



PLANNING APPLICATION

PLANNING DIVISION

315 Maple Avenue, South San Francisco, CA 94080
Phone: (650) 877-8535 Email: planning@ssf.net
Website: www.ssf.net/planning

OFFICE USE ONLY
PERMIT #: _____

*Please note, a **Preliminary Project Review** by staff is required a minimum of 5 business days prior to application submittal. Please call (650) 877-8535 or email planning@ssf.net to schedule an appointment for review. If you do not complete a preliminary project review, your application may not be accepted.

Overview of Application Requirements

1. Application Fees 2. Environmental Filing Fees	Refer to <u>fee schedule</u> for all fees (available on <u>Planning Division Webpage</u>)
3. Required Plans: a. Site Plan (existing and proposed) b. Elevation Drawings (existing and proposed) c. Floor Plans (existing and proposed) d. Landscape Plan (existing and proposed) e. Grading and drainage Plan f. Color Renderings of all elevations g. Existing Photos (site and surrounding properties) h. Any applicable Tentative, Final, or Parcel Maps	Copies: • Two (2) sets of reduced 11"x17" plans • A Digital PDF copy
4. Sample of Colors/Materials (if applicable)	• 8 1/2" x 11" board or similar.
5. Environmental Information Form (attached)	• 1 copy
6. Title Report	• 2 copies

Application Type (check all that apply)

- | | | |
|--|---|--|
| <input type="checkbox"/> Minor Use Permit (MUP) | <input type="checkbox"/> Zoning Map/ Text Amendment | <input type="checkbox"/> Subdivision |
| <input checked="" type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Tentative Parcel Map /
Vesting Tentative Map |
| <input type="checkbox"/> Use Permit Modification | <input type="checkbox"/> Precise Plan | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Variance | | |

Project Address: 608 Dubuque Avenue Assessor Parcel #: 015021150
South San Francisco CA 94080

Zoning Designation: FC Lot Size: 466,173 sq ft.

Present and/or Previous Use: Restaurant

Adjacent Uses: Vacant Warehouse/retail.

Description of Proposal – Project overview and entitlement requests (please compile in a separate word doc or PDF if needed):

Provide a thorough description of the proposed project, an outline of all entitlement requests including the required findings and rationale/justification supporting each request and/or modification, and all other supplemental analysis or data to help staff process the application. Failure to provide detailed information may result in an incomplete application.

See attached description of proposal

Description of Proposal

This proposal is to add live entertainment activities, such as live band, singing by guests to an existing high end restaurant during community party events. These events include birthday parties, wedding banquets, family gathering and company events.

Benefit to the community:

We provides many ~~best~~ hiring opportunities for local community. increase tax revenue for the city of South San Francisco. We are also an integral part of the community.

The live entertainment activities are within the operating capacity of the restaurant. There are no increase ~~in~~ in occupancy load and parking capacity. These activities are taking place during the normal operation hours of the existing restaurant.

Authorization of Property Owner

Property Owner: In signing this application, I, as property owner, have full legal capacity to, and hereby do, authorize the filing of this application. I understand that conditions of approval are binding. I agree to be bound by those conditions, subject only to the right to object at a hearing or during the appeal period.

Name: PROJECT 101 ASSOCIATES RECEPTION@INTEREDL.COM e-mail:

Address/City/State/Zip: 500 THIRD ST, SUITE 505 SAN FRANCISCO, CA 94107

Phone: (415) 770-3100

Signature: [Signature] Date: 5/24/22

Applicant Other Than Property Owner

Applicant other than Property Owner: In signing this application, I as applicant, represent to have obtained authorization of the property owner to file this application. If this application has not been signed by the property owner, I have attached separate documentation of full legal capacity to fill this application and agreement to conditions of approval, subject only to the right to object at the hearings or during the appeal period.

Name: Mingie Li e-mail: southsf@hlpenninsula.com

Address/City/State/Zip: 608 Dubuque Ave. South San Francisco, CA 94080

Phone: 415-373-8768

Signature: [Signature] Date: 5/25/2022

Legal Notice Deposit

In addition to the filing fee, a deposit for Legal Noticing procedures is required. This includes newspaper ad, Public Hearing notice to neighbors and any environmental document noticing that may be required by law. **Please note that this is a deposit and you will be required to reimburse the City of South San Francisco if the costs exceed the initial deposit.**

Notices: Please list any other persons involved in this application who should receive notices and agendas regarding this application.

Name: _____	e-mail: _____
Address: _____	Phone: _____
Signature: _____	Date: _____
Name: _____	e-mail: _____
Address: _____	Phone: _____
Signature: _____	Date: _____

Supplemental Project Information *(must be completed)*

Area Calculations	Existing	Proposed	Total
Total Lot Area (square feet)	466173	466173	
Total Building Footprint Area (square feet)	13900	13900	
Building Height	20'	20'	n/a
Number of Covered Parking Spaces	-	-	
Number of Uncovered Parking Spaces	~300	~300	
Setbacks			
Front			
Rear	N/A	N/A	
Left			
Right			
Residential only			
Total number of Dwelling Units			
Square footage by floor			
Below grade	N/A	N/A	
1st			
2nd			
Garage			
Accessory building(s)			
Other			

Check all that apply: New Construction Alterations to structures Full or partial demolition
 Change of use Change of hours/operating characteristics Other: _____

Historic Status (verify with Planning staff):

Check one: Contains a resource Adjacent property contains a resource
 No resource N/A

Non-Conforming (verify with Planning staff):

Site contains non-conforming use(s) Site contains non-conforming structures

Grading (cubic yards):

Total Cut: _____ Total Fill: N/A Total Import: _____
 Total Export: _____ Total Distributed Area: N/A

Storm Water Quality:

Total of the site area to be disturbed or graded during construction: _____
 Total impervious area connected to City storm drain system (excluding single family dwellings): N/A

Westborough Water District: All applicants submitting development applications for projects more intense than a single-family dwelling will be notified by the Planning Division that they must obtain a "will serve" letter from the Westborough Water District prior to the city certifying the application is complete.

Environmental Setting:

Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the site, and the use of the structures.

N/A

Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (single-family, apartment, shops, strip mall, warehouse, etc.)

Commercial - retail/warehouse

Are the following items applicable to the project or its anticipated effects? All items checked "yes" must be discussed below; attach any additional sheets, and any studies or surveys that have been conducted on the proposed project site.

Yes	No	
<input type="radio"/>	<input checked="" type="radio"/>	A. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.
<input type="radio"/>	<input checked="" type="radio"/>	B. Change in scenic views or vistas from existing residential areas or public lands or roads.
<input type="radio"/>	<input checked="" type="radio"/>	C. Change in pattern, scale or character of general area of project.
<input type="radio"/>	<input checked="" type="radio"/>	D. Significant amounts of solid waste or litter.
<input type="radio"/>	<input checked="" type="radio"/>	E. Change in dust, ash, smoke, fumes or odors in vicinity.
<input type="radio"/>	<input checked="" type="radio"/>	F. Change in ocean, bay, lake, stream, or ground water quality of quantity, or alteration of existing drainage patterns.
<input type="radio"/>	<input checked="" type="radio"/>	G. Substantial change in existing noise or vibration levels in the vicinity.
<input type="radio"/>	<input checked="" type="radio"/>	H. Site on filled land or on slope of 10 percent or more grade.
<input type="radio"/>	<input checked="" type="radio"/>	I. Use of disposal of potentially hazardous materials, such as toxic substances, flammable or explosives.
<input type="radio"/>	<input checked="" type="radio"/>	J. Substantial change in demand for municipal services (police, fire, water, sewage, etc).
<input type="radio"/>	<input checked="" type="radio"/>	K. Relationship to a larger project or series of projects.

CITY OF SOUTH SAN FRANCISCO

COST REIMBURSEMENT AND HOLD HARMLESS AGREEMENT

The City Council has authorized cost reimbursement for City Attorney services for the following types of projects requiring discretionary approval:

1. All non-residential projects requiring approval of:
 - (a) Conditional use permit
 - (b) Planned Unit Development Permit
 - (c) Development Agreement
 - (d) Zoning amendment
 - (e) General plan amendment or;
 - (f) Specific plan or amendment thereto or other discretionary approval.
2. All residential or mixed use projects containing four (4) or more residential units and/or those residential projects requesting a development agreement, affordable housing agreement, or approval by the Planning Commission or City Council;
3. Any project requiring a mitigated negative declaration, environmental impact report, an addendum to an environmental impact report, or similar environmental review.

Applicant agrees to pay all personnel and related direct, indirect and overhead costs of the City Attorney for review and processing necessary for the subject project, even if the application is withdrawn, not approved, approved subject to conditions, or modified on approval. Applicant agrees to make an initial deposit of two thousand dollars (\$2,000) unless the proposed project requires an Environmental Impact Report, Development Agreement, General Plan Amendment or a Specific Plan, in which case the deposit shall be five thousand dollars (\$5,000.00). Deposits shall be applied toward the above referenced costs. Applicant further agrees that no final building permit and/or inspection for the project will occur until all costs are paid. Any refund of amounts deposited shall be made in the name of the applicant, to the address noted for billing information.

Applicant shall provide written notice to the City's Chief Planner in the event there is a change in the applicant's interest in the property, project, or the billing contact person for said project. Said notice shall be mailed first class, postage paid, and certified mail to:

Planning Manager
City of South San Francisco
315 Maple Avenue
South San Francisco, CA 94080

Applicant, and any other signatories below, hereby understand and agree that the costs incurred by the City Attorney for review and processing of the proposed project are attributable to the project and may not be assigned without the prior written consent of the City. Applicant shall remain responsible for all outstanding costs incurred by the City. The City reserves the right to request an additional deposit from applicant, should the City Attorney incur additional costs or if costs exceed the amount on deposit.

Applicant, and any other signatories below, agree to defend, indemnify, and hold harmless the City of South San Francisco and its agents, officers, and employees from any action, claim, or proceeding brought against the City or its agents, officers, or employees which challenges the validity of any approval by the City, its agencies, boards, Commission, or Council with respect to applicant's project. Applicant, and other signatories below agree that this indemnification shall apply to any attorney fees incurred by the City, costs of suit, damages, or other expenses awarded against the City, its agents, officers, and employees in connection with the action. This indemnification releases the City from and against all liability in connection with City's defense of its action in any proceeding brought in any state or federal court challenging the City's actions with respect to the applicant's project.

In the event that an action, claim, or proceeding is initiated against the City with respect to the applicant's project the applicant, and other signatories below, shall cooperate fully in the defense upon receipt of notification by the City. Nothing in this agreement shall prohibit the City from participating in the defense of any claim.

This agreement shall be only executed by an authorized representative of the applicant. The person(s) executing this agreement represents that he/she is authorized to enter into agreement on behalf of the applicant. If more than one person or entity is named as Applicant for the proposed project, all entities/persons must sign as indicated below.

Project Name: H.L. Peninsula Restaurant
Site Address: 608 Dubuque Ave. South San Francisco CA

Mingie Li
Applicant Signature

5/25/2022
Date

Print Name: Mingie Li

Title: President

Property Owner Signature (If different than applicant)

Date

Print Name: _____

Title: _____

Additional applicants:

Applicant (2)

Date: _____

Print Name: _____

Title: _____

Applicant (3)

Date: _____

Print Name: _____

Title: _____