



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and Draft Motion

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: MAY 21, 2020

CONSENT

Record No.: 2020-001384CUA
Project Address: 1650 Polk Street
Zoning: Polk Street NCD (Neighborhood Commercial District) Zoning District
65-A Height and Bulk District
Block/Lot: 0621/022
Project Sponsor: Wayne Joe Eng
1255 Washington Street
San Francisco, CA 94108
Property Owner: Joe & Annie Eng Family Trust
San Francisco, CA 94108
Staff Contact: Mathew Chandler – (415) 575-9048
mathew.chandler@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project would establish an approximately 11,877 square foot General Entertainment use with 1,888 square foot accessory Limited Restaurant use at the existing vacant tenant space, most recently used as a General Grocery (d.b.a Big Apple). The General Entertainment use will function as a family entertainment center with an indoor playground primarily for children and will occupy the ground floor and basement. The accessory Limited Restaurant will occupy the ground floor and will serve patrons of the primary establishment and the general public. The project has qualified for review under the Planning Commission's Community Business Priority Processing Program ("CB3P").

REQUIRED COMMISSION ACTION

Planning Code Section 202.3, 303, and 723 requires Conditional Use Authorization to permit a change of use of a General Grocery which exceeds 5,000 gross square feet and to permit a General Entertainment use. The subject space is approximately 13,785 square feet and was most recently occupied by a General Grocery use.

DECISION

Based upon information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application**

No. 2020-001384CUA subject to conditions contained in the attached “EXHIBIT A” and in general conformance with plans on file, dated January 13, 2020, and stamped “EXHIBIT B.”

CB3P CHECKLIST

	Required Criteria			Comments (if any)
	Complete & adequate	Incomplete and / or inadequate	Not required and / or not applicable	
Project Sponsor’s application	X			
CB3P eligibility checklist	X			
Planning Code §101.1 findings	X			
Planning Code §303(c) findings	X			
Planning Code §303(o) findings for Eating and Drinking Uses			X	The proposed Limited Restaurant use is principally permitted and therefore does not require findings for Eating and Drinking uses.
Any additional Planning Code findings e.g. §303(k) findings for movie theater removals or §303(m) findings for grocery store removals				The subject tenant space has been vacant since the General Grocery ceased operations in approximately 2014.
Photographs of the site and/or context	X			
Scaled and/or dimensioned plans	X			
Clearance under California Environmental Quality Act (“CEQA”)	X			Categorically Exempt as a Class 1 Exemption.

Additional Information	
Notification Period	20-day mailing (150’ occupants & 300’ owners), newspaper, online, and posted on site
Number and nature of public comments received	1 letter of support
Timeline from complete application to hearing	48 days

Generalized Basis for Approval (max. one paragraph)

The Commission finds that this Project is necessary, desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in the Section 101.1 and 303(c) findings submitted as part of the application. The project will activate a currently vacant site without negatively impacting existing economic activity, supply of housing or retail properties, or traffic patterns. The proposed use and character of the establishment is compatible with the surrounding area and is on balance compatible with the General Plan and Use District. Conditional Use approval will not displace an active General Grocery or create additional non-conformities. Staff recommends approval with conditions.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 21, 2020.

AYES:

NAYS:

ABSENT:

ADOPTED: May 21, 2020

Jonas P. Ionin
Commission Secretary

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

PROTEST OF FEE OR EXACTION: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government

Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development. If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives NOTICE that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

ATTACHMENTS:

- Draft Motion – Conditional Use Authorization
- Exhibit A – Conditions of Approval
- Exhibit B – Plans and Renderings
- Exhibit C – Environmental Determination
- Exhibit D – Land Use Data
- Exhibit E – Maps and Context Photos
- Exhibit F - Public Correspondence
- Exhibit G - Project Sponsor Brief

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a change of use of a General Grocery which exceeds 5,000 gross square feet and to allow an approximately 11,877 square foot General Entertainment use with 1,888 square foot accessory Limited Restaurant use located at 1650 Polk Street, Assessors Block 0621, and Lot 022 pursuant to Planning Code Section(s) 202.3 within the **Polk Street NCD** District and a **65-A** Height and Bulk District; in general conformance with plans, dated **January 13, 2020**, and stamped "EXHIBIT B" included in the docket for Record No. **2020-001384CUA** and subject to conditions of approval reviewed and approved by the Commission on **May 21, 2020** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **May 21, 2020** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

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

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

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

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

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

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

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

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

6. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued

diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

9. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

10. **Garbage, Composting and Recycling Storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

11. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

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

12. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

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

13. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

16. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section [102](#), shall be subject to the following conditions:

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

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

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

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

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

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

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

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

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

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

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

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

18. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact

information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

19. **Other Entertainment.** The Other Entertainment shall be performed within the enclosed building only. The building shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.

For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

20. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

GENERAL NOTES

- THE GENERAL NOTES ARE COMPLEMENTARY TO THE GENERAL CONDITIONS AND SPECIFICATIONS. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS. CONFLICTS SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF GOLD COAST BUILDERS BEFORE WORK PROCEEDS. DIMENSIONS ARE TO THE FACE OF STUD, UNLESS OTHERWISE NOTED.
- CONTRACTORS SHALL CONFORM TO ALL CITY, COUNTY, STATE, AND FEDERAL CONSTRUCTION AND SANITARY LAWS, CODES AND ORDINANCES.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIALS AND LABOR REQUIRED TO COMPLETE THE WORK EXCLUSION OF AN ITEM OF ITEMS DOES NOT IMPLY OMISSION. THE CONTRACTORS RESPONSIBILITY IS TO NOTIFY THE OWNER OF THESE OMISSION PRIOR TO THE SUBMISSION OF BIDS. THE CONTRACTOR SHALL COMPLY WITH THE SPIRIT AND INTENT OF THESE DOCUMENTS AND SHALL COMPLETE THE WORK SATISFACTORILY AND IN A MANNER ACCEPTABLE TO THE OWNER AND THE BUILDING DEPARTMENT THESE DOCUMENTS ILLUSTRATE THE MINIMUM STANDARDS OF CONSTRUCTION TECHNIQUES AND STANDARDS FOR A BUILDING OF THIS TYPE.
- ADJACENT PROPERTIES SHALL BE PROTECTED FROM ALL DISTURBANCES AND DAMAGES. DO NOT TRESPASS ON NEIGHBORING PROPERTY. IF REQUIRED, SUBMIT A WRITTEN REQUEST TO ADJACENT PROPERTY OWNERS 10 DAYS PRIOR TO NEEDED DATE OF TRESPASS. ANY DAMAGE OR DISTURBANCE WHICH OCCURS TO NEIGHBORING PROPERTIES SHALL BE RESTORED TO THE PREVIOUS EXISTING CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- WHERE WORK REQUIRES CUTTING INTO OR DISRUPTION OF EXISTING CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR PATCHING AND REPAIRING BOTH THE AREA OF WORK AND ITS ADJACENT SURFACES TO MATCH ADJACENT EXISTING SURFACES. PATCHING INCLUDES FINISH PAINTING OF AREA DISRUPTED.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED CITY AGENCY INSPECTIONS. IN ADDITION, THE CONTRACTOR IS TO COORDINATE WORK WITH ALL UTILITY COMPANIES (GAS, ELECTRIC, WATER, PHONE, ETC.) SUCH THAT SERVICE TO THE SITE IS EITHER MAINTAINED OR PROVIDED IN A TIMELY MANNER TO THE COMPLETION OF THE WORK. COORDINATE NEW SERVICE LOCATIONS AND CONFIGURATIONS WITH THE APPROPRIATE PROVIDER AND THE OWNER.
- IF REQUIRED BY THE GOVERNING AGENCIES, THE GENERAL CONTRACTOR IS TO PROVIDE REQUIRED SPECIAL INSPECTIONS AND TESTING VIA EITHER THE ENGINEER OF RECORD OR A LICENSED THIRD-PARTY TESTING AGENCY. THE GENERAL CONTRACTOR IS TO COORDINATE ALL WORK AND GIVE THE ENGINEER OF RECORD AND OWNER A MINIMUM FIVE DAY NOTIFICATION ONCE THE WORK IS READY FOR INSPECTION. KEEP ALL REPORTS FOR SUBMITTAL TO THE AUTHORITIES AT FINAL INSPECTION.
- NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S FAILURE TO DISCOVER OR POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTIVE WORK REVEALED WITHIN THE TIME REQUIRED BY GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT.
- SUB CONTRACTORS OR VENDORS SHALL SUBMIT ALL SHOP DRAWINGS REQUIRED OR SPECIFICALLY REQUESTED IN THE WORKING DRAWINGS TO THE GENERAL CONTRACTOR FOR HIS APPROVAL.
- DIMENSIONS NOTED "CLEAR" OR "CLR" ARE MINIMUM REQUIRED DIMENSIONS AND MUST BE MAINTAINED.
- ALL WORK AND MATERIAL SHALL BE NEW AND UNUSED UNLESS OTHERWISE NOTED.
- ALL WORK AND MATERIAL SHALL BE GUARANTEED AGAINST DEFECTS IN DESIGN AND WORKMANSHIP FOR ONE YEAR FROM SUBSTANTIAL COMPLETION.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST PRACTICES OF THE VARIOUS TRADES INVOLVED. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE IN PROPER ALIGNMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.
- THE PROJECT SHALL BE LEFT IN A BROOM CLEAN / VACUUMED CONDITION.
- MANUFACTURED MATERIALS, EQUIPMENT, ETC., SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATERPROOFING, DRAINAGE, FIREPROOFING, ETC. WHERE REQUIRED UNLESS OTHERWISE NOTED.
- SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE PRIOR WRITTEN APPROVAL BY THE GENERAL CONTRACTOR.
- THE CONTRACTOR AND SUBCONTRACTOR'S SHALL PURCHASE AND MAINTAIN CERTIFICATES OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATIONS, PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS.
- TEMPORARY POWER POLE INSPECTION SHALL BE THE FIRST INSPECTION REQUESTED. THERE SHALL BE NO FURTHER INSPECTIONS UNTIL TEMPORARY POWER INSTALLATION HAS BEEN APPROVED BY THE CITY OF SAN FRANCISCO.

PROJECT INFORMATION

OWNERS : WAYNE JOE AND ANNIE ENG
 BLOCK/LOT: 0621/022
 OCCUPANCY: M
 CONSTRUCTION TYPE: V
 TOTAL BUILDING AREA: 13,765.32 SF
 TOTAL PARCEL AREA: 9,032.7 SF
 STORIES: 2

SCOPE OF WORK

- CONVERSION TO INDOOR CHILDREN PLAYGROUND.
- CONSTRUCTION OF GROUND FLOOR PLAY AREA AND RESTAURANT.
 - CONSTRUCTION OF BASEMENT FLOOR PLAY AREA.

CODE SUMMARY

APPLICABLE CODE : 2016 CALIFORNIA BUILDING CODES
 2016 CALIFORNIA RESIDENTIAL CODE
 2016 CALIFORNIA ADMINISTRATIVE CODE
 2016 CALIFORNIA MECHANICAL CODE
 2016 CALIFORNIA PLUMBING CODE
 2016 CALIFORNIA ELECTRICAL CODE
 2016 CALIFORNIA FIRE CODE
 2016 CALIFORNIA ENERGY CODE
 2016 CALIFORNIA GREEN BUILDING STANDARDS
 - THE CITY OF SAN FRANCISCO CITY CODE

SHEET INDEX

ARCHITECTURAL : A1.0 TITLE SHEET, GENERAL NOTES ,
 SITE PLAN & VICINITY MAP
 A2.0 EXISTING BASEMENT PLAN
 A2.1 EXISTING FIRST FLOOR PLAN
 A2.2 EXISTING ELEVATIONS
 A3.0 PROPOSED BASEMENT PLAN
 A3.1 PROPOSED FIRST FLOOR PLAN
 A3.2 PROPOSED ROOF PLAN
 A3.3 PROPOSED SECTION A
 A4.0 PROPOSED SIGNAGE

AREA CALS AND USE

BASEMENT FLOOR AREA	
PARTY ROOMS	1818.00 S.F.
PLAY AREA	2625.00 S.F.
ELEVATOR, STAIRS, STORAGE	1040.78 S.F.
TOTAL	5483.78 S.F.

FIRST FLOOR AREA	
PLAYGROUND	5415.00 S.F.
RESTAURANT	1888.00 S.F.
OFFICE. KIT/DIN (E)	978.54 S.F.
TOTAL	8281.54 S.F.

(E) GROSS TOTAL – NO AREA CHANGE	13,765.32 S.F.
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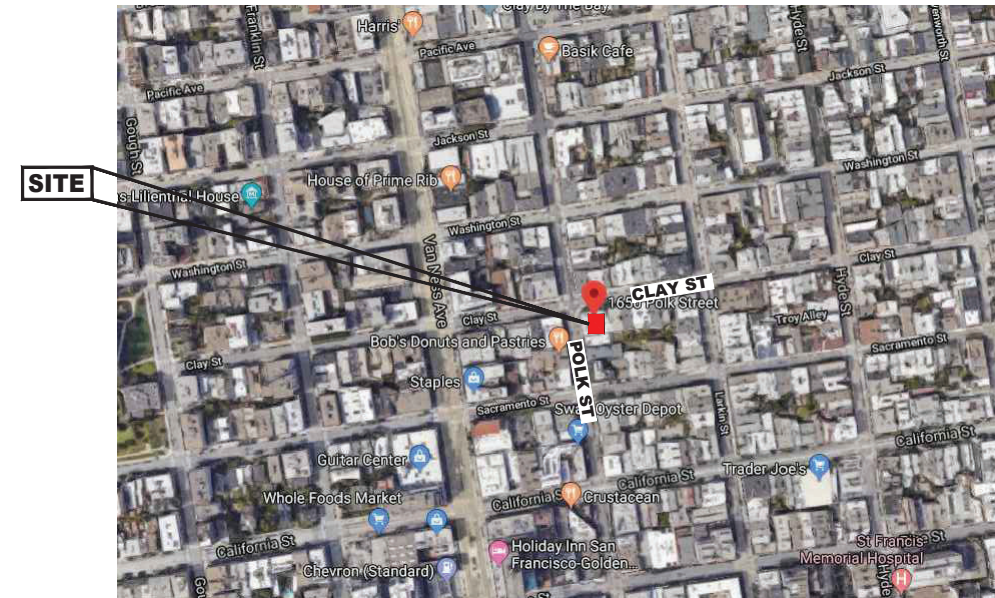
FIRE NOTES

- MAINTAIN ALL REQUIRED AREAS OF EGRESS AT ALL TIMES
- MAINTAIN FIRE RATED CONSTRUCTION IN AREA OF WORK
- SEAL ALL PENETRATIONS WITH AN APPROVED METHOD AND MATERIAL

CHILDREN INDOOR PLAYGROUND

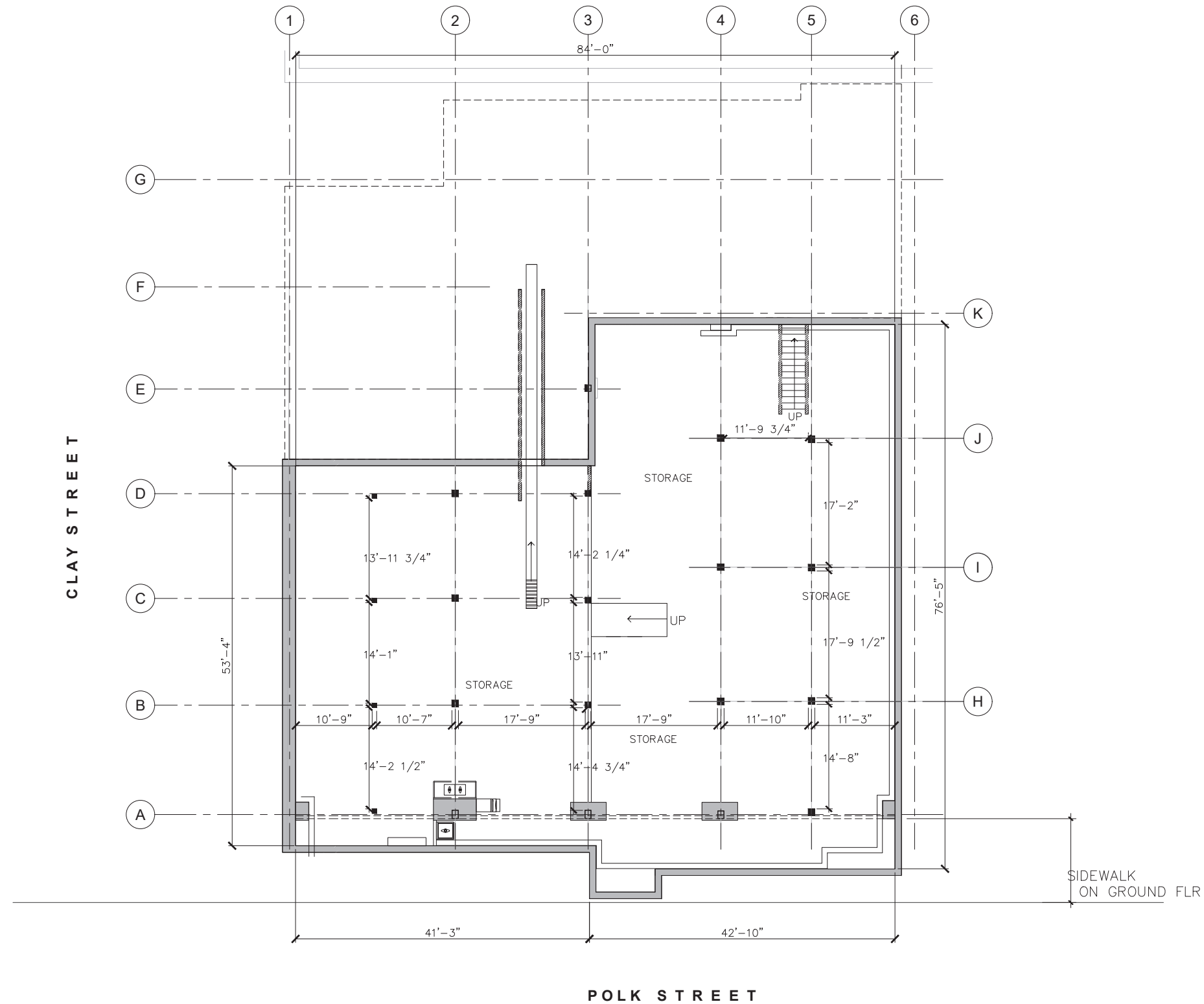
EXHIBIT B

1650 POLK STREET
 SAN FRANCISCO, CA 94109



CONTRACTOR:	D Wong Engineering Inc. 644 PACIFIC AVE. #25 SAN FRANCISCO, CA 94133
PROJECT:	CHILDREN INDOOR PLAYGROUND 1650 POLK STREET SAN FRANCISCO, CA 94109
SCOPE OF WORK:	CHILDREN INDOOR PLAYGROUND CONSTRUCTION
SHEET TITLE:	TITLE SHEET, GENERAL NOTES , SITE PLAN & VICINITY MAP
DRAWN	JKB
SCALE	
DESIGNED/CHECKED	GCB
JOB NO.	01-20
DATE	01-13-20
SHEET	A1.0
of	01 Sheets 09

**EXHIBIT
B**



1 EXISTING BASEMENT FLOOR PLAN
1/8" = 1'-0"

CONTRACTOR:

DWong Engineering Inc.
644 PACIFIC AVE. #25
SAN FRANCISCO, CA 94133

PROJECT:

CHILDREN INDOOR PLAYGROUND
PLAYGROUND
1650 POLK STREET
SAN FRANCISCO, CA 94109

SCOPE OF WORK:

CHILDREN INDOOR PLAYGROUND
CONSTRUCTION
SHEET TITLE:
EXISTING BASEMENT PLAN

DRAWN
JKB

SCALE

DESIGNED/CHECKED
D. WONG

JOB NO.
01-20

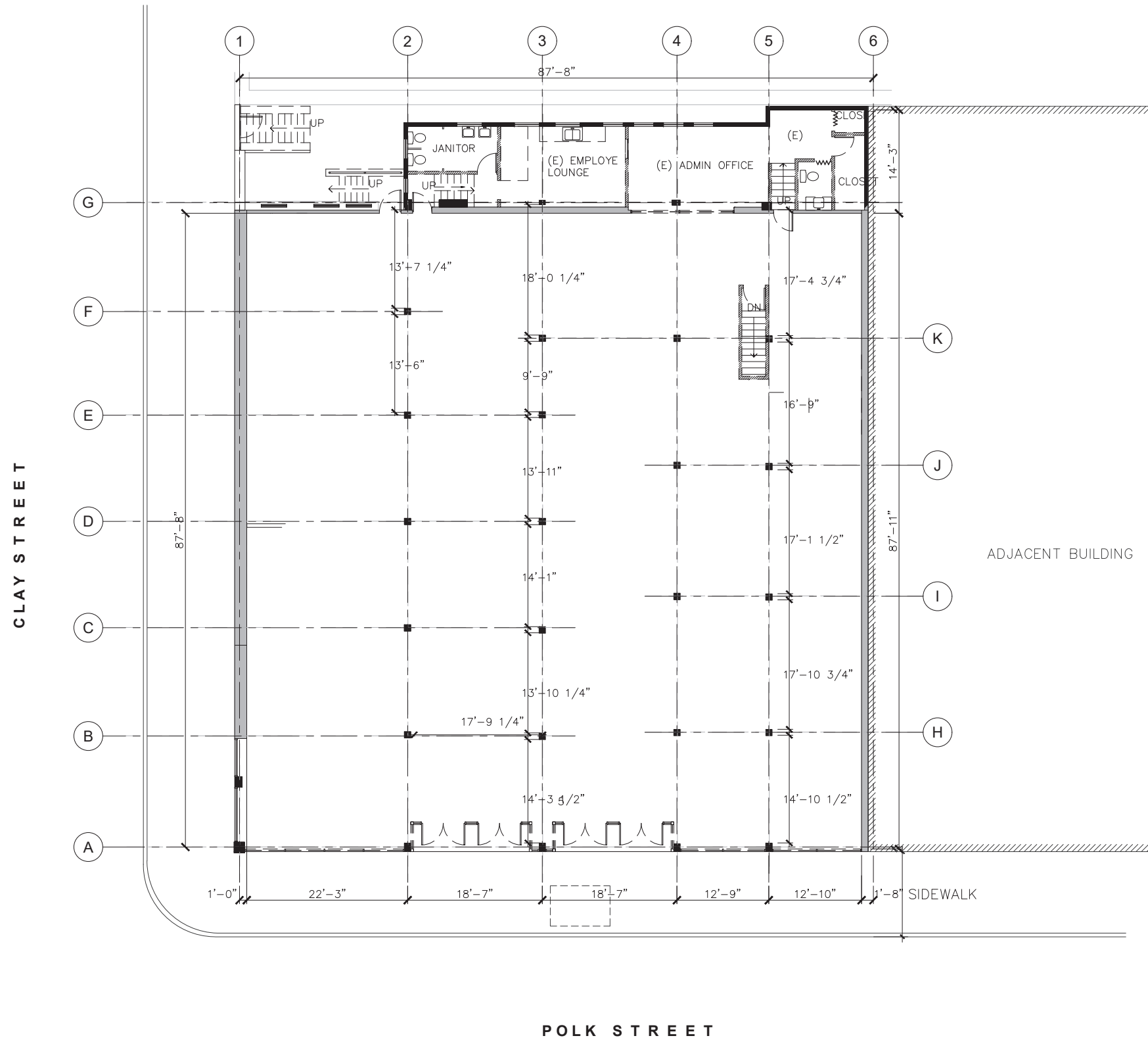
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SHEET

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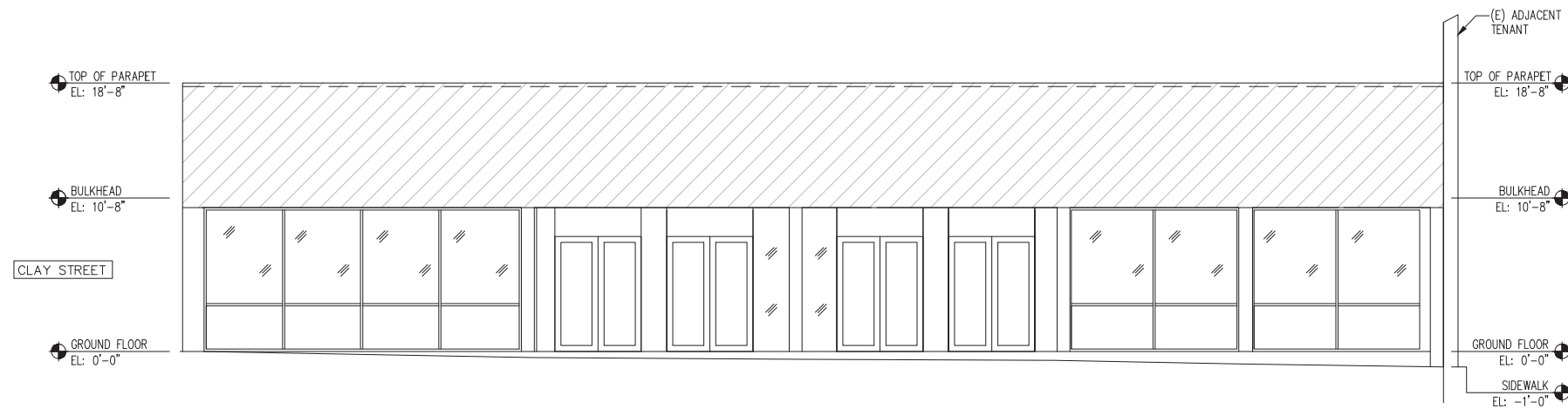
**EXHIBIT
B**



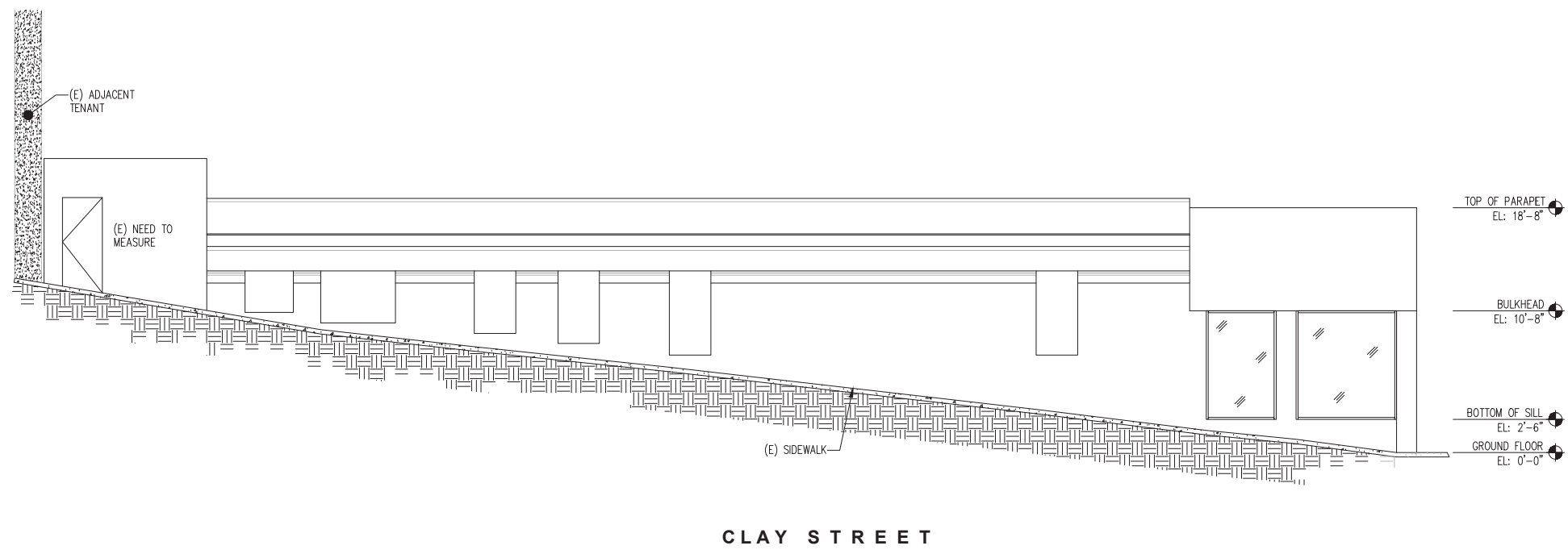
1 EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

CONTRACTOR: DWong Engineering Inc. 644 PACIFIC AVE. #25 SAN FRANCISCO, CA 94133	
PROJECT: CHILDREN INDOOR PLAYGROUND PLAYGROUND 1650 POLK STREET SAN FRANCISCO, CA 94109	
SCOPE OF WORK: CHILDREN INDOOR PLAYGROUND CONSTRUCTION	SHEET TITLE: EXISTING FIRST FLOOR PLAN
DRAWN JKB	
SCALE	
DESIGNED/CHECKED D. WONG	
JOB NO. 01-20	
DATE 1-02-20	
SHEET	
A2.1	
of 03 Sheets 09	

**EXHIBIT
B**



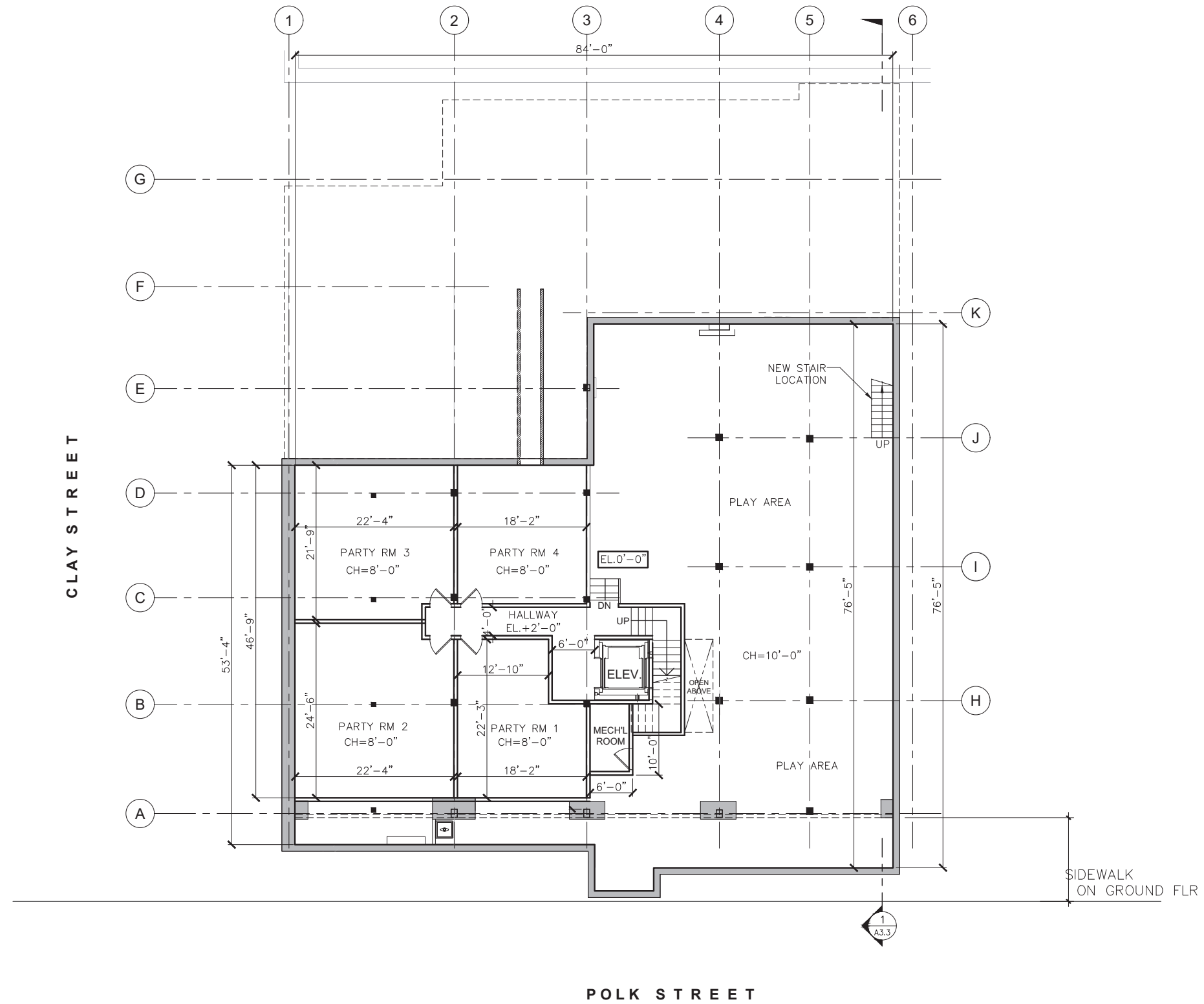
2 EXISTING POLK STREET FRONT ELEVATION
1/8" = 1'-0"



1 EXISTING CLAY STREET SIDE ELEVATION
1/8" = 1'-0"

1				
CONTRACTOR: DWong Engineering Inc. 644 PACIFIC AVE. #25 SAN FRANCISCO, CA 94133				
PROJECT: CHILDREN INDOOR PLAYGROUND PLAYGROUND 1650 POLK STREET SAN FRANCISCO, CA 94109				
SCOPE OF WORK: CHILDREN INDOOR PLAYGROUND CONSTRUCTION SHEET TITLE: EXISTING ELEVATIONS				
DRAWN JKB				
SCALE				
DESIGNED/CHECKED D. WONG				
JOB NO. 01-20				
DATE 1-02-20				
SHEET				
A2.2				
of 04 Sheets 09				

**EXHIBIT
B**



CONTRACTOR:

DWong Engineering Inc.
644 PACIFIC AVE. #25
SAN FRANCISCO, CA 94133

PROJECT:

CHILDREN INDOOR PLAYGROUND
PLAYGROUND
1650 POLK STREET
SAN FRANCISCO, CA 94109

SCOPE OF WORK:

CHILDREN INDOOR PLAYGROUND
CONSTRUCTION
SHEET TITLE:
PROPOSED BASEMENT PLAN

DRAWN

JKB

SCALE

DESIGNED/CHECKED

D. WONG

JOB NO.

01-20

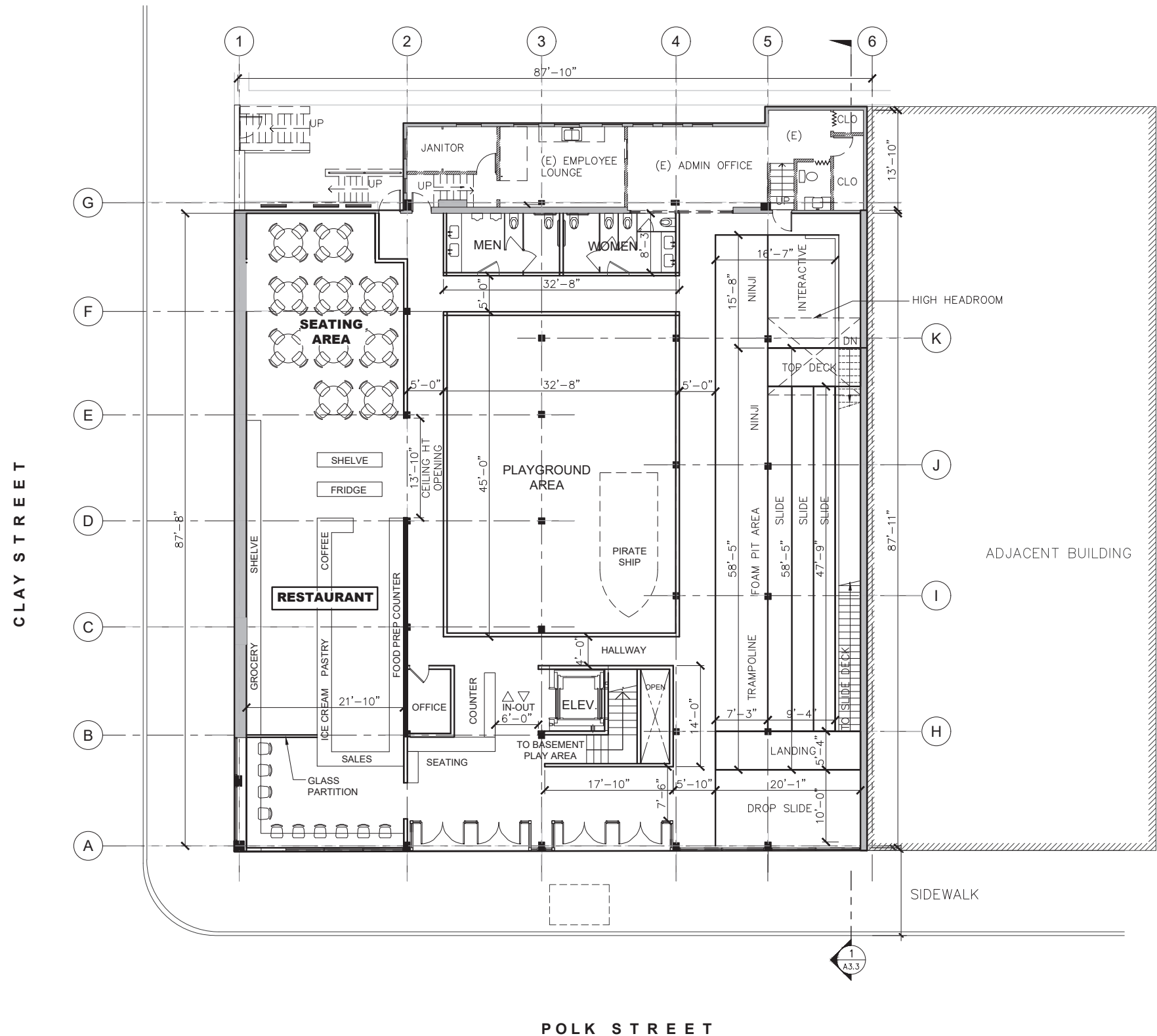
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1-02-20

SHEET

A3.0
of 05 Sheets 09

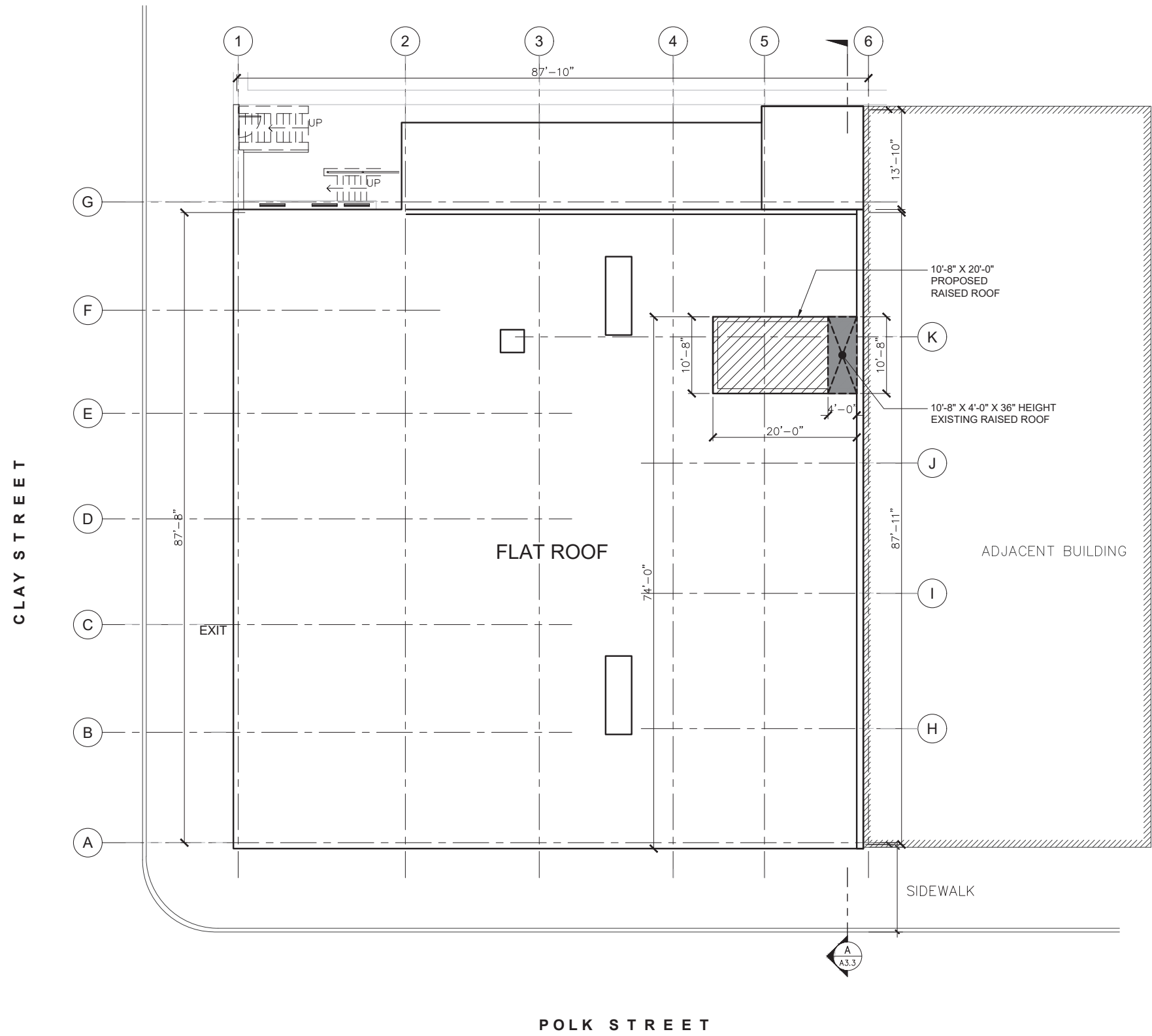
**EXHIBIT
B**



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

CONTRACTOR: DWong Engineering Inc. 644 PACIFIC AVE. #25 SAN FRANCISCO, CA 94133	
PROJECT:	CHILDREN INDOOR PLAYGROUND PLAYGROUND 1650 POLK STREET SAN FRANCISCO, CA 94109
SCOPE OF WORK:	CHILDREN INDOOR PLAYGROUND CONSTRUCTION
SHEET TITLE:	PROPOSED FIRST FLOOR PLAN
DRAWN:	JKB
SCALE:	
DESIGNED/CHECKED:	D. WONG
JOB NO.:	01-20
DATE:	1-02-20
SHEET:	A3.1
of	06 Sheets 09

**EXHIBIT
B**



1 PROPOSED ROOF PLAN
1/8" = 1'-0"

CONTRACTOR:

DWong Engineering Inc.
644 PACIFIC AVE. #25
SAN FRANCISCO, CA 94133

PROJECT:

CHILDREN INDOOR PLAYGROUND
PLAYGROUND
1650 POLK STREET
SAN FRANCISCO, CA 94109

SCOPE OF WORK:

CHILDREN INDOOR PLAYGROUND
CONSTRUCTION
SHEET TITLE:
PROPOSED ROOF PLAN

DRAWN

JKB

SCALE

DESIGNED/CHECKED

D. WONG

JOB NO.

01-20

DATE

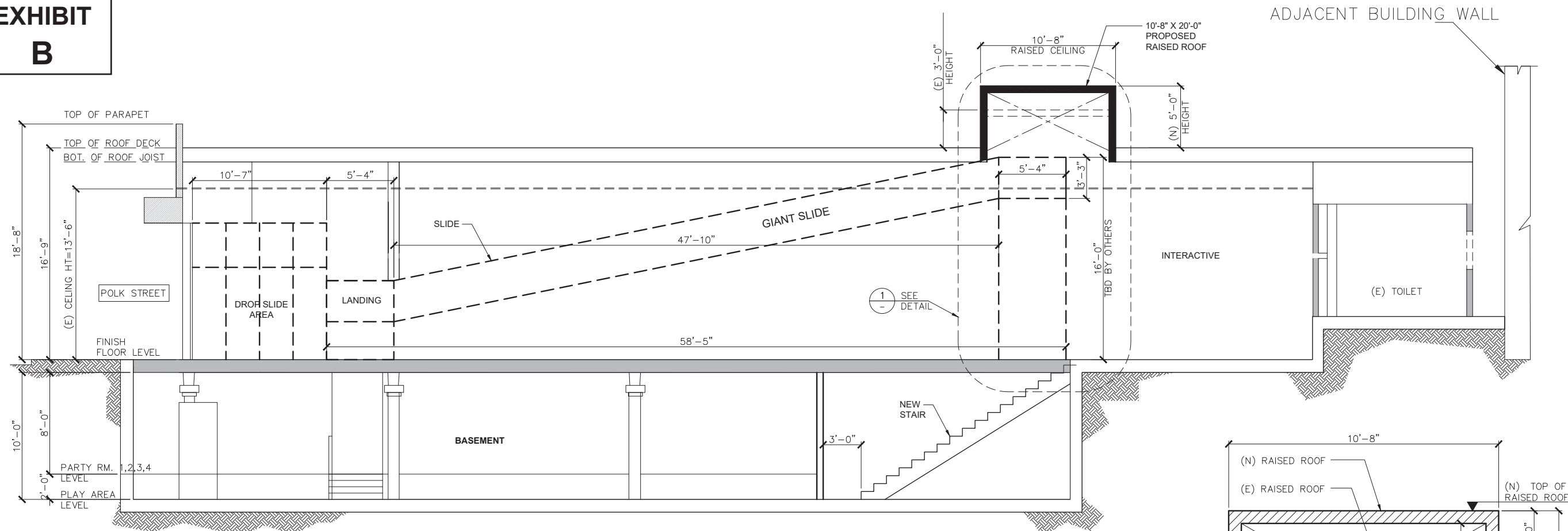
1-02-20

SHEET

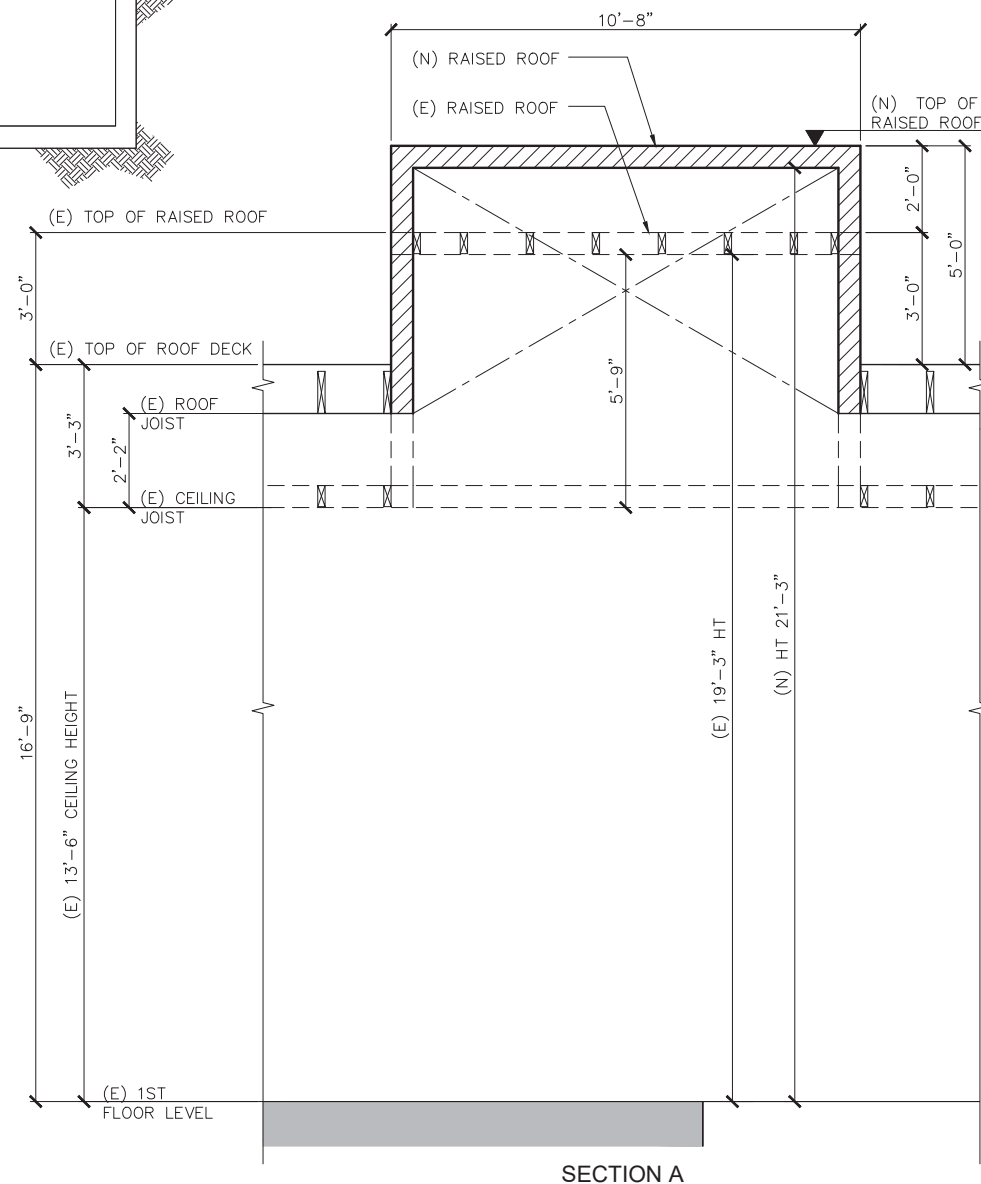
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**EXHIBIT
B**



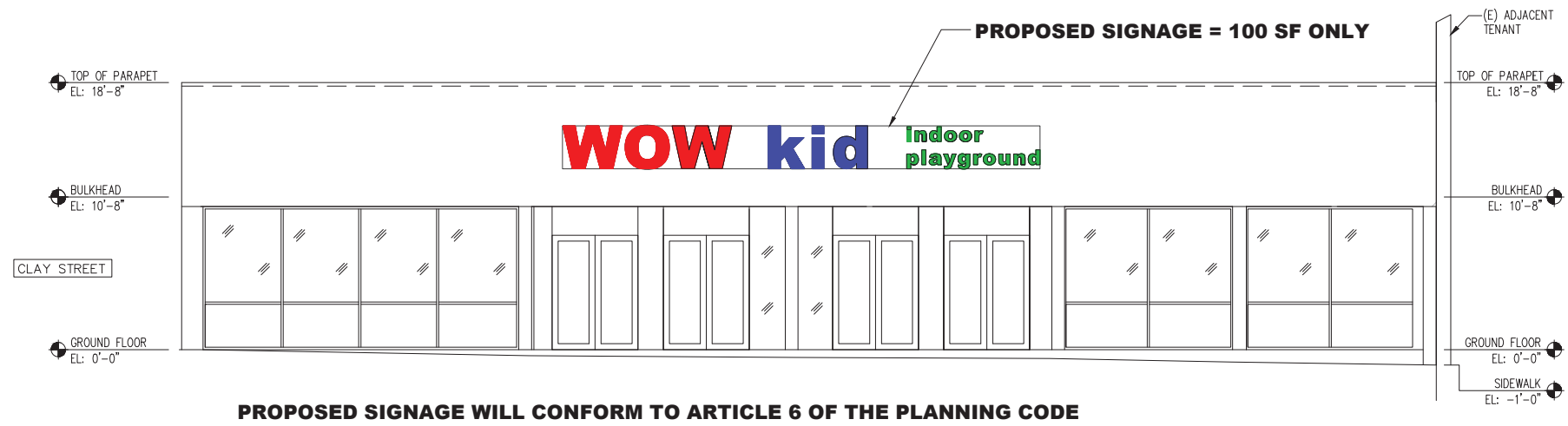
1 PROPOSED SECTION A
1/4" = 1'-0"



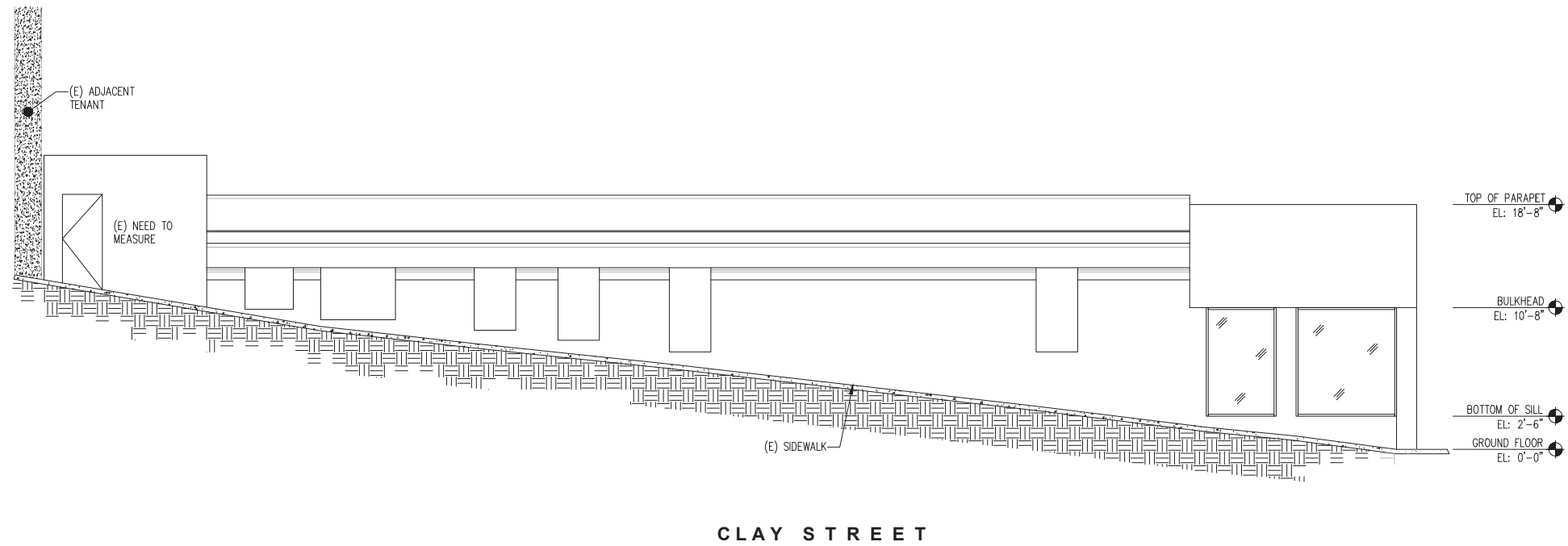
SECTION A

CONTRACTOR: DWong Engineering Inc. 644 PACIFIC AVE. #25 SAN FRANCISCO, CA 94133	
PROJECT: CHILDREN INDOOR PLAYGROUND 1650 POLK STREET SAN FRANCISCO, CA 94109	
SCOPE OF WORK: CHILDREN INDOOR PLAYGROUND CONSTRUCTION	SHEET TITLE: PROPOSED SECTION A
DRAWN JKB	
SCALE	
DESIGNED/CHECKED D. WONG	
JOB NO. 01-20	
DATE 1-02-20	
SHEET A3.3	
of 08	Sheets 09

**EXHIBIT
B**



2 PROPOSED POLK STREET FRONT ELEVATION
1/8" = 1'-0"



1 EXISTING CLAY STREET SIDE ELEVATION
1/8" = 1'-0"

CONTRACTOR:

DWong Engineering Inc.
644 PACIFIC AVE. #25
SAN FRANCISCO, CA 94133

PROJECT:

CHILDREN INDOOR
PLAYGROUND
1650 POLK STREET
SAN FRANCISCO, CA 94109

SCOPE OF WORK:
CHILDREN INDOOR PLAYGROUND
CONSTRUCTION

SHEET TITLE:
PROPOSED SIGNAGE

DRAWN JKB
SCALE
DESIGNED/CHECKED D. WONG
JOB NO. 01-20
DATE 1-02-20
SHEET A4.0
of 09 Sheets 09



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
1650 POLK ST		0621022
Case No.		Permit No.
2020-001384PRJ		202001212426
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
<p>Project description for Planning Department approval.</p> <p>The project would establish an approximately 11,877 square foot General Entertainment use with 1,888 square foot accessory Limited Restaurant use at the existing vacant tenant space, most recently used as a General Grocery. The General Entertainment use will function as a family entertainment center with an indoor playground primarily for children and will occupy the ground floor and basement. The accessory Limited Restaurant will occupy the ground floor and will serve patrons of the primary establishment and the general public.</p>		

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"/>	<p>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:</p> <p>(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.</p> <p>(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.</p> <p>(c) The project site has no value as habitat for endangered rare or threatened species.</p> <p>(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.</p> <p>(e) The site can be adequately served by all required utilities and public services.</p> <p>FOR ENVIRONMENTAL PLANNING USE ONLY</p>
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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?</p> <p>Note that a categorical exemption shall not be issued for a project located on the Cortese List 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).</p>
<input type="checkbox"/>	<p>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?</p>
<input type="checkbox"/>	<p>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)</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<input type="checkbox"/>	<p>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.</p>
<p>Comments and Planner Signature (optional): Don Lewis</p>	

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

PROPERTY IS ONE OF THE FOLLOWING: (refer to Property Information Map)	
<input type="checkbox"/>	Category A: Known Historical Resource. GO TO STEP 5.
<input checked="" 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 checked="" 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 <input type="checkbox"/> Reclassify to Category A a. Per HRER or PTR dated <input type="checkbox"/> Reclassify to Category C (attach HRER or PTR) b. Other (specify):
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input 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):	
Preservation Planner Signature:	

**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: Planning Commission Hearing	Signature: Mathew Chandler
		05/11/2020
<p>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.</p>		

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.

MODIFIED PROJECT DESCRIPTION

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 DEPARTMENT

Land Use Information

PROJECT ADDRESS: 1650 POLK ST
RECORD NO.: 2020-001384PRJCUA

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

Reception:
415.558.6378

Fax:
415.558.6409

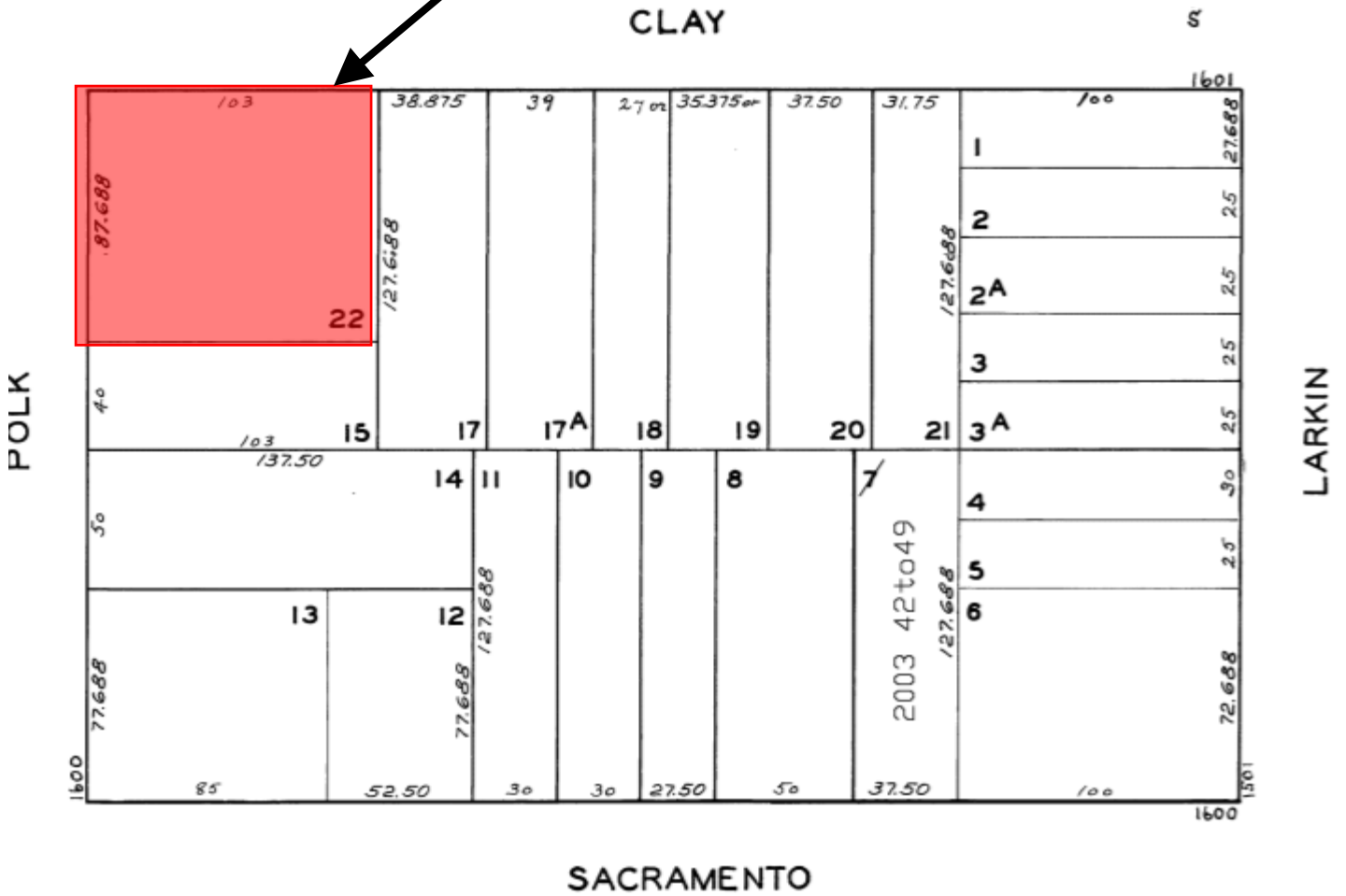
Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	0	0	0
Residential GSF	0	0	0
Retail/Commercial GSF	13,785 General Grocery	13,785 Total 11,877 General Entertainment 1,888 Limited Restaurant	0
Office GSF	0	0	0
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	0	0	0
Medical GSF	0	0	0
Visitor GSF	0	0	0
CIE GSF	0	0	0
Usable Open Space	0	0	0
Public Open Space	0	0	0
Other ()	0	0	0
TOTAL GSF	13,785	13,785	0
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	0	0	0
Dwelling Units - Market Rate	0	0	0
Dwelling Units - Total	0	0	0
Hotel Rooms	0	0	0
Number of Buildings	1	1	0
Number of Stories	1	1	0
Parking Spaces	0	0	0
Loading Spaces	0	0	0
Bicycle Spaces	0	0	0
Car Share Spaces	0	0	0
Other ()	0	0	0

	EXISTING	PROPOSED	NET NEW
LAND USE - RESIDENTIAL			
Studio Units	0	0	0
One Bedroom Units	0	0	0
Two Bedroom Units	0	0	0
Three Bedroom (or +) Units	0	0	0
Group Housing - Rooms	0	0	0
Group Housing - Beds	0	0	0
SRO Units	0	0	0
Micro Units	0	0	0
Accessory Dwelling Units	0	0	0

Parcel Map

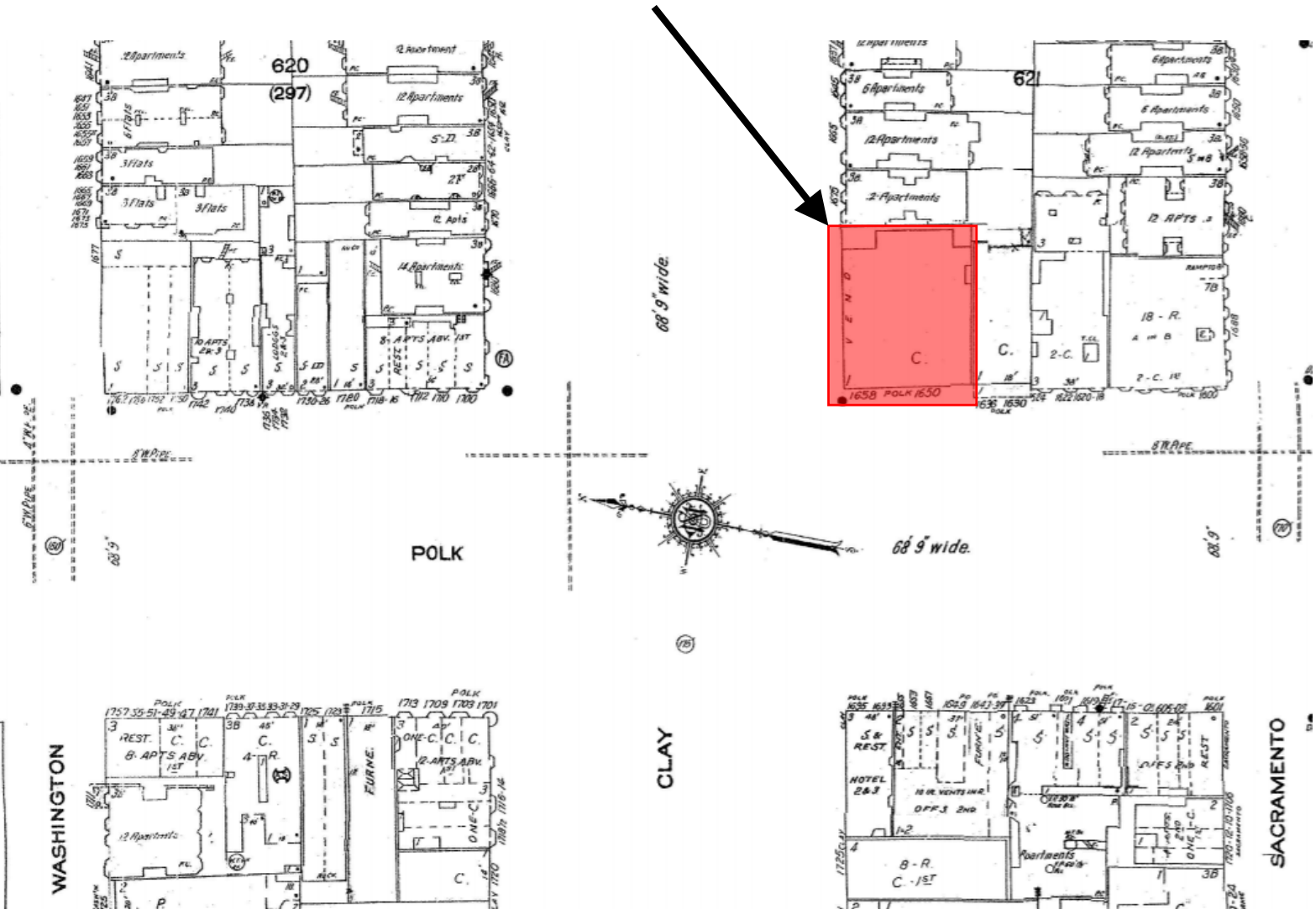
SUBJECT PROPERTY



Conditional Use Authorization
 Case Number 2020-001384CUA
 Change in Use of General Grocery Use
 1650 Polk Street

Sanborn Map*

SUBJECT PROPERTY



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



Conditional Use Authorization
 Case Number 2020-001384CUA
 Change in Use of General Grocery Use
 1650 Polk Street

Aerial Photo – View 1



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-001384CUA
Change in Use of General Grocery Use
1650 Polk Street

Aerial Photo – View 2



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-001384CUA
Change in Use of General Grocery Use
1650 Polk Street

Aerial Photo – View 3



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-001384CUA
Change in Use of General Grocery Use
1650 Polk Street

Aerial Photo – View 3

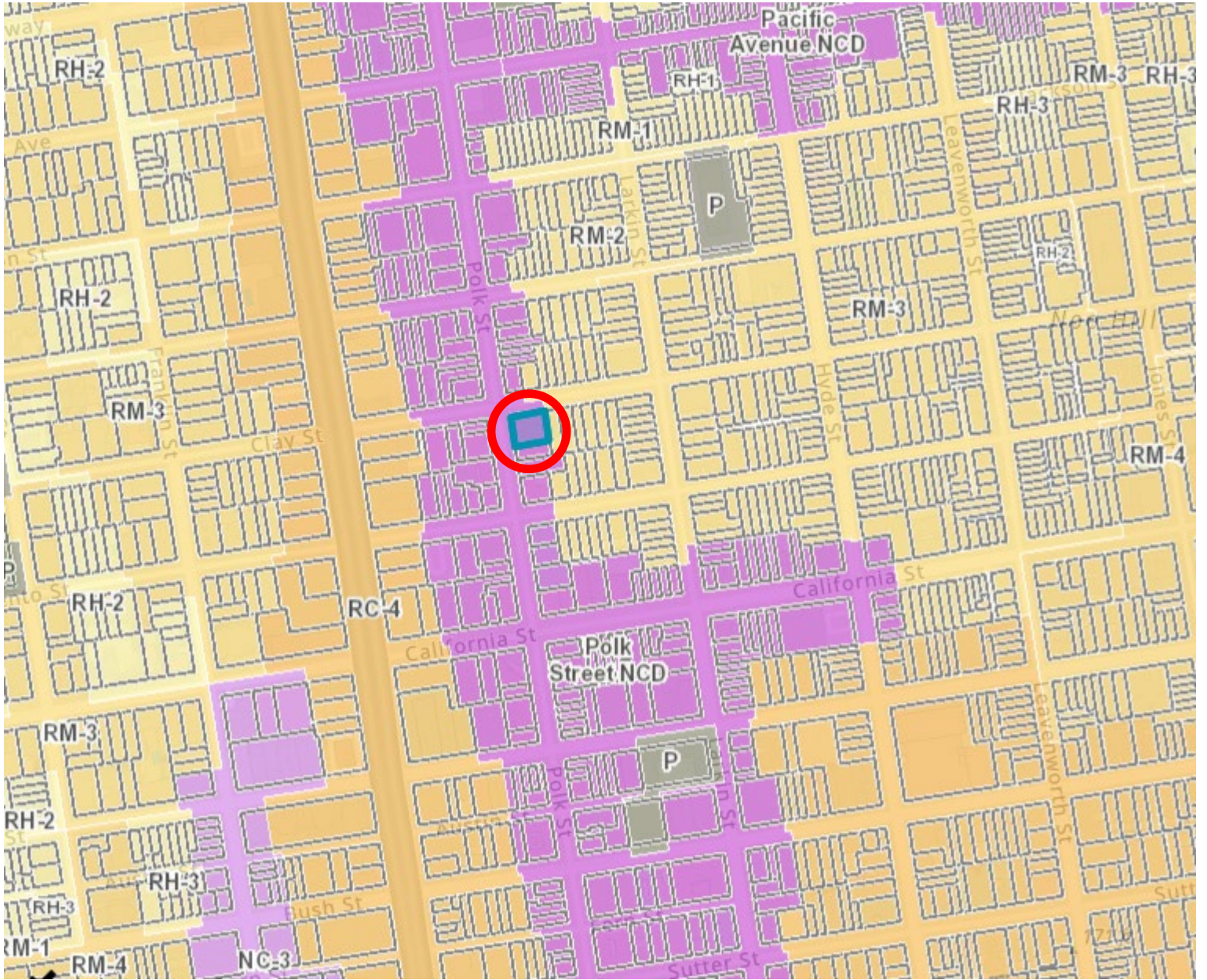


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2020-001384CUA
Change in Use of General Grocery Use
1650 Polk Street

Zoning Map



Conditional Use Authorization
Case Number 2020-001384CUA
Change in Use of General Grocery Use
1650 Polk Street

Site Photo



Conditional Use Authorization
Case Number 2020-001384CUA
Change in Use of General Grocery Use
1650 Polk Street



Discover Polk

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

Re: Proposed Children Indoor Play Center – 1650 Polk St. — SUPPORT

Commissioners and Staff,

I am writing on behalf of the Board of Directors of the Discover Polk Community Benefit District (DPCBD) for the proposed Children's Indoor Play Center at 1650 Polk Street. DPCBD represents the area of Polk Street between California and Broadway Streets. The Board reviewed the merits of the project on the following criteria: Location, Public Realm Interface, Construction, Design, Operator, Support of the Mission of DPCBD, Community Support, Security Plan and determined that the project met the required benchmarks in all of the criteria. The motion to support the project passed the Board by a unanimous vote by the Board Members who were present.

The Board especially wants to highlight that the owners of the proposed store are longtime members of the community and are the right team to serve this neighborhood. Furthermore, the Board believes that the Discover Polk community will be well served with more family and children focused commercial venues.

We ask you to approve this project without delay. Please feel free to contact me with any questions.

Best regards,

A handwritten signature in blue ink, appearing to read 'Ben Bleiman', with a long horizontal line extending to the right.

Ben Bleiman
DPCBD Executive Manager



PROJECT APPLICATION (PRJ)

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

For more, see the [Project Application Informational Packet](#).

Cost for Time and Materials: Any time and materials exceeding initial fees charged for services provided are subject to billing.

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

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

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

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

BUILDING PERMIT APPLICATIONS

HOW TO SUBMIT:

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

WHAT TO SUBMIT:

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

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

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

ENTITLEMENTS

HOW TO SUBMIT:

For projects that require an entitlement from the Planning Department (e.g., Conditional Use, Variance), submit a Project Application with any required supplemental applications online at sfplanning.org/resource/prj-application, or to submit in person, submit an [Intake Request Form](#) to CPC.Intake@sfgov.org.

WHAT TO SUBMIT:

- One (1) complete and signed PRJ application, or complete online submittal, including the following:
 - An electronic copy (online or USB drive) of plans formatted to print at 11" x 17". Please see the [Department's Plan Submittal Guidelines](#) for more information about the required contents of plan submittals.
 - A Letter of Authorization from the owner(s) designating an Authorized Agent to communicate with the Planning Department on their behalf.
 - Pre-Application Meeting materials, if required. See the [Pre-Application Meeting Informational Packet](#) for more information.
 - Current or historic photograph(s) of the property.
 - All supplemental entitlement applications (e.g., Conditional Use, Variance) and information for environmental review, as indicated in this Project Application or in the Preliminary Project Assessment (PPA) letter.
 - Payment via check, money order or debit/credit card for the total fee amount for all required supplemental applications. (See [Fee Schedule and/or Calculator](#)).



San Francisco Planning

PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address: 1650 Polk Street

Block/Lot(s): 0621/022

Property Owner's Information

Name: Wayne Joe Eng

Address: 1255 Washington St.
San Francisco, Ca. 94108

Email Address: Fantasia5353@gmail.com

Telephone: 415-308-9548

Applicant Information

Same as above

Name:

Company/Organization:

Address:

Email Address:

Telephone:

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: Wayne Joe Eng

Email: Fantasia5353@gmail.com

Phone: 415-308-9548

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):

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.

See Attached

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.


		Existing	Proposed
General Land Use	Parking GSF		
	Residential GSF		
	Retail/Commercial GSF	13,765 SQ FT	13,765 SQ FT
	Office GSF		
	Industrial-PDR		
	Medical GSF		
	Visitor GSF		
	CIE (Cultural, Institutional, Educational)		
	Useable Open Space GSF		
	Public Open Space GSF		
Project Features	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
	Hotel Rooms		
	Number of Building(s)	ONE	ONE
	Number of Stories	ONE	ONE
	Parking Spaces		
	Loading Spaces		
	Bicycle Spaces		
	Car Share Spaces		
Other: _____			
Land Use - Residential	Studio Units	NO RESIDENTAIL UNIT	NO RESIDENTAIL UNIT
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is required.





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

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

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 checked="" type="checkbox"/> Yes <input 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.

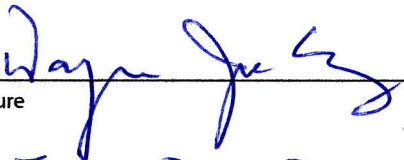
Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	<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: <input type="checkbox"/> excavation of 50 or more cubic yards of soil, or <input type="checkbox"/> 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.

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

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Wayne Joe Eng

Name (Printed)

Jan 21, 2020

Date

OWNER

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

415-308-9548

Phone

Fantasia5353@gmail.com

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

The new proposed use of this building is an indoor children's playground. Our main goal is to provide indoor attractions to young children, ages 1 to 10, and their parents to play together. Some attractions will include a gigantic slide, merry-go-round, ninji course, wall climbing, trampolines, and interactive games. The playground will provide an excellent place for children to hold birthday parties or events. This playground will be family operated, not a franchise or formula retail. The last tenant at the Project location was the Big Apple Discount Center. Since the closing of the store, the building has been vacant for the last five years. Not wanting to leave the property vacant, the property owners have decided to open the indoor playground wanting to keep the neighborhood active and vibrant. The Big Apple store occupied the entire building, a total of 13,785 sq ft. At present, the project location has a Conditional Use Authorization for General Grocery use exceeding 5,000 sq ft. Changing the usage, the General Entertainment use will function as a family entertainment center with an indoor playground primarily for children and will occupy the ground level (8,282 sq ft) and basement (5,484 sq ft). To open an indoor playground, the actions requested are 1) a Conditional Use Authorization pursuant to Planning Code Sections 723.202.3, and 303, to establish 11,877 sq ft of General Entertainment use with 1,888 sq ft accessory Limited Restaurant use at the existing vacant project space; 2) removing a General Grocery use that exceeds 5,000 sq ft as required in Planning Code Section 202.3 and Section 303(1); 3) establishing a General Entertainment use that exceeds the nonresidential size limits of 2,000 sq ft and above; and 4) establishing a Limited Restaurant of Accessory use of 1,888 sq ft. The Limited Restaurant will serve pre-made sandwiches, drinks, and ice cream to playground patrons and the general public. No alcohol will be served.

No changes to the size and shape of the existing structure are planned, except for extending a roof area for a gigantic slide. Entire façade in front of Polk Street will be unchanged. There will be no changes to the Polk Street existing elevation, landscaping, screening, open spaces, parking, or loading. Project property already has an existing outdoor identifying sign from the previous business. We only need to change the name and lettering to reflex the new project name. The sign will conform to Article 6 of the Planning Code.

The Project location has an existing Conditional Use Authorization for General Grocery use over 5,000 sq ft. The previous tenant, Big Apple Discount Center, closed in 2018 due to competition and economic downturn. Since the closing, there have been no interested parties to operate a grocery store at the location. Changing the General Grocery use to General Entertainment use will not undermine the economic diversity and vitality of the Polk Street NVD. The shopping needs of nearby residents will not be affected. There are over nine over 5,000 sq ft grocery stores within the two mile radius and many neighborhood stores within the Polk Street NCD.



CONDITIONAL USE AUTHORIZATION

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

ATTENTION: A Project Application must be completed and/or attached prior to submitting this Supplemental Application. See the [Project Application](#) for instructions.

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

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 415.575.9120. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A CONDITIONAL USE AUTHORIZATION?

A Conditional Use refers to a use that is not principally permitted in a particular Zoning District. Conditional Uses require a Planning Commission hearing in order to determine if the proposed use is necessary or desirable to the neighborhood, whether it may potentially have a negative effect on the surrounding neighborhood, and whether the use complies with the San Francisco General Plan. During this public hearing the Planning Commission will “condition” the use by applying operational conditions that may minimize neighborhood concerns as well as other conditions that may be required by the Department and the Planning Code. Conditional Use Authorizations are entitlements that run with the property, not the operator.

WHEN IS A CONDITIONAL USE AUTHORIZATION NECESSARY?

For each Zoning District, the Planning Code contains use charts that list types of uses and whether each is permitted as of right (P), conditionally permitted (C), or not permitted (NP or blank). In addition to those particular uses, the Conditional Use Authorization process is utilized for various other applications included but not limited to dwelling unit removal, Planned Unit Developments (PUD's), and for off-street parking in certain Zoning Districts. Please consult a planner at the Planning Information Counter (PIC) for additional information regarding these applications.

Fees

Please refer to the [Planning Department Fee Schedule](#) available at www.sfplanning.org or at the Planning Information Center (PIC) located at 1660 Mission Street, San Francisco. For questions related to the Fee Schedule, please call the PIC at 415.558.6377.

Fees will be determined based on the estimated construction costs. Should the cost of staff time exceed the initial fee paid, an additional fee for time and materials may be billed upon completion of the hearing process or permit approval. Additional fees may also be collected for preparation and recordation of any documents with the San Francisco Assessor-Recorder's office and for monitoring compliance with any conditions of approval.



CONDITIONAL USE AUTHORIZATION

SUPPLEMENTAL APPLICATION

Property Information

Project Address:

Block/Lot(s):

Action(s) Requested

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

Conditional Use Findings

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

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community. If the proposed use exceeds the non-residential use size limitations for the zoning district, additional findings must be provided per Planning Code Section 303(c)(1)(A-C).

2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - a. The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - b. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - c. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - d. Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs.

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

4. The use or feature satisfies any criteria specific to the use of features listed in Planning Code Section 303(g), et seq.

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

Name (Printed)

Date

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

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____

Conditional Use Finding 1

The purpose of this business is to offer a unique, amusing, and safe place for all ages to unwind and have fun; however, our targeted clientele are children from ages 1 to 10. Attractions will include a gigantic slide, merry-go-round ride, wall climbing, toddler area, party rooms, and children arts and craft. See photos attached. The rides will be wrapped in soft foam to provide children safety. All equipment will meet the ASTM F1918-12, an international safety standard for indoor playgrounds. All materials will be tested and certified to anti-toxic and fire retardant standards. According to the American Community Survey 2015, San Francisco has 115,000 children living in the city. We need a family entertainment center of this size in the city for our kids. Another marketing goal is to attract families from the Bay Area to come use our facility in San Francisco, promoting the health, safety, and welfare of this City. After the closing of the Big Apple Discount Center, our last tenant, many neighbors have complained that Polk Street is too dark and quiet at nights. We have met with Supervisor Aaron Peskin, Polk Street Merchant Association, and DiscoverPolk. We have held the neighborhood meeting. All responses were positive. Supervisor Peskin loves this project and pledges to streamline the project to make the process faster.

In response to Conditional Use Finding 1 relating to Section 303 (c)(1) (A-C):

1) There are no family entertainment centers/indoor playgrounds in the Polk Street NCD. By allowing the larger use will not likely to foreclose the location of other needed neighborhood-serving uses in the area. We will not be competing with any other private businesses in our neighborhood. There are only four indoor playgrounds in other San Francisco districts, with the closest being three miles away.

2) The proposed use is much needed in our neighborhood. San Francisco Planning Department data shows 13 percent of the city residents are under the age of 18, and 44 percent of the households are families with children. Last October, we had a meeting with Supervisor Peskin, and he was very supportive of our kid's indoor playground concept. Early February, 2020, we held meetings with the 12 neighborhood associations. Everyone supported our concept of an unique, high-end, premium, and amusing playground with attractions including a pirate ship with foam ball ballistic cannons, a pool of plastic balls surrounded by a ruined temple theme, giant slides, climbing walls, toddler area, birthday party rooms, and a Limited Restaurant of Accessory use serving pre-made pizzas, drinks and ice cream. In order to house all these attractions, we are requesting a change of General Grocery use to 11,877 sq ft of General Entertainment use with 1,888 sq ft accessory Limited Restaurant use. The closest family indoor playgrounds of decent size are in San Jose and Livermore. We want to maximize the property space to its fullness by opening a large indoor playground to attract children from all over the Bay Area.

Our neighborhood groups, especially DiscoverPolk, are very impressed and supportive of this project. During our neighborhood meeting, the conversion was that all the new Polk Street NCD projects were either condos, apartments, bars, restaurants, or nail and massage salons. The neighborhood seems so "DRY", yet the Polk Street Plan is to have a good business mix. No recent business project caters to family entertainment, ESPECIALLY for CHILDREN from the ages one to ten. The Polk Street NCD is very densely populated with many families living in the area. During the day, we see many parents with strollers walking around the area. There are three daycares/preschools within our two block radius, and

twenty plus preschools within a five mile radius. Yet, there is not a single indoor playground in our district.

Our goal is to turn the empty and dark storefront into a vibrant and active area and provide an outlet for the neighborhood children to unwind. We want to bring something different to the Polk Street neighborhood and improve the image of Polk Street and San Francisco as family friendly. We sincerely feel there is a strong NEED for our indoor playground. Supervisor Peskin and all the neighborhood associations strongly support our project.

3) The goal of the Polk Street Neighborhood Commercial District plan is have a good business mix, with emphasis in small and medium-scale businesses. This project is a medium size scale development, family-owned, not a franchise or formula retail business. The project will not increase any additional square footage or change the outside structure, except to extend a roof area to accommodate a gigantic slide.

Conditional Use Finding 2

2a) The Project lot at 1650 Polk Street is 87 feet deep along Clay Street with 87 feet of frontage along Polk Street. The Building is 13,785 sq ft total, 8,282 sq ft ground level, 5,484 sq ft basement. The Project proposes converting the existing space to an 11,877 sq ft General Entertainment use with 1,888 sq ft accessory Limited Restaurant use. The last tenant, the Big Apple Discount Center, was in operation for thirty years, using the entire 13,785 sq ft total for General Grocery use. The Project address has an existing Conditional Use Authorization for a 5,000 square feet General Grocery. The Polk Street NCD does not permit a non-residential use of 4,000 sq ft and above. However, a Conditional Use Authorization will not be required to exceed the non-residential use size since the nonconforming use size does not expire. We are seeking a Conditional Use Authorization for the change in use from General Grocery to General Entertainment.

No changes to the size or shape of the existing structure are planned, except for extending a roof area for a gigantic slide. Entire facade in front of Polk Street will be unchanged, as existing. There will be no changes to the Polk Street existing elevation. The distance from the ground floor to the top of parapet, as shown on Page A2-2, Existing Polk Street Front Elevation, is 18'- 5". However, after another recent measurement, the actual elevation from the street level to top of parapet is 18'-8". The additional three inches is reflected on the revised plans. Plan page A3.1 is the Proposed First Floor Plan, showing the location of the elevated roof needed to accommodate the height requirement for a gigantic slide. Plan page A3.2 and A3.3 show the Proposed Roof Plan. Existing elevation is 18'-8" from street level to top of parapet. The proposed raised roof is an area of 10'-8" by 20'. By adding additional three feet, the new elevation of the raised ceiling is 21'-8" from street level to the raised ceiling. The drawing on the bottom of A3.3 reflects the 21'-8" height elevation. The additional three feet raised ceiling will not block any

views or affect the health, safety, or general welfare of the neighborhood. No CUA hearing required for raised ceiling under seven feet.

Usage as General Entertainment will not be detrimental to the health, safety, convenience, or general welfare of the neighborhood. Our patrons are families with kids. Our crowd size will be limited to San Francisco Fire Department maximum occupancy guidelines.

b) In terms of accessibility, two major SFMTA lines stop at the Project doorstep, the #1 California and the #19 Polk. There are six other major bus lines that stop near Polk Street. We are very excited about the Van Ness Improvement Project, bringing the first Bus Rapid Transit to our neighborhood. Polk Street is a bike lane street. There are many on-street parking and parking garages nearby. Our location is in the center of town so many patrons can walk to our center from North Beach, Marina, or Chinatown. We will be promoting the use of public transportation, bike, and walking in our website.

Changing from General Grocery to General Entertainment, the proposed project will require no freight deliveries. General Entertainment is a service operation and not a retail operation. We will have no freight deliveries, thus not requiring any loading area.

c) All activities will be inside the building structure. Activities will cause no emission of noise, glare, odor, or dust to the neighborhood.

d) No changes planned to landscaping, screening, open spaces, parking, and loading.

Property already has an existing outdoor identifying sign from the previous business. The existing sign occupies the front of the property from 10 feet to 18 feet above the sidewalk and stretches across the Polk Street side for 87 feet. We only need to change the name and lettering to reflect the new project name, which requires filing with the DBI for change business sign copy. The replacement sign will be a direct, external illuminated sign with the transformer and switch inside the building. The sign will conform to **Article 6 of the Planning Code** with logos individually illuminated, lighting conduits not visible and internal, no flash or animation, LED lighting, opaque background, and constructed of high-quality material, color, craftsmanship, and finishes to be compatible with the Polk Street NCD.

Conditional Use Finding 3

Establishing the General Entertainment use and removing the General Grocery use will comply with the Code and the San Francisco General Plan. No detrimental effect to the surrounding residential and business neighborhoods is expected. By changing the use, we will attract more families to the neighborhood, hurt no existing business nearby, and cause no nuisance to the neighborhood.

This project is desirable and compatible with the San Francisco General Plan. Under the Plan - Elements - Recreation and Open Space, one of the Plan's objectives is to encourage and promote a variety of recreation within the City. The Plan prioritizes the renovation of recreational facilities, both public and private. Opening an indoor playground is healthy recreation and a community benefit.

Establishing a Limited Restaurant of Accessory Use is compatible with the indoor playground. The Limited Restaurant size is 1,888 square feet out of 13,785 square feet of total space. This is 14 percent of total floor area, less than one-third of total floor area. The proposed Limited Restaurant size confronts with the 2,000 square feet requirement from the Polk Street NCD. This accessory Limited Restaurant will serve pre-made food, drinks, and ice cream to playground patrons and general public. No alcohol will be served.

Conditional Use Finding 4

The Big Apple Market operated for thirty years at the project address, 1650 Polk Street, San Francisco. After the opening of Trader Joe's at California and Hyde Street in 2012, the Big Apple Market closed due to financial losses. In 2015, the Market on Market applied with the Planning Commission to open another store on Polk Street. Planning Commission Motion No. 19369 approved a project for an over 5,000 sq ft General Grocery use. Due to the financial and economic downturn, the Market back out of the project. Since 2018, several developers showed interest in the property, but declined due to economic and competitive conditions, especially when the Planning Commission approved the 40,000 sq ft Mollie Stone Market, two blocks away. The storefront at the project address has been vacant with no interest. However, the building has never been abandoned. The vacant storefront generated many complaints from the neighborhood. Preserving the General Grocery use was no longer economically viable. Big box stores are no longer in demand, especially with online sales, home deliveries, no formula retail, and nearby competition. Unable to find any developers and wanting to keep the community vibrant and active, the property owners decided to take over the property and changed the use to an indoor playground. Changing the General Grocery to General Entertainment use will not undermine the economic diversity and vitality of the Polk Street NCD area. The shopping needs of nearby residents will not be affected. There are already nine over 5,000 sq ft grocery stores within the two mile radius (Trader Joe's .3 mi, Le Beau Market .3 mi, Whole Foods .3 mi, Real Foods .3 mi, Safeway 1.2 mi, Foodco 2mi, Costco 2 mi, and Mollie Stone 2 blocks) and many small corner convenience stores nearby. There are many options to shop for groceries, but there are no family entertainment centers in the Polk Street NCD area, a district known for a good business mix. By changing the use to General Entertainment, we will better serve the neighborhood by attracting more children and families, providing more jobs, improving the economic diversity and vitality to the Polk Street NCD area. We had a meeting with Supervisor Peskin, a Pre-Application meeting and a neighborhood association meeting, and Supervisor Peskin and all the neighbors were very supportive of this project.



COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM (CB3P)

Checklist for Eligibility

The Community Business Priority Processing Program (“CB3P”) was adopted by the San Francisco Planning Commission on February 12, 2015 under Resolution Number 19323. The CB3P streamlines the Conditional Use process for certain small and mid-sized businesses applications. It is the successor program to the Planning Commission’s Small Business Priority Processing Pilot Program (“SB4P”).

Projects that qualify for, and enroll in, the CB3P are guaranteed (1) a hearing date within 90 days of filing a complete application and (2) placement on the Planning Commission’s consent calendar. The analysis of CB3P-projects is documented through a two-page Project Summary and Motion (“PS&M”) rather than the lengthier Executive Summary and Draft Motion documents prepared in connection with conventional applications.

WHAT TO SUBMIT:

1. One (1) complete checklist (available on the next page) documenting eligibility for participation.

After receiving status of the submitted CB3P Checklist, please follow the submittal instructions in the Conditional Use Authorization Application and Instruction Packet.

HOW TO SUBMIT:

Please send an email request along with the intake appointment request form and the CB3P Checklist for Eligibility to: CPC.Intake@sfgov.org. Intake request forms are available here: <https://sfplanning.org/resource/application-intake-appointment-request>.

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

Location: 1660 Mission Street
San Francisco, CA 94103-2479
Phone: (415) 558-6377
Email: pic@sfgov.org

THE PRE-APPLICATION PROCESS:

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

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

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

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 415-575-9010. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder

中文: 如果您希望獲得使用中文填寫這份申請表的幫助，請致電415-575-9010。請注意，規劃部門需要至少一個工作日來回應。

Tagalog: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 415-575-9010. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.



CB3P CHECKLIST FOR ELIGIBILITY

Property Information

Project Address: _____

Record Number and/or Building Permit Number: _____

Name of Business (if known): _____

Project Description

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

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

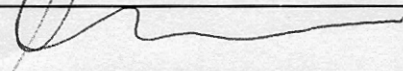
Confirm Compliance with Each Criterion by Checking the Boxes Below		
	Pre-Application Meeting	The applicant has conducted a Pre-Application Meeting.
	Formula Retail	The application does not seek to establish a new Formula Retail use, accepting one with fewer than 20 other establishments
	Hours of Operation	The application does not seek to establish or expand hours of operation beyond those permitted on an as-of-right basis in the subject zoning district.
	Storefront Consolidation	The application does not seek to consolidate multiple tenant spaces (e.g. storefronts), regardless of any vacancy, into a lesser number of tenant spaces.
	Loss of Dwellings	The application does not seek to remove any dwelling units.
	Alcohol Beverages	The application does not seek to sell any alcoholic beverages excepting beer and/or wine sold on or off-site in conjunction with the operation of a Bona Fide Eating Place.
	Nature of Work	The proposed work involves only a change of use, tenant improvement or similar interior or store-front work. No building expansion or new construction is involved.
	Nature of Use	<p>The application involves only non-residential uses and does not seek to establish or expand any of the following:</p> <ul style="list-style-type: none"> • Massage Establishment • Tobacco Paraphernalia Establishment • Adult Entertainment Establishment • Cannabis Uses • Fringe Financial Service • Drive-up Facility • Wireless Telecommunications Site ("WTS") • Outdoor Activity Area • Bar • Nighttime Entertainment/Place of Entertainment (e.g. nightclubs, music venues) • Off-Street parking in excess of that allowed on an as-of-right basis • Office closed to the public located on the ground story

APPLICANT'S DECLARATION

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

Under penalty of perjury the following declarations are made:

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



Signature

George Eng

Name (Printed)

January 28, 2020

415 609 1269

george2288@aol.com

Date

Phone Number

Email Address

For Department Use Only

Check One:

ENROLLED

By: _____

Date: _____

NOT ENROLLED
STATE REASON: _____

By: _____

Date: _____

NOTICE OF PRE-APPLICATION MEETING

Date: Nov 8th, 2019

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 1650 POLK ST, cross street(s) CLAY ST (Block/Lot#: BLK 621/LOT 22; Zoning: COMMERCIAL), in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor(s) to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive formal notification from the city after the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes (check all that apply):

- New Construction subject to Section 311;
- Any vertical addition of 7 feet or more subject to Section 311;
- Any horizontal addition of 10 feet or more subject to Section 311;
- Decks over 10 feet above grade or within the required rear yard subject to Section 311;
- All Formula Retail uses subject to a Conditional Use Authorization;
- PDR-1-B, Section 313;
- Community Business Priority Processing Program (CB3P).

The development proposal is to: _____

Existing # of dwelling units: NONE Proposed: _____
 Existing bldg square footage: 8,330 sq ft Proposed: _____ **NO change to the exterior**
 Existing # of stories: ONE Proposed: _____
 Existing bldg height: 18'-5" Proposed: _____ **Of the Existing Building**
 Existing bldg depth: 100 FT Proposed: _____

MEETING INFORMATION:

Property Owner(s) name(s): Wayne Joe Eng
 Project Sponsor(s): Same as Above
 Contact information (email/phone): Fantasia5353@gmail.com/415-308-9548
 Meeting Address*: 1650 Polk St. San Francisco, Cal. 94109
 Date of meeting: Nov 26th, 2019 (~~THURS~~) Time of meeting**: 6-9 PM

TUESDAY

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m, unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

PRE-APPLICATION MEETING SIGN-IN SHEET

Meeting Date: NOVEMBER 26, 2019
 Meeting Time: 6 PM
 Meeting Address: 1650 POLK STREET SAN FRANCISCO CA 94109
 Project Address: 1650 POLK STREET
 Property Owner Name: WAYNE ENG
 Project Sponsor/Representative: WAYNE ENG

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

	NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1.	OPAL T. COLBURN	1670 CLAY	#5 SF	94109	<input type="checkbox"/>
2.	William Blevins	1675 Clay	#10 SF	94109	<input type="checkbox"/>
3.	Suzanne Market-Fox	1788 Clay	#89		<input type="checkbox"/>
4.	Moran Lin (Clair)	1788 Clay St			<input type="checkbox"/>
5.	Jonathan C Fox	1788 Clay St	#809		<input type="checkbox"/>
6.	Chris Blaise	1788 Clay	#211		<input type="checkbox"/>
7.	Eve-Lynn Rapp	1788 Clay	#211		<input type="checkbox"/>
8.	Nancy B. Weber	1643 Polk St,		94109	<input type="checkbox"/>
9.	Carrie Kinn	1 Daniel Burnham Ct.	#421	94109	<input type="checkbox"/>
10.	CHU Jung	1165 Washington st.			<input type="checkbox"/>
11.	SUZAN LAU	554 - 24th Ave		94121	<input type="checkbox"/>
12.					<input type="checkbox"/>
13.					<input type="checkbox"/>
14.					<input type="checkbox"/>
15.					<input type="checkbox"/>
16.					<input type="checkbox"/>

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

I, Wayne JOE ENG, do hereby declare as follows:

- 1. I have conducted a Pre-Application Meeting for the proposed new construction, alteration or other activity prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
- 2. The meeting was conducted at 1650 POLK ST (location/address) on NOV 26 (date) 2019 from 6-8:30 am.
- 3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
- 4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, NOV 26th, 2019 IN SAN FRANCISCO.

Wayne Joe Eng
Signature

Wayne JOE ENG
Name (type or print)

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

1650 POLK ST. S.F.
Project Address

0000/007

RADIUS SERVICES BELIEVES THAT
THE INFORMATION CONTAINED HEREIN

0000/008

WHILE NOT GUARANTEED HAS BEEN
SECURED FROM SOURCES DEEMED
RELIABLE

0001/001

RADIUS SERVICES NO. 0621022T
1650 POLK ST
ENGJOE 19 1104

0001/002

" " " " " " " " "
" " " " " " " " "
" " " " " " " " "

0001/003

R A D I U S S E R V I C E S
1221 H A R R I S O N S T #18
SAN FRANCISCO CA 94103

0001/005

" " " " " " " " "
" " " " " " " " "
" " " " " " " " "



1221 HARRISON STREET #18
 SAN FRANCISCO, CA 94103

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

INVOICE FOR SERVICES

11/4/2019

pd
Nov 8, 19

REQUESTED FOR Joe Eng
1255 Washington St
San Francisco, CA 94108
 REQUESTED BY _____

DATE
 415-308-9548 DUE
 PHONE
 fantasia5353@gmail.com
 EMAIL
 PHONE
 EMAIL

JOB #	0621022T				PROPERTY ADDRESS	1650 Polk St									
	BLOCK	621			LOT/S	22									
	BLOCK				LOT/S										
PURPOSE	VAR	CUP	MERGE SUBD	CONDO	EE	DEMO	311 312	PRE APP ✓	3 WIRELESS 5	MIN ENCR MAJ	ABC16 ABC5 ABC156	LABELS R/P	OTHER		
DELIVERABLES															
MAPS		24" x 36" PLOT			17" x 22" PLOT			11" x 17" PRINT			1	8.5" x 11" PRINT			
LISTS		OWNERS ONLY			OWNERS & TENANTS		1	OWNERS & ADJ TENANTS				RESIDENTIAL TENANTS ONLY			
LABELS		OWNERS ONLY			OWNERS & TENANTS		1	OWNERS & ADJ TENANTS				RESIDENTIAL TENANTS ONLY			
		AFFIDAVIT		1	NEIGHBORHOOD GROUPS			DISK				OTHER			
DELIVERY	MAIL		MSNGR		FEDEX		CALL READY	✓	OTHER						
SHIP TO:															
	SHIP DATE ▷														
PAYMENT	PAID		COD		BILL	✓	CREDIT CARD		OTHER						
BILL TO:															
REF / PO#															
	TOTAL AMOUNT DUE ▷												\$175		

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

THANK YOU FOR YOUR BUSINESS!

FIRST	LAST	TITLE	ORGANIZATION	ADDRESS	CITY	STATE	ZIP	TELEPHONE	EMAIL	NEIGHBORHOOD OF INTEREST
Andrew Aaron	Chandler Peskin	Supervisor, District 3	0 Lower Polk Neighbors Board of Supervisors	PO BOX 642428 1 Dr. Carlton B Goodlett Place, Room #244	San Francisco San Francisco	CA CA	94164-2428 94102-4689	415-554-7450	0 aaron.peskin@sfgov.org; sunny.angulo@sfgov.org; calvin.yan@sfgov.org; lee.hepner@sfgov.org	0 Downtown/Civic Center, Nob Hill Chinatown, Financial District, Nob Hill, North Beach, Russian Hill
David	Villa-Lobos	Chair	Lower Polk Business Collaborative	P.O. Box 642201	San Francisco	CA	94164	415-559-6627	david_villalobos@sbcglobal.net	Nob Hill, Russian Hill
Adam	Mayer	Director of Design, Zoning and Land Use	Middle Polk Neighborhood Association	PO Box 640918	San Francisco	CA	94164		0 moe@middlepolk.org	Downtown/Civic Center, Nob Hill, Russian Hill
Ian	Lewis		0 HERE Local 2	209 Golden Gate Avenue	San Francisco	CA	94102		0	0 Chinatown, Downtown/Civic Center, Marina, Mission, Nob Hill, North Beach, Pacific Heights, Presidio, South of Market
Jaime Kathleen	Whitaker Courtney	Administrator Chair of Housing and Zoning	SOMA Leadership Council Russian Hill Community Association	201 Harrison Street Apt. 229 1158 Green Street	San Francisco San Francisco	CA CA	94105 94109	415-935-5610 510-928-8243	somajournal@yahoo.com kcourtney@ncast.com	Mission, South of Market Nob Hill, Russian Hill
Robyn	Tucker	Co-Chair	Pacific Avenue Neighborhood Association (PANA)	7 McCormick	San Francisco	CA	94109	415-609-5607	venturesv@aol.com	Nob Hill, Russian Hill
Billy	Lee		0 Oak Grove Group	2505 Oak Street	Napa	CA	94559	415-310-6706	leeway_e@yahoo.com	Pacific Heights, Russian Hill, Marina, Nob Hill, Presidio, Presidio Heights, Sea Cliff, Noe Valley, Western Addition
Marc	Bruno	Treasurer	St. Vincent de Paul Society, North Beach	666 Filbert Street	San Francisco	CA	94133	415-421-0609	marcabruno@yahoo.com	Chinatown, Financial District, Nob Hill, North Beach, Russian Hill
Brian	Basinger	Executive Director	Q Foundation - AIDS Housing Alliance/SF	350 Golden Gate Ave, Suite A	San Francisco	CA	94102	415-552-3242	info@qhasf.org	Castro/Upper Market, Downtown/Civic Center, Financial District, Height Ashbury, Mission, Nob Hill, South of Market, Western Addition
Jeffrey	Kwong	Organizer	874 Sacramento Street Tenants Association	874 Sacramento Street, Apt. 42	San Francisco	CA	94108	415-290-5595	cardinals@gmail.com	Chinatown, Downtown Civic Center, Financial District, Nob Hill, North Beach
Sue	Hestor	Attorney	San Franciscans for Reasonable Growth (SFRG)	870 Market Street #1128	San Francisco	CA	94102	415-362-2778	hestor@earthlink.net	Chinatown, Downtown/Civic Center, Financial District, Mission, Nob Hill, North Beach, Russian Hill, South of Market, Western Addition
Antonio	Flores	General Manager	Holel Zeppelin	545 Post Street	San Francisco	CA	94102	415-447-6860	antonio.flores@viceroyhotelgroup.com	Castro/Upper Market, Chinatown, Downtown/Civic Center, Financial District, Nob Hill, North Beach, South of Market, Treasure Island
Bruno	Kanter	Chair, Planning & Zoning	North Beach Neighbors	P.O. Box 330115	San Francisco	CA	94133	614-795-1166	northbeachneighbors@gmail.com	Chinatown, Financial District, Nob Hill, North Beach, Russian Hill
Michael	Nulty	Executive Director	Alliance for a Better District 6	P.O. Box 420782	San Francisco	CA	94142	415-339-8779	sf_district6@yahoo.com	Downtown/Civic Center, Financial District, Mission, Nob Hill, South of Market, Treasure Island, Western Addition

Nob Hill (16)

Andrew Chandler
Lower Polk Neighbors
PO BOX 642428
San Francisco, CA 94164-2428

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

David Villa-Lobos
Lower Polk Business Collaborative
P.O. Box 642201
San Francisco, CA 94164

Adam Mayer
Middle Polk Neighborhood Association
PO Box 640918
San Francisco, CA 94164

Ian Lewis
HERE Local 2
209 Golden Gate Avenue
San Francisco, CA 94102

Jaime Whitaker
SOMA Leadership Council
201 Harrison Street Apt. 229
San Francisco, CA 94105

Kathleen Courtney
Russian Hill Community Association
1158 Green Street
San Francisco, CA 94109

Robyn Tucker
Pacific Avenue Neighborhood Association (PANA)
7 McCormick
San Francisco, CA 94109

Billy Lee
Oak Grove Group
2505 Oak Street
Napa, CA 94559

Marc Bruno
St. Vincent de Paul Society, North Beach
666 Filbert Street
San Francisco, CA 94133

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

Jeffrey Kwong
874 Sacramento Street Tenants Association
874 Sacramento Street, Apt. 42
San Francisco, CA 94108

Sue Hestor
San Franciscans for Reasonable Growth (SFRG)
870 Market Street #1128
San Francisco, CA 94102

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

Bruno Kanter
North Beach Neighbors
P.O. Box 330115
San Francisco, CA 94133

Michael Nulty
Alliance for a Better District 6
P.O. Box 420782
San Francisco, CA 94142

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RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

BLOCK	LOT	OWNER	OADDR	CITY	STATE	ZIP
0001	001	RADIUS SERVICES NO. 0621022T	1650 POLK ST	ENGJOE	19	1104
0001	002					
0001	003	RADIUS SERVICES	1221 HARRISON ST #18	SAN FRANCISCO	CA	94103
0001	004	JOE ENG	1255 WASHINGTON ST	SAN FRANCISCO	CA	94108
0001	005					
0619	005	WAI LEE	3519 BRODERICK ST	SAN FRANCISCO	CA	94123-1408
0619	005	OCCUPANT	1701 POLK ST	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1703 POLK ST	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1709 POLK ST	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1713 POLK ST	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1714 CLAY ST #1	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1714 CLAY ST #2	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1714 CLAY ST #3	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1714 CLAY ST #4	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1714 CLAY ST #5	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1714 CLAY ST #6	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1714 CLAY ST #7	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1714 CLAY ST #8	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1714 CLAY ST #9	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1714 CLAY ST #10	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1714 CLAY ST #11	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1714 CLAY ST #12	SAN FRANCISCO	CA	94109-3616
0619	005	OCCUPANT	1718 CLAY ST	SAN FRANCISCO	CA	94109-3616
0620	013	GARRET & ANITA TOM TRS	684 FUNSTON AV	SAN FRANCISCO	CA	94118-3604
0620	013	OCCUPANT	1668 CLAY ST	SAN FRANCISCO	CA	94109-3793
0620	013	OCCUPANT	1670 CLAY ST #1	SAN FRANCISCO	CA	94109-3793
0620	013	OCCUPANT	1670 CLAY ST #2	SAN FRANCISCO	CA	94109-3793
0620	013	OCCUPANT	1670 CLAY ST #3	SAN FRANCISCO	CA	94109-3793
0620	013	OCCUPANT	1670 CLAY ST #4	SAN FRANCISCO	CA	94109-3793
0620	013	OCCUPANT	1670 CLAY ST #5	SAN FRANCISCO	CA	94109-3793
0620	013	OCCUPANT	1670 CLAY ST #6	SAN FRANCISCO	CA	94109-3793
0620	013	OCCUPANT	1670 CLAY ST #7	SAN FRANCISCO	CA	94109-3793
0620	013	OCCUPANT	1670 CLAY ST #8	SAN FRANCISCO	CA	94109-3793
0620	013	OCCUPANT	1670 CLAY ST #9	SAN FRANCISCO	CA	94109-3793
0620	013	OCCUPANT	1670 CLAY ST #10	SAN FRANCISCO	CA	94109-3793
0620	013	OCCUPANT	1670 CLAY ST #11	SAN FRANCISCO	CA	94109-3793
0620	013	OCCUPANT	1670 CLAY ST #12	SAN FRANCISCO	CA	94109-3793
0620	013	OCCUPANT	1670 CLAY ST #13	SAN FRANCISCO	CA	94109-3793
0620	014	CHANG TAN TRS	1714 GREENWICH ST #3	SAN FRANCISCO	CA	94123-5201
0620	014	OCCUPANT	1680 CLAY ST #1	SAN FRANCISCO	CA	94109-3775
0620	014	OCCUPANT	1680 CLAY ST #2	SAN FRANCISCO	CA	94109-3775
0620	014	OCCUPANT	1680 CLAY ST #3	SAN FRANCISCO	CA	94109-3775
0620	014	OCCUPANT	1680 CLAY ST #4	SAN FRANCISCO	CA	94109-3775
0620	014	OCCUPANT	1680 CLAY ST #5	SAN FRANCISCO	CA	94109-3775
0620	014	OCCUPANT	1680 CLAY ST #6	SAN FRANCISCO	CA	94109-3775
0620	014	OCCUPANT	1680 CLAY ST #7	SAN FRANCISCO	CA	94109-3775
0620	014	OCCUPANT	1680 CLAY ST #8	SAN FRANCISCO	CA	94109-3775
0620	014	OCCUPANT	1680 CLAY ST #9	SAN FRANCISCO	CA	94109-3775
0620	014	OCCUPANT	1680 CLAY ST #10	SAN FRANCISCO	CA	94109-3775
0620	014	OCCUPANT	1680 CLAY ST #11	SAN FRANCISCO	CA	94109-3775
0620	014	OCCUPANT	1680 CLAY ST #12	SAN FRANCISCO	CA	94109-3775
0620	014	OCCUPANT	1680 CLAY ST #14	SAN FRANCISCO	CA	94109-3775
0620	014	OCCUPANT	1680 CLAY ST #15	SAN FRANCISCO	CA	94109-3775
0620	014	OCCUPANT	1680 CLAY ST #16	SAN FRANCISCO	CA	94109-3775
0620	015	1700 P LLG	611 BAY ST #3	SAN FRANCISCO	CA	94133-1619
0620	015	OCCUPANT	1700 POLK ST	SAN FRANCISCO	CA	94109-3617
0620	015	OCCUPANT	1702 POLK ST	SAN FRANCISCO	CA	94109-3617
0620	015	OCCUPANT	1704 POLK ST	SAN FRANCISCO	CA	94109-3617
0620	015	OCCUPANT	1706 POLK ST	SAN FRANCISCO	CA	94109-3617
0620	015	OCCUPANT	1708 POLK ST	SAN FRANCISCO	CA	94109-3617
0620	015	OCCUPANT	1710 POLK ST	SAN FRANCISCO	CA	94109-3617
0620	015	OCCUPANT	1712 POLK ST	SAN FRANCISCO	CA	94109-3617
0620	015	OCCUPANT	1714 POLK ST	SAN FRANCISCO	CA	94109-3617
0620	015	OCCUPANT	1714A POLK ST	SAN FRANCISCO	CA	94109-3617
0620	015	OCCUPANT	1716 POLK ST	SAN FRANCISCO	CA	94109-3617

RADIUS SERVICES 1221 HARRISON ST #18 SAN FRANCISCO CA 94103 415-391-4775

0620	015	OCCUPANT	1716A POLK ST	SAN FRANCISCO	CA	94109-3617
0620	015	OCCUPANT	1718 POLK ST	SAN FRANCISCO	CA	94109-3617
0620	015	OCCUPANT	1718A POLK ST	SAN FRANCISCO	CA	94109-3617
0621	015	DAT & LAT TRS	1664 NORTH POINT ST	SAN FRANCISCO	CA	94123-1713
0621	015	OCCUPANT	1630 POLK ST	SAN FRANCISCO	CA	94109-3615
0621	017	LUI PROTECTION TRS	2581 S PEPPERDALE DR	ROWLAND HEIGHTS	CA	91748
0621	017	OCCUPANT	1675 CLAY ST #1	SAN FRANCISCO	CA	94109-3774
0621	017	OCCUPANT	1675 CLAY ST #2	SAN FRANCISCO	CA	94109-3774
0621	017	OCCUPANT	1675 CLAY ST #3	SAN FRANCISCO	CA	94109-3774
0621	017	OCCUPANT	1675 CLAY ST #4	SAN FRANCISCO	CA	94109-3774
0621	017	OCCUPANT	1675 CLAY ST #5	SAN FRANCISCO	CA	94109-3774
0621	017	OCCUPANT	1675 CLAY ST #6	SAN FRANCISCO	CA	94109-3774
0621	017	OCCUPANT	1675 CLAY ST #7	SAN FRANCISCO	CA	94109-3774
0621	017	OCCUPANT	1675 CLAY ST #8	SAN FRANCISCO	CA	94109-3774
0621	017	OCCUPANT	1675 CLAY ST #9	SAN FRANCISCO	CA	94109-3774
0621	017	OCCUPANT	1675 CLAY ST #10	SAN FRANCISCO	CA	94109-3774
0621	017	OCCUPANT	1675 CLAY ST #11	SAN FRANCISCO	CA	94109-3774
0621	017	OCCUPANT	1675 CLAY ST #12	SAN FRANCISCO	CA	94109-3774
0621	022	JOE & ANNIE ENG TRS	554 24TH AV	SAN FRANCISCO	CA	94121-2915
0621	022	OCCUPANT	1650 POLK ST	SAN FRANCISCO	CA	94109
0622	001	STANLEY & PALMA ANASTASIO	1 OAKRIDGE DR	DALY CITY	CA	94014-1415
0622	001	OCCUPANT	1693 POLK ST	SAN FRANCISCO	CA	94109-3614
0622	001	OCCUPANT	1693 POLK ST #201	SAN FRANCISCO	CA	94109-3614
0622	001	OCCUPANT	1693 POLK ST #202	SAN FRANCISCO	CA	94109-3614
0622	001	OCCUPANT	1693 POLK ST #203	SAN FRANCISCO	CA	94109-3614
0622	001	OCCUPANT	1693 POLK ST #204	SAN FRANCISCO	CA	94109-3614
0622	001	OCCUPANT	1693 POLK ST #205	SAN FRANCISCO	CA	94109-3614
0622	001	OCCUPANT	1693 POLK ST #206	SAN FRANCISCO	CA	94109-3614
0622	001	OCCUPANT	1693 POLK ST #207	SAN FRANCISCO	CA	94109-3614
0622	001	OCCUPANT	1693 POLK ST #208	SAN FRANCISCO	CA	94109-3614
0622	001	OCCUPANT	1693 POLK ST #209	SAN FRANCISCO	CA	94109-3614
0622	001	OCCUPANT	1693 POLK ST #210	SAN FRANCISCO	CA	94109-3614
0622	001	OCCUPANT	1695 POLK ST	SAN FRANCISCO	CA	94109-3614
0622	002	TOORAN & KHAYAM-BASHI	PO BOX 27263	SAN FRANCISCO	CA	94127-0263
0622	002	OCCUPANT	1639 POLK ST	SAN FRANCISCO	CA	94109-3614
0622	002	OCCUPANT	1643 POLK ST	SAN FRANCISCO	CA	94109-3614
0622	002	OCCUPANT	1651 POLK ST	SAN FRANCISCO	CA	94109-3614
0622	002	OCCUPANT	1653 POLK ST	SAN FRANCISCO	CA	94109-3614
0622	002	OCCUPANT	1655 POLK ST #1	SAN FRANCISCO	CA	94109-3614
0622	002	OCCUPANT	1655 POLK ST #2	SAN FRANCISCO	CA	94109-3614
0622	002	OCCUPANT	1655 POLK ST #3	SAN FRANCISCO	CA	94109-3614
0622	002	OCCUPANT	1655 POLK ST #4	SAN FRANCISCO	CA	94109-3614
0622	002	OCCUPANT	1655 POLK ST #A	SAN FRANCISCO	CA	94109-3614
9999	999

1650 polk st - pre-application mailing



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