



EXECUTIVE SUMMARY CONDITIONAL USE AUTHORIZATION

HEARING DATE: MAY 13, 2021

(CONTINUED FROM THE APRIL 15, 2021 PLANNING COMMISSION HEARING)

Record No.: 2020-008474CUA
Project Address: 3519 CALIFORNIA STREET
Zoning: NC-S (Neighborhood Commercial, Shopping Center) Zoning District
40-X Height and Bulk District
Block/Lot: 1035/001
Project Sponsor: Panda Express Inc. (tenant) GWA Architecture Inc, Gary Wang & Associates (agent/architects)
3109 Monarch Court 1000 Corporate Center Drive, Suite 550
Rocklin, CA 95765 Monterey Park, CA 91754
Contact: Michael Cadell Contacts: Jenny Hoesan, Ruben Rodela, Ellen Lee, Carlos Linares
Property Owner: Ned Skanchy (Bi-Skan, Ltd.)
1963 S. 1200 East, Ste. 106
Salt Lake City, UT 84105
Staff Contact: Sharon M. Young – (628) 652-7349
sharon.m.young@sfgov.org

Recommendation: Approval with Conditions

Project Description

The Project is for Conditional Use Authorization to establish a Formula Retail Use within the NC-S (Neighborhood Commercial Shopping Center) Zoning District and a 40-X Height and Bulk District. The Project is to establish a Formula Retail Use (d.b.a. Panda Express, limited restaurant use specializing in American Chinese cuisine) in an approximately 1,141 square foot ground floor commercial space which was previously occupied by another limited restaurant formula retail use (d.b.a. Noah's New York Bagels). The Project will involve storefront modifications (which include the removal of existing tile at the bulkhead and replacing it with stucco, new a front entry door to meet the current accessibility requirements for commercial storefronts, and new business signage at the front and rear of the commercial space) and interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope. New business signage will be filed under separate permit.

According to the project sponsor, currently there are approximately 2,200 Panda Express locations worldwide, of which four are in San Francisco. The four existing Panda Express locations in San Francisco are located at 1480 Fillmore Street (Western Addition neighborhood), 865 Market Street – in the Westfield San Francisco Centre (South of Market neighborhood), 3251-20th Avenue – in the Stonestown Galleria #250h (Lakeshore neighborhood), and 500 Parnassus Avenue – in the UCSF Medical Center (Inner Sunset neighborhood). The Project will allow for the establishment of a new Panda Express location in San Francisco within the Presidio Heights neighborhood.

Required Commission Action

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to establish the proposed Formula Retail Use (d.b.a. Panda Express) within the NC-S (Neighborhood Commercial, Shopping Center) Zoning District and a 40-X Height and Bulk District pursuant to Planning Code Sections 303, 303.1, 703.4, and 713.

Issues and Other Considerations

- **Public Comment & Outreach.**
 - **Support/Opposition:** The Planning Department has received 0 letter in support and 1 letter in opposition to the Project as of the date of this Executive Summary. The Planning Department also received correspondence from the Laurel Heights Improvement Association of SF Inc.
 - One person in opposition expressed concerns that the project site was not an appropriate location for a low-quality fast-food restaurant with its gaudy colors and neon marketing.
 - One person expressed concerns pertaining to a different commercial space on the opposite block that did not pertain to the Project.
 - The Laurel Heights Improvement Association of SF Inc. requested that the following conditions of approval be included in the Project: 1) No nighttime deliveries between 10 p.m. and 7 a.m.; 2) Operating hours should close no later than 10 pm, but we would prefer 9 p.m.; 3) All deliveries into the California Street entrance; 4) Applicant's employees must pick up litter from Panda Express in the front and back of the establishment on a regular basis, no more than four hours apart; 5) Sufficient odor control; and 6) no nighttime noise from the premises.
 - **Outreach:** The project sponsors conducted a pre-application meeting on the proposed project on August 25, 2020; five persons other the project sponsors were present at the pre-application meeting. The project sponsors indicated that some of the neighborhood concerns that were expressed were previously discussed at the pre-application meeting for the Project.
- **Performance-Based Design Guidelines.** As a Formula Retail Use, the Project has been reviewed for compliance with the Performance-Based Design Guidelines. Storefront and interior tenant improvements are proposed, as well as signage alterations. The Project complies with the guidelines and will be compatible with the existing architectural and aesthetic character of the District. The proposed signage will be required to have a separate sign permit and comply with the requirements of the Planning Code and Formula Retail sign guidelines.

Environmental Review

The Project is exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 categorical exemption.

Basis for Recommendation

The Department finds that the Project is, on balance, consistent with the Objectives and Policies of the General Plan. The Project will not increase the number of formula retail establishments since it will replace another limited restaurant formula retail use that vacated the project site, will not increase the amount of linear frontage dedicated to formula retail, it will lower the commercial vacancy rate, and it will provide an active commercial use in the neighborhood. The Department also finds the Project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity. The proposed project will allow for the establishment of a new Panda Express location within the Presidio Heights neighborhood.

Attachments:

Draft Motion – Conditional Use Authorization with Conditions of Approval

Exhibit B – Plans

Exhibit C – Environmental Determination

Exhibit D – Land Use Data

Exhibit E – Maps and Context Photos

Exhibit F - Project Sponsor Submittal (formula retail survey, pre-application meeting materials)



PLANNING COMMISSION DRAFT MOTION

HEARING DATE: MAY 13, 2021

(CONTINUED FROM THE APRIL 15, 2021 PLANNING COMMISSION HEARING)

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Staff Contact: Sharon M. Young – (628) 652-7349
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 303.1, 703.4, AND 713 TO ESTABLISH A FORMULA RETAIL USE (D.B.A. PANDA EXPRESS) AT 3519 CALIFORNIA STREET, LOT 001 IN ASSESSOR’S BLOCK 1035, WITHIN THE NC-S (NEIGHBORHOOD COMMERCIAL SHOPPING CENTER) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 16, 2020, Ruben Rodela of GWA Architecture Inc. (hereinafter "Project Sponsor") filed Application No. 2020-008474CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 303.1, 703.4 and 713 to establish a Formula Retail Use (d.b.a. Panda Express) within a vacant ground floor commercial space at 3519 California Street (hereinafter "Project"), Lot 001 within Assessor’s Block 1035 (hereinafter "Project Site").

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

On May 13, 2021, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Authorization Application No. 2020-008474CUA. The Project was originally scheduled for the April 15, 2020 Planning Commission hearing and was continue to the May 13, 2021 Planning Commission to allow time for re-posting of the conditional use posters

(11"x17" in size) to meet the current notification requirements during COVID-19; the original conditional use posters posted on the project site were too small (8.5"x 11" in size) to meet these notification requirements.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2019-022108CUA is located at 49 South Van Ness Avenue, Suite 1400, San Francisco, California.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2020-008474CUA subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.

- 2. Project Description.** The Project is for Conditional Use Authorization pursuant to Planning Code Sections 303, 303.1, 703.4, and 713 to establish a Formula Retail Use within the NC-S (Neighborhood Commercial Shopping Center) Zoning District and a 40-X Height and Bulk District. The Project is to establish a Formula Retail Use (d.b.a. Panda Express, limited restaurant use specializing in American Chinese cuisine) in an approximately 1,141 square foot ground floor commercial space which was previously occupied by another limited restaurant formula retail use (d.b.a. Noah's New York Bagels). The Project will involve storefront modifications (which include the removal of existing tile at the bulkhead and replacing it with stucco, new a front entry door to meet the current accessibility requirements for commercial storefronts, and new business signage at the front and rear of the commercial space) and interior tenant improvements to the ground floor commercial tenant space. There will be no expansion of the existing building envelope. New business signage will be filed under separate permit.

According to the project sponsor, currently there are approximately 2,200 Panda Express locations worldwide, of which four are in San Francisco. The four existing Panda Express locations in San Francisco are located at 1480 Fillmore Street (Western Addition neighborhood), 865 Market Street – in the Westfield San Francisco Centre (South of Market neighborhood), 3251-20th Avenue – in the Stonestown Galleria #250h (Lakeshore neighborhood), and 500 Parnassus Avenue – in the UCSF Medical Center (Inner Sunset neighborhood). The Project will allow for the establishment of a new Panda Express location in San Francisco within the Presidio Heights neighborhood.

- 3. Site Description and Present Use.** The project site at 3519 California Street is located on the south side of California Street between Laurel and Spruce Streets, Assessor's Block 1035 Lot 001. It is located within the NC-S (Neighborhood Commercial, Shopping Center) and a 40-X Height and Bulk District. The

subject lot is approximately 11,328.75 square feet (66.25 feet wide by 171 feet deep) in size and is occupied by a one-story commercial building constructed in 1952. The subject property at 3519 California Street is located on the ground floor commercial space of the commercial building. The vacant ground floor commercial space was previously occupied by another formula retail restaurant use (d.b.a. Noah's New York Bagels) which vacated the premises in 2019.

- 4. Surrounding Properties and Neighborhood.** The project site is located within an NC-S (Neighborhood Commercial, Shopping Center) Zoning District in the Presidio Heights neighborhood. The NC-S Zoning District is intended to serve as a small shopping center or supermarket hub for car-oriented shoppers. These districts are primarily occupied by buildings which are removed from the street edge and have access from a parking lot (both are features of the project site). The adjacent blocks on the south side of California Street, where the project site is located, are characterized by one- and two-story commercial buildings. The surrounding zoning is RM-1 (Residential - Mixed, Low-Density) to the north and east, NC-S (Neighborhood Commercial, Shopping Center District), and RH-2 (Residential, House Two-Family) to the south on California Street. The project site will be located within the Laurel Village Shopping Center which includes a mixture of restaurants, retail establishments, financial institutions, and grocery stores.
- 5. Public Outreach and Comments.** The Planning Department has received public comment on the Project from two persons and the president of the Laurel Heights Improvement Association of SF Inc. as of the date of this Draft Motion. One which expressed concerns that the project site was not an appropriate location for a low-quality fast-food restaurant with its gaudy colors and neon marketing and another person expressed concerns pertaining to a different commercial space on the opposite block that did not pertain to the Project. The Laurel Heights Improvement Association of SF Inc. requested that the following conditions of approval be included in the Project: 1) No nighttime deliveries between 10 p.m. and 7 a.m.; 2) Operating hours should close no later than 10 pm, but we would prefer 9 p.m.; 3) All deliveries into the California Street entrance; 4) Applicant's employees must pick up litter from Panda Express in the front and back of the establishment on a regular basis, no more than four hours apart; 5) Sufficient odor control; and 6) no nighttime noise from the premises. The project sponsors conducted a pre-application meeting on the proposed project on August 25, 2020; five persons other the project sponsors were present at the pre-application meeting. The project sponsors indicated that some of the neighborhood concerns that were expressed were previously discussed at the pre-application meeting for the Project.
- 6. Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

 - A. Formula Retail Use.** A *Formula Retail Use* is defined under Planning Code Section 303.1 as a type of retail sales or service activity or retail sales or service establishment that has eleven or more other retail sales establishments in operation, or with local land use or permit entitlements already approved, located anywhere in the world. In addition to the eleven establishments either in operation or with local land use or permit entitlements approved for operation, the business maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a servicemark.

Within the NC-S (Neighborhood Commercial, Shopping Center) Zoning District, Formula Retail Uses require Conditional Use Authorization under Planning Code Section 703.4. Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant to Section 303.1, Formula Retail Uses:

The Project is to allow the establishment of a Formula Retail Use (d.b.a. Panda Express) in an approximately 1,141 square foot vacant ground floor commercial space on the project site. A Formula Retail Use may be conditionally permitted per Planning Code Sections 303, 303.1, and 703.4.

- B. Limited Restaurant within the NC-S Zoning District.** Section 713 of the Planning Code states that a limited restaurant use (defined under Planning Code Sections 102 and 202.2a) is permitted on the first and second stories and not permitted on the third stories and above.

A limited restaurant use is defined under Planning Code Section 102 as a Retail Sales and Service Use that serves ready-to-eat foods and/or drinks to customers for consumption on or off the premises, that may or may not have seating. It may include wholesaling, manufacturing, or processing of foods, goods, or commodities on the premises as an Accessory Use as set forth in Sections [204.3](#) or [703\(d\)](#), [803.2\(d\)](#), [803.3\(b\)\(1\)\(C\)](#) and [825\(c\)\(1\)\(C\)](#) depending on the zoning district in which it is located. It includes, but is not limited to, foods provided by sandwich shops, coffee houses, pizzerias, ice cream shops, bakeries, delicatessens, and confectioneries meeting the above characteristics, but is distinct from a Specialty Grocery, Restaurant, and Bar. Within the North Beach SUD, it is also distinct from Specialty Food Manufacturing, as defined in Section [780.3\(b\)](#). It shall not provide on-site beer and/or wine sales for consumption on the premises, but may sell beer and/or wine for consumption off the premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine), if all areas devoted to the display and sale of alcoholic beverages occupy less than 15% of the Occupied Floor Area of the establishment. Such businesses shall operate with the specified conditions in Section [202.2\(a\)\(1\)](#).

The Project is to establish a 'limited restaurant use' (also a formula retail use d.b.a. Panda Express) on the ground (1st) floor of the one-story commercial building.

- C. Eating and Drinking Uses.** Planning Code Section 202.2 outlines the location and operating conditions for eating and drinking uses. Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:
- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
 - Control nuisances associated with their proliferation;
 - Preserve storefronts for other types of local-serving businesses; and
 - Maintain a balanced mix of commercial goods and services.
 - The regulation of eating and drinking establishments should consider the following:
 - Balance of retail sales and services;
 - Current inventory and composition of eating and drinking establishments;
 - Total occupied commercial linear frontage, relative to the total district frontage;
 - Uses on surrounding properties;
 - Available parking facilities, both existing and proposed;
 - Existing traffic and parking congestion; and

- Potential impacts on the surrounding community.

As stated in the Conditions of Approval #7, the proposed formula retail limited restaurant use will be required to comply with the conditions outlined in Section 202.2, as it relates to keeping the main entrance and surrounding streets and sidewalks clear of trash and debris; ensuring that the space is properly insulated to prevent noise in excess of the noise levels specified in the San Francisco Noise Control Ordinance; installation of proper odor control equipment to prevent any noxious or offensive odors from escaping the premises; and the proper storage and disposal of garbage, recycling and composting.

- D. **Hours of Operation.** Section 713 of the Planning Code allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m. within the NC-S Zoning District.

The proposed formula retail use d.b.a. Panda Express will operate within the permitted hours of operation within the NC-S Zoning District under Planning Code Section 713. According to the project sponsors, the intended hours of operation of the eating and drinking establishment would be Sunday through Saturday from 10:00 a.m. to 10:00 p.m.

- E. **Off-Street Parking.** Section 151 of the Planning Code requires off-street parking for eating and drinking uses at a maximum of 1.5 parking spaces for each 200 square feet of Occupied Floor Area, where the Occupied Floor Area exceeds 5,000 square feet.

The subject ground floor commercial space, with approximately 1,141 square feet in floor area, will not require any off-street parking spaces.

- F. **Off-Street Freight Loading.** Section 152 does not require loading spaces if gross floor area is less than 10,000 square feet.

The subject commercial tenant space on the ground (1st) floor with approximately 1,141 square feet of floor area does not exceed 10,000 square feet and will not require any loading spaces. According to the project sponsor, an existing loading parking space is located at the rear of the building in the existing Laurel Village Shopping Center parking lot.

- G. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid

material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

Approximately 80% (17 feet) of the street frontage of the commercial space at the ground level on California Street is fenestrated with transparent windows and doorways allowing for visibility to the inside of the building. The proposed store will meet the storefront transparency requirements. No gates, railings, or grillwork is proposed on the storefront with the current project.

- H. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.

The proposed business signage for "Panda Express" will be required to have a separate sign permit and comply with the requirements of the Planning Code and Formula Retail sign guidelines. The Project proposes a wall sign and projecting sign on the building's facade facing California Street and a wall sign at the rear of the building's parking lot. The Project generally complies with the Formula Retail sign guidelines and Planning Code and will not have a significant adverse effect on the architectural and aesthetic character of the District. Project sponsor has reduced the size of the sign and modified materials to be more consistent with the Commission Guide to Formula Retail. The original wall sign facing California Street had a logo and combined lettering height of approximately 3 feet and with the suggestion of Planning staff the proposed signage was reduced in size to approximately 2 feet. In addition, the proposed signage materials were modified to a more satin finish rather than a vinyl finish and would be indirectly illuminated using reverse channel halo-lit means of illumination.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the proposed use is in keeping with other storefronts on the blockface. The proposed new Formula Retail use will not affect traffic or parking in the District, as there is sufficient off-street parking available. The proposal will not impact the mix of goods and services currently available in the District, and it will contribute to the economic vitality of the neighborhood by occupying a vacant storefront.

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site and the arrangement of the structures on the site are existing

and adequate for the Project. No expansion of the existing building (subject ground floor commercial space) is proposed.

- (2) 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;

Existing traffic patterns will not be significantly affected by the proposed project. Public transit (Muni Lines 1, 1BX) is located in front of the project site on the corner of Laurel Street and California Street. There is on-street parking in front of the subject property and in the surrounding neighborhood. According to the project sponsor, there is also a parking lot with approximately 280 parking spaces at the rear of the building of the Laurel Village Shopping Center.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The project sponsors are intending to install new odor control, HVAC, and other mechanical equipment on the roof top to help noxious or offensive emissions from the proposed eating and drinking establishment. In addition, the Project will need to comply with the operating conditions of approval pertaining to eating and drinking uses (Condition #12).

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

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. All project signage and projections will be consistent with the controls of the Planning Code. The existing building has exterior lighting a street light located in front of the project site and immediately surrounding sidewalk area.

- C. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

The Project complies with all relevant requirements and standards of the Planning Code and is consistent with objectives and policies of the General Plan as detailed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Project is consistent with the stated purpose of the NC-S Zoning District in that the intended use is a neighborhood-serving business.

- 8. Formula Retail Use.** Planning Code Section 303.1 provides additional criteria for the Planning Commission to consider when considering and Conditional Use pursuant to Planning Code Section 303.1, Formula Retail Uses:

[Note: This formula retail survey is hereinafter referred to as “the District” is a study area of ground floor commercial businesses within a 300-foot radius of the project site.]

- A. The existing concentrations of formula retail uses within the district.

According to the project sponsor’s formula retail survey, there are approximately 10 existing ground-story Formula Retail establishments out of approximately 26 commercial establishments within a 300-foot radius of the project site. This comprises approximately 38.5% of the formula retail businesses. Some of better-known formula retail businesses include Union Bank, Chico’s, Susie Cakes, First Republic Bank, Blue Mercury, Ace Hardware, Bank of America, Cal-Mart Supermarket, and Standard 5 & 10 Ace. Of the approximately 1,637 lineal feet of commercial uses, approximately 1030 linear feet (62.92%) may be considered Formula Retail commercial uses.

The proposed Panda Express limited restaurant use would not increase the existing number of formula retail establishments or formula retail linear commercial street frontage since it would replace another formula retail limited restaurant use (d.b.a. Noah’s New York Bagels) which vacated the project site.

- B. The availability of other similar retail uses within the district.

According to the project sponsor’s formula retail survey within a 300-foot radius, there are no other similar eating and drinking establishments.

- C. The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the district.

According to the project sponsor, the Project would not significantly alter any of the existing exterior details of the subject building except for new business signage, removing existing ceramic tile on the storefront, replacing the front entry door, interior modifications, and replacing the exhaust, HVAC, odor control, and other related mechanical equipment on a portion of the subject building’s roof. The Project was also reviewed by a preservation planner and the proposed exterior modifications will be compatible with the existing architectural and aesthetic character of the District.

- D. The existing retail vacancy within the district.

According to the project sponsor’s survey, there are currently three vacant storefronts within 300 feet of the subject property. This represents approximately 160 linear feet of 1,637 linear feet of buildings with commercial frontage, or approximately 9% of the total street commercial frontage that is vacant within a 300-foot radius of the project site.

- E. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the district.

The proposed formula retail use will be a neighborhood-servicing and City-wide serving use within this portion of the NC-S (Neighborhood Commercial, Shopping Center) Zoning District, which primarily includes a mixture of eating and drinking establishments, personal services, medical

services, retail establishments, grocery stores, and financial institutions. Most of these commercial uses in the district may be considered “Daily-Needs” or neighborhood and Citywide-serving.

- F. Additional data and analysis set forth in the Performance-Based Design Guidelines adopted by the Planning Commission.

The proposed use is consistent with the existing character of the district, which is comprised of a wide variety of goods and services. The subject project would not provide a change to the existing number of formula retail establishments and the existing formula retail commercial frontage within the district; the Project is a change from a formula retail limited restaurant use (previously d.b.a. Noah’s New York Bagels) to another formula retail limited restaurant use (d.b.a. Panda Express).

- G. For formula retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of this Code, the contents of an economic impact study prepared pursuant to Section 303(i) of the Planning Code.

As the subject formula retail use is less than 20,000 square feet, an economic impact study is not required for the Project.

- 9. Additional Conditional Use Criteria for Eating and Drinking Uses.** Planning Code Section 303(o) establishes additional criteria for a Conditional Use Authorizations for a Limited Restaurant use. Section 303(o) requires the Planning Commission to consider, in addition to the criteria set forth in Code Section 303(c), the existing concentration of eating and drinking uses in the area. Such concentration should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of Code Section 303(o), the immediate area shall be defined as all properties located within 300 feet of the subject property and also located within the same zoning district.

Based on the land use survey completed by the project sponsor, there is one other eating and drinking establishment out of 26 commercial businesses located within 300 feet of the Project Site. This comprises approximately 3.85% of the businesses. The existing total commercial frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site is approximately 3% (approximately 50 feet of 1,637 feet) of the total commercial frontage as measured in linear feet. The proposed project will not increase the existing concentration of eating and drinking uses in the area since the proposed project is a change of ownership of an existing limited restaurant use on the project site.

- 10. General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development, which as substantial undesirable consequences that cannot be mitigated.

The Project will be compatible with and complementary to the types of uses characterizing this portion of the NC-S (Neighborhood Commercial, Shopping Center) Zoning District, which includes a mixture of eating and drinking establishments, personal services, and small retail establishments.

Policy 3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of affordable housing and the needed expansion of commercial activity.

Approval of the Project would be consistent with the mixed commercial-residential character of this portion of the NC-S (Neighborhood Commercial, Shopping Center) Zoning District. The Project would not adversely affect any affordable housing resources in the neighborhood.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No existing commercial tenant will be displaced. The Project will not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Eating and Drinking Establishments

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses which can serve similar functions and create similar land

use impacts include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.

The regulation of eating and drinking establishments should consider the following:

- Balance of retail sales and services;
- Current inventory and composition of eating and drinking establishments;
- Total occupied commercial linear frontage, relative to the total district frontage;
- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;
- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, “the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20 percent of the total occupied commercial frontage.” The current Project will not result in a net change in the total occupied commercial frontage within the NC-S (Neighborhood Commercial, Shopping Center) Zoning District since the Project will replace another eating and drinking establishment use which vacated the project site.

Policy 3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

The Project will help maintain the existing commercial-residential character in the neighborhood by occupying a vacant ground floor commercial space in the neighborhood with a limited restaurant use.

Policy 4:

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The Project will be accessible to all residents in this portion of the NC-S (Neighborhood Commercial, Shopping Center) Zoning District.

Policy 8:

Preserve historically and/or architecturally important buildings or groups of buildings in neighborhood commercial districts.

There will be no expansion of the existing building envelope proposed under the current Project. The Project will involve storefront modifications and interior modifications which have been further reviewed by a preservation planner that are compatible with the building's architectural and aesthetic character.

Policy 9:

Regulate uses so that traffic impacts and parking problems are minimized.

It is not anticipated that the Project would significantly affect public transit or place a burden on the existing supply of parking in the neighborhood since it will replace an eating and drinking establishment use which existed on the project site. Many patrons will be able to walk from their residences or places of employment, and the Project is well served by public transportation. There is on-street parking in the surrounding neighborhood and at the rear of the building's parking lot at the Laurel Village Shopping Center.

11. Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

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

The Project will be complementary to the existing commercial establishments within the immediate neighborhood and will provide new job opportunities to the City. According to the project sponsors the eating and drinking establishment is projected to have three employees per shift.

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

The Project will preserve and enhance the cultural and economic diversity of the neighborhood by helping to establish a limited restaurant use in the area. Existing housing will not be affected by the Project.

- C. That the City's supply of affordable housing be preserved and enhanced,

The Project will not displace any affordable housing.

- D. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

It is not anticipated that the Project would significantly increase the automobile traffic congestion and parking problems in the neighborhood as the Project will replace an existing limited restaurant formula retail use with another limited restaurant formula retail use.

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

There is no commercial office development associated with the Project and there would be no displacement of any existing industrial or service businesses in the area.

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

The Project will not include structural or seismic improvements to the existing commercial space.

- G. That landmarks and historic buildings be preserved.

The Project will not significantly affect any landmarks or historic buildings.

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

The Project will not affect any city-owned park or open space.

- 12.** The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
- 13.** The Commission hereby finds that approval of the Conditional Use Authorization would promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2020-008474CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated May 13, 2021, and stamped “EXHIBIT B”, which is incorporated herein by reference as though fully set forth.

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. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission’s adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator’s Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 13, 2021.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED:

EXHIBIT A

Authorization

This authorization is for conditional use to allow a Formula Retail Use (d.b.a. Panda Express) in an approximately 1,141 square foot ground floor commercial space at 3519 California Street in Assessor's Block 1035, Lot 001 pursuant to Planning Code Sections 303, 303.1, 703.4, and 713 within the (Neighborhood Commercial, Shopping Center) Zoning District and a 40-X Height and Bulk District in general conformance with plans, dated January 27, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2020-008474CUA and subject to conditions of approval reviewed and approved by the Commission on May 13, 2021 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **May 13, 2021** under Motion No. XXXXX.

Printing of Conditions of Approval on Plans

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

Severability

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

Changes and Modifications

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

CONDITIONS OF APPROVAL, COMPLIANCE, MONITORING, AND REPORTING

Performance

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

For information about compliance, contact Code Enforcement, Planning Department at 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.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 628.652.7463, www.sfplanning.org

6. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code for signage and Formula Retail guidelines for signage.

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

Operation

7. **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>.

- 8. 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, 628.271.2000, www.sfpublicworks.org

- 9. 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 628.652.7463, www.sfplanning.org

Monitoring - After Entitlement

- 10. 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 628.652.7463, www.sfplanning.org

- 11. 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 628.652.7463, www.sfplanning.org

- 12. 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 628.652.7463, www.sfplanning.org

Exhibit B - Plans

PANDA EXPRESS



S3-21-D7702

3519 CALIFORNIA STREET,
SAN FRANCISCO, CA 94118

PROPERTY OWNER
NED SKANCHY
BI-SKAN, LTD.
1963 S. 1200 EAST, STE. 106
SALT LAKE CITY, UT 84105
T: 801.541.1829 / 801.448.6336
ned@biskanitd.com

TENANT
MICHAEL CADELL, SR. PROJECT MANAGER
PANDA EXPRESS, INC.
3109 MONARCH CT.
ROCKLIN, CA 95765
T: 916.205.7566 916.435.1938
F: 916.372.8952

APPLICANT
RUBEN RODELA, SR. PROJECT MANAGER
GARY WANG, AIA
GARY WANG & ASSOCIATES
1000 CORPORATE CENTER DR., SUITE # 550,
MONTEREY PARK, CA 91754
T: 626.288.6898
F: 626.788.7101

BUILDING DEPARTMENT
CITY & COUNTY OF SAN FRANCISCO
1660 MISSION STREET,
SAN FRANCISCO, CA 94103
T: 415.558.6088

TEAM DIRECTORY

Scale= NTS G-001

1. THE PROJECT SITE IS APPROXIMATELY 1,141 SQUARE FEET AND IS LOCATED AT 3519 CALIFORNIA STREET, LOT 001 WITHIN ASSessor'S BLOCK 1035 IN THE LAUREL VILLAGE SHOPPING CENTER. THE SPACE WAS FORMERLY NOSH'S NEW YORK BAGELS (A FORMULA RETAIL USE). THERE IS A PARKING LOT WITH APPROXIMATELY 220 PARKING SPACES AND APPROXIMATELY 6 LOADING ZONES AT THE REAR OF THE BUILDING.
2. THE PROJECT WILL INCLUDE NEW TENANT IMPROVEMENT: NON-BEARING PARTITIONS, GYP. BOARD, CEILING, WALK-IN COOLER, WALK-IN FREEZER, FLOOR AND WALL FINISHES, LIGHTING FIXTURES, PLUMBING FIXTURES, UNDERGROUND PLUMBING, UNDERGROUND GREASE INTERCEPTOR, GAS PIPING, EXHAUST FANS, MAKE-UP AIR UNIT, CONDENSER, HVAC UNITS AND TYPE-1 HOOD.
3. THE PROJECT WILL INCLUDE STOREFRONT IMPROVEMENTS: REPLACE THE EXISTING STOREFRONT DOOR, REMOVE THE WAINSCOT TILES AND REPLACE WITH STUCCO, REPLACE GLAZING ABOVE THE DOOR WITH CLEAR GLAZING, AND REMOVE EXISTING SIGN FRAME AND REPLACE WITH NATURAL WOOD CLADDING FACADE PANEL FOR SIGN LOCATION.
4. ALL EXISTING INTERIOR WALLS, INTERIOR DOORS, FLOOR FINISHES, CEILING, LIGHTING FIXTURES, PLUMBING FIXTURES, ELECTRICAL PANELS, AND MECHANICAL ROOFTOP UNITS WILL BE REMOVED.

PROJECT DESCRIPTION AND SCOPE OF WORK

Scale= NTS G-001

APPLICABLE CODES: ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

CODE	PANDA EXPRESS
2019 CALIFORNIA BUILDING CODE	RESTAURANT AREA 1,141 S.F.
2019 CALIFORNIA PLUMBING CODE	EMPLOYEES 3 EMPLOYEES / SHIFT
2019 CALIFORNIA MECHANICAL CODE	(2 SHIFTS PER DAY)
2019 CALIFORNIA ELECTRIC CODE	INDOOR SEATING 0
2019 CALIFORNIA ENERGY CODE	OUTDOOR SEATING 0
2019 CALIFORNIA FIRE CODE	
CITY AND COUNTY OF SAN FRANCISCO MUNICIPAL CODE	

BUILDING CODE ANALYSIS	
OCCUPANCY CLASSIFICATION	GROUP B (BUSINESS)
TYPE OF CONSTRUCTION	V-B
FIRE SPRINKLER	NO SPRINKLER
APN #	1025001
TRACT NUMBER	015400
ZONING DISTRICT	NC-S-NEIGHBORHOOD COMMERCIAL, SHOPPING CENTER
HEIGHT AND BULK DISTRICT	40-X
PLANNING AREA	CITY OF SAN FRANCISCO
YEAR BUILT	1962
HEIGHT	16'-3"
STORY	1
AREA	1,141 SQ. FT.

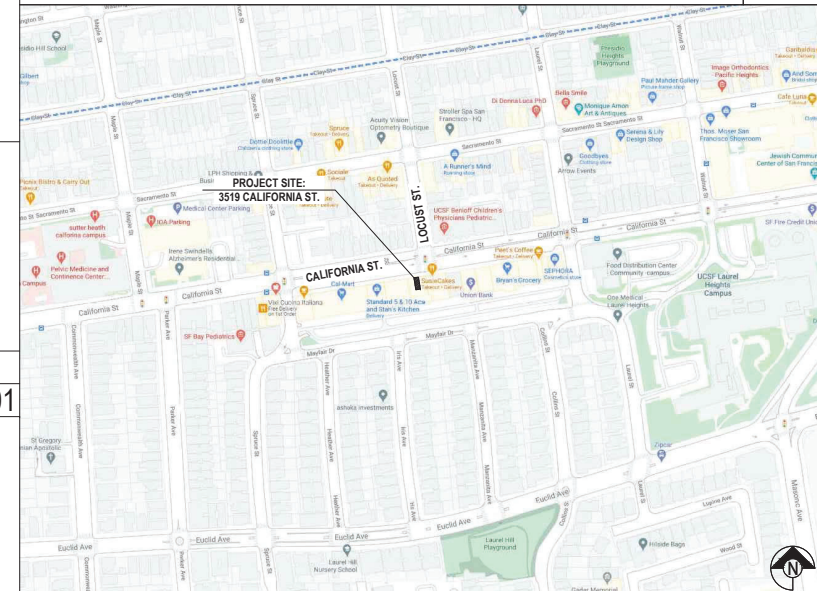
PROJECT INFO & CODE ANALYSIS

Scale= NTS G-001



EXISTING BUILDING FACADE

Scale= NTS G-001



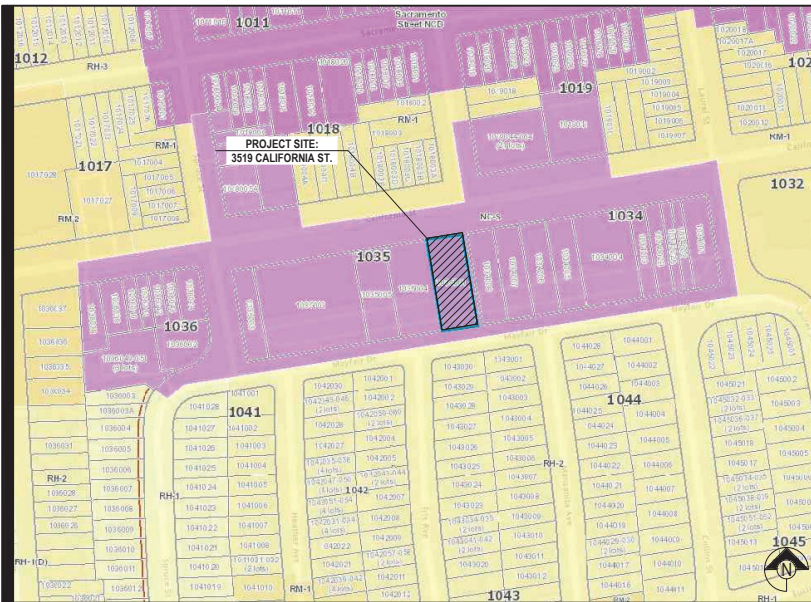
AERIAL VIEW

Scale= NTS G-001

ARCHITECTURAL	
G-001	TITLE SHEET
A-100	SITE PLAN ARCHITECTURAL
A-100.1	SITE & VICINITY PHOTOS
A-101	EXISTING AND PROPOSED FLOOR PLAN
A-102	EXISTING AND PROPOSED ROOF PLAN
A-200	EXTERIOR ELEVATIONS
A-201	EXTERIOR ELEVATIONS
A-202	EXISTING SITE PHOTOS

SHEET INDEX

Scale= NTS G-001



ZONING DISTRICT MAP

Scale= NTS G-001



VICINITY MAP

Scale= NTS G-001

ABBREVIATIONS	SYMBOLS
AFB ABOVE FINISHED FLOOR	(D1) DOOR TYPE
ALUM. ALUMINUM	(W1) WINDOW TYPE
BV BALL VALVE (FULL PORT)	(TA) FLOOR FINISH
B.O. BOTTOM OF	(W4) WALL TYPE
C. CONDUIT	(1) STRUCTURAL GRID
CO CONDUIT ONLY	(CT) CEILING FINISH
CW COLD WATER	(P-C) WALL FINISH
(E) EXISTING	(34) KITCHEN EQUIPMENT
EC ELECTRICAL CONTRACTOR	(101) ROOM NUMBER
EWI ELECTRICAL WATER HEATER	(M) MARK OF ELEVATION
EXT. EXTERIOR	(A/A1.0) DETAIL
FOF FACE OF FINISH	(1/A-2.0) INT. ELEV.
FOS FACE OF STUD	(A/A2.0) SECTION
F.S. FLOOR SINK	(A) NEW DOOR
G.C. OR GC GENERAL CONTRACTOR	(G) TEMPERED GLAZING
H.W. HOT WATER	(A/A2.0) EXT. ELEV.
ID INDIRECT DRAIN	
INT. INTERIOR	
K.E.C. KITCHEN EQUIP. CONTRACTOR	
LL LANDLORD	
MC MECHANICAL CONTRACTOR	
(N) NEW	
(N) NOT IN CONTRACT	
NTS NOT TO SCALE	
OA OUTSIDE AIR	
O.C. ON CENTER	
PC PLUMBING CONTRACTOR	
RAR RETURN AIR REGISTER	
R.I.H. ROUGH-IN HEIGHT	
S.S. STAINLESS STEEL	
STL. STEEL	
STRUCT. STRUCTURE, STRUCTURAL	
T.O. TOP OF	
WCO WASTE CLEAN OUT	

ABBREVIATIONS

Scale= NTS G-001

SYMBOLS

Scale= NTS G-001



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.6268

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REVISIONS:

1ST CUP COMMENTS 01-27-21

ISSUE DATE:

1ST PRV SUBMITTAL 06-04-20
2ND PRV SUBMITTAL 08-10-20
3RD CUP SUBMITTAL 09-15-20
4TH 2ND CUP SUBMITTAL 01-27-21

DRAWN BY: RR/JH/MM

PANDA PROJECT #: S3-21-D7702
ARCH PROJECT #: 19-435



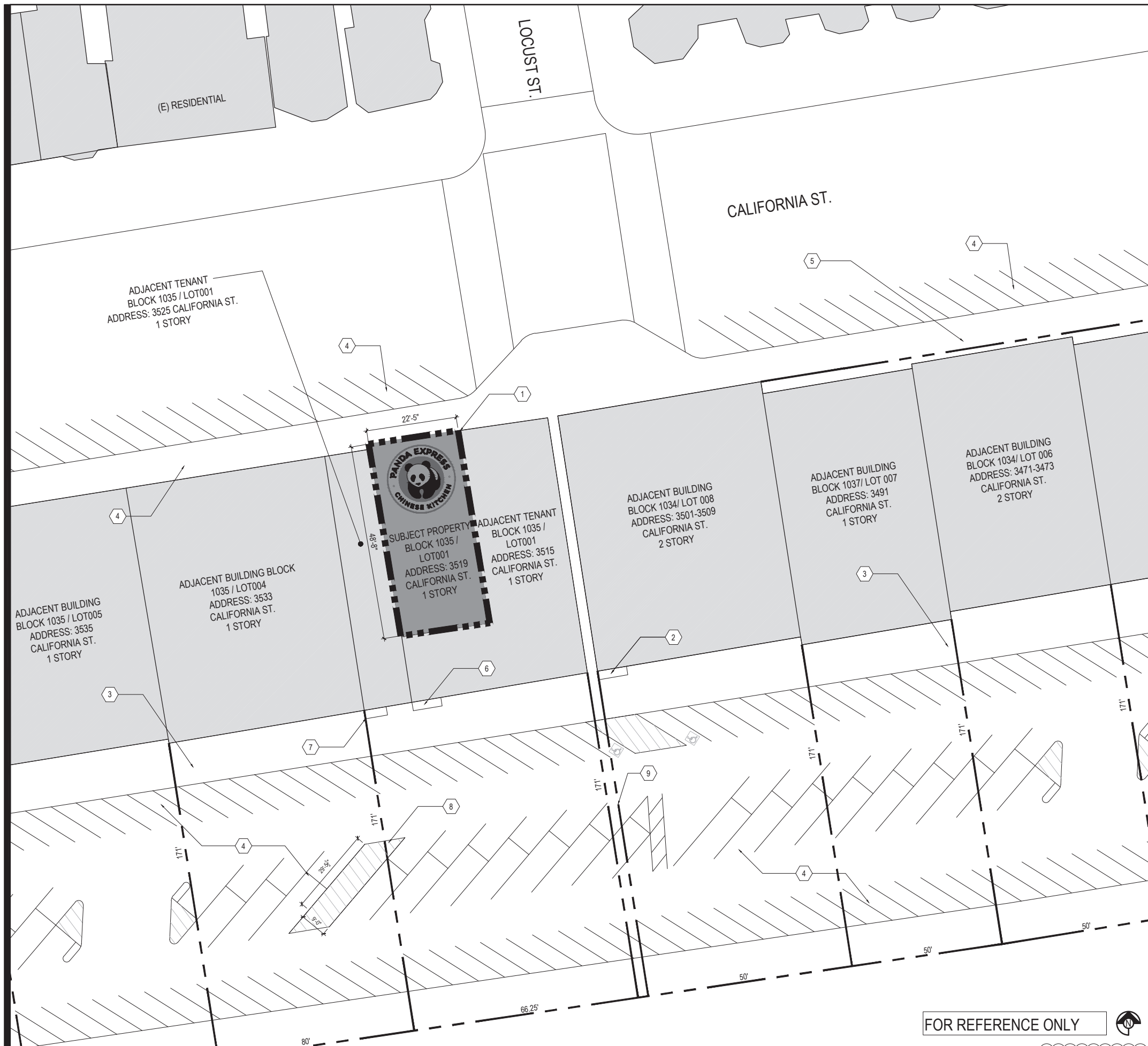
1000 Corporate Center Dr., Suite 550
Monterey Park, CA 91754
TEL: (626) 288-6898 FAX: (626) 768-7101
http://www.garywang.com

PANDA EXPRESS

LAUREL VILLAGE SHOPPING CENTER
3519 CALIFORNIA STREET
SAN FRANCISCO, CA 94118

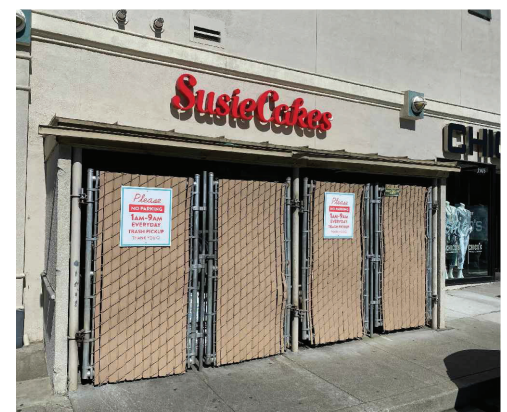
G-001

TITLE SHEET

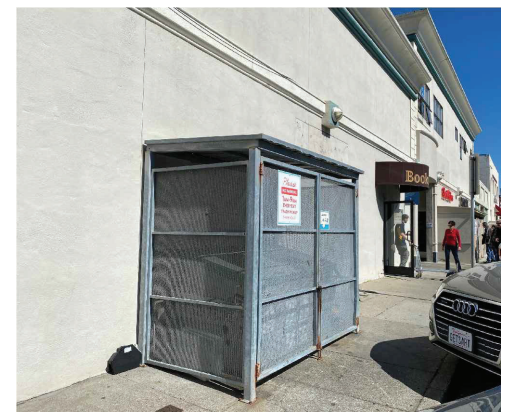


- 1 LIMIT OF CONSTRUCTION
- 2 (E) TRASH ENCLOSURE
- 3 (E) WALKWAY
- 4 (E) PARKING
- 5 (E) SIDEWALK
- 6 (E) COMPOST ENCLOSURE
- 7 (E) RECYCLE ENCLOSURE
- 8 (E) LOADING ZONE
- 9 PROPERTY LINES

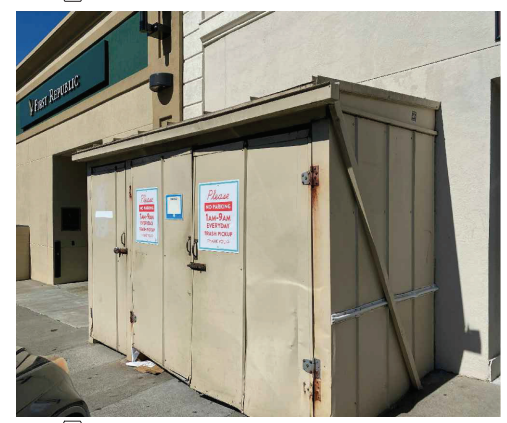
KEY NOTES
Scale= NTS A-100



2 (E) TRASH ENCLOSURE



6 (E) COMPOST ENCLOSURE



7 (E) RECYCLE ENCLOSURE

FOR REFERENCE ONLY

△ SITE PLAN 1
Scale= 1/16" = 1'-0" A-100

△ ENCLOSURE PHOTOS A
Scale= NTS A-100



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△ 1ST CUP COMMENTS 01-27-21

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3RD	CUP SUBMITTAL	09-15-20
4TH	2ND CUP SUBMITTAL	01-27-21

DRAWN BY: RR/JH/MM

PANDA PROJECT #: S3-21-07702
ARCH PROJECT #: 19-435

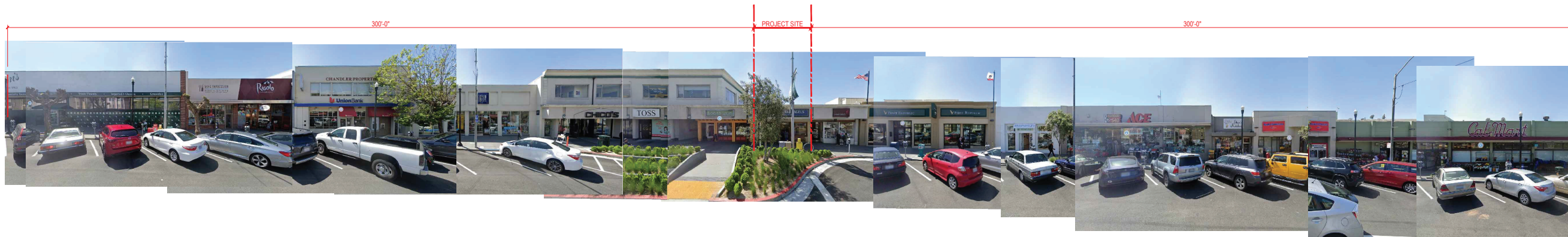


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PANDA EXPRESS
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3519 CALIFORNIA STREET
SAN FRANCISCO, CA 94118

A-100

SITE PLAN
ARCHITECTURAL



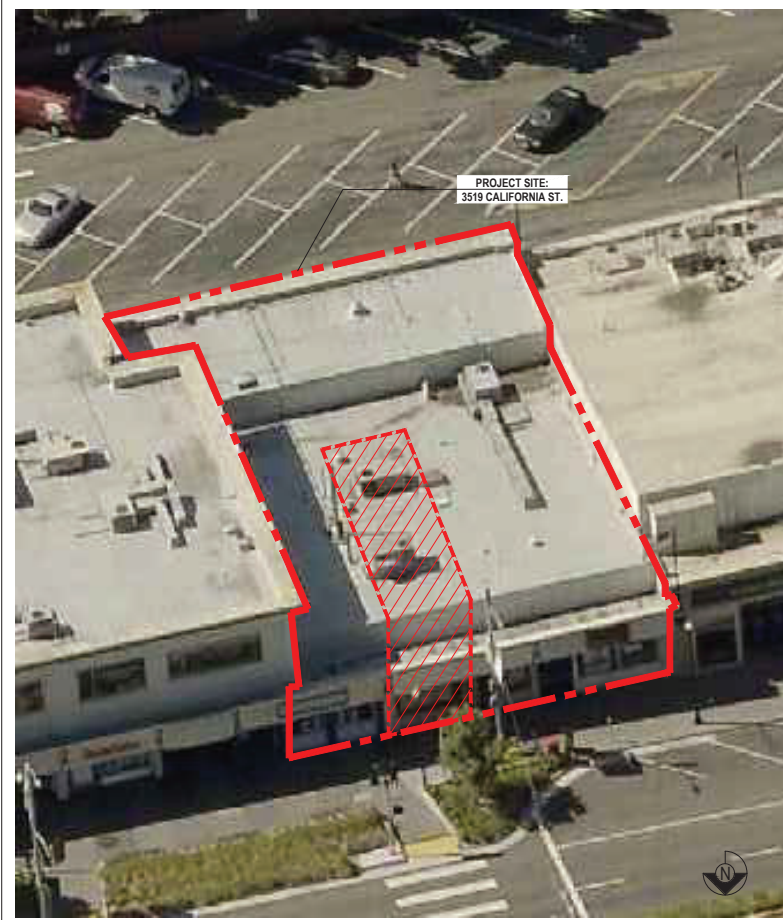
STREETSCAPE - SOUTH SIDE | 5
Scale= NTS | A-100.1



STREETSCAPE - NORTH SIDE | 4
Scale= NTS | A-100.1



AERIAL - VICINITY | 3
Scale= NTS | A-100.1



AERIAL - FRONT VIEW TOWARD SOUTH | 2
Scale= NTS | A-100.1



AERIAL - SIDE VIEW TOWARDS EAST | 1
Scale= NTS | A-100.1



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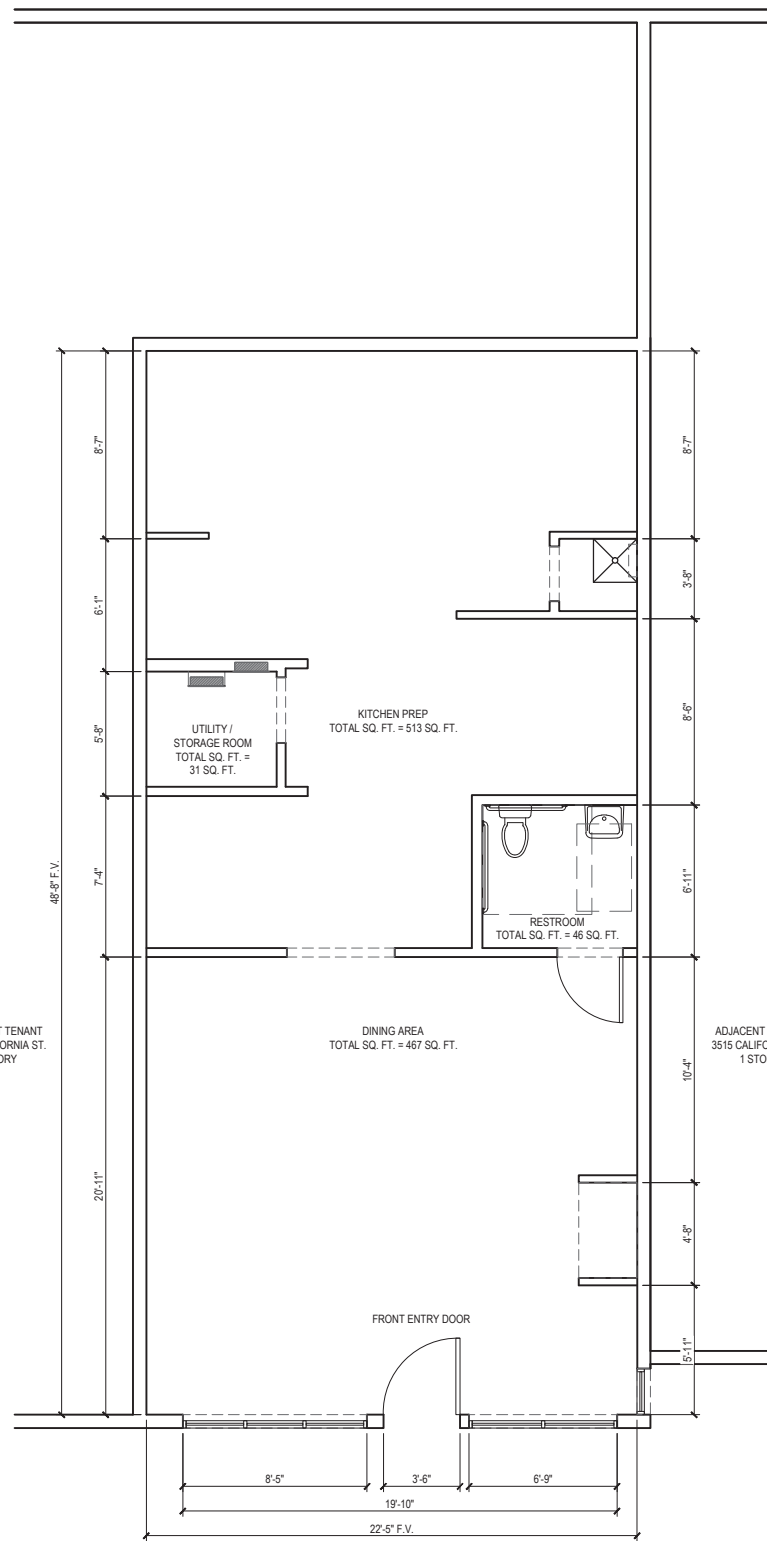
PANDA EXPRESS
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SAN FRANCISCO, CA 94118



- EXISTING TO BE REMOVED:**
- INTERIOR WALL
 - INTERIOR DOORS
 - PLUMBING FIXTURES
 - FLOOR FINISHES
 - CEILING & LIGHT FIXTURES
 - ELECTRICAL PANELS

WALL LEGEND

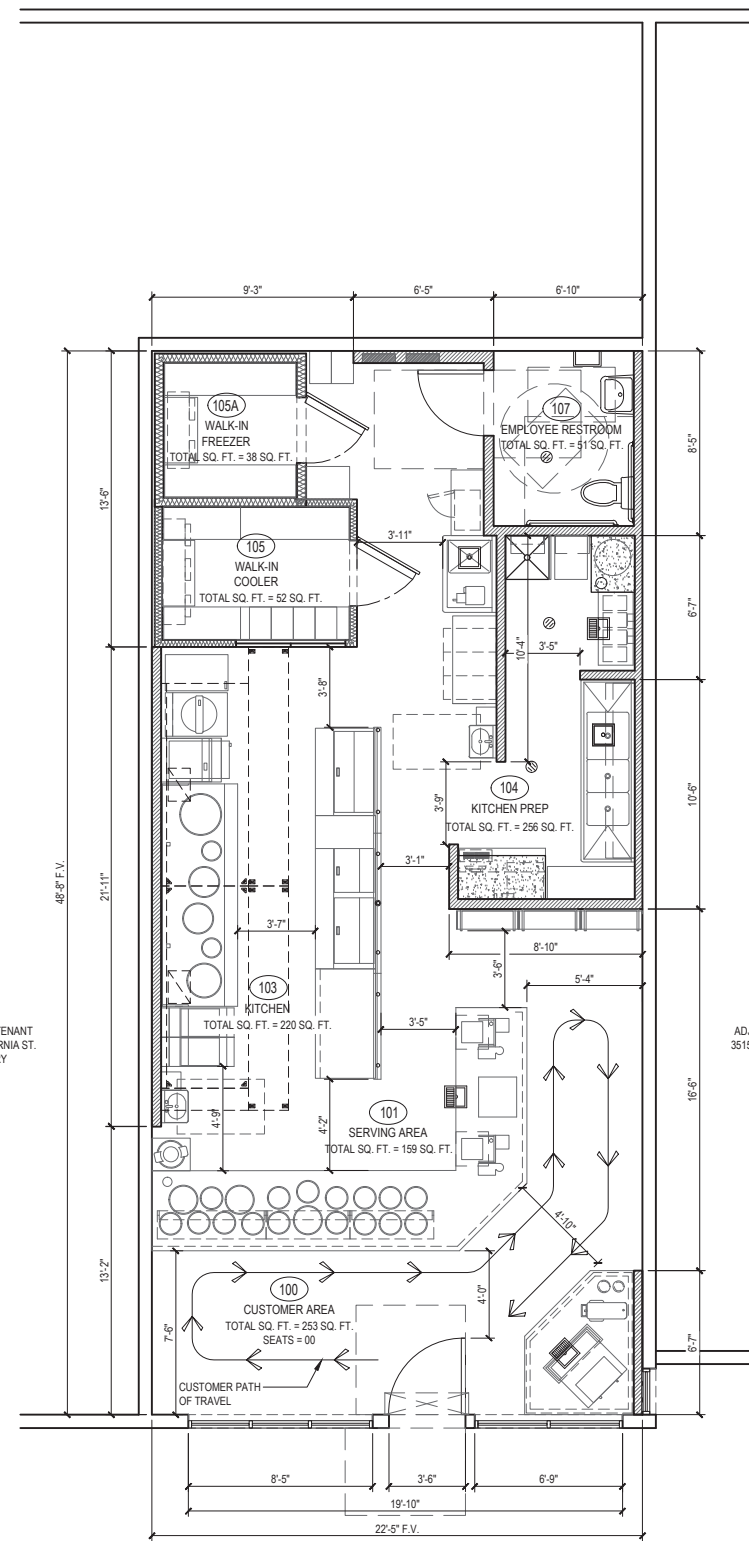
- EXISTING WALL
- ▨ NEW INTERIOR WALL (FULL HT.)
- ▩ WALK-IN BOX PANEL



**EXISTING NOAH'S
NEW YORK BAGELS**
TOTAL SQ. FT. = 1,141 SQ. FT.

EXISTING FLOOR PLAN 2

Scale= 1/4" = 1'-0" **A-101**



PROPOSED PANDA EXPRESS
TOTAL SQ. FT. = 1,141 SQ. FT.

PROPOSED FLOOR PLAN 1

Scale= 1/4" = 1'-0" **A-101**



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9898
Facsimile: 626.372.6286

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REVISIONS:

△ 1ST CUP COMMENTS	01-27-21

ISSUE DATE:

1ST PRV SUBMITTAL	06-04-20
2ND PRV SUBMITTAL	08-10-20
3RD CUP SUBMITTAL	09-15-20
4TH 2ND CUP SUBMITTAL	01-27-21

DRAWN BY: RR/JH/MM

PANDA PROJECT #: S3-21-07702
ARCH PROJECT #: 19-435



1000 Corporate Center Dr., Suite 550
Monterey Park, CA 91754
TEL: (626) 288-6898 FAX: (626) 768-7101
http://www.garywang.com

PANDA EXPRESS

LAUREL VILLAGE SHOPPING CENTER
3519 CALIFORNIA STREET
SAN FRANCISCO, CA 94118

A-101

EXISTING AND PROPOSED
FLOOR PLAN



PANDA EXPRESS, INC.
 1683 Walnut Grove Ave.
 Rosemead, California 91770
 Telephone: 626.799.9898
 Facsimile: 626.372.6268

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REVISIONS:

1	1ST CUP COMMENTS	01-27-21

ISSUE DATE:

157	PRV SUBMITTAL	06-04-20
260	2ND PRV SUBMITTAL	08-10-20
390	CUP SUBMITTAL	09-15-20
478	2ND CUP SUBMITTAL	01-27-21

DRAWN BY: RR/JH/MM

PANDA PROJECT #: S3-21-D7702
 ARCH PROJECT #: 19-435

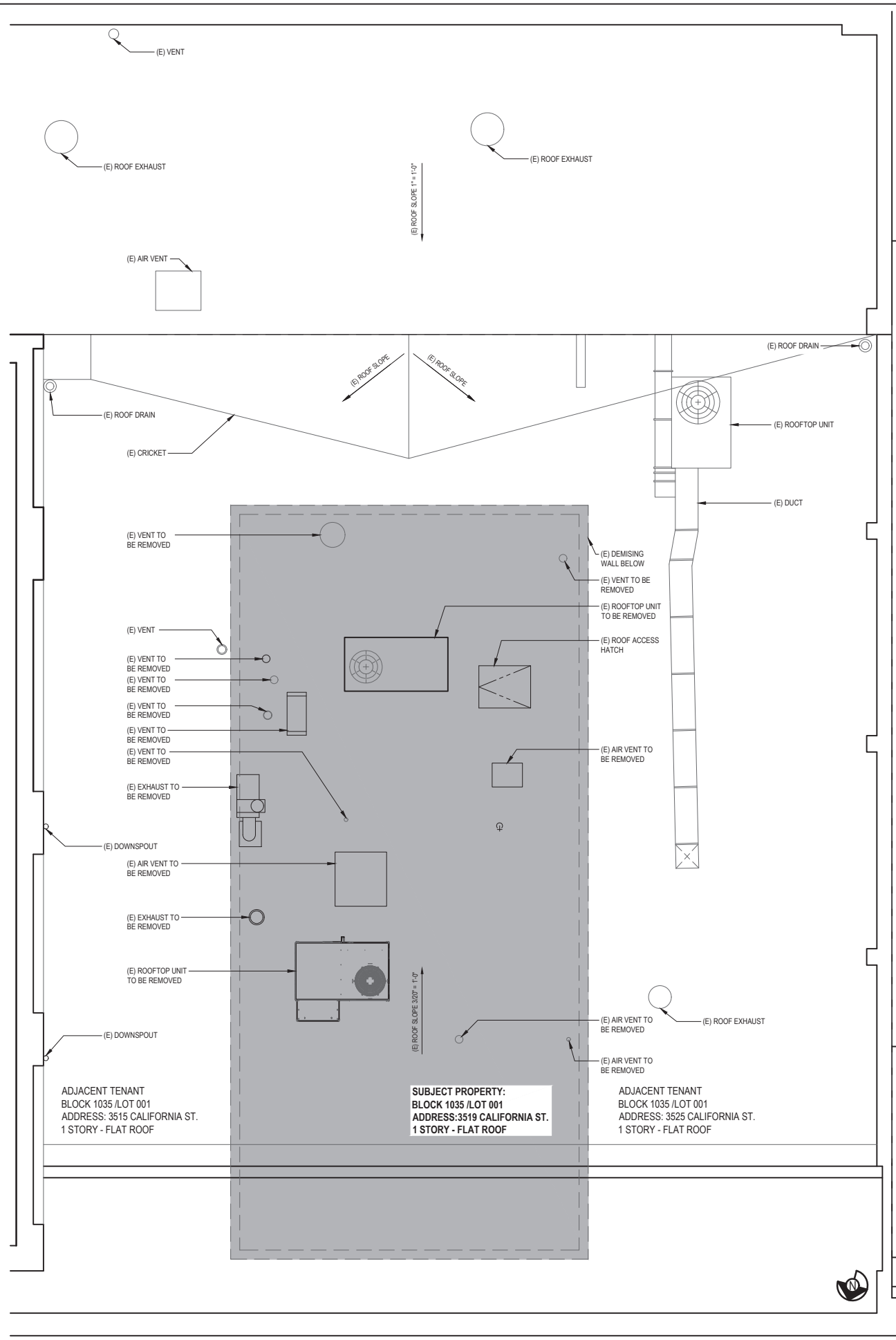


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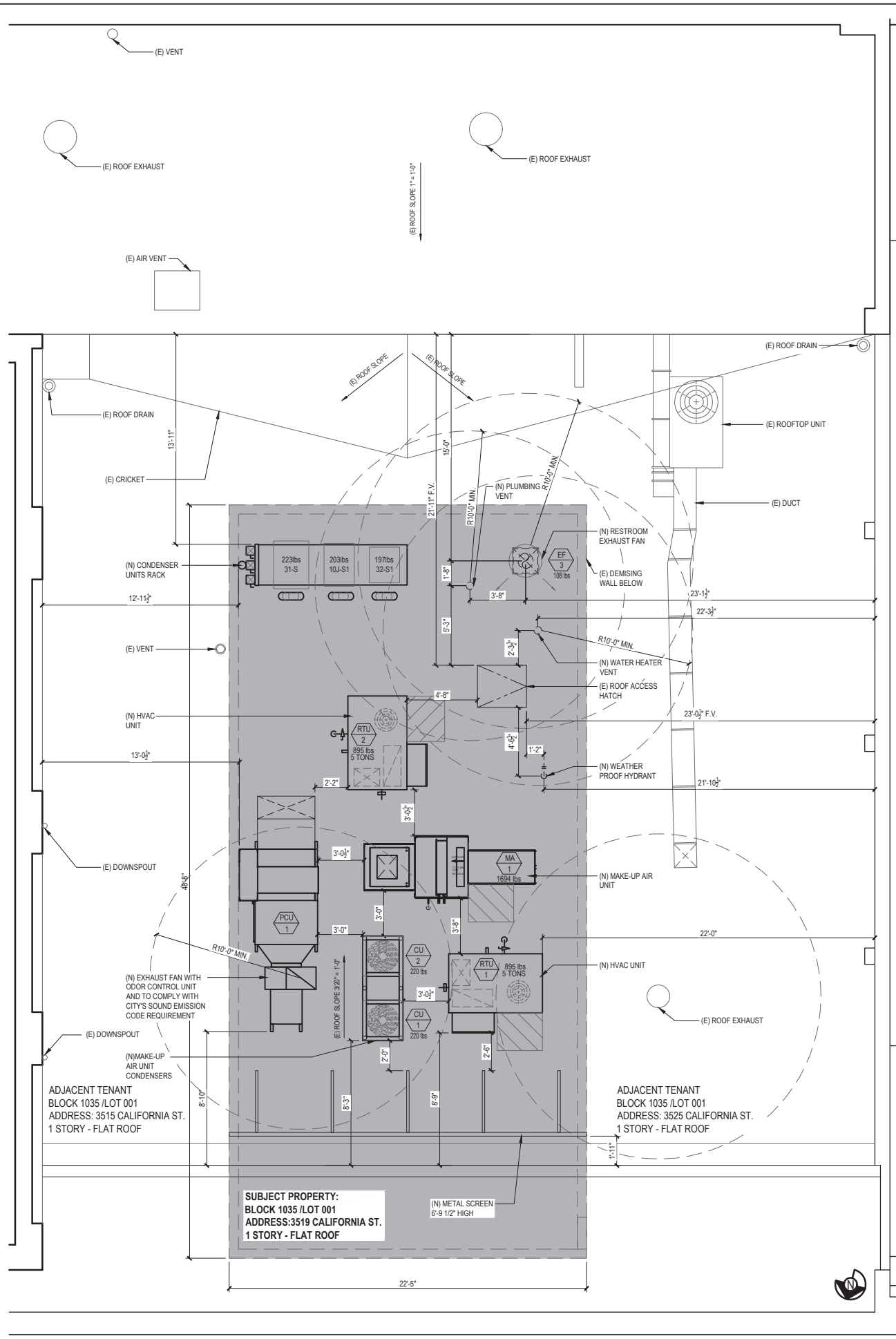
PANDA EXPRESS
 LAUREL VILLAGE SHOPPING CENTER
 3519 CALIFORNIA STREET
 SAN FRANCISCO, CA 94118

A-107

EXISTING AND PROPOSED
 ROOF PLAN



EXISTING ROOF PLAN 2
 Scale= 1/4" = 1'-0" A-101



PROPOSED ROOF PLAN 1
 Scale= 1/4" = 1'-0" A-101

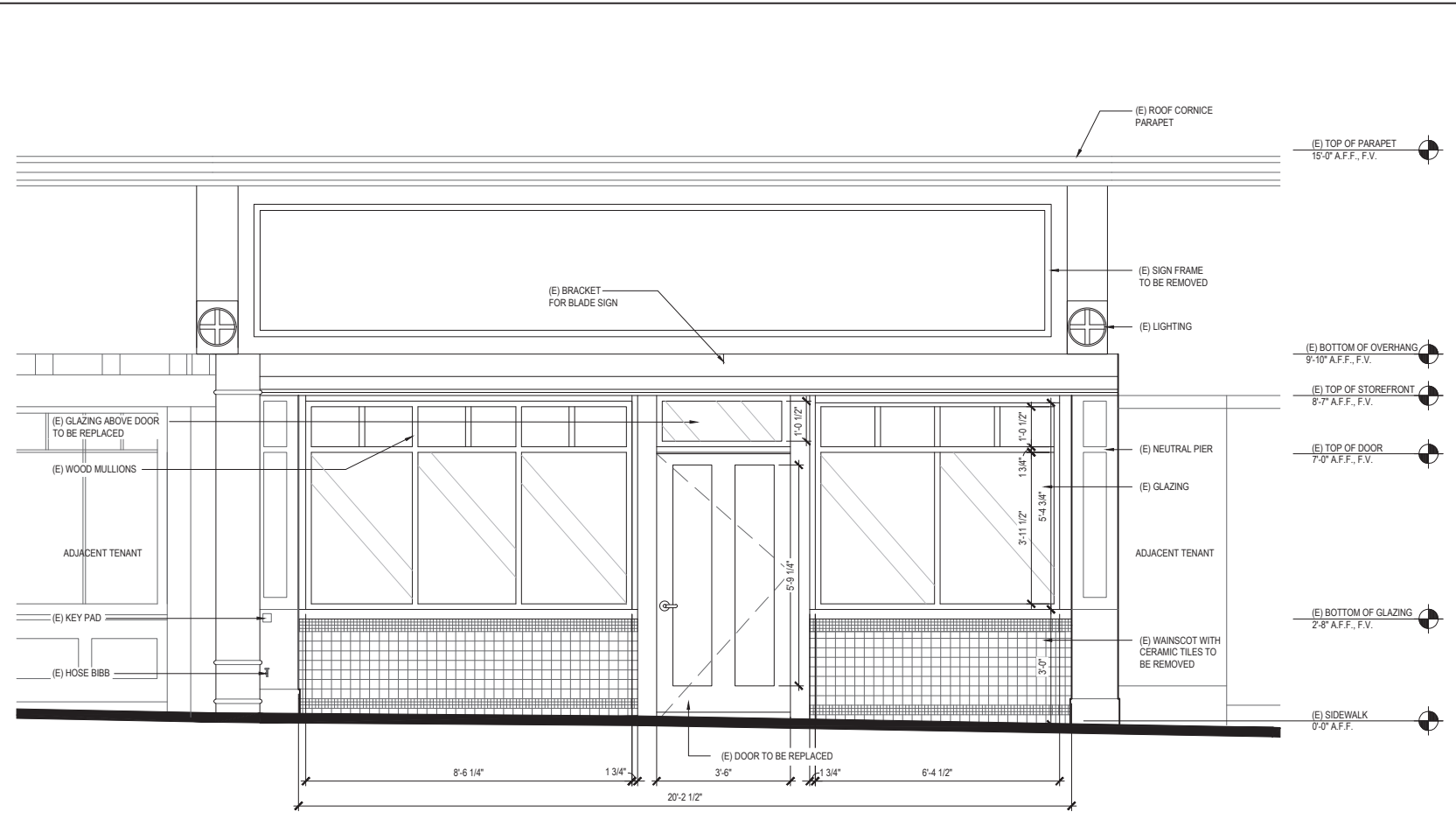
EXTERIOR FINISH SCHEDULE INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE 04-20-18

NO	MANUFACTURER	MFG#	COLOR	FINISH	NOTES
(PX-1)	PARKLEX	-	QUARTZ	MATTE	SIGN BAND
(P-2)	SHERWIN-WILLIAMS	SW6252	ICE CUBE	-	WAINSCOT
(P-3)	SHERWIN-WILLIAMS	SW7068	GRIZZLE GRAY	-	FRONT FACADE, AREA BEHIND SIGN BAND

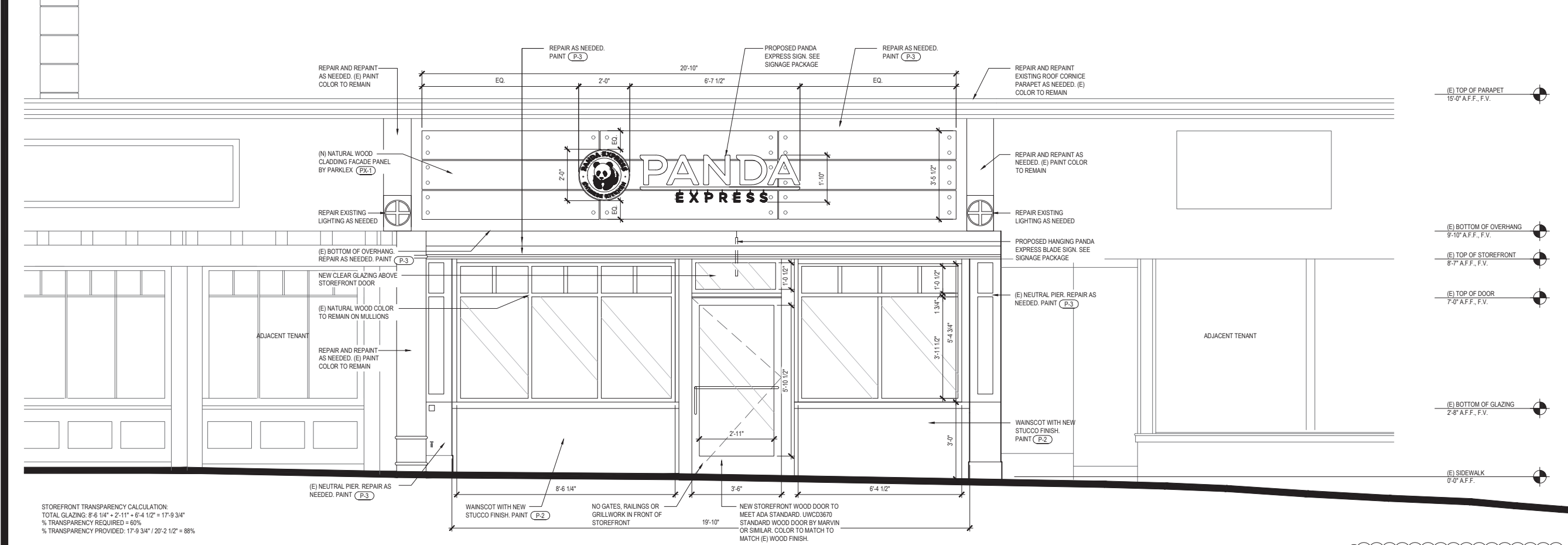
WOOD (PX-1)
 MANUFACTURE: PARKLEX
 PRODUCT: NATURAL WOOD
 CLADDING FACADE PANEL
 COLOR: QUARTZ
 FINISH: MATTE

WAINSCOT (P-2)
 MANUFACTURE: SHERWIN-WILLIAMS
 PRODUCT: -
 COLOR: ICE CUBE (SW6252)
 FINISH: -

PAINT (P-3)
 MANUFACTURE: SHERWIN-WILLIAMS
 PRODUCT: -
 COLOR: GRIZZLE GRAY (SW7068)
 FINISH: -



EXISTING ELEVATION 2
 Scale = 1/2" = 1'-0" A-200



PROPOSED ELEVATION 1
 Scale = 1/2" = 1'-0" A-200

STOREFRONT TRANSPARENCY CALCULATION:
 TOTAL GLAZING: 8'-6 1/4" x 2'-11" + 6'-4 1/2" x 17'-9 3/4"
 % TRANSPARENCY REQUIRED = 60%
 % TRANSPARENCY PROVIDED: 17'-9 3/4" / 20'-2 1/2" = 88%



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REVISIONS:

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ISSUE DATE:

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CUP SUBMITTAL	09-15-20
2ND CUP SUBMITTAL	01-27-21

DRAWN BY: RR/JH/MM

PANDA PROJECT #: S3-21-D7702
 ARCH PROJECT #: 19-435



GARY WANG & ASSOCIATES, INC.
 1000 Corporate Center Dr., Suite 550
 Monterey Park, CA 91754
 TEL: (626) 288-6898 FAX: (626) 768-7101
<http://www.garywang.com>

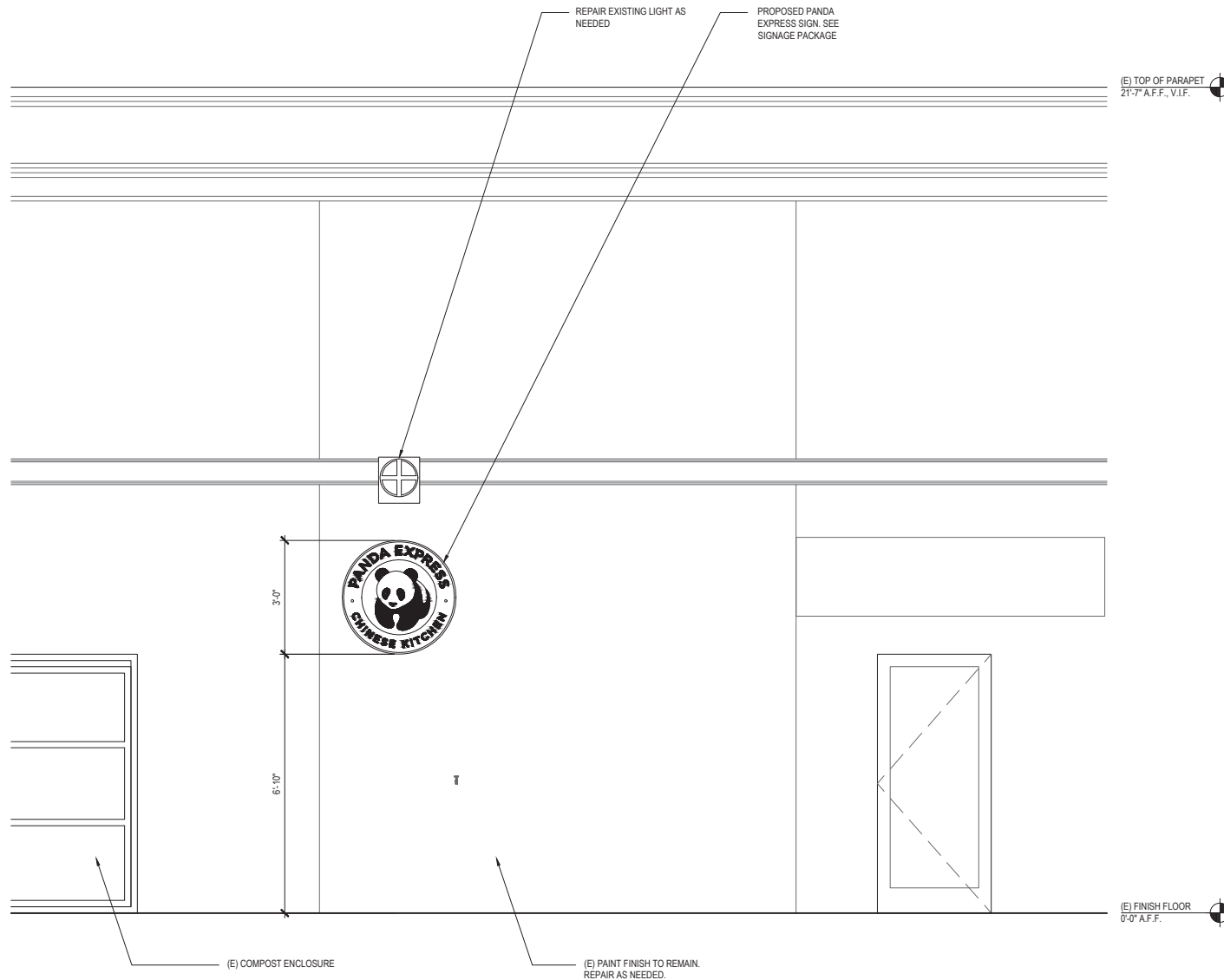
PANDA EXPRESS
 LAUREL VILLAGE SHOPPING CENTER
 3519 CALIFORNIA STREET
 SAN FRANCISCO, CA 94118

A-200
 EXTERIOR ELEVATIONS



EXISTING REAR ELEVATION 2

Scale= 1/2" = 1'-0" A-200



PROPOSED REAR ELEVATION 1

Scale= 1/2" = 1'-0" A-200



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PANDA EXPRESS

LAUREL VILLAGE SHOPPING CENTER
 3519 CALIFORNIA STREET
 SAN FRANCISCO, CA 94118

A-201

EXTERIOR ELEVATIONS



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 Rosemead, California 91770
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 Facsimile: 626.372.6286

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4TH	2ND CUP SUBMITTAL	01-27-21



EXISTING INTERIOR PHOTOS | 2
 Scale= NTS | A-200.1

DRAWN BY: RR/JH/MM

PANDA PROJECT #: S3-21-07702
 ARCH PROJECT #: 19-435



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EXISTING EXTERIOR PHOTOS | 1
 Scale= NTS | A-200.1

PANDA EXPRESS
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 SAN FRANCISCO, CA 94118

A-202

EXISTING SITE PHOTOS

PANDA

EXPRESS

08

NOTES:

- All electrical equipment must be listed or labeled and installed according to the instructions provided with equipment.
- All sign work will be installed per Article 600 of the 2019 CEC



superior
electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867

www.superiorsigns.com

Project:
Panda Express

Address:
**3519 California St.,
San Francisco, CA**

Account Manager:
S. Janocha

Scale: T.A.:
AS NOTED 3.50

Design No.:
20-03-6469-06

Reg. No.:

Revision History:

- R0 3/13/20 LR** New Drawing
- R1 3/19/20 LR** Move sign B (.5)
- R2 4/16/20 LR** Change to match lockup logo & letterset ration (1.75)
- R3 4/20/20 LR** Move sign B, new photo, and non-illum. blade sign (1.25)
- R4 4/27/20 LR** Sign A, go back to rev.1 spacing. Sign B, reduce to 3' & move down (1.75)
- R5 10/12/20 LR** Add arch. elevations change size of sign A (2.75)
- R6 1/5/20 mdm** City corrections (2.5)

3519 California St., • San Francisco, CA

SCOPE OF WORK

08

FABRICATION AND INSTALLATION OF NEW SIGNAGE FOR PANDA EXPRESS
LOGO AND LETTERS INSTALLED ON THE FRONT ELEVATION
LOGO INSTALLED ON THE REAR ELEVATION



1 VICINITY MAP
Scale: N.T.S.



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr: _____ Date: _____

Design: _____ Date: _____

Mfg/QC: _____ Date: _____

Page: **1** of **7**

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1 SITE PLAN
Approximate Scale: 1/32" = 1'-0"

SIGN SCHEDULE		
ID	DESCRIPTION	SQ FT
A	CHANNEL LOGO/LETTERS	13.2
B	CHANNEL LOGO	9.00
C	NON-ILLUM. BLADE SIGN	



A 2'-0" LED CHANNEL LOGO & 1-2" CHANNEL LETTERS Sq. Ft. = 13.2
Quantity: One (1) Sign Required Scale: N.T.S



B 3'-0" LED CHANNEL LOGO LOCKUP Sq. Ft. = 9
Quantity: One (1) Sign Required Scale: N.T.S



C NON-ILLUM. DOUBLE FACE BLADE SIGN Scale: N.T.S
Quantity: One (1) Sign Required



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Project:
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R5 10/12/20 LR Add arch. elevations change size of sign A (2.75)
R6 1/5/20 mdm City corrections (2.5)



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CONSTRUCTION APPROVALS
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Design: _____ Date: _____
Mfg/QC: _____ Date: _____

Page: **2** of **7**

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Project:
Panda Express

Address:
**3519 California St.,
San Francisco, CA**

Account Manager:
S. Janocha

Scale: T.A.:
AS NOTED 3.50

Design No.:
20-03-6469-06

Reg. No.:

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 - R6 1/5/20 mdm City corrections (2.5)

 **ELECTRIC SIGN**

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CONSTRUCTION APPROVALS
Acct. Mgr: _____ Date: _____

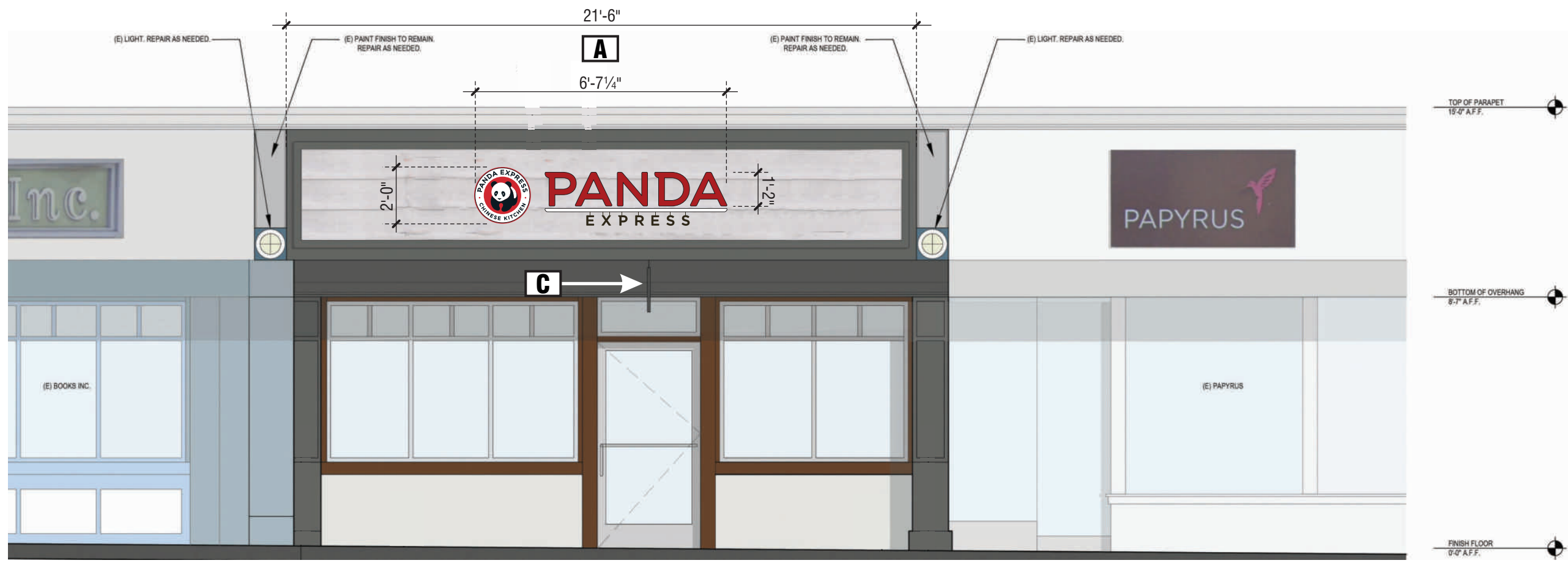
Design: _____ Date: _____

Mfg/QC: _____ Date: _____

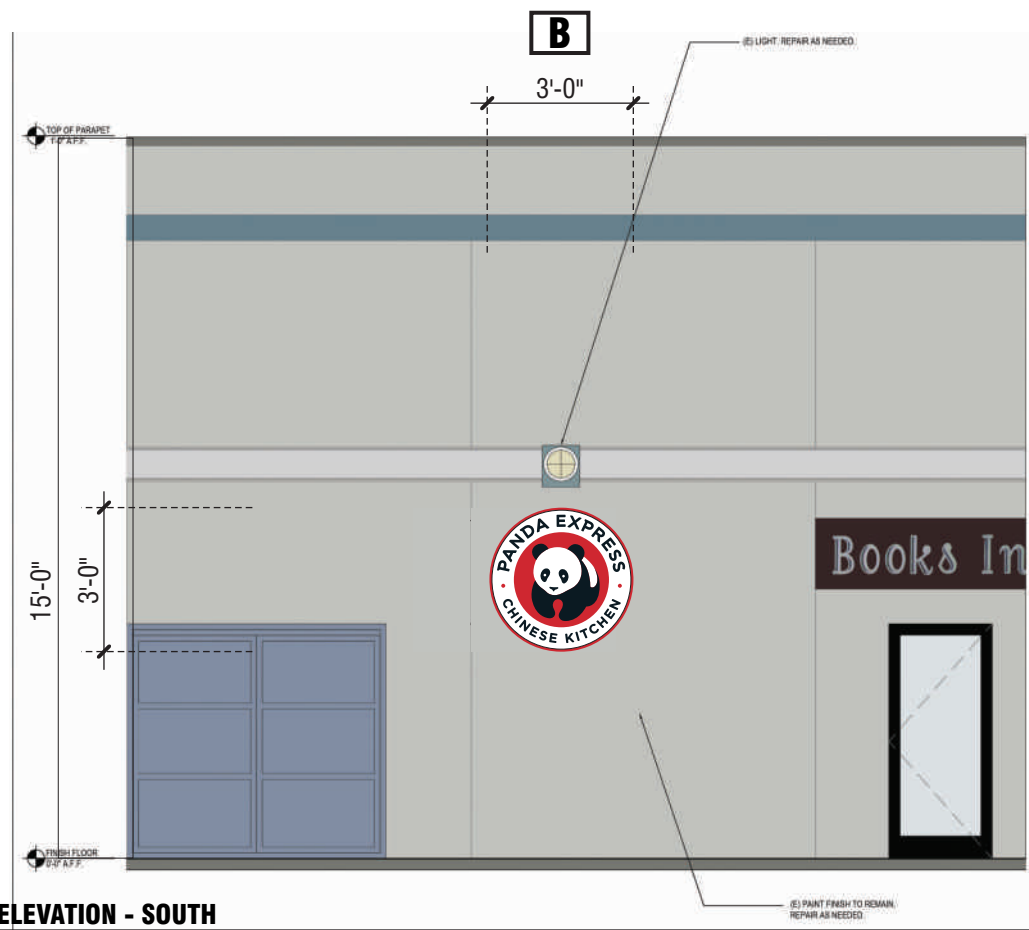
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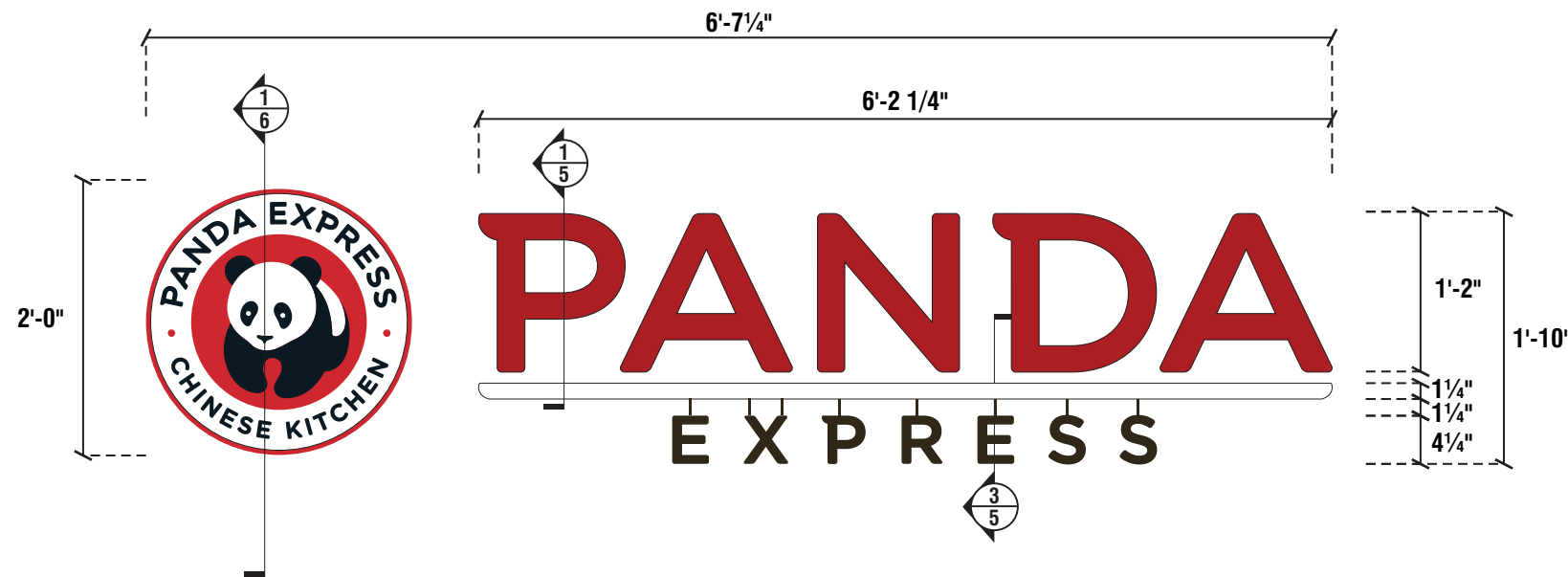
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Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.



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



2 REAR ELEVATION - SOUTH
Approximate Scale: 1/4" = 1'-0"



A CUSTOM FABRICATED CHANNEL LOGO & REVERSE HALO ILLUMINATED CHANNEL LETTERS WITH HALO BAR AND F.C.O. LETTERS
 Quantity: One (1) Sign Required

Sq. Ft. = 13.2
 Scale: 3/4" = 1'-0"

SPECIFICATIONS:

LOGO: SINGLE FACE INTERIOR DUAL ILLUMINATED CHANNEL LOGO
FACE: .125 PAINTED ALUMINUM TO MATCH PMS BLACK 7C WITH SATIN FINISH WITH PUSH THRU COPY AND LOGO
COPY: 3/4" THICK CLEAR ACRYLIC PUSH-THRU LETTERS W/3M 33635-222 PERFORATED DAY/NIGHT DUAL BLACK VINYL, SECOND SURFACE WHITE DIFFUSER VINYL
PANDA LOGO: 3/4" THICK CLEAR ACRYLIC WITH 3M #180C-22 BLACK, 3M #3630-33 RED AND WHITE VINYL SECOND SURFACE WHITE DIFFUSER VINYL
RETURNS: 3" DEEP ALUMINUM RETURNS PAINTED TO MATCH PMS BLACK 7C WITH SATIN FINISH
ILLUMINATION: AA WHITE LED'S (LS-MZ-3000-CW)
BACK: CLEAR LEXAN BACKS FOR HALO ILLUMINATION

LETTERS: ILLUMINATED REVERSE HALO CHANNEL LETTERS
FACES: .125" THICK ALUMINUM PAINTED TO MATCH 3M #3630-33 RED SATIN FINISH
RETURNS: 3" DEEP BLACK 7C SATIN FINISH RETURNS
ILLUMINATION: AA LED BLAZER HD WHITE
BACK: CLEAR LEXAN BACKS FOR HALO ILLUMINATION

BAR W/F.C.O. LETTERS: ILLUMINATED REVERSE HALO BAR WITH NON-ILLUMINATED F.C.O. LETTERS
FACE: .125" THICK ALUMINUM PAINTED WHITE SATIN FINISH
RETURNS: 3" DEEP ALUMINUM PAINTED WHITE SATIN FINISH
ILLUMINATION: WHITE LEDS
BACK: CLEAR LEXAN BACKS FOR HALO ILLUMINATION
DOWNLIGHT: ANGLE WITH WHITE TETRA CONTOUR LED ATTACHMENT
EXPRESS: .25 F.C.O. ALUMINUM LETTER PAINTED TO MATCH BLACK 7C SATIN FINISH (FRONT AND BACK)

SPACERS: 1 1/2 PVC PIPE PAINTED TO MATCH BUILDING

NOTE: FIELD VERIFY ALL DIMENSIONS AND CONSTRUCTION BEFORE FABRICATION

COLOR SPECIFICATIONS:

- WHITE SATIN FINISH
- PAINT: PMS BLACK 7C SATIN FINISH
- PAINT: AKZO PANDA RED, (AKZO SIGN 3762) SATIN FINISH

NOTE: ALL SIGNAGE REQUIRED DISCONNECT SWITCH TO COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE

NOTE TO ALL CONTRACTORS: SIGN VOLTAGE 120

ALL WALL PENETRATIONS TO BE SEALED WITH UL LISTED SILICONE SEALANT. IN ACCORDANCE WITH NEC AND UL GUIDELINES, IT IS REQUIRED THAT PRIMARY CIRCUITS TO EACH SIGN MUST HAVE DEDICATED CIRCUIT WITH PROPER GROUND FROM MAIN PANEL AND MUST BE BONDED.

ELECTRICAL SPECIFICATIONS:

ONE FIFTY (150) AA BLAZER COOL WHITE LEDS UL#325964 (90.0 WATTS TOTAL)
 ONE (1) MEANWELL 150 WATT POWER SUPPLY AT 2.0 AMPS UL#320521

TOTAL CIRCUIT LOAD: 2.0 AMPS @ 120 VOLTS
 CUSTOMER PROVIDED ONE (1) 20 AMP, 120V DEDICATED SIGN CIRCUIT



Project:
Panda Express

Address:
**3519 California St.,
 San Francisco, CA**

Account Manager:
S. Janocha

Scale: T.A.:
AS NOTED 3.50

Design No.:
20-03-6469-06

Reg. No.:

Revision History:
R0 3/13/20 LR New Drawing
R1 3/19/20 LR Move sign B (.5)
R2 4/16/20 LR Change to match lockup logo & letterset ration (1.75)
R3 4/20/20 LR Move sign B, new photo, and non-illum. blade sign (1.25)
R4 4/27/20 LR Sign A, go back to rev.1 spacing. Sign B, reduce to 3' & move down (1.75)
R5 10/12/20 LR Add arch. elevations change size of sign A (2.75)
R6 1/5/20 mdm City corrections (2.5)



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS

Acct. Mgr: _____ Date: _____

Design: _____ Date: _____

Mfg/QC: _____ Date: _____

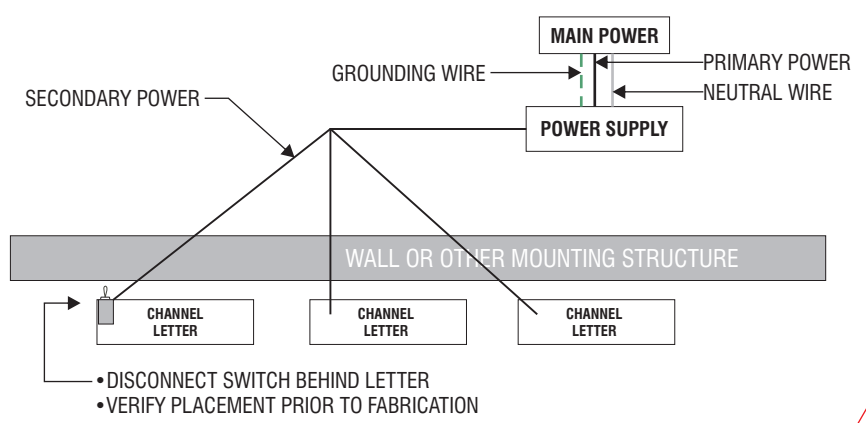
Page: **4** of **7**

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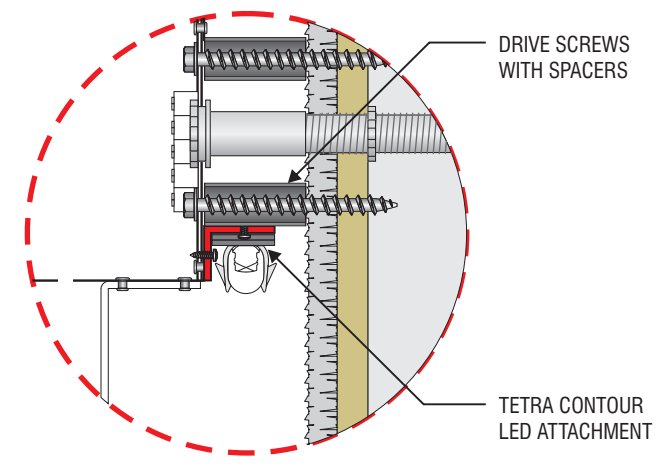
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PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)

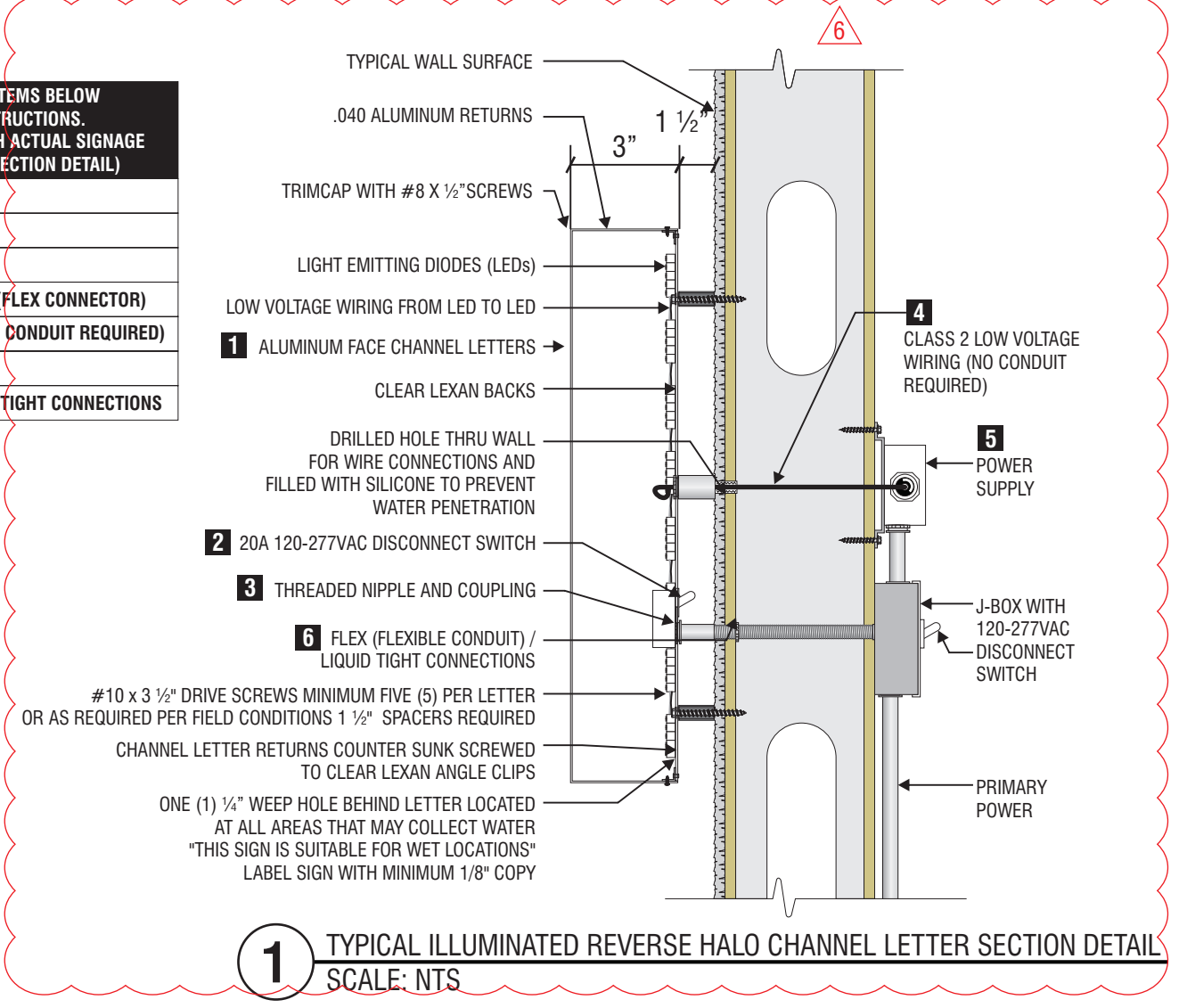
ITEM #	DESCRIPTION
1	CHANNEL LETTERS
2	DISCONNECT SWITCH
3	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)
4	CLASS 2 LOW VOLTAGE WIRING (NO CONDUIT REQUIRED)
5	POWER SUPPLY
6	FLEX (FLEXIBLE CONDUIT) / LIQUID TIGHT CONNECTIONS



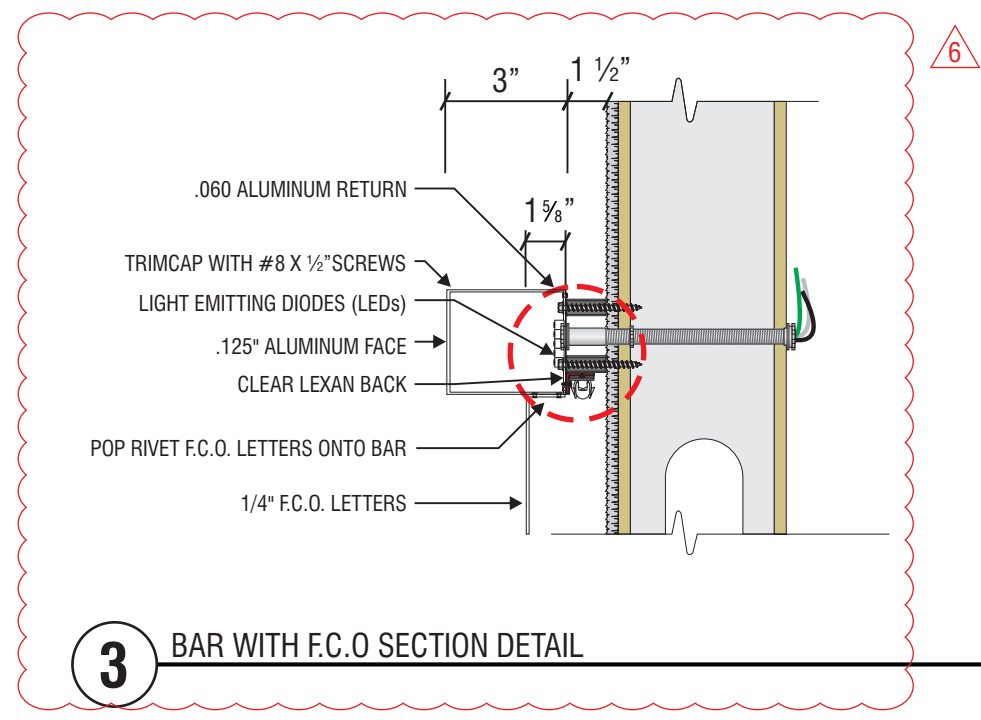
2 LETTER LAYOUT - PLAN VIEW
NOT TO SCALE



4 TETRA CONTOUR LED ATTACHMENT



1 TYPICAL ILLUMINATED REVERSE HALO CHANNEL LETTER SECTION DETAIL
SCALE: NTS



3 BAR WITH F.C.O SECTION DETAIL

superior
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1700 West Anaheim Street
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R5 10/12/20 LR Add arch. elevations change size of sign A (2.75)
R6 1/5/20 mdm City corrections (2.5)

UL CERTIFIED ELECTRIC SIGN

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• CONSTRUCTION APPROVALS •
 Acct. Mgr: _____ Date: _____
 Design: _____ Date: _____
 Mfg/QC: _____ Date: _____

Page: **5** of **7**

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3'-0" LED CHANNEL LOGO LOCKUP

COLOR SPECIFICATIONS:

- WHITE SATIN FINISH
- PAINT: PMS BLACK 7C SATIN FINISH
- PAINT: AKZO PANDA RED, (AKZO SIGN 3762) SATIN FINISH

PLEASE REFER TO THE NUMBERED ITEMS BELOW FOR INCORPORATED INSTALL INSTRUCTIONS. LISTED INSTRUCTIONS TO BE FOUND WITH ACTUAL SIGNAGE (NUMBERED ITEMS CORRESPOND TO SECTION DETAIL)	
ITEM #	DESCRIPTION
1	CHANNEL LETTERS
2	DISCONNECT SWITCH
3	THREADED NIPPLE AND COUPLING (FLEX CONNECTOR)
4	CLASS 2 LOW VOLTAGE WIRING (NO CONDUIT REQUIRED)
5	POWER SUPPLY
6	FLEX (FLEXIBLE CONDUIT) / LIQUID TIGHT CONNECTIONS



superior
electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867

www.superiorsigns.com

Project:
Panda Express

Address:
**3519 California St.,
San Francisco, CA**

Account Manager:
S. Janocha

Scale: T.A.:
AS NOTED 3.50

Design No.:
20-03-6469-06

Reg. No.:

Revision History:
R0 3/13/20 LR New Drawing
R1 3/19/20 LR Move sign B (.5)
R2 4/16/20 LR Change to match lockup logo & letterset ration (1.75)
R3 4/20/20 LR Move sign B, new photo, and non-illum. blade sign (1.25)
R4 4/27/20 LR Sign A, go back to rev.1 spacing. Sign B, reduce to 3' & move down (1.75)
R5 10/12/20 LR Add arch. elevations change size of sign A (2.75)
R6 1/5/20 mdm City corrections (2.5)



This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

CONSTRUCTION APPROVALS
Acct. Mgr. Date:

Design: Date:

Mfg/QC: Date:

Page: **6** of **7**

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Note: The colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

B SIGN ELEVATION - CUSTOM FABRICATED LED CHANNEL LOGO

Sq. Ft. = 9

Quantity: One (1) Sign Required

Scale: 1" = 1'-0"

SPECIFICATIONS:

- LOGO:** SINGLE FACE INTERIOR DUAL ILLUMINATED CHANNEL LOGO
- FACE:** .125 ALUMINUM PAINTED TO MATCH PMS BLACK 7C WITH SATIN FINISH WITH PUSH THRU COPY AND LOGO
- COPY:** 3/4" THICK CLEAR ACRYLIC PUSH-THRU LETTERS W/3M 33635-222 PERFORATED DAY/NIGHT DUAL BLACK VINYL, SECOND SURFACE WHITE DIFFUSER VINYL
- PANDA LOGO:** 3/4" THICK CLEAR ACRYLIC WITH 3M #180C-22 BLACK, 3M #3630-33 RED AND WHITE VINYL SECOND SURFACE WHITE DIFFUSER VINYL
- RETURNS:** 3" DEEP ALUMINUM RETURNS PAINTED TO MATCH PMS BLACK 7C WITH SATIN FINISH
- ILLUMINATION:** AA WHITE LED'S (LS-MZ-3000-CW)
- BACK:** CLEAR LEXAN BACKS FOR HALO ILLUMINATION
- SPACERS:** 1 1/2" PVC PIPE PAINTED TO MATCH BUILDING
- NOTE:** FIELD VERIFY ALL DIMENSIONS AND CONSTRUCTION BEFORE FABRICATION

NOTE: ALL SIGNAGE REQUIRED DISCONNECT SWITCH TO COMPLY WITH ARTICLE 600.6(A)(1) OF THE NATIONAL ELECTRICAL CODE

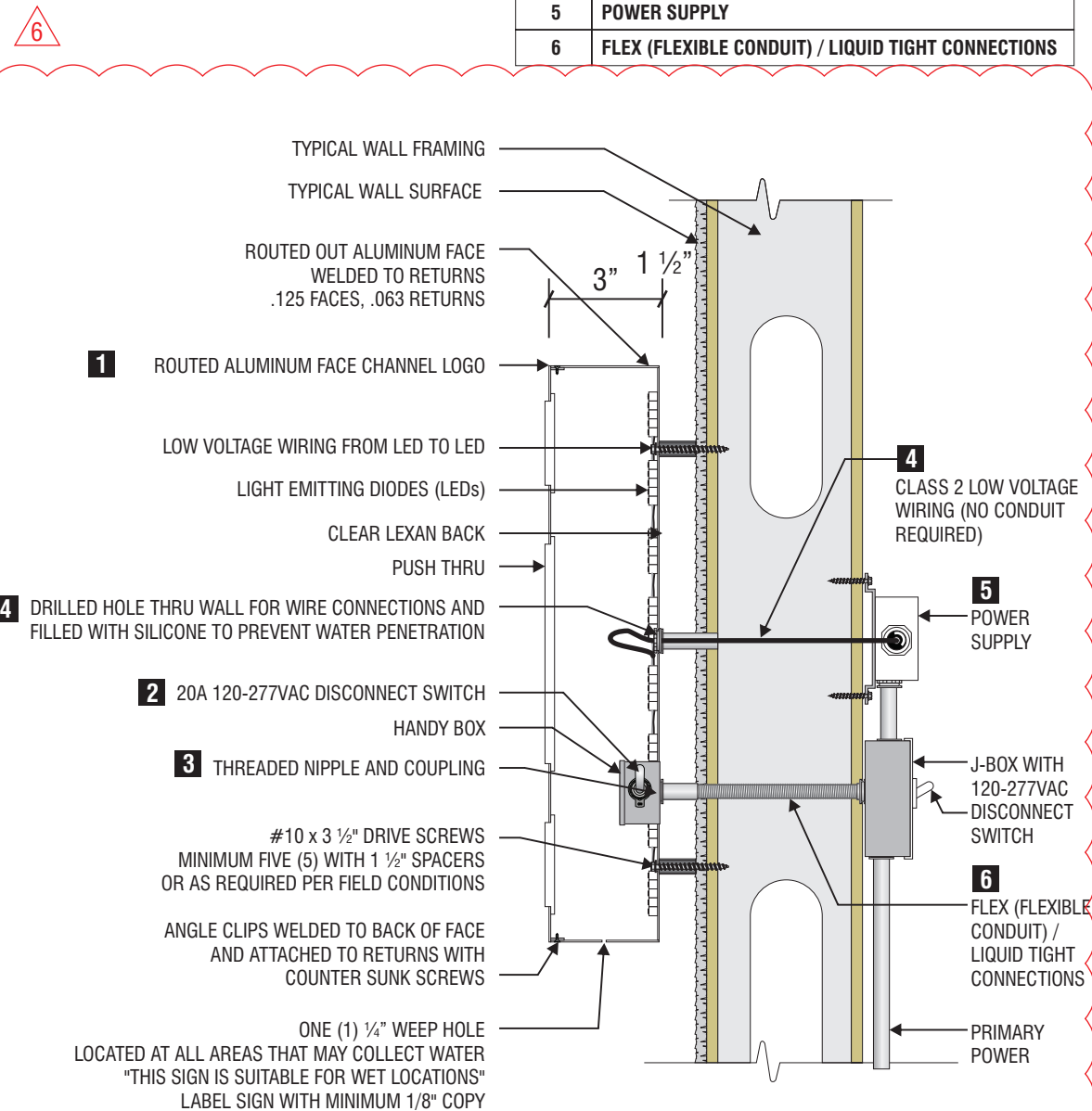
NOTE TO ALL CONTRACTORS: SIGN VOLTAGE 120

ALL WALL PENETRATIONS TO BE SEALED WITH UL LISTED SILICONE SEALANT. IN ACCORDANCE WITH NEC AND UL GUIDELINES, IT IS REQUIRED THAT PRIMARY CIRCUITS TO EACH SIGN MUST HAVE DEDICATED CIRCUIT WITH PROPER GROUND FROM MAIN PANEL AND MUST BE BONDED.

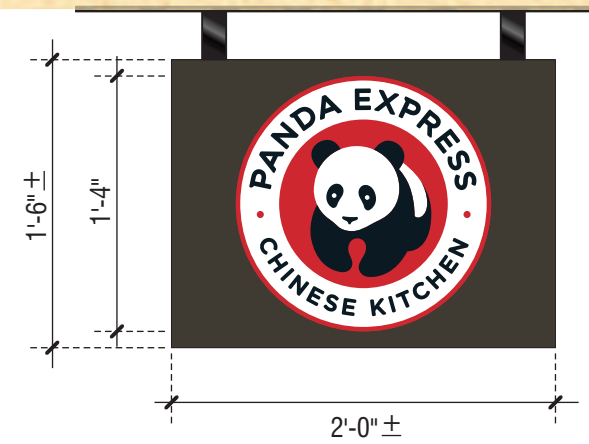
ELECTRICAL SPECIFICATIONS:

(113) AA BLAZER COOL WHITE LEDS UL#325964 (67.8 WATTS TOTAL)
ONE (1) MEANWELL 150 WATT POWER SUPPLY POWER SUPPLY AT 2.0 AMPS UL#320521

TOTAL CIRCUIT LOAD: 2.0 AMPS @ 120 VOLTS
CUSTOMER PROVIDED ONE (1) 20 AMP, 120V DEDICATED SIGN CIRCUIT



1 TYPICAL SECTION DETAIL
SCALE: NTS



C SIGN ELEVATION - NON-ILLUMINATED DOUBLE FACE BLADE SIGN
 Quantity: One (1) Sign Required Scale: 1" = 1'-0"

SPECIFICATIONS:

FACE: ALUMINUM PAINTED TO MATCH BLACK 7C WITH SATIN FINISH WITH PAINTED GRAPHICS
 PANDA: PAINTED GRAPHICS TO MATCH 3M #3630-33 RED, 3M #180C-22 BLACK, AND WHITE
 SUPPORTS: SQ. TUBE PAINTED TO MATCH PMS BLACK 7C WITH SATIN FINISH

NOTE: FIELD VERIFY ALL MEASUREMENTS, MATERIALS, AND CONDITIONS PRIOR TO ANY FABRICATION



1 PROPOSED BLADE SIGN

 BLACK	 3M 180C-22 BLACK
 PMS BLACK 7C	 PMS 711C RED
 MAKROLON #7328 WHITE/ WHITE	 3M-SCOTCHCAL RED 3630-33

STANDARD PANDA FACE, RETURNS AND TRIM CAP
 COLOR SPECS

STANDARD PANDA COLOR SPECS



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CONSTRUCTION APPROVALS

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Design: _____ Date: _____

Mfg/QC: _____ Date: _____

Page: **7** of **7**

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Exhibit C – Environmental Determination



CEQA Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3519 CALIFORNIA ST		1035001
Case No.		Permit No.
2020-008474PRJ		2020005558PRV
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input checked="" type="checkbox"/> New Construction
<p>Project description for Planning Department approval. The project is to establish a formula retail use (d.b.a. Panda Express, a limited restaurant) within a vacant ground floor commercial space with approximately 1,141 square feet of floor area (previously occupied by Noah's New York Bagels). Tenant improvements.</p>		

STEP 1: EXEMPTION TYPE

The project has been determined to be 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"/>	Other _____
<input type="checkbox"/>	Common Sense Exemption (CEQA Guidelines section 15061(b)(3)). It can be seen with certainty that there is no possibility of a significant effect on the environment . FOR ENVIRONMENTAL PLANNING USE ONLY

STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT

TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g. use of diesel construction equipment, backup diesel generators, heavy industry, diesel trucks, etc.)? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? Note that a categorical exemption shall not be issued for a project located on the Cortese List if box is checked, note below whether the applicant has enrolled in or received a waiver from the San Francisco Department of Public Health (DPH) Maher program, or if Environmental Planning staff has determined that hazardous material effects would be less than significant. (refer to The Environmental Information tab on the San Francisco Property Information Map)
<input type="checkbox"/>	Transportation: Does the project involve a child care facility or school with 30 or more students, or a location 1,500 sq. ft. or greater? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? If yes, archeology review is required.
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to The Environmental Information tab on the San Francisco Property Information Map)</i> If box is checked, Environmental Planning must issue the exemption.
<input type="checkbox"/>	Average Slope of Parcel = or > 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, or (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area? <i>(refer to The Environmental Planning tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.
<input type="checkbox"/>	Seismic Hazard: <input type="checkbox"/> Landslide or <input type="checkbox"/> Liquefaction Hazard Zone: Does the project involve any of the following: (1) New building construction, except one-story storage or utility occupancy, (2) horizontal additions, if the footprint area increases more than 50%, (3) horizontal and vertical additions increase more than 500 square feet of new projected roof area, or (4) grading performed at a site in the landslide hazard zone? <i>(refer to The Environmental tab on the San Francisco Property Information Map)</i> If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.
Comments and Planner Signature (optional):	

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

PROPERTY IS ONE OF THE FOLLOWING: <i>(refer to Property Information Map)</i>	
<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 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 checked="" type="checkbox"/>	6. Mechanical equipment installation that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. Dormer installation that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. Addition(s) that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
Note: Project Planner must check box below before proceeding.	
<input checked="" 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: ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER

Check all that apply to the project.	
<input type="checkbox"/>	1. Reclassification of property status. <i>(Attach HRER Part I)</i> <input type="checkbox"/> Reclassify to Category A a. Per HRER b. Other <i>(specify)</i> : <input type="checkbox"/> Reclassify to Category C <i>(No further historic review)</i>
<input type="checkbox"/>	2. 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"/>	3. Interior alterations to publicly accessible spaces that do not remove, alter, or obscure character defining features.
<input type="checkbox"/>	4. Window replacement of original/historic windows that are not "in-kind" but are consistent with existing historic character.
<input checked="" type="checkbox"/>	5. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.

<input type="checkbox"/>	6. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	7. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input checked="" type="checkbox"/>	8. Work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties (Analysis required)</i> : Storefront alterations are modest and compatible. Work includes replacement of non-original tile bulkhead with stucco finish and new door in existing opening.
<input type="checkbox"/>	9. Work compatible with a historic district (Analysis required):
<input type="checkbox"/>	10. Work that would not materially impair a historic resource (Attach HRER Part II).
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST sign below.	
<input checked="" type="checkbox"/>	Project can proceed with exemption review. The project has been reviewed by the Preservation Planner and can proceed with exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature: Michelle A Taylor	

STEP 6: EXEMPTION DETERMINATION
TO BE COMPLETED BY PROJECT PLANNER

<input checked="" type="checkbox"/>	No further environmental review is required. The project is 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: Sharon Young
		03/08/2021
<p>Once signed or stamped and dated, this document constitutes a n exemption pursuant to CEQA Guidelines and Chapter 31of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors 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 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 to the Environmental Review Officer within 10 days of posting of this determination.

Planner Name:

Date:

Exhibit D - Land Use Data



Land Use Information

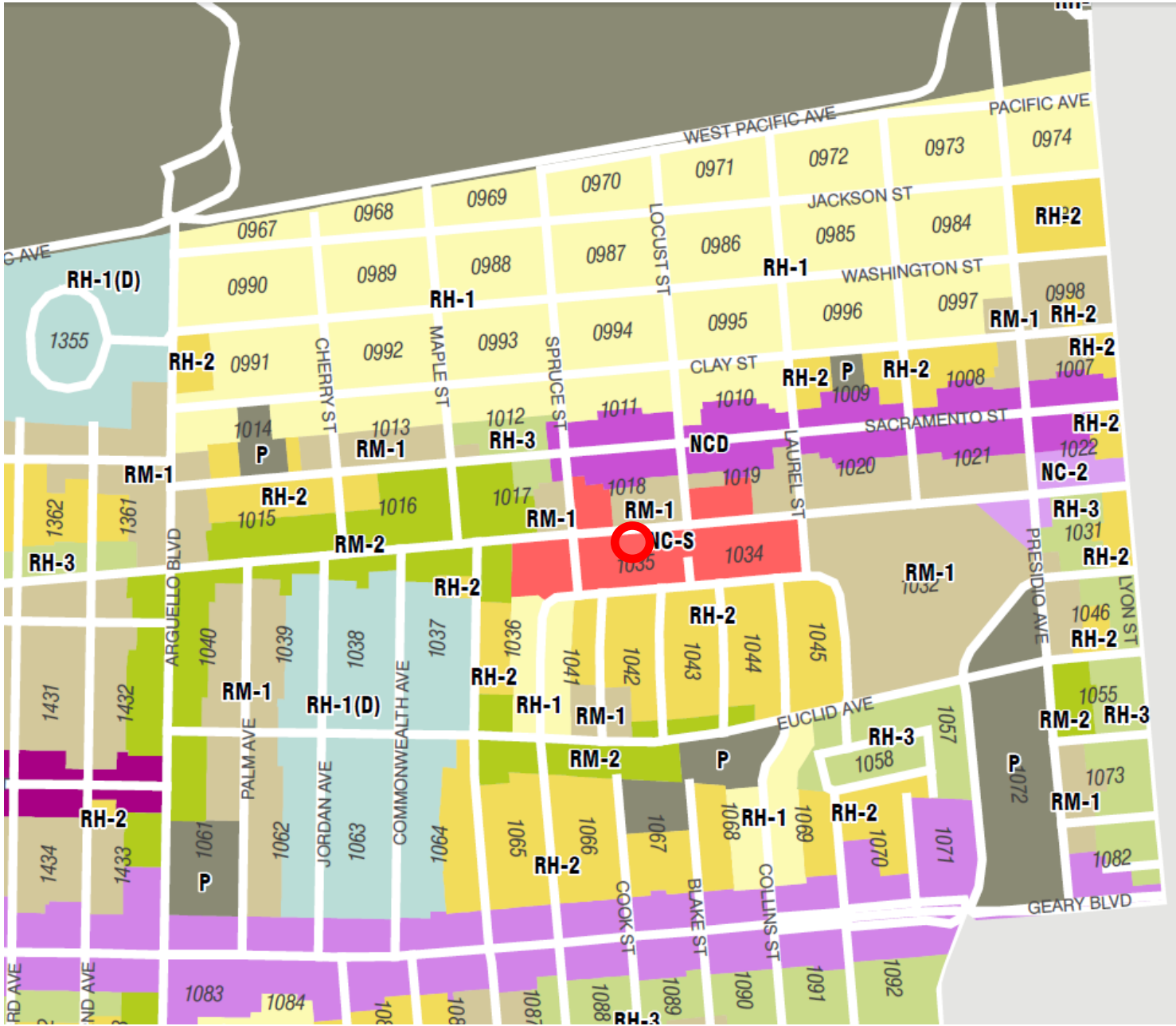
PROJECT ADDRESS: 3519 CALIFORNIA STREET
RECORD NO.: 2020-008474CUA

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Lot Area	Approx. ±11,328.75	Approx. ±11,328.75	No Change
Residential	--	--	No Change
Commercial/Retail (subject commercial spaces)	Approx. ±1,141	Approx. ±1,141	No Change
Office	--	--	--
Industrial/PDR <i>Production, Distribution, & Repair</i>	--	--	--
Parking	--	--	--
Usable Open Space	--	--	--
Public Open Space	--	--	--
TOTAL GSF	Approx. ±1,141	Approx. ±1,141	No Change
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Market Rate	--	--	--
Dwelling Units - Affordable	--	--	--
Hotel Rooms	--	--	--
Parking Spaces	220*	--	--
Loading Spaces	5*	--	--
Car Share Spaces	--	--	--
Bicycle Spaces	14*	--	--
Number of Buildings	1	1	No Change
Number of Stories	1	1	No Change
Height of Building(s)	Approx. 20 feet	Approx. 20 feet	No Change

* Shared by all tenants of the Laurel Village Shopping Center.

Exhibit E - Maps and Context Photos

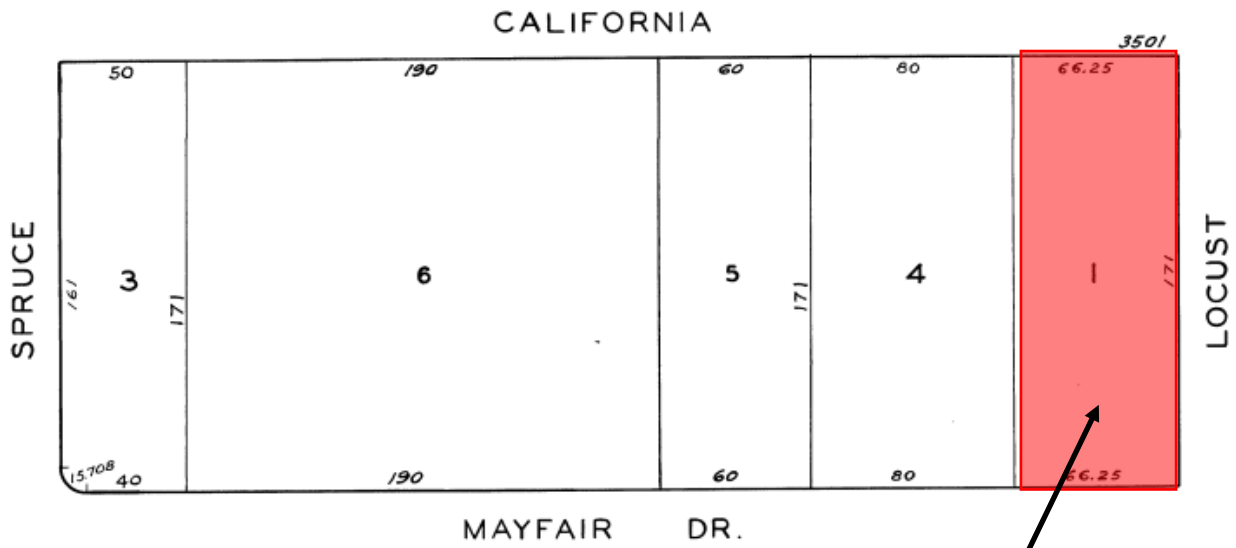
Zoning Map



Conditional Use Hearing
Case Number 2020-008474CUA
3519 California Street



Parcel Map



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2020-008474CUA
3519 California Street



Sanborn Map*



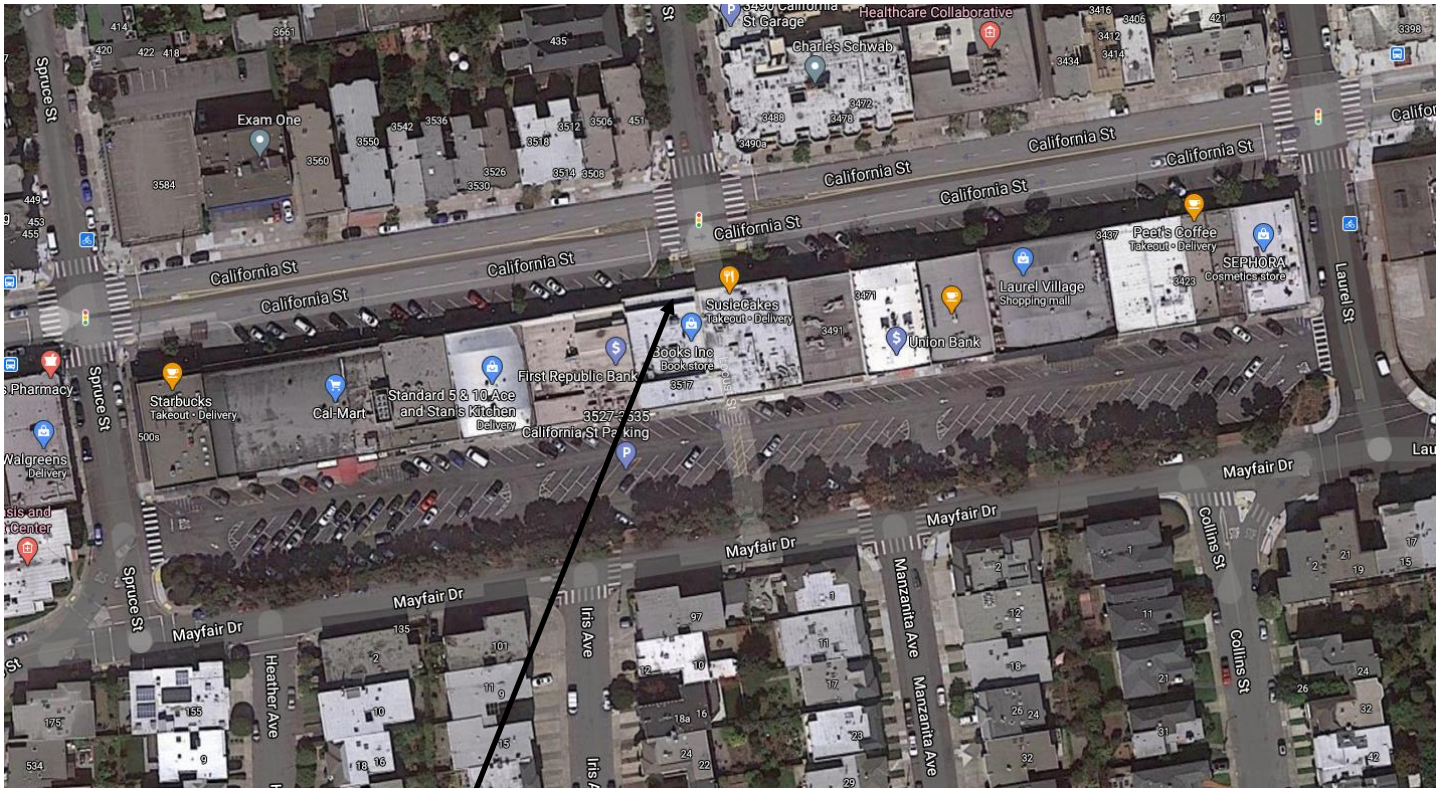
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
 Case Number 2020-008474CUA
 3519 California Street

Site Photo

AERIAL PHOTO



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2020-008474CUA
3519 California Street

Project Sponsor Site Photos



EXISTING INTERIOR PHOTOS | 2
Scale: NTS | A-20



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2020-008474CUA
3519 California Street

Site Photo

PORTION OF SUBJECT BLOCK



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2020-008474CUA
3519 California Street

Site Photo

PORTION OF OPPOSITE BLOCK



Conditional Use Hearing
Case Number 2020-008474CUA
3519 California Street

Exhibit F – Project Sponsor Formula Retail Survey & Pre-Application Meeting materials



Radius Maps Owner and Occupant Lists Mailing Services

December 8, 2020

TO: City of San Francisco
 Planning Department
 49 South Van Ness Ave.
 San Francisco, CA 94103

COPY TO:

RE: 300' Notification Package – 3519 California St. – Formula Retail Survey

To Whom It May Concern:

As per the city of San Francisco, noted in the 'Conditional Use Formula Retail Authorization' instructions, (and per the instructions of the assigned city planner) the map, list, and survey provided by NotificationMaps.com matches the following description and requirements:

- 1. The applicant is responsible for completing the survey of all commercial uses within the Vicinity of the project site. Non-commercial uses, such as residential entrances and institutional uses should be excluded from the survey.*
- 2. The survey data should be provided in an editable excel file; the assigned planner will spot check the survey results for completeness and accuracy.*
- 3. The Vicinity for this project is a 300' radius of the project site.*
- 4. The applicant must provide the following data within the excel file:*
 - a. Block / Lot number of each commercial use*
 - b. Common Address of each commercial use*
 - c. Lot Frontage of each commercial use, measured in linear feet*
 - d. Business Name of each commercial use*
 - e. Planning Code land use definition of each commercial use. Vacant tenant spaces should be noted as such.*
 - f. Indicate whether each commercial use is a Formula Retail use*
- 5. The applicant shall provide a map showing the project site and all Blocks/Lots within the Vicinity radius.*

This property information was acquired through the County Assessor's office; the information is based upon the most up-to-date records of the county tax assessor and is deemed reliable but is not guaranteed. Furthermore, the survey was cross-referenced through Google Maps, phone calls to the commercial businesses in question and references to the businesses' websites to guarantee the most accurate information.

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

Please contact me at (415) 367-4286 ext. 119 or email monica@notificationmaps.com if you have questions.

Thank you,

Monica Galvez

Monica Galvez

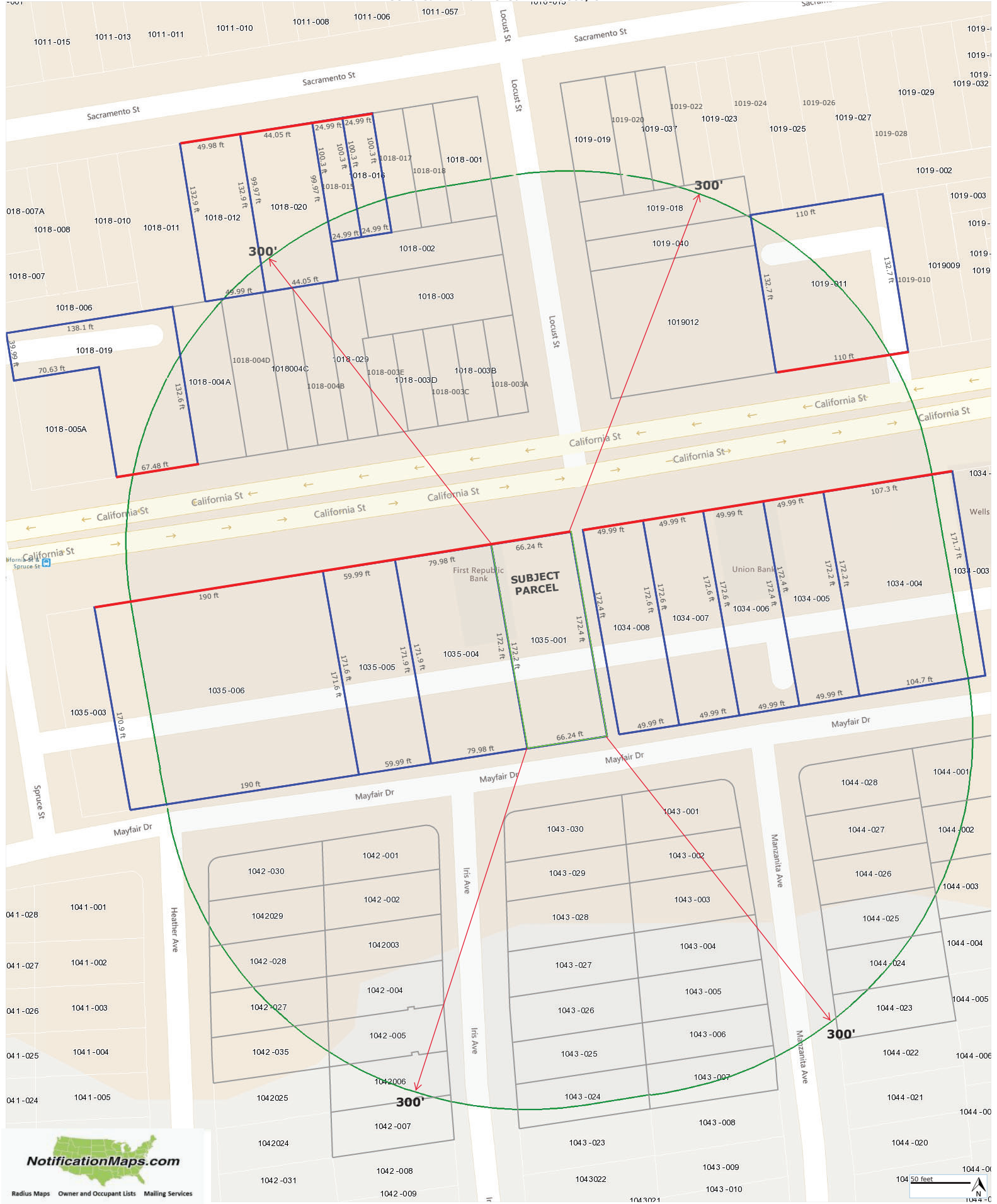
www.notificationmaps.com

1866PLANCOM

#NAME?	FORMULA RETAIL	PLANNING CODE LAND USE DEFINITION	BUSINESS NAME	LOT FRONTAGE	ADDRESS	CITY	STATE	ZIP	NOTES
1018 -012	NO	NCD	N/A (VACANT)	49.98 FT	3657 SACRAMENTO ST	SAN FRANCISCO	CA	94118-1709	OFF PREMISES PKG FOR MEDICAL OFC BLDG
1018 -015	NO	NCD	PATRICK RICHARD'S SALON	24.98 FT	3627 SACRAMENTO ST	SAN FRANCISCO	CA	94118-1744	OPEN
1018 -015	YES	NCD	PERKINS INVESTMENT MANGEMENT	24.98 FT	3629 SACRAMENTO ST	SAN FRANCISCO	CA	94117-1744	OPEN
1018 -016	NO	NCD	BETTY LIN BOUTIQUE	24.98 FT	3625 SACRAMENTO ST	SAN FRANCISCO	CA	94118-1709	OPEN
1018 -019	NO	NC-S	SAN FRANCISCO DENTIST	67.48 FT	3580 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1725	OPEN
1018 -020	NO	NC1	N/A (VACANT)	44.05 FT	3637-3641 SACRAMENTO ST	SAN FRANCISCO	CA	94118-1723	FORMERLY GOLDEN GATE PEDIATRICS (2-STORY MEDICAL OFFICE BUILDING) - WAS NOT FORMULA RETAIL - APPROVED PLANNING APPLICATION 09/10/20 - A MERGER AND 18 RESIDENTIAL AND 6 COMMERCIAL MIXED-USED NEW CONDOMINIUMS
1019 -011	YES	NC-S	RADNET MEDICAL IMAGING	110 FT	3440-3460 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1837	OPEN
1034 -004	NO	NC-S	BRYAN'S GROCERY	79.98 FT	3445 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1836	OPEN
1034 -005	NO	NC-S	N/A (VACANT)	49.99 FT	3463-3465 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1836	FORMERLY RIGOLO CAFE - WAS NOT FORMULA RETAIL
1034 -006	NO	NC-S	CHANDLER PROPERTIES	49.99 FT	3471 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1836	OPEN
1034 -006	YES	NC-S	UNION BANK	49.99 FT	3473 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1836	OPEN
1034 -006	NO	NC-S	CHANDLER PROPERTIES	49.98 FT	3475 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1837	OPEN
1034 -007	NO	NC-S	N/A (VACANT)	49.98 FT	3491 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1836	PERMANENTLY CLOSED HUMMERLY BABYGAP - WAS FORMULA RETAIL
1034 -008	NO	NC-S	LAUREL VILLAGE REALTORS	49.99 FT	3501 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1742	OPEN
1034 -008	YES	NC-S	SUSIE CAKES	49.99 FT	3509 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1742	OPEN
1035 -001	NO	NC-S	N/A (VACANT) SUBJECT PROPERTY	66.24 FT	3517-3525 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1707	FORMERLY NOAH'S BAGELS - WAS FORMULA RETAIL
1035 -004	YES	NC-S	FIRST REPUBLIC BANK	107.3 FT	3527-3533 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1707	OPEN
1035 -004	YES	NC-S	BLUEMERCURY	107.3 FT	3535 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1707	OPEN
1035 -005	YES	NC-S	STANDARD 5&10 ACE AND STAN'S KITCHEN	59.99 FT	3545-3547 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1707	OPEN
1035 -006	YES	NC-S	STAN'S KITCHEN	190 FT	3555 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1707	OPEN
1035 -006	YES	NC-S	BANK OF AMERICA FINANCIAL CENTER	190 FT	3565 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1707	TEMPORARILY CLOSED
1035 -006	YES	NC-S	CAL-MART SUPERMARKET	190 FT	3575 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1707	OPEN

KEY:
NC-S = NEIGHBORHOOD COMMERCIAL SHOPPING CENTER
NC1 = NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT
NCD = SACRAMENTO NEIGHBORHOOD COMMERCIAL

300' Radius Map
3519 California Ave. San Francisco, CA



NotificationMaps.com

Radius Maps Owner and Occupant Lists Mailing Services

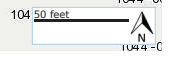
866.752.6266 toll free
 949.613.8341 fax
 sales@notificationmaps.com

Mailing Address Only:
 668 N Coast Hwy #401
 Laguna Beach, CA 92651

www.notificationmaps.com

KEY

- LOT FRONTAGE:** —
- COMMERCIAL PROPERTIES:** —
- SUBJECT PARCEL:** —





Radius Maps Owner and Occupant Lists Mailing Services

August 5, 2020

TO: San Francisco Planning Department
1650 Mission St. #400
San Francisco, CA 94103

COPY TO:

RE: Abutting Notification Package - 3519 California St. San Francisco, CA

To Whom It May Concern:

As per the city of San Francisco Planning Department, noted in the 'Pre-Application Meeting Packet' instructions, the map and list provided by NotificationMaps.com matches the following description and requirements:

- *Invite all Neighborhood Organizations for the neighborhood(s) in which the project site is located, as defined on the Planning Department Neighborhood Groups Map.*
- *Invite all owners and residents of properties that are abutting (next to), and directly across the street from, the project site. If the project site is on a corner, you must also invite owners and occupants of the properties across both streets, and the corner property diagonally across the intersection.*
- *Applicants must also e-mail the neighborhood organizations, as physical mail and post office boxes may not be checked at this time.*

This property information was acquired through the County Assessor's office. Further, the information is based upon the most up-to-date records of the county tax assessor and is deemed reliable but is not guaranteed. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Please contact me at (415) 367-4286 ext. 119 or email monica@notificationmaps.com if you have questions.

Thank you,

Monica Galvez

Monica Galvez

AFFIDAVIT OF CONDUCTING A PRE-APPLICATION MEETING

I, Ruben Rodela , 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 a Project Application with the Planning Department in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at Virtual Meeting (Go-To Meeting Virtual Room) (location/address) on 8/25/20 (date) from 6:00 PM (time).
3. I have included the mailing list, meeting invitation and postmarked letter, sign-in sheet, issue/response summary, and ~~reduced~~ plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

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

EXECUTED ON THIS DAY, September 16th, 2020 IN SAN FRANCISCO.



Signature

Ruben Rodela

Name (type or print)

sponsor (GWA Architecture)

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

3519 California St. San Francisco, Ca

Project Address



GWA Architecture Inc.

Member of American Institute of Architects
1000 Corporate Center Drive
Suite 550

Date: 8/10/20

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at **3519 California Street**, cross streets Locust & California (Block/Lot#: 1035/001; Zoning: NC-S-Neighborhood Commercial, Shopping Center), in accordance with the San Francisco Planning Department’s Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsors 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 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 filing a Project Application with the Planning Department. 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:
The Development Proposal is to:

All Formula Retail uses subject to a Conditional Use Authorization.
Construct a new 1,141 square foot tenant improvement for a Panda Express restaurant in an existing space.

Existing bldg square footage: 1,141 Proposed: 1,141 Permitted: 1,141

MEETING INFORMATION:

Property Owners names: Edward Plant Company, Inc. c/o Jerry Moskowitz
Project Sponsors: Michael Cadell (Panda Express), Ruben Rodela (GWA Architecture)
Contact information: Michael.Cadell@PandaRG.com / Ruben@GaryWang.com
Meeting Address: Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/290569269>. You can also dial in using your phone. United States (Toll Free): 1 877 309 2073. Access Code: 290-569-269.
New to GoToMeeting? Get the app now and be ready when your first meeting starts: <https://global.gotomeeting.com/install/290569269>.
Date of meeting: **Tue, Aug 25, 2020**
Time of Meeting: **6:00 PM - 9:00 PM (PDT)**

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: 8/25/20

Meeting Time: 6:00 PM

Meeting Address: Virtual Meeting (Go-To Meeting Virtual Room)

Project Address: 3519 California Street, San Francisco, CA

Property Owner Name: Edward Plant Company c/o Jerry Moskowitz

Project Sponsor/Representative: Ruben Rodela (GWA Architecture) & Michael Cadell (Panda Express)

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. <u>Kathy De Vincenzi</u>	<u>Laurel Heights Improvement Assoc. of SF, Inc.</u>	<u>22 Iris Ave</u>	<u>krdevincenzi@gmail.com</u>	<input type="checkbox"/>
2. <u>Michael, Brian</u>				<input type="checkbox"/>
3. <u>Ernest Mariotto</u>				<input type="checkbox"/>
4. <u>Dr. Jerome Seroumza</u>				<input type="checkbox"/>
5. <u>Joyce Szadina</u>				<input type="checkbox"/>
6. _____				<input type="checkbox"/>
7. _____				<input type="checkbox"/>
8. _____				<input type="checkbox"/>
9. _____				<input type="checkbox"/>
10. _____				<input type="checkbox"/>
11. _____				<input type="checkbox"/>
12. _____				<input type="checkbox"/>
13. _____				<input type="checkbox"/>
14. _____				<input type="checkbox"/>
15. _____				<input type="checkbox"/>
16. _____				<input type="checkbox"/>

SUMMARY OF DISCUSSION FROM THE PRE-APPLICATION MEETING

Meeting Date: 8/25/20

Meeting Time: 6:00 PM

Meeting Address: Virtual Meeting (Go-To Meeting Virtual Room)

Project Address: 3519 California Street, San Francisco, CA

Property Owner Name: Edward Plant Company c/o Jerry Moskowitz

Project Sponsor/Representative: Ruben Rodela (GWA Architecture) & Michael Cadell (Panda Express)

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Kathy Devincenzi (Laurel Heights Improvement Association of SF, Inc.)

Concerned about delivery times and delivery method. Where would deliveries come from?

Project Sponsor Response: Deliveries would occur through the front of the store (California Street) since it is the only exit and entrance to the space. Deliveries occur in the mornings around 7-8am, before opening. Operator is open to reschedule delivery times, if needed.

Question/Concern #2: Dr. Jerome Seroumza

There is concern from the existing Starbucks currently operating in the plaza. Time of their deliveries is 11pm or early in the morning.

Project Sponsor Response: Same response as concern #1.

Question/Concern #3: Dr. Jerome Seroumza

Concern with trash, homelessness in the center, vermin, crime, pollution and people loitering in the parking lot.

Project Sponsor Response: In regard to trash, we mentioned we will be using the shared trash enclosures behind the building. These enclosures are locked with a cage. We mentioned this restaurant is for pick-up only and would discourage customers from loitering in the parking lot. There is also no restroom for customers. For rodent control, Panda will be working with the landlord to provide pest control around the building. Landlord to help provide mitigation measures around the building by providing parking security and increase trash management.

Question/Concern #4: Kathy Devincenzi

Concern on hours of operation. Concern about noise if operating hours run late.

Project Sponsor Response: _____

Business operating hours are proposed from 10am to 10pm. Hours could vary depending on the customer pattern after the restaurant is open.

Question/Concern #5: Kathy Devincenzi

Can you confirm the signs are non-illuminated, non-flashing, no neon and adhere to the sign criteria for Laurel Village?

Project Sponsor Response: We are working with the Planning Department staff to revise the elevations and sign sizes.

Question/Concern #6: Kathy Devincenzi

How will employees commute to the store?

Project Sponsor Response: Employees are encouraged to use public transportation, walk and/or use bicycle to commute to the store. This would help alleviate parking in the rear of the building.

Question/Concern #7: Dr. Jerome Seroumza

How will you treat grease waste from oil? Will grease run through the sewer system?

Project Sponsor Response: We are proposing to use an indoor grease interceptor (Schier model) to treat the grease waste. This will prevent grease from running into the main sewer system. This unit will be underground, under our space, and will be cleaned out periodically by a professional maintenance company.

Question/Concern #8: Joyce Szadina

Concerned about environmental issues and chemical use from fast food restaurants. Concerned about the exhaust fumes from the kitchen.

Also concerned about the noise from the rooftop units at nighttime.

Project Sponsor Response: _____

Panda uses a mushroom blower fan, which will be adjusted to comply with the City's sound emission code requirement.

BLOCK/LOT	TYPE	NAME	ADDRESS	CITY	STATE	ZIP
1018-003A	OWNER	BARBERINI 1988 TRUST	40 DANVILLE OAK PL	DANVILLE	CA	94526-2430
1018-003A	RESIDENT	RESIDENT	451 LOCUST ST	SAN FRANCISCO	CA	94118-1844
1018-003A	RESIDENT	RESIDENT	453 LOCUST ST	SAN FRANCISCO	CA	94118-1844
1018-003A	RESIDENT	RESIDENT	455 LOCUST ST	SAN FRANCISCO	CA	94118-1844
1018-003B	OWNER	GIULIANI MARY	42 MARVEL CT	SAN FRANCISCO	CA	94121-1719
1018-003B	RESIDENT	RESIDENT	3506 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1708
1018-003B	RESIDENT	RESIDENT	3508 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1708
1018-003C	OWNER	LOUIE YICK KUEN	3512 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1708
1018-003C	RESIDENT	RESIDENT	3514 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1708
1034-008, 1035-001	OWNER	BI-SKAN LTD	1963 S 1200 E	SALT LAKE CITY	UT	84105-3510
1034-008	BUSINESS OWNER	BUSINESS OWNER	3509 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1707
1034-008	BUSINESS OWNER	BUSINESS OWNER	3505 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1707
1034-008	BUSINESS OWNER	BUSINESS OWNER	3501 CALIFORNIA ST STE 200	SAN FRANCISCO	CA	94118-1743
1034-008	BUSINESS OWNER	BUSINESS OWNER	3501 CALIFORNIA ST STE 201	SAN FRANCISCO	CA	94118-1743
1034-008	BUSINESS OWNER	BUSINESS OWNER	3501 CALIFORNIA ST STE 202	SAN FRANCISCO	CA	94118-1743
1035-001	BUSINESS OWNER	BUSINESS OWNER	3525 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1707
1035-001	BUSINESS OWNER	BUSINESS OWNER	3519 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1707
1035-001	BUSINESS OWNER	BUSINESS OWNER	3515 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1707
1035-004	OWNER	CALIFORNIA STREET RETAIL LLC	940 EMMETT AVE	BELMONT	CA	94002-3881
1035-004	BUSINESS OWNER	BUSINESS OWNER	3535 CALIFORNIA ST	SAN FRANCISCO	CA	94118-1707
1043-001	OWNER	WONG CHRISTOPHER MICHAEL	1 MANZANITA AVE	SAN FRANCISCO	CA	94118-2769
1043-030	OWNER	PHILLIPS PATRICK J	6 BAY VISTA CT	MILL VALLEY	CA	94941-1603
1043-030	RESIDENT	RESIDENT	97 MAYFAIR DR	SAN FRANCISCO	CA	94118-2764
1043-030	RESIDENT	RESIDENT	95 MAYFAIR DR	SAN FRANCISCO	CA	94118-2764
1043-030	RESIDENT	RESIDENT	93 MAYFAIR DR	SAN FRANCISCO	CA	94118-2764
1043-030	RESIDENT	RESIDENT	91 MAYFAIR DR	SAN FRANCISCO	CA	94118-2764
Neighborhood Group - Presidio Heights		Kathryn Devincenzi Lural Heights Improvement Association of SF, Inc.	22 Iris Avenue	San Francisco	CA	94118
Neighborhood Group - Presidio Heights		Catherine Stefani Board of Supervisors	1 Dr. Carlton B Goodlett Place, Room #244	San Francisco	CA	94102-4689
Neighborhood Group - Presidio Heights		Ron Blatman Presidio Heights Association of Neighbors	55 Temescal Terrace	San Francisco	CA	94118
Neighborhood Group - Presidio Heights		Rose Hillson Jordan Park Improvement Association	3844 Clay Street	San Francisco	CA	94118-1616
Neighborhood Group - Presidio Heights		Vas Kiriiris Fillmore Merchants & Improvement Association	115 Parker Avenue	San Francisco	CA	94118-2607
Neighborhood Group - Presidio Heights		Traci Teraoka Sacramento Street Merchant Association	2443 Fillmore Street, #198	San Francisco	CA	94115
Neighborhood Group - Presidio Heights		Billy Lee Oak Grove Group	3461 Sacramento Street	San Francisco	CA	94118
Neighborhood Group - Presidio Heights		Jane Natoli Grow the Richmond	2505 Oak Street	Napa	CA	94559
Neighborhood Group - Presidio Heights		Brandon Ponce California-Locust Block Neighbors Group	P.O. Box 590933	San Francisco	CA	94159
Neighborhood Group - Presidio Heights		Michael Chen Northern Neighbors	3550 California St, Apt. 9	San Francisco	CA	94118
Neighborhood Group - Presidio Heights		Dave McMorran San Francisco Citizens for Considered Development	1280 Mission Street	San Francisco	CA	94103
Neighborhood Group - Presidio Heights			355 11th St, Suite 200	San Francisco	CA	94103

TYPE	NAME	EMAIL ADDRESS
Neighborhood Group - Presidio Heights	Kathryn Devincenzi Laural Heights Improvement Association of SF, Inc.	KRDevincenzi@gmail.com
Neighborhood Group - Presidio Heights	Catherine Stefani Board of Supervisors	Catherine.Stefani@sfgov.org; Ellie.MillerHall@sfgov.org; Wyatt.Domnelly-Landolt@sfgov.org; Daniel.Herzstein@sfgov.org
Neighborhood Group - Presidio Heights	Richard Rabbitt Temescal Terrace Association	richard.rabbitt@stanfordalumni.org
Neighborhood Group - Presidio Heights	Ron Blatman Presidio Heights Association of Neighbors	ronblatman@gmail.com
Neighborhood Group - Presidio Heights	Rose Hillson Jordan Park Improvement Association	gumbys5@att.net
Neighborhood Group - Presidio Heights	Vas Kiriinis Fillmore Merchants & Improvement Association	vas@zincdetails.com
Neighborhood Group - Presidio Heights	Traci Teracka Sacramento Street Merchant Association	traciteracka@me.com
Neighborhood Group - Presidio Heights	Billy Lee Oak Grove Group	leeway_e@yahoo.com
Neighborhood Group - Presidio Heights	Jane Natoli Grow the Richmond	hello@growtherichmond.com
Neighborhood Group - Presidio Heights	Brandon Ponce California-Locust Block Neighbors Group	brandonponce@yahoo.com
Neighborhood Group - Presidio Heights	Michael Chen Northern Neighbors	hello@northernneighbors.org
Neighborhood Group - Presidio Heights	Dave McMorran San Francisco Citizens for Considered Development	northbaycitizens@gmail.com



PANDA EXPRESS, INC.
1853 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.279.9598
Facsimile: 626.272.2868

All data, design, arrangement and plan is hereby set forth as a preliminary design and is subject to change without notice. It is the responsibility of the client to verify all information and data provided herein. No responsibility is assumed for any errors or omissions. The design, arrangement and plan may be modified without the written permission of Panda Express, Inc.

REVISIONS

NO.	DATE	DESCRIPTION

ISSUE DATE:

1. PRELIMINARY 06.04.20

DRAWN BY: RGH/WHM

PANDA PROJECT #: S21-07702

ARCHITECTURE #: 19436



GARY WANG & ASSOCIATES, INC.
1605 Central Expressway, Suite 500
San Jose, CA 95128
Tel: (408) 262-0888 Fax: (408) 262-7191
www.garywang.com

PANDA EXPRESS
LAUREL VILLAGE SHOPPING CENTER
3819 CALIFORNIA STREET
SAN FRANCISCO, CA 94118

A-100

SITE PLAN
ARCHITECTURAL

PROPERTY OWNER
ARMY ANDORF PIZZA
80 CALIFORNIA ST
SAN FRANCISCO, CA 94108
T: 415.421.8889 F: 415.421.8889
pizzeria@armyandorf.com

CLIENT
MONDEL DOREL SA PROJECT MANAGER
1000 MARKET STREET
SAN FRANCISCO, CA 94102
T: 415.435.9100 F: 415.435.9100

APPLICANT
GARY WANG & ASSOCIATES
300 COPPOCKS CENTER, SUITE #808
SAN FRANCISCO, CA 94104
T: 415.392.8888 F: 415.392.8888

TEAM DIRECTORY A

Scale: NTS | A-100

PANDA EXPRESS	
DESIGN AREA	1. SITE PLAN
MEASUREMENTS	2. MEASUREMENTS
INDOOR SEATING	3. MEASUREMENTS
OUTDOOR SEATING	4. MEASUREMENTS
PROPERTY CLASSIFICATION	5. MEASUREMENTS
GROUP PER BUSINESS	6. MEASUREMENTS
TYPE OF CONSTRUCTION	7. MEASUREMENTS
REMARKS	8. MEASUREMENTS

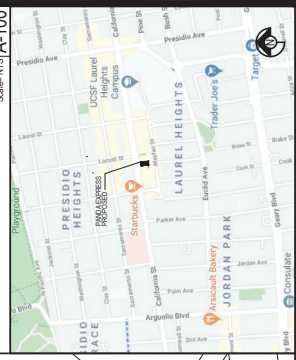
PROJECT INFO B

Scale: NTS | A-100

- ① LIMIT OF CONSTRUCTION
- ② INSURING COULDE
- ③ PAPERWAY
- ④ PAPERWAY
- ⑤ BIRKMAN

KEYNOTES C

Scale: NTS | A-100



VICINITY MAP D

Scale: NTS | A-100



FOR REFERENCE ONLY

SITE PLAN 1

Scale: 1/16" = 1'-0" | A-100



PANDA EXPRESS, INC.
1833 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.799.9999
Facsimile: 626.377.2889

All work, design, arrangement and plan is subject of
information provided on the project of Panda
Express. No other work, design, arrangement or plan may be
made without the written permission of Panda Express, Inc.

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE:

PROV. SUBMITTAL: 05/24/20

DRAWN BY: RQJ/HMM

PANDA PROJECT #: S21-07702

ARCH PROJECT #: 19436

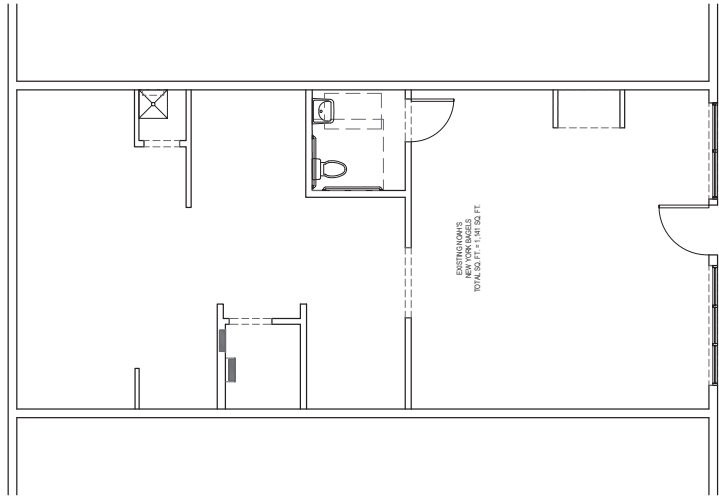
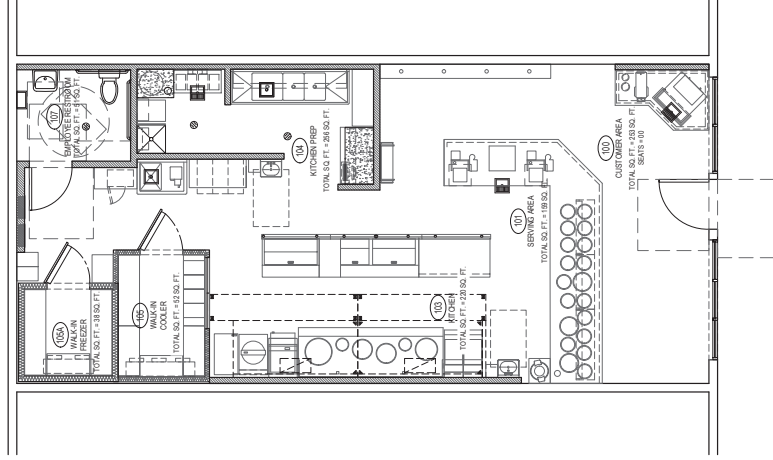


GARY WANG
& ASSOCIATES, INC.
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WWW: www.garywang.com

PANDA EXPRESS
LAUREL VILLAGE SHOPPING CENTER
3819 CALIFORNIA STREET
SAN FRANCISCO, CA 94119

A-101

EXISTING AND PROPOSED
FLOOR PLAN



PROPOSED FLOOR PLAN 1
Scale: 1/4" = 1'-0" A-101



EXISTING FLOOR PLAN 2
Scale: 1/4" = 1'-0" A-101



PANDA EXPRESS, INC.
1851 Walnut Grove Ave.
Rosemead, California 91770
Telephone: 626.796.9988
Facsimile: 626.772.6286

All fees, design, engineering and plans included in
this contract shall remain the property of Panda
Express, Inc. No part of this contract, including
plans, specifications, drawings, or any other data
herein, shall be used for any other project without the
written permission of Panda Express, Inc.

REVISIONS

NO.	DESCRIPTION	DATE

ISSUE DATE: 06-04-20
BY: PRY/SUBMITTAL

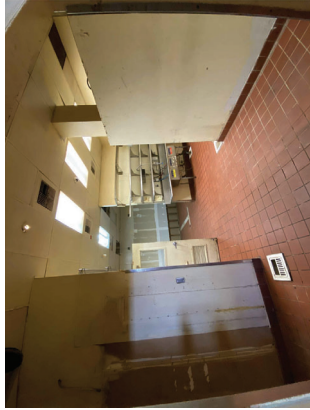
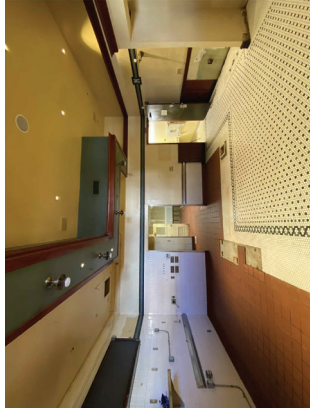
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ARCH PROJECT #: 19435

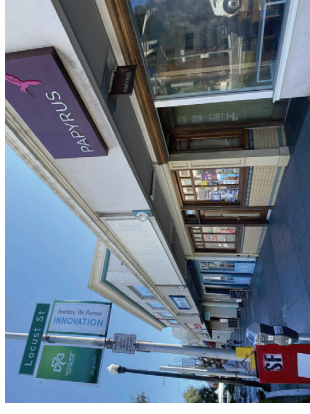
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TEL: (408) 386-8888 Fax: (408) 766-7191
WWW: www.garywang.com

PANDA EXPRESS
LAUREL VILLAGE SHOPPING CENTER
3519 CALIFORNIA STREET
SAN FRANCISCO, CA 94119

A-200.1
EXISTING SITE PHOTOS
FLOOR PLAN



EXISTING INTERIOR PHOTOS 2
Scale: NTS A-200.1



EXISTING EXTERIOR PHOTOS 1
Scale: NTS A-200.1

Ruben Galvez
GWA Architecture, Inc.
1000 Corporate Center Dr.
Suite 550
Monterey Park, CA 91754

SANTA ANA CA 926

11 AUG 2020 PM 3 L



Ruben Galvez
Project Sponsor
1000 Corporate Ctr Dr Suite 550
Monterey Park CA 91754-7613