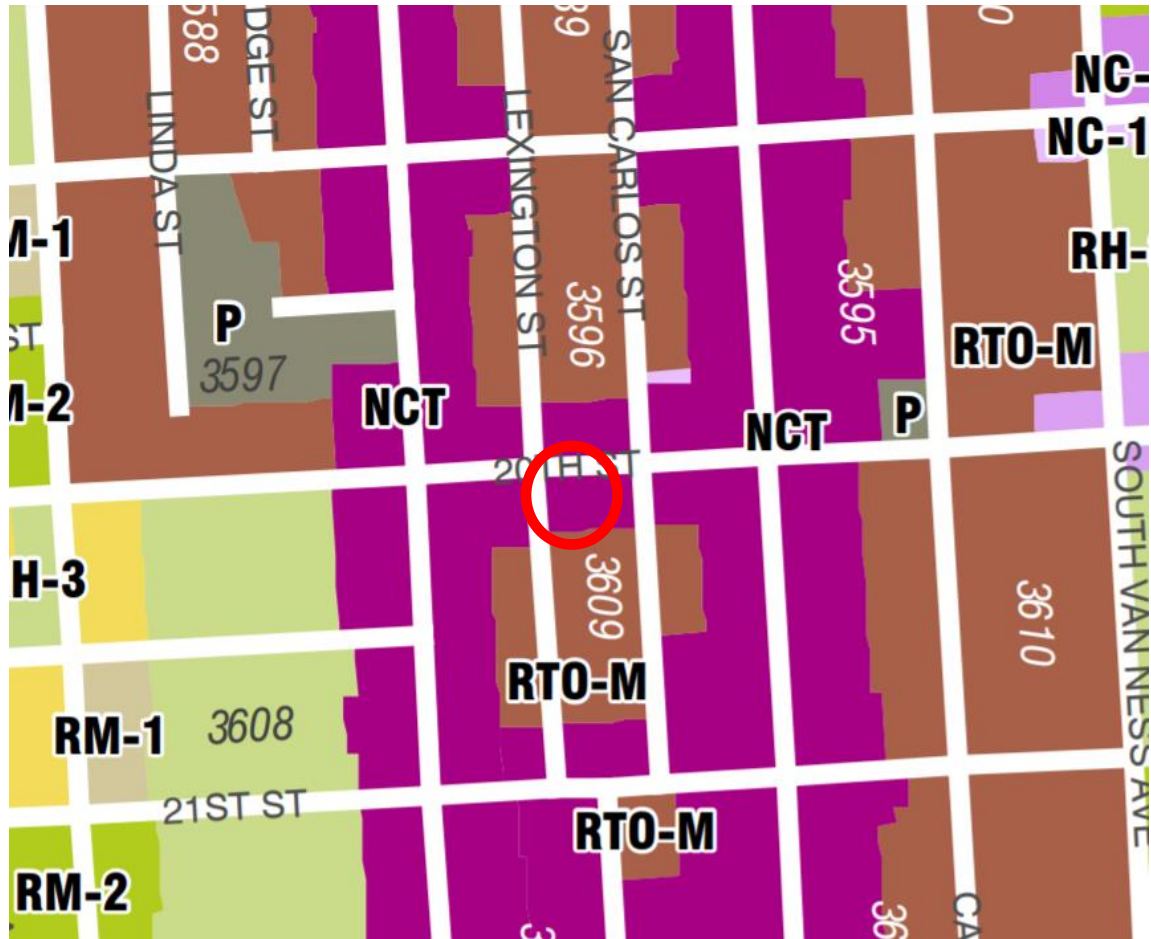


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Discretionary Review - Public
Case Number 2020-000909DRP
3591 20th Street
Block 3609 Lot 042

Zoning Map



Discretionary Review - Public
Case Number 2020-000909DRP
3591 20th Street
Block 3609 Lot 042

Aerial Photo



SUBJECT PROPERTY



Discretionary Review - Public
Case Number 2020-000909DRP
3591 20th Street
Block 3609 Lot 042

Site Photo



**SUBJECT PROPERTY
PRIOR TO WORK**



Discretionary Review - Public
Case Number 2020-000909DRP
3591 20th Street
Block 3609 Lot 042



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **November 12, 2019**, Building Permit Application No. 20191127026 was filed for work at the Project Address below.

Notice Date: February 26th, 2020

Expiration Date: March 27th, 2020

PROJECT INFORMATION		APPLICANT INFORMATION	
Project Address:	3591 20th Street	Applicant:	Sherman Yan
Cross Street(s):	Valencia and Lexington Streets	Address:	423 Yale Street
Block/Lot No.:	3609 / 042	City, State:	San Francisco, CA
Zoning District(s):	NCT / 50-X	Telephone:	(415) 517-7277
Record Number:	2020-000909PRJ	Email:	sabyanfun@aol.com

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

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

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Storefront Use	Vacant	Limited Restaurant
Front Setback	None	No Change
Side Setbacks	None	No Change
Number of Stories	4	No Change
Number of Dwelling Units	24	No Change
Number of Parking Spaces	0	No Change
PROJECT DESCRIPTION		
<p>The project includes a change of use from a vacant commercial storefront to a Limited Restaurant (d.b.a. Matcha Ice Cream). The interior of the 3591 20th Street storefront will be renovated, but no expansion of the existing commercial space or the building is proposed. This change of use is limited to the storefront at 3591 20th Street; all other commercial storefronts in the building will remain in their current use.</p> <p>The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code</p>		

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

For more information, please contact Planning Department staff:

Monica Giacomucci, 415-575-8714, Monica.Giacomucci@sfgov.org

GENERAL INFORMATION ABOUT PROCEDURES

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

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

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

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

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

BOARD OF APPEALS

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

ENVIRONMENTAL REVIEW

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

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



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3591 20th Street		3609042
Case No.		Permit No.
2020-000909PRJ		201911127026
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Change of use to Limited Restaurant in Valencia NCT Zoning District		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Monica Giacomucci	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST
TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

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

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Change of use to Limited Restaurant in existing vacant commercial storefront. No expansion of or alterations to building envelope.	
Preservation Planner Signature: Monica Giacomucci	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Monica Giacomucci 02/10/2020
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
3591 20th Street		3609/042
Case No.	Previous Building Permit No.	New Building Permit No.
2020-000909PRJ	201911127026	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:



San Francisco Planning

PROJECT APPLICATION RECORD NUMBER (PRJ)

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Donald Martino

Address: 3566 20th St. San Francisco, CA 94110

Email Address: 20thlexington@gmail.com

Telephone: (808) 436-7770

Information on the Owner of the Property Being Developed

Name: Sherman Yan (Listed Project Applicant)

Company/Organization:

Address: 423 Yale St. San Francisco, CA 94134

Email Address: sabyanfun@aol.com

Telephone: (415) 517-7277

Property Information and Related Applications

Project Address: 3591 20th Street

Block/Lot(s): 3609/042

Building Permit Application No(s): BPA 201911127026, 201906052633, and 201904158029

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		

Contacted project sponsor and assigned planner via phone and certified mail to discuss concerns.
Waiting for reply.

Contacted Community Boards regarding possible mediation. Community Boards suggested filing a DR.

DISCRETIONARY REVIEW REQUEST

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

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

Approval of this project is inconsistent with the objects and policies of the Mission Area Plan outlined in the General Plan, including but not limited to Objectives 6.1 & 6.2 as well as the community-driven goals identified by planning in the Mission Area Plan which includes but not limited to "Preserve and enhance the unique character of the Mission's distinct commercial areas" & "Preserve diversity and vitality of the Mission". This project also did not undergo the required historical review outlined under CEQA. The project is located in Liberty Hill Historic District in a "A" resource building.

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

Project creates unreasonable impact specifically to Objectives 6.1 in the General Plan, "SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS". This project seeks to disrupt the economical well being of businesses by homogenizing the businesses in a highly concentrated area. This project is seeking a Change of Use to open an ice cream parlor within <300ft of 3 existing ice cream parlors (128 ft from Smitten, 167ft from Garden Creamery, and 260 ft from Xanath Ice Cream). A DR is required to incorporate the community voice to further determining if the approval of this project is aligned with communities needs, the General Plan, the Mission Area Plan, CEQA/Preservation, and all other applicable codes.

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

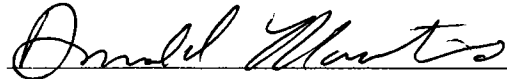
Seek community input through the Discretionary Review Process prior to approving this project.

20th street is a vital connection commercial corridor between Valencia and Mission St that sits directly in the Liberty Hill Historic District. The mix of business is critical for a thriving community. Prior to approving the Change of Use, the Planning Commission have incorporate community oversight to ensure this key corridor best contributes to a thriving Mission community.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Requestor

(808) 436-7770

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

Phone

Donald Martino

Name (Printed)

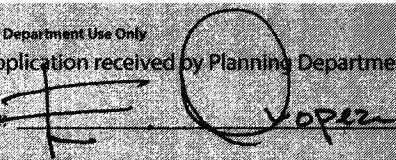
20thlexington@gmail.com

Email

For Department Use Only

Application received by Planning Department:

By



Date:

3/13/2020

Permit Details Report**Report Date:** 3/13/2020 9:34:23 AM

Application Number: 201911127026
 Form Number: 3
 Address(es): 3609 / 042 / 0359120TH ST
 Description: CHANGE (E) COMMERCIAL STORE TO LIMITED RESTAURANT. INCLUDING NEW LIGHTINGS, FIXTURES, & HVAC SYSTEM INSTALLATION.
 Cost: \$60,000.00
 Occupancy Code: R-2,B
 Building Use: 05 - FOOD/BEVERAGE HANDLING

Disposition / Stage:

Action Date	Stage	Comments
11/12/2019	TRIAGE	
11/12/2019	FILING	
11/12/2019	FILED	

Contact Details:**Contractor Details:****Addenda Details:****Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	HIS	11/12/19	11/12/19			11/12/19	LOPEZ JOSE	415-558-6220	
2	CPB	11/12/19	11/12/19			11/12/19	SECONDEZ GRACE	415-558-6070	
3	CP-ZOC	11/12/19					GIACOMUCCI MONICA	415-558-6377	
4	CP-NP	2/12/20		2/12/20	2/13/20		GIACOMUCCI MONICA	415-558-6377	Emailed 311 cover letter on 2/12/2020 (William) mailed 311 notice on 2/26/2020 expires 3/27/2020 (William)
4	BLDG							415-558-6133	
5	MECH							415-558-6133	
6	SFFD							415-558-6177	
7	DPW-BSM							415-558-6060	
8	SFPUC							415-575-6941	
9	HEALTH							415-252-3800	
10	DFCU								
11	PPC						USER GSA	415-558-6133	11/12/19: To DCP; HP
12	CPB							415-558-6070	

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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June 1, 2020

Brief and support for 2020-000909DRP (3591 20th St.)

Planning Commission,

I ask that the Commissars consider taking this Discretionary Review and Rejecting the Application under the grounds that the Project Sponsor, Jason Yu of Matcha n' More, knowingly and purposely committed perjury twice by misrepresented his business to the Planning Department under two separate affidavits signed under penalty of perjury.

The commission should not grant entitlements to applicants who commit perjury. It is counter to the objectives of the Planning Department and other departments trying to setup processes reliant on affidavits.

In subsequent sections, I outline possible actions the Planning Commission can consider taking in this case. I also provide numerous documents supporting the serious claim of perjury made by the Project Sponsor.

For additional context, this application for Discretionary Review started as a request to review Matcha n' More's application due to misalignment with the Planning Department's Objectives and Policies outlined in the General Plan and Mission Area Plan. Concerns shifted after it was discovered that the applicant repeatedly committed perjury to the Planning Department.

Possible Commission Actions

Take Discretionary Review and Reject Application, based on facts that the Applicant purposely mislead the Planning Department; have Project Sponsor restart process on a new application: Based on facts entered into the public record, the Commission can decide that the Project Sponsor has committed perjury and lied to the Planning Department and Community. Rejection of the application will make the Project Sponsor restart the permit process, resubmit forms/affidavits to Planning, go through another review process and 311 notification prior to approval.

Do Not Take Discretionary Review and Approve Application, thus rewarding "bad behavior" on applicants that lie to Planning: Based on the facts entered in to the public record, the Commission can decide that the Project Sponsor did not committed perjury and did not lie to the Planning Department and Community (although Planning has confirmed that the applicant had lied), and approve the applicant's Change In Use application.

Statement of Facts:

On July 17, 2018, Jason Yu, the Project Sponsor, established "MATCHA N' MORE SF" as an LLC in California [Exhibit 1].

On January 21, 2020, Jason Yu listed himself as the financial sponsor of the Project Application seeking a change of use at the storefront located at 3591 20th St. [Exhibit 2].

In later correspondence, Jason Yu shared that his business partners included Elise Lin, Business Owner of Matcha n' More¹ [Exhibit 3 & 4] and James Mai [Exhibit 5]. Jason shared that Elise, James, and Himself were all owners of "Matcha n' More", a company that has corporate entities in CA [Exhibit 1] and NY [Exhibit 6] with at least eight (8) listed areas of operation, one (1) being a confirmed retail location in Manhattan operated by Elise Lin and an additional seven (7) locations operating at various food markets in the states of NY, NJ, and CA [Exhibit 7].

On February 7, 2020, Matcha n' More committed perjury on an affidavit submitted to the Planning Department, specifically but not limited to, in the following sections in the "Formula Retail Affidavit" [Exhibit 8]:

- Section 2 "Proposed Business Name" by listing "Matcha Ice Cream shop" as their business, not Matcha n' More.
- Section 3.A "List the number of existing locations this business has worldwide. Please include any property for which a lease has been executed." By listing "0" when they had an active and open retail location with a lease in Manhattan; 177 Hester St.
- Section 4 "Standardized Features" by checking "No" across all boxes. Likely in fear of triggering a deeper review with the Planning Department by truthfully answering "Yes" to two or more parts of this section.

Matcha n' More purposely and intentionally obfuscated their business's name to the Planning Department supported by the various publicly filed documents [Exhibit 1,6] and the Project Sponsors own self declarations [Exhibit 3,5] mentioned above.

The Project Sponsor had no intentions to operate as "Matcha Ice Cream shop" as listed in their initially submitted Affidavit to Planning. Mr. Yu always intended to operate Matcha n' More at the Project Address and supported by setting up an LLC called "Matcha N. More SF" in his California filing dated July 2018 [Exhibit 1].

On March 12, 2020, Donald Martino Capozzi, the DR Requestor, sent a certified letter to Sherman Yan, the listed contact on the 311 notification. The DR Requestor had tried several times prior to mailing the letter to contact Sherman Yan by phone. Sherman Yan never replied.

The intention of the letter was to engage the Project Sponsor around various concerns the DR Requestor had regarding the project [Exhibit 9]. The DR Requestor also reached out² to the assigned Planner [Exhibit 10] to discuss the project's compliance, and Community Boards [Exhibit 11] to participate in outside mediation.

¹ Listed as the business owner of Matcha n' More located at 177 Hester St. in Manhattan

² Including phone calls prior to sending a letter

Community Boards responded first. They suggested that the DR Requestor file a Discretionary Review with the Planning department based on the lack of response from the Project Sponsor.

Following Community Boards suggestion, the DR Requestor filed a request for a Discretionary Review application [Exhibit 12]. The DR filing was submitted nearly two weeks before the first Health Order, No. C19-11, “Shelter in Place”, was announced on March 24, 2020.

Several other community members and merchants share concerns around the project with the DR Requestor. Concerns varied from:

- Doing interior construction work without an approved permit [Exhibit 13]
- Not receiving proper notification although located in 311 notification area³ [Exhibit 14]
- Lack of economic diversity which would cause harm to existing small businesses [Exhibit 12]

The DR Requestor was hoping to share these concerns with the Project Sponsor. Also, the DR Requestor started to become a conduit for the community’s concerns with the project. The DR Requestor spoke with over seventeen (17) groups and individuals of the community regarding the project and shared that list with the Planning Department [Exhibit 15]⁴

After numerous attempts by the DR Requestor to contact the Project Sponsor, the Project Sponsor finally responded on March 28, 2020. The Project Sponsor wrote:

“I am writing in reference to the San Francisco Planning Discretionary review that you have filed on us.” [Exhibit 3]

On April 2, 2020, Community Boards reconnected with the DR requestor stating that Project Sponsor would like to engage in mediation at a cost of \$180 an hour with a 2-hour minimum. [Exhibit 16]

The DR Requestor promptly replied to Community Boards and responded that he was open to mediation but was waiting to hear back from Matcha n’ More around their community outreach around their project:

“We are waiting to hear back from the project sponsor regarding the previous discussions they had with the community groups and community members regarding this project and how they incorporated those conversations into the project.” [Exhibit 17]

From April 2, 2020 onward the DR Requestor continued conversations with Matcha n’ More / Project Sponsor in attempts to

³ Shared with the Planning and the listed Project Contact on the 311 notice

⁴ Personal contact information has been redacted by request

“obtain information in hopes to avoid mediation or a Discretionary Review” [Exhibit 18].

Unfortunately, the Project Sponsor was not forthcoming with any information in those discussions.

On April 21, 2020 Jason Yu and James Mai of Matcha n’ More shared on the Valencia Merchants Community Board that their business, Matcha n’ More, would be opening on 20th St near Valencia. [Exhibit 5]. This post raised additional concerns with both the DR Requestor and the surrounding community members.

On May 11, 2020 the DR Requestor raised additional concerns with the assigned Planner regarding Matcha n’ More, which caused initial confusion based on the information provided to the Planning Department. The Planner’s initial response:

“The proposed business is not called “Matcha n’ More” (or **Matcha n’ More**, which is maybe what you meant?), and **has never been represented with that name in any Planning Department applications**. It is doing business as “Matcha Ice Cream.” The proprietor has submitted a Formula Retail Affidavit (attached for your reference) stating that the proposed business does not qualify as Formula Retail as defined in Planning Code Section 303.1.” [Exhibit 19] *Emphasis Added*

The Planner provided a copy of the submitted Formula Retail Affidavit [Exhibit 8]. The Affidavit showed that the Project Sponsor did indeed intentionally commit perjury in 3 separate sections and possibly more.

The DR Requestor brought this to the attention of the Planning Department along with supporting public documents and other communications by the Project Sponsor linking business partnerships between Jason Yu, Elise Lin, and James Mai as well as linking Matcha n’ More with business entities in New York and California. Shared documents also included the owner’s own self declaration of opening Matcha n’ More at 3591 20th St on the Valencia Merchants Community Board:

“I am one of the **co-owners of Matcha n’ More**, alongside my partner Jason Yu.”

...

“We are still currently in the process of **opening our store, which will be located on 20th street** of Valencia.” [Exhibit 5] *Emphasis Added*

On May 18, 2020 the Planning Department confirmed that Matcha n’ More had indeed committed perjury:

“I did a lot of research on Matcha n’ More last week, and while **the applicant did not submit accurate information to us**, it doesn’t appear that the business has ever had more than two locations worldwide. A business becomes Formula Retail when it establishes its 11th location. The case isn’t closed here – I am waiting on some

additional information – but just wanted to give you that update.” [Exhibit 20] *Emphasis Added*

In a general meeting with Planning Staff, on March 22, 2020, regarding the DR application, the Planner asked the DR Requestor to share any research of other locations Matcha n’ More has operated at.

On May 24, 2020 the DR requestor shared a list of eight (8) locations Matcha n’ More operates in the US, including New York, New Jersey, and California [Exhibit 7]. One location is Matcha n’ More’s retail location in Manhattan which was operating in February 2020, which was at the time the Project Sponsor committed perjury by knowingly stating that his business Matcha n’ More had zero (0) locations on the affidavit provided to the Planning Department [Exhibit 8].

It is unclear the nature of some of these eight retail locations on the list. Based on preliminary research, agreements or leases are required to operate at several of these locations, including its Manhattan Location (177 Hester St.) which has been operating since 2018. Matcha n’ More can easily refute these facts by providing all contracts, leases, licenses, etc, required to operate at each location found.

In an attempt to fully exhaust all avenues prior to bringing this issue in front of the Planning Commission, the DR Requestor attempted to engage in mediation before the hearing [Exhibit 21].

On May 29, 2020 and while waiting on a possible mediation date, the Planning Department shared the revised Project Application and Formula Retail Affidavit from the Project Sponsor, both dated May 20, 2020 [Exhibit 22, 23].

Again, the Applicant and Owner of Matcha n’ More committed perjury in the revised Formula Retail Affidavit provided to the Planning Department.

Matcha n’ More committed perjury again, in the section outlined as “Quantity of Retail Locations”; specifically, section “3.A” of the revised affidavit by listing “0” (zero) to the following question:

“List the number of existing locations this business has worldwide. **Please include** any property for which **a lease has been executed.**” *Emphasis Added*

Planning already knew about the Manhattan location, and later the seven additional locations Matcha n’ More operated. The Project Sponsor may have even tried to mislead Planning by stating that the location was “closed”. The Manhattan location may indeed be closed to the public due to COVID-19, however the Manhattan location is still actively filling orders on Postmates⁵. Furthermore, the Manhattan Location must have an active lease at the current

⁵ <https://postmates.com/merchant/matcha-n-more-new-york>

location as it still serves the public; verification of active lease(s) is a specific request in Planning's Formula Retail affidavit [Exhibit 8, 23].

Matcha n' More also has an active lease at the space in San Francisco, at 3591 20th St., which it failed to report in section "3.B of the revised affidavit by listing "0" (zero).

Jason Yu also intentionally left section, "4. Standardized Features" blank. Likely out of concern that answering the section truthfully would trigger more reviews and delays:

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

Finally, and prior to submitting this memo, the DR Requestor tried to seek a final mediation session with Matcha N More, with a tentative date set for Sunday May 31, 2020. Unfortunately, after a barrage of unreasonable demands made by Matcha n' More, Community Boards decided to call off the mediation session [Exhibit 24].

Relevant⁶ Code Sections, Policies, and Procedures

Select Planning Department Processes Dependent on Affidavits (Not comprehensive):

- 100% Affordable Housing Bonus Program
- 311 Building Permit Review Instructions And Declaration Of Posting
- 333 Public Hearing Notice Instructions And Declaration Of Posting
- HOME-SF
- Small Business / Community Business Priority Processing Program (CB3P)
- Unauthorized Dwelling Unit (UDU) Screening Request & Affidavit
- Anti-Discriminatory Housing Policy and Affidavit
- Short-Term Rentals
- Project Application (PRJ)
- Shadow Analysis (SHD) Supplemental

Relevant Code Sections on Perjury

- **US Code Sec. 1621⁷**
"willfully and contrary to such oath states or subscribes any material matter which he does not believe to be true"
- **Penal Code Sec. 118⁸**
"willfully states as true any material matter which he or she knows to be false, is guilty of perjury."

⁶ Relevant, but not limited to, any of the presented code sections

⁷ Full Text: <https://www.law.cornell.edu/uscode/text/18/1621>

⁸ Full Text: http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=PEN§ionNum=118

- **Penal Code Sec. 118a⁹**
“affidavit willfully and contrary to such oath states as true any material matter which he knows to be false, is guilty of perjury”
- **Penal Code Sec. 123¹⁰**
“It is no defense to a prosecution for perjury that the accused did not know the materiality of the false statement made by him; or that it did not, in fact, affect the proceeding in or for which it was made.”
- **Penal Code 124¹¹**
“The making of a deposition, affidavit or certificate is deemed to be complete, within the provisions of this chapter, from the time when it is delivered by the accused to any other person, with the intent that it be uttered or published as true.”
- **Penal Code 126¹²**
“Perjury is punishable by imprisonment pursuant to subdivision (h) of Section 1170 for two, three or four years.”
- **Penal Code 127¹³**
“Every person who willfully procures another person to commit perjury is guilty of subornation of perjury, and is punishable in the same manner as he would be if personally guilty of the perjury so procured.”
- **Penal Code 529**
“Every person who falsely personates another in either his or her private or official capacity, and in that assumed character does any of the following, is punishable pursuant to subdivision (b): (b) By a fine not exceeding ten thousand dollars (\$10,000), or by imprisonment in a county jail not exceeding one year, or imprisonment pursuant to subdivision (h) of Section 1170, or by both that fine and imprisonment.’

Relevant Plan Policies & Codes

Mission Area Plan

- **OBJECTIVE 1.8: MAINTAIN AND STRENGTHEN THE MISSION’S NEIGHBORHOOD COMMERCIAL AREAS**
 - POLICY 1.8.2: Ensure that the Mission’s neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.
- **OBJECTIVE 6.1: SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS**

⁹ Full Text: http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=118a.&lawCode=PEN

¹⁰ Full Text: http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=123.&lawCode=PEN

¹¹ Full Text: http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=124.&lawCode=PEN

¹² Full Text: http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=126.&lawCode=PEN

¹³ Full Text: http://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=127.&lawCode=PEN

- POLICY 6.1.3: Provide business assistance for new and existing small businesses in the Eastern Neighborhoods.
- **OBJECTIVE 7.3: REINFORCE THE IMPORTANCE OF THE MISSION AS THE CENTER OF LATINO LIFE IN SAN FRANCISCO**
 - POLICY 7.3.3: Protect and support Latino and other culturally significant local business, structures, property and institutions in the Mission.

General Plan

- **OBJECTIVE 6: MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.**
 - POLICY 6.1: Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.
 - POLICY 6.2: Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

Planning Code Sec. 311(2)

“notification area shall be all properties within 150 feet of the subject lot”

Applicant’s Possible Counter Arguments

Matcha n’ More SF is a separate entity from Matcha n’ More in New York: Applicant self-declared that his business partners are Elise Lin, Co-Founder of Matcha n’ More, [Exhibit 3] and James Mui [Exhibit 5]. Matcha n’ More shares exact pictures across all of its social media marketing channels¹⁴ (Instagram and Facebook for SF and NY locations). In many of Matcha n’ More’s social marketing channels, they reference the same corporate website: www.matchanmore.com.

Manhattan location is closed: The location at 177 Hester St, New York, NY 10013 appeared open for business through March 2020 and prior to New York City’s Shelter in Place order. It appears that the storefront was closed to the public due to COVID-19, but it is currently open and fulfilling food orders via Postmates¹⁵ with a \$2.99 delivery charge.

The presence of the 177 Hester St further demonstrates “a lease has been executed”, as stated in the Formula Retail affidavit, which the applicant has twice perjured himself on two separate affidavits. The Commission can ask the applicant to provide all past/expired, existing, and tentative new leases in NY, NJ, CA, and other possible states of operation to refute any claims made here.

¹⁴ Instagram: “Matcha n’ More SF” @matchanmoresf, “Matcha n’ More NYC” @matchanmore Facebook: “Matcha n’ More” <https://www.facebook.com/MatchanMore/>, “Matcha n’ More SF” <https://www.facebook.com/matchanmoresf/> [Exhibit 27]

¹⁵ <https://postmates.com/merchant/matcha-n-more-new-york>

DR Requestor is actually a business acting in “anti-competitive” behavior: The DR Requestor, Donald Martino Capozzi, has a vested interest in Garden Creamery. Although not an equity holder¹⁶ in Garden Creamery, he is a business partner and has supported the owner, Erin Lang, in running Garden Creamery for the last several years. Erin is also the DR Requestor’s romantic partner for eight years to date.

Matcha n’ More was aware of the DR Requestors connection with Garden Creamery, and even mentioned it on the day of their first email correspondence:

“we are speaking with Erin Lang or Donald Martino, the owners of Garden Creamery”
[Exhibit 25]

The DR Requestor never demonstrated “anti-competitive” behavior. Nor did the DR Requestor hide the fact that he was associated with Garden Creamery. In fact, the Requestor was very upfront with his partnership¹⁷ in Garden Creamery, with Planning, with Community Boards, etc.

Furthermore, all concerns, prior to the discovery of repeated perjury on Jason Yu’s part, were clearly outlined in the DR application and backed by cited Planning policies, for example:

“Project creates unreasonable impact specifically to Objectives 6.1 in the General Plan, "SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS ". This project seeks to disrupt the economical well being of businesses by homogenizing the businesses in a highly concentrated area. This project is seeking a Change of Use to open an ice cream parlor within <300ft of 3 existing ice cream parlors (128 ft from Smitten, 167ft from Garden Creamery, and 260 ft from Xanath Ice Cream). A DR is required to incorporate the community voice to further determining if the approval of this project is aligned with communities needs, the General Plan, the Mission Area Plan, CEQA/Preservation, and all other applicable codes.” [Exhibit 12] *Emphasis Added*

Claims made by Matcha n’ More regarding the DR Requestor intention on filing the DR request are baseless. Matcha n’ More is not able to present any records to support their defamatory remarks directed at the DR Requestor, Garden Creamery, or his partner Erin Lang.

¹⁶ Erin Lang started Garden Creamery in 2010 with a friend who later left the business. Donald, DR Requestor, become closely involved with the business eight years ago when he met Erin.

¹⁷ Correction made on 06/02/2020 to original submission on 06/01/2020. Made change: “upfront with ownership” -> “upfront with his partnership” (see underline for change. As mentioned earlier, DR Requestor co-runs Garden Creamery with Erin Lang, although the sole equity holder of the company is Erin Lang. See Ref. 16 above.

Conclusion

The record shows that Jason Yu of Matcha n' More purposely misled the Planning Department and committed perjury in an attempt to fast track the entitlement process. Planning's own investigation into this matter found:

“the applicant did not submit accurate information to us” [Exhibit 20]

The Commission must decide to either:

1. Take Discretionary Review and Reject
2. Do Not Take Discretionary Review and Approve

The DR Requestor asks that the Commission considers Option 1 as the appropriate path; hear the DR and move to reject the application.

The commission should not grant entitlements to applicants who commit perjury and vote to reject the application; thus forcing the Project Sponsor to restart the process under a new application and 311 notification.

Respectfully,

Donald Martino Capozzi¹⁸

¹⁸ See [Exhibit 26]

Exhibit 1



Secretary of State
Articles of Organization
Limited Liability Company (LLC)

LLC-1

201819810688

IMPORTANT — Read Instructions before completing this form.

Filing Fee — \$70.00

Copy Fees — First page \$1.00; each attachment page \$0.50;
Certification Fee - \$5.00

Note: LLCs may have to pay minimum \$800 tax to the California Franchise Tax Board each year. For more information, go to <https://www.ftb.ca.gov>.

FILED
Secretary of State
State of California

JUL 17 2018

LLC Ending Added

This Space For Office Use Only

1. Limited Liability Company Name (See Instructions – Must contain an LLC ending such as LLC or L.L.C. "LLC" will be added, if not included.)

MATCHA N' MORE SF
LLC

2. Business Addresses

a. Initial Street Address of Designated Office in California - Do not enter a P.O. Box 186 CONCORD ST.	City (no abbreviations) SAN FRANCISCO	State CA	Zip Code 94112
b. Initial Mailing Address of LLC, if different than item 2a	City (no abbreviations)	State	Zip Code

3. Service of Process (Must provide either Individual **OR** Corporation.)

INDIVIDUAL – Complete Items 3a and 3b only. Must include agent's full name and California street address.

a. California Agent's First Name (if agent is not a corporation) JASON	Middle Name	Last Name YU	Suffix
b. Street Address (if agent is not a corporation) - Do not enter a P.O. Box 186 CONCORD ST.	City (no abbreviations) SAN FRANCISCO	State CA	Zip Code 94112

CORPORATION – Complete Item 3c. Only include the name of the registered agent Corporation.

c. California Registered Corporate Agent's Name (if agent is a corporation) – Do not complete Item 3a or 3b

4. Management (Select **only** one box)

The LLC will be managed by:

☐

One Manager

☐

More than One Manager

☒

All LLC Member(s)

5. Purpose Statement (Do not alter Purpose Statement)

The purpose of the limited liability company is to engage in any lawful act or activity for which a limited liability company may be organized under the California Revised Uniform Limited Liability Company Act.

6. The Information contained herein, including in any attachments, is true and correct.

Organizer sign here

JASON YU

Print your name here

Exhibit 2



SAN FRANCISCO PLANNING DEPARTMENT

PROJECT APPLICATION (PRJ)

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address	Block/Lot(s)
3591 20th Street	3609042
Record No.	Building Permit No.
2020-000909PRJ	201911127026

Property Owner's Information

Name:

Address:

Applicant Information

Name:

Yan, Sherman

Company/Organization:

S&A Engineering and Design

Address:

423 Yale Street 94134

Email:

sabyanfun@aol.com

Phone:

4155177277

Billing Contact

Name:

Jason Yu

Company/Organization:

Address:

Email:

jasonyu213@yahoo.com

Phone:

4156082588

Related Building Permit

Building Permit Application No:

201911127026

Related Preliminary Project Assessment (PPA)

PPA Application No:

Project Information

Project Description:

Change of use to Limited Restaurant in Valencia NCT Zoning District

Project Details:

- | | | |
|---|--|-------------------------------------|
| <input checked="" type="checkbox"/> Change of Use | <input type="checkbox"/> New Construction | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Facade Alterations | <input type="checkbox"/> ROW Improvements | <input type="checkbox"/> Additions |
| <input type="checkbox"/> Legislative/Zoning Changes | <input type="checkbox"/> Lot Line Adjustment-Subdivision | <input type="checkbox"/> Other: |
-

Estimated Construction Cost:

0.00

Residential:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Senior Housing | <input type="checkbox"/> 100% Affordable | <input type="checkbox"/> Student Housing | <input type="checkbox"/> Dwelling Unit Legalization |
| <input type="checkbox"/> Inclusionary Housing Required | <input type="checkbox"/> State Density Bonus | <input type="checkbox"/> Accessory Dwelling Unit | |
| <input type="checkbox"/> Rental Units | <input type="checkbox"/> Ownership Units | <input type="checkbox"/> Unknown Units | |
-

Non-Residential:

- | | | |
|--|--|--|
| <input type="checkbox"/> Formula Retail | <input type="checkbox"/> Cannabis | <input type="checkbox"/> Tobacco Paraphernalia Establishment |
| <input type="checkbox"/> Financial Service | <input type="checkbox"/> Massage Establishment | <input type="checkbox"/> Other: |

General Land Use

	Existing	Proposed
Parking GSF	0	0
Residential GSF	0	0
Retail/Commercial GSF	1	1
Office GSF	0	0
Industrial-PDR	0	0
Medical GSF	0	0
Visitor GSF	0	0
CIE (Cultural, Institutional, Educational)	0	0
Usable Open Space GSF	0	0
Public Open Space GSF	0	0

Project Features

	Existing	Proposed
Dwelling Units - Affordable	0	0
Dwelling Units - Market Rate	0	0
Dwelling Units - Total	0	0
Hotel Rooms	0	0
Number of Buildings	0	0
Number of Stories	0	0
Parking Spaces	0	0
Loading Spaces	0	0
Bicycle Spaces	0	0
Car Share Spaces	0	0
Other:	0	0

Land Use - Residential

	Existing	Proposed
Studio Units	0	0
One Bedroom Units	0	0
Two Bedroom Units	0	0
Three Bedroom (or +) Units	0	0
Group Housing - Rooms	0	0
Group Housing - Beds	0	0
SRO Units	0	0
Micro Units	0	0

Environmental Evaluation Screening

1a. Estimated construction duration (months):			
1b. 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):	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Foundation Design Type:			
1c. Does the project involve a change of use of 10,000 sq ft or greater?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
2. Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
3. Would the project result in any construction over 40 feet in height?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
4a. 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?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
4b. Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
5. Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Depth: 0			
6a. Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
Area: 0			
Amount: 0			
6b. Does the project involve a lot split located on a slope equal to or greater than 20 percent?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
7. Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollutant Exposure Zone?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
8a. Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>
8b. 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	Yes	<input type="checkbox"/>	No <input checked="" type="checkbox"/>

Filed By:	File Date:
Monica Giacomucci	01/21/2020

Exhibit 3

From: Jason Yu <jasonyu213@yahoo.com>
Date: Sat, Mar 28, 2020 at 5:39 PM
Subject: Discretionary Review
To: 20thlexington@gmail.com <20thlexington@gmail.com>
Cc: Elise Lin <eliselin92@hotmail.com>

Dear Donald Martino,

I am writing in reference to the San Francisco Planning Discretionary review that you have filed on us. My name is Jason Yu and on the behalf of my partner Elise Lin, I would like to discuss this concern of yours with you personally before bringing to the city public hearing. I understand that you may have some concern regarding our business establishment disrupting the economic growth and diversity of the mission Valencia district. You may contact me through my personal email Jasonyu213@yahoo.com. Thank you for your patience and cooperation. I look forward to hearing from you.

Best,

Jason Yu and Elise Lin
Owners of Matcha n' More

Exhibit 4



Elise Lin

Educator and business owner

Brooklyn, New York · 116 connections

Join to Connect



Matcha n' More



City University of New
York-Brooklyn College

About

Experienced Business Owner with a demonstrated history of working in the food & beverages industry. Skilled in Microsoft Word, Educational Technology, Child Development, Teamwork, and Leadership. Strong entrepreneurship professional with a Master's Degree focused in Special Education and Teaching from City University of New York-Brooklyn College.

Experience



Business Owner

Matcha n' More

Jan 2018 – Feb 2020 · 2 years 2 months

177 Hester Street New York NY, 10013

- Manage day-to-day operations of the cafe
- Hire and onboard new wait staff and baristas
- Manage staff hours and payroll
- Train employees on drinks preparation and proper use of equipments
- Coordinate with vendors and order supplies, as needed (like takeaway cups, coffee, milk and other ingredients)
- Maintain updated records of daily, weekly and monthly revenues and expenses
- Add new menu items based on seasonality, holidays and customers' preferences (For example vegan...

Show more ▾



Head Teacher

Angel Advantage Center

Jun 2009 – Jan 2018 · 8 years 8 months

Brooklyn, NY

- Assisted students in need of homework assistance from grades KG-5 (ELL and students with IEP)
- Prepared ELA and math lesson plans and taught assignments for weekend classes and summer program
- Provided English translation for the Chinese parents in the Bensonhurst and Sunset community

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Elise Lin



Elise Lin

Educator and business owner

Brooklyn, New York · 116 connections

[Join to Connect](#)[Matcha n' More](#)[City University of New York-
Brooklyn College](#)

About

Experienced Business Owner with a demonstrated history of working in the food & beverages industry. Skilled in Microsoft Word, Educational Technology, Child Development, Teamwork, and Leadership. Strong entrepreneurship professional with a Master's Degree focused in Special Education and Teaching from City University of New York-Brooklyn College.

Experience

[Join now](#)[Sign in](#)

Elise Lin

- Manage day-to-day operations of the cafe
- Hire and onboard new wait staff and baristas
- Manage staff hours and payroll
- Train employees on drinks preparation and proper use of equipments
- Coordinate with vendors and order supplies, as needed (like takeaway cups, coffee, milk and other ingredients)
- Maintain updated records of daily, weekly and monthly revenues and expenses
- Add new menu items based on seasonality, holidays and customers' preferences (For example vegan matcha drinks, new soft serve flavors)
- Advise staff on the best ways to resolve issues with clients and deliver excellent customer service
- Nurture friendly relationships with customers to increase loyalty and boost our reputation
- Manage and maintain social media pages (Instagram, Facebook, Yelp)

Show less ^

Head Teacher

Angel Advantage Center

Jun 2009 – Jan 2018 · 8 years 8 months

Brooklyn, NY

- Assisted students in need of homework assistance from grades KG-5 (ELL and students with IEP)
- Prepared ELA and math lesson plans and taught assignments for weekend classes and summer program
- Provided English translation for the Chinese parents in the Bensonhurst and Sunset community



Substitute Teacher

NYC Department of Education

Nov 2016 – Jun 2017 · 8 months

[Join now](#)[Sign in](#)

Elise Lin

-
- Used differentiated instruction and both formative and summative assessments to evaluate student work.
 - Utilized an assortment of technology and hands on activities to implement visual, tactile and bodily kinesthetic practices with touch screen...

[Show more](#) ✓

Sales Associate

COACH

Coach

Jul 2010 – Jul 2011 · 1 year 1 month

New York, NY

- Operated a cash register to process cash, check and credit card transactions
- Communicated with customers and operated sales floor
- Stocked shelves, and marked prices on shelves and items
- Recommended merchandise based on individual requirements
- Advised customers on utilization and care of merchandise
- Resolve problems on the first call and avoid escalation of issues
- Provided Chinese-English translation to international customers

Head Counselor

Brooklyn Chinese American Association – P.S.160

Sep 2009 – Jun 2010 · 10 months

Brooklyn, NY

- Academic enhancement and homework assistance
- Responsible for maintaining order and creating a safe environment in the classroom
- Cultural enrichment activities through various cultural institutions

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Elise Lin

Education

**City University of New York-Brooklyn College**

Master's Degree · Special Education and Teaching

2016 – 2018

**City University of New York-Brooklyn College**

Bachelor of Arts (B.A.) · Elementary Education and Teaching

2013 – 2015

**Borough of Manhattan Community College**

Elementary Education and Teaching

2010 – 2013

Volunteer Experience

Youth Worker

Center For Family Life

Sep 2007 – Jun 2008 · 10 months



Join now

Sign in

Elise Lin

Identification and Reporting of Child Abuse

School Violence Prevention

Languages

English

Native or bilingual proficiency

Fujianese

Native or bilingual proficiency

Mandarin

Elementary proficiency

View Elise Lin's full profile to

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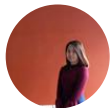
Elise Lin

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Others named **Elise Lin**

**Elise Lin**

First Advantage - Human Resources Generalist
Zhuhai, Guangdong, China

**Elise Lin**

Ex-Chief Operating Officer, Business Operations & Strategy

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Elise Lin

Greater Los Angeles Area



Elise Lin

Financial Services Manager at Jim Pattison Lexus Northshore
Vancouver, Canada Area

33 others named Elise Lin are on LinkedIn

[See others named Elise Lin](#)

Elise's public profile badge

Include this LinkedIn profile on other websites



Elise Lin

Educator and business owner



City University of New York-Brooklyn College

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Elise Lin

**Vivian Taylor**

Business Owner at Pilates V Studio

**Violet Edwards**

Candidate, Madison County Commission District 6

**Carlos Delgado**

Owner

**Katie Hannon - Igoe**

Business Owner at Vogel Business Group

**Jennifer H.**

Charismatic educator raising effective leaders with digital dexterity to embrace and utilize emerging technologies for their best educational outcomes.

**cynthia borjon-cosby**

Proud owner of Helping Hands preschool and daycare

**Sid Baker**

Past Chairman of the North Carolina Foundation for Public School Children Board of Directors

**Karen Malsbury**

Business Coach | Educator | Internship Coordinator | Referent Curriculum Lead

**Karen Whitehead**



Join now

Sign in

Elise Lin

User Agreement

Cookie Policy

Brand Policy

Community Guidelines

Privacy Policy

Copyright Policy

Guest Controls

Language

Exhibit 5



James Mak ▸ Valencia Merchants



April 21 at 4:44 PM ·

Hello Valencia Merchants Community Members!
Hope everyone is doing well and staying healthy during this pandemic. My name is James Mai, and I am one of the co-owners of Matcha N' More, alongside my partner Jason Yu. We want to thank you for allowing us to join and be a part of this group. Matcha N' More is going to be dessert café that specializes in various Matcha products, including beverages and ice cream. Our goal is to bring a range of delicious and healthy palate pleasers to the neighborhood. We are still currently in the process of opening our store, which will be located on 20th street of Valencia. We hope to connect with fellow members in the community and hope for your support. We believe our business will be a great addition to this amazing neighborhood. Looking forward to meeting everyone in the future.

Best,

Jason Yu and James Mai

Seen by 80



4

2 Comments



Like



Comment

Exhibit 6

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through March 13, 2020.

Selected Entity Name: MATCHA N' MORE INC

Selected Entity Status Information

Current Entity Name: MATCHA N' MORE INC

DOS ID #: 5250251

Initial DOS Filing Date: DECEMBER 13, 2017

County: KINGS

Jurisdiction: NEW YORK

Entity Type: DOMESTIC BUSINESS CORPORATION

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

MATCHA N' MORE INC
1539 WEST 5TH STREET
BROOKLYN, NEW YORK, 11204

Registered Agent

NONE

This office does not record information regarding the names and addresses of officers, shareholders or directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

of Shares Type of Stock \$ Value per Share

200 No Par Value

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
DEC 13, 2017	Actual	MATCHA N' MORE INC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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Exhibit 7

On Sun, May 24, 2020 at 3:25 PM Donald Capozzi <20thlexington@gmail.com> wrote:

Monica,

Thank you again for your time on Friday. I will follow up on some of the other topics from our call (i.e. continuance, corrections to DR application, etc.) after Memorial day weekend ramps down.

To your initial question on Friday, here are the various locations/markets we found Match n' More operating at / scheduled to operate at:

1. 177 Hester St, New York, NY 10013
2. 210 Hudson St, Jersey City, NJ 07311 (Midnight Market Jersey City)
3. 73 West St, Brooklyn, NY 11222 (Midnight Market, Brooklyn)
4. 1 Wall Street Court New York, NY 10005 (Japan Fes)
5. 20 Randalls Island Park, New York, NY 10035 (Vegandale Festival)
6. 39100 State St Fremont, CA 94538 (Spicyholick)
7. 1100 Eastshore Hwy, Berkeley, CA 94710 (FoodieLand)
8. 285 W Huntington Dr, Arcadia, CA 91007 (626 night market)

I will send over any additional locations I find.

Thank you for your guidance on Friday!

Donald

Exhibit 8



AFFIDAVIT FOR FORMULA RETAIL ESTABLISHMENTS

APPLICATION PACKET

Pursuant to Planning Code Section 303.1, certain retail uses must have additional review to determine if they qualify as a Formula Retail Use. The first pages consist of instructions and important information which should be read carefully before the affidavit form is completed.

For questions, call 415.558.6377, email pic@sfgov.org, or visit the Planning Information Center (PIC) at 1660 Mission Street, San Francisco, where planners are available to assist you.

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

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

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

WHAT IS A FORMULA RETAIL USE?

A Formula Retail Use is a type of retail sales activity or retail sales establishment which has 11 other retail sales establishments located globally. In addition, the business maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a servicemark.

WHAT TYPES OF BUSINESSES ARE REGULATED AS FORMULA RETAIL USES?

Businesses subject to the formula retail establishment controls include the following 'Retail Sales Activity' or 'Retail Sales Establishment' as defined in Article 1 and Article 8 of the Code:

- Amusement Game Arcade (§§102, 890.4)
- Bar (§§102, 890.22)
- Cannabis Retail (§§102, 890.125)
- Drive-up Facility (§§102, 890.30)
- Eating and Drinking Use (§§102, 890.34)
- General Grocery (§102)
- Gym (§102)
- Jewelry Store (§§102, 890.51)
- Limited-Restaurant (§102)
- Liquor Store (§102)
- Massage Establishment (§§102, 890.60)

- Movie Theater (§§102, 890.64)
- Non-Auto Vehicle Sales or Rental (§§102, 890.69)
- Pharmacy (§102)
- Restaurant (§102)
- Retail Sales and Service, General (§102)
- Sales and Service, Other Retail (§§102, 890.102)
- Sales and Service, Retail (§§102, 890.104)
- Service, Financial (§102)
- Service, Fringe Financial (§§102, 890.113)
- Service, Instructional (§102)
- Service, Limited Financial (§102)
- Service, Personal (§§102, 890.116)
- Specialty Grocery (§102)
- Tobacco Paraphernalia Establishment (§§102, 890.123)
- Tourist Oriented Gift Store (§§102, 890.39)

This affidavit for Formula Retail must accompany any Building Permit Application for any Alterations, New Construction, Commercial Tenant Improvements, Change of Use or Signage which relates to the establishment of that use.

IS A CONDITIONAL USE AUTHORIZATION OR NEIGHBORHOOD NOTIFICATION NECESSARY?

If a use does qualify as a Formula Retail establishment, then additional controls may apply depending on the zoning district where the proposed business will be located. Please consult the Public Information Center (PIC) for guidance on whether Conditional Use Authorization or Neighborhood Notification is required.

HOW IS FORMULA RETAIL STATUS DETERMINED?

If the number of worldwide locations is 12 or more, including the proposed location, and if the number of total standardized features of this business is two (2) or more, then the proposed use is a Formula Retail.

Applicants are responsible for providing accurate information about proposed uses. The Planning Department will determine whether an application or permit is for a Formula Retail use. Any permit that has been approved is subject to revocation if it is determined to have been for a Formula Retail use at the time of approval.

ARE PROPOSED LOCATIONS INCLUDED IN MY TOTAL QUANTITY OF RETAIL LOCATIONS?

Yes. Any worldwide location that has been given a land use permit or entitlement counts towards the total number of locations, even if it is not yet operable. If you are unsure about the status of a proposed location, inform Planning Department staff so that the location can be appropriately analyzed.

WHAT ARE STANDARDIZED FEATURES?

Formula Retail uses are identified by having certain standardized features in common throughout their locations. They are defined in Planning Code Section 303(i)(1). The below list is a summary:

- (A) Standardized array of merchandise: Half or more of the products in stock are branded alike.
- (B) Trademark: A word, phrase, symbol or design that identifies products as being offered by them and no others.
- (C) Servicemark: A word, phrase, symbol or design that identifies a service as being offered by them and no others.
- (D) Décor: The style of interior furnishings, (i.e. furniture, wall coverings or permanent fixtures).
- (E) Color Scheme: A selection of colors used throughout the decor and/or used on the facade.
- (F) Façade: The face or front of a building (including awnings) looking onto a street or an open space.
- (G) Uniform Apparel: Standardized items of clothing (i.e. aprons, pants, shirts, smocks, dresses, hats, and pins (other than name tags) including the colors of clothing.
- (H) Signage: A sign which directs attention to a business conducted on the premises. (§602.3).



AFFIDAVIT FOR FORMULA RETAIL ESTABLISHMENTS

1. Location and Classification

Project Address: 3591 20th Street

Block/Lot(s): 3609/042

2. Proposed Use Description

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

Proposed Business Name:

Limited Restaurant

Matcha Ice Cream shop

Description of Business, Including Products and/or Services:

Ice Cream and non-alcohol drinks

Building Permit Application No. (if applicable):

Conditional Use Case No. (if applicable):

2019.1112.7026

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.	0
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	Service mark	<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.

Sherman Yan

Digitally signed by Sherman Yan
Date: 2020.02.07 22:20:19 -08'00'

Signature

Sherman Yan

Name (Printed)

2-7-20

Date

Agent

(415)517-7277

Sabyanfun@aol.com

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

Phone

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: _____

Exhibit 9

March 12, 2020

Sherman Yan
423 Yale St.
San Francisco, CA 94134

Donald Martino
3566 20th St.
San Francisco, CA 94110

[via Certified Mail 7019 2280 0002 0221 4538]

Re: Planning Project No 2020-000909PRJ / BPA 201911127026

Sherman Yan,

This is regarding the San Francisco Planning Code Sec. 311 notification we received for 3591 20th Street; Block / Lot : 3609 / 042. You are listed as the project contact.

I have tried contacting you via phone regarding this project. I am concerned that this project is not following San Francisco Planning Code and CEQA; this project requires further community input and likely a Conditional Use Application.

Please contact me when you have a chance. I will also be sharing my concerns with the Planning Department given the short window to comment via the 311 process.

Respectfully,

Donald

Exhibit 10

March 12, 2020

SF Planning Department
Ref: 2020-000909PRJ
1650 Mission St. Suite 400
San Francisco, CA 94103

Donald Martino
3566 20th St.
San Francisco, CA 94110

[via Certified Mail 7019 2280 0002 0221 4545]

Re: Planning Project No 2020-000909PRJ / BPA 201911127026

Monica Giacomucci,

This is regarding the San Francisco Planning Code Sec. 311 notification we received for 3591 20th Street; Block / Lot : 3609 / 042. You are listed as the project contact.

I have tried contacting you via phone regarding this project. I am concerned that this project is not following San Francisco Planning Code and CEQA; this project requires further community input and likely requires a Conditional Use Authorization.

Please contact me when you have a chance. Given the short notice period under the Sec. 311 notification, I think it is best if that this project undergo a Discretionary Review.

Respectfully,

Donald

cc:
Richard Sucre

Exhibit 11

March 12, 2020

Community Boards
Attn: Planning Project 2020-
000909PRJ
601 Van Ness Ave. Suite 2040
San Francisco, CA 94102

Donald Martino
3566 20th St.
San Francisco, CA 94110

[via USPS]

Re: Participate in outside mediation

Community Boards,

This is regarding the San Francisco Planning Code Sec. 311 notification we received for 3591 20th Street; Block / Lot : 3609 / 042.

Please see Planning Record Number 2020-000909PRJ and Building Permit Application No. 201911127026 for additional details.

The Planning Departments materials suggested that we consider reaching out to your organization to participate in outside mediation on this case. I called earlier and am waiting back to hear from your organization. Please contact me and let me know the best way to engage Community Boards to address concerns with this project.

Respectfully,

Donald

Exhibit 12



San Francisco Planning

PROJECT APPLICATION RECORD NUMBER (PRJ)

DISCRETIONARY REVIEW PUBLIC (DRP) APPLICATION

Discretionary Review Requestor's Information

Name: Donald Martino

Address: 3566 20th St. San Francisco, CA 94110

Email Address: 20thlexington@gmail.com

Telephone: (808) 436-7770

Information on the Owner of the Property Being Developed

Name: Sherman Yan (Listed Project Applicant)

Company/Organization:

Address: 423 Yale St. San Francisco, CA 94134

Email Address: sabyanfun@aol.com

Telephone: (415) 517-7277

Property Information and Related Applications

Project Address: 3591 20th Street

Block/Lot(s): 3609/042

Building Permit Application No(s): BPA 201911127026, 201906052633, and 201904158029

ACTIONS PRIOR TO A DISCRETIONARY REVIEW REQUEST

PRIOR ACTION	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case? (including Community Boards)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Changes Made to the Project as a Result of Mediation. If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes that were made to the proposed project.		

Contacted project sponsor and assigned planner via phone and certified mail to discuss concerns.
Waiting for reply.

Contacted Community Boards regarding possible mediation. Community Boards suggested filing a DR.

DISCRETIONARY REVIEW REQUEST

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

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

Approval of this project is inconsistent with the objects and policies of the Mission Area Plan outlined in the General Plan, including but not limited to Objectives 6.1 & 6.2 as well as the community-driven goals identified by planning in the Mission Area Plan which includes but not limited to "Preserve and enhance the unique character of the Mission's distinct commercial areas" & "Preserve diversity and vitality of the Mission". This project also did not undergo the required historical review outlined under CEQA. The project is located in Liberty Hill Historic District in a "A" resource building.

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

Project creates unreasonable impact specifically to Objectives 6.1 in the General Plan, "SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES IN THE EASTERN NEIGHBORHOODS". This project seeks to disrupt the economical well being of businesses by homogenizing the businesses in a highly concentrated area. This project is seeking a Change of Use to open an ice cream parlor within <300ft of 3 existing ice cream parlors (128 ft from Smitten, 167ft from Garden Creamery, and 260 ft from Xanath Ice Cream). A DR is required to incorporate the community voice to further determining if the approval of this project is aligned with communities needs, the General Plan, the Mission Area Plan, CEQA/Preservation, and all other applicable codes.

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

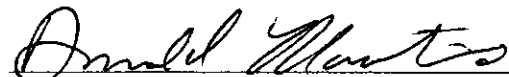
Seek community input through the Discretionary Review Process prior to approving this project.

20th street is a vital connection commercial corridor between Valencia and Mission St that sits directly in the Liberty Hill Historic District. The mix of business is critical for a thriving community. Prior to approving the Change of Use, the Planning Commission have incorporate community oversight to ensure this key corridor best contributes to a thriving Mission community.

DISCRETIONARY REVIEW REQUESTOR'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

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



Signature

Requestor

(808) 436-7770

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

Phone

Donald Martino


Name (Printed)

20thlexington@gmail.com

Email

For Department Use Only

Application received by Planning Department:

By  Date: 8/13/2020

Permit Details Report**Report Date:** 3/13/2020 9:34:23 AM

Application Number: 201911127026

Form Number: 3

Address(es): 3609 / 042 / 03591 20TH ST

Description: CHANGE (E) COMMERCIAL STORE TO LIMITED RESTAURANT. INCLUDING NEW LIGHTINGS, FIXTURES, & HVAC SYSTEM INSTALLATION.

Cost: \$60,000.00

Occupancy Code: R-2,B

Building Use: 05 - FOOD/BEVERAGE HANDLING

Disposition / Stage:

Action Date	Stage	Comments
11/12/2019	TRIAGE	
11/12/2019	FILING	
11/12/2019	FILED	

Contact Details:**Contractor Details:****Addenda Details:****Description:**

Step	Station	Arrive	Start	In Hold	Out Hold	Finish	Checked By	Phone	Hold Description
1	HIS	11/12/19	11/12/19			11/12/19	LOPEZ JOSE	415-558-6220	
2	CPB	11/12/19	11/12/19			11/12/19	SECONDEZ GRACE	415-558-6070	
3	CP-ZOC	11/12/19					GIACOMUCCI MONICA	415-558-6377	
4	CP-NP	2/12/20		2/12/20	2/13/20		GIACOMUCCI MONICA	415-558-6377	Emailed 311 cover letter on 2/12/2020 (William) mailed 311 notice on 2/26/2020 expires 3/27/2020 (William)
4	BLDG							415-558-6133	
5	MECH							415-558-6133	
6	SFFD							415-558-6177	
7	DPW-BSM							415-558-6060	
8	SFPUC							415-575-6941	
9	HEALTH							415-252-3800	
10	DFCU								
11	PPC						USER GSA	415-558-6133	11/12/19: To DCP; HP
12	CPB							415-558-6070	

Appointments:

Appointment Date	Appointment AM/PM	Appointment Code	Appointment Type	Description	Time Slots
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Inspections:

Activity Date	Inspector	Inspection Description	Inspection Status
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Exhibit 13

Welcome to our Permit / Complaint Tracking System!

COMPLAINT DATA SHEET

Complaint Number: 202025213

Owner/Agent: OWNER DATA
SUPPRESSED

Owner's Phone: --

Contact Name:

Contact Phone: --

Complainant: COMPLAINANT DATA
SUPPRESSED

Date Filed:

Location: 3591 20TH ST

Block: 3609

Lot: 042

Site:

Rating:

Occupancy Code:

Received By: WSTROM

Division: BID

Complainant's Phone:

Complaint Source: WEB FORM

Assigned to Division: BID

Description: date last observed: 12-MAR-20; time last observed: 2pm; identity of person performing the work: Mavic(?); floor: 1; unit: Commercial; exact location: Main Bldg; building type: Commercial/Business WORK W/O PERMIT; ILLEGAL CHANGE OF USE; ; additional information: Interior work being performed without permit. Filed initial complaint on 3/12 and was not processed.;

Instructions:

INSPECTOR INFORMATION

DIVISION	INSPECTOR	ID	DISTRICT	PRIORITY
BID	BIRMINGHAM	6304	8	

REFERRAL INFORMATION

COMPLAINT STATUS AND COMMENTS

DATE	TYPE	DIV	INSPECTOR	STATUS	COMMENT
03/30/20	OTHER BLDG/HOUSING VIOLATION	INS	Birmingham	CASE UPDATE	case reviewed and assigned to district inspector per MH; WS
03/30/20	CASE OPENED	BID	Birmingham	CASE RECEIVED	
04/15/20	OTHER BLDG/HOUSING VIOLATION	BID	Birmingham	CASE CLOSED	contractor told to stop all work due to shelter in place order. SB

COMPLAINT ACTION BY DIVISION

NOV (HIS):

NOV (BID):

Inspector Contact Information

[Online Permit and Complaint Tracking home page.](#)

Technical Support for Online Services

If you need help or have a question about this service, please visit our [FAQ area](#).

Exhibit 14

March 15, 2020

SF Planning Department
Attn: Monica Giacomucci
1650 Mission St. Suite 400
San Francisco, CA 94103

Ms. Giacomucci,

I am the occupant of the property located at 904 Valencia Street. I recently saw a notice posted at 3591 20th St. The notice stated that occupants of property within 150 feet will receive notification and detail plans on the proposed work at the site.

I am writing to let you know that I did not receive a 311 notification regarding this matter, even though I am an occupant at a property within the 150 feet notification area; see attached map from the Planning Department.

I believe any Change of Use along Valencia Street's neighborhood commercial district requires community input.

Furthermore, since this current 311 notification is flawed, since required notification has not been sent to all occupants within 150 feet, I believe the department needs to have the applicant start the 311 notification again and ensure that the notice is correctly served to all occupants in the 150 feet radius.

Please contact me if you have any questions.

Best,

Robyn Sue Fisher
Occupant at 3591 20th St.
(917) 620-2580

cc:
Sherman Yan
423 Yale St
San Francisco, CA 94134



Create Radius Map:

Radius Distance (feet):



Search Examples: 400 Van Ness Ave, 0787/001, 2016-002071PRJ
(address, parcel, planning application)

[Measure Distance](#) | [Clear Map](#)

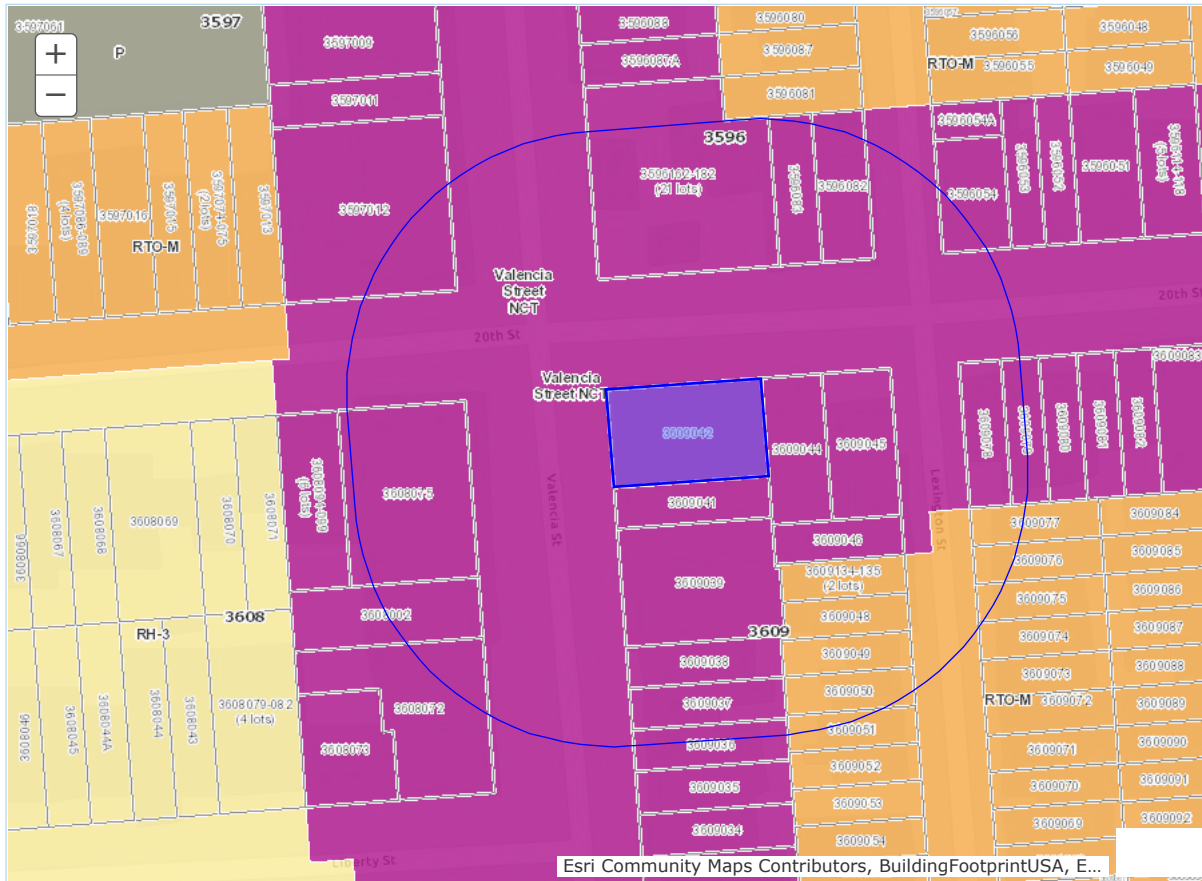


Exhibit 15

First Name	Last Name	Mailing Address	Email	Phone	Member	Business / Org	Years in SF
Candice	Ng	561 Valencia St			Business Owner	Stonemill Matcha	40
Bodhi	Freedom	3565 20th St			Business Owner	20 Spot Wine Bar	
Deb & Paul	Horn				Business Owner	Royal Cookoo Grocery	
Sandra	Woods				Business Owner	The Woods	
Gore	Song	819 Valencia St			Business Owner	The Brew Coop	
Sam		896 Valencia St			Business Owner	Golden Eagle Market	
Lisa		Lexington St			Home Owner		
Patricia	Murphy	265 Lexington			Home Owner		
Bonnie	Lai	293 Lexington St			Home Owner		
Demetre	Lagios	3555 20th st			Home Owner		
Micaela, Amalia & Ernesto	Lezcano	3562 20th St			Home Owner	Landlord	
Ben & Colleen	Mallahan				Home Owner		
Lindsay	Kooker						
Carolina	Morales				Community Leader	Prior legislative aide Hillary Ronen	
Bianca	Gutierrez				Community Leader	Poder, Plaza 16 Coalition, etc	
Lisa	Bautista	278 Lexington St			Renter		
Rahul	Rossell	3576 20th st			Renter		

Exhibit 16

From: Arnold McGilbray <mac_mcgilbray@communityboards.org>
Date: Thu, Apr 2, 2020 at 12:26 PM
Subject: Possible mediation - Response requested
To: 20thlexington@gmail.com <20thlexington@gmail.com>

Re: Community Boards Reference No: 20-0044

Dear Donald Martino,

Recently, we were contacted by your neighbor Jason Yu. He is hoping that we can help resolve concerns over neighborhood issues and would like very much to meet with you and James Mai at and Community Boards. We invite you to consider this meeting as an opportunity to hear these concerns and to express your views and your own concerns.

Please call me so that I can explain how the process works.

Community Boards is a non-profit conflict resolution organization that offers people the opportunity to resolve differences peacefully and to everyone's satisfaction. Our mediation process aims to fully and equally address the issues of all parties involved.

Mediation is a confidential and voluntary meeting where people discuss difficulties they are having with each other assisted by impartial third-parties, our community mediators. The mediators help people come up with their own workable and lasting solutions. Our mediators do not give advice or make judgments. The goal is to help everyone feel heard, understood and respected.

To ensure the effectiveness of our process, please also let me know if there has been any coercive conduct between you and the other party(ies). The Coercive Conduct Questionnaire - <https://goo.gl/OU65KL> will help you decide if there has been any violence or threat of violence. Please call me if you have any questions.

The agreed upon rate for mediation is \$180.00 per hour (split between the parties). There is a minimum charge of two hours for any scheduled mediation. If the mediation is canceled fewer than three working days prior to the scheduled session, and not rescheduled at the time of cancellation, Community Boards reserves the right to charge a \$200 cancellation fee.

In addition to mediation. Community Boards offers Conflict Coaching which is a 1.5 hour, one-on-one session with a Community Boards trained Conflict Coach. For your convenience, we offer sessions by phone or in-person. It's an excellent tool in preparation for mediation or as a standalone process. The Coach works with you to explore how the conflict is impacting you, what's important to you and any others involved, and looks at other perspectives. The Coach helps you to brainstorm possible solutions and strategies to address the problem and supports you in taking next steps to improve the situation. We highly recommend the process. The case

opening fee covers the cost of one Conflict Coaching session. Please ask me for more details if you are interested.

We hope that you will choose to use Community Boards. Regardless of your decision, please call me within 5 business days at 415-617-9711. To help us assist you more efficiently, please refer to the following case number when calling: 20-0044.

Sincerely,

Arnold (Mac) McGilbray Jr.
Case Development Manager

Exhibit 17

April 2, 2020

Community Boards
Reference No: 20-0044
601 Van Ness Ave. Suite 2040
San Francisco, CA 94102

Donald Martino
3566 20th St.
San Francisco, CA 94110

[via USPS]

Re: Reference No: 20-0044

Community Boards,

Thank you for your 04/02/20 email. I contacted your office, both by phone and mail, in early March to participate in mediation with Community Boards on this case. At that time, Community Board suggested filing a Discretionary Review. On 03/16/20 a Discretionary Review was filed with planning.

Since filing, the project sponsor reached out to us in an attempt to resolve the issues highlighted in the Discretionary Review. We are waiting to hear back from the project sponsor regarding the previous discussions they had with the community groups and community members regarding this project and how they incorporated those conversations into the project.

At this time, I believe it makes the most sense to wait for the project sponsor's response regarding their meetings with community groups and community members, and how those conversations shaped changes in the project.

Respectfully,

Donald

Exhibit 18

From: Mac McGilbray <mac_mcgilbray@communityboards.org>
Date: Thu, Apr 23, 2020 at 2:18 PM
Subject: Re: Possible Mediation
To: Donald Capozzi <20thlexington@gmail.com>

Dear Mr. Capozzi,

Thank you for your prompt response to my email to Mr. Martino.

I understand from your response that you both have decided to exercise the option to go directly to the Planning Commission to request Discretionary Review (DR) for resolution of your concerns. We will advise the Project Sponsor of your decision.

Please let me know if it is OK to share with him a copy of your written communications to me.

Even after a request for DR has been filed, we strongly suggest and encourage parties to continue to try to resolve their concerns prior to the DR hearing, so as to maximize favorable outcomes for all, as well as to conserve both personal and governmental resources.

Best Regards,

Arnold (Mac)McGilbray Jr.
Community Boards
Case Development Manager
415) 617-9711

--- 20thlexington@gmail.com wrote:

From: Donald Capozzi <20thlexington@gmail.com>
To: mac_mcgilbray@communityboards.org
Subject: Re: Possible Mediation
Date: Wed, 22 Apr 2020 18:20:39 -0700

Arnold,

Thank you for your note regarding the project at 3591 20th St.

I have been speaking with the Project Sponsor to obtain information in hopes to avoid mediation or a Discretionary Review. Unfortunately, Jason has not been very forthcoming with information; specifically:

- Which community groups he has had discussions with about the project.
- What feedback those groups had provided him.

As discussions with Jason evolved, additional community members have shared their concerns around this project with me. I asked all concerned parties to share their thoughts with the Planning Department. My understanding is that several have done that.

Given that the notification period has expired and the increased amount of community members wanting to be involved in the process, I believe the best course is to move forward with the Discretionary Review process.

Separately, I have mentioned to the Project Sponsor, Jason, that engagement in the planning process will enable the community to come together and have their views incorporated into the project; thus providing the proposed project broader community support at the conclusion of the process. Ultimately the best outcome for all involved!

Thank You!

Donald

On Wed, Apr 22, 2020 at 11:10 AM Arnold McGilbray <mac_mcgilbray@communityboards.org> wrote:

Hello Mr. Martino,

Thank you for your letter of April 2, 2020 acknowledging my email of the same date, and indicating that you would like to have some response from the project sponsor prior to mediation.

I understand that you have now been in contact with the project sponsor.

Please give me a call so that we can discuss, and hopefully schedule, a mediation of your concerns.

Regards,

Arnold (Mac) McGilbray Jr.
Case Development Manager
mac_mcgilbray@communityboards.org
Tel: (415) 617-9711

Exhibit 19

From: Giacomucci, Monica (CPC) <Monica.Giacomucci@sfgov.org>
Date: Mon, May 11, 2020 at 1:08 PM
Subject: RE: 3591 20th St: 311 and DR
To: Donald Capozzi <20thlexington@gmail.com>

Hi Donald,

My sincere apologies – the Commission Secretary moved the date of the hearing to June 4, so I had to scramble to get the required 20-day notice out on time. I just totally forgot to get in touch with you in the scramble – no excuses! Please let me know if you have any conflicts that would preclude you from participating in that hearing, and I can work with the Commission Secretary on a new date.

I've answered your questions below, in bold, to keep things organized. Additionally, I think we should set up a phone call to go over several points about the project itself as well as the logistics of the hearing. I can find time pretty much any day this week, so please let me know what works for you.

I appreciate your reaching out, and again, I really apologize for the delay in notifying you about the hearing date.

Thanks,

Monica

Please note that due to the Shelter in Place order, I will be working remotely. Email is the best way to reach me during this time. See below for more information.

Monica Giacomucci
Preservation Planner | Southeast Quadrant Team

San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-8714 | www.sfplanning.org

San Francisco Property Information Map

The Planning Department is open for business during the Shelter in Place Order. Most of our staff are working from home and we're available by e-mail. Our Public Portal, where you can

file new applications, and our Property Information Map are available 24/7. The Planning and Historic Preservation Commissions are convening remotely and the public is encouraged to participate. The Board of Appeals, Board of Supervisors, and Planning Commission are accepting appeals via e-mail despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. [Click here for more information.](#)

From: Donald Capozzi <20thlexington@gmail.com>
Sent: Monday, May 11, 2020 12:18 PM
To: Giacomucci, Monica (CPC) <Monica.Giacomucci@sfgov.org>
Subject: Re: 3591 20th St: 311 and DR

Monica,

I hope all is well with you. I wanted to follow-up on the DR filed on 3/16/2020 for the project at 3591 20th St.

I saw that the hearing has been scheduled for June 4.

Several community members have reached out to me regarding the DR. Many have asked how they can best share their concerns with the Planning Commission.

A few questions on the DR process:

- Who should I direct interested parties to so they can share their thoughts with the Planning Commission on the DR?

If members of the public have questions about the project, I would ask you to direct them to me. If members of the public would like to share support or opposition to the project, the Commission has requested that people submit their comments in writing, in advance of the hearing to commissions.secretary@sfgov.org. Please note that even though the current Shelter in Place order will expire on June 1, we anticipate that the hearing will be held remotely. Members of the public may give public testimony at the hearing over the phone.

- What is the process for the DR now that a hearing has been scheduled?

The Department typically requests that both parties have a discussion prior to the hearing. I STRONGLY encourage you to communicate with the project applicant; I can elaborate on this if/when we speak on the phone. Next, you should prepare a five-minute presentation which you will give at the Commission Hearing. It can include a visual presentation (such as a Power Point), but this is not required. Again, we can talk about the content and logistics of this

presentation on the phone. I've copied this language from our standard hearing agendas about the in-hearing process for a Discretionary Review:

For Discretionary Review cases that are considered by the Planning Commission, after being introduced by the Commission Secretary, shall be considered by the Commission in the following order:

1. A thorough description of the issue by the Director or a member of the staff.
2. A presentation by the DR Requestor(s) team (includes Requestor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period not to exceed five (5) minutes for each requestor.
3. Testimony by members of the public in support of the DR would be up to three (3) minutes each.
4. A presentation by the Project Sponsor(s) team (includes Sponsor(s) or their designee, lawyers, architects, engineers, expeditors, and/or other advisors) would be for a period up to five (5) minutes, but could be extended for a period not to exceed 10 minutes if there are multiple DR requestors.
5. Testimony by members of the public in support of the project would be up to three (3) minutes each.
6. DR requestor(s) or their designees are given two (2) minutes for rebuttal.
7. Project sponsor(s) or their designees are given two (2) minutes for rebuttal.
8. The President (or Acting Chair) may impose time limits on appearances by members of the public and may otherwise exercise his or her discretion on procedures for the conduct of public hearings.

The Commission must Take DR in order to disapprove or modify a building permit application that is before them under Discretionary Review. A failed motion to Take DR results in a Project that is approved as proposed.

· As the DR applicant, how do I submit additional information for consideration?

I think I'd like to know more about the information you plan to submit before I answer this. Your opportunity to elaborate on your application occurs at the hearing, with some exceptions.

Additional question on formula retail:

· The business seeking a change of use at 3591 20th St. is Match n' More. They have several locations open around the US (including NY & NJ) and may need a Conditional Use Hearing as formula retail per Planning. Has the Planning Department determined that Match n' More is not a formula retailer?

The proposed business is not called "Match N' More" (or Matcha N' More, which is maybe what you meant?), and has never been represented with that name in any Planning Department applications. It is doing business as "Matcha Ice Cream." The proprietor has submitted a Formula Retail Affidavit (attached for your reference) stating that the proposed business does not qualify as Formula Retail as defined in Planning Code Section 303.1. Note that in order to qualify as Formula Retail and therefore trigger a Conditional Use Authorization, the proposed business must have 11 or more worldwide locations as well as a standardized array of merchandise, standardized signage, standardized employee apparel, etc.

I would be happy to discuss this, as well as the claim made in your DR request that the project should have required a Certificate of Appropriateness, over the phone prior to the hearing. I think it's important that you have a clear understanding of what review was required for this proposal prior to the Discretionary Review Hearing.

Thank you and stay safe!

Donald

Exhibit 20

From: Giacomucci, Monica (CPC) <Monica.Giacomucci@sfgov.org>
Date: Mon, May 18, 2020 at 12:59 PM
Subject: RE: 3591 20th St: 311 and DR
To: Donald Capozzi <20thlexington@gmail.com>

Hi Donald,

Thanks for getting in touch. I completely understand. Plenty of other projects have been continued (formally moved forward to a different hearing date) in the past few weeks for similar reasons. However, that means that it's unlikely we would be able to get continued to a date 1-2 weeks ahead. Because so many other projects have been continued already, there's been a ripple effect on the Commission calendar.

Staff can request a continuance from the Commission Secretary on your behalf, or you can do so yourself. I'm happy to take care of it, and will request June 11 or 18, but I wanted to warn you that realistically this could push out to July. With that in mind, please let me know if you'd still like for me to request the continuance.

Unrelated to scheduling – I did a lot of research on Matcha N' More last week, and while the applicant did not submit accurate information to us, it doesn't appear that the business has ever had more than two locations worldwide. A business becomes Formula Retail when it establishes its 11th location. The case isn't closed here – I am waiting on some additional information – but just wanted to give you that update.

Please let me know if you have any additional questions.

Thanks,

Monica

Please note that due to the Shelter in Place order, I will be working remotely. Email is the best way to reach me during this time. See below for more information.

Monica Giacomucci
Preservation Planner | Southeast Quadrant Team

San Francisco Planning Department
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-8714 | www.sfplanning.org

San Francisco Property Information Map

The Planning Department is open for business during the Stay Safe at Home Order. Most of our staff are working from home and we're available by e-mail. Our Public Portal, where you can file new applications, and our Property Information Map are available 24/7. The Planning and Historic Preservation Commissions are convening remotely and the public is encouraged to participate. The Board of Appeals, Board of Supervisors, and Planning Commission are accepting appeals via e-mail despite office closures. All of our in-person services at 1650 and 1660 Mission Street are suspended until further notice. [Click here for more information.](#)

Exhibit 21

May 22, 2020

Community Boards
Reference No: 20-0044
601 Van Ness Ave. Suite 2040
San Francisco, CA 94102

Donald Martino
3566 20th St.
San Francisco, CA 94110

[via USPS and email]

Re: Reference No: 20-0044

Community Boards,

This is a follow-up to our previous correspondence dated April 2, 2020 regarding Reference No: 20-0044 regarding mediation with Jason Yu (a.k.a. Matcha n' More).

In hopes of exhausting all avenues in an attempt to resolving this prior to a public hearing in front of the Planning Commission, I would like to work with Community Boards to engage in mediation with Jason Yu.

My request is that Jason Yu covers the costs of mediation. I believe this is fair because there was a cost associated with filing the Discretionary Review which I have had to cover.

Please let me know if Jason is willing to engage in mediation. Currently, the Hearing is scheduled for June 4. If Jason Yu agrees to mediation, then I can contact the Planning Department and seek a continuance in the hearing as we try to resolve this matter with Community Boards assistance.

Respectfully,

Donald

cc:

Jason Yu 186 Concord St. San Francisco, CA 94112
Sherman Yan 423 Yale St. San Francisco, CA 94134

Exhibit 22



San Francisco Planning

PLANNING APPLICATION RECORD NUMBER

PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 3591 20th St San Francisco CA 94110

Block/Lot(s):

Property Owner's Information

Name: Mösser Group

Address: 220 Montgomery St 20th floor
San Francisco CA 94111

Email Address:

Telephone: 628-895-5502

Applicant Information

☐ Same as above

Name: Jason Yu

Company/Organization: Matcha N' More SF

Address: 186 Concord St
San Francisco CA 94112

Email Address: Jasonyu213@yahoo.com

Telephone: 415-608-2588

Please Select Billing Contact:

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

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

☐ Owner☒ Applicant☐ Billing

RELATED APPLICATIONS

Related Building Permit Applications (any active building permits associated with the project)☐ N/A

Building Permit Application No(s): 2019-11-12-7026

Related Preliminary Project Assessments (PPA)☐ N/A

PPA Application No:

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any required approvals (e.g. Variance) or changes to the Planning Code or Zoning Maps if applicable.

Change of use to Limited Restaurant in Valencia
NCT zoning district.

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

Indicate whether a Preliminary Housing Development Application (SB-330) is or has been submitted: ☐ Yes ☐ No

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

Estimated Construction Cost: _____

PROJECT AND LAND USE TABLES

All fields relevant to the project **must be completed** in order for this application to be accepted.

General Land Use		Existing	Proposed
	Parking GSF	0	0
	Residential GSF	0	0
	Retail/Commercial GSF	1	1
	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	0	0
	Dwelling Units - Market Rate	0	0
	Dwelling Units - Total	0	0
	Hotel Rooms	0	0
	Number of Building(s)	0	0
	Number of Stories	0	0
	Parking Spaces	0	0
	Loading Spaces	0	0
	Bicycle Spaces	0	0
	Car Share Spaces	0	0
	Roof Area GSF - Total	0	0
	Living Roof GSF	0	0
	Solar Ready Zone GSF	0	0
	Other: _____		


Land Use - Residential	Studio Units	0	0
	One Bedroom Units	0	0
	Two Bedroom Units	0	0
	Three Bedroom (or +) Units	0	0
	Group Housing - Rooms	0	0
	Group Housing - Beds	0	0
	SRO Units	0	0
	Micro Units	0	0
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.	0	0

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	
1c. General	Does the project involve a change of use of 10,000 square feet or greater?	<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- School and Child Care Drop-Off & Pick-Up Management Plan .
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.
4a. 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 Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. 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 CPC-HRE@sfgov.org .

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

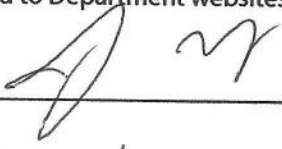
Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6a. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% 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: ● The project involves: <ul style="list-style-type: none">○ excavation of 50 or more cubic yards of soil, or○ building expansion greater than 500 square feet outside of the existing building footprint. <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
6b. Geology and Soils	Does the project involve a lot split located on a slope equal to or greater than 20 percent?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	A categorical exemption cannot be issued. Please contact CPC.EPIntake@sfgov.org , once a Project Application has been submitted.
7. Air Quality 	Would the project add new sensitive receptors (residences, schools, child care facilities, hospitals or senior-care facilities) within an Air Pollutant Exposure Zone?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If yes, submit an Article 38 Compliance application with the Department of Public Health.
8a. 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 Maher Application Form to the Department of Public Health and submit documentation of Maher enrollment with this Project Application. Certain projects may be eligible for a waiver from the Maher program. For more information, 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>
8b. 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 documentation of enrollment in the Maher Program (per above), or a Phase I Environmental Site Assessment prepared by a qualified consultant.

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



JASON W

Name (Printed)

Date

5/20/2020

Owner

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

415-608-2588

Phone

Jasony213@yahoo.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Exhibit 23



AFFIDAVIT FOR FORMULA RETAIL ESTABLISHMENTS

1. Location and Classification

Project Address: 3591 20th St San Francisco, CA 94110
 Block/Lot(s):

2. Proposed Use Description

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

Proposed Business Name:

Limited Restaurant

matcha N' more SF

Description of Business, Including Products and/or Services:

Building Permit Application No. (if applicable):

Conditional Use Case No. (if applicable):

2019-11-12-7026

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.	<u>0</u>
3.B	List the number of existing locations in San Francisco.	<u>0</u>

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 type="checkbox"/>
B	Trademark	<input type="checkbox"/>	<input type="checkbox"/>
C	Servicemark	<input type="checkbox"/>	<input type="checkbox"/>
D	Décor	<input type="checkbox"/>	<input type="checkbox"/>
E	Color Scheme	<input type="checkbox"/>	<input type="checkbox"/>
F	Façade	<input type="checkbox"/>	<input type="checkbox"/>
G	Uniform Apparel	<input type="checkbox"/>	<input type="checkbox"/>
H	Signage	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL			

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:

- The undersigned is the owner or authorized agent of the owner of this property.
- The information presented is true and correct to the best of my knowledge.
- Other information or applications may be required.
- 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.
- 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

JASON YU
Name (Printed)

Date

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

Phone

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: _____

Exhibit 24

From: Donald Capozzi <20thlexington@gmail.com>
Date: Sat, May 30, 2020 at 10:16 AM
Subject: Re: Call ASAP
To: Arnold McGilbray <mac_mcgilbray@communityboards.org>
Cc: klipney@communityboards.org <klipney@communityboards.org>

Arnold,

Thank you for the call today. I understand your position. If something changes and Jason Yu is open to easing some of his demands of going into mediation, then let me know and we can seek a different mediation date/time that works.

I am open to mediation. As you know I have not made any demands to meet with Community Boards. I am willing to continue to make fair and equitable concessions to get everyone to the table.

I want to thank everyone at Community Boards for all of their extra efforts over the last few days; working overtime to try and bring everyone to the table.

Thank you! Let me know if anything changes.

Donald

On Sat, May 30, 2020 at 8:39 AM Arnold McGilbray <mac_mcgilbray@communityboards.org> wrote:

Hello Donald,

Could you give me a call?

Regards,
Arnold (Mac) McGilbray Jr.
Case Development Manager
mac_mcgilbray@communityboards.org
Tel: (415) 617-971

Exhibit 25

From: Jason Yu <jasonyu213@yahoo.com>
Date: Sat, Mar 28, 2020 at 10:23 PM
Subject: Re: Discretionary Review
To: Erin Lang <20thlexington@gmail.com>

To whom may concern,

I hope you and your family are doing well and staying healthy during this COVID-19 pandemic. Thanks for getting back to us. I just want to clarify if we are speaking with Erin Lang or Donald Martino, the owners of Garden Creamery? I would like to understand what kind of concerns you have with our business. You state that our business is not compliance with the general and mission area plan in the discretionary review, can you please elaborate on that. I believe together we can help our neighborhood thrive and support one another. We hope to resolve your concerns without going into public hearing.

Best Regards,

Jason Yu

Exhibit 26

I, Donald Martino Capozzi, declare as follows:

1. I am the DR Requestor in 2020-000909DRP regarding the Property located at 3591 20th St. which is seeking a change in use by the Project Sponsor, Jason Yu DBA Matcha n' More. I make this declaration based on facts personally known to me, except as to those facts stated on information and belief, which facts I believe to be true.
2. I had assistance in filling out the "DISCRETIONARY REVIEW PUBLIC" form prior to submission on March 13, 2020.
3. I noticed over the weekend of May 30th that there was an error on the "DISCRETIONARY REVIEW PUBLIC" form that I filed with the Planning Department. I did not catch that my full legal name, Donald Martino Capozzi, was incorrectly listed in the form. Attached as Exhibit A is a copy of my Driver's License with my full legal name.
4. I did not willfully or intentionally list "Donald Martino" on the form; it was an error. I did not list "Donald Martino" in an attempt to disguise my identity or mislead any party. The listing was an error, and I am making this declaration to this fact.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this was executed on June 1, 2020.


Donald Martino Capozzi

Exhibit A

California

USA

DRIVER LICENSE

FEDERAL
LIMITS
APPLY



DL

CLASS C

EXP 01/08/2023

END NONE

LN CAPOZZI

FN DONALD MARTINO

3566 20TH ST
SAN FRANCISCO, CA 94110

DOB 01/08/1977

RSTR NONE

01081977

Donald Capozzi

SEX M

HAIR BLK

EYES HZL

HGT 5'-11"

WGT 165 lb

DC79 ISS

DD 11/06/201868601/CCFD/23

06/04/2019

Exhibit 27

[Forgot account?](#)



Matcha n' More
@MatchanMore

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Like

Share

...

Send Message

Shop



MATCHA WHI...
\$15.00



ANTI MATCHA...
\$30.00

[See All](#)

Matcha n' More

Tea Room in New York, New York

5 ★★★★★



ABOUT MATCHA N' MORE

Posts



Matcha n' More

May 14 at 8:24 AM · 🌐

Tees, matcha and whisks RESTOCKED in our square merchandise store.

<https://matcha-n-more-107730.square.site/>



ABOUT US

Matcha n' More is a matcha themed tea shop serving matcha drinks, coffee, desserts and delicious bit...

[See More](#)

Community

[See All](#)

👍 1,016 people like this

📶 1,068 people follow this

📍 1,086 check-ins

About

[See All](#)



📍 177 Hester St (2,568.70 mi)
New York, New York 10013-4704

[Get Directions](#)

☎ (646) 838-7594

💬 [Contact Matcha n' More on Messenger](#)

🌐 www.matchanmore.com

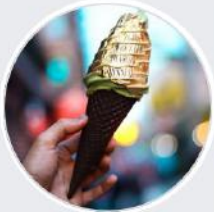
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Matcha n' More SF
@matchanmoresf

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Matcha n' More SF

September 30, 2019 · 🌐

Whose ready for @foodielandnm last event of the year?! We will be there October 4-6 from 3pm-11pm. Get ready because we will be serving our deep fried giant squid and matcha items! See you all there. ❤️

#Repost @foodielandnm with @get_repost

Slow mo action for you on this giant squid! @matchanmoresf is coming back again for your chance to try! Who's ready? Get your tickets now!



Matcha n' More SF
Ice Cream Shop in San Francisco, California

[Open Now](#)

ABOUT US

Located in San Francisco, Matcha n' More is a matcha themed tea shop serving matcha drinks, coffee, ...

[See More](#)

Community

[See All](#)

👍 302 people like this

📶 308 people follow this

📍 1 check-in

About

[See All](#)

🌐 www.matchanmore.com

📁 Ice Cream Shop · Tea Room · Coffee Shop



NORCAL

matchanmoresf

Follow

35 posts 1,534 followers 82 following

Matcha n' More SF

📍 SF: (LOCATION TBA)

www.matchanmore.com

POSTS

TAGGED





matchanmore Follow

212 posts 10k followers 199 following

Matcha n' More NYC
STORE PERMANENTLY CLOSED
Find us through catering & food events!
Next pop up:
7/5 @japanfes
9/26 @vegandalefestival
10/9 @midnightmarketevents
matcha-n-more-107730.square.site



Catering



Midnig...



Soft Se...



Foodie...



JapanF...



NorCal



Pastries

POSTS TAGGED



Instagram

Search

Log In

Sign Up



Matcha n' More

Top posts



MATCHA N' MORE



MATCHA N' MORE

MATCHA | COFFEE | DESSERTS | PASTRIES

FOLLOW US & HASHTAG YOUR STORIES @MATCHANMORE







Via Email (david.winslow@sfgov.org)

May 26, 2020

Joel Koppel, President
San Francisco Planning Commission
1650 Mission Street, 4th Floor
San Francisco, CA 94107

**Re: 3591 20th Street; Brief in Opposition to Discretionary Review Request
Planning Case No. 2020-000909DRP; Permit #201911127026-Change of Use**

President Koppel, Vice President Moore, and Commissioners:

I. INTRODUCTION

Our office represents Project Sponsors and business partners James Mai and Jason Yu (collectively, “Applicants” or “Sponsors”). Applicants own the ice cream business, Matcha n’ More SF, LLC, which they hope to locate at 3591 20th Street (the “Property”). The site (shown below) has been a vacant store front for the past 10-12 years. The Commission should note that the architect submitted some of the applications and inadvertently called the business, “Matcha Ice Cream” as a general description.



The Applicants Hope to Open the Store Front shown at the Left Above---Which has been Vacant for Years.

On November 12, 2019, the Applicants submitted building permit application No. 201911127026 for a change of use from a vacant store front to a limited restaurant use. Such a use is *principally permitted* on the ground floor in the Valencia Street Neighborhood Commercial Transit District (Valencia Street NCT—P. C. Section 762). There are no variances or conditional use authorization required for the Project.

The Applicants signed a commercial lease for the space one year ago in June 2019 and have been engaged in the permitting process since that time. The Dept has reviewed the proposed change of use and has approved it. The only thing stopping the Project from moving forward is a fraudulent discretionary review application, filed against the change of use permit by a local ice cream shop owner under a false name. The Planning Commission will hold a public hearing on the DR request on June 4, 2020.

The Project Sponsors are young, hard-working businessmen who are trying to open a “dessert café” that focuses on matcha and green tea products. They are passionate about their product and hope to bring the antioxidant health benefits and enticing flavors of green tea and matcha to the Mission District. The Project is strictly a change of use and will have no impact on surrounding properties or change to the exterior of the site (other than perhaps signage). The entire ground floor was remodeled by the landlord with minimum changes in 2019. The Applicants hired an architect to design the interior space for their particular needs. The plans for the project are attached as Exhibit One.

The discretionary review in this case was filed under a fake name “Donny Martino” for an improper purpose, ---to stifle business competition in the area and to benefit the DR Requestor’s (whose real name is Donald Capozzi) business, *Garden Creamery* which is a competing ice cream store located nearby.

Discretionary review is granted only if exceptional or extraordinary circumstances exist and the process was never intended to be used as a tool to foster and promote an individual, selfish business interest. As evidenced from the discussion below, the DR requestors fail to establish the existence of any exceptional or extraordinary circumstance in this case and in fact, have misused the system for their own perceived financial gain. The Commission should deny the DR request and approve the Project as proposed.

II. THE DR WAS FILED UNDER A FALSE NAME FOR AN IMPROPER PURPOSE---FEAR OF BUSINESS COMPETITION

The Applicants have been trying to open an ice cream shop (Macha n’ More) near the corner of 20th and Valencia (3591 20th Street) for more than a year. The site has been an empty storefront for about 10-12 years--- a City priority is to fill the empty storefronts and this DR has prevented this long empty storefront from being revived for months. These empty storefronts will be an even greater priority due to the economic crisis brought on by the Covid-19 pandemic and the failure of numerous small businesses.

The Discretionary Review Application was filed March 27, 2020 under the name “Donald Martino” and listed an address of 3566 20th Street for the DR Requestor. That is the address for the “*Garden Creamery*” an ice cream shop across 20th Street and about ½ block east at the corner of Lexington and 20th Street. The DR Application also lists the email for the DR Applicant as 20thlexington@gmail.com and a telephone number with a Hawaii area code (808)---the other owner of the Garden Creamery, Erin Lang (Mr. Capozzi’s girlfriend) is from Hawaii.

After finding out a DR had been filed against their Project, the Applicants tried to communicate with the DR Requestor, "Donny Martino" at the email listed on the DR Application and noticed immediately that the email response came back under a different name... "Donald Capozzi". Below is the first email response received from "Donny Martino."

On Sunday, March 29, 2020, 12:17:35 AM PDT, Donald Capozzi <20thlexington@gmail.com> wrote:

Jason,

I hope you are safe and unaffected by these unusual times.

The Discretionary Review will allow for the community to provide input around the project. Your engagement in the planning process will enable community to come together and have their views incorporated into the project, which will ultimately make any business in that location more successful.

Have you reached out to the various community groups in the Mission?

The specific sections around the General Plan and Mission Area Plan are outlined in the Discretionary Review submitted to the Planning Department on March 13. I do not have an immediate copy of the application, but I believe a copy was shared with the Project Sponsor from the Planning Department.

Donald

As it turns out, Donald Capozzi is the boyfriend and co-owner/operator of the Garden Creamery. Mr. Capozzi filed the DR under a made up name in order to (1) hide his identity from the public and the Applicants; (2) serve as the agent on behalf of either his girlfriend or the business to try and harm the Applicants; and, (3) use the DR process to stifle, stop, and cause unnecessary expense to a future possible business, he apparently views as a competitor.

The DR Process allows concerned citizens and members of the public to file a request for an extra review of projects by the Planning Commission if they have concerns about the design or physical impacts of a given project. As set forth on the DR Application form, it also requires a DR filer to identify themselves and/or identify themselves as the agent of a concerned person or member of the public. This Application does neither. It is filed under a false name and attempts to hide its real purpose, the people behind it and their motives. It was not filed by a member of the public or a concerned citizen; it is filed under a false name and Mr. Capozzi does not identify himself or identify himself as the agent of the Garden Creamery.

Below is a photo and blurb from a local on-line publication about "entrepreneurs," featuring the Garden Creamery, listing the name of its owners, Donald Capozzi and Erin Lang. Ms. Lang is a native of Hawaii and they both live in Marin County.



"Work your butt off. Keep working hard. Hard work really, really pays off. Don't get discouraged. You have people that don't believe in you and doubt you. Keep trucking along. If you continue to work on your ideas and your business every day, I think you'll find success. Do something that you love to do, you really believe in. Stick to your core values...Make it your every day philosophy."-- Erin Lang & Donald Capozzi, Photo: @rawbeez

Erin Lang & Donald Capozzi, owners of [Garden Creamery](https://www.gardencreamery.com)

The delay caused by Mr. Capozzi's fraudulent filing has cost Jason and James thousands of dollars. The Applicants ask that the DR be given no consideration and be immediately dismissed as improperly filed and in violation of the rules and directions for filing a DR since a false name was used to file the application. The Dept must not allow its processes to be used under false names and for underhanded business purposes

III. PROJECT APPLICANTS

Jason Yu and James Mai are both young men in their 30's who hope to be business owners one day. Both are married with young children and work hard to provide for their families. Jason is a San Francisco native and James is originally from New York. They have worked a variety of jobs over the years including as tutors, delivery drivers, valet attendants and Jason currently works as a warehouse manager. After 15 years of working

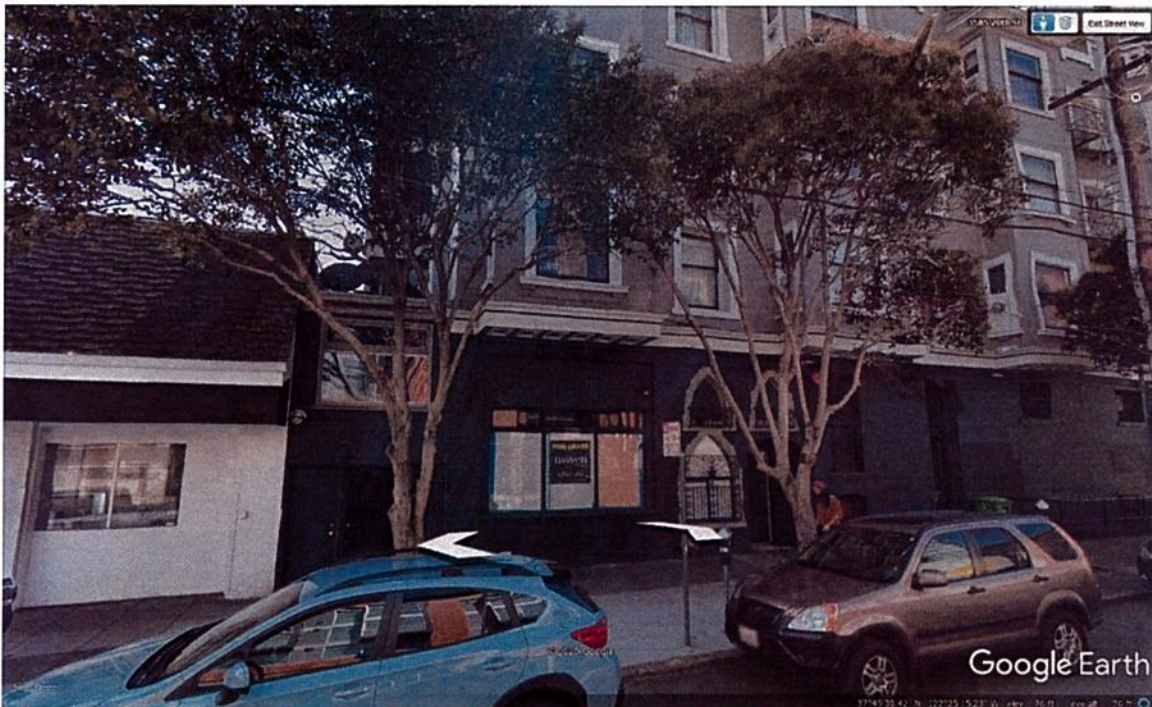
hard at a variety of jobs, they decided to pool their savings to try and start a business for themselves.

To date they have spent more than a year and one-half and invested more than \$120,000 to try and start their business. If approved by the Commission, the shop will be the one of the few matcha focused cafés in the neighborhood. Jason and James hope to create diversity by expanding people's palates in the Mission, and to educate others on the health benefits of matcha. The business will not be just another ice-cream parlor but rather, a small dessert café with a goal of sharing knowledge of matcha's benefits and their love for soft serve ice cream rather than the traditional hard scoop ice cream.

The business partners aim to diversify the neighborhood's consumer demographic by increasing the foot traffic in the neighborhood and ultimately promoting tourism. One of the business' goals is to support and be a part of the community and to strengthen the San Francisco community as a whole. They hope to bring in another demographic that can fuel not only their new business but also all surrounding businesses in the area. They will also be providing more jobs opportunities to residents of the Mission and continue to help build the Mission neighborhood as one of the most diverse neighborhoods in San Francisco.

IV. PROJECT SITE

The Proposed Project is located at 3591 20th Street in the heart of the Mission District two blocks east of Delores Park. Aerial photos of the block face, and opposite block face photographs of the neighborhood are attached hereto as **Exhibit 2**.



The Subject Storefront Has been Vacant for 10-12 Years. This is the view facing south on 20th St.

V. PROJECT DESCRIPTION

The Proposed Project involves the renovation of the interior of the existing space. As set forth in Exhibit 1, the space is approximately 1250 square feet and is reconfigured to serve as a limited restaurant use. It will have very limited seating and counterspace. No changes (other than signage) are to be made to the outside of the site. It will also include retail sales and will serve ready-to-eat foods and/or drinks to customers for consumption on or off the premises.

The project application was made to allow a change of use from a long vacant storefront to a Limited Restaurant Use (d.b.a Matcha n' More). The subject property is located within the Valencia NCT Zoning District which requires application for a change of use.

VI. ISSUES RAISED BY DR REQUESTORS

The DR Requestors raise the following issues in the DR application:

1. DR Requestors claim the Project is inconsistent with the objects and policies of the Mission Area Plan outlined in the General Plan, and cite Objectives 6.1 & 6.2 as well as the community-driven goals identified by planning in the Mission Area Plan which includes but not limited to "Preserve and enhance the unique character of the Mission's distinct commercial areas" & "Preserve diversity and vitality of the Mission".
2. DR Requestors also claim the Project did not undergo the required historical review outlined under CEQA.

VII. RESPONSES TO ISSUES RAISED

(Sponsors submitted extensive responses to the DR's as Required by the Dept staff and those Response Forms are attached hereto as Exhibit 3)

1. The Proposed Project will not adversely affect existing businesses and is completely consistent with the General Plan and the Mission Area Plan of the Eastern Neighborhood Plan.

Objectives 6.1 & 6.2 cited by the DR Requestors states the following policy goals:

OBJECTIVE 6.1

**SUPPORT THE ECONOMIC WELLBEING OF A VARIETY OF BUSINESSES
IN THE EASTERN NEIGHBORHOODS**

OBJECTIVE 6.2

**INCREASE ECONOMIC SECURITY FOR WORKERS BY PROVIDING
ACCESS TO SOUGHT-AFTER JOB SKILLS**

Objective 6.1 stresses the importance of providing business assistance to businesses in the Mission as part of an overall strategy to help San Francisco's business sectors grow, compete, and succeed.

“Business assistance is provided by a city or a non-profit organization and often broadly includes start-up assistance, ongoing technical assistance, assistance navigating city government processes, financial assistance, real estate and site selection assistance, assistance accessing workforce and incentive programs and assistance forming sector specific industry associations or organizations. In the Eastern Neighborhoods, there are three broadly defined industries: Physical Infrastructure, the Knowledge Sector, and the Small Business Sector.”

This has nothing at all to do with the perception by the owners of Garden Creamery that there are too many ice-cream stores in the neighborhood and their desire to limit competition. Further, Matcha n' More will not sell traditional scooped, hard, dairy based ice cream such as that sold by Garden Creamery, Smitten and the other stores in the area. The products from Matcha n' More will be a soft-serve, cereal infused with a focus on green tea-based products. The General Plan and Mission Area Plan were not designed to maintain protectionism for any particular business as the DR Requestor imagines.

The policies expressed in Objective 6.1 are entirely based on the need for business assistance to Mission based start-up businesses. As set forth clearly in the General Plan, the policies to be used to address the needs identified in the policy are stated as follows:

POLICY 6.1.1

Provide business assistance for new and existing PDR businesses in the Eastern Neighborhoods.

POLICY 6.1.2

Provide business assistance for new and existing Knowledge Sector businesses in the Eastern Neighborhoods.

POLICY 6.1.3

Provide business assistance for new and existing small businesses in the Eastern Neighborhoods.

This has nothing to do with limiting perceived competition to favor existing businesses. The City cannot allow sharp practicing businesspeople to try and use “diversity” claims to eliminate any competition.

The DR Requestor's reference to Objective 6.2 (set forth above) is even further far-fetched. That policy objective is aimed at workforce development efforts and supporting the development of job skills, by training and providing financial assistance to individual workers and their families in the Mission. Again, this does not support the DR Requestor.

2. The Proposed Project received complete historical review and a Certificate of Appropriateness from the Dept.

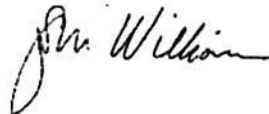
Contrary to the unsupported assertions in the DR, the Project received full CEQA review by the Planning Dept and a Categorical Exemption issued by the Dept on February 10, 2020 is attached as Exhibit 4. Further, because there are no exterior changes to the building, an Administrative Certificate of Appropriateness was issued December 13, 2019, and it is attached as Exhibit 5.

Obviously, the concern to eliminate or limit potential business competition is not valid and cannot be addressed through the DR review system. Protecting a business owner by denying others an opportunity are not concerns that may be protected by reducing or redesigning a neighboring project.

VIII. CONCLUSION

The DR Requestors have completely failed to provide any facts or evidence to support a finding of “exceptional and extraordinary” circumstances which might warrant the granting of discretionary review by the Commission. The Applicants have completed all required steps and should be rewarded with the Change of Use they need to open their business. Therefore, Mr. Yu and Mr. Mai respectfully request that the DR Application be denied, and the project approved as proposed.

VERY TRULY YOURS,



STEPHEN M. WILLIAMS

cc: Jonas Ionin, Commission Secretary
Kathrin Moore, Vice President
Sue Diamond, Commission
Frank Fung, Commissioner
Theresa Imperial, Commissioner
Milicent Johnson, Commissioner

EXHIBIT 1



- | | | | | |
|----|---|--|-----|----------------------|
| 8* | □ | LIGHT SWITCH, SWITCH * AS INDICATED | ASP | ACCESS DOOR/PANEL |
| 9 | ○ | INFLU SURFACE MTD, FLUORESCENT FIXTURE | APV | APPLY FINISHED PANEL |
| 10 | ○ | RECESSED CEILING DOWN LIGHT | CW | CONNECT TO EXISTING |
| 11 | ○ | INWALL MTD, EXT. SIGNAL, SINGLE FACE | CW | CONNECT TO EXISTING |
| 12 | ○ | WALL RECEPTACLE MTD AT 1" MAX. LIGHT | CTE | DOMESTIC COLD WATER |
| 13 | ○ | WALL OUTLET AND MTD, EMERGENCY LIGHTING UNIT | EX | EXISTING |
| 14 | ○ | WALL OUTLET AND MTD, EMERGENCY LIGHTING UNIT | EX | EXISTING |
| 15 | ○ | WALL MOUNT THERMOSTAT | FD | FLOOR DRAIN |
| 16 | ○ | WALL MOUNT THERMOSTAT | FD | FLOOR DRAIN |
| 17 | ○ | WALL MOUNT THERMOSTAT | FD | FLOOR DRAIN |
| 18 | ○ | WALL MOUNT THERMOSTAT | FD | FLOOR DRAIN |
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| 23 | ○ | WALL MOUNT THERMOSTAT | FD | FLOOR DRAIN |
| 24 | ○ | WALL MOUNT THERMOSTAT | FD | FLOOR DRAIN |
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| 84 | ○ | WALL MOUNT THERMOSTAT | FD | FLOOR DRAIN |
| 85 | ○ | WALL MOUNT THERMOSTAT | FD | FLOOR DRAIN |

SCOPE OF WORK

CHANGE IS COMMERCIAL SPACE TO LIMITED-RESTAURANT AT GROUND FLOOR INSTALL NEW LIGHTING FIXTURES AND HVAC SYSTEM PER PLAN.

PROJECT DATA

OCCUPANCY GROUP = B
USE = LIMITED-RESTAURANT
OPERATION HOUR = 11:00 Noon TO 12:00 Midnight
ZONING = NCT-VALENCIA STREET NEIGHBORHOOD
COMMERCIAL TRANSIT
BUILDING CONSTRUCTION TYPE = SB
SQUARE FOOTAGE OF REMODELED SPACE = 1250 SF.

CODE COMPLIANCE

ALL WORK SHALL BE IN COMPLIANCE WITH THE CITY & COUNTY OF SAN FRANCISCO CODES AND ORDINANCES

- A) 2016 EDITION CALIFORNIA BUILDING CODE
- B) 2016 EDITION CALIFORNIA PLUMBING CODE
- C) 2016 EDITION CALIFORNIA MECHANICAL CODE
- D) 2016 EDITION NATIONAL ELECTRICAL CODE
- E) 2016 CALIFORNIA ENERGY CODES
- F) 2016 NATIONAL FIRE CODE

DRAWING LIST

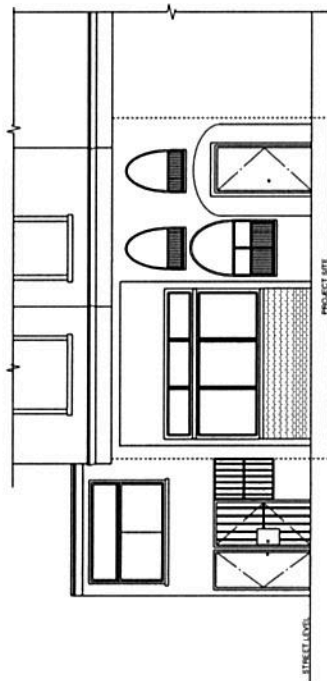
A-1	COVER SHEET • SITE PLAN, ELEVATIONS
A-2	FLOOR & REFLECTED CEILING PLANS
A-3	EQUIPMENT/MECHANICAL PLAN
A-4	DETAILS
A-5	TITLE-34 FORMS
A-6	TITLE-24 FORMS

GENERAL NOTES

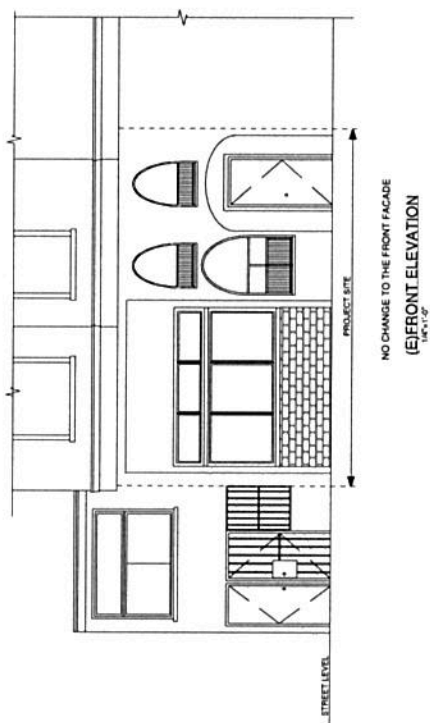
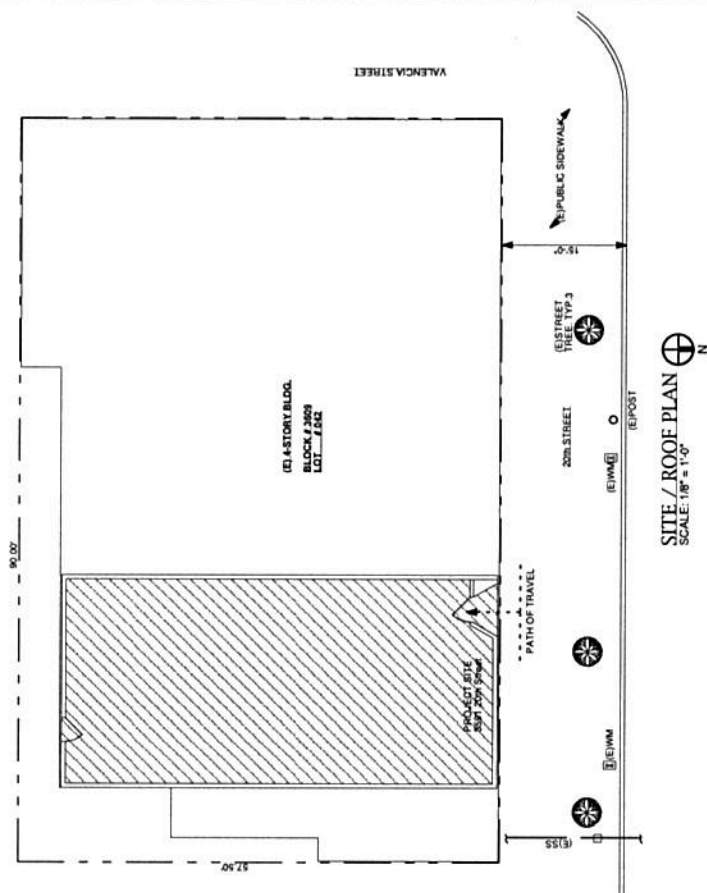
1. CONTRACTOR/BUILDER SHALL VERIFY (E) BUILDING CONDITION PRIOR TO ANY CONSTRUCTION ORDERING/INSTALLATION OF FIXTURES/EQUIPMENTS. ANY CONFLICTS OR UNUSUALS SHALL CORRELATE W/ OWNER AND ARCHITECTS / ENGINEERS.
2. ALL RELATED WORKS SHALL CONFORM TO LATEST CBQ, CMQ, CPC, NFPA, IEC AS ADVISORY BY THE DEPT. OF LABOR AND EMPLOYMENT, DEPT. OF SOCIAL WELFARE AND GOVT. ENGINEERING BUILDING.

OCCUPANCY LOAD			
ROOM	AREA	FACTOR PER PERSON	OCCUPANCY LOAD
SEATING			
CONCOURSE AREA	305	15	28.5
STORAGE			
WITCHEN	548	200	3.0
REST ROOM	167	0	0
STORAGE			
STORAGE	198	0	0
STORAGE			
TOTAL	1250 #		25

EXIT RECORD BASED ON 25 OCCUPANCY



(E) FRONT ELEVATION
1/4" = 1'-0"

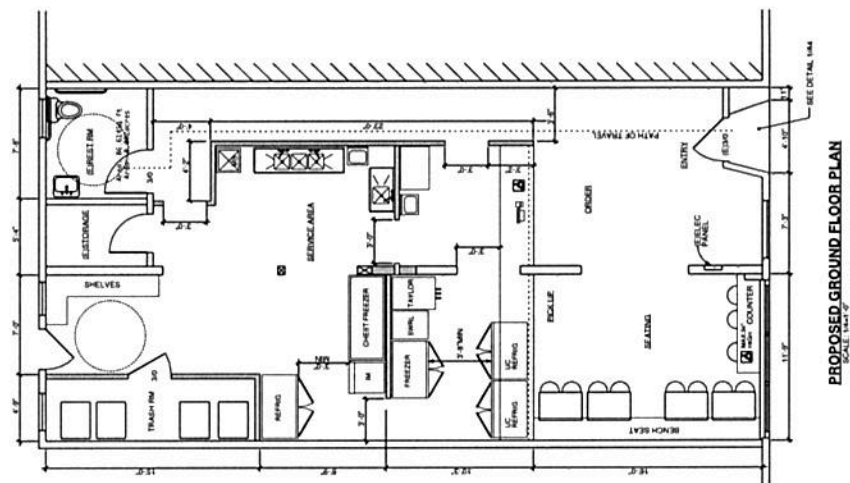


SCOPE OF WORK

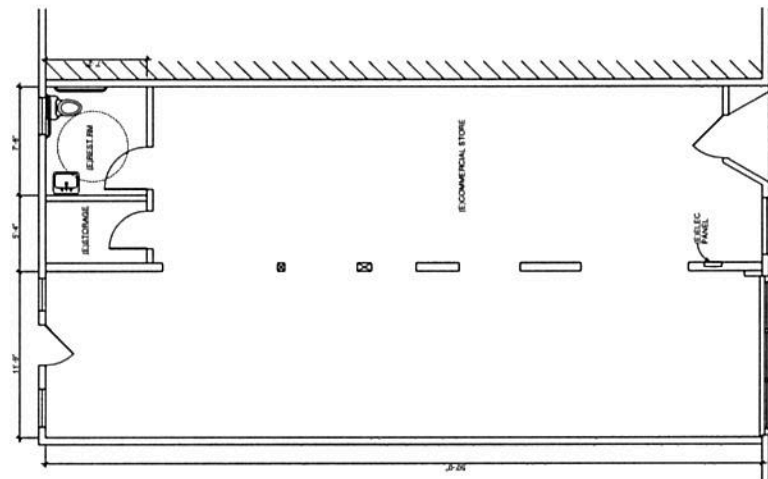
1. CHANGE (E)COMMERCIAL SPACE TO LIMITED - RESTAURANT AT GROUND FLOOR. INSTALL NEW LIGHTING FIXTURES AND HVAC SYSTEM PER PLAN.

PROJECT DATA

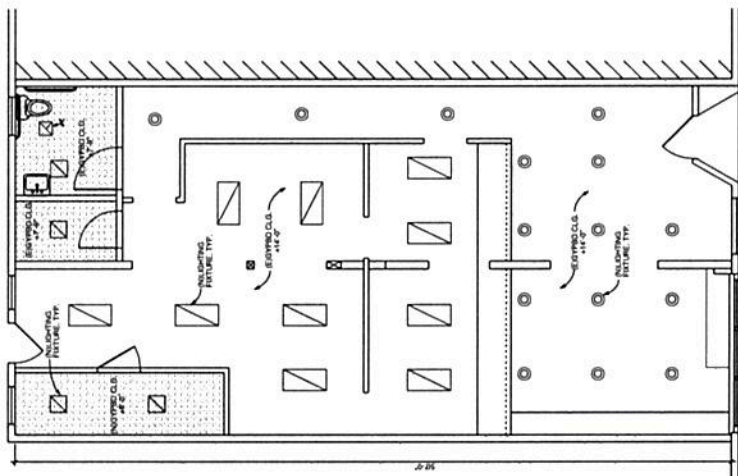
OCCUPANCY GROUP = B
USE = LIMITED-RESTAURANT
OPERATION HOUR = 11:00 Noon TO 12:00 Midnight
ZONING: NCT-VALENCIA STREET NEIGHBORHOOD
COMMERCIAL TRANSIT
BUILDING CONSTRUCTION TYPE: 5B
SQUARE FOOTAGE OF REMODELED SPACE = 1230 SF



PROPOSED GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"



(E)GROUND FLOOR PLAN
SCALE: 1/8"=1'-0"



REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

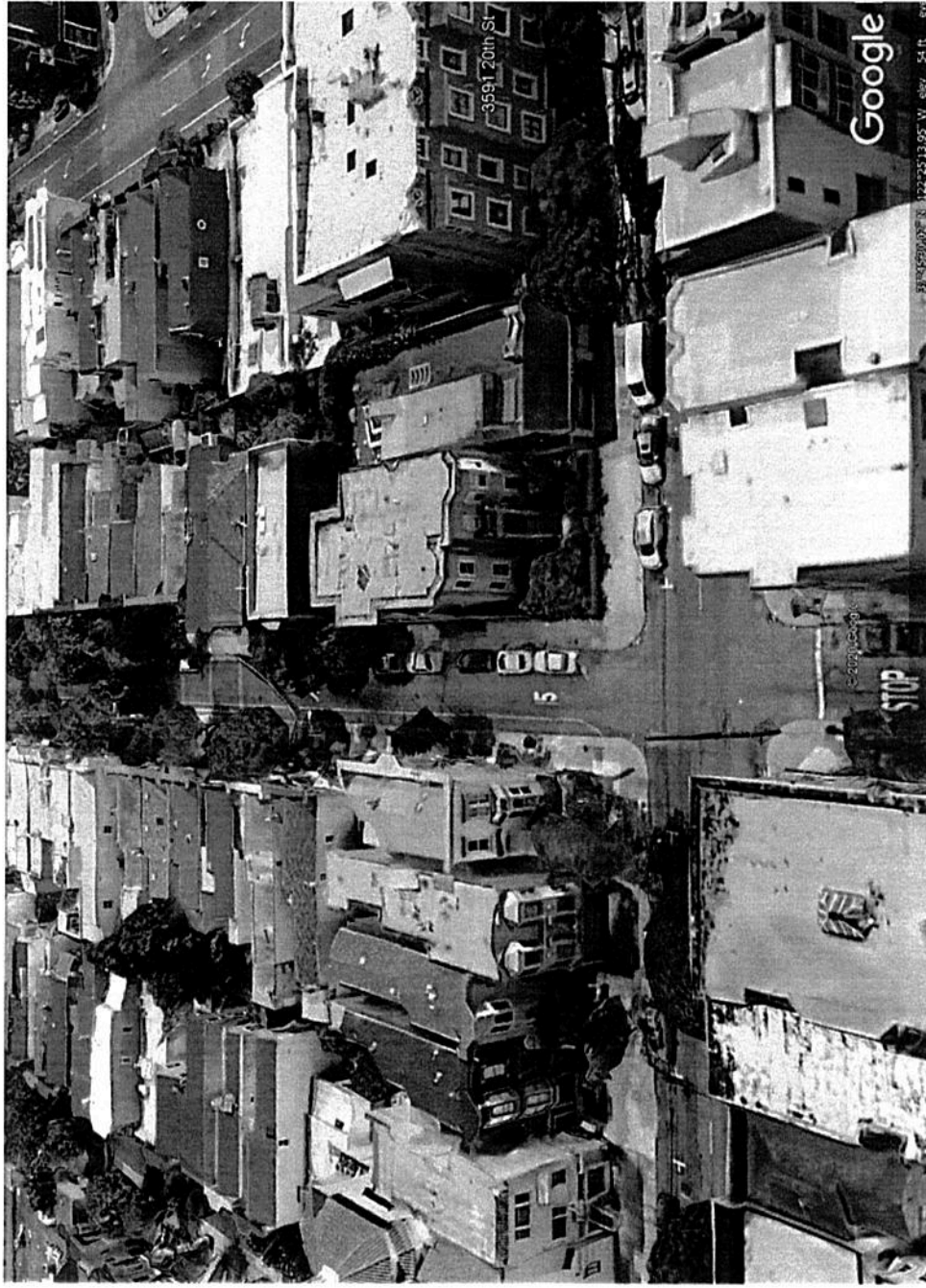
ROOM FINISH SCHEDULE							
ROOM	FLOOR	BASE	MATERIAL	FINISH	MATERIAL	FINISH	RE-MARKS
KITCHEN	DIAPHRAGMANT	8" x 11" TILE	DYED	PAINTED SMOOTH FINISH	8" x 10" S/D	SMOOTH FINISH	SEMICOLOR PAINT WHITE COLOR FINISH
BEST ROOM	CERAMIC TILE	8" x 11" CERAMIC TILE	DYED	PAINTED SMOOTH FINISH	8" x 10" S/D	SMOOTH FINISH	SEMICOLOR PAINT WHITE COLOR FINISH
BATH AREA	TILE	8" x 11" TILE	DYED	PAINTED SMOOTH FINISH	8" x 10" S/D	SMOOTH FINISH	SEMICOLOR PAINT WHITE COLOR FINISH
BATH	TILE	8" x 11" TILE	DYED	PAINTED SMOOTH FINISH	8" x 10" S/D	SMOOTH FINISH	SEMICOLOR PAINT WHITE COLOR FINISH
STORAGE	TILE	8" x 11" TILE	DYED	PAINTED SMOOTH FINISH	8" x 10" S/D	SMOOTH FINISH	SEMICOLOR PAINT WHITE COLOR FINISH

NOTES

1. PROVIDE A SMOOTH, DURABLE, UNCOMPROMISING, 10' x 10' PANEL IN FLOOR SURFACE WITH A CONTINUE UP TO THE WALL ON FOUR SIDES INCLUDING 1/2" SLOPE MINIMUM AND TO A 3/4" FINISH COVE AT AN INTERNAL CORNER.
2. THE WALL SURFACE ADJACENT TO ALL KITCHEN BASES A MIN. 40" HIGH SHALL BE COVERED WITH 1/2" REINFORCED REINFORCED PANEL AT MIN. 8" x 8" HIGH.
3. WALLS OF THE KITCHEN AND DRY STORAGE ROOM HAVE 1/2" TO A HEIGHT OF 8' FT ABOVE FINISH FLOOR.



EXHIBIT 2



Google

43°55'00.00" N 122°25'13.95" W elev. 54 ft. 6x

3591 20th St

© 2007 Google



EXHIBIT 3

RESPONSE TO DISCRETIONARY REVIEW (DRP)



**San Francisco
Planning**

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

Project Information

Property Address: 3591 20th Street

Zip Code: 94110

Building Permit Application(s):

Record Number: 201911127026

Assigned Planner: Monica Giacomucci

Project Sponsor

Name: Sherman Yan (Architect) & Stephen M. Williams

Phone: (415) 292-3656

Email: smw@stevewilliamslaw.com; sabyanfun@aol.com

Required Questions

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

The project is a change of use permit to allow an ice cream shop in to a storefront that has been vacant for 10-12 years. DR was filed under a false name by a nearby ice cream shop for the improper purpose of stopping possible business competition and without identifying himself as the agent/owner/operator of the competitor. The DR is pure nonsense citing inapplicable sections of the General Plan and the Mission Area Plan that are aimed at providing business assistance to PDR's, Knowledge Sector and small businesses in the Eastern Neighborhoods. The DR Application also falsely claims that the project did not undergo CEQA review. The project received a certificate of appropriateness on January 23, 2020. (See Attached)

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

The DR Applicant filed under a false name for an improper purpose, to (1) hide his identity (2) serve as the agent on behalf of either his girlfriend (Erin Lang) or the business Garden Creamery and (3) use the DR process to stifle, stop, cause undue expense and delay to a future possible competing business....This is a change of use permit with no changes to the envelope of the building site in a storefront that has been vacant for 10-12 years. (See Attached)

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


The Project will have no adverse impact on surrounding properties and will in fact activate a long dormant street corner at 20th and Valencia, bringing new business and customers to the area and the other surrounding stores in the commercial corridor. (See Attached)

Project Features

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

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	0	0
Occupied Stories (all levels with habitable rooms)	1	1
Basement Levels (may include garage or windowless storage rooms)	0	0
Parking Spaces (Off-Street)	0	0
Bedrooms	0	0
Height	N/A	N/A
Building Depth	N/A	N/A
Rental Value (monthly)	10,000	same
Property Value	N/A	N/A

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

Signature: 	Date: 5/21/20
Printed Name: Stephen M. Williams	<input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Authorized Agent

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

Response to Claims and Allegations Made in Support of Discretionary Review:

- **This project does not preserve and enhance the unique character of the Mission District commercial area.**
 - We are not a franchise or a major chain operation. We are a small family business. Small businesses are a part of what makes this community and the Mission District what it is today.
 - We are renovating and occupying a historic structure that has been vacate for 10-12 years. We will preserve and enhance the unique character of the Mission District by providing job opportunities to the residents of the area, including immigrant and low-income households.
- **This project does not preserve the diversity and vitality of the Mission.**
 - The Mission is a neighborhood known for its diversity and liveliness. By establishing our business, we will bring another mix of demographic into the area. New businesses can bring new energy and foot traffic. On the contrary, allowing existing businesses to bar new competition will actually hinder the diversity of the neighborhood. By allowing this behavior, the Mission district is at risk of being monopolized by old businesses and it will not thrive.
- **This project disrupts the economic well-being of business and goes against supporting the economic well-being of a variety of businesses in the eastern neighborhoods.**
 - We will not disrupt the wellbeing of existing businesses because our ice cream concept is different from what the existing ice cream shops are serving. Smittens serves nitrogen ice cream, Garden Creamery and Xanath both serve hard scoop ice cream and CREAM offers cookie ice cream sandwiches. We will be the only ice cream shop offering soft serve and cereal infused ice cream options. We will be one of a few in San Francisco that sell a new and popular type of cereal infused ice cream. This new concept that we are bringing to the Mission and San Francisco can help bring more foot traffic to the neighborhood.
 - While most of the existing ice cream shops in the neighborhood only operate during the afternoon and evening hours, Matcha N' More SF has plans to open for business from morning through the evening, every day of the week. This can help promote more foot traffic in the neighborhood during the morning and mid-day hours.
 - With about 500 retail and restaurant businesses currently in the Mission, there would only be 5 total ice cream shops in the neighborhood (including us). We will not disrupt the economic well-being as ice cream shops would only make up 1% of the neighborhood.

REASONS WHY THE DR SHOULD BE DENIED

The storefront, 3591 20th Street, has been vacant for over 10 years. By filling this storefront with a multi-year lease, the property owner will receive revenue and the corner will be reactivated.

3591 20TH STREET---RESPONSE TO DISCRETIONARY REVIEW

Our store will need staffing which means employment opportunities will be available to the community. As San Francisco Natives, we would benefit to provide quality offerings to our City. We are not formula retail because we have 0 stores worldwide as of May 2020, the New York location has been closed since February 2020.

THE PROJECT DOES NOT VIOLATE THE GENERAL PLAN OR MISSION AREA PLAN OF THE EASTERN NEIGHBORHOODS

The Project and the plans meet the minimum standards of the Planning Code, including the General Plan priority policies of Section 101.1 and Design Guidelines. The requestor cites general references to the General Plan and the Mission Area Plan that do not apply to the situation.

We followed all the guidelines for design and construction. The system is flawed as the DR process provided a vehicle for a business to go against another business. This is unethical business practice.

Is the City better served by another operating business or a vacant storefront? Disapproving our project because of concerns regarding competition will create a hostile business environment for the area. Businesses in the area will believe they can bully incoming businesses and create more vacant storefronts and hurt businesses overall in the neighborhood.

WHO IS THE DR REQUESTOR?

Garden Creamery has been in the community for 3 years but never took the initiative to join any community groups until this DR was filed. They joined the Valencia Corridor Merchants Association on May 11, 2020, which seems suspiciously timely, since we joined in April 2020. We find it contradicting that they keep insisting that we need to get support from the community when they never took the time to take part in the community in the past.

OWNERS OF GARDEN CREAMERY FILED THE DR TO STOP COMPETITION

The DR was submitted by a "Donald Martino." We believe that the requestor is actually Donald Capozzi who owns Garden Creamery based on the following:

(1) **Name of Email Sender**—The names of the owners of Garden Creamery are Erin Lang and Donald Capozzi. The first email we received from the requestor shows Erin Lang as the email sender. After seeking clarification, the sender name was then changed to Donald Capozzi.

(2) **Email Address** - The email address as well as the physical address of the requestor is 20thlexington@gmail.com. Coincidentally, Garden Creamery is located on the intersection of 20th Street and Lexington. However, they never admit nor deny that they are the owners of Garden Creamery.

EXHIBIT 4



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3591 20th Street		3609042
Case No.		Permit No.
2020-000909PRJ		201911127026
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Change of use to Limited Restaurant in Valencia NCT Zoning District		

STEP 1: EXEMPTION CLASS

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

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? <i>if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? If yes, archeo review is required (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography). If yes, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Slope = or > 25%: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 500 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional): Monica Giacomucci	

STEP 3: PROPERTY STATUS - HISTORIC RESOURCE

TO BE COMPLETED BY PROJECT PLANNER

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input checked="" type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input type="checkbox"/>	Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.
<input type="checkbox"/>	Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.

STEP 4: PROPOSED WORK CHECKLIST

TO BE COMPLETED BY PROJECT PLANNER

Check all that apply to the project.	
<input checked="" type="checkbox"/>	1. Change of use and new construction. Tenant improvements not included.
<input type="checkbox"/>	2. Regular maintenance or repair to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. Window replacement that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. Garage work. A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. Deck, terrace construction, or fences not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input type="checkbox"/>	Project is not listed. GO TO STEP 5.
<input type="checkbox"/>	Project does not conform to the scopes of work. GO TO STEP 5.
<input type="checkbox"/>	Project involves four or more work descriptions. GO TO STEP 5.
<input checked="" type="checkbox"/>	Project involves less than four work descriptions. GO TO STEP 6.

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW

TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional): Change of use to Limited Restaurant in existing vacant commercial storefront. No expansion of or alterations to building envelope.	
Preservation Planner Signature: Monica Giacomucci	

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

<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Building Permit	Signature: Monica Giacomucci
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	02/10/2020
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.		

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

TO BE COMPLETED BY PROJECT PLANNER

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

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
3591 20th Street		3609/042
Case No.	Previous Building Permit No.	New Building Permit No.
2020-000909PRJ	201911127026	
Plans Dated	Previous Approval Action	New Approval Action
	Building Permit	
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice. In accordance with Chapter 31, Sec 31.08j of the San Francisco Administrative Code, an appeal of this determination can be filed within 10 days of posting of this determination.	
Planner Name:	Date:

EXHIBIT 5



ADMINISTRATIVE CERTIFICATE OF APPROPRIATENESS

SUPPLEMENTAL APPLICATION

Property Information

 Project Address: 3591 20th St

Block/Lot(s): _____

Project Description:

	FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS	YES	NO	N/A
1	Is the property being used as it was historically?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced? (windows)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials? <i>Refurbished</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please summarize how your project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular the *Guidelines for Rehabilitation*, and how the project will retain character-defining features of the building and/or district:

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.

Christopher Sullivan 4/15/19
Signature Date

CHRISTOPHER SULLIVAN
Name (Printed)

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

415-272-4992
Phone

SULLL2@yahoo.com
Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

1. *Author's address:* Department of Mathematics, University of
 2. *Address:* Department of Mathematics, University of
 3. *Address:* Department of Mathematics, University of
 4. *Address:* Department of Mathematics, University of
 5. *Address:* Department of Mathematics, University of

OWNER:
PRADO GROUP
150 POST ST. #320
SP. CA 94113
415-395-0880

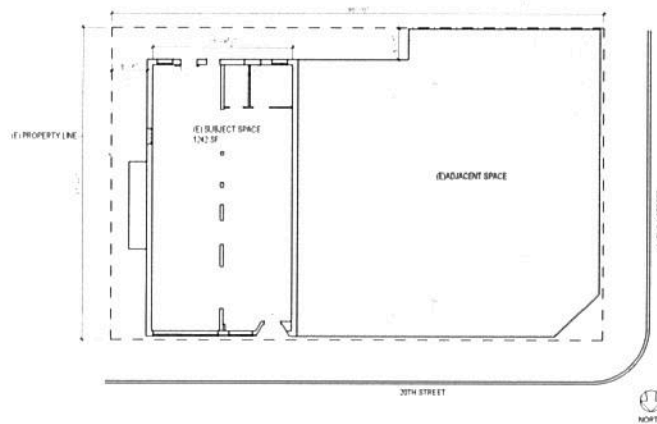
PROJECT:
71 SHELL RENOVATION
3591 20TH ST
SAN FRANCISCO CA 94114

DESCRIPTION:

TITLE/
PLOT
PLAN

DATE: APRIL 2019

A0.0



1 PLOT PLAN
Scale: 1/8"=1'-0"

PROJECT INFO

```

$ cat /etc/hosts
127.0.0.1    localhost
::1         localhost

$ cat /etc/passwd
root:x:0:0:root:/root:/bin/bash
daemon:x:1:1:daemon:/usr/sbin:/usr/sbin/nologin
bin:x:2:2:bin:/bin:/usr/sbin/nologin
sys:x:3:3:sys:/dev:/usr/sbin/nologin
...
$ cat /etc/group
root:x:0:root:/root:/bin/bash
daemon:x:1:daemon:/usr/sbin:/usr/sbin/nologin
bin:x:2:bin:/bin:/usr/sbin/nologin
sys:x:3:sys:/dev:/usr/sbin/nologin
...

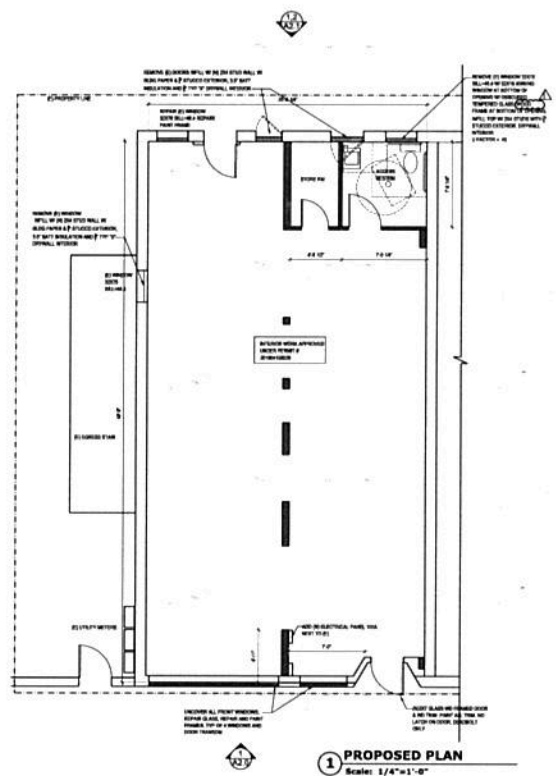
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SCOPE OF WORK

С. А. ШЕВЧЕНКО, доктор физ.-математических наук, профессор, зав. кафедрой физики, Физ.-математический институт, Саратовский гос. ун-т им. Н. Г. Чернышевского, Саратов, Саратовская обл.

LOCATION MAP





ARCHITECT
STATE OF CALIFORNIA
110 001 31 11 330
110 001 31 11 330
110 001 31 11 330

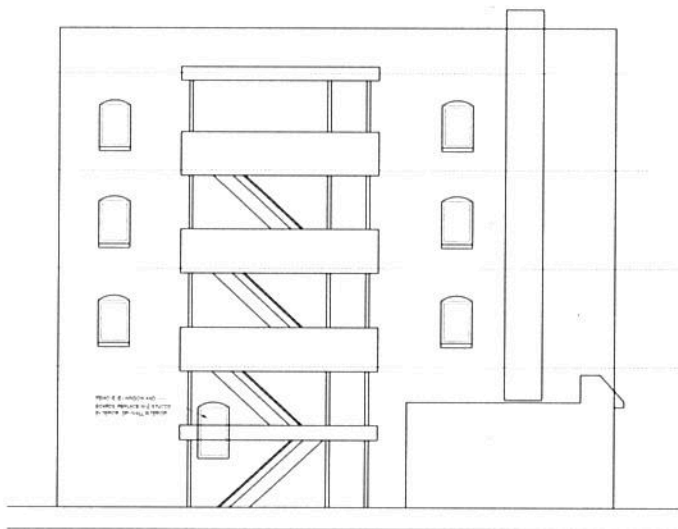
OWNER:
110 001 31 11 330
110 001 31 11 330
110 001 31 11 330

PROJECT:
110 001 31 11 330
110 001 31 11 330
110 001 31 11 330

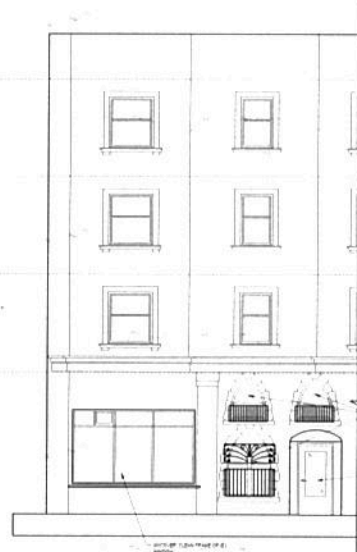
DESCRIPTION:
PLANS

DATE:
APRIL 2018
NOVEMBER 2018

SHEET:
A1.0



2 PROPOSED EAST ELEVATION
Scale: 1/4"=1'-0"



1 PROPOSED NORTH ELEVATION
Scale: 1/4"=1'-0"



OWNER:
FACILITY GROUP
180 901 51 4320
17, CA 94113
415-378-0880

PROJECT:
RENOVATION
3000 CALIFORNIA
SAN FRANCISCO, CA 94114

DESCRIPTION:

ELEVS

DATE:
APRIL 2018

SHEET

A2.0



ARCHITECT
PRADO GROUP
3015 MARKET STREET, SUITE 200
SAN FRANCISCO, CA 94114
415.398.0880
WWW.PRADOGROUP.COM

OWNER:
PRADO GROUP
3015 MARKET STREET, SUITE 200
SAN FRANCISCO, CA 94114
415.398.0880

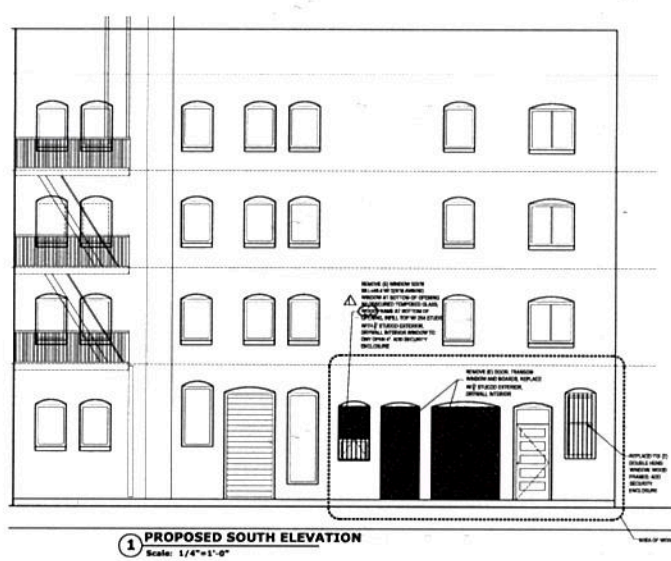
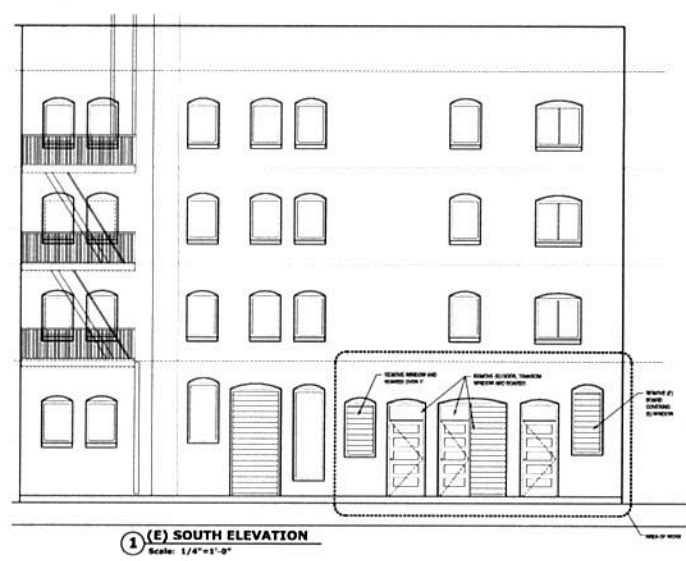
PROJECT:
STAPLE RENOVATION
3015 MARKET STREET, SUITE 200
SAN FRANCISCO, CA 94114

DESCRIPTION:

ELEVS

DATE:
APRIL 2018
BY: BLOOM
APPROVED: 2018
PROJECT: STAPLE RENOVATION

SHEET:
A2.1



San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

As a neighborhood merchant of the Mission District, I support Matcha N' More SF in occupying 3591 20th Street, San Francisco, CA, a storefront that has been vacant for over 10 years.

Matcha N' More SF is a small family business who signed a multi-year lease with the desire to serve our community by providing delicious drinks and sweet treats. The incorporation of new and unique business concepts to our neighborhood will attract valuable foot traffic. The increased foot traffic and demographic of visitors gained will create a domino effect that will benefit the neighboring businesses. I want to see diversity and vitality in our community.

Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Name/Signature: SAM MALAK

Business Name: GOLDEN Eagle market

Address: 896 Valencia St
415) 282-9737

GOLDENEAGLEMARKET
896VALENICAST
S. FCA94110
415-282-9737

REG 05-22-2020 15:08
000063
CT 1

San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

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Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Name/Signature: JESSICA

Business Name: R & A CLEANERS

Address: 1264 VALANCIA ST.

R & A LAUNDROMAT

Dry Cleaning-Laundry-Wash & Fold

1264 Valencia Street
San Francisco, CA 94110

Tel: 641-7260

San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

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Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Name/Signature: JC RUEAS

Business Name: LOLO

Address: 974 VALENCIA ST. SF, CA, 94110



974 valencia st.
san francisco, ca 94110
415-643-5656 • lolosf.com

San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

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Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Name/Signature:

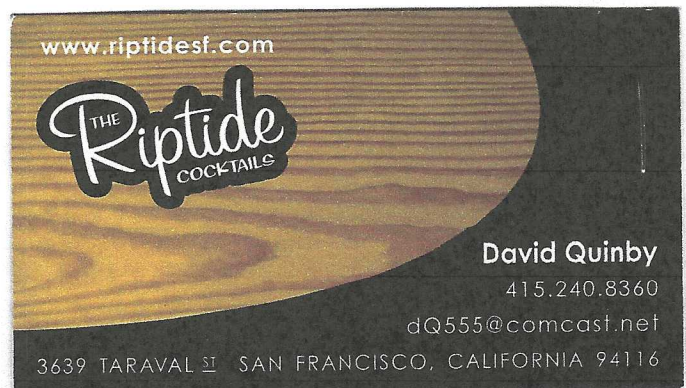
DAVID QUINBY

Business Name:

AMADO'S

Address:

998 VALENCIA



San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

As a neighborhood merchant of the Mission District, I support Matcha N' More SF in occupying 3591 20th Street, San Francisco, CA, a storefront that has been vacant for over 10 years.

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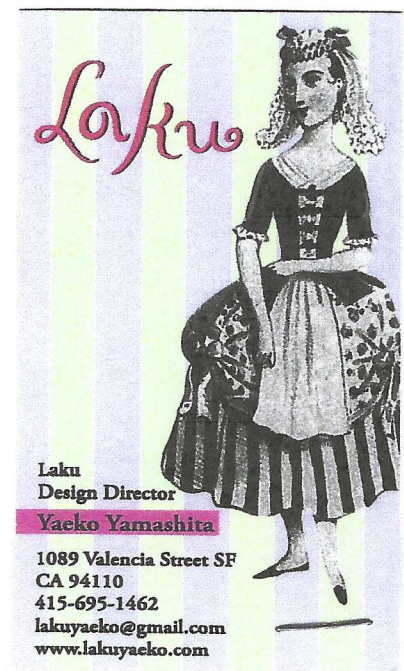
Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Name/Signature: Yaeko Yamashita

Business Name: LAKU

Address: 1089 VALENCIA ST SF, CA 94110



San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

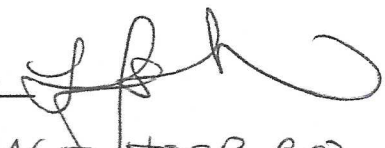
Dear Planning Commissioners,

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Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Name/Signature: LAURA ARTH 
Business Name: THE SCARLET SAGE ENTERPRISES CO.
Address: 1193 Valencia St., SF, CA 94110

1193 Valencia Street San Francisco, CA 94110
scarletsage.com | @thescarletsage
love@scarletsage.com
415.821.0997

San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

As a neighborhood merchant of the Mission District, I support Matcha N' More SF in occupying 3591 20th Street, San Francisco, CA, a storefront that has been vacant for over 10 years.

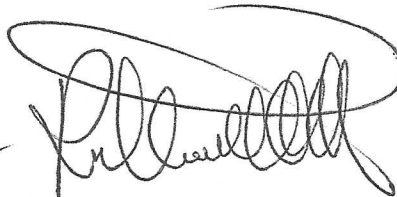
Matcha N' More SF is a small family business who signed a multi-year lease with the desire to serve our community by providing delicious drinks and sweet treats. The incorporation of new and unique business concepts to our neighborhood will attract valuable foot traffic. The increased foot traffic and demographic of visitors gained will create a domino effect that will benefit the neighboring businesses. I want to see diversity and vitality in our community.

Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Name/Signature:

Matt Hort



Business Name:

Valencia Farmers Market

Address:

1299 Valencia St.

SF CA 94110

VALENCIA FARMERS MARKET
1299 VALENCIA STREET
SAN FRANCISCO, CA 94110
415 282-6863

REG
C01

05-22-2020 02:47 PM
MC #02 520647

San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103


Dear Planning Commissioners,

As a neighborhood merchant of the Mission District, I support Matcha N' More SF in occupying 3591 20th Street, San Francisco, CA, a storefront that has been vacant for over 10 years.

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Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Name/Signature: 
Business Name: Consumer Auto Body
Address: 923 Valencia St.

CONSUMER AUTO BODY REPAIRS

Quality Body & Paint
Insurance Accepted
Pick-up & Delivery



Rob Song
P. 415.285.1547
F. 415.285.7480
rob@consumerautobody.com

923 Valencia St.
San Francisco, CA 94110

ConsumerAutoBody.com

San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103


Dear Planning Commissioners,

As a neighborhood merchant of the Mission District, I support Matcha N' More SF in occupying 3591 20th Street, San Francisco, CA, a storefront that has been vacant for over 10 years.

Matcha N' More SF is a small family business who signed a multi-year lease with the desire to serve our community by providing delicious drinks and sweet treats. The incorporation of new and unique business concepts to our neighborhood will attract valuable foot traffic. The increased foot traffic and demographic of visitors gained will create a domino effect that will benefit the neighboring businesses. I want to see diversity and vitality in our community.

Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Name/Signature: 

Business Name: Santora Supply

Address: 825 Valencia St



SANTORA Apt. & Bldg. Supplies
825 Valencia St / San Francisco, CA 94110
APARTMENT MAINTENANCE/SUPPLIES AND EQUIPMENT

ROGER WONG

Phone: (415) 826-2990
Email: roger@santorasupply.com
Fax: (415) 826-2997

San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

As a neighborhood merchant of the Mission District, I support Matcha N' More SF in occupying 3591 20th Street, San Francisco, CA, a storefront that has been vacant for over 10 years.

Matcha N' More SF is a small family business who signed a multi-year lease with the desire to serve our community by providing delicious drinks and sweet treats. The incorporation of new and unique business concepts to our neighborhood will attract valuable foot traffic. The increased foot traffic and demographic of visitors gained will create a domino effect that will benefit the neighboring businesses. I want to see diversity and vitality in our community.

Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Name/Signature: KEVIN LASTER 

Business Name: NICE KICKS VALENCIA

Address: 877 VALENCIA



877 VALENCIA ST.
SAN FRANCISCO, CA 94110
415-550-8655



San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103


Dear Planning Commissioners,

As a neighborhood merchant of the Mission District, I support Matcha N' More SF in occupying 3591 20th Street, San Francisco, CA, a storefront that has been vacant for over 10 years.

Matcha N' More SF is a small family business who signed a multi-year lease with the desire to serve our community by providing delicious drinks and sweet treats. The incorporation of new and unique business concepts to our neighborhood will attract valuable foot traffic. The increased foot traffic and demographic of visitors gained will create a domino effect that will benefit the neighboring businesses. I want to see diversity and vitality in our community.

Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Name/Signature: 

Business Name: Sutter Health

Address: 899 Valencia

San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

As a neighborhood merchant of the Mission District, I support Matcha N' More SF in occupying 3591 20th Street, San Francisco, CA, a storefront that has been vacant for over 10 years.

Matcha N' More SF is a small family business who signed a multi-year lease with the desire to serve our community by providing delicious drinks and sweet treats. The incorporation of new and unique business concepts to our neighborhood will attract valuable foot traffic. The increased foot traffic and demographic of visitors gained will create a domino effect that will benefit the neighboring businesses. I want to see diversity and vitality in our community.

Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Name/Signature: Sonia A. 

Business Name: Aslam's Pastry

Address: 1037 Valencia St, SF

San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

As a neighborhood merchant of the Mission District, I support Matcha N' More SF in occupying 3591 20th Street, San Francisco, CA, a storefront that has been vacant for over 10 years.

Matcha N' More SF is a small family business who signed a multi-year lease with the desire to serve our community by providing delicious drinks and sweet treats. The incorporation of new and unique business concepts to our neighborhood will attract valuable foot traffic. The increased foot traffic and demographic of visitors gained will create a domino effect that will benefit the neighboring businesses. I want to see diversity and vitality in our community.

Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Name/Signature: _____

gloria elias

Business Name: _____

Beretta

Address: _____

1199 Valencia

San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

Dear Planning Commissioners,

As a neighborhood merchant of the Mission District, I support Matcha N' More SF in occupying 3591 20th Street, San Francisco, CA, a storefront that has been vacant for over 10 years.

Matcha N' More SF is a small family business who signed a multi-year lease with the desire to serve our community by providing delicious drinks and sweet treats. The incorporation of new and unique business concepts to our neighborhood will attract valuable foot traffic. The increased foot traffic and demographic of visitors gained will create a domino effect that will benefit the neighboring businesses. I want to see diversity and vitality in our community.


Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Name/Signature: _____

Business Name: _____

Address: _____


Patwan Restaurant
3180 16th St, San Francisco, CA 94103

San Francisco Planning Commission
1650 Mission Street
Suite 400
San Francisco, CA 94103

Honorable Planning Commissioners,

As a neighborhood merchant of the Mission District, I support Matcha N' More SF in occupying 3591 20th Street, San Francisco, CA, a storefront that has been vacant for over 10 years.


Matcha N' More SF is a small family business who signed a multi-year lease with the desire to serve our community. The incorporation of new and unique business concepts to our neighborhood will attract valuable foot traffic. The increased foot traffic and demographic of visitors gained will create a domino effect that will benefit the neighboring businesses. I want to see diversity and vitality in our community.

Please approve the permit for Matcha N' More SF to conduct business in our community.

Respectfully,

Business Name: Love & Luxe

Address: 1169 Valencia Street

Name/Signature: Betsy Barron 

Date: 05/23/20



Petition to the San Francisco Planning Commission

Honorable Planning Commissioners,

We the undersigned respectfully request that you grant a change of use permit for Matcha N' More SF to fill in a commercial retail space that has been vacant for 10 years at 3591 20th Street.

Name	Address	E-Mail/Phone
Shirley Huang	2229 San Jose Ave, SF CA 94112	shirleyhuanggg@gmail.com (415) 318-7688
Jimmy Liang	14 Colby St SF CA 94134	jimmyliang215@yahoo.com
Benedict Ngo	148 Felton Street SF CA 94134	Berngo2@yahoo.com
James Yu	1056 Pacific Ave SF, CA 94133	jbond415@zoho.com
Baihui Zheng	60 Accacia St ^{Daly City} CA 94014	Angiang1124@hotmail.com
Chang Wen Kao	911 Pacific Ave. SF CA 94108.	wenwendis024@gmail.com
Alex Pang	2174 42nd Ave SF CA 94116	pangsom227@yahoo.com
Paul Zheng	50 Farragut Ave SF CA 94112	pzheng119@gmail.com
Thomas Tran	565 Naples St SF, CA 94116	thomas.tran@gmail.com 415-260-2315
Kenneth Kwan	508 Athens St SF CA 94112	KennethKwan423@gmail.com
JASON LIAW	2137 VICENTE ST CA SF 94116	3LIAW52@yahoo.com
Ben Guan	82 Irving St. CA SF 94116	(415) 819-8384
Gabby Shan	434 35 th Ave SF CA 94121	415-971-2521



Petition to the San Francisco Planning Commission

Honorable Planning Commissioners,

We the undersigned respectfully request that you grant a change of use permit for Matcha N' More SF to fill in a commercial retail space that has been vacant for 10 years at 3591 20th Street.

Name	Address	E-Mail/Phone
MORGAN LIAO	154 BROAD ST. S.F. CA 94112	morganl305@yahoo 415-290-1614
Jonathan Leung	155 Newton St S.F. CA 94112	JonathanLeung93@gmail.com 415-676-1213
Vincent Chen	2233 Cayuga Ave SF CA 94112	Vincentchen89@gmail.com 415-585-1232
Kathy Tan	962 JACKSON ST. SF CA 94133	Kathytan20@yahoo.com
Karen Yu	1539 Grant Ave S.F. CA 94133	karenyu223@gmail.com
WINGS LAM	20 BECKETT ST SF CA 94133	WINGSL620@GMAIL.COM
Michael Li	39 BRIGHTMAN AVE SF CA 94112	karenyu223@gmail.com
Tina Lo	3000 23RD ST. APT 403 SF, CA 94110	40908@yahoo.com
Victor Leung	3000 23rd St APT 403 SF, CA 94110	vleung519@gmail.com
Carmen Yu	1539 Grant Avenue San Francisco, CA 94133	carmenyuwho@yahoo.com
Calvin Wong	883 Filbert St SF, CA, 94133	calwong3@gmail.com
Kerry Huynh	1507 Jernold Ave SF, CA 94124	Khuynh3@yahoo.com 415-518-1867
Steven A. MacDonald	180 Dolores St, #9 SF, CA 94103	info@samlaw.net



Petition to the San Francisco Planning Commission

Honorable Planning Commissioners,

We the undersigned respectfully request that you grant a change of use permit for Matcha N' More SF to fill in a commercial retail space that has been vacant for 10 years at 3591 20th Street.

Name	Address	E-Mail/Phone
Jenny Yang	2495 33 rd Ave SF CA 94116	Yang519@gmail.com
Feng Li Li	1728 Mason Ave SF CA 94133	415-971-2263
Melissa Chung	978 Randolph St CA 94132	415-652-8131
Kevin Guan	712 Junipero Serra Blvd CA, 94127	415-699-3528
Lawrence Liu	301 Felton St., SF, CA 94134	415-828-9687
Jeffrey Tan	1135 Stockton St. SF, CA 94133	415-956-5398
Ellie Zheng	54 Blue Ave. SF, CA 94104	917-213-4256
Katherine Lau	2169 Mason St. SF, CA 94133	katherinelau218@gmail.com
Ada Lai	4238 Caballero St SF, CA 94121	adalai121@gmail.com
Andy Kwong	67 Scott Ave S.F. CA 94124	Akwong1122@gmail.com

Recipient: San Francisco Planning Commission

Letter: Greetings,

Approve the opening of Matcha n' More SF to open on 3591 20th Street

Signatures

Name	Location	Date
Elise Lin	Brooklyn, NY	2020-05-21
Tina Siu	San Francisco, CA	2020-05-22
Harry Trinh	San Francisco, CA	2020-05-22
Sandy wu	San Francisco, CA	2020-05-22
Melissa Chung	San Francisco, CA	2020-05-22
Crystal Liu	San Francisco, CA	2020-05-22
Phoebe Wong	San Francisco, CA	2020-05-22
Stephanie Pon	Oakland, CA	2020-05-22
Tess Nordenskiold	Pleasanton, CA	2020-05-22
Cabby Shao	San Francisco, CA	2020-05-22
Ada Lai	San Francisco, CA	2020-05-22
Jacqueline Louie	San Francisco, CA	2020-05-22
James Yu	Phoenix, AZ	2020-05-22
Brian Lee	South San Francisco, CA	2020-05-22
J Y	Gilbert, AZ	2020-05-22
Leeza Mak	Houston, TX	2020-05-22
Sam Lau	Pacifica, CA	2020-05-22
David huang	Sf, CA	2020-05-22
Leslie Tan	Bronx, NY	2020-05-22
Lillian Hua	Elmhurst, NY	2020-05-22

Name	Location	Date
Elise L	Bronx, NY	2020-05-22
Paul Zheng	San Francisco, CA	2020-05-22
Gerrick Tsoi	East Rutherford, NJ	2020-05-22
stephanie lam	South San Francisco, CA	2020-05-22
Loann Lau	Los Angeles, CA	2020-05-22
Mina Jin	Los Angeles, CA	2020-05-22
Nohelia Paz	New York, NY	2020-05-22
Vincent Vou	Brentwood, CA	2020-05-22
Vanessa Mai	East Orange, NJ	2020-05-22
John Man	New York, NY	2020-05-22
Katherine Lau	San Francisco, CA	2020-05-22
Jerico L	Dorchester Center, MA	2020-05-22
Giovannie Piril	San Francisco, CA	2020-05-22
Betty Phuong	San Francisco, CA	2020-05-22
Amy Liu	San Francisco, CA	2020-05-22
Lily Chen	Brooklyn, NY	2020-05-22
Jackson Guo	Staten Island, NY	2020-05-22
Susie Ng	Pacifica, CA	2020-05-22
Chiyuki Kitagawa	Berkeley, CA	2020-05-22
Jimmy Liang	San Francisco, CA	2020-05-22
Andy Kwong	San Francisco, CA	2020-05-22
Wendy Ng	Brooklyn, NY	2020-05-22

Name	Location	Date
Joe Lam	San Francisco, CA	2020-05-22
Janet Chen	New York, NY	2020-05-22
Tatum Tsu	Fremont, CA	2020-05-22
William Vou	San Leandro, CA	2020-05-22
Ben Ngo	South San Francisco, CA	2020-05-22
Alison Lee	South San Francisco, CA	2020-05-22
James Zheng	Daly City, CA	2020-05-22
Jennifer Lui	Concord, CA	2020-05-22
Susan Li	Flushing, NY	2020-05-22
Tommy Doan	San Francisco, CA	2020-05-22
Jonathan Le	Daly City, CA	2020-05-22
Lila Kwonf	New York, NY	2020-05-22
Jeanett Lopez	San Francisco, CA	2020-05-22
Elaine Harley	Daly City, CA	2020-05-22
Craig Chee	San Francisco, CA	2020-05-22
Johnny Guan	San Francisco, CA	2020-05-22
Henry Chu	San Francisco, CA	2020-05-22
Jason Wong	San Francisco, CA	2020-05-22
Rosie Piril	San Bernardino, CA	2020-05-22
William Sun	Brooklyn, NY	2020-05-22
Melissa Liu	San Francisco, CA	2020-05-22
Jeffrey Tan	San Francisco, CA	2020-05-22

Name	Location	Date
Crystal Delgado	Fontana, CA	2020-05-22
Ed Yan	San Francisco, CA	2020-05-22
Julie H	Brooklyn, NY	2020-05-22
Adriana Ruiz	San Bernardino, CA	2020-05-22
David Kwan	San Francisco, CA	2020-05-22
Austin Fong	Torrance, CA	2020-05-22
Jackie Nguyen	Daly City, CA	2020-05-22
Thomas Chan	San Francisco, CA	2020-05-22
Timothy Tam	San Francisco, CA	2020-05-22
Rosie Piril	San Bernardino, CA	2020-05-22
Alex Patino	Garden Grove, CA	2020-05-22
Frankie Mak	San Francisco, CA	2020-05-22
Sophia Pang	San Francisco, CA	2020-05-22
Norman Ngo	San Francisco, CA	2020-05-22
Rebeca Choi	Berkeley, CA	2020-05-22
Harry Wu	Oakley, CA	2020-05-22
Gordon Wong	San Francisco, CA	2020-05-22
Alex Pang	San Francisco, CA	2020-05-22
Steven Chen	Astoria, NY	2020-05-22
Kenneth Kwan	San Francisco, CA	2020-05-22
Raymond Yan	San Francisco, CA	2020-05-22
Amy Ma	Rocklin, CA	2020-05-22

Name	Location	Date
Ken Li	Daly City, CA	2020-05-22
Wei Le Yan	Portola Valley, CA	2020-05-22
Clay Maung	Oakley, CA	2020-05-22
Josh Elul	Brooklyn, NY	2020-05-22
Angela Wong	New York, NY	2020-05-22
Jodie Xiao	San Bruno, CA	2020-05-22
Connie Siu	Brooklyn, NY	2020-05-22
Elizabeth Choi	Norwalk, CA	2020-05-22
Wesley Wong	San Mateo, CA	2020-05-22
Fiona T	Pacifica, CA	2020-05-22
Joshua Elul	Brooklyn, NY	2020-05-22
Alex Lau	Hayward, CA	2020-05-22
Rosalia Xue	Brooklyn, NY	2020-05-22
Albert Chan	San Francisco, CA	2020-05-22
Kathy Tan	San Francisco, CA	2020-05-22
Wonjun Choi	Brooklyn, NY	2020-05-22
Sarah Lew	San Francisco, CA	2020-05-22
Steven Ma	San Francisco, CA	2020-05-22
Irisa Jiang	Daly City, CA	2020-05-22
Andy Kou	San Francisco, CA	2020-05-22
Stanley Zeng	Brooklyn, NY	2020-05-22
Connie Chan	South San Francisco, CA	2020-05-22

Name	Location	Date
Kim Cho	Roxbury, MA	2020-05-22
dong lin	new york, NY	2020-05-22
Raul Sanchez	San Francisco, CA	2020-05-22
Quentin Wu	San Francisco, CA	2020-05-22
Karen Green	Brooklyn, NY	2020-05-22
Dennis Wu	San Francisco, CA	2020-05-22
Jason Cheang	Diamond Bar, CA	2020-05-22
Mai Ramos	Fresno, CA	2020-05-22
Vicky Fan	San Diego, CA	2020-05-22
Justin George	Los Altos, CA	2020-05-22
Josh Elul	Brooklyn, NY	2020-05-22
thomas li	San Francisco, CA	2020-05-22
M Yu	San Francisco, US	2020-05-22
Denny Yim	San Francisco, CA	2020-05-22
Lindsey Eng	Los Angeles, CA	2020-05-22
David Tsang	San Francisco, CA	2020-05-22
Linda Wu	Sf, CA	2020-05-22
Torrent Lee	San Francisco, CA	2020-05-22
M Shoo	San Francisco, CA	2020-05-22
kristy nguyen	San Francisco, CA	2020-05-22
sydney j	Brooklyn, NY	2020-05-22
Kingsley K	San Jose, CA	2020-05-22

Name	Location	Date
Mikayla Wong	South San Francisco, CA	2020-05-22
Arlen Sarte	San Bruno, CA	2020-05-22
Kevin G	San Francisco, CA	2020-05-22
Bea Aquino	Pacifica, CA	2020-05-22
Mia Jariya	Rialto, CA	2020-05-22
Chelsea Low	San Francisco, CA	2020-05-22
Lisa Truong	San Francisco, CA	2020-05-22
Stanley Sit	Sacramento, CA	2020-05-22
Lawrence Liu	San Francisco, CA	2020-05-22
Lu Shan Li	San Francisco, CA	2020-05-22
minh pho	San Jose, CA	2020-05-22
Laura Wong	San Francisco, CA	2020-05-22
Ed Yuen	Daly City, CA	2020-05-22
Dorothy Huynh	Pacifica, CA	2020-05-22
R Loo	San Francisco, CA	2020-05-22
Sonny Dang	San Francisco, CA	2020-05-22
Wendy L	San Leandro, CA	2020-05-22
Serena Pan	San Francisco, CA	2020-05-22
Alice Leung	San Francisco, CA	2020-05-22
Kimberly Nguyen	Daly City, CA	2020-05-22
Kevin Chu	Brooklyn, NY	2020-05-22
Shen Lin	Flushing, NY	2020-05-22

Name	Location	Date
Maria Navarro	San Francisco, CA	2020-05-22
Andy Duong	San Francisco, CA	2020-05-22
Stanley Low	San Francisco, CA	2020-05-22
Regine mae Jerusalem	Fontana, CA	2020-05-22
Mary Dang	San Francisco, CA	2020-05-22
Corey Pang	San Francisco, CA	2020-05-22
Linda Nguyen	San Jose, CA	2020-05-22
Keith Fan	San Francisco, CA	2020-05-22
Catherine Chamnankool	Astoria, NY	2020-05-22
Sylvia Ling	San Francisco, CA	2020-05-22
Amy Tam	San Francisco, CA	2020-05-22
Linda Lei	San Francisco, CA	2020-05-22
TIMOTHY To	San Francisco, CA	2020-05-22
Sophia Chew	Hayward, CA	2020-05-22
Lisa Chen	Daly City, CA	2020-05-22
Tra giang Nguyen	San Francisco, CA	2020-05-22
Alexander Cho	Plymouth, MA	2020-05-22
Baihui Zheng	Phoenix, AZ	2020-05-22
Vincent Yu	San Francisco, CA	2020-05-22
andy wong	San Francisco, CA	2020-05-22
Tony Chen	San Francisco, CA	2020-05-22
Amber Chuop	South San Francisco, CA	2020-05-22

Name	Location	Date
Raina Leung	San Francisco, CA	2020-05-22
Ry Su	Portola Valley, CA	2020-05-22
Elsie Lui	South San Francisco, CA	2020-05-22
Queen Kong	Santa Clara, CA	2020-05-22
Julia Li	San Francisco, CA	2020-05-22
Hubert Zhu	San Francisco, CA	2020-05-22
Kaitlynn Ingram	Fayetteville, US	2020-05-22
Edward Cho	Santa Clara, CA	2020-05-22
Kerry Yagen	Burlingame, CA	2020-05-22
Mark Tenorio	Berkeley, CA	2020-05-22
Patty Der	US	2020-05-22
Tommy Phung	San Francisco, CA	2020-05-22
Angie Chiang	San Mateo, CA	2020-05-22
Brian Nelson	Saint Paul, MN	2020-05-22
Cathy Chau	Daly City, CA	2020-05-22
Ken nie	Brooklyn, NY	2020-05-22
Marcus James	Glendale, CA	2020-05-22
Chewy Saephan	San Francisco, CA	2020-05-22
Ricky Lopez	San Jose, CA	2020-05-22
Paula C	San Francisco, CA	2020-05-22
Jonathan Gutierrez	San Francisco, CA	2020-05-22
Alison Chen	NY, NY	2020-05-22

Name	Location	Date
Carlos Castaneda	San Francisco, CA	2020-05-22
Tina Zhao	Elk Grove, CA	2020-05-22
Jason Liang	Daly City, CA	2020-05-22
Becky Zondervan	Willmar, US	2020-05-22
alexxis corr	Plymouth, US	2020-05-22
Tomas Ramos	West Hills, CA	2020-05-22
Mary Mac	San Francisco, CA	2020-05-22
Alina Tse	San Francisco, CA	2020-05-22
Wendy Chen	Brooklyn, NY	2020-05-22
Annie Feng	Union City, CA	2020-05-22
Jennifer Nguyen	San Jose, CA	2020-05-22
Ren Deng	Oakland, CA	2020-05-22
Helen Huang	San Francisco, CA	2020-05-22
Alan Nguyen	San Jose, CA	2020-05-22
Mamie Wong	San Francisco, CA	2020-05-22
Jenny Yang	San Francisco, CA	2020-05-22
Eric Liu	San Francisco, CA	2020-05-22
Michelle Rivera	Bell Gardens, CA	2020-05-22
Daisy Tam	Oakland, CA	2020-05-22
Angela Vuong	Oakland, CA	2020-05-22
erica pang	Monterey Park, CA	2020-05-22
Reni Rubio	Brentwood, CA	2020-05-22

Name	Location	Date
Jackson Yu	San Francisco, CA	2020-05-22
Christopher Lei	San Francisco, CA	2020-05-22
April pang	Monterey Park, CA	2020-05-22
erica pang	Monterey Park, CA	2020-05-22
Anny Chen	San Francisco, CA	2020-05-22
John Garcia	Milpitas, CA	2020-05-22
Elisa Szeto	San Francisco, CA	2020-05-22
Alan Tsai	Sunnyvale, CA	2020-05-22
Monica Chan	San Francisco, CA	2020-05-22
Marlyne Liup	San Francisco, CA	2020-05-22
Brandon Ma	Jersey City, NJ	2020-05-22
Anthony Hom	San Francisco, CA	2020-05-22
Mei Wong	Oakland, CA	2020-05-22
Yonglin Pan	Burlingame, CA	2020-05-22
Jonathan Lee	Brooklyn, NY	2020-05-22
Anita Mass	San Francisco, CA	2020-05-22
Port Lau	Long Island City, NY	2020-05-22
Alex Chan	San Francisco, US	2020-05-22
Will Tan	Oakland, CA	2020-05-22
Lily Wang	Flushing, NY	2020-05-22
Cuipping Li	Burlingame, CA	2020-05-22
Kitty Ling	Brooklyn, NY	2020-05-22

Name	Location	Date
Miranda Tsang	Alameda, CA	2020-05-22
Kat Austin	Daly City, CA	2020-05-22
EMILY Ma	Pacifica, CA	2020-05-22
Ivan Cheung	Oakland, CA	2020-05-22
Simon Nie	San Francisco, CA	2020-05-22
Peter Ruan	San Francisco, CA	2020-05-22
Frank Vuong	Daly City, CA	2020-05-22
Kimberly Ho	San Francisco, CA	2020-05-22
Lily Chen	San Mateo, CA	2020-05-22
Winson Yu	San Francisco, CA	2020-05-22
Linda kuang	San Francisco, CA	2020-05-22
Mandy Mai	San Francisco, CA	2020-05-22
Gavin H	Los Angeles, CA	2020-05-22
Tommy Tam	San Francisco, CA	2020-05-22
Carey Zhang	Brooklyn, NY	2020-05-22
Jasmine Chin	San Mateo, CA	2020-05-22
Kerry Huynh	San Francisco, CA	2020-05-22
Morgan Liao	Pittsburg, CA	2020-05-22
Zackie Sales	Millbrae, CA	2020-05-22
Justin Yu	Coronado, CA	2020-05-22
Angel yu	San Mateo, US	2020-05-22
Denis Mak	San Mateo, CA	2020-05-22

Name	Location	Date
Brenda Choi	Las Vegas, NV	2020-05-22
Jordan Cen	Daly City, CA	2020-05-22
Jeesoo Kim	San Francisco, CA	2020-05-22
Jenny Cheung	New York, NY	2020-05-22
Ivy Yu	San Mateo, CA	2020-05-22
Cathy L	San Francisco, CA	2020-05-22
Adrian Chen	San Bruno, CA	2020-05-22
Valerie Tieu	San Francisco, CA	2020-05-22
Erin Chen	Brooklyn, NY	2020-05-22
Matthew Gopez	San Francisco, CA	2020-05-22
guihua zheng	Daly City, CA	2020-05-22
Chang wen Kao	Daly City, CA	2020-05-22
Michael Huynh	San Francisco, CA	2020-05-22
victoria phung	Daly City, CA	2020-05-22
Tiffany Yun	san diego, CA	2020-05-22
Jeff Gong	Sunnyvale, CA	2020-05-22
Rikey Chen	Oakland, CA	2020-05-22
Cindy Kuang	San Francisco, CA	2020-05-22
Amanda Jiang	San Diego, CA	2020-05-22
Patrick Chang	San Francisco, CA	2020-05-22
William Youn	Flushing, NY	2020-05-22
Carmen Yu	San Francisco, CA	2020-05-22

Name	Location	Date
Vanna Tan	San Francisco, CA	2020-05-22
Caresse Zhong	San Francisco, CA	2020-05-22
Tina Lo	San Francisco, CA	2020-05-22
Tuyen Phan	West Yarmouth, MA	2020-05-22
Chow chan	San Francisco, CA	2020-05-22
Becky Ho	San Francisco, CA	2020-05-22
Cindy Chen	Brooklyn, NY	2020-05-22
Scott Luong	San Leandro, CA	2020-05-22
Richard Chen	Oakland, CA	2020-05-22
Andrew Ngo	San Francisco, CA	2020-05-22
Alex Tsai	San Francisco, CA	2020-05-22
Steph W	San Francisco, CA	2020-05-22
Floris Yeung	San Francisco, CA	2020-05-22
Olivia Dopler	San Francisco, CA	2020-05-22
Jamin Leung	South San Francisco, CA	2020-05-22
Johnny Duong	San Francisco, CA	2020-05-22
Vivian Chew	San Francisco, CA	2020-05-22
Brandon Lok	San Francisco, CA	2020-05-22
Jonathan Leung	San Francisco, CA	2020-05-22
Victor Leung	San Francisco, CA	2020-05-22
Keng Gee	Davis, CA	2020-05-22
Henry Wu	Dillon, MT	2020-05-22

Name	Location	Date
Eric Kong	San Francisco, CA	2020-05-22
Calvin Zhen	San Francisco, CA	2020-05-22
Harry Yu	San francisco, CA	2020-05-22
Kelly Fang	Brooklyn, NY	2020-05-22
Evelyn P	Oakland, CA	2020-05-22
Vincent Chen	US	2020-05-22
Chelsey Nguyen	San Francisco, CA	2020-05-22
Leo Tang	San Francisco, CA	2020-05-22
Peter Ou	San Francisco, CA	2020-05-22
Sophia Li	San Francisco, CA	2020-05-22
Ann Ta	San Francisco, CA	2020-05-22
diana recinos	US	2020-05-22
Andrew Chen	San Francisco, CA	2020-05-22
Edward Lau	San Francisco, CA	2020-05-22
Margarita Mass	Oakland, CA	2020-05-22
Wing Tam	San Francisco, CA	2020-05-22
Patrick Chan	New York, NY	2020-05-22
Janet Zheng	San Francisco, CA	2020-05-22
Enna Kanazawa	Daly City, CA	2020-05-22
Jimmy Kuang	San Francisco, CA	2020-05-22
Diana Huang	San Francisco, CA	2020-05-22
Belle Yu	San Jose, CA	2020-05-22

Name	Location	Date
Julie Tran	San Jose, CA	2020-05-22
Edwina Ng	San Francisco, CA	2020-05-22
Shauna Wong	Fremont, CA	2020-05-22
Harrison Leung	San Francisco, CA	2020-05-22
Joanne Au	San Francisco, CA	2020-05-22
Catherine Le	Day city, CA	2020-05-22
Sonia Siphavong	San Jose, CA	2020-05-22
Hashem Taleb	Pleasanton, CA	2020-05-22
Lisa Chan	San Francisco, CA	2020-05-22
Ada Tam	San Francisco, CA	2020-05-22
Vivi Vo	San Jose, CA	2020-05-22
Cassandra Thai	San Jose, CA	2020-05-22
Richard Haslacher	Mountain View, CA	2020-05-22
Steven Yu	San Francisco, CA	2020-05-22
Sunny Varney	Ogden, US	2020-05-22
Queenie Lee	San Francisco, CA	2020-05-22
Jill Shiraki	San Jose, CA	2020-05-22
Lan Man	Staten Island, NY	2020-05-22
Crystal Ling	Staten Island, NY	2020-05-22
Mike Wong	San Francisco, CA	2020-05-22
LJ Young	Oakland, CA	2020-05-22
Kevin Yu	San Francisco, CA	2020-05-22

Name	Location	Date
Gary Chen	San Francisco, CA	2020-05-22
Jessica Kwong	San Francisco, CA	2020-05-22
Lauren Cai	San Francisco, CA	2020-05-22
Lisa Hi	San Francisco, CA	2020-05-22
Sandra Kwok	San Francisco, CA	2020-05-22
Christine Wat	El Cerrito, CA	2020-05-22
Elita Mak	Irvine, CA	2020-05-22
Teya De	San Francisco, CA	2020-05-22
Willson Hoang	Union City, CA	2020-05-22
Danelle Go	San Leandro, CA	2020-05-22
Leticia Sanchez	San Francisco, CA	2020-05-22
Jason Huang	Oakland, CA	2020-05-22
Sally Chen	Brooklyn, NY	2020-05-22
Charleen Yson	San Francisco, CA	2020-05-22
Sam Yu	Daly city, CA	2020-05-22
Linda Yu	San Mateo, CA	2020-05-22
Sao Wan Lei	San Francisco, CA	2020-05-22
Carleen Escobar	Daly City, CA	2020-05-22
Aaron Kuang	San Francisco, CA	2020-05-22
Johnson Ho	Oakland, CA	2020-05-22
charlie phan	San Francisco, CA	2020-05-22
Eric Liang	Irvine, CA	2020-05-22

Name	Location	Date
Samuel Huang	San Francisco, CA	2020-05-22
Alex Leyba	US	2020-05-22
Benson Wong	San Francisco, CA	2020-05-22
Kenneth Truong	Daly City, CA	2020-05-22
Merilyn Chang	San Francisco, CA	2020-05-22
Mike Lee	San Francisco, CA	2020-05-22
Sharon Li	Fremont, CA	2020-05-22
Tina Ye	Daly City, CA	2020-05-22
William Hsiao	South San Francisco, CA	2020-05-22
Eva Chiu	Babylon, NY	2020-05-22
Fergus Herbert	Santa Clara, US	2020-05-22
Jackson Yu	San Francisco, CA	2020-05-22
Jessica Xie	Brooklyn, NY	2020-05-22
Oratile Molatlhwa	US	2020-05-22
Kristina Boyd	Livonia, US	2020-05-22
Vanessa Liu	San Francisco, CA	2020-05-22
Ray Lu	Brooklyn, NY	2020-05-22
kimberly Ilanto	east meadow, NY	2020-05-22
Jan Michael Panday	Daly City, CA	2020-05-22
Shraddha Suryavanshi	Jersey city, NJ	2020-05-22
Lily N	Forest Hills, NY	2020-05-22
Henry Chen	Carlsbad, CA	2020-05-22

Name	Location	Date
Avinna Amores	Daly City, CA	2020-05-22
Joanna Jia	San Francisco, CA	2020-05-22
Daniel Hong	San Jose, CA	2020-05-22
Yang Ye	Brooklyn, NY	2020-05-22
Dontae Dames	Tuscaloosa, US	2020-05-22
Wilson Zhu	New York, NY	2020-05-22
Wen Na Zhang	Ridgewood, NY	2020-05-22
Julie Nguyen	San Francisco, CA	2020-05-22
Koy Yu	San Francisco, CA	2020-05-22
Efren Delgado	San Francisco, CA	2020-05-22
Jon Lo	San Francisco, CA	2020-05-22
Donna Zhao	Brooklyn, NY	2020-05-22
Tara Alvarez	San Francisco, CA	2020-05-22
Kevin Lin	Oakley, CA	2020-05-22
Lynne Takagaki	San Francisco, CA	2020-05-22
Tuk Ta	San Francisco, CA	2020-05-22
Alex Mieses	East Brunswick, NJ	2020-05-22
Dao Nguyen	San Francisco, CA	2020-05-22
Jasmine Do	Fremont, CA	2020-05-22
angel lazo	San Francisco, CA	2020-05-22
Danny Au	Brooklyn, NY	2020-05-22
Samantha Elemento	San Francisco, CA	2020-05-22

Name	Location	Date
Kristi Cheng	San Francisco, CA	2020-05-22
Sandra Chan	San Francisco, CA	2020-05-22
Deanna Yee	San Francisco, CA	2020-05-22
Loren Somera	Oakland, CA	2020-05-22
Dr Beverly Griffin PhD	US	2020-05-22
Claire Bang	San Jose, CA	2020-05-22
Erica Gapal	Hayward, CA	2020-05-22
Jason Ke	New York, NY	2020-05-22
My Pham	San Jose, CA	2020-05-22
Jason Nguyen	San francisco, CA	2020-05-22
Harris Leung	Brooklyn, NY	2020-05-22
Jens Funesto	Daly City, CA	2020-05-22
Maggie Ya	Brooklyn, NY	2020-05-22
Wendy Yu-Ta	San Francisco, CA	2020-05-22
Jessica Chui	San Francisco, CA	2020-05-22
Sonny Fian	San Jose, CA	2020-05-22
Carmen Lee	San Francisco, CA	2020-05-22
Julie Phan	Fairfield, CA	2020-05-22
Justin Espino	San Francisco, CA	2020-05-22
christina wu	brooklyn, NY	2020-05-22
Davis Cheung	San Francisco, CA	2020-05-22
Aaron Voong	San Francisco, CA	2020-05-22

Name	Location	Date
jason park	san francisco, CA	2020-05-22
Joe Bob	Everett, US	2020-05-22
Khaliuna Bayasgalan	San Francisco, CA	2020-05-22
Liz Ramos	Bayshore, NY	2020-05-22
Samantha Ma	San Francisco, CA	2020-05-22
Annie Pau	Brooklyn, NY	2020-05-22
Cindy Lin	Syosset, NY	2020-05-22
Helena Nong	San Francisco, CA	2020-05-22
Alice Mei	Brooklyn, NY	2020-05-22
Eugene Liu	Brooklyn, NY	2020-05-22
Tai Tran	Castro Valley, CA	2020-05-22
Carmen Chen	San Francisco, CA	2020-05-22
Clifford Yu	San Francisco, CA	2020-05-22
Irina Zheng	Brooklyn, NY	2020-05-22
Jessica Collins	Hayward, CA	2020-05-22
Doris Lu	Chino, CA	2020-05-22
Yodit Kelete	Hayward, CA	2020-05-22
lawrence mak	San Francisco, CA	2020-05-22
Serena zhu	Brooklyn, NY	2020-05-22
Alice Singh	Prince Frederick, US	2020-05-22
Shirley Huang	San Francisco, CA	2020-05-22
Audrina Nava	Little Elm, US	2020-05-22

Name	Location	Date
Karla Bolivar	Newark, US	2020-05-22
Drake Brooke	Boston, US	2020-05-22
Sofia Allred	Franklin, US	2020-05-22
Yolanda Tovar	Silvis, IL	2020-05-22
Russell Yam	New York, NY	2020-05-22
Yanni Karaja	Somers, US	2020-05-22
Eva Rojas	Spring, US	2020-05-22
Trinh Mong	Phoenix, AZ	2020-05-22
Winnie Chu	San Francisco, CA	2020-05-22
Marquis Flores	Aransas Pass, US	2020-05-22
Charlie Nguyen	San Jose, CA	2020-05-22
Aj Rowe	Concord, CA	2020-05-22
David Li	Hayward, CA	2020-05-22
Abu Taalib Hussain	Marine Del Rey, US	2020-05-22
Brandon Cheng	San Ramon, CA	2020-05-22
sofia guillen	Brooklyn, US	2020-05-22
Emma Platoon	Southampton, US	2020-05-22
Yvonne D	Brooklyn, NY	2020-05-23
Vivian Chan	San Francisco, CA	2020-05-23
Fanny Ng	Brooklyn, NY	2020-05-23
Cathy Tan	San Francisco, CA	2020-05-23
Elaine Cho	Orangevale, CA	2020-05-23

Name	Location	Date
Fanny Luu	Millbrae, CA	2020-05-23
Lisa Li	Flushing, NY	2020-05-23
Arlene Cheng	Rutherford, NJ	2020-05-23
Vivian Quan	Bayside, NY	2020-05-23
Calvin Liu	Brooklyn, NY	2020-05-23
Skye Adam Sales	San Jose, CA	2020-05-23
Tristan Lee	San Bruno, CA	2020-05-23
Madeline Skowronek	San Carlos, US	2020-05-23
Shristi Keni	San Mateo, CA	2020-05-23
mahima kotti	San Mateo, CA	2020-05-23
Gabby Chen	Foster City, CA	2020-05-23
Claire Mason	San Mateo, CA	2020-05-23
Faith Chong	Santa Maria, CA	2020-05-23
Bonnie Huang	Flushing, NY	2020-05-23
Mike Masullo	Harrison, US	2020-05-23
Jaime Tamashiro	Honolulu, HI	2020-05-23
Sarah Yang	Irvine, CA	2020-05-23
Angelo Castillo	Alameda, CA	2020-05-23
Aida Lowe	Burlingame, CA	2020-05-23
Jenny Hui	Saint Paul, MN	2020-05-23
Bianca Chan	San Francisco, US	2020-05-23
Mariana De	Fontana, US	2020-05-23

Name	Location	Date
Aimee Goell	Long Beach, CA	2020-05-23
Andrew Medina	Daly City, CA	2020-05-23
Zoya Low	San Mateo, CA	2020-05-23
Jimmy Aredo	San Mateo, CA	2020-05-23
Lynn Sasaki	Burlingame, CA	2020-05-23
Anya Higa	San Mateo, CA	2020-05-23
Stacey martinez	Manvel, US	2020-05-23
Sandy Xu	Brooklyn, NY	2020-05-23
Evelyn Mak	San Mateo, CA	2020-05-23
Wendy Chen	Brooklyn, NY	2020-05-23
Nina Escolar	San Francisco, CA	2020-05-23
Anthony Ng	Vancouver, WA	2020-05-23
Vivian Yao	San Mateo, CA	2020-05-23
Carrie Chen	Brooklyn, NY	2020-05-23
Emma Salus	Northbridge, US	2020-05-23
Cherrie Sargent	Round Lake Heights, US	2020-05-23
Leilani Wong	San Francisco, CA	2020-05-23
Stephen Chiu	San Francisco, CA	2020-05-23
jasper liao	San Leandro, CA	2020-05-23
vinh duong	Hayward, CA	2020-05-23
Andy Chen	Staten Island, NY	2020-05-23
John Pelc	Croswell, US	2020-05-23

Name	Location	Date
Emily Savage	San Mateo, CA	2020-05-23
Brandon Mew	Daly City, CA	2020-05-23
Michael Soto	San francisco, CA	2020-05-23
Linda Li	San Francisco, CA	2020-05-23
Lynda Le	South San Francisco, CA	2020-05-23
Justin Yu	Los Angeles, CA	2020-05-23
Mei Wong	San Ramon, CA	2020-05-23
Bonnie Duong	San Francisco, CA	2020-05-23
Nathan Matsuo	San Mateo, CA	2020-05-23
Dennis Pratt	Saginaw, US	2020-05-23
Raymend Tang	San Leandro, CA	2020-05-23
Ayah Marini	San Jose, US	2020-05-23
Cora Lam	South San Francisco, CA	2020-05-23
Zach Hess	Steubenville, US	2020-05-23
Hien Huynh	South San Francisco, CA	2020-05-23
kade is thicc	Kaneohe, US	2020-05-23
Ginger Samson	Atlanta, US	2020-05-23
Ella Johanek	Sparta, US	2020-05-23
meow stars	Kew gardens, US	2020-05-23
Herlisha Davis	Palmetto, US	2020-05-23
Donald Shaw	SYRACUSE, US	2020-05-23
Alice Thompson	Rock Island, US	2020-05-23

Name	Location	Date
Monica Ng	San Francisco, CA	2020-05-23
Ricky Ho	San Francisco, CA	2020-05-23
Stephanie Voong	Pacifica, CA	2020-05-23
Dhondup Norbi	Jackson Heights, US	2020-05-23
Michael Pin	Brooklyn, NY	2020-05-23
Jessi Garcia	San Bruno, CA	2020-05-23
Ann Murchek	Tucson, US	2020-05-23
Johnny Simmons	Gaithersburg, US	2020-05-23
michelle alberto	Brooklyn, US	2020-05-23
Shericka Jefferson	Cicero, US	2020-05-23
khusan abdurakhimov	Coraopolis, US	2020-05-23
DEYVIS G FERMIN	Las Vegas, US	2020-05-23
Helen Quach	Brooklyn, NY	2020-05-23
Emma Smith	Lawrenceville, US	2020-05-23
Cari Scardina	San Francisco, CA	2020-05-23
adriana tafolla	Lemoore, US	2020-05-23
Wings Lam	San Francisco, CA	2020-05-23
Brian Gannon	US	2020-05-23
Dana Izaguirre	Kennewick, US	2020-05-23
Lora Painter	Elizabethtown, US	2020-05-23
Lee King	Fredericksburg, US	2020-05-23
Toni Hamilton	Clawson, US	2020-05-23

Name	Location	Date
David Yan	Brooklyn, NY	2020-05-23
Jordan Tucker	London, US	2020-05-23
Jade Wetzel	Baraboo, US	2020-05-23
Kelvin Bell	New Orleans, US	2020-05-23
Marley Wu	San Francisco, CA	2020-05-23
Zoelavernesaidthenword Zoelaverneisnasty	Wilmington, US	2020-05-23
Sofia Calayag	San Mateo, CA	2020-05-23
Olivia Hernandez	Rockford, US	2020-05-23
Debra Flanagan	Southbridge, US	2020-05-23
Jerry Miller	Hyde, US	2020-05-23
mya lyman	Minneapolis, US	2020-05-23
Addison Mcjimsey	Lafayette, US	2020-05-23
Brianna Phillips	Pittsburgh, US	2020-05-23
Jared Siu	San Francisco, CA	2020-05-23
Jamie Gist	Florence, US	2020-05-23
Anita Tran	South San Francisco, CA	2020-05-23
Laura Ramirez	Irvington, US	2020-05-23
Christopher Hite	Frostburg, US	2020-05-23
Paris Yang	Minneapolis, US	2020-05-23
Hannah Perkovich	Durand, US	2020-05-23
Sandra Pervil	Miami, US	2020-05-23

Name	Location	Date
Phoebe Pressman	Dennis, US	2020-05-23
Hope Lauber	Fallston, US	2020-05-23
Joanna Tan	San Francisco, CA	2020-05-23
Scott Zillmer	Eau Claire, US	2020-05-23
Dona Burke	Hammonton, US	2020-05-23
Winnie Li	Burlingame, CA	2020-05-23
Annie Huang	San Diego, CA	2020-05-23
Sylvia Hoang	San Francisco, CA	2020-05-23
Bruce Lew	San Francisco, CA	2020-05-23
James Johnson	Moreno Valley, CA	2020-05-24
Shailee Dougherty	Shamrock, US	2020-05-24
mealeen silva	West Bronx, US	2020-05-24
Mahak Bindal	San Mateo, CA	2020-05-24
Francis Onyenaka	Hyattsville, US	2020-05-24
lulu herndon	Cary, US	2020-05-24
Justin Lee	San Francisco, CA	2020-05-24
Jody Lee	Brooklyn, NY	2020-05-24
Angela kennerly	Gaston, US	2020-05-24
Winfred Soon	Half Moon Bay, CA	2020-05-24
Earl Elliott	Elmwood, US	2020-05-24
Kul Phuyel	Pittsburgh, US	2020-05-24
Agim Demirovski	Staten island, US	2020-05-24

Name	Location	Date
Amber Conde	Los Angeles, US	2020-05-24
David Unknown	Miami, US	2020-05-24
Sara Ferla	Derby, US	2020-05-24
Ray David's	Anchorage, US	2020-05-24
Kaylin Marie	Kenyon, US	2020-05-24
chelsea ;-;	Bronx, US	2020-05-24
Shakayla Nicholas	Oceanside, US	2020-05-24
John Kramer	Marshfield, US	2020-05-24
Bharat Patel	Charlotte, US	2020-05-24
Vicky Uribe	Menifee, US	2020-05-24
Alan Velasquez	Chester, US	2020-05-24
Johnson Benjamin P	Boston, US	2020-05-24
Rasool Aisha M	Boston, US	2020-05-24
Kiara Smith	US	2020-05-24
Craig O'Brien	US	2020-05-24
Calob Fredrickson	Dallas, US	2020-05-24
Desiree Jacob	Brooklyn, US	2020-05-24
Christina Allen	Rolesville, US	2020-05-24
Danielle Phares	Norfolk, US	2020-05-24
Skksksk Oop	Denver, US	2020-05-24
Cheyenne Winnie	Lansing, US	2020-05-24
Errick Tate	Bessemer City, US	2020-05-24

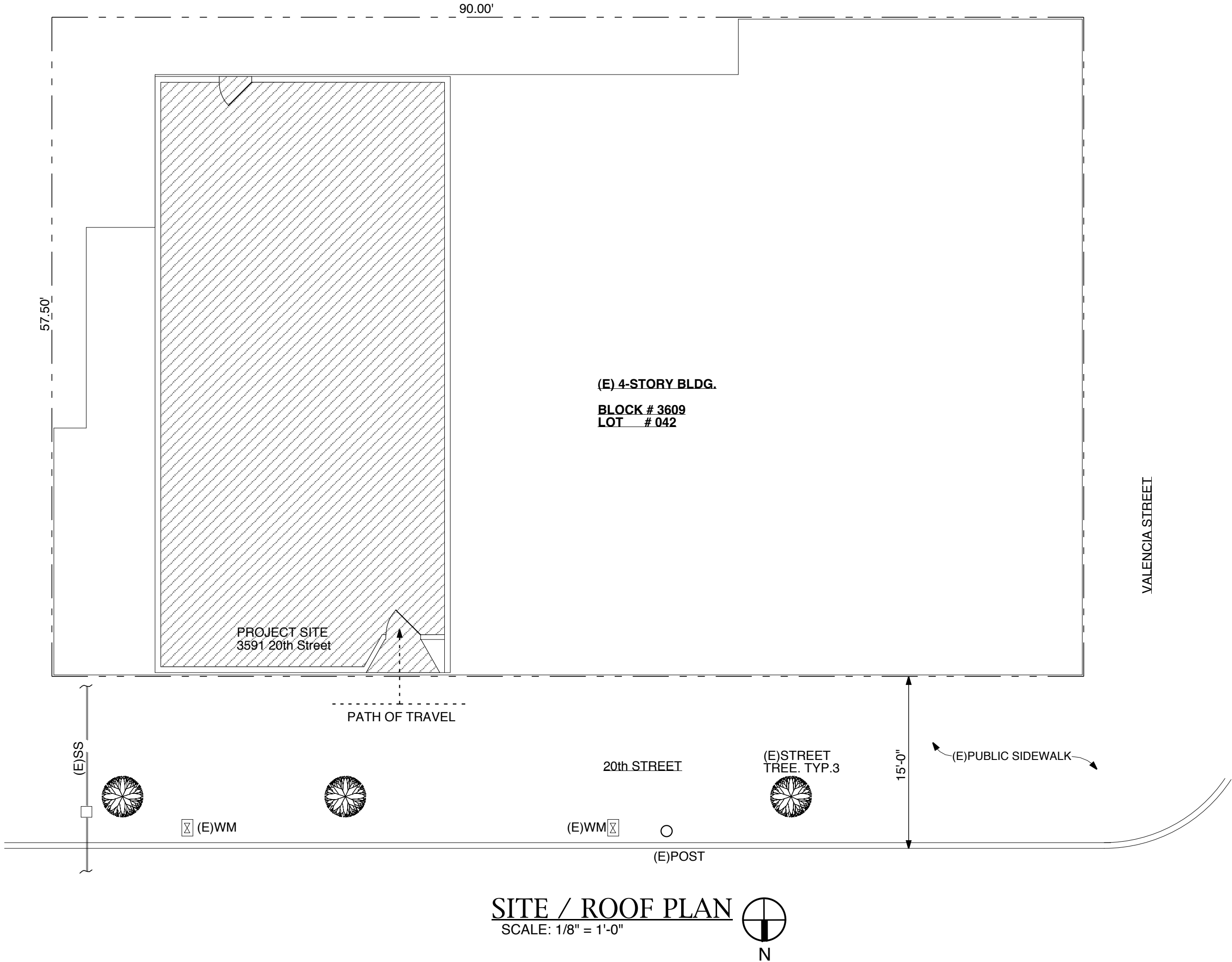
Name	Location	Date
Jeremi Franks	Friendship, TN	2020-05-24
Heinz Doofenshmirtz	New Oxford, US	2020-05-24
Sarah Osorio	Helotes, US	2020-05-24
William Shelton	Lagrange, US	2020-05-24
Reza Sharifi	Fremont, US	2020-05-24
Emma Joann	Henderson, US	2020-05-24
Angelo Peppes	New York, US	2020-05-24
Aislinn Cornejo	Sacramento, US	2020-05-24
Adam Kaluba	Burleson, US	2020-05-24
Manuel Cerros	San Antonio, US	2020-05-24
Karen Ramirez	Mc Bee, US	2020-05-24
Melissa Lim	Huntington Beach, US	2020-05-24
Breonna Booker	Indianapolis, US	2020-05-24
Meanie M	Las Vegas, US	2020-05-24
Avery Nored	Los Angeles, US	2020-05-24
Demetrius Knibbs	US	2020-05-24
john marston	Appleton, US	2020-05-24
Samantha Herrera	Los Angeles, US	2020-05-24
Kathy Schiefer	Escondido, US	2020-05-24
Makayla Welch	Lithonia, US	2020-05-24
Lisa Situ	Seoul, South Korea	2020-05-24
Julio Ramirez	Escondido, US	2020-05-24

Name	Location	Date
Tahteanna Davis	Fort Worth, US	2020-05-24
Jadah Arkwright	Savannah, US	2020-05-24
Lexi Stewart	Gainesville, US	2020-05-24
Jorshua Lopez	US	2020-05-24
Ryan Baker	Dunkirk, US	2020-05-24
Ruben Velez	San Francisco, CA	2020-05-24
alayna sorba	Indianapolis, US	2020-05-25
Ella Sanders	Milwaukee, US	2020-05-25
Julie Martin	Frederic, US	2020-05-25
Il Ko	San Pedro, US	2020-05-25
Joel Meglic	Rice Lake, US	2020-05-25
Elijah Jimenez	San Francisco, CA	2020-05-25
dana adams	Omaha, US	2020-05-25
Vincent Kong	San francisco, CA	2020-05-25
sarah, a cowboy	Miami Beach, US	2020-05-25
Gilmerith Araujo	Fleming Island, US	2020-05-25
Micah Barnett	Oxford, US	2020-05-25
Michelle Tapps-Vicks	Baton Rouge, US	2020-05-25
Carol Wong	Oakland, CA	2020-05-25
Yen Tran	Irvine, CA	2020-05-25
Ana Maria Garcia	Mecca, US	2020-05-25
Henry Lai	San Francisco, CA	2020-05-25

Name	Location	Date
Kaden Khosravani	Port Orange, US	2020-05-25
Leviticus Pagan	El Paso, US	2020-05-25
Vincent Duddy	San Diego, US	2020-05-25
Allen Oshana	Chicago, US	2020-05-25
Tammy Irwin	Grand Rapids, US	2020-05-25
Ryne Clingerman	Le Grand, OK	2020-05-25
William Alexander	US	2020-05-25
Josiah Guzman	Lancaster, US	2020-05-25
Richard McConnell	Crown Point, US	2020-05-25
William Lowe	Columbia, US	2020-05-25
AJ Clark	Norman Park, GA	2020-05-25
Rana Keel	Nicholson, US	2020-05-25
Lexi Berry	Attalla, US	2020-05-25
tim engberts	Leusden, US	2020-05-25
Khambia Clarkson	Marshalltown, US	2020-05-25
jolie nguyen	san jose, US	2020-05-25
V Phothirath	Murfreesboro, US	2020-05-25
Shane Anderson	Englewood, US	2020-05-25
Jaya Blakely	Richmond, US	2020-05-25
DJ Blankenship	Frankfort, US	2020-05-25
Avery Bradley	Glendale, US	2020-05-25
Elizabeth Keith	Beaufort, US	2020-05-25

Name	Location	Date
Brendan Spencer	Curwensville, US	2020-05-25
Meghan Dihn	Anaheim, US	2020-05-25
Dhirendrs Shah	Montville, US	2020-05-25
Jasmine Babbitt	Cathedral city, US	2020-05-25
Margaret Daniels	Elkridge, MD	2020-05-25
Nelson Deng	Brentwood, CA	2020-05-25
Andrea Mosquera	Pompano Beach, US	2020-05-25
Jasmine Wadsworth	Los Angeles, US	2020-05-26
Oliver Blank	US	2020-05-26
Iezaic Ung-Paguyo	Los Angeles, CA	2020-05-26
Linda Miller	Rockford, US	2020-05-26
Hamzeh Samandari	US	2020-05-26
Gracie Heyyyy	Batesville, US	2020-05-26
Justin Kaufman	Fort Wayne, US	2020-05-26
Lamonique Allen	Harker Heights, US	2020-05-26
Damion Russell	Brooklyn, US	2020-05-26
Ida Plotzker	Teaneck, NJ	2020-05-26
Lisa Wright	Centerpoint, US	2020-05-26
Julie Russell	Key West, US	2020-05-26
Lisa Miller	Kernersville, US	2020-05-26
Amanda Allshouse	Barberton, US	2020-05-26
Christine Seda	Miami, US	2020-05-26

Name	Location	Date
Lilian Bates	Carson City, US	2020-05-26
Noah Kuhn	Minneapolis, US	2020-05-26
Jason Sanchez	Rockford, US	2020-05-26
Alexis Anderson	Dallas, US	2020-05-26
Jakayla Green	Severn, US	2020-05-26
Ximena Chavez	Cypress, US	2020-05-26
MARie Stevia	Tacoma, US	2020-05-26
John Greelish	Union, US	2020-05-26



OCCUPANCY LOAD PER 2016 CBC TABLE 1004.1.2

ROOM	AREA	FACTOR PERSON/SF	OCCUPANCY LOAD
SEATING/ ORDER AREA	385	15	26.0
KITCHEN	569	200	3.0
REST ROOM/ HALLWAY	167	0	0
STORAGE/ TRASH	109	0	0
TOTAL	1230 sf		29

1 EXIT REQ'D BASED ON 29 OCCUPANCY

GENERAL NOTES

- CONTRACTOR/BUILDER SHALL VERIFY (E) BUILDING CONDITION PRIOR TO ANY CONSTRUCTION & ORDERING/ INSTALLATION OF FIXTURES EQUIPMENTS. ANY CONFLICTS OR UNKNOW SHALL CORDINATE W/ OWNER AND ARCHITECTS / ENGINERRS.
- ALL RELATED WORKS SHALL CONFORM TO LATEST CBC, CMC, CPC, NFPA, NEC, AS ADMENDED BY THE STATE OF CALIFORNIA (THE 2010 CALIFORNIA BUILDING CODES) AND APPLICABLE LOCAL CODES.

LEGEND

S^a	LIGHT SWITCH, SWITCH "a" AS INDICATED	AD/P	ACCESS DOOR/PANEL
	(N) 2'x4' SURFACE MTD. FLUORESCENT FIXTURE	AFF	ABOVE FINISHED FLOOR
	RECESSED CEILING DOWN LIGHT	CLG	CEILING
	(N) WALL MTD. EXIT SIGN, SINGLE FACE	CTE	CONNECT TO EXISTING
	WALL RECEPTACLE MTD AT +18" AFF, UON.	CW	DOMESTIC COLD WATER
	WALL OR CEILING MTD. EMERGENCY LIGHTING UNIT W/ 90 MINUTE BATTERY BACK UP.	(E)	EXISTING
	WALL MOUNT THERMOSTAT	EA	EXHAUST AIR
	(E) FULL HEIGHT WALL TO REMAIN	FD	FLOOR DRAIN
	(E) PARTITION WALL	GFI	GROUND FAULT INTERRUPTER
	NEW STUD WALL	MTD	MOUNTED
		(N)	NEW
		TYP	TYPICAL
		UG	UNDER GROUND
		UON	UNLESS OTHERWISE NOTED
		VD	VOLUME DAMPER
		VIF	VERIFY IN FIELD
		W/	WITH
		WP	WEATHERPROOF

PROJECT DATA

OCCUPANCY GROUP = B
USE = LIMITED-RESTAURANT
OPERATION HOUR ≈11:00 Noon TO 12:00 Midnight
ZONING: NCT-VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT
BUILDING CONSTRUCTION TYPE: 5B
SQUARE FOOTAGE OF REMODELED SPACE = 1230 SF±

SCOPE OF WORK

- CHANGE (E) COMMERCIAL SPACE TO LIMITED - RESTAURANT AT GROUND FLOOR. INSTALL NEW LIGHTING FIXTURES AND HVAC SYSTEM PER PLAN.

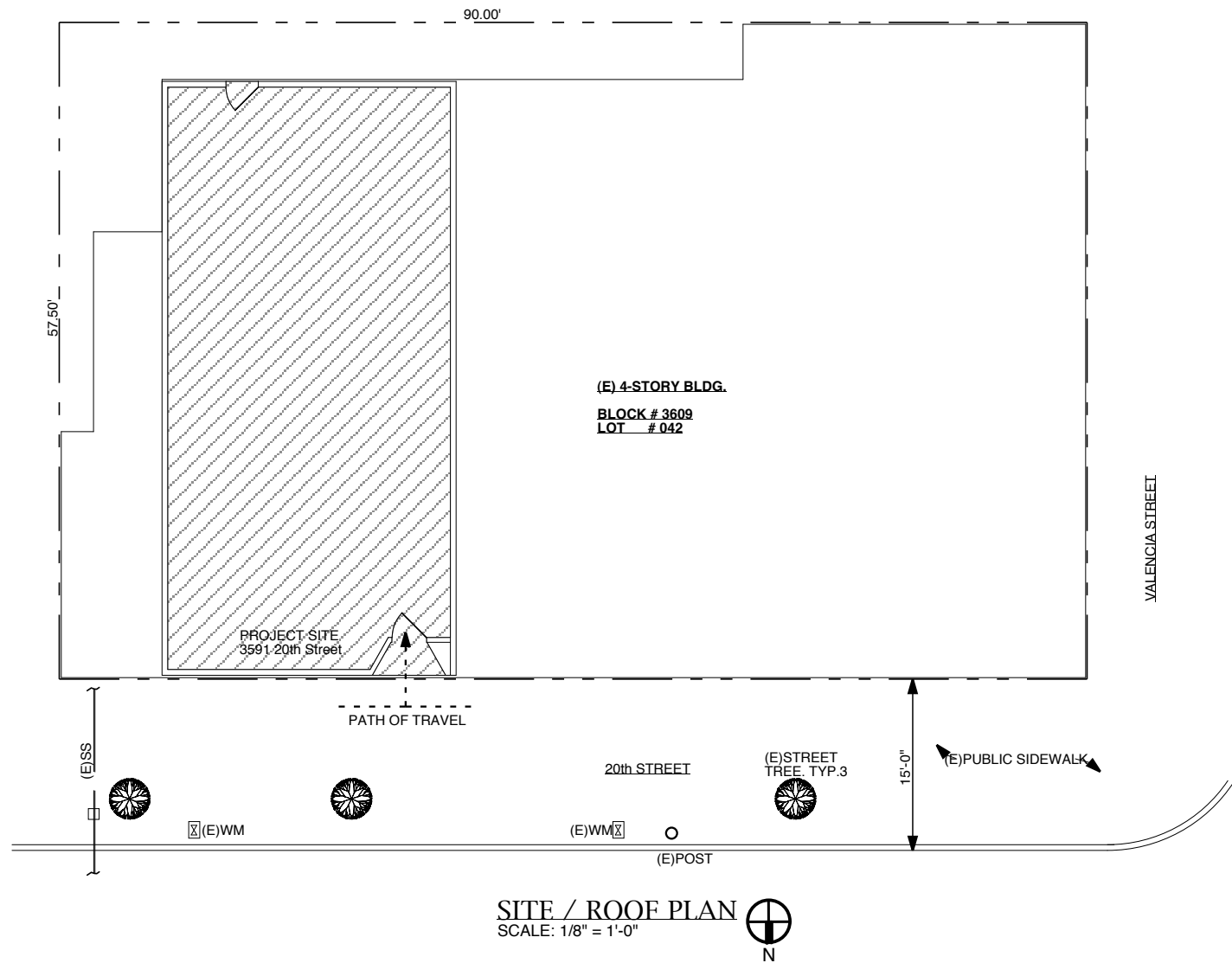
CODE COMPLIANCE

ALL WORK SHALL BE IN COMPLIANCE WITH THE CITY & COUNTY OF SAN FRANCISCO CODES AND ORDINANCES
a) 2016 EDITION CALIFORNIA BUILDING CODE.
b) 2016 EDITION CALIFORNIA PLUMBING CODE
c) 2016 EDITION CALIFORNIA MECHANICAL CODE
d) 2016 EDITION NATIONAL ELECTRICAL CODE.
e) 2016 CALIFORNIA ENERGY CODES
f) 2016 NATIONAL FIRE CODE

DRAWING LIST

- A-1 COVER SHEET - SITE PLAN, ELEVATIONS
- A-2 FLOOR & REFLECTED CEILING PLANS
- A-3 EQUIPMENT/MECHANICAL PLAN
- A-4 DETAILS
- A-5 TITLE-24 FORMS
- A-6 TITLE-24 FORMS

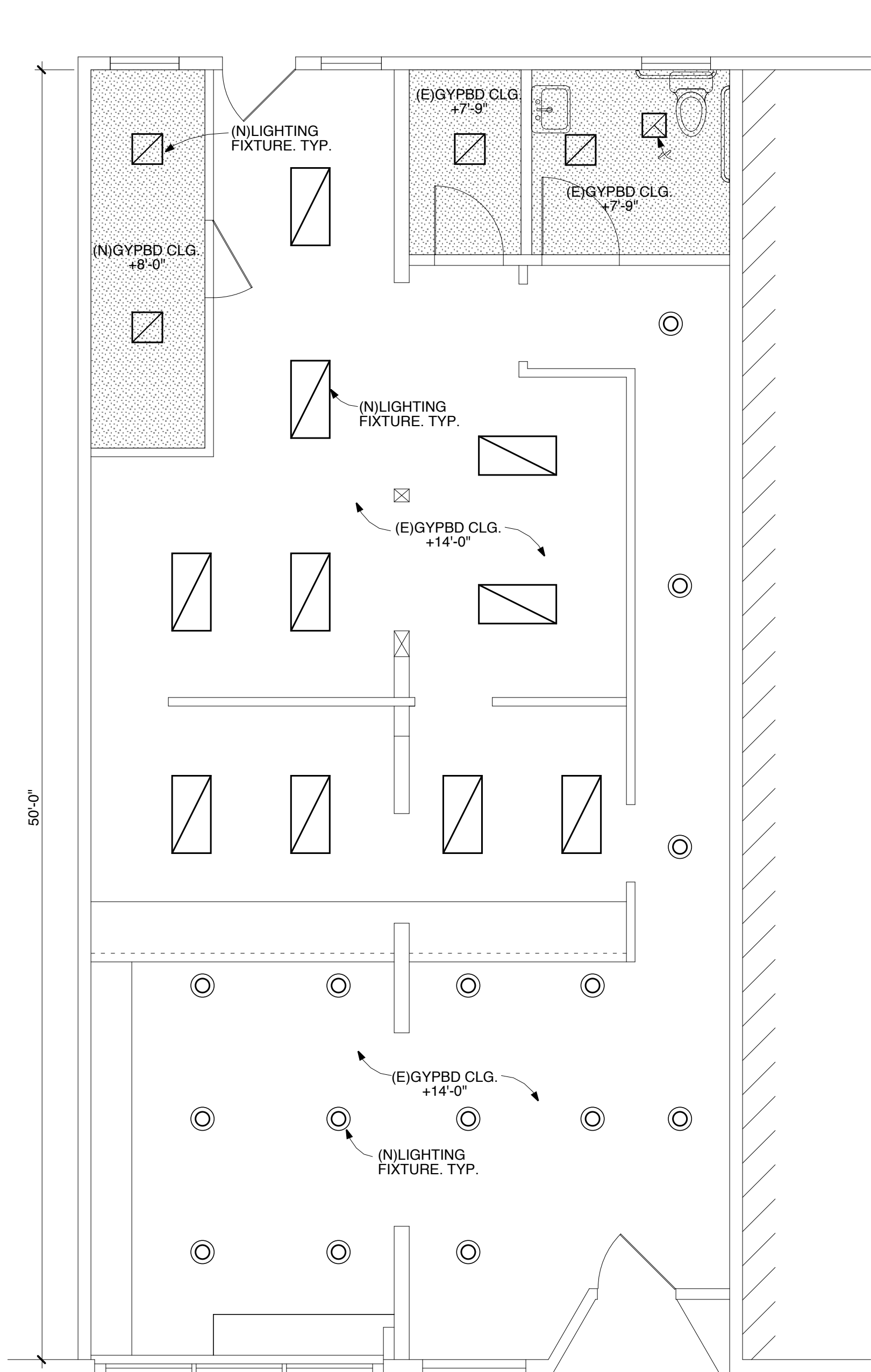




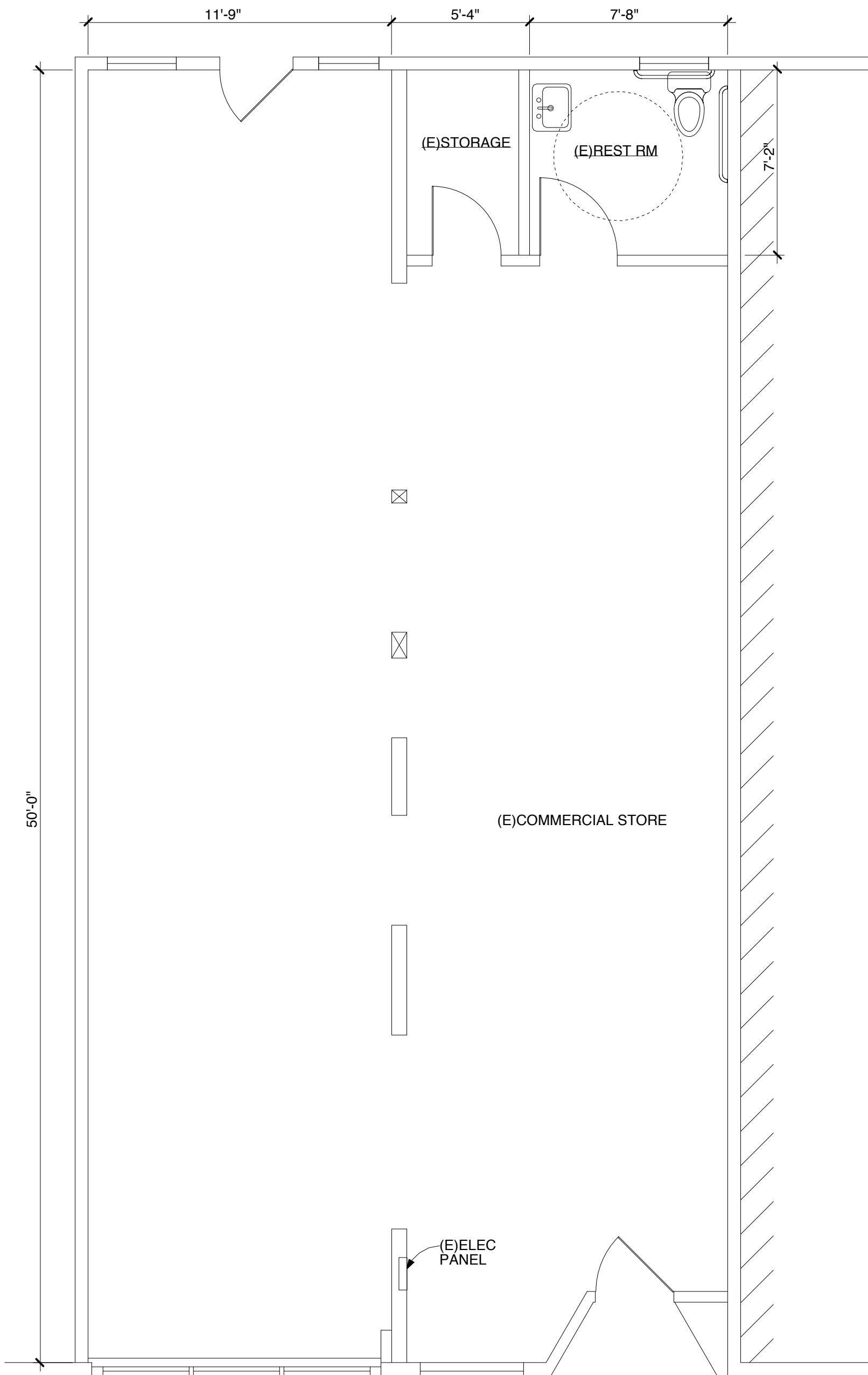
PROJECT DATA	SCOPE OF WORK
<p>OCCUPANCY GROUP = B USE = LIMITED-RESTAURANT OPERATION HOUR =11:00 Noon TO 12.00 Midnight ZONING: NCT-VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT BUILDING CONSTRUCTION TYPE: 5B SQUARE FOOTAGE OF REMODELED SPACE = 1230 SF±</p>	<p>1. CHANGE (E)COMMERCIAL SPACE TO LIMITED - RESTAURANT AT GROUND FLOOR. INSTALL NEW LIGHTING FIXTURES AND HVAC SYSTEM PER PLAN.</p>

S & A ENGINEERING DESIGN
423 YALE STREET
SAN FRANCISCO, CA. 94134
TEL: (415) 337-5396
E-MAIL: SABYANFUN@AOL.COM

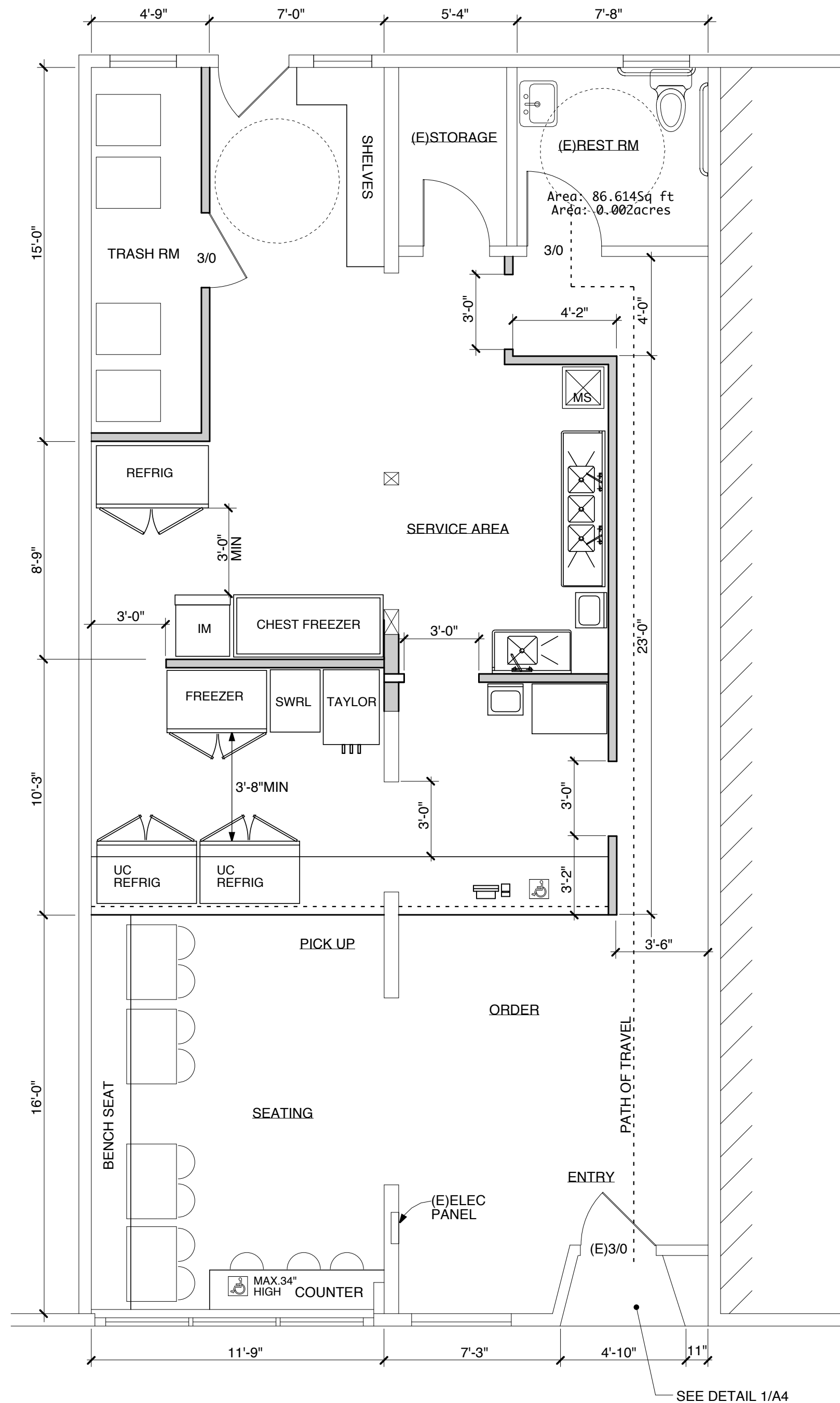
TENANT IMPROVEMENT
MATCHA ICE CREAM
3591 20th STREET, SAN FRANCISCO. CA.



REFLECTED CEILING PLAN
SCALE: 1/4=1'-0"



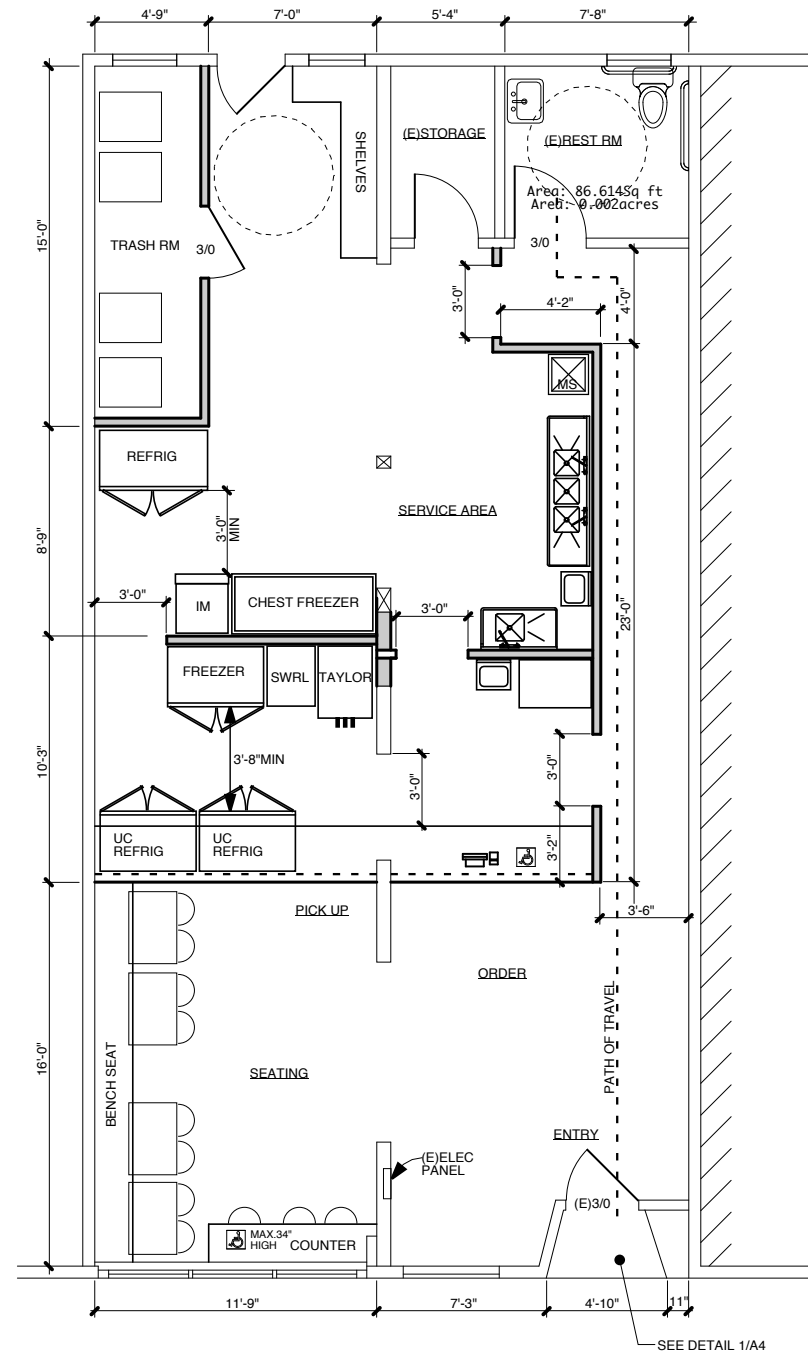
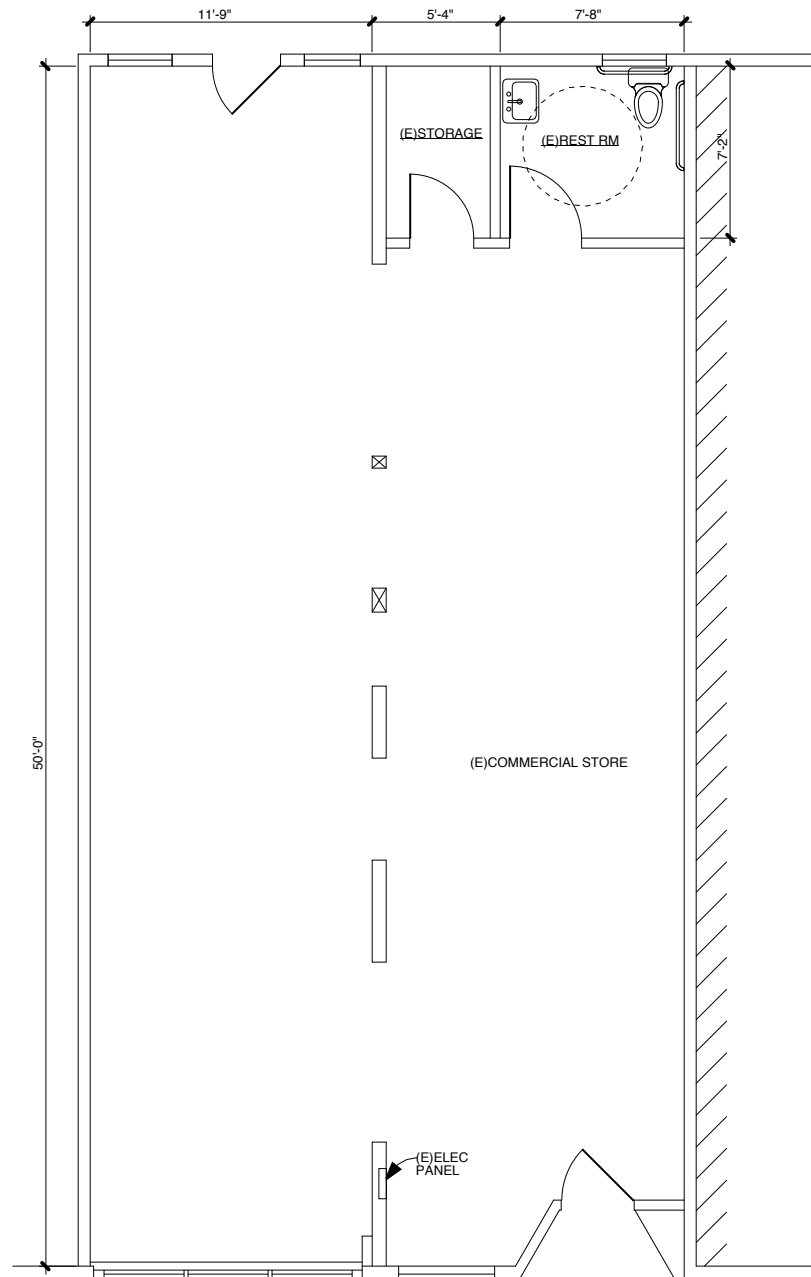
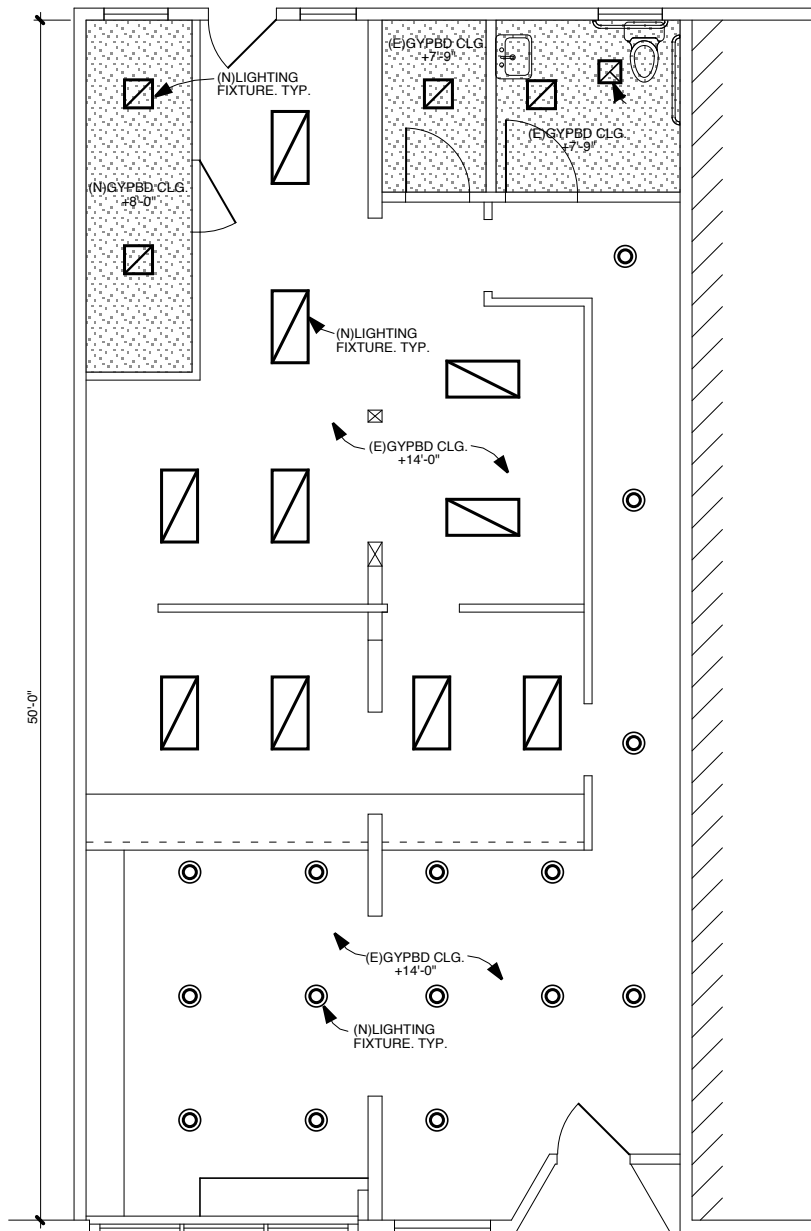
(E)GROUND FLOOR PLAN
SCALE: 1/4=1'-0"



PROPOSED GROUND FLOOR PLAN
SCALE: 1/4=1'-0"

ROOM FINISH SCHEDULE								
	ROOM	FLOOR	BASE	WALL		CEILING		REMARKS
				MATERIAL	FINISH	MATERIAL	FINISH	
123	KITCHEN	QUARRY TILE SLIP-RESISTANT	5" HT. TILE	GYPBD	PAINTED SMOOTH FINISH	(E) GYPBD	SMOOTH FINISH	SEMIGLOSS PAINT, WHITE COLOR FINISH W/ MIN. 70% OF LIGHT REFLECTANCE
123	(E)REST ROOM	CERMIC TILE	6" HT. CERAMIC TILE	GYPBD	PAINTED SMOOTH FINISH	(E) GYPBD	PAINTED SMOOTH FINISH	SEMIGLOSS PAINT, WHITE COLOR FINISH
	SEATING AREA/ ORDER	TILE	5" HT. TILE	GYPBD	PAINTED SMOOTH FINISH	(E) GYPBD	SMOOTH FINISH	LIGHT COLOR FINISH
123	TRASH	TILE	5" HT. TILE	GYPBD	PAINTED SMOOTH FINISH	(E) GYPBD	SMOOTH FINISH	SEMIGLOSS PAINT, WHITE COLOR FINISH
123	STORAGE	TILE	5" HT. TILE	GYPBD	PAINTED SMOOTH FINISH	(E) GYPBD	SMOOTH FINISH	SEMIGLOSS PAINT, WHITE COLOR FINISH
NOTES ① PROVIDE A SMOOTH, DURABLE, NONABSORBENT & CLEANABLE FLOOR SURFACE WITH A CONTINUE UP TO THE WALL OR TOE-KICKS (INCLUDING FLOOR MOUNTED COUNTER & CABINET TOE-KICK BASES) W/MIN. 6" HIGH SEAMLESS MANNER AND FORMING A 3/8" RADIUS COVE AS AN INTEGRAL UNIT. ② THE WALL SURFACES ADJACENT TO ALL KITCHEN SINKS & NON LOW MOP SINK SHALL BE COVERED WITH FIBERGLASS REINFORCED PANEL AT MIN. 8'-0" HIGH ③ WALLS OF THE KITCHEN AND DRY STORAGE ROOM HAVE FRP TO A HEIGHT OF 8 FT ABOVE FINISH FLOOR								

REVISIONS	BY
TENANT IMPROVEMENT MATCHA ICE CREAM 3591 20th STREET, SAN FRANCISCO, CA.	
FLOOR PLANS AND REFLECTED CEILING PLAN	
S & A ENGINEERING DESIGN 423 YALE STREET SAN FRANCISCO, CA. 94134 TEL: (415) 337-5396 E-MAIL: SABYANFUN@AOL.COM	
DATE:	9-15-19
SCALE:	AS SHOWN
DRAWN:	SY
JOB:	1947
SHEET	A-2
OF SHEETS	6
PLOT DATE: 11-10-19	



TENANT IMPROVEMENT
MATCHA ICE CREAM
 3591 20th STREET, SAN FRANCISCO. CA.

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