

Received at CPC Hearing 3/5/20
D Weissglass

March 3, 2020

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

Mr. Weissglass,

This is a letter in support for The Grateful Dog on Lombard Street in regards to their Planning Commission hearing on Thursday, March 5, 2020. My husband and I are property owners in the Sunset neighborhood, both work in San Francisco and are **fully in support of the Grateful Dog** continuing to offer outdoor space for their day-time and boarding customers.

We bring our rescue dog to The Grateful Dog for day-time and overnight boarding. We care very much about the health and happiness of our rescue dog and are confident in the quality and trustworthiness of this business, it's owners and employees. We don't live in Cow Hollow where they are located, but we value their services so much that we drive across town when we need day-time and boarding services.

If The Grateful Dog were not allowed to continue to operate as they do now, and offer outdoor day-time and boarding services, it would be an additional burden on our lives and our ability to access the services we need in the city. Making it harder for people to live in San Francisco only diminishes our quality of life and that does not seem fair.

Thank you for your consideration and for reading my input on this matter.

Margaux Kelly and Nate Kapinos
1338 48th Ave
San Francisco, CA 94122



SAN FRANCISCO PLANNING DEPARTMENT

Received at CPC Hearing 3/5/20
D. Weissglass

Planning Commission Draft Motion

HEARING DATE: MARCH 5, 2020

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Record No.: 2018-012576CUA
Project Address: 1769 LOMBARD STREET
Zoning: NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District
40-X Height and Bulk District
Block/Lot: 0506 / 027
Project Sponsor: Tuija Catalano
Reuben, Junius & Rose, LLP
One Bush Street, Suite 600
San Francisco, CA 94104
Property Owner: MXD Real Estate LLC
P.O. Bos 170306
San Francisco, CA 94121
Staff Contact: David Weissglass – (415) 575-9177
david.weissglass@sfgov.org

ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 145.2, AND 712 TO AUTHORIZE AN OUTDOOR ACTIVITY AREA IN CONJUNCTION WITH A PREVIOUSLY-AUTHORIZED KENNEL USE (MOTION NO. 20355) LOCATED AT 1769 LOMBARD STREET, LOT 027 IN ASSESSOR'S BLOCK 0506, WITHIN THE NC-3 (NEIGHBORHOOD COMMERCIAL, MODERATE SCALE) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On September 13, 2018, Tuija Catalano of Reuben, Junius & Rose, LLP (hereinafter "Project Sponsor") filed Application No. 2018-012576CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use Authorization to authorize a Kennel Use (d.b.a. "The Grateful Dog") (hereinafter "Project") at 1769 Lombard Street, Block 0506 Lot 027 (hereinafter "Project Site").

The Project is not a project under CEQA Guidelines Sections 15060(c) and 15378 because there is no direct or indirect physical change in the environment.

On December 13, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-012576CUA. The use was approved with conditions. After the hearing and finalization of Motion No. 20355 authorizing the Kennel Use, it was determined that Motion No. 20355 did not include Conditional Use authorization for the use of the rear yard as an Outdoor Activity Area and that a new hearing would be required to authorize the Outdoor Activity Area.

On January 16, 2020, the case was continued without a public hearing to the February 13, 2020 public hearing. On February 13, 2020, the case was continued without a public hearing to the March 5, 2020 public hearing.

On March 5, 2020, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-012576CUA regarding the authorization of the Outdoor Activity Area.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-012576CUA is located at 1650 Mission Street, Suite 400, 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. 2018-012576CUA, 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 includes authorization of the Outdoor Activity Area at the rear of the property by use of the Kennel Use (d.b.a. "The Grateful Dog"), which was authorized per Planning Commission Motion No. 20355 on December 13, 2018.
3. **Site Description and Present Use.** The Project is located on Lot 027 in Assessor's Block 0506. The Project Site contains a two-story building including the Kennel Use at the ground floor and a dwelling unit above.
4. **Surrounding Properties and Neighborhood.** The Project Site is located within the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District in the Marina neighborhood. The immediate context is mixed in character with residential, commercial, and automotive uses. The immediate neighborhood includes one-to-three-story residential and commercial development as well as automotive uses to the east and west along Lombard Street and two-to-four-story residential developments to the south and north. Moscone Recreation Center is located about one block to the north of the Project Site. Other zoning districts in the vicinity of the project site include: RH-2 (Residential – House, Two Family), RH-3 (Residential – House, Three Family), RM-2 (Residential – Mixed, Moderate Density) and P (Public) Zoning Districts.

5. **Public Outreach and Comments.** Prior to submitting the application, the sponsors held a Department-facilitated pre-application meeting; there were four attendees who raised concerns regarding noise, odor, and operations. Prior to the December 13, 2018 hearing authorizing the Kennel use, the Department received 23 letters of support and a support petition with 127 signatures. Staff had also received one phone call from a neighbor with concerns about noise and odor from the rear yard, and 3 additional letters of opposition. Since the December 13, 2018 hearing, the Department has received 21 additional emails of opposition. These emails focus on the persistence of noise and odor concerns, treatment of dogs, and lack of effort in abiding to conditions of Motion No. 20355.
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. **Use.** Planning Code Section 712 states that a Conditional Use Authorization is required to operate a Kennel, as defined by Planning Code Section 102, at the first or second story in the NC-3 Zoning District.

The Kennel Use was authorized on December 13, 2018 per Planning Commission Motion No. 20355.

- B. **Outdoor Activity.** Planning Code Section 712 states that a Conditional Use Authorization is required for an Outdoor Activity Area, as defined by Planning Code Section 102.

The Project Sponsor intends to include outdoor activity per Planning Code Section 712 in conjunction with the Kennel Use. The Outdoor Activity included with this proposal is use of the rear yard of the property for dogs. The outdoor activity area is to be a 4" thick concrete slab, sealed, with slopes to drainage. The area is to be surrounded by an 18" tall concrete curb to prevent dogs from accessing adjacent properties, topped with a 4' tall wooden fence. Per Condition 20 of Planning Commission Motion No. 20355, dogs are only to be permitted in the rear yard between the hours of 7 a.m. to 7 p.m. daily.

- C. **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.

Planning Commission Motion No. 20355, which authorized the Kennel Use, included the addition of two double-hung wood windows at the front façade adjacent to the establishment's entrance door.

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 Project does not propose the construction of any new structures or expansion of the existing building on the lot. The use of the rear yard is necessary for the Kennel operators to allow the dogs to access outdoor space on the property. The use of the rear yard for outdoor activity area is to be limited to the hours of 7 a.m. to 7 p.m. daily.

- 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 height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope at all.

- (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;

The Planning Code does not require parking or loading for the establishment. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide, as this is authorization of an existing Kennel use with use of the rear yard.

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

Per Motion No. 20355, the establishment will address noise concerns by instituting policies preventing employees from raising voices to dogs, developing a new Grateful Dog Policy Manual, and consulting a licensed sound engineer to determine best practices and ensure that the premises are adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises. The establishment will also address odor concerns by replacing artificial turf with concrete and adding a concrete curb at the perimeter of the rear yard, increasing use of bio-enzymatic product treatment to three times per week, applying sealer to new concrete, maintaining drainage to sewer inlet, and adding a new fence inboard of property line to prohibit access to property line fence, and instituting a fly eradication program. The use will also continue to be subject to all additional conditions set forth in Planning Commission Motion No. 20355.

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

The proposed outdoor activity area in the rear yard will be treating according to the operational conditions of Planning Commission Motion No. 20355.

- 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 proposed project is consistent with the stated purposes of NC-3 Districts in that the intended use is located at the ground floor and will support an establishment providing a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

8. **Outdoor Activity Areas in NC Districts.** In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the extent to which the following criteria are met:

- A. The nature of the activity operated in the Outdoor Activity Area is compatible with surrounding uses.

Having implemented the "action plan" measures, including those adopted per Planning Commission Motion No. 20355, the rear yard use is to be compatible with surrounding uses. Dogs are not to be allowed to utilize the rear yard except during the hours of 7 a.m. to 7 p.m. daily.

- B. The operation and design of the Outdoor Activity Area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences.

The rear yard patio is enclosed with property line fences ensuring privacy to neighbors. The rear yard treatment conditions set forth by Planning Commission Motion No. 20355 include the replacement of artificial grass in the rear yard with concrete and drainage, including a curb around the perimeter. Treatment of the rear yard is to increase from once-a-month to three times per week. With the introduction of these measures and additional enforcement by the Department of Public Health, the Outdoor Activity Area is not expected to significantly disturb the livability of surrounding residences.

- C. The Hours of Operation of the activity operated in the Outdoor Activity Area are limited so that the activity does not disrupt the viability of surrounding uses.

The Project will continue to be subject to all conditions of Planning Commission Motion No. 20355, including condition no. 20, limiting the usage of the rear yard between the hours of 7 a.m. to 7 p.m. daily.

9. **General Plan Compliance.** The General Plan Consistency Findings set forth in Section ## of Motion No. 20355 apply to this Motion and are incorporated herein as though fully set forth.
10. **Planning Code Section 101.1(b).** The General Plan Priority Policy Findings of Planning Code Section 101.1 as set forth in Motion No. 20355 apply to this Motion and are incorporated as though fully set forth herein.
11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) as outlined in Motion No. 20355 that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. 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. 2018-012576CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 15, 2018, 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 March 5, 2020.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 5, 2020

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to authorize an Outdoor Activity Area in conjunction with an existing Kennel Use (d.b.a. "The Grateful Dog"), authorized on December 13, 2018 per Planning Commission Motion No. 20355, located at 1769 Lombard Street, Block 0506, Lot 027 pursuant to Planning Code Sections 303, 145.2, and 712 within the NC-3 (Neighborhood Commercial, Moderate Scale) District and a 40-X Height and Bulk District; in general conformance with plans, dated **October 15, 2018**, and stamped "EXHIBIT B" included in the docket for Record No. **2018-012576CUA** and subject to conditions of approval reviewed and approved by the Commission on **March 5, 2020** under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 5, 2020** under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

MONITORING - AFTER ENTITLEMENT

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

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

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

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

10. **Interagency Consultation.** Department staff shall continue to coordinate with members of the Department of Public Health (DPH) to ensure that adequate noise, sound, odor, and other nuisance abatement standards shall be implemented and remain in place for the subject property. Department staff shall implement additional conditions in accordance with guidance from DPH.

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

11. **Neighborhood Meeting.** The Project Sponsor shall conduct one additional neighborhood meeting, which shall be attended by Department staff. This meeting will update the neighbors on the range of proposed measures to address issues related to noise, sound, odor, and other nuisances.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

12. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
13. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
14. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
15. **Rear Yard ~~Hours of Operation~~ Restrictions.** The Project Sponsor shall ensure that no more than eight dogs shall be permitted in the rear yard at any time and that no dogs may be allowed to utilize the rear yard except during the hours of 7 a.m. to 7 p.m. daily. These hours-numbers are subject to change by Department staff.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Roof Deck Policy not found on CPC Website.
Official Roof Deck Policy stalled since 2018.

Roof Deck should be defined as: *“open space on the uppermost area of a structure requiring a stairpenthouse or a hatch for access”*.

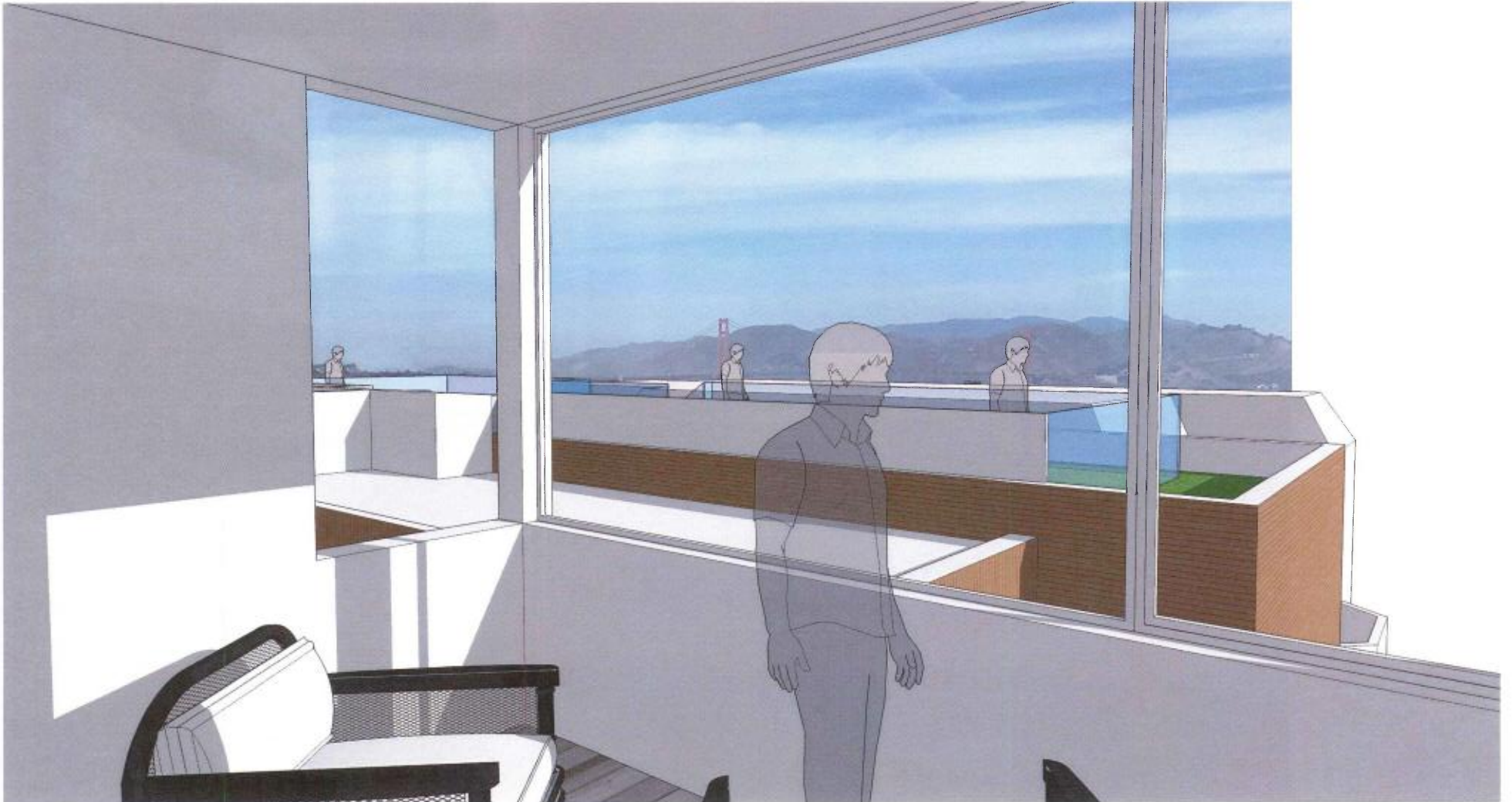
Plans conflate this with a “roofdeck” that is off living space, created by setbacks that reduce the mass, particularly setbacks overlooking rear yards. These should be called *“terraces”* per Dictionary definition.

Roof Decks that require stairpenthouse or hatch should not be permitted on smaller projects if open space requirement can be met though preservation of natural, carbon capturing rear yards.

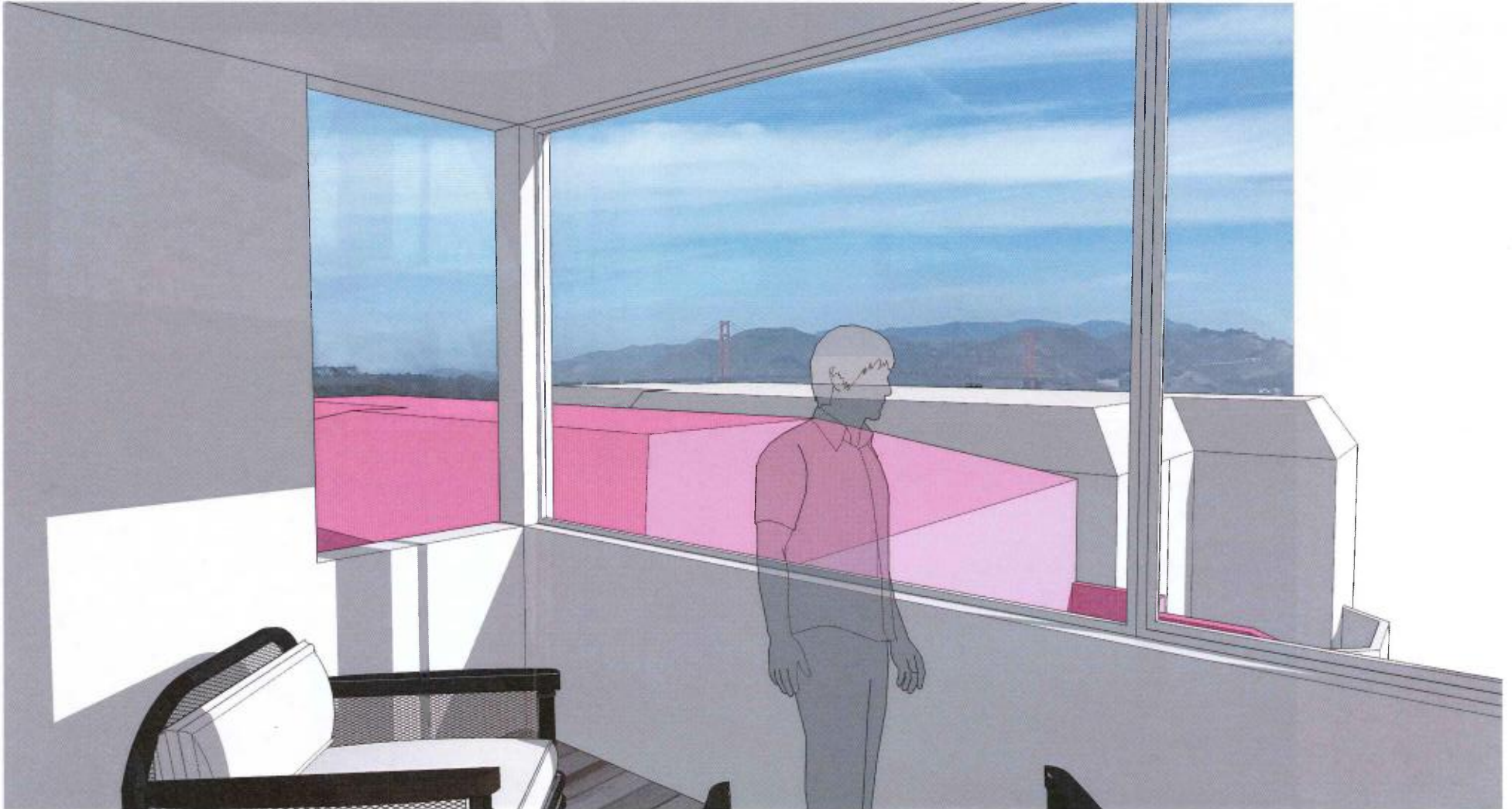
Negative Issues w/ Roof Decks Requiring Stairpenthouse or Hatch

- Adds Hundreds of Thousands of Dollars to Construction Cost/
Sales Price of One to Three Units -----
Which Decreases Relative Affordability
- Increases Mass
- Used for Marketing of Projects by Capturing Views: *“no one is entitled to a view”*
- Not Viable in Windy/Foggy City

NEW VIEW FROM 2ND FLOOR DINING ROOM
OF 2674 BROADWAY
(ORIGINAL DESIGN)



EXISTING VIEW FROM 2ND FLOOR DINING ROOM
OF 2674 BROADWAY



D. Meyer *2/20*

March 1, 2020

Planning Department
City and County of San Francisco
Case No. 2018-012576CUA
1650 Mission St. Suite 400
San Francisco, CA 94103
Attn: David Weissglass

Dear Planning Commissioners,

I share an apartment with a roommate that is located on top of the Grateful Dog at the very back of the property. In the more than 9 years I have been here I have never had any of the problems that some of the other neighbors are complaining about. I have seen many positive changes occur at the Grateful Dog and I have seen them grow into a very well-respected business that truly cares about its neighbors and their dogs. In my 8 years I've never had a problem with smells. They run a tight ship down there and keep the place clean and in order. I have a rooftop deck that I spend a lot of time on and the noise levels coming from the dogs is very minimal, mostly just dogs playing. The occasional barks I do hear from the Grateful Dog is immediately hushed by their employees. I actually hear more barking from other neighbor's houses and from the surrounding area than I do from the Grateful Dog. There are so many other, more pressing problems that should be addressed like the freeway that is Lombard Street, constant road construction going on and car break-ins in the neighborhood.

The owner and the staff at the Grateful Dog are very friendly and very accommodating. When our lobby glass door was broken into a couple years ago it was replaced with a steel door without a mail slot for packages. The Grateful Dog has gone out of their way to hold all of the packages for the residents of 1769 A and B and make sure that we get them safely and securely. The Grateful Dog provides a great service to many people in the surrounding area. San Francisco needs more small businesses like the Grateful Dog: very unique and very specialized. Please see attached photo of their backyard from my deck.

I support the Grateful Dog and hope the Planning Commission approves their application for a Conditional Use Permit.

Thanks for your time,
Augusto Cano
1769-B Lombard Street
San Francisco, CA 94123

This is a view of their backyard from my deck. We are the closest to The Grateful Dog's backyard of all the neighbors and have never had issue with them.



March 1, 2020

Planning Department
City and County of San Francisco
Case No. 2018-012576CUA
1650 Mission St. Suite 400
San Francisco, CA 94103
Attn: David Weissglass

Dear Mr. Weissglass,

I am writing this letter in support of my neighbor, The Grateful Dog Wellness Center. For the last three years I have lived directly above them, and I must say, they couldn't be better neighbors. When I was searching for a place to live in the Cow Hollow/Marina neighborhoods I came across this apartment, that sat right above The Grateful Dog. I was reluctant when it was disclosed to me that I would be living, not next to, but on top of a dog daycare. I was concerned about noise and traffic and odors that I would experience, but those worries were quickly put to rest. There are never any parking issues because people usually park right in front and drop off or pick up and leave. There are never any issues with noise. This was surprising to me at first because I thought the dogs that were there overnight would bark, but that is not the case. Like their human companions, dogs sleep at night! It was really reassuring to find that the place pretty much shuts down at night and everything is super mellow, and this comes from a very light sleeper.

As far as smells go, I have never had any issues with smells. I see that when the dogs relieve themselves outside their waste is quickly cleaned up. I say that I "see" because I actually do see this. I have an outside deck that sits right above the Grateful Dog's backyard, so I witness everything that goes on outside, please see the attached photo of my deck in relation to the Grateful Dog's outdoor space. My deck has a dedicated workout/CrossFit area. Being health conscious and a fitness enthusiast I spend a lot of time on my deck working out. I see that when the dogs do bark outside an employee is always there to quiet them down. I'm not a dog owner, and don't know all the training commands and how to get dogs to listen, but I will say that The Grateful Dog staff is very diligent in their procedures and the dogs always listen to them, they are true professionals.

I have come to know the owner, Ernie, and he has always asked about how things are going and if we can hear the dogs or smell any off-odors. I appreciate his concern and it's surely a

testament to how well that business is ran. I do hope that the commission approves their permit and they are able to continue operating. I know that they play a very important role in this neighborhood and it would be a travesty for the commission to arrive at anything short of total support and approval.

Sincerely,

Nathaniel Evanhoe
1769 Lombard ST. #B
San Francisco, CA 94123

Photo of my rooftop deck with their backyard just over that far wall with lights hanging.



March 1, 2020

Planning Department
City and County of San Francisco
1650 Mission St., Suite 400
San Francisco, CA 94103

Dear Planning Department of San Francisco,

I am writing on behalf of the Grateful Dog doggy daycare and our relationship with them as neighbors. For the last year, my fiancé and I have been living directly above this business in our apartment. I am happy to share that we have been very satisfied with how great our experience has been being their neighbors.

Immediately after moving in, it was apparent that the daycare is well known and respected within the community. San Francisco is filled with people who love their dogs and have high standards for the conditions and lifestyle for them. From what I can see and from what I have heard, this daycare goes above and beyond to make sure this standard is met. People don't just love this daycare; this daycare changes their lives tremendously. The Marina district in-particular is a very active community. It sometimes seems that there are more dogs than people here. These people rely on this daycare to watch and exercise their dogs while they are at work and I have heard numerous people genuinely afraid at the thought of this daycare at risk of closing. Some people even have stated they moved to this area solely for this daycare and the high praise it receives.

Regarding location and disturbance - there were a few things we questioned before moving in – Will it smell? What will the parking be like? Will it be bothersome when we are spending time at home? We were pleasantly surprised with the outcome of these answers. I see them constantly cleaning and performing maintenance on their property and I have never smelled a scent of “wet dog” or anything along those lines. Even with living so close we never have any problem with the sound and you would never know there were dogs right below us. I would consider our walls relatively thin, so this was very telling to us. Further, we have never had a problem with parking or traffic. Because this is a business where people are only dropping off and picking up their dogs, the flow of cars moves very quickly and there has never been a buildup or inconvenience of traffic around our street. Also, I noticed that people come at different times of the morning and afternoon so there isn't a rush of people dropping off all at one time.

I truly consider us lucky to have them as neighbors and they have made a clear effort to make sure they are a contributing and beneficial piece to our little neighborhood. The employees are always very friendly when I see them outside and have become very good neighbors as well. If we are not there to sign for a package, they let us send them next door and they keep them safe for us until we arrive. They have done us many favors over the time we have spent as neighbors and I really appreciate their sense of community. As a bonus, it has been great to walk out to my car in the morning and occasionally see some adorable dogs walking up.

Sincerely,

Seth and Elena Niermeyer

Case No. 2018-012576CUA

Planning Department
City and County of San Francisco
Attn: David Weissglass

Dear Mr. Weissglass and Commissioners:

We are writing on behalf of SFDOG, the largest dog advocacy group in San Francisco, to support a conditional use authorization for The Grateful Dog located at 1769 Lombard Street. The Grateful Dog is a woman-owned and operated small business that has offered quality dog care, boarding and training at this location since 2009.

Dog owners and guardians have very limited options for these types of businesses, which are often relegated to industrial areas, such as the Bayshore Blvd. area, or in cities outside of San Francisco. According to the San Francisco-SPCA, there are an estimated 200,000 dogs in San Francisco homes, shelters and rescues. It's important that people have resources to provide healthy and proper care for their animals where we live in such a densely populated area.

We believe The Grateful Dog has satisfied the requirements of its permit approved by the Planning Commission in 2018 and that the business will diligently comply with the provisions of the conditional use authorization. The Grateful Dog has committed to addressing concerns raised by the Planning Dept., and we are confident this business has a solid plan to mitigate such issues if they occur.

The Grateful Dog has robust processes and procedures for staff and for vetting its canine clients. The business has consistently earned favorable reviews and feedback. A recent customer review about The Grateful Dog says: *"It really doesn't get much better than this place. Courteous, careful, loving, cautious and professional. Really well run. You can tell they're in the right business -- and they have a heart, too."*

The Grateful Dog has been a productive and valued member of the Lombard neighborhood for more than a decade. The organization's ongoing business is critical in providing animal welfare services to families with pets and those who are looking to adopt in San Francisco, which is considered one of the most dog friendly places in the country.

We proudly support The Grateful Dog by urging the Commission to approve the permits for this trusted business and neighbor that has lived on Lombard Street for many years.

Sincerely,

Sally Stephens, Andrea Buffa and David Emanuel

Board Members
[SFDOG](#) (San Francisco Dog Owners Group)
P.O. Box 31071
San Francisco, CA 94131

Planning Department

Case No. 2018-012576CUA

City and County of San Francisco

Attn: David Weissglass

What in the world is happening to the Marina community when a handful of our neighbors can single-handedly try to shut down a local, woman-owned small business that has provided an incredibly valuable and trusted service for 10+ years? I don't get it!

This feels alarmingly familiar to the behavior that has been coming out of Washington over the last 4 years. It doesn't make sense that an established and permitted business is *forced to continue to jump through bureaucratic hoops* simply because a few people don't like it in "*their neighborhood*". What kind of precedent does this send to ALL business owners in the Marina, Pacific Heights, Presidio, Cow Hollow, Russian Hill, etc.? Who will this small group, or another small group of unhappy neighbors target next? Maybe they won't like the smell of a restaurant or salon, or the noise from a retail store or a bar during normal business hours, who knows what could be the next target.

I find it incredibly humbling to know that so many clients took the time to share their stories about the positive impact The Grateful Dog has had on their lives and their COMMUNITY. Isn't this an example of a neighborhood model that cities and neighborhoods try to aspire to and are *fortunate to support* when they have the opportunity to do so? America needs more success stories like The Grateful Dog.

Thank you for your consideration,

Mary Eichhorn
Pacific Heights & Marin

Kiesha Ramey-Presner
130 21st Ave.
San Francisco, CA 94121

3 March 2020

Mr. David Weissglass
Planning Department
Case No. 2018-012576CUA
City and County of San Francisco

Dear Mr. Weissglass,

I am writing to express my heartfelt support of The Grateful Dog. This is a tremendous small business in San Francisco that serves the immediate Marina neighborhood and well beyond.

It is no secret that in San Francisco, we love our dogs. In fact, you probably know that there are actually more dogs than San Francisco (120,000-150,000) than children (~115,000)! I have one of each, so feel particularly blessed. But being a 2-parent working household is exactly why my husband and I depend on the wonderful services The Grateful Dog offers.

Well-socialized and well-trained dogs make great community members. The Grateful Dog's daycare and training offerings go a long way towards promoting this effort. Dogs that stay home all day, every day, while their owners are (more than likely) at work get bored and can act out, both inside and outside the home. Being a dog owner means being responsible not only for their well-being, but the well-being of the community. And thus having a business that folks like my husband and I can turn to help ensure our fun-loving and energetic Husky/German Shepherd mix, Cady, gets the exercise and socialization that she needs on a consistent basis is critical.

Small businesses exist to serve their immediate communities, and I can think of no better example of this than The Grateful Dog. The three days each week I drop off and pick up Cady from this sunny little gem, I see others walking their dogs to and fro, and we smile and wave knowing that we are giving our pups the care they deserve. How fortunate we all are to be able to call The Grateful Dog a home away from home for the furry ones we love!

I hope that you will continue to support The Grateful Dog and other small businesses like it. Ernie Cervantes has built the very type of establishment that our communities need to thrive and keep families like mine in San Francisco, where we have lived for 20 years. We have enjoyed their services for the past 3 years - since Cady was just a few months old - and we intend to continue our relationship for the next many years. Cady wouldn't have it any other way!

Sincerely,

Kiesha Ramey-Presner

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

We adopted our husky, Teddy, 3 years ago almost to the day. San Francisco was a daunting place for him at first, and we had a hard time getting him to do so much as leaving the steps in front of our apartment (see image below). Given we both work office jobs we realized we would need a little help keeping Teddy active and occupied during the day, which led us to find the Grateful Dog.

Now, 3 years later, as we approach within blocks of the Grateful Dog's red door, Teddy lights up and pulls us in as quickly as he can. While I wish I could spend every day with Teddy, and I realize he sees the Grateful Dog employees more than us most days, I can see there's mutual love which gives me peace of mind. His eagerness to go to the Grateful Dog every day is a testament to how special this small business is to our life and community.

The Grateful Dog is a primary part of Teddy's life, and even his family. To lose it would be a significant loss to us and the City.

Best wishes,
Kira, Mike & Teddy



Dear Mr. Weissglass,

I am writing to express my wholehearted support for the Grateful Dog. We have been happy patrons at the Grateful Dog for over eight years, relying on their hospitality, training, and boarding services daily. They have always taken great care with my two dogs and the others in their charge, and always have shown a great deal of concern and respect for the neighborhood.

The full range of services and support that the Grateful Dog offers is unparalleled. I'm not sure how, with my full time job and travel, we could function without their full suite of services and 24/7 coverage. As a practical matter, my dogs cannot be left alone, as they are anxious and would lick themselves to the point of creating hot-spots and bark constantly and disturb the neighbors. (We have tried everything, but even crating resulted in more licking and barking, and having a dog walker come to the house once or even twice a day does not mitigate the problem.) But they are happy and calm and quiet at the Grateful Dog whether on regular stays or short-notice, which is absolutely essential, because I often travel for work with little notice.

Beyond that, they are just a wonderful team of people, who care for the dogs and their community. Already, they have adjusted their pick up and drop off hours to accommodate neighbors, and in my experience, they keep the business quiet except for those moments, when the dogs react to someone new coming to the door.

Thank you for your consideration, and please do not curtail the ability of the Grateful Dog to offer their essential services! I love my dogs and they greatly contribute to my quality of life. Without the services that the Grateful Dog provides, it would be impossible for me to have dogs in San Francisco. Please feel free to call me to discuss, if you have additional questions,

Karen E. Silverman

Karen E. Silverman

LATHAM & WATKINS LLP

505 Montgomery Street | Suite 2000 | San Francisco, CA 94111-6538

D: +1.415.395.8232 | M: +1.415.699.4262

Hello -

This letter is in support of the Grateful Dog SF. Our dog Coco attended Grateful Dog for daycare from 2018-2019. She was a small puppy when she first attended and having this service in our neighborhood made it extremely valuable to us as we worked long hours at work. Not mention she was well loved and looked after by the staff.

Leaving a dog home alone for long hours can cause a dog to act out in ways that can be harmful not only to owners but those around us as well. Having a well run business like Grateful Dog makes it possible for working owners to have a well socialized pup.

Well socialized and well trained dogs make for happy dogs and happy owners. Grateful Dog has been a staple in SF for the last 10 years and not having access to their great care and love of dogs for boarding and daycare would make it tremendously difficult for owners in SF.

While we no longer live in SF, we think back fondly to all our memories at Grateful and we know Coco misses the staff and her pup friends. We hope Grateful Dog will continue to live on.

Best Regards,
Alexandra Magnell
aamagnell@gmail.com

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

February 29, 2020

Dear Mr. Weissglass,

We are writing in support of The Grateful Dog, who cares for our dog Tate every day while we are at work. We are Bay Area natives and have lived in San Francisco proper for nearly 10 years.

They say it takes a village to raise a child, but it also takes one to raise a dog. The Grateful Dog is our village. We adopted Tate in April of 2018 from the SFSPCA and soon after discovered The Grateful Dog. He has been going to daycare there nearly every day for almost 2 years. It is one of his favorite places, and he drags us to their front door every morning. We feel so grateful to have this small business in our neighborhood where we know our dog is safe and happy. With so many small businesses being forced to close, it is important that we as a city fight to keep as many open as possible. Please allow The Grateful Dog to continue to operate for the families and dogs who rely on them every single day.

Warm Regards,

Allyson Robertson & Joseph Dobson (and Tate)

--

Allyson Robertson
allyson.robertson@gmail.com

March 1, 2020

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

To Whom It May Concern:

Hello, my name is Ariel Berwick and I have been using The Grateful Dog for playcare for the past four years. I am a teach 6th and 7th grade science nearby at Marina Middle School, so the Grateful Dog allows me the peace of mind to not worry about my dog should I end up staying late at school, which is honestly a frequent occurrence given the workload we teachers take on.

I have sent both my current and past dog to playcare at The Grateful Dog and have always been impressed with the care and attention my dogs have received. My previous dog, Rusty, was senior with a very mellow temperament. I always appreciated that the staff made sure he had a quiet when needed and that they paid close attention to his needs, often taking off his harness if they noticed he was too warm. I was also called on several occasions to see if I wanted his nails trimmed as staff had noticed they were getting long. My current dog, Albus, is much more energetic and still working on some of his manners as he is an adopted stray, but still The Grateful Dog has worked with him and he is always happy at drop-off and pick-up. The staff recognizes my dogs by name, which is impressive since our attendance is sporadic, depending my husband's work schedule.

The Grateful Dog provided a much needed service for our community. The Marina is a very dog friendly neighborhood and a reliable and trustworthy facility is an asset to the neighborhood. I appreciate that I can focus on my students knowing that the caring staff at The Grateful Dog is focused on my pup.

Sincerely,
Ariel Berwick
arielberwick@gmail.com

Hello team,

We saw your post on Instagram and want to share our support for your business.

San Francisco needs more small businesses who are mindful of care and love for not only the clients, but for animals, our neighborhoods, and our community. We love that The Grateful Dog is a supporter of these important things. We hope you have a long and successful business here in San Francisco and that you're able to share the love far and wide. Thank you for all you do. Best of luck!

Beth and Jeff Miller

San Francisco small business supporters and dog owners

--

[Bethany Miller](#)

302-222-2135

Dear City of SF,

We desperately need small business care for our pets. The attention and care that the Grateful Dog gives to my dog Phyllis is the best of the best. Before finding the Grateful Dog, previously boarded Phyllis at a corporate chain, where she was allowed to drink contaminated water in 100+ degree weather and went home with 6 different intestinal infections. It cost me \$6000 to cure her, with little to know apology. That would never happen at the Grateful Dog — they know me and Phyllis by name and treat her like one of their own. Please please please allow the Grateful Dog to stay where they are and stay open.

Thank you,
Brady Freeman

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

March 2, 2020

The Grateful Dog SF is an amazing local business that so many dog owners in San Francisco rely on daily to take care of their beloved pets. The staff here is amazing, and not only do I trust them - my dog Leo loves coming here and adores everyone who is there.

Leo has been going to The Grateful Dog since he was 6 months old and they have provided nothing but the best for him the last 2 years. Being a Consultant, I can sometimes work long hours and would have to have to leave him at home for more than 8+ hours during the day. I find so much comfort in knowing that he is running around playing with his friends in a safe and friendly environment all day instead of laying on the sofa staring out of a window wishing he was outside.

The mornings when I grab his leash and say "daycare" he gets so excited he almost doesn't know what to do with himself and pulls me out of the house. As soon as we turn the corner to pull up, he jumps up and looks out the window wagging his tail. He'll pull me (all 80lbs of him) to their red front door and shove his nose against it trying to get me to open it as quickly as possible. We are always greeted by a smiling staff member who Leo is over the moon excited to say good morning to every time.

San Francisco is a dog friendly city, and the Grateful Dog is such a huge part of so many dog owners everyday lives. Without them many of us would be forced to relocate in order to provide our dogs with the care that they need while we are at work.

We need to support our local businesses, especially those that are providing such an important service to the community. The Grateful Dog has been part of our community for 10+ years and it would not only be heartbreaking to see them forced to close their doors, it would be extremely disruptive to the lives of our neighbors who rely on this small business everyday.

Regards,

Briana Bramer
(Leo's mom)

Hi team! Saw your Instagram post and am sending you guys all the good thoughts and love. Riley and I don't know what we'd do without you!

Please feel free to present this letter below with a photo attached!!

Best wishes,
Cynthia and Riley

Dear SF Planning Department,

I have been a resident of San Francisco since 2013 and have been a proud dog owner of my poodle pup Riley since late 2018. Riley has been a regular part of the Grateful Dog pack for about a year now, and I always feel so lucky to have such an incredible small business in my neighborhood. I am a resident physician at UCSF and have a busy and often emotionally demanding schedule, and at the same time having Riley by my side has been so important in terms of maintaining my own health and happiness as I care for some of San Francisco's most vulnerable patients. The Grateful Dog has been an incredible team that Riley loves to be with as evidenced by how big goofy smile and wildly wagging tail when I'm at work. I am, like I'm sure many pet parents, very protective of my pup, and it takes a whole lot for me to feel comfortable entrusting Riley's care to another team, and the Grateful Dog team has gone above and beyond in terms of exceeding my expectations. Riley has many doggie best friends through the Grateful Dog and it is so nice to be able to run into Riley's pals and their families out and about - it brings me a sense of community and connection that I think is often so lacking these days. At a time when it feels that San Francisco is losing its spirit of kindness and community to large, impersonal corporations, I think it is more important than ever that the city continue to back dedicated and passionate small businesses like the Grateful Dog. The team is responsive, communicative, attentive, responsible, and caring with a constant eye to social outreach for the care of the city's vulnerable animals, and really represents the type of organization I hope to see around SF for many more years as I build my own practice here with Riley at my side.

Best wishes,
Cynthia Tsai, MD
Bay Area native, Pacific Heights resident



To whom it may concern,

I am not exaggerating when I say that without The Grateful Dog, I would not be able to live in San Francisco. I have fought tirelessly for the last ten years to keep my rescue dog, Murphy by my side. When my career took me to San Francisco, I was shocked at how hard it was to find a dog-friendly place to live or daily dog care.

Four and half years ago when I moved to the Marina, I left a neighboring dog care business that told me they "don't take dogs like Murphy" and walked into The Grateful Dog defeated and in tears. Ernie was at the front desk and welcomed Murphy in with open arms, immediately calming us both. Murphy can be timid around new people and suffers from separation anxiety which made finding care extremely difficult. Ernie assured me that with time, Murphy would "fit in just fine here". He was right. Within a week Murphy was just about tearing my arm off to get into The Grateful Dog. I had never seen anything like it. Murphy's timidness and separation anxiety have improved tremendously since he started going to The Grateful Dog which has immensely improved his quality of life.

Over the years, The Grateful Dog has provided the most amazing care for Murphy both during the day and overnight sometimes for more than a week at a time. My husband and I both have demanding jobs and sometimes have to travel with just a few hour notice. The Grateful Dog is always accommodating with our travel plans and we rest assured knowing that Murphy is in the best hands possible. I honestly do not know what we would do without this loving, caring and amazing small business in our neighborhood. Every single person that works there is so kind and truly loves what they do. The Grateful Dog has become a reliable constant that is so needed in our life.

As the years have passed, we have seen more and more small business forced out of the city leaving the city I fell in love with a memory and not a reality. Please consider supporting the few community-impacting businesses we have left. The Grateful Dog is everything to the people who take their dogs there.

Thanks,

Emily Knight Bash

To whom this Concerns:

I heard today that The Grateful Dog Marina is up for review this week and that with new zoning laws in place it has become increasingly difficult for them to stay open. I find this to be an incredible travesty. My "grand dog" has been a full time member of that community for nearly two years. Finn is an emotional support animal who lives with my daughter, Nicole. Nicole navigates through life one step at a time and it isn't always easy. As a matter of fact, some days are extremely difficult. Her family is thankful every day that she has Finn to support And love her unconditionally. And we are especially thankful that the Marina neighborhood has a loving and convenient dog care facility that is clean, safe, affordable and dependable so that she knows he is cared for as she would while she is at work. It's honestly a life-saver for Finn, Nicole and so many other dogs and their people who are part of The Grateful Dog family. The dogs who are under their care are happy, healthy and comfortable when they cannot be with their beloved owners.

Please understand that San Francisco is a dog-friendly city, but the cost of living can make it difficult to work and live there and have a friendly 4-legged companion. The Grateful Dog has made a huge difference to dog owners who will be lost without it. There is nothing like it in the area and many people will feel tremendously lost without it. The people who work there are not just conscientious dog-lovers- they are kind and gentle caregivers who can be trusted with the care of what for many is the most important part of their lives.

Please do what you can to work with the owners and employees and families associated with The Grateful Dog to keep them running.

Thank you
Jacqueline DiCenso
781-775-2080

March 1, 2020

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

I hope you will listen to my heartfelt plea to allow The Grateful Dog on Lombard Street to remain in business for doggie daycare and boarding.

The Grateful Dog is my dog's second home as I work a 40-hour week and also take care of my husband with health issues. I would be devastated without the services and support of The Grateful Dog along with my dog who loves her day care and boarding when needed.

To close a small business that so many San Francisco families depend on makes no sense. Closing small businesses in San Francisco leaves a big void. Tech and other industries are booming and we depend on day care for our children and doggie day care for our beloved pets. Many dog owners depend on these services, The Grateful Dog is one of these businesses.

My Dog goes into The Grateful Dog and never looks back at me. The staff is trained well, give the dogs, play time, their medications and feed them their meals. I have a very happy dog at pick up time.

I would be devastated if The Grateful Dog were to close. I have had dogs for all of my adult life and have never experienced a doggie day care like The Grateful Dog. The owner has hired an excellent staff who are respectful of their neighbors and all who use The Dog Services. It starts at the top with Ernie Cervantes who runs a very successful doggie day care. His staff is the best.

Please look at the other side of this and understand many San Francisco residents depend on the day care and boarding of The Grateful Dog.

Sincerely,
Joanne Foy

March 3, 2020

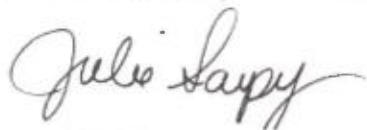
Dear Respected Members of the San Francisco Planning Department,

I've been taking my cockapoo, Orelia, to The Grateful Dog for boarding and daycare since she was a puppy back in 2009. Orelia is the first dog I've ever owned and I knew literally nothing about caring for a dog back then. Luckily, the awesome staff at The Grateful Dog taught me everything I needed to know.... how to clean her ears, what food was best for her sensitive stomach, and countless training tips from walking on a leash properly to socializing her with other dogs and people.

It's also evident how much Orelia loves going to The Grateful Dog. She's typically an anxious dog who likes to stay close to her mom (and of course, I love that too). However, she's so comfortable at The Grateful Dog that she excitedly wags her tail and scratches at the gate to get in and play with all of her friends. What could be a sad parting of ways when I drop her off to go on a work trip becomes something filled with joy and massive peace of mind for me as I know I'm leaving her in her happy place where she'll be loved, safe and well cared for while I'm gone.

I understand that The Grateful Dog is seeking a Conditional Use Permit to update its "Kennel" classification. This directly impacts my life, Orelia's life and countless others I'm sure I speak for. It would be a major pain to try to find a place that offers the same level of care and service. She's been staying there for 9 years and you simply can't replicate that level of comfort. Not only would it be difficult for me, but I would imagine emotionally upsetting to Orelia to get used to a new place for boarding while I travel for work. I am sure I'm not the only person who benefits so much from such a loving and friendly local business in the city. Me and Orelia wholeheartedly support The Grateful Dog in its application to the Planning Department and kindly ask you to do whatever is possible to approve the conditional use authorization as proposed.

Thanks, and please feel free to reach out with any questions.

A handwritten signature in cursive script that reads "Julie Sarpy". The ink is dark and the signature is fluid and personal.

Julie Sarpy

Letter of appreciation



Kimberly Hunt

Sat, Feb 29, 8:00 PM

The Grateful Dog has cared for our dog, Timber, for the past 3 years. They have taken such good care of him. Every time we take him to drop him off for boarding he practically leaps over the gate to see his friends. Everyone knows him by name and his mannerisms. It's a blessing to feel like he's in good hands when we drop him off. We need small businesses like the Grateful Dog who offer a level of service and care that is hard to find.

Kimberly, Jeremy and Timber Tilley

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

3/1/2020

I'm writing to express my support and thanks to the team at the grateful dog.

This local community business is one of the reasons why my partner and I have chosen to stay in the area. I love this neighborhood, and have lived here for over six years. But unfortunately, if The Grateful Dog didn't exist we'd likely need to move away.

We have a high energy dog who needs lots of activity and attention, which means he can't be left at home alone during the work week. We both work full time in the city, and oftentimes have to travel for work. We can rest assured that our dog is being taken care of and having the time of his life playing with his buddies, giving us peace of mind.

If the grateful dog ceased operations, the outcome for us would most likely be that we'd move to the east bay or Marin in order to have a house with a garden, which in Cow Hollow would not really be an option.

It's important that as a community we support local businesses, especially ones who provide services that are so critical to maintaining our lifestyle. Cow Hollow is an area that thrives on being a dog friendly, nature loving neighborhood. With cost of real estate so high in SF, the realities of dog ownership might not be possible for many if they couldn't count on services like the ones that the grateful dog provide.

Best Regards,
Kylie Fuentes
Filbert St 94123

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

March 1, 2020

This letter is in support of The Grateful Dog SF, where my husband and I took two of our dogs in the years both of us were working in the City.

Our first dog, Blaze, was adopted years before we found ourselves with job opportunities in SF. By then Blaze was accustomed to constant human companionship from a prior work-from-home arrangement, and as a large Malinois-Shepherd mix he had a never ending supply of energy.

The Bay-area commute being what it is, no open play dog daycare near our house stayed open late enough for either my husband or I to make it back before closing hours. The Grateful Dog, however, was in the city and allowed both of us to put in the hours required to establish ourselves in our new companies. Blaze was picked up before we headed home at the end of the day, happy as a clam.

After Blaze's eventual passing, we were able to consider adopting again solely because of The Grateful Dog. The Grateful Dog remained the only place we trusted his care to - specifically because of their responsible, reasonably priced and attentive staff...and ample space for indoor/outdoor play.

Dual working families employed in the city like us need an option for open play care and boarding. The Grateful Dog is the best and needs the city's continued support. Without them, many families like ours won't have options for their larger breeds or the option to experience the love and support that a dog can bring, nor provide a home for the countless animals in Shelters.

Fondly,
Lauren and Tom Glamuzina

m: 412.818.7871 / lanndestefano@gmail.com

To Whom It May Concern,

The Grateful Dog on Lombard Street has been an absolute godsend for our family. It's not an understatement to say that without it we would likely need to move. Our dog Murphy has been going there for both daycare and overnight stays for three and a half years, and we've had nothing but positive experiences during that time. He's always excited when he realizes we're heading there, and always comes home happy and healthy. My wife and I have demanding jobs and schedules, and it gives us tremendous peace of mind to know that Murphy will be well taken care of at the Grateful Dog whenever we need them. It would be a travesty to see yet another small business driven out of San Francisco due to overbearing regulations.

Sincerely,
Tom Bash

3640 Fillmore St, Apt 302
San Francisco, CA 94123
(360) 910-7954
bash.tom@gmail.com

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

March 3, 2020

Mr. Weissglass,

This is a letter in support for The Grateful Dog on Lombard Street in regards to their Planning Commission hearing on Thursday, March 5, 2020. My husband and I are property owners in the Sunset neighborhood, both work in San Francisco and are **fully in support of the Grateful Dog** continuing to offer outdoor space for their day-time and boarding customers.

We bring our rescue dog to The Grateful Dog for day-time and overnight boarding. We care very much about the health and happiness of our rescue dog and are confident in the quality and trustworthiness of this business, it's owners and employees. We don't live in Cow Hollow where they are located, but we value their services so much that we drive across town when we need day-time and boarding services.

If The grateful Dog were not allowed to continue to operate as they do now, and offer outdoor day-time and boarding services, it would be an additional burden on our lives and our ability to access the services we need in the city. Making it harder for people to live in San Francisco only diminishes our quality of life and that does not seem fair.

Thank you for your consideration and for reading my input on this matter.

Margaux Kelly and Nate Kapinos
1338 48th Ave
San Francisco, CA 94122

N.N. Smith
790-B Sibley Rd.
San Francisco, CA 94129

March 2, 2020

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

To Whom It May Concern:

This letter is written in support of The Grateful Dog daycare. The Grateful Dog is a trusted, long-established local business that fills a real need in this community. For many responsible dog owners who work or travel, a dog daycare is indispensable. I became a client after adopting a shelter dog with separation anxiety. Left alone, she would have been crying and frantic. At TGD, my dog happily socialized under proper supervision, received reinforcement of her training, and became a better canine citizen. The boarding and kennel service is also invaluable when an owner travels. Losing TGD would create a hardship for many responsible dog owners. For almost 10 years TGD has provided a unique, valuable service in this area, and as a client and local resident, I hope they will continue to do so.

Sincerely,

N.N. Smith

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

Re: The Grateful Dog

Dear David:

I am a current client of The Grateful Dog. It's location on Lombard is pretty perfect for pick up and drop off and we've been going there for years.

My job has crazy hours and spans beyond 6 days a week frequently. I value the staff at The Grateful Dog and their support so that my dogs don't suffer when I have to work on weekends or full days.

The staff has taken care to limit drop off and pick up times to foster good neighbor relations.

Sincerely,

Amanda Jones
415-218-2179

March 2, 2020

Regarding Case No. 2018-012576CUA

I am writing in support of The Grateful Dogs usage permit. Hearing about the issue with their permit has made me reflect on how much their service is needed and how much it means to our community in the busy Bay Area of 2020.

The first dog I had as an adult was a little stray that wandered into my house in Berkeley in the pre-leash-law 1970's. While I was at work, my little dog spent her days following me to work at U.C.'s Sproul Hall, hanging out in various campus offices, or sitting on the Sproul Hall steps with the students. When I went on vacation, my parents looked after my dog. Owning a dog in those days was a carefree joy.

Now, 45 years later, owning a dog is a true commitment that many owners take on with little support. There are many laws governing dogs so they must be confined all day. We owners are away from our dogs much more because we work much longer hours and often have long commutes. Many people have no relatives nearby as a help or safety net, for when we go on vacation or have an emergency. That is why a service like The Grateful Dog is so important to people like me. I know I can count on them to look after my dogs while I am at work, or if I have to go out of town, or if I have a medical situation that requires me to need a caretaker. Without a service such as theirs I might have to forgo the pleasure (and support) of owning a dog.

I hope you will consider how important the The Grateful Dog is to the community. I realize that not everyone enjoys having a dog, but for those that do, this service is important and invaluable.

Thank you for your consideration.

Deborah Gouailhardou

1599 Oak Street
San Francisco, CA 94117
March 2, 2020

Planning Department
Case No. 2018-012576CUA
City and County of San Francisco
Attn: David Weissglass

Dear Mr. Weissglass,

It is my pleasure to write a letter of support the Grateful Dog. I moved to San Francisco about a year ago with large Lab Mix; he had gone to Doggy Daycare every day in North Carolina; when I drove to the facility there, about two blocks away he would get excited and would bolt for the door when we pulled in.

After my move, I tried three different facilities. He actually showed fear when entering them; at the point I needed to carry him in, I stopped taking him. As a result my dog was crated in my small apartment for several months.

In those month, my dog was restless when I was home, was much more poorly behaved out on walks, and started barking when he heard sounds from outside of my apartment. It became clear that an active day was important for him, even more when in a crowded city with small apartments with very close neighbors. If I lived next door, I would have been quite annoyed, and with his pulling and leash reactivity on walks, I could see passers by getting upset and scared.

I happened upon Grateful Dog about two months ago. Like in North Carolina, he gets excited as we near the facility, and runs right in; sometimes I have difficulty getting him to leave! More importantly, he is again well behaved at home; the barking and leash aggression have almost completely stopped; so a benefit to my neighbors as well.

San Francisco is sadly lacking facilities such as this, and in my experience, other facilities are far inferior; I cannot say why; I wish my dog could. But he is extremely happy there, and a better behaved dog in the Streets of San Francisco because of the facility.

Please feel free to reach out to me with any questions.

Sincerely,

Stuart J. Kaplan, MD, MBA

From: [Karla Rivera](#)
To: [David Weissglass](#)
Cc: [Tuija Catalano](#); [Husband](#)
Subject: Fwd: The Grateful Dog Support Letter
Date: Wednesday, March 04, 2020 9:35:38 PM

Begin forwarded message:

From: Jennifer Piumarta <jpiumarta@yahoo.com>
Date: March 4, 2020 at 9:16:53 PM PST
To: "karlagrateful@gmail.com" <karlagrateful@gmail.com>
Subject: **The Grateful Dog**

I am writing in support of the Grateful Dog. I have lived in Russian Hill for over 15 years and have been taking my dog there for the past 6 years, since I rescued her. I work full time and this business is the equivalent of a child day care for me. It is convenient to my house so I can drop off my dog and then go directly to work downtown. I honestly would not know what I would do without it! This is the type of small business that SF should be supporting as it is a vital part of this community and a huge benefit to so many people like myself. The owners and employees have always been so helpful, respectful and caring to me and my dog.
Please allow this business to continue to serve out community.

Thank you,
Jennifer Piumarta
1324 Broadway
San Francisco, CA 94109

From: [Gdog](#)
To: [David Weissglass](#)
Cc: [Tuija Catalano](#)
Subject: The Grateful Dog Support Letter
Date: Wednesday, March 04, 2020 10:14:56 PM

Begin forwarded message:

From: Kari Clark <karilynaclark@gmail.com>
Date: March 4, 2020 at 10:05:59 PM PST
To: The Grateful Dog SF <thegratefuldogsf@gmail.com>
Subject: Thank You!

Hi -

I hope it's not too late to share my appreciation for The Grateful Dog, so here goes!

I rescued a shy, scared, and nervous 3 year old border collie last year and The Grateful Dog has helped him (Duke) become a social, confident, and loving dog in just a few months. After first rescuing him, I took him to another daycare center (purely out of convenience) to help him socialize, and because it was a large, "corporate run" daycare center, it did the exact opposite. He became even more frightened and anti-social, so I switched him to The Grateful Dog, and it's honestly changed his life (and of course mine!).

What started as Duke whining and crying not wanting me to leave him at daycare, has quickly turned into him pulling me to the bright red door at The Grateful Dog. Even though I only interact with the staff for a few minutes every morning and evening, I can tell they are all genuine dog lovers who care about the dogs in this community. They greet him every morning with a smile and "hey Duke!" that I know we wouldn't get anywhere else. They have also been incredibly patient with me as I train Duke to "sit" before going into daycare - it just goes to show how much they care about the dogs and the community outside of their walls.

I'm fortunate to have the option to take Duke to work with me, but I choose to keep him at The Grateful Dog each day because I know he's being treated well and having a great time. Two things I truly don't think I'd find anywhere else in the city. The Grateful Dog cares about this community, and this community cares about The Grateful Dog. We wouldn't be the same without them!

To The Grateful Dog staff - thank you! I appreciate all you've done for me and Duke, and wish you many more years of being an important part of this neighborhood.

Thanks,
Kari Clark

← Grateful Dog_20200304

Carolyn Clute
30 Temescal Terrace
San Francisco, CA 94118

March 4, 2020

Mr. David Weissglass
Planning Department
City and County of San Francisco
Case No. 2018-012576CUA

Dear Mr. Weissglass,

This letter is to express my support for the Grateful Dog and ask that the commission continues to support what has been a very successful and necessary service on the northern end of San Francisco.

As you likely know, there are very few dog care facilities outside of SOMA, the Mission, and the Bayview. For those of us who do not live or transit near/through those areas, it is truly the difference between being able to provide our dogs with needed care without spending an extra hour each way getting them back and forth on San Francisco's increasingly congested streets.

As a recently widowed person, I no longer have the luxury of splitting dog care duties with my husband, and rely more than ever on the services of the Grateful Dog for both daycare and boarding when I have to be away. Having to find a new place to take my dog, go through all of the interview rigamarole, and then be close on hand to be sure she adapts is just one more burden that I would have to deal with along with an inordinate amount of other affairs to settle. And that's before the daily inconvenience of having to go out of my way to get her back and forth to the new facility several times per week. It's something that seems entirely unnecessary when the Grateful Dog is contributing to the San Francisco economy, providing a valuable service, and being a good neighbor.

Thank you for your time and I hope that you and the Planning Commission will carefully consider the needs of those of us who rely on the Grateful Dog.

Regards,



Edit with the Docs app

Make tweaks, leave comments, and share with others to edit at the same time.

NO THANKS

GET THE APP

From: [Gdog](#)
To: [David Weissglass](#)
Cc: [Tuija Catalano](#)
Subject: Fwd: Letter of support
Date: Thursday, March 05, 2020 8:56:40 AM

Here's another. They keep coming in which is great!

Begin forwarded message:

From: Austin Walne <austin.walne@gmail.com>
Date: March 5, 2020 at 8:33:08 AM PST
To: thegratefuldogsf@gmail.com
Subject: Letter of support

(Hope I get this to you in time to read at the meeting today)

My wife and I have lived in San Francisco for the last decade. We became dog owners in 2016 and I don't know how we could've managed it without the Grateful Dog. When our jobs require us to travel, we always board our dog, Gatsby, with Grateful Dog.

We always feel guilty having to leave him behind, but the visible excitement he displays when he knows we're on the street of the Lombard location reminds us he's in good hands. He drags me by his leash to the front door, and pushes his way in to the gate while I check him in. He couldn't be more thrilled to go play with the other pups and hang with the staff. They do a fantastic job and charge very reasonable rates.

Please continue to support small, local businesses in San Francisco like the Grateful Dog. I don't know what we'd do without them in our community.

--
Austin Walne, III

Twitter: [@Walne](#) | [linkedin.com/in/walne](https://www.linkedin.com/in/walne)