



# EXECUTIVE SUMMARY CONDITIONAL USE

**HEARING DATE: NOVEMBER 4, 2021**

**Record No.:** 2021-005183CUA  
**Project Address:** 2040 Chestnut Street  
**Zoning:** NC-2 (Neighborhood Commercial, Small Scale) Zoning District  
40-A Height and Bulk District  
Chestnut Street Financial Service Subdistrict  
**Block/Lot:** 0467A/024B  
**Project Sponsor:** Sweetgreen, Inc.  
Reuben, Junius & Rose LLP  
One Bush Street, Suite 600  
San Francisco, CA 94104  
**Property Owner:** 2040 Chestnut LLC  
150 Post Street, Suite 320  
San Francisco, CA 94108  
**Staff Contact:** Sylvia Jimenez – (628) 652-7348  
Sylvia.Jimenez@sfgov.org

**Recommendation:** Approval with Conditions

## Project Description

The Project proposes the establishment of a Formula Retail Use (d.b.a. Sweetgreen) within a vacant ground-floor retail space, measuring approximately 3,485 square feet, of an existing one-story commercial building. Interior tenant improvements and signage are proposed.

## Required Commission Action

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization, pursuant to Planning Code Sections 303, 303.1, and 711 to allow the establishment of a Formula Retail Use in an NC-2 Zoning District.

## Issues and Other Considerations

- **Public Comment & Outreach.**
  - **Support/Opposition:** The Department has received no letters in support or in opposition to the Project.
  - **Outreach:** The Sponsor has conducted a Pre-Application Meeting on May 3, 2021.
- **Formula Retail.** The Project will establish the eleventh Formula Retail Use within a 300-foot radius of the Project site. The identified vicinity currently contains ten Formula Retail Uses which composes 17 percent of the commercial storefronts in the vicinity. The addition of the proposed business will increase the concentration of Formula Retail Uses in the identified vicinity by a mere 3 percentage point. Additionally, the Project will decrease the identified vicinity's vacancy rate from 16 percent to 13 percent and provide a neighborhood service to the immediate neighborhood.

## 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. Although the Project will increase the concentration of linear frontage of storefronts dedicated to Formula Retail, the Project will provide a neighborhood service to the immediate neighborhood. Further, the Project will remove a vacant storefront from Chestnut Street. 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.

## Attachments:

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



# PLANNING COMMISSION DRAFT MOTION

**HEARING DATE: NOVEMBER 4, 2021**

**Record No.:** 2021-005183CUA  
**Project Address:** 2040 CHESTNUT STREET  
**Zoning:** NC-2 (Neighborhood Commercial, Small Scale) Zoning District  
40-X Height and Bulk District  
Chestnut Street Financial Service Subdistrict  
**Block/Lot:** 0467A / 024B  
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 303, 303.1, AND 711, TO ALLOW THE ESTABLISHMENT OF A FORMULA RETAIL USE (D.B.A. SWEETGREEN) AT 2040 CHESTNUT STREET, LOT 024B IN ASSESSOR'S BLOCK 0467A, WITHIN AN NC-2 (NEIGHBORHOOD COMMERCIAL, SMALL SCALE) ZONING DISTRICT, CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

## PREAMBLE

On May 26, 2021, Sweetgreen (hereinafter "Project Sponsor") filed Application 2021-005183CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a Formula Retail Use in a vacant retail space of an existing one-story commercial building (hereinafter "Project") at 2040 Chestnut Street, Block 0467A Lot 024B (hereinafter "Project Site").

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

On November 4, 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. 2021-005183CUA.

The Planning Department Commission Secretary is the Custodian of Records; the File for Record No. 2021-005183CUA 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. 2021-005183CUA, 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 proposes the establishment of a Formula Retail Sales and Service Use (d.b.a. Sweetgreen) within a vacant ground-floor retail space, measuring approximately 3,485 square feet, of an existing one-story commercial building. Interior tenant improvements and signage are proposed.
- 3. Site Description and Present Use.** The Project is located on a 3,450 square foot lot with approximately 46 feet of frontage along Chestnut Street and 75 feet of frontage along Mallorca Way. The Project Site contains one single-story commercial building that currently contains a vacant ground floor commercial space, formerly occupied by a clothing Formula Retail Sales and Service Use (d.b.a. The Gap). The subject building was built in 1933 in the Art Deco architectural style and has a Planning Department Historic Resource Status of 'A' for its location within the CEQA-Eligible Marina Corporation Residential Historic District.
- 4. Surrounding Properties and Neighborhood.** The Project Site is located within the NC-2 (Neighborhood Commercial, Small Scale) Zoning District. The immediate context of the Project Site is mixed in character with residential and commercial uses. The immediately surrounding neighborhood includes one, two, and three-story residential and commercial development to the west and east along Chestnut Street, single and multi-family residential buildings to the north, and residential and commercial development to the south along Lombard Street. Other zoning districts in the vicinity of the project site include P (Public), NC-3 (Neighborhood Commercial-Moderate Scale), and an RH-2 (Residential-House, Two Family) Zoning District.
- 5. Public Outreach and Comments.** The Department has received no correspondence regarding the proposed 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. Use.** Planning Code Section 711 states that Formula Retail Uses require Conditional Use Authorization in an NC-2 Zoning District.

*The Project is seeking a Conditional Use Authorization to establish a Formula Retail Sales and Service Restaurant Use within an NC-2 Zoning District.*
  - B. Hours of Operation.** Planning Code Section 710.27 states that the principally permitted hours of operation in an NC-2 Zoning District are from 6 a.m. to 2 a.m.

*The subject establishment will operate within the principally permitted hours of operation within an NC-2 Zoning District. The tentative hours of operation are Monday to Sunday from 10:30 a.m. to 10:00 p.m.*

- 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.

*The subject commercial space has approximately 46 feet of frontage on Chestnut Street and 75 feet of frontage on Mallorca Way with a large portion of said frontage devoted to either the restaurant entrance or window space. The windows are clear and unobstructed. There are no substantial changes proposed to the commercial frontage.*

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 block face. The proposed restaurant Formula Retail Sales and Service Use (d.b.a. Sweetgreen) will be a desirable use for both the Marina District and the wider northwestern section of the City. The proposed Formula Retail Sales and Service Use will complement the mix of goods and services currently available in the District and contribute to the economic vitality of the neighborhood by removing 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 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.*

- (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 a 3,485 square-foot Formula Retail Sales and Service Use. 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.*

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

*The proposed use is subject to the standard conditions of approval for restaurants and outlined in Exhibit A. Conditions 9, 10, and 13 specifically obligates the project sponsor to mitigate odor and noise generated by the restaurant use.*

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

*The existing building has no parking or loading. The Project proposes outdoor seating which seats approximately 14 patrons. The proposed signage conforms to the Formula Retail Sign Guidelines.*

- 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 use or feature as proposed will provide development that is in conformity with the stated purpose of the applicable Use District.

*The proposed project is consistent with the stated purposed of NC-2 Zoning Districts in that the intended use is located at the ground floor, will provide a compatible, neighborhood serving restaurant use service for the immediately surrounding neighborhoods during daytime hours.*

**8. Formula Retail Findings.** 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 existing concentration of Formula Retail uses within the District.

*Within the 300 foot radius of 2040 Chestnut Street, a total of ten Formula Retail Uses were identified amongst the 49 commercial storefronts surveyed. Of the approximately 2,035 linear feet of commercial storefront within the 300 foot radius, 349 linear feet is Formula Retail which is currently a concentration of 17 percent. The addition of the proposed Formula Retail Use (d.b.a. Sweetgreen) will increase the identified vicinity's total percentage of Formula Retail Use from 17 percent to 20 percent, a three percentage point increase.*

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

*Within the 300 foot radius of 2040 Chestnut Street, there are currently 21 restaurants. Of the 21 restaurants within the vicinity, two restaurants are Formula Retail restaurants. The Project will establish the 22<sup>nd</sup> restaurant within the vicinity and the third Formula Retail restaurant.*

- C. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the District.

*The Project will involve interior renovations, with no modifications to the exterior other than the new signage. Therefore, the Project will not affect the existing architectural character of the District in any way. The restaurant will provide a ground floor amenity consistent with the aesthetic character of the building. Signage and exterior lighting installed in connection with the new restaurant will be compatible with the surrounding architectural and aesthetic character of Chestnut Street and the Marina District.*

- D. The existing vacancy rates within the District.

*Within a 300 foot radius of 2040 Chestnut Street, a total of nine vacant storefronts were identified amongst the 49 commercial storefronts surveyed. The identified nine vacant storefronts, including the subject tenant space, account for approximately 16 percent of the identified vicinity's total linear commercial storefronts, approximately 330 linear feet. The establishment of the proposed Formula Retail Use will decrease the identified vicinity's vacancy rate from 16 percent to 13 percent; a reduction in 57 linear feet of vacant storefront.*

- E. The existing mix of Citywide-serving retail uses, and daily needs-serving retail uses within the District.

*The Project site is located within NC-2 (Neighborhood Commercial, Small Scale) Zoning District which is typically linear shopping commercial corridors which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. The Project will align with the existing mix of neighborhood serving retail uses in that the proposed business will aim to provide a new convenience and neighborhood serving restaurant use to the immediate neighborhood. A service that is not readily available in the immediate neighborhood.*

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

*The Project will be consistent with the existing building and immediate neighborhood's characters and provide a neighborhood serving retail use that is consistent with the existing convenience and neighborhood serving orientation of the immediate neighborhood and commercial corridor. The Project will also decrease the immediate vicinity's concentration of vacant storefronts and increase the vicinity's concentration of Formula Retail Uses by a mere three percentage points. Additionally, the Project will comply with the adopted Performance Based Design Guidelines for Formula Retail*



*Uses.*

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

**COMMERCE AND INDUSTRY**

**Objectives and Policies**

**OBJECTIVE 1**

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

Policy 1.1 Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.2 Assure that all commercial and industrial uses meet the minimum, reasonable performance standards.

Policy 1.3 Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

**OBJECTIVE 2**

MAINTAIN AND ENCHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1 Seek to retain existing commercial and industrial activity and attract new such activity to the city.

**OBJECTIVE 6**

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

Policy 6.1 Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.2 Promote economically vital neighborhood commercial district which foster small business enterprises and entrepreneurship and which are responsive to economic and technological innovation in the marketplace and society.

Policy 6.3 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.

Policy 6.7 Promote high quality urban design on commercial streets.

Policy 6.9 Regulate uses so that traffic impacts and parking problems are minimized.

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

#### OBJECTIVE 6:

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

Policy 6.1 Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

Policy 6.3 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 proposes the establishment of Formula Retail Sales and Service Use (d.b.a. Sweetgreen). The proposed use is Formula Retail but will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. Additionally, the Project will activate a vacant commercial storefront and bring additional pedestrian traffic into the area. The proposal includes some interior tenant improvements and a new sign for business that is compliant with the Planning Code and the Commission's Guide for Formula Retail. On balance, the Project is consistent with the Objective and Policies of the General Plan.*

**10. 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 site does not affect the broad balance of businesses in the neighborhood and will provide employment both with the restaurant operations and the construction of the interior improvements. The Project will enhance the Marina District by providing a new restaurant Formula Retail Sales and Service Use in a vacant commercial space.*

- 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 is not anticipated to adversely affect the character or diversity of the neighborhood. Modest interior tenant improvements and signage installation are proposed. The Project would not*

*impact the existing housing stock in the neighborhood, as the Project Site currently does not contain any housing.*

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

*The Project will not impact the City's supply of affordable housing.*

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

*The Project is located near multiple Muni bus lines including the 30 Stockton, 30X Marina Express (temporarily suspended due to COVID-19), 22 Fillmore, 43 Masonic (temporarily shortened due to COVID-19), and 28 19<sup>th</sup> Avenue (temporarily shortened due to COVID-19). Therefore, traffic and transit ridership generated by the Project will not overburden the streets or MUNI service.*

- 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.

*The Project does not include commercial office development. The Project will not displace or adversely affect any service sector or industrial business, or any related employment opportunities.*

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

*The Project will conform to the structural and seismic safety requirements of the Building Code. This Project will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*Currently, the Project Site does not contain any City Landmarks. The subject property has a Planning Department Historic Resource Status of 'A' for its location within the CEQA-Eligible Marina Corporation Residential Historic District. No changes to the exterior of the building are proposed other than the installation of signage. The integrity and character of the building will be preserved.*

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

*The Project will have no negative effect on existing parks and open spaces and will not adversely affect their access to sunlight or vistas.*

**11.** The Project is consistent with and would promote the general 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.

**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. 2021-005183CUA** subject to the following conditions attached hereto as “EXHIBIT A” in general conformance with plans on file, dated May 19, 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 November 4, 2021.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

RECUSE:

ADOPTED: November 4, 2021

# EXHIBIT A

## Authorization

This authorization is for a conditional use to allow a Formula Retail Use (d.b.a. Sweetgreen) located at 2040 Chestnut Street, Block 0467A, and Lot 024B pursuant to Planning Code Sections 303, 303.1, and 711 within the NC-2 District and a 40-X Height and Bulk District; in general conformance with plans, dated May 19, 2021, and stamped "EXHIBIT B" included in the docket for Record No. 2021-005183CUA and subject to conditions of approval reviewed and approved by the Commission on November 4, 2021 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 November 4, 2021 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 628.652.7463, [www.sfplanning.org](http://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](http://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](http://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](http://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](http://www.sfplanning.org)*

## Design – Compliance at Plan Stage

- 6. 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 628.652.7348, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sfplanning.org](http://www.sfplanning.org)*

- 8. Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7348, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7348, [www.sfplanning.org](http://www.sfplanning.org)*

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

*For information about compliance, contact the Case Planner, Planning Department at 628.652.7348, [www.sfplanning.org](http://www.sfplanning.org)*



## Monitoring - After Entitlement

- 11. 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](http://www.sfplanning.org)*

- 12. 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](http://www.sfplanning.org)*

## Operation

- 13. 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 628.271.2000, [www.sfpublish.org](http://www.sfpublish.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](http://www.sfdph.org).*

*For information about compliance with construction noise requirements, contact the Department of Building Inspection at 628.652.3200, [www.sfdbi.org](http://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](http://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](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 628.652.7600, [www.sfplanning.org](http://www.sfplanning.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 628.271.2000, [www.sfpublicworks.org](http://www.sfpublicworks.org)*

- 14. 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](http://www.sfpublicworks.org)*

- 15. 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](http://www.sfplanning.org)*

- 16. 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](http://www.sfplanning.org)*

ABBREVIATION LEGEND

Table with 2 columns: Abbreviation and Description. Includes symbols for centerline, existing/new, diameter, additional, aluminum, art and chair, alarm system, bottom of board, concrete masonry unit, dimension, each, electric, elevation, exterior, fire-retardant, galvanized, general contractor, high point, hood, heating and ventilating, interior, kitchen equipment, maximum, manufacturer, minimum, miscellaneous, music system, not in contract, on center, oriented strand board, powder actuated fastener, point of sale, preparation, polyvinyl chloride, radius, roof top units, sweetgreen, similar, solid surface, cctv and safe, stainless steel, structure, tenant, to be determined, top of, tenant's test and balance vendor, tenant's cabling contractor, tenant's light/lamp supplier, tenant's menu/board supplier, tenant's millwork supplier, tenant's phone supplier, tenant's railing supplier, tenant's signage vendor, typical, uninterruptible power supply, unless noted otherwise, vendor, verify in field, varies, with, washroom accessories, tenant's walk-in cooler supplier, tenant's window shade supplier.

PROJECT CONTACTS

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ARCHITECT OF RECORD
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Contact: Jason Chao
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Pasadena, CA 91101
Email: jchao@dewberry.com
Tel: 916.239.7272

SITE & OCCUPANCY

FOR COMPLETE CODE COMPLIANCE, REFER TO LIFE SAFETY SHEET G-200

PROJECT DESCRIPTION: NEW TENANT IMPROVEMENT
BUILDING HEIGHT: 1 STORY
BUILDING AREA: 3,485
BUILDING USE: COMMERCIAL
ZONING: NC-2, NEIGHBORHOOD COMMERCIAL
TYPE OF USE: RESTAURANT, FAST CASUAL
TYPE OF OCCUPANCY: A-2

Table with 2 columns: Building Area and Value. Includes Ground Floor (2,936 SF), Mezzanine (549 SF), and Total Area (3,485 SF).

MAXIMUM DISTANCE OF TRAVEL TO EXIT REQUIRED: 250' - 0"
DISTANCE OF TRAVEL TO EXIT PROVIDED: 48' - 3"
NUMBER OF EXITS REQUIRED: 2
NUMBER OF EXITS PROVIDED: 2

PROJECT SUMMARY TABLE

PROJECT BLOCK & LOT NUMBER: 0467A 24B
ZONING DISTRICT: NC-2
HEIGHT & BULK DISTRICT: 40-X
LOT AREA: 2,936 SF
BUILDING HEIGHT: 22'-0"

PLUMBING FIXTURES

Table with 4 columns: Room Name, Area SF, Load Factor, and Occ. Load. Includes rooms like BEV STATION, DINING, KITCHEN, REST / CIRC, STORAGE, PATIO, and PATIO.

Table with 4 columns: Room Name, Area SF, Load Factor, and Occ. Load. Includes PATIO and PATIO.

TOTAL PLUMBING OCCUPANTS: 76

Table with 4 columns: Fixture, Men (38), and Women (38). Includes Water Closet, Urinals, Lavatories, and Drinking Fountain.

NOTES:
- OCCUPANT USE AND LOAD FACTOR PER CPC OCCUPANT LOAD FACTOR TABLE 422.1
- PER CBC OCCUPANT LOAD FACTOR TABLE A NOTE \*\* ACCESSORY AREAS ARE EXCLUDED FROM OCCUPANCY
- PER CBC OCCUPANT LOAD FACTOR TABLE A NOTE \* AREAS NOT SPECIFICALLY LISTED SHALL BE BASED ON SIMILAR USES (COMMERCIAL, KITCHEN AND BUSINESS ARE SIMILAR TO GROUP B)
- THE TOTAL NUMBER OF PLUMBING FIXTURES REQUIRED DETERMINED PER CPC TABLE 422.1
- DRINKING FOUNTAIN IS NOT REQUIRED PER CPC 415.2, WATER FILLING STATION PROVIDED.

GENERAL NOTES

- 1. THE GC SHALL REVIEW ALL DOCUMENTS AND FIELD VERIFY ALL DRAWING DIMENSIONS...
2. ANY DISCREPANCIES BETWEEN THE DEMISED PREMISES PLAN...
3. THE GC SHALL BE RESPONSIBLE FOR THE LOSS AND/OR DAMAGE OF ALL OWNER SUPPLIED MATERIALS...
4. GC SHALL MAINTAIN ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS...
5. DURING ALL PHASES OF THE WORK, THE GC SHALL NOT DISTURB THE FUNCTIONS AND DELIVERIES OF NEIGHBORING TENANTS...
6. THE GC SHALL, IN THE WORK OF ALL TRADES, PERFORM ALL CUTTING, PATCHING, RESTORING, REPAIRING AND THE LIKE...
7. EACH SUBCONTRACTOR SHALL LEAVE THE CONSTRUCTION SITE IN A CLEAN AND ORDERLY CONDITION...
8. PERMITS FOR FIRE SPRINKLER SYSTEM, FIRE ALARM, SIGNAGE OR ANY OTHER PERMITS REQUIRED BY LOCAL AUTHORITIES ARE TO BE SUBMITTED UNDER SEPARATE APPLICATIONS...
9. DURING ALL CONSTRUCTION PHASES, THE GENERAL CONTRACTOR SHALL PROVIDE A PORTABLE FIRE EXTINGUISHER AS REQUIRED BY LOCAL LAWS AND/OR REGULATIONS...
10. A 44" CLEAR EXIT AISLE THROUGH ROOMS TO EXIT DOORS SHALL BE MAINTAINED AT ALL TIMES DURING THE CONSTRUCTION PERIOD...
11. EXIT DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL UNLESS OTHERWISE NOTED...
12. DOORS OPENING INTO AN EXIT CORRIDOR SHALL BE SELF-CLOSING AND HAVE A MINIMUM FIRE RESISTANCE RATING OF NO LESS THAN CORRIDOR WALL...
13. FIRE DAMPERS SHALL BE PROVIDED BY THE MECHANICAL SUBCONTRACTOR WHERE DUCTS PENETRATE FIRE-RATED WALLS, FLOORS OR CEILING ASSEMBLIES...
14. ALL EXIT DOORS SHALL BE READILY OPENED FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT...
15. GC TO PROVIDE ON SITE CAMERAS WITH INTERNET VIEWING CAPABILITY FOR THE DURATION OF THE PROJECT...
16. SWEETGREEN HOURS OF OPERATION: 10:30am- 10:00pm

SCOPE OF WORK

TENANT EXTERIOR AND INTERIOR ALTERATIONS TO AN EXISTING BUILDING, FORMERLY A GAP RETAIL BUSINESS, ON THE CORNER OF CHESTNUT STREET AND MALLORCA WAY. MODIFICATIONS TO INCLUDE NEW PARTITION WALLS, CEILINGS, ELECTRICAL, PLUMBING AND HVAC AS NEEDED FOR OPERATION OF A FAST-CASUAL SALAD RESTAURANT.

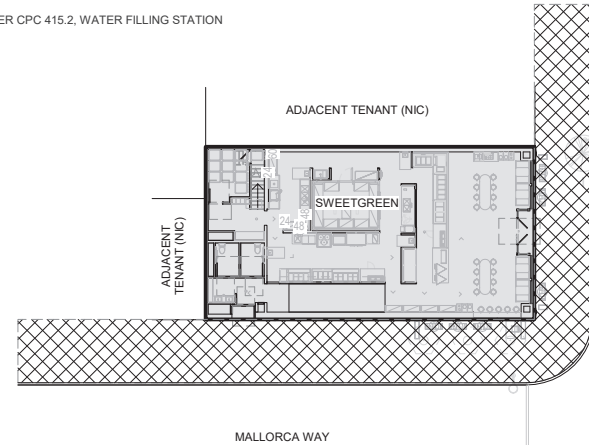
Table with 3 columns: Group, Tenant, and Occupancy. Includes Previous Use (GAP) and Proposed Use (SWEETGREEN).

SHEET INDEX

Table with 3 columns: Sheet, Sheet Title, and Revision/Issue. Includes sections for General, Demolition, Architectural, Fire Protection, Mechanical, Plumbing, and Electrical.

SYMBOL LEGEND

Table with 2 columns: Symbol and Description. Includes Level Tag, Building Elevation, Interior Elevation, Section Marker, Section / Detail, Layout Point, Key Note Tag, Data Device Tag, Door Tag, Furniture Tag, Kitchen Equipment Tag, Plumbing Fixture Tag, Washroom Accessories Tag, Room Tag, Finish Tag, Area Tag, and Revision Tag.



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ARCHITECT OF RECORD:



Dewberry Architects Inc.
300 N. Lake Ave. 12th Floor
Pasadena, Ca 91101
916.239.4256 Phone
916.2397245 Fax

STAMP:

NOT FOR CONSTRUCTION

XX.XX.XXXX

PROJECT INFORMATION:
CHESTNUT STREET
2040 CHESTNUT STREET
SAN FRANCISCO, CA 94123

DRAWN BY: DAI
CHECKED BY: EN
PROJECT MANAGER: EN
SG DESIGN MANAGER: KD
SG CONST. MANAGER: JB
PROJECT NO: 50132806
TEMPLATE VERSION: 190404

REVISIONS
REV. DATE DESCRIPTION

PROJECT INFORMATION

G-001

**GENERAL NOTES**

A. ALL SITE WORK INCLUDING PAVING, CURBING, PARKING, PARKING LOT LIGHTING, SIDEWALKS, LANDSCAPING, AND DUMPSTER ENCLOSURE ARE EXISTING UNLESS NOTED OTHERWISE.

**CODED NOTES**

- 2 EXISTING CONCRETE CURB
- 3 EXISTING SIDEWALK
- 5 EXISTING CROSSWALK
- 6 EXISTING ACCESSIBLE RAMP
- 10 EXISTING TREE
- 22 ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT OF WAY TO MAIN ENTRANCE
- 26 EXISTING BIKE RACK
- 29 EXISTING LIGHT POLE
- 48 EXISTING PARKING METER
- 49 EXISTING TRASH CAN
- 50 PATIO SEATING



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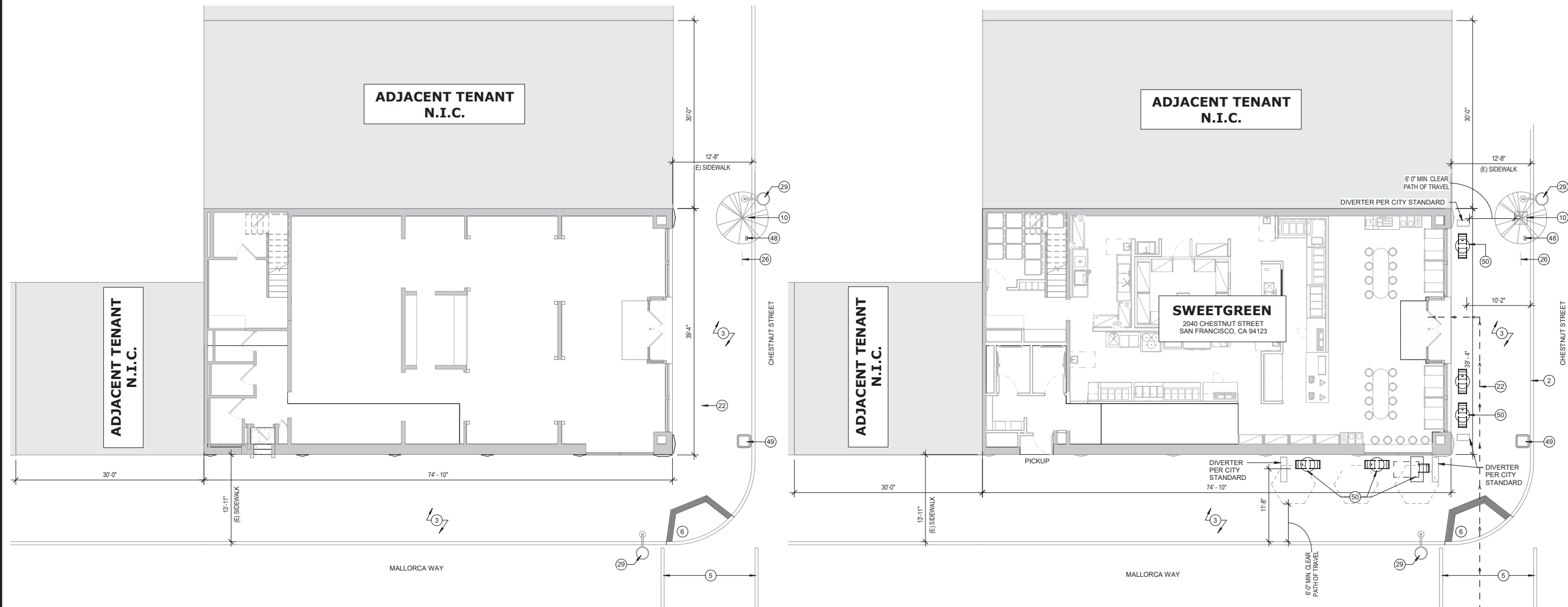
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SAN FRANCISCO, CA 94123**

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REV. DATE DESCRIPTION

**SITE PLAN**

**A-000**



⊗ ⊕ 2 EXISTING SITE PLAN  
1/8" = 1'-0"  
TRUE PLAN NORTH NORTH

⊗ ⊕ 1 PROPOSED SITE PLAN  
1/8" = 1'-0"  
TRUE PLAN NORTH NORTH

**GENERAL NOTES**

A. REFER TO FURNITURE SCHEDULE FOR TOTAL QUANTITIES OF ALL FURNITURE ITEMS. ALL FURNITURE ITEMS MAY NOT BE SHOWN ON PLANS.  
 B. REFER TO LIGHTING SCHEDULE FOR TOTAL QUANTITIES OF ALL EXTERIOR LIGHTS.

**CODED NOTES**

8 EXISTING SIDEWALK

**PATIO FURNITURE - "PF"**

TAG	QTY.	DESCRIPTION	MANUFACTURER	MODEL	SUPPLY	INSTALL	REMARKS
500- PATIO TABLES							
PF 500.1	6	ROUND PATIO TABLE- WHITE	RAD FURNITURE	SOLID SERIES PATIO TABLE- WHITE	OWNER	GC	
PF 510.1	1	ACCESSIBLE PATIO TABLE	RAD FURNITURE	SOLID SERIES SQUARE CAFE TABLE, WHITE, 24"x48"x30"	OWNER	GC	
600- PATIO SEATING							
PF 600.1	11	PERFORATED CAFE CHAIR - WHITE	RAD FURNITURE	RS-CCHR-0	OWNER	GC	
700- PATIO ACCESSORIES							
PF 701	4	FREESTANDING PLANTER ON CASTERS	RAD FURNITURE	CUSTOM	OWNER	GC	

NOTE: VENDOR TO VERIFY ALL QUANTITIES PRIOR TO ORDER AND INSTALL OF PATIO FURNITURE



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ARCHITECT OF RECORD:



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916.2397245 Fax

STAMP:

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PROJECT INFORMATION:  
**CHESTNUT STREET**

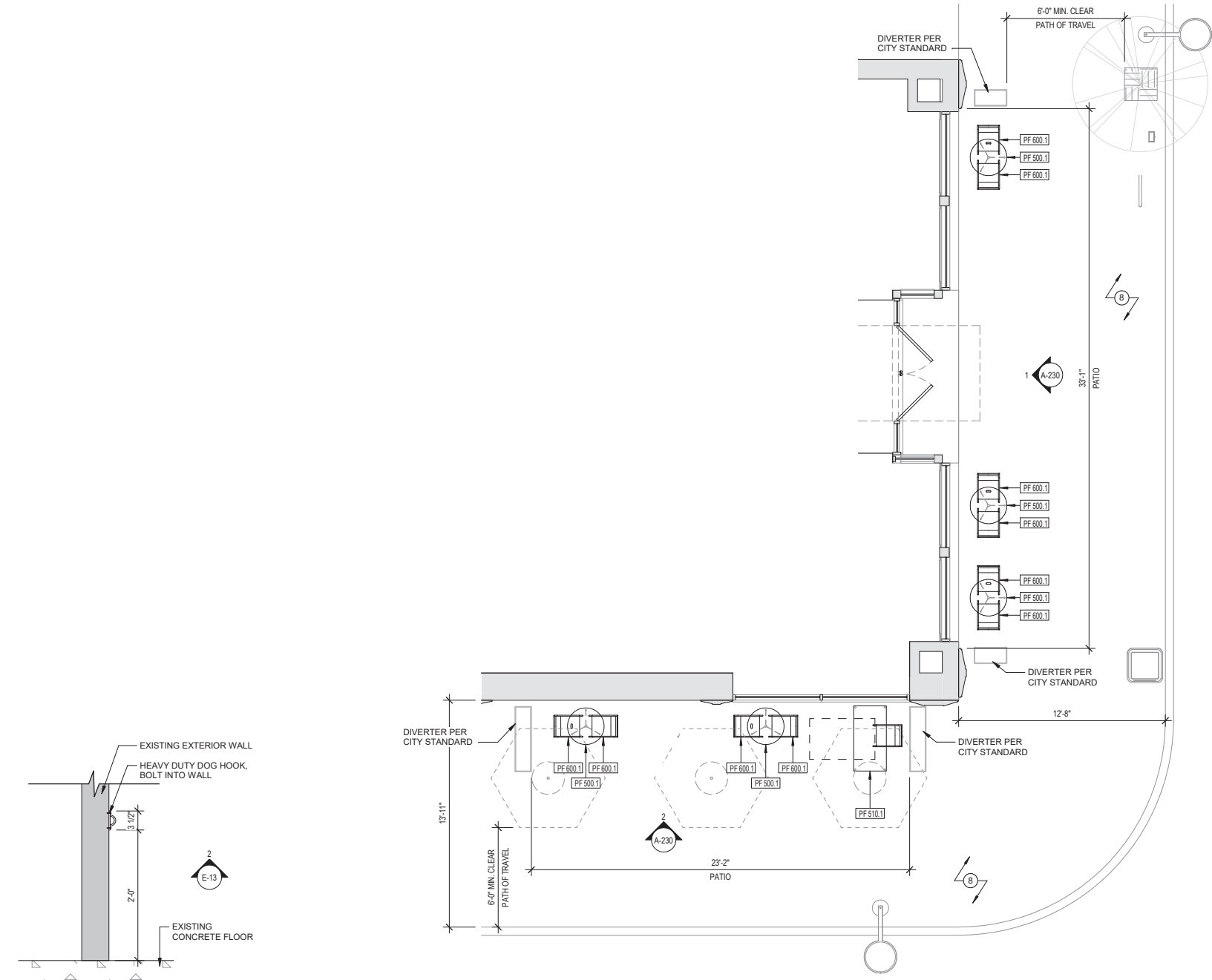
PROJECT INFORMATION:  
**2040 CHESTNUT STREET  
SAN FRANCISCO, CA 94123**

DRAWN BY: DAI  
 CHECKED BY: EN  
 PROJECT MANAGER: EN  
 SG DESIGN MANAGER: KD  
 SG CONSTR. MANAGER: JB  
 PROJECT NO: 50132806  
 TEMPLATE VERSION: 190404

REVISIONS  
 REV. DATE DESCRIPTION

**ENLARGED PATIO PLAN**

**A-032**



**5 DOG HOOK**  
1" = 1'-0"







**1 ENLARGED PATIO PLAN**  
1/4" = 1'-0"

TRUE PLAN NORTH NORTH

**GENERAL NOTES**

- A. ALL DIMENSIONS ARE TO FACE OF FRAMING OR CENTERLINE OF STRUCTURE U.N.O.
- B. WALL SUBSTRATES ARE CONTAINED WITHIN THE WALL TAG INFORMATION. REFER TO PARTITION WALL SCHEDULE.
- C. DASHED CIRCLE IN RESTROOMS INDICATES 5'-0" TURNING DIAMETER PER CODE.
- D. INTERIOR DOORS ARE 4" OFF OF PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
- E. ALL DIMENSIONS ARE TO BE HELD PER DRAWING UNLESS NOTED OTHERWISE. CONTACT ARCHITECT IF DISCREPANCY IS REQUIRED DUE TO AS-BUILT CONDITIONS.
- F. REFER TO DOOR & WINDOW SHEET FOR STOREFRONT RESPONSIBILITY AND DOOR TYPES.
- G. REFER TO WALL/PARTITION SCHEDULE FOR WALL TYPES.
- H. PROVIDE DEFLECTION TRACKS AT ALL WALLS THAT CONNECT TO THE UNDERSIDE OF STRUCTURE.
- I. SURFACE MOUNTED PIPING IS NOT ACCEPTABLE. PIPING AND CONDUITS OF ALL TYPES MUST BE CONCEALED WITHIN WALLS, FLOORS AND CEILINGS, UNLESS OTHERWISE NOTED.
- J. GC TO VERIFY ALL INTERIOR DIMENSIONS AFTER DEMO, PRIOR TO LAYOUT START. ALERT SWEETGREEN AND ARCHITECT OF ANY DISCREPANCIES.

**LEGEND**

SYMBOL	DESCRIPTION
	EXISTING CONSTRUCTION
	NEW FULL HEIGHT WALL CONSTRUCTION
	NEW FULL HEIGHT WALL CONSTRUCTION W/ SOUND BATT INSULATION
	NEW LOW WALL
	EXISTING DOOR
	NEW DOOR



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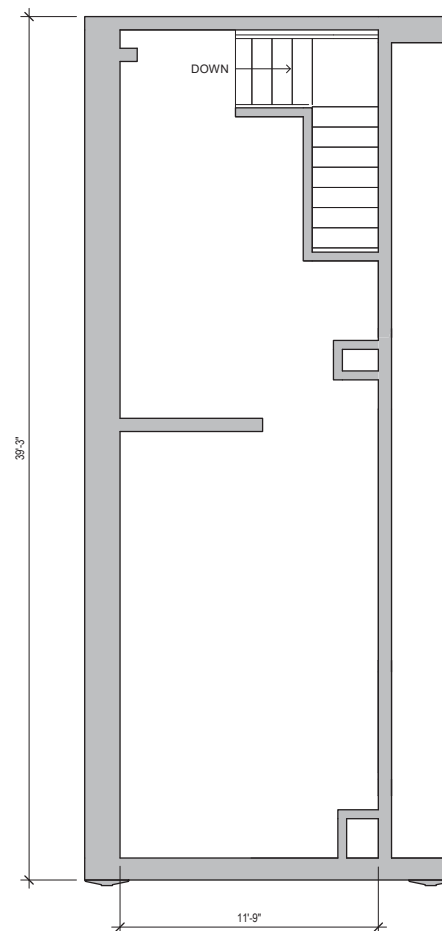
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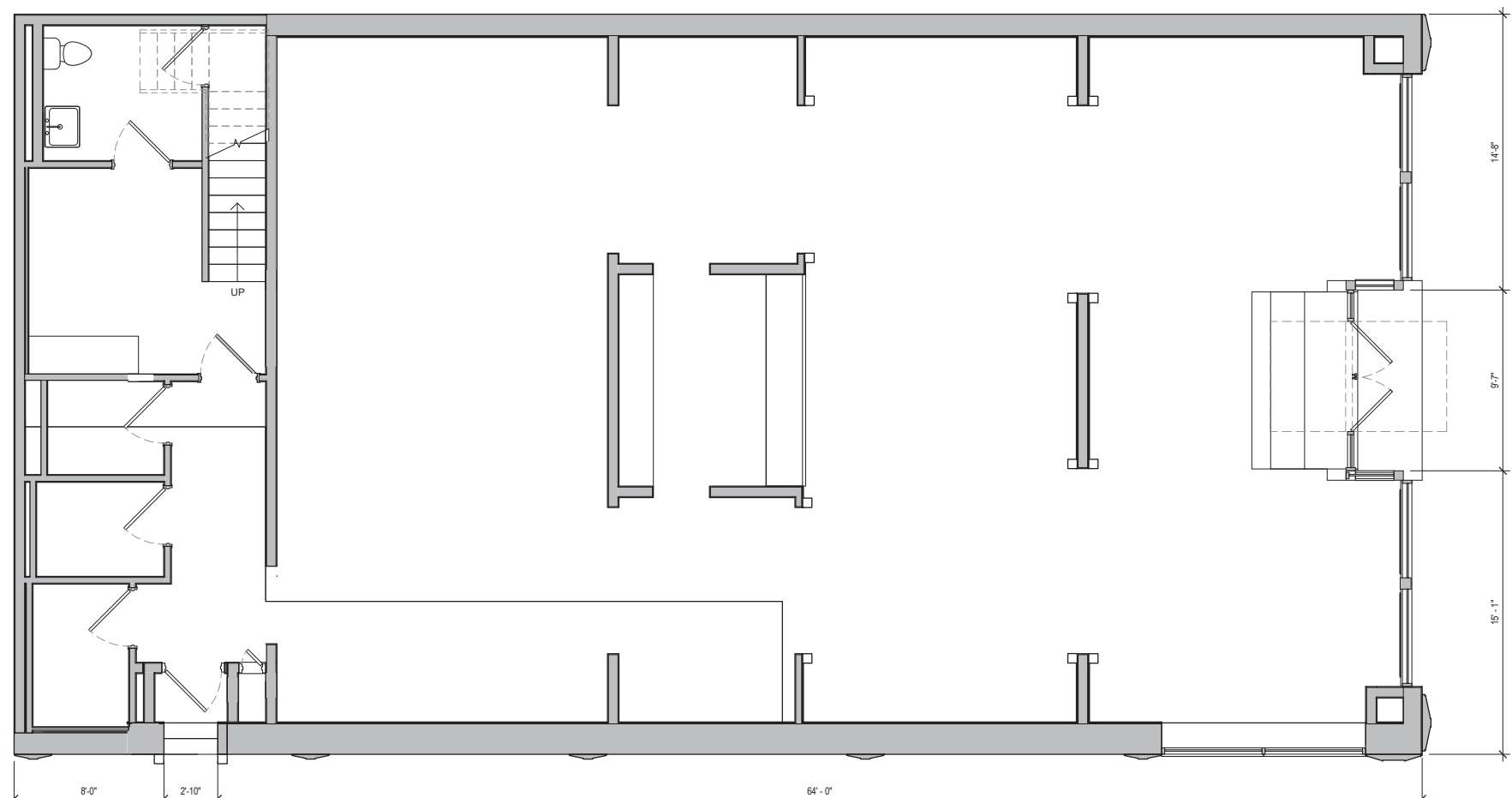
REV.	DATE	DESCRIPTION

**EXISTING FLOOR PLANS**




**A-100**



**EXISTING MEZZANINE**



**EXISTING FIRST FLOOR**




**EXISTING FLOOR PLANS**  
 1/4" = 1'-0"

**GENERAL NOTES**

- A. ALL DIMENSIONS ARE TO FACE OF FRAMING OR CENTERLINE OF STRUCTURE U.N.O.
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- J. GC TO VERIFY ALL INTERIOR DIMENSIONS AFTER DEMO, PRIOR TO LAYOUT START. ALERT SWEETGREEN AND ARCHITECT OF ANY DISCREPANCIES.

**CODED NOTES**

- 1 LOW WALL, REFER TO SECTION FOR HEIGHT
- 3 FINISH FACE OF WALL TO ALIGN WITH FINISH FACE OF SOFFIT ABOVE
- 6 PROVIDE BLOCKING IN WALL FOR SHELVING / AV RACK, REFER TO ELEVATIONS FOR LOCATIONS
- 8 OUTLINE OF COOLER, GC TO CONFIRM DIMENSIONS OF WALK-IN COOLER WITH EQUIPMENT SUPPLIER PRIOR TO INSTALLATION
- 11 FIXED SHELVING

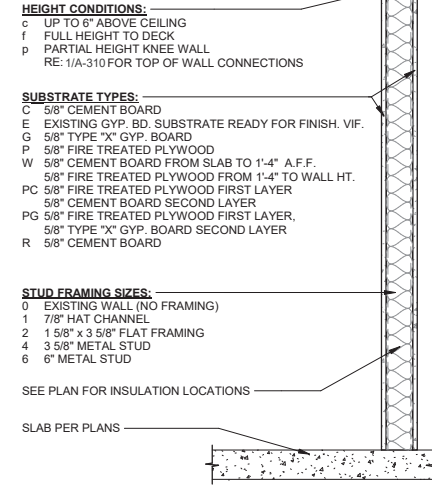
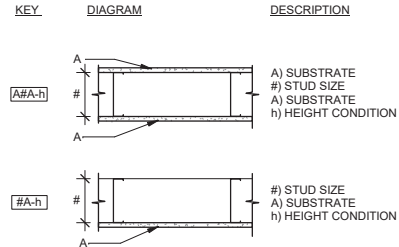
**LEGEND**

SYMBOL	DESCRIPTION
	EXISTING CONSTRUCTION
	NEW FULL HEIGHT WALL CONSTRUCTION
	NEW FULL HEIGHT WALL CONSTRUCTION W/ SOUND BATT INSULATION
	NEW LOW WALL
	EXISTING DOOR
	NEW DOOR

**WALL ASSEMBLY SCHEDULE**

TAG	WIDTH	SUBSTRATE SIDE 1	CONSTRUCTION	SUBSTRATE SIDE 2
4G-c	4 1/4"		5/8" GYPSUM BOARD	
4R-f	4 1/4"		5/8" CEMENT BOARD AND 5/8" GYPSUM BOARD	
W4-f	4 1/4"		5/8" CEMENT BOARD AND 5/8" PLYWOOD	
6G	7 1/4"		6" 5/8" GYPSUM BOARD	
6W-c	6 5/8"		6" 5/8" CEMENT BOARD AND 5/8" PLYWOOD	
C4C-c	4 7/8"	5/8" CEMENT BOARD	3-5/8" 5/8" CEMENT BOARD	
W4C-c	4 7/8"	5/8" CEMENT BOARD	3-5/8" 5/8" CEMENT BOARD AND 5/8" PLYWOOD	
G4G-c	4 7/8"	5/8" GYPSUM BOARD	3-5/8" 5/8" GYPSUM BOARD	
G4R-f	4 7/8"	5/8" GYPSUM BOARD	3-5/8" 5/8" CEMENT BOARD	
G6G-f	7 1/4"	5/8" GYPSUM BOARD	6" 5/8" GYPSUM BOARD	
G6R-f	7 1/4"	5/8" GYPSUM BOARD	6" 5/8" CEMENT BOARD	
C4C-p	4 7/8"	5/8" PLYWOOD	3-5/8" 5/8" CEMENT BOARD AND 5/8" PLYWOOD	
R4R-f	4 7/8"	5/8" CEMENT BOARD	3-5/8" 5/8" CEMENT BOARD	
W4W-f	4 7/8"	5/8" CEMENT BOARD AND 5/8" PLYWOOD	3-5/8" 5/8" CEMENT BOARD AND 5/8" PLYWOOD	
W6W-c	7 1/4"	5/8" CEMENT BOARD AND 5/8" PLYWOOD	6" 5/8" CEMENT BOARD AND 5/8" PLYWOOD	

REFER TO WALL ASSEMBLY DETAILS.



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LOS ANGELES, CALIFORNIA 90034

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ARCHITECT OF RECORD:



Dewberry Architects Inc.  
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Pasadena, Ca 91101  
916.239.4256 Phone  
916.2397245 Fax

STAMP:

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XX.XX.XXXX

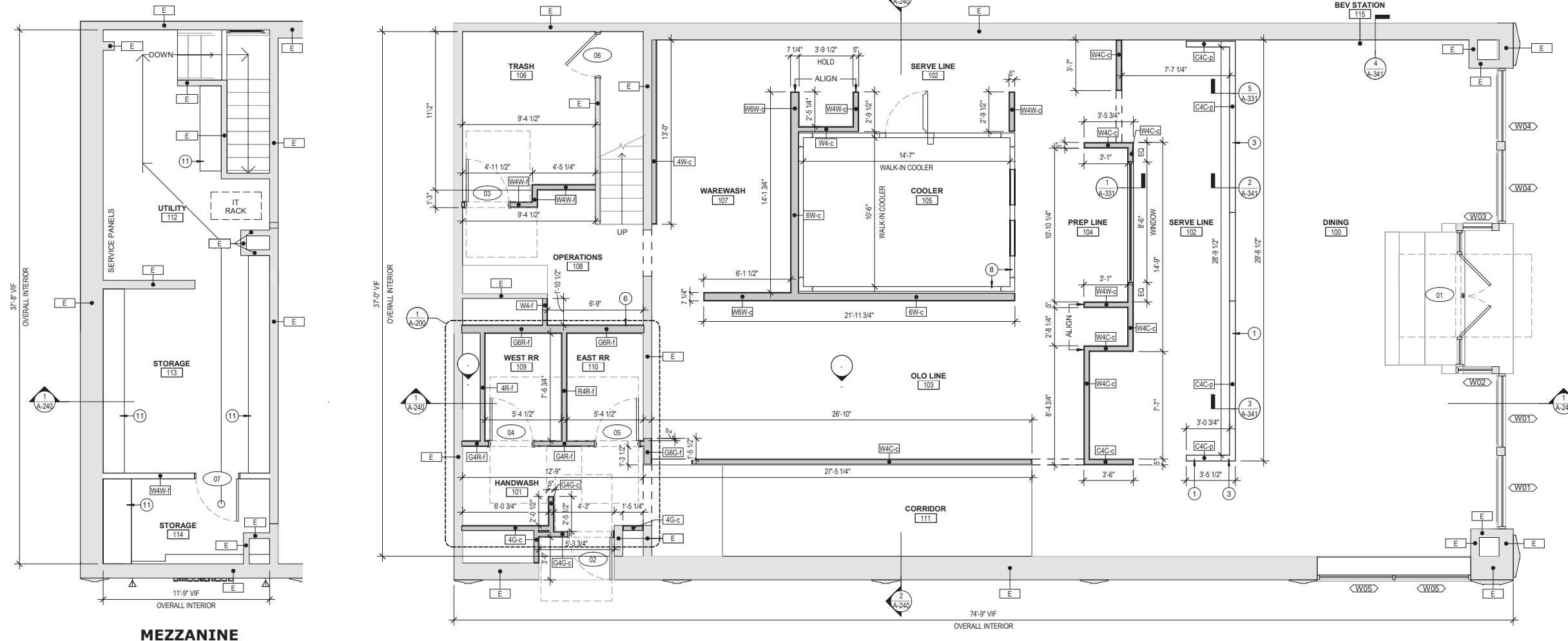
PROJECT INFORMATION:  
**CHESTNUT STREET**  
PROJECT INFORMATION:  
**2040 CHESTNUT STREET**  
**SAN FRANCISCO, CA 94123**

DRAWN BY: Author  
CHECKED BY: Checker  
PROJECT MANAGER: EN  
SG DESIGN MANAGER: KD  
SG CONSTR. MANAGER: JB  
PROJECT NO: 50132806  
TEMPLATE VERSION: 190404

REVISIONS  
REV. DATE DESCRIPTION

**ANNOTATION & DIMENSION FLOOR PLAN**

**A-101**



**MEZZANINE**

**FIRST FLOOR**

**ARCHITECTURAL FRAMING PLAN**  
1/4" = 1'-0"

TRUE PLAN NORTH NORTH

5/19/2021 10:19:36 AM

**GENERAL NOTES**

- A. GC TO COORDINATE EQUIPMENT WITH UNDERGROUND PLUMBING. GC TO NOTIFY ARCHITECT AND SWEETGREEN OF ANY DISCREPANCIES OR CONFLICTS.
- B. REFER TO KITCHEN EQUIPMENT SCHEDULE FOR EQUIPMENT SPECIFICATIONS.
- C. REFER TO FURNITURE SCHEDULE FOR FINAL FURNITURE PIECE COUNTS. NOT ALL UNITS MAY BE REFLECTED ON THE DRAWING.
- D. GC TO PROVIDE CAULKING AT EQUIPMENT.
- E. REFER TO ENLARGED RESTROOM PLAN SHEET FOR EQUIPMENT AND ACCESSORY SCHEDULE FOR RESTROOM ITEMS.
- F. KES TO INSTALL COOLER MANUFACTURER SUPPLIED AIR CURTAIN INSIDE COOLER DOOR.
- G. GC TO SUPERVISE INSTALLATION OF VENDOR INSTALLED ITEMS FOR PROPER INSTALLATION PER EQUIPMENT PLAN.
- H. ALL EQUIPMENT MUST BE CERTIFIED OR CLASSIFIED FOR SANITATION BY AN AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) ACCREDITED CERTIFICATION PROGRAM OR AN ACCREDITED TESTING AGENCY.
- I. REFER TO PATIO PLAN AND FURNITURE FOR DETAILS.
- J. REFER TO KITCHEN EQUIPMENT SCHEDULE FOR DETAILS.
- K. REFER TO SIGNAGE SCHEDULE FOR DETAILS.
- L. REFER TO DATA DEVICE SCHEDULE FOR DETAILS.

**CODED NOTES**

- 1 ACCESSIBLE TRANSACTION COUNTER, MIN. 36" LENGTH AT 34" AFF. CLEAR FLOOR SPACE IN FRONT OF COUNTER TO BE MIN. 30"x48" FOR SIDE APPROACH
- 4 AIR CURTAIN CENTERED ABOVE DOOR
- 7 BANQUETTE SEATING, REFER TO MILLWORK DETAILS FOR CONSTRUCTION
- 8 REFER TO ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS AT BANQUETTES

**FURNITURE SCHEDULE- "F"**

TAG	QTY.	MANUFACTURER	DESCRIPTION	MODEL	SUPPLY	INSTALL	REMARKS
200- SEATING							
F 230	21	HAY	REVOLVER STOOL, BAR HEIGHT - GRAY	REVOLVER STOOL - 100127998	OWNER	GC	
300- BANQUETTES							
F 300	8	GC BUILT	SINGLE BANQUETTE- OPEN BASE	CUSTOM	GC/MILLWORK	GC	MILLWORK TO SUPPLY FINISH LUMBER. REFER TO DETAILS FOR CONSTRUCTION.
700- PATIO ACCESSORIES							
F 700	3	TUUCI	PATIO UMBRELLA- GRAY	OCEAN MASTER MAX CLASSIC	OWNER	GC	
100- TABLES							
XF 150	6	IDX	COMMUNITY TABLE - WHITE OAK, SEMI-GLOSS CLEAR COAT	CUSTOM- SIZE PER PLANS	OWNER	GC	
400- FABRICATION							
XF 435	2	IDX	TRASH STATION	CUSTOM	OWNER	GC	REFER TO DETAILS FOR CONSTRUCTION.
XF 462	4	SQUARE DESIGN INC.	MODULAR OLO SHELVING	CURBSIDE FAMILY	OWNER	GC	36" LENGTH
900- MISC							
XF 900	1	MILLWORK	UTENSIL HOLDER- COUNTER RECESSED	CUSTOM	OWNER	GC	REFER TO SHOP DRAWINGS FOR CUTOUT DIMENSIONS



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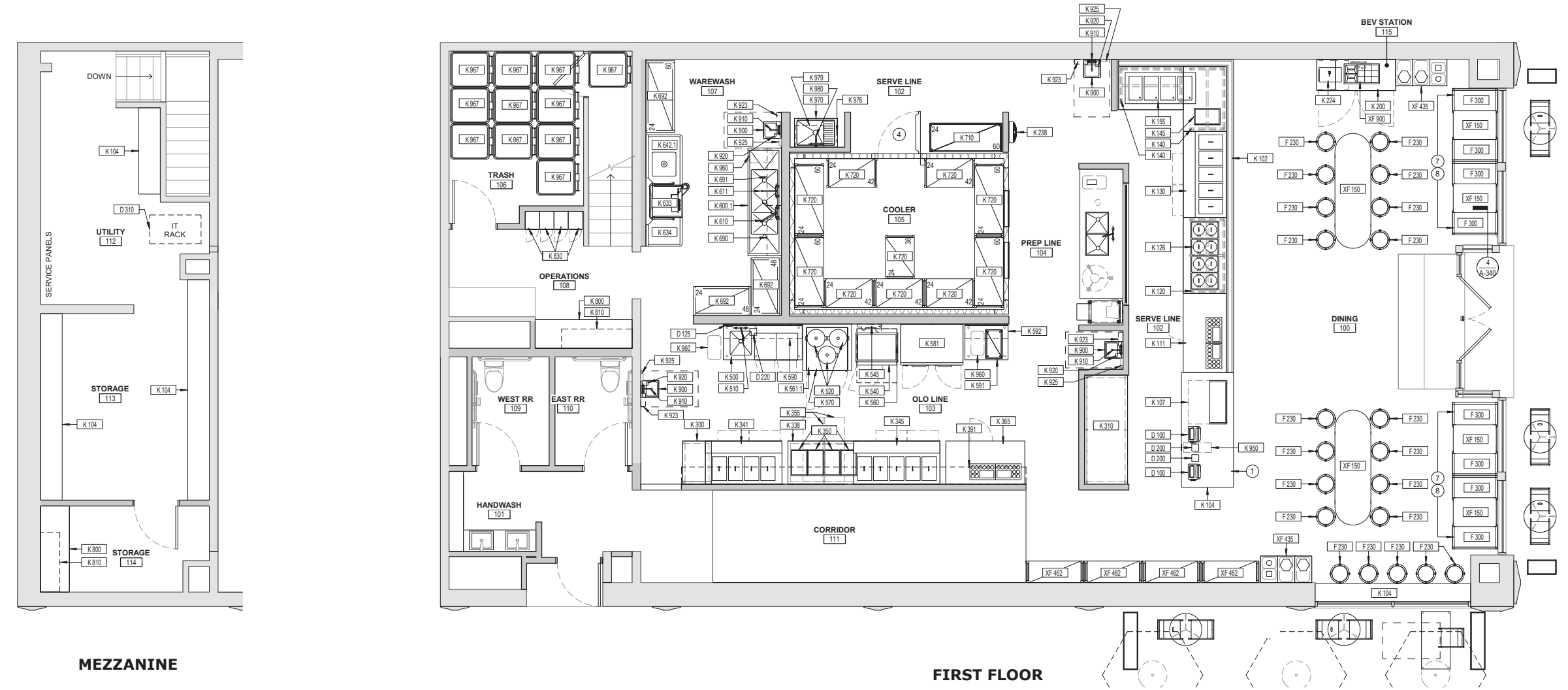
PROJECT INFORMATION:  
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PROJECT INFORMATION:  
**2040 CHESTNUT STREET**  
**SAN FRANCISCO, CA 94123**

DRAWN BY: DAI  
CHECKED BY: EN  
PROJECT MANAGER: EN  
SG DESIGN MANAGER: KD  
SG CONSTR. MANAGER: JB  
PROJECT NO: 50132806  
TEMPLATE VERSION: 190404

REV.	DATE	DESCRIPTION

**EQUIPMENT & FURNITURE PLAN**

**A-130**



**1 EQUIPMENT & FURNITURE PLAN**  
NTS  
TRUE PLAN NORTH NORTH





**GENERAL NOTES**

- A. SEE STRUCTURAL DRAWINGS FOR LOCATIONS AND SIZE(S) OF STRUCTURAL ROOF REINFORCEMENTS.
- B. SEE MECHANICAL PLAN FOR ROOF TOP EQUIPMENT.
- C. COORDINATE ALL ROOF PENETRATIONS, FLASHING, AND REPAIR WITH TENANT CM PRIOR TO START OF WORK.
- D. DIMENSIONS ARE TO THE CENTER OF THE PENETRATION AND ARE FOR REFERENCE ONLY. ROOFING CONTRACTOR TO ADJUST AS NECESSARY IN FIELD. CONTACT ENGINEERING CONSULTANTS FOR ANY MAJOR MODIFICATIONS TO LAYOUT.
- E. JOISTS FOR SHELL BUILDING WERE DESIGNED FOR THE RTU WEIGHTS AND PLACEMENT EXHIBITED. IF LOCATION OR ORIENTATION OF A UNIT MUST CHANGE, NOTIFY ARCHITECT IMMEDIATELY.
- F. SEE MECHANICAL PLANS FOR PENETRATION DETAILS AT RTUS AND EXHAUST FANS.
- G. PROVIDE INSULATED CURBS FOR ALL EQUIPMENT IN EXPOSED DECK AREA ONLY. COORDINATE WITH MECHANICAL SHEETS.

**CODED NOTES**

- 2 EDGE OF EXISTING ROOF
- 14 EXISTING MECHANICAL UNITS
- 16 EXISTING ROOF HATCH
- 20 EXISTING SKYLIGHT



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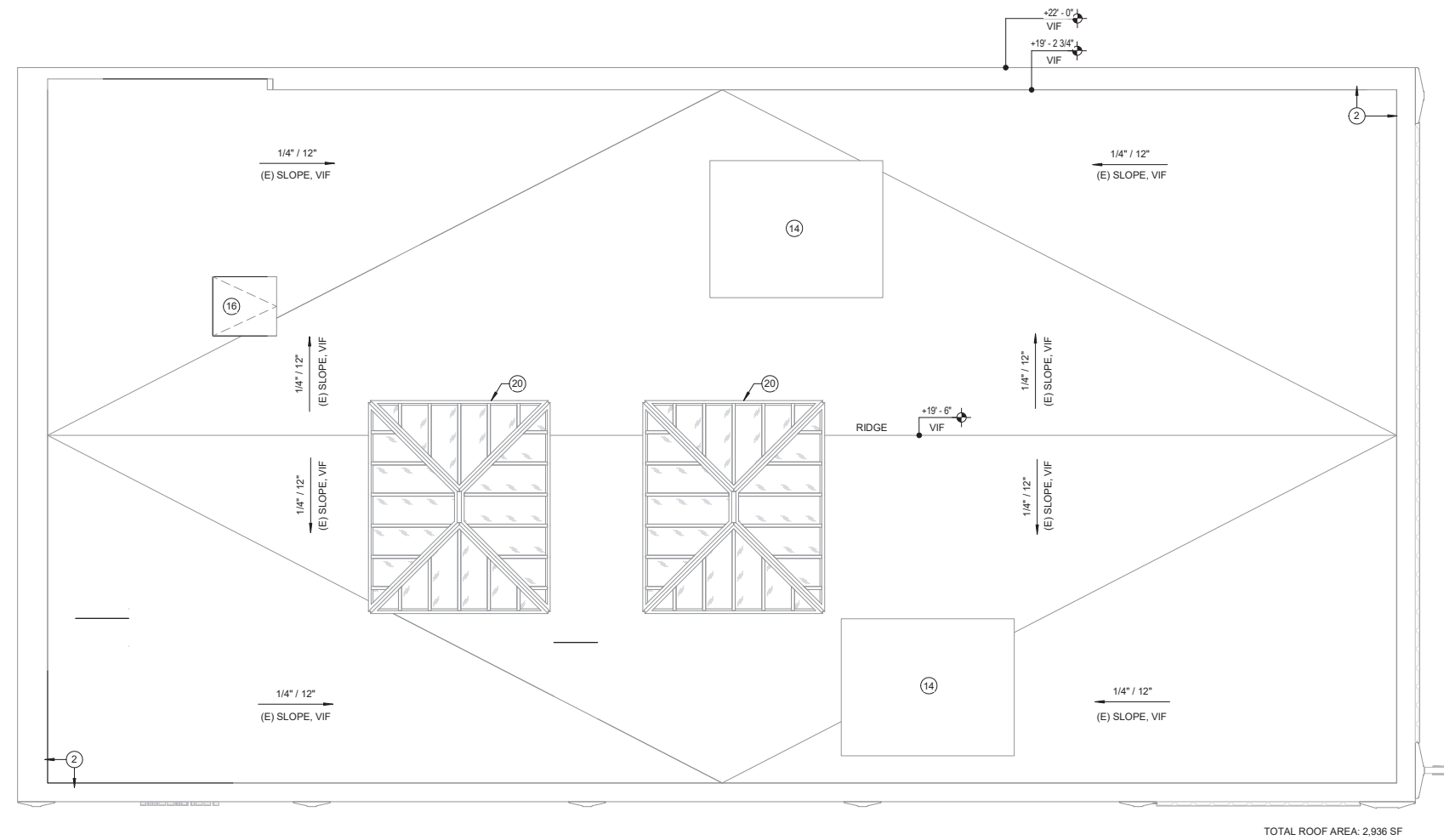
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SAN FRANCISCO, CA 94123**

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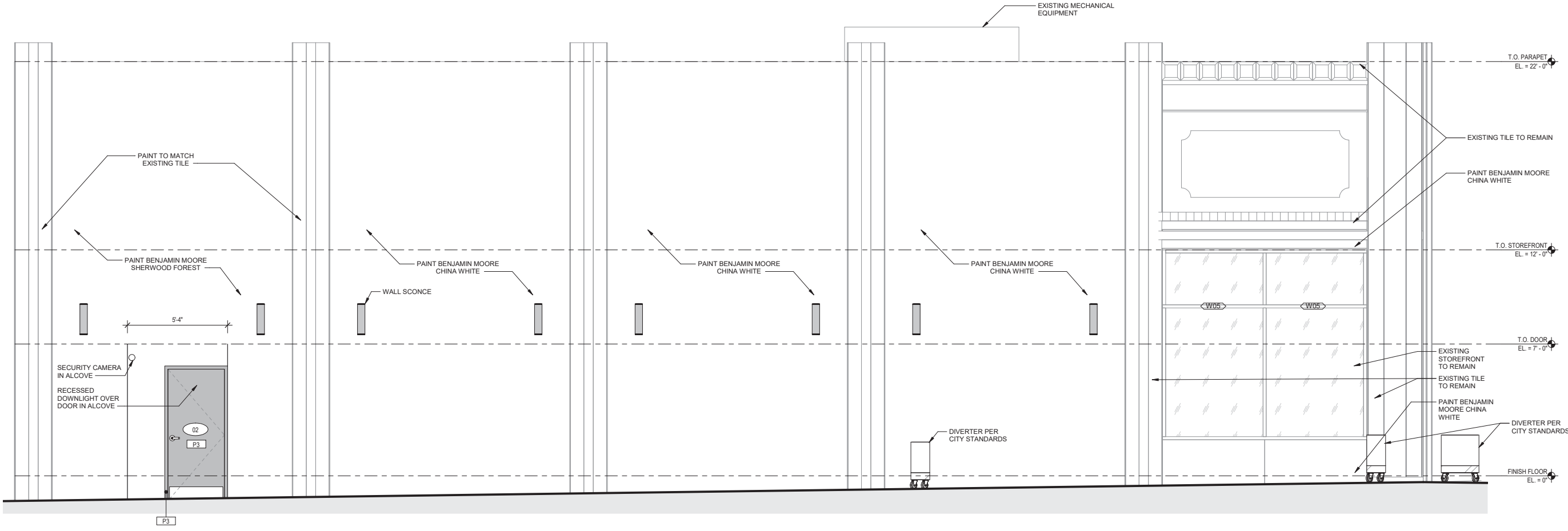
**ROOF PLAN**

**A-150**

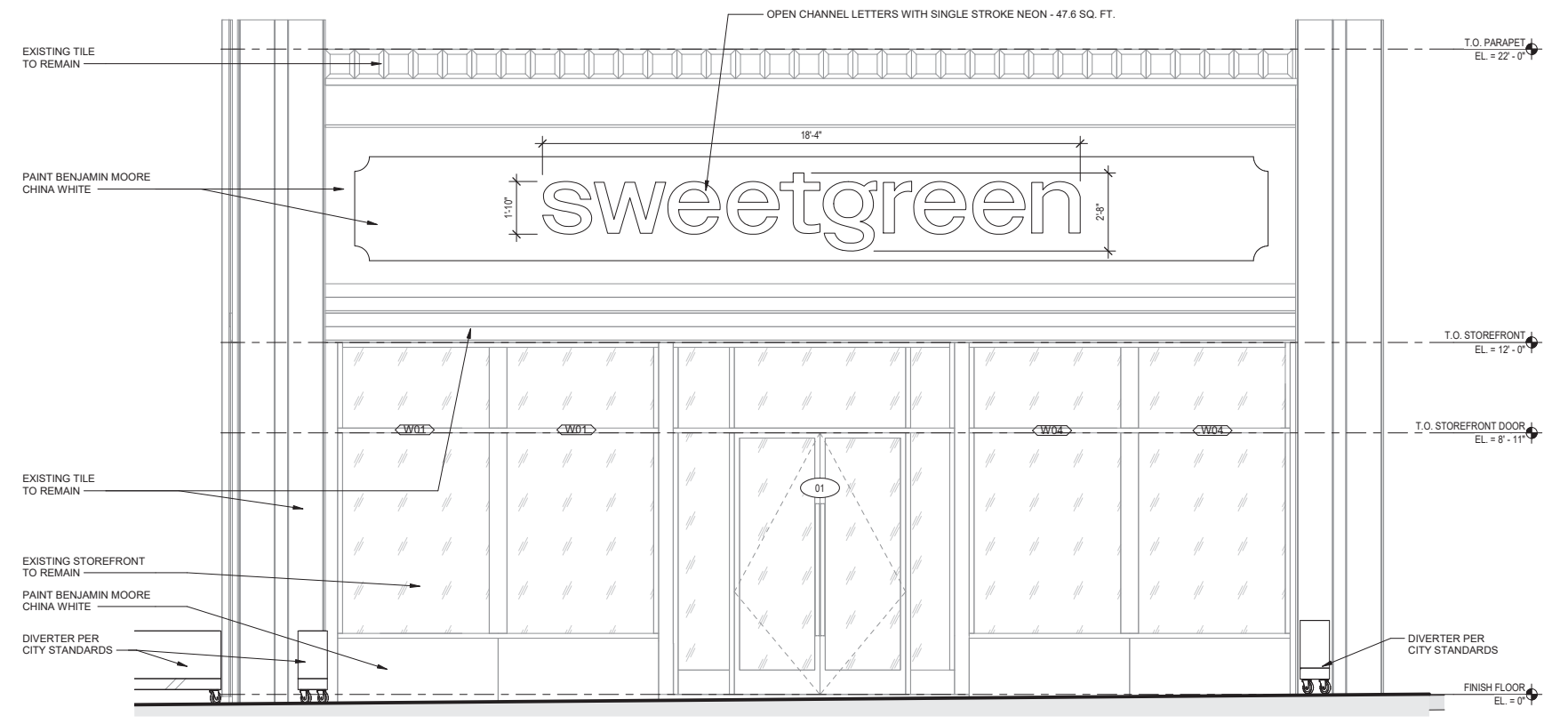


TOTAL ROOF AREA: 2,936 SF

**1 ARCHITECTURAL ROOF PLAN**  
1/4" = 1'-0"  
TRUE NORTH PLAN NORTH



2 EXTERIOR ELEVATION NORTH - MALLORCA WAY  
3/8" = 1'-0"



1 EXTERIOR ELEVATION WEST - CHESTNUT STREET  
3/8" = 1'-0"



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REVISIONS  
REV. DATE DESCRIPTION

EXTERIOR ELEVATIONS

A-230



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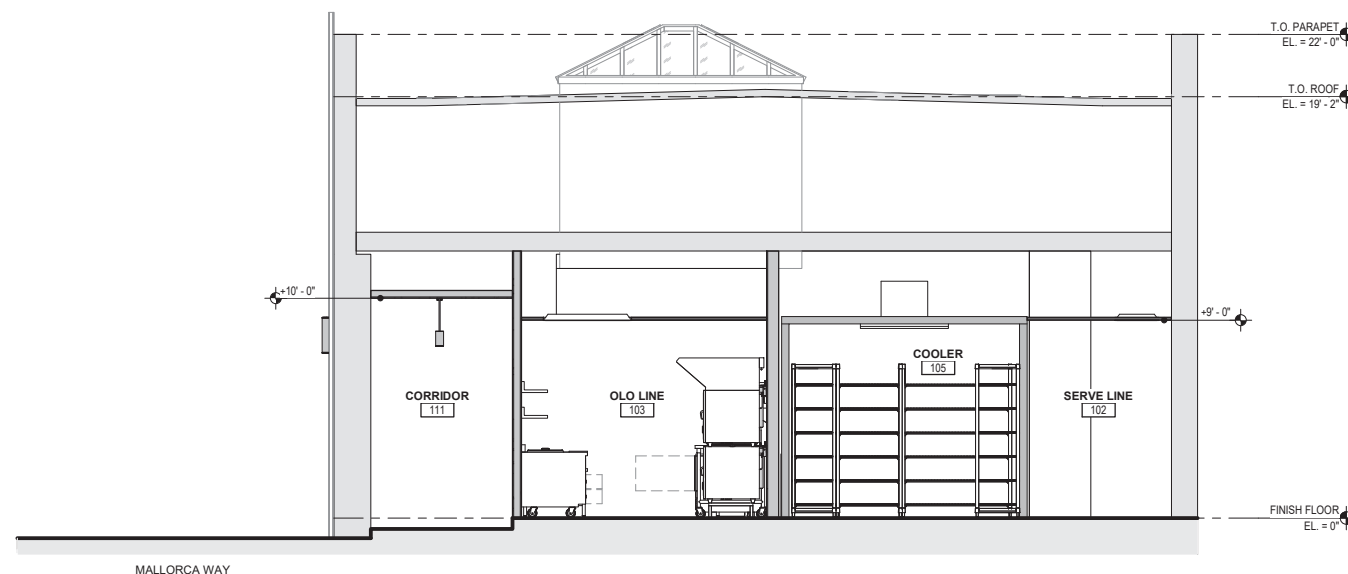
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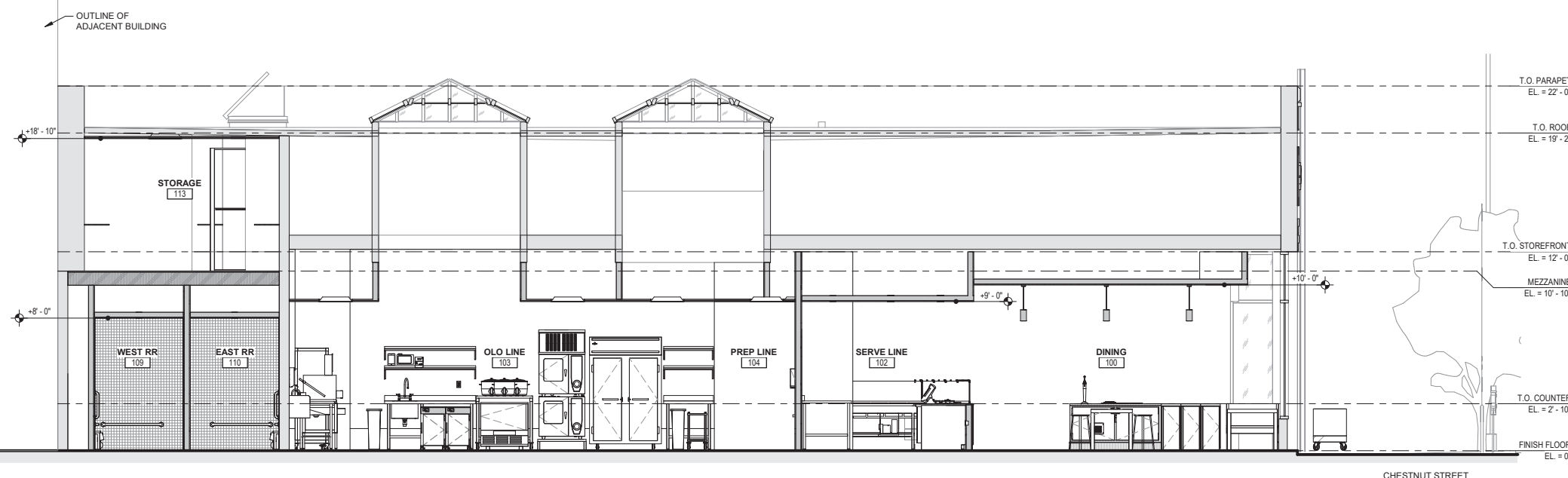
REVISIONS  
REV. DATE DESCRIPTION

BUILDING  
SECTIONS

A-240



2 BUILDING SECTION - WEST  
1/4" = 1'-0"



1 BUILDING SECTION - NORTH  
1/4" = 1'-0"

5/19/2021 10:19:49 AM

sg

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REVISIONS  
REV. DATE DESCRIPTION

EXTERIOR  
RENDERINGS

A-300



1 EXTERIOR RENDERINGS  
NTS

5/19/2021 10:15:45 AM



## CEQA Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

<b>Project Address</b>		<b>Block/Lot(s)</b>
2040 CHESTNUT ST		0467A024B
<b>Case No.</b>		<b>Permit No.</b>
2021-005183PRJ		
<input checked="" type="checkbox"/> <b>Addition/Alteration</b>	<input type="checkbox"/> <b>Demolition (requires HRE for Category B Building)</b>	<input type="checkbox"/> <b>New Construction</b>
<p><b>Project description for Planning Department approval.</b>            Conditional Use Authorization request to establish a Formula Retail use in the NC-2 zoning district pursuant to Planning Code Sections 303, 303.1, and 711, and to establish an outdoor dining area along Mallorca Way pursuant to Sections 145.2 and 303.</p>		

### STEP 1: EXEMPTION TYPE

<b>The project has been determined to be exempt under the California Environmental Quality Act (CEQA).</b>	
<input checked="" type="checkbox"/>	<b>Class 1 - Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 - New Construction.</b> 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><b>Class 32 - In-Fill Development.</b> 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>
<input type="checkbox"/>	<b>Other</b> _____
<input type="checkbox"/>	<b>Common Sense Exemption (CEQA Guidelines section 15061(b)(3)).</b> It can be seen with certainty that there is no possibility of a significant effect on the environment.

**STEP 2: ENVIRONMENTAL SCREENING ASSESSMENT  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Air Quality:</b> 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</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> <input type="checkbox"/> <b>Maher</b> or <input type="checkbox"/> <b>Cortese</b> Is the project site located within the Maher area or on a site containing potential subsurface soil or groundwater contamination and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use? Is the project site located on a Cortese site or would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with current or former underground storage tanks? <i>if Maher 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.</i> <b>Note that a categorical exemption shall not be issued for a project located on the Cortese List</b>
<input type="checkbox"/>	<b>Transportation:</b> 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? Would the project involve the intensification of or a substantial increase in vehicle trips at the project site or elsewhere in the region due to autonomous vehicle or for-hire vehicle fleet maintenance, operations or
<input type="checkbox"/>	<b>Archeological Resources:</b> 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"/>	<b>Subdivision/Lot Line Adjustment:</b> 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 <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Average Slope of Parcel = or &gt; 25%, or site is in Edgehill Slope Protection Area or Northwest Mt. Sutro Slope Protection Area:</b> 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 Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is likely required and Environmental Planning must issue the exemption.</b>
<input type="checkbox"/>	<b>Seismic Hazard:</b> <input type="checkbox"/> <b>Landslide</b> or <input type="checkbox"/> <b>Liquefaction Hazard Zone:</b> 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 Information tab on <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a>)</i> <b>If box is checked, a geotechnical report is required and Environmental Planning must issue the exemption.</b>
<b>Comments and Planner Signature (optional):</b> Sylvia Jimenez	

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> 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. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> 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.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

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



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

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

<input checked="" type="checkbox"/>	<b>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.</b>	
	<b>Project Approval Action:</b> Building Permit	<b>Signature:</b> Sylvia Jimenez
	If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the	10/27/2021
	Supporting documents are available for review on the San Francisco Property Information Map, which can be accessed at <a href="https://sfplanninggis.org/PIM/">https://sfplanninggis.org/PIM/</a> . Individual files can be viewed by clicking on the Planning Applications link, clicking the "More Details" link under the project's environmental record number (ENV) and then clicking on the "Related Documents" link. Once signed or stamped and dated, this document constitutes an exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination to the Board of Supervisors can only be filed within 30 days of the project receiving the approval action.	

## 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

### 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

**Planner Name:**

**Date:**



# LAND USE INFORMATION

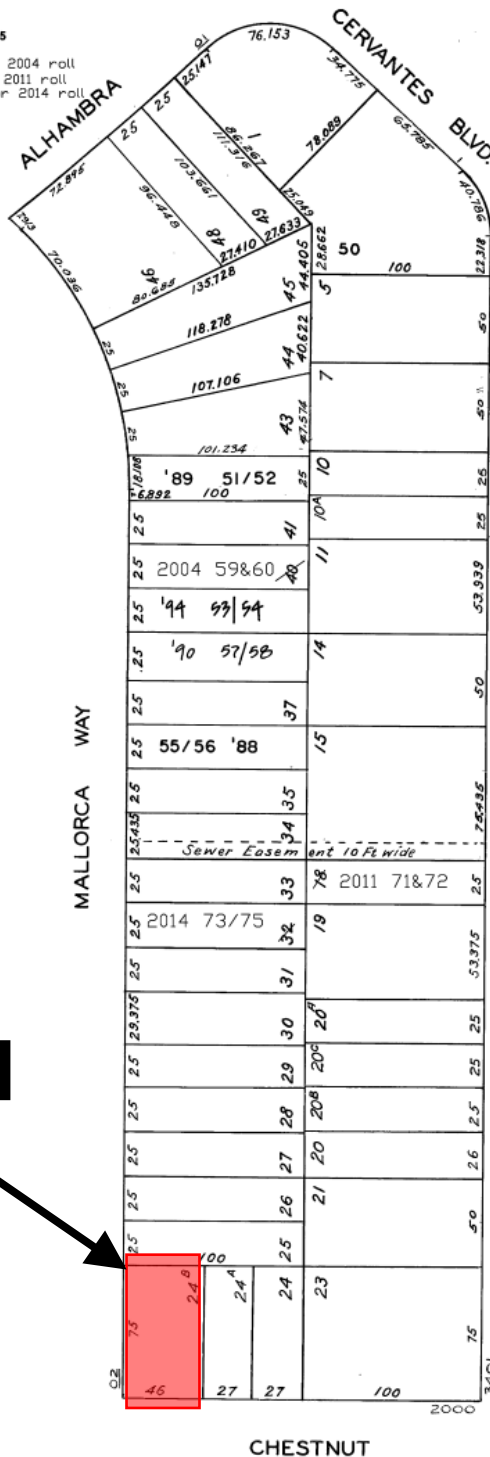
PROJECT ADDRESS: 2040 CHESTNUT ST  
RECORD NO.: 2021-005183PRJ

	EXISTING	PROPOSED	NET NEW
<b>GROSS SQUARE FOOTAGE (GSF)</b>			
Parking GSF	-	-	-
Residential GSF	-	-	-
Retail/Commercial GSF	3,485	3,485	0
Office GSF	-	-	-
Industrial/PDR GSF <i>Production, Distribution, &amp; Repair</i>	-	-	-
Medical GSF	-	-	-
Visitor GSF	-	-	-
CIE GSF	-	-	-
Usable Open Space	-	-	-
Public Open Space	-	-	-
<b>TOTAL GSF</b>	<b>3,485</b>	<b>3,485</b>	
	<b>EXISTING</b>	<b>NET NEW</b>	<b>TOTALS</b>
<b>PROJECT FEATURES (Units or Amounts)</b>			
Dwelling Units - Affordable	-	-	-
Dwelling Units - Market Rate	-	-	-
Dwelling Units - Total	-	-	-
Hotel Rooms	-	-	-
Number of Buildings	1	1	0
Number of Stories	1	1	0
Parking Spaces	-	-	-
Loading Spaces	-	-	-
Bicycle Spaces	-	-	-
Car Share Spaces	-	-	-

# Parcel Map

© COPYRIGHT SAN FRANCISCO CITY & COUNTY ASSESSOR 1995

lot40 into lots59&60 for 2004 roll  
lot18 into lots71&72 for 2011 roll  
lot32 into lots73to75 for 2014 roll



**SUBJECT PROPERTY**

467<sup>A</sup>

W A BLK. 339  
MARINA GARDENS

REVISED '60  
" '88  
" '89  
" '90  
" '94

Revised 2004  
Revised 2001  
Revised 2014

LOTS MERGED

LOTS	INTO LOT	YEAR
13	14	1932
12	11	1933
9	10	1938
16,17	15	1944
22	21	"
47	46	"
2	1	"
6	5	"
8	7	"

106-108 MALLORCA WAY

A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
55	106	46.71
56	108	53.29

142-144 MALLORCA WAY

A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
51	142	41.99
52	144	58.01

118-120 MALLORCA WAY

A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
57	118	55.26
58	120	44.74

124-126 MALLORCA WAY

A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
53	126	47.40
54	124	52.60

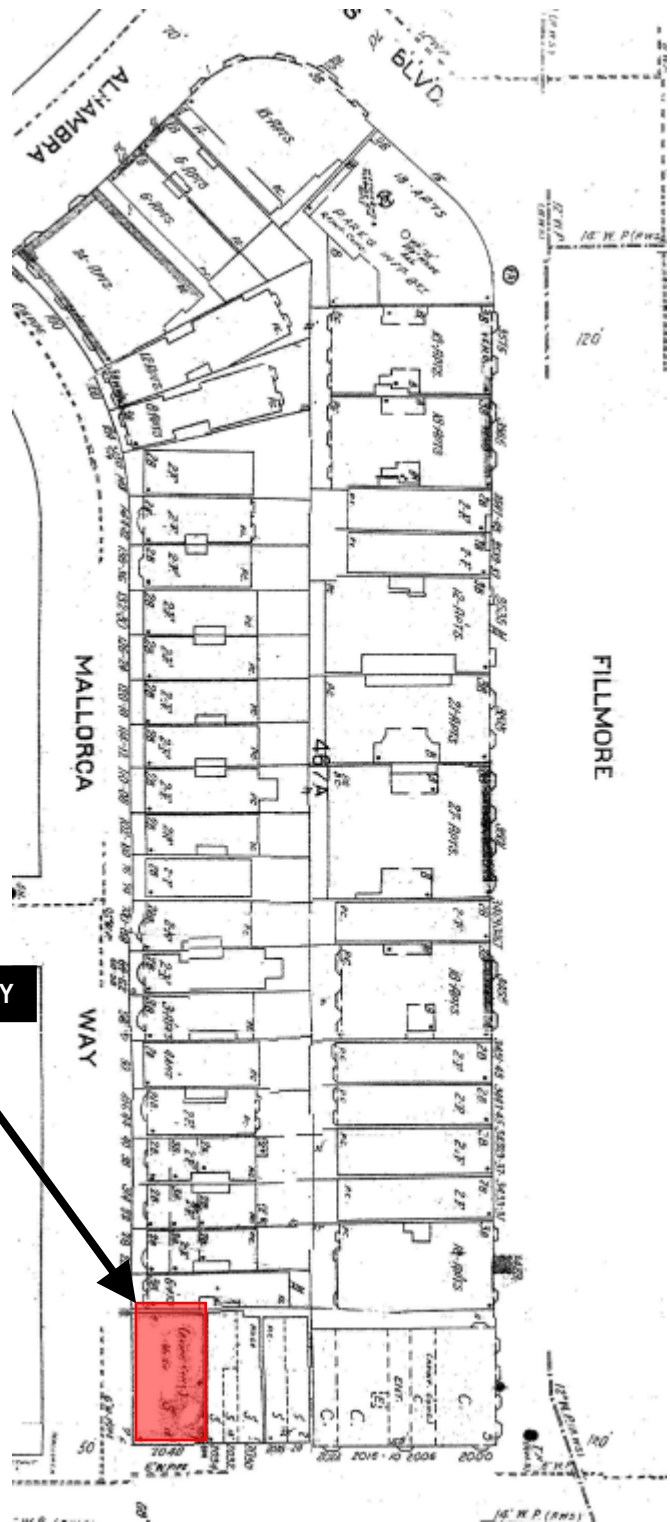
130-132 MALLORCA WAY

A CONDOMINIUM		
LOT	UNIT	% COMM. AREA
59	130	50
60	132	50

FILLMORE



# Sanborn Map\*



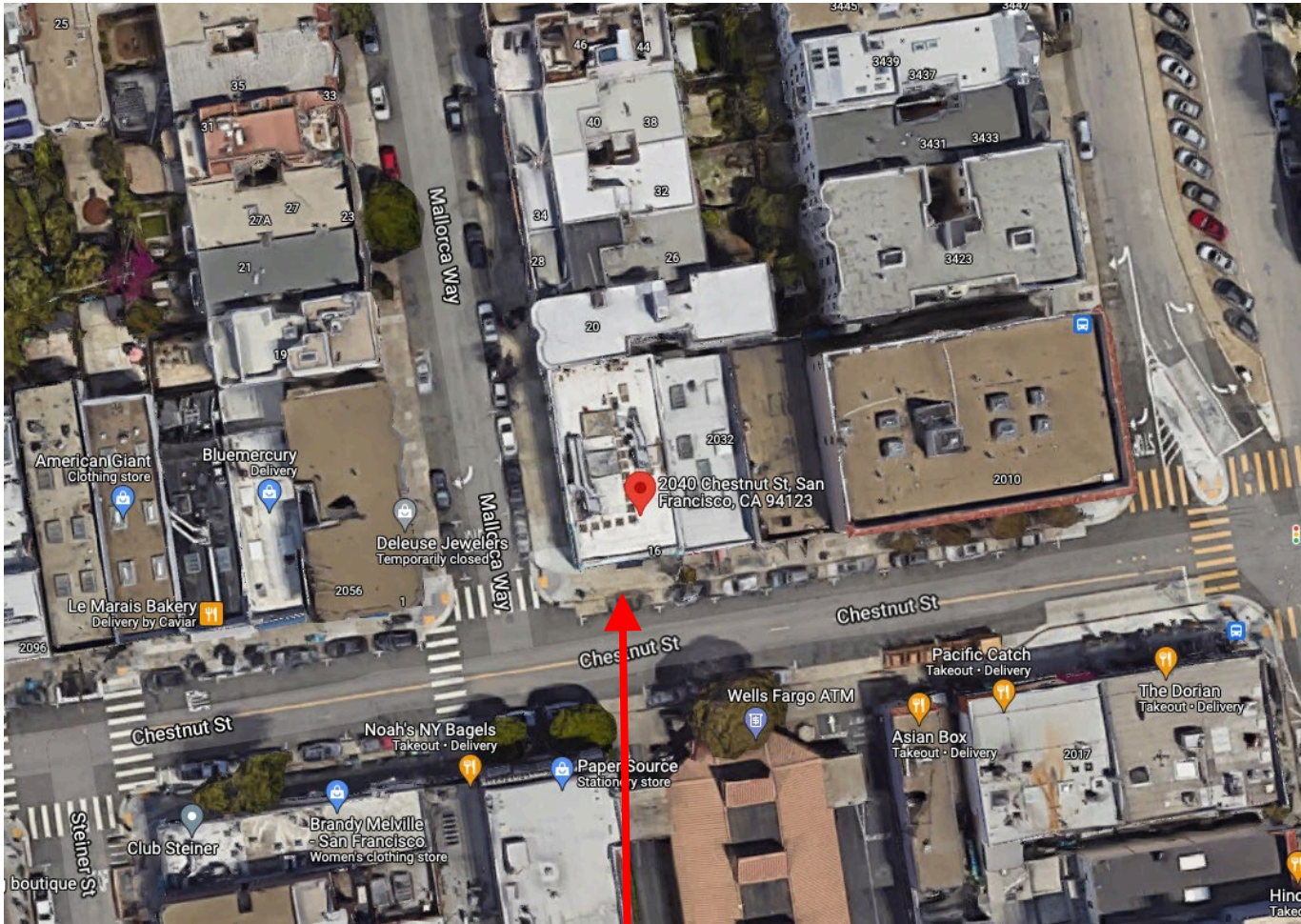
**SUBJECT PROPERTY**

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



Conditional Use Authorization  
Case Number 2021-005183PRJ  
Sweetgreen  
2040 Chestnut Street

# Aerial Photo – View 1

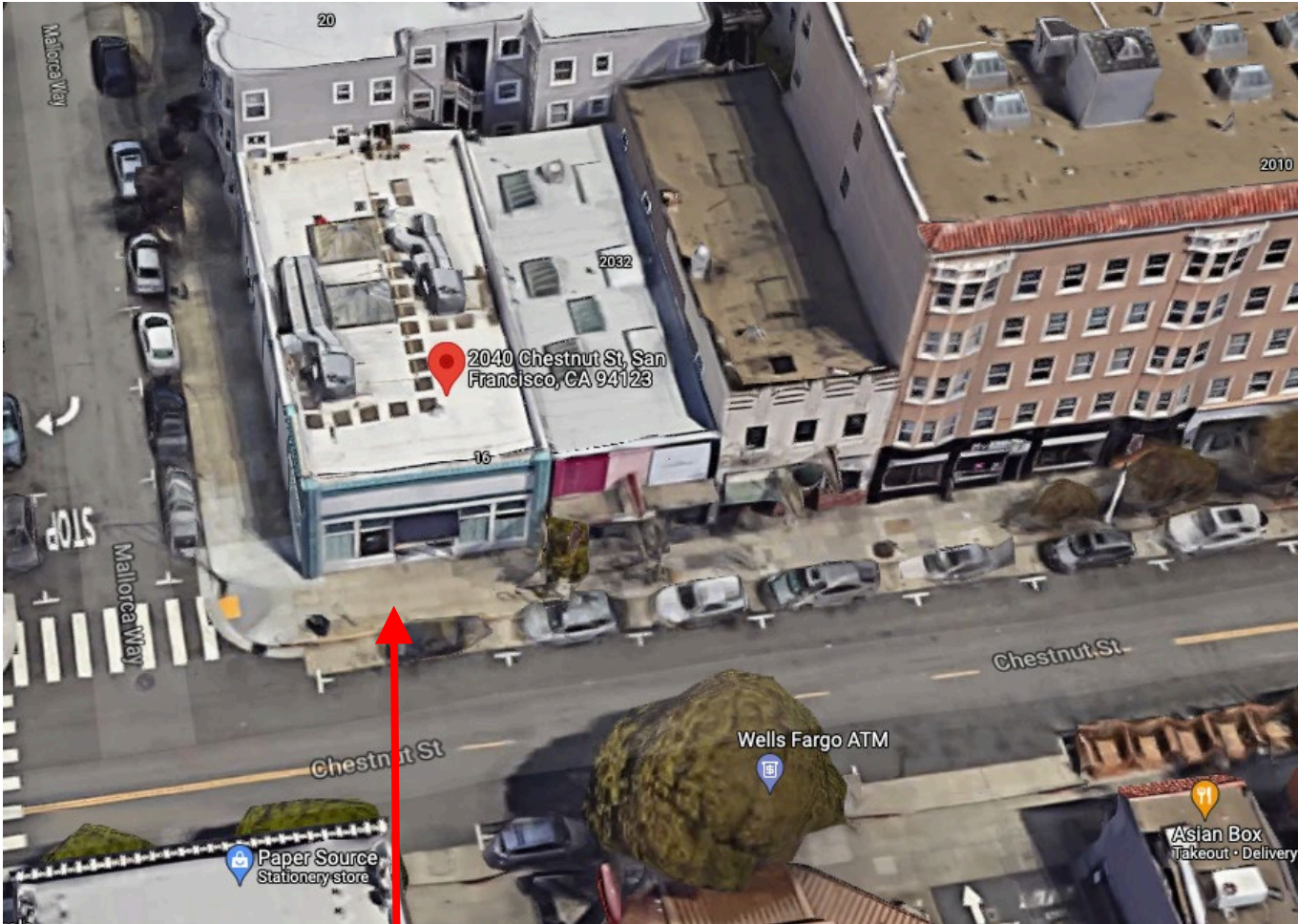


**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2021-005183PRJ  
Sweetgreen  
2040 Chestnut Street

# Aerial Photo – View 2

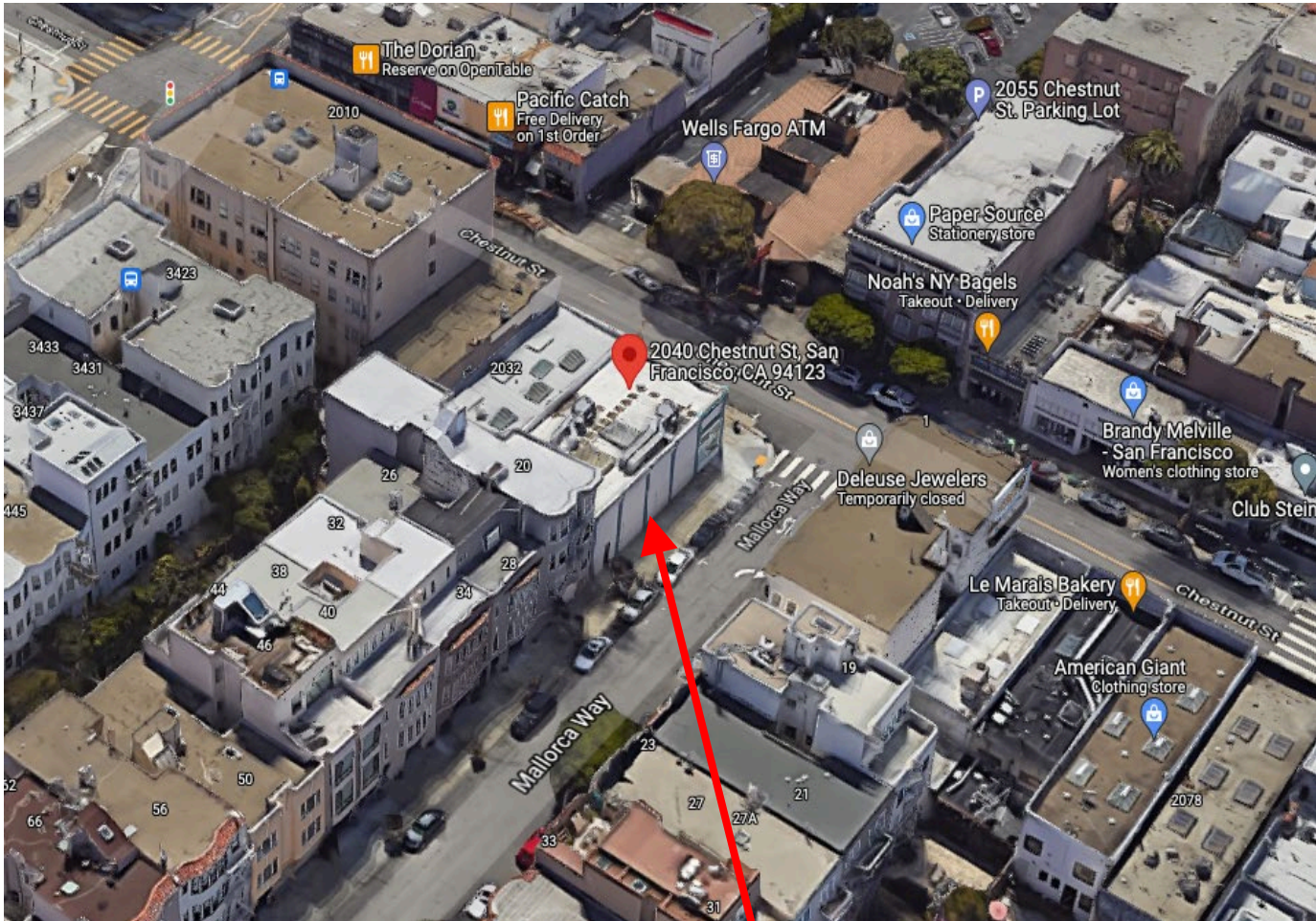


**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2021-005183PRJ  
Sweetgreen  
2040 Chestnut Street

# Aerial Photo – View 3



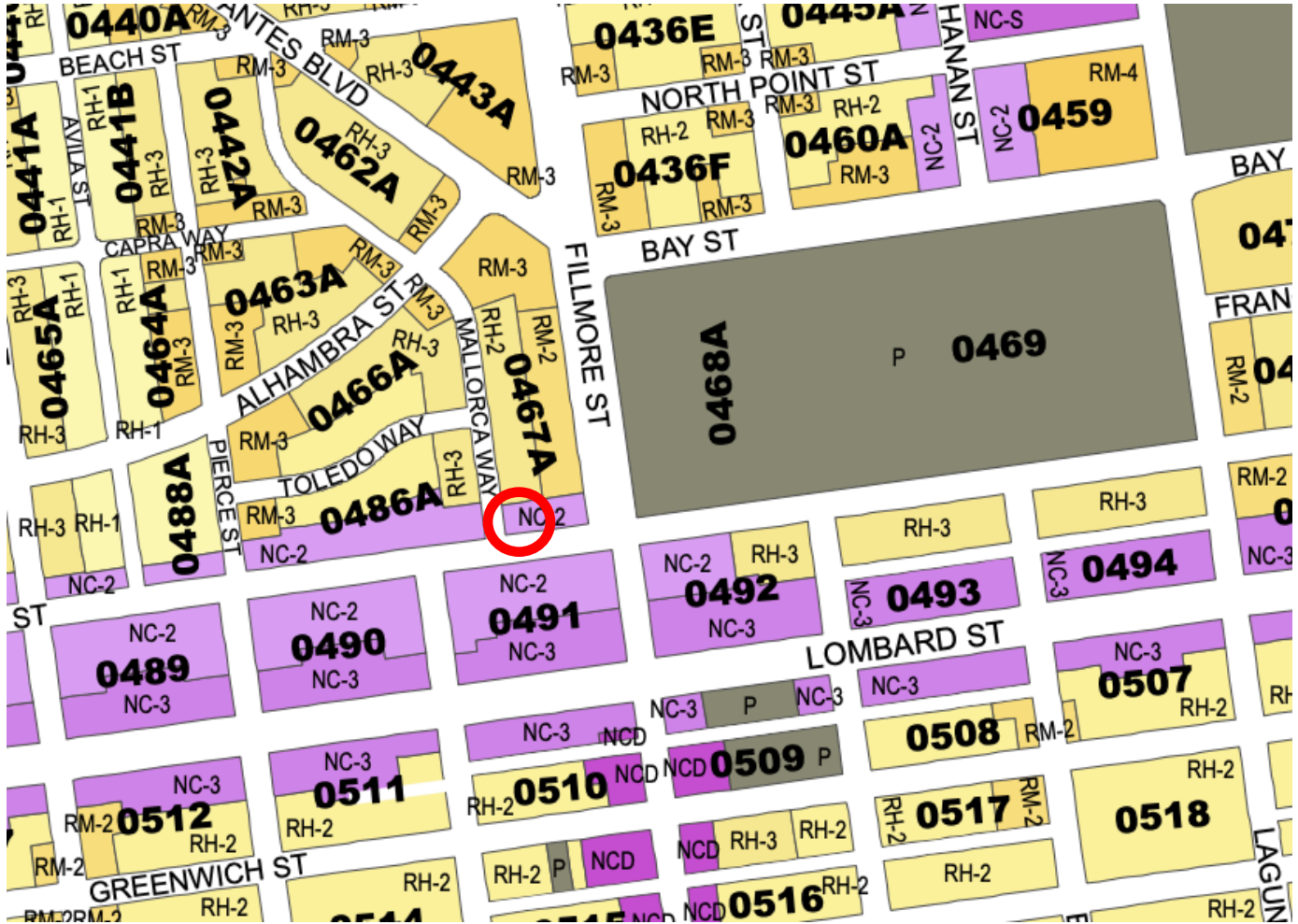
**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2021-005183PRJ  
Sweetgreen  
2040 Chestnut Street



# Zoning Map



Conditional Use Authorization  
Case Number 2021-005183PRJ  
Sweetgreen  
2040 Chestnut Street

# Site Photo



Conditional Use Authorization  
Case Number 2021-005183PRJ  
Sweetgreen  
2040 Chestnut Street

# REUBEN, JUNIUS & ROSE, LLP

Sabrina Eshaghi  
seshaghi@reubenlaw.com

October 25, 2021

**Delivered Via Email (sylvia.jimenez@sfgov.org)**

Joel Koppel, Commission President  
San Francisco Planning Commission  
49 South Van Ness Ave, Suite 1400  
San Francisco, CA 94103

**Re: 2040 Chestnut Street – Sweetgreen  
Planning Case Number: 2021-005183CUA  
Hearing Date: November 4, 2021  
Our File No.: 11793.01**

Dear President Koppel and Commissioners:

This office represents Sweetgreen, Inc., the Project Sponsor of the proposed Sweetgreen restaurant at 2040 Chestnut Street (the “Project”). The store will occupy a vacant 3,485 square foot retail building on the corner of Chestnut Street and Mallorca Way, which was previously occupied by a formula retail clothing store. The building has been vacant since the prior tenant left over a year ago. The Project Sponsor is proposing interior tenant improvements, ADA code compliant upgrades, and a new outdoor dining area along both street frontages. Offerings will include salads and warm grain bowls, with an emphasis on seasonal menu offerings and locally sourced produce. The Project requires Conditional Use approval for a formula retail use.

**A. Project Benefits**

Sweetgreen is a destination for simple, real food, serving salads and grain bowls made from scratch daily. Sweetgreen’s mission is to build healthier communities by connecting people to real food and they are grateful for the opportunity to serve the Marina District.

The Project will be beneficial for the site and the neighborhood. It will provide a new Sweetgreen restaurant in an existing commercial building that has remained vacant since July 2020. The benefits of the Project include:

- Activation of the Site. Sweetgreen will occupy a vacant retail building that was previously occupied by another formula retail use and will add outdoor sidewalk seating areas along both street frontages. The Project will provide a bright interior dining space with a

convenient and inviting outdoor seating area, which will help activate the site and bring commercial activity and a presence of patrons to this corner.

- Serving the Community. The proposed Project will provide a convenient and casual dining experience for the neighborhood's residents, visitors, and employees in keeping with the character of the Chestnut Street Commercial Corridor. Over the past 18 months, Sweetgreen has created a best in class COVID compliance practice.
- New Job Opportunities in San Francisco. The Project will create new jobs across various skill levels in the retail sector. The Project is anticipated to provide a total of 50 new employment opportunities, which the Project Sponsor intends to fill with local hires.
- Employee Benefits. Benefit programs that Sweetgreen offers include a career path with opportunities for advancement to a store manager in up to 3 years, healthy and delicious shift meals, medical, dental, and vision plan options available for part time and full time team members, competitive wages, vacation and wellness time, 20 weeks parental leave for all employees, and 401k.

## **B. The Project Meets All Relevant Conditional Use Criteria**

The Project meets the requirements necessary to grant a Conditional Use Authorization for a formula retail use at the Property. Sweetgreen is a desirable addition at this location because it will activate a vacant retail space in the vibrant Marina neighborhood on the bustling corner of Chestnut Street and Mallorca Way. The Project will provide a welcoming gathering space for locals and visitors where they can dine and enjoy the ambience of the neighborhood. Sweetgreen will occupy a commercial space that was previously occupied by another formula retail establishment and will therefore not impact the existing concentration of formula retail uses in the neighborhood.

The Project is consistent with the neighborhood character. It is located within the Chestnut Street Commercial Corridor and the NC-2 zoning district, which is intended to provide for the needs of the residents as well as visitors to the district. For this reason, there are a number of existing restaurants along Chestnut Street and in the vicinity of the Project. Sweetgreen is unique in its focus on warm grain bowls in addition to salads and other seasonal and locally sourced dishes. The Project will provide residents and visitors with a greater diversity of healthy and sustainable food options.

In addition, the outdoor dining area will be compatible with the surrounding uses, which include many other types of restaurants and coffee shops that provide similar small-scale outdoor seating areas. Consistent with the other outdoor activity uses in the vicinity, the hours of operation will be from 10:30 a.m. to 10:00 p.m.

**C. Outreach and Support**

Sweetgreen conducted a virtual pre-application neighborhood meeting on May 3, 2021. In addition to all of the listed neighborhood groups, residents and property owners located within 300 feet of the Project were notified of the meeting, which far exceeds the City's requirement to notify abutting properties. Since the pre-application meeting, Sweetgreen has conducted extensive outreach with neighbors, community members, nearby business owners, neighborhood groups, and Supervisor Stefani's office. A detailed outreach summary is attached as **Exhibit A**. To date, 17 local merchants have signed a petition in support of the Project. The petition is attached as **Exhibit B**. We are not aware of any opposition to the Project.

**D. Conclusion**

Sweetgreen proposes a new restaurant in an appropriate location that has been sitting vacant for over a year. Because it would replace a prior formula retail use, the Project will not increase the concentration of formula retail storefronts in the neighborhood. The Project is consistent with the Chestnut Street Commercial Corridor, will activate the site, and will provide new jobs for a range of skill levels. For these reasons, we respectfully request you approve the Project. Thank you for your consideration.

Very truly yours,

**REUBEN, JUNIUS & ROSE, LLP**



Sabrina Eshaghi

Enclosures: Outreach Summary Prepared by BergDavis  
Petition in Support of the Project

cc: Kathrin Moore, Commission Vice-President  
Deland Chan, Commissioner  
Sue Diamond, Commissioner  
Frank S. Fung, Commissioner  
Theresa Imperial, Commissioner  
Rachael Tanner, Commissioner  
Sylvia Jimenez, Project Planner

## **Exhibit A**

## Outreach Summary

The project sponsor's team has overseen a thorough and transparent outreach process, ensuring residents, community organizations, and local businesses, have had the opportunity to offer input on the proposed sweetgreen restaurant at 2040 Chestnut Street.

### **Pre-application Meeting**

Sweetgreen representative Eric Beegun, director of real estate – west, presented the project to the local community at a pre-application meeting on May 3, 2021. The meeting format was a virtual presentation that included an overview of sweetgreen's ethos and a project proposal summary, followed by a question-and-answer session.

Two residents from the adjacent apartment building at 20 Mallorca Way attended the meeting. The main topics of discussion included odor/ventilation, noise, and security. The neighbors were pleased to learn that because the restaurant does not have any open flame cooking there was no need for an extensive exhaust system, sweetgreen did not plan on installing outdoor speakers and sweetgreen had taken steps to make the Landlord aware that "No Trespassing" signs were needed and were subsequently installed immediately within the building.

### **District Supervisor and Neighborhood Groups Outreach**

The project sponsor's team engaged in a three-month outreach process, beginning with contacting the office of Supervisor Catherine Stefani, providing project details, and offering an in-person meeting. The supervisor's office declined a project briefing.

From August 2021 through the present, the project sponsor's team has reached out numerous times to local neighborhood groups, including:

- Marina/Cow Hollow Neighbors & Merchants
- Union Street Association
- Cow Hollow Association
- Marina Civic Improvement & Property Owners
- Golden Gate Valley Neighborhood Association
- Aquatic Park Neighbors
- Marina Civic Improvement & Property Owners
- Marina Community Association

Despite several efforts to engage the community, only the Marina/Cow Hollow Neighbors & Merchants and Golden Gate Valley Neighborhood Association expressed interest in learning more about the proposal and meeting with the project team. From June 2021 to the present, the team has had ongoing communications with Marina/Cow Hollow Neighbors & Merchants representative Patricia Vaughey.

Ms. Vaughey had myriad concerns and wanted to ensure that the proposed project supported the community's vision for the Chestnut Street merchant corridor. As a result of thoughtful and meaningful community engagement, including an in-person meeting at the project site with Ms. Vaughey and sweetgreen representatives Eric Beegun, director of real estate – west and Jim MacPhail, Chief Development Officer, we are pleased to have addressed all of Ms. Vaughey's concerns and recommendations.

The Golden Gate Valley Neighborhood Association (GGVNA) invited the project team to present at its October membership meeting. Sweetgreen director of real estate – west, Eric Beegun, gave an overview of the company, the proposed restaurant and responded to questions. The GGVNA responded positively to the proposed project and several members expressed support.

### **Chestnut Street Merchant Walk**

The project sponsor's team has prioritized meeting merchants that operate on the Chestnut Street corridor and appreciate the warm welcome they received. Discussions about the project with nearby businesses have resulted in a [petition](#) supporting the project with 17 signatures.

In summary, since May 2021, the project sponsor's team has engaged residents, neighborhood organizations, local merchants and interested stakeholders to ensure that the proposed sweetgreen restaurant is a welcome addition to the Chestnut Street merchant corridor and has received resounding support from stakeholders.



## **Exhibit B**

# sweetgreen

Yes, I support bringing sweetgreen to Chestnut Street.

Sweetgreen proposes opening a restaurant at 2040 Chestnut Street, at the intersection of Chestnut and Mallorca Way. Sweetgreen's focus is on simple, seasonal, and healthy food and will serve as a destination business bringing additional pedestrian traffic from surrounding neighborhoods to the Chestnut Street Corridor.

I believe sweetgreen will be a positive addition to our community.

Business	Name	Address	Email
AMERICAN GIANT	ADAM WELLS	2076 CHESTNUT ST	ADAM.WELLS@AMERICAN-GIANT.COM
City Optix	Samara Gomez	2154 Chestnut St.	
GNC	Douglas Draper	2172 Chestnut St	
ei home	Eric Wang	2176 Chestnut St.	
Maria Elizabeth	Maya Shalkroff	117 Oregon St.	msyshalkroff@gmail.com
Prints & More	Sun Duck	2017 Chestnut St	
Paper Source	Mia Tangen	2061 Chestnut St	michatangen@gmail.com
Prox	John Whipple	2062 Chestnut St	johnwhipple@prox.com
BRANDY	QUINN LYONS	2085 CHESTNUT	
MARIA	ROMERO	2101 CHESTNUT	
Cheers & Co	Clemens	2415 Chestnut St	
Marine Layer	Hunter Brians	2106 Chestnut St.	
Photograph & Frame	Ben Klein	2298 Chestnut St.	
Bucks Inc	Betsy Hubbard	2251 Chestnut	
Buck Mason	Joshua Hernandez	2220 Chestnut	

