



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 10, 2011

Date: March 3, 2011
Case No.: **2011.0011C**
Project Address: **4042 24th STREET**
Zoning: 24th Street - Noe Valley Neighborhood Commercial District and
a 40-X Height and Bulk District.
Block/Lot: 3656/014
Project Sponsor: James Maxwell, ARCHITECTS II
3444 Broderick Street
San Francisco CA 94123
Staff Contact: Tom Wang – (415) 558-6335
thomas.wang@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project proposes to allow an existing operable window, approximately 4-foot wide and 6-foot tall, flush with the façade of the full-service restaurant (d.b.a. Patxi's Chicago Pizza) to function as a walk-up facility (customer Pick-Up Window) within the 24th Street – Noe Valley Neighborhood Commercial District and a 40-X Height and bulk District. Conditional Use Authorization is required for such a walk-up facility when it is not recessed three feet from the front property line.

SITE DESCRIPTION AND PRESENT USE

The subject property is located on the north side of 24th Street between Castro and Noe streets, Lot 014 in Assessor's Block 3656, within the 24th Street -- Noe Valley Neighborhood Commercial District and a 40-X height and bulk District. The subject property measures 25 feet wide and 114 feet deep and is developed with commercial and residential uses within a three-story building. Currently, the second and third floors are each occupied by a dwelling unit and the ground floor is occupied by a full-service restaurant (Patxi's Chicago Pizza). Patxi's Chicago Pizza was authorized by the Commission as a conditional use under Case No. 2010.0521C, Motion No. 18171. The Project site is within the center of a vital neighborhood commercial area and is well served by the public transportation, including Muni Bus Route 48 operating on 24th Street, directly in front of the Project site and Muni Bus Route 24 operating on Castro Street, approximately a half of a block from the Project site.

SURROUNDING PROPERTIES & NEIGHBORHOOD

Surrounding properties along 24th Street contain mainly two and three story buildings and the majority of them are developed with ground floor commercial uses and residential uses on the upper floors. Surrounding residential districts are either RH-2 (Residential, House, Two-Family) District or RH-3 (Residential, House, Three-Family) District.

The 24th Street – Noe Valley Neighborhood Commercial District is situated along 24th Street between Chattanooga and Diamond streets in the Noe Valley neighborhood of central San Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. It contains primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

ENVIRONMENTAL REVIEW STATUS

The Project was determined by the Planning Department to be categorically exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 (Existing Facilities) Categorical Exemption under the State CEQA Guidelines.

HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 18 th , 2011	February 16 th , 2011	22 days
Posted Notice	20 days	February 18 th , 2011	February 18 th , 2011	20 days
Mailed Notice	20 days	February 18 th , 2011	February 18 th , 2011	20 days

PUBLIC COMMENT

- The Department is not aware of any opposition to the proposed Pick-Up Window.
- The Department received seven letters provided by Noe Valley Merchants and Professionals Association and six neighborhood residents, all of which support the proposed Pick-Up Window.

ISSUES AND OTHER CONSIDERATIONS

- The Project Sponsor did attempt to recess the proposed Pick-Up Window three feet from the front property line; however, the current structural conditions surrounding such a recessed Pick-Up Window would not feasibly allow it to be ADA accessible and compliant with the City’s Building Code.
- As part of the signage program of the proposed Pick-Up Window, there will be signage indicating where customers should form a queue in order not to block the sidewalk. However, given the nature of the pre-ordered, to-go food items, transactions with customers at the proposed Pick-Up Window will be short, resulting in no significant impact on the pedestrian flow along the sidewalk.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant this conditional use authorization to allow a walk-up facility (customer Pick-Up Window) that is not recessed three feet from the front property line within the 24th Street – Noe Valley Neighborhood Commercial District.

BASIS FOR RECOMMENDATION

The Department believes this Project is necessary and/or desirable, and compatible with the neighborhood under Section 303 of the Planning Code for the following reasons:

- The proposed Pick-Up Window is a neighborhood serving use and compliments the mix of goods and services currently available in this district.
- The proposed Pick-Up Window to upgrade the service offered by the existing full-service restaurant is necessary and desirable because it will provide a number of customers with convenience and ease to pick up their pre-ordered, to-go food items without having to enter the restaurant waiting on queue in the reception area where they would contend with the rest of customers who are waiting to be seated.
- The intensity of the use of the Pick-Up Window will be limited and will result in no significant impact on traffic or on-street parking in the district because approximately only 10% of the operation at Patxi's Chicago Pizza is devoted to take-out dining and the amount of time spent by customers at the Pick-Up Window will be short.
- The Project site is well served by public transit; therefore, the Project should have a negligible impact upon the current traffic pattern on the surrounding streets.
- The Project meets all applicable requirements of the Planning Code and is consistent with the General Plan.

RECOMMENDATION: Approve with Conditions

Attachments:

Draft Motion
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Site Photographs
Reduced Plans

Attachment Checklist

- Executive Summary
- Draft Motion
- Zoning District Map
- Parcel Map
- Sanborn Map
- Aerial Photo
- Context Photos
- Site Photos

- Project sponsor submittal
- Drawings: Existing Conditions
- Check for legibility
- Drawings: Proposed Project
- Check for legibility
- Letters of Project Support / Opposition

Exhibits above marked with an "X" are included in this packet

A.C.W.

Planner's Initials

TCW: U:\TWANG\WP51\MOTIONS\4042 24th Street Executive Summary.No.2.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

1650 Mission St.
Suite 400
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Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 728.26 AND 790.140 OF THE PLANNING CODE TO ALLOW A WALK UP FACILITY (CUSTOMER PICK-UP WINDOW), NOT RECESSED THREE FEET FROM THE FRONT PROPERTY LINE, AT THE FULL-SERVICE RESTAURANT (D.B.A. PATXI'S CHICAGO PIZZA) WITHIN THE 24TH STREET -- NOE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 18th, 2010 James G. Maxwell, ARCHITECTS II (hereinafter "Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for conditional use authorization under Sections 303, 728.26 and 790.140 of the Planning Code to allow a walk up facility [Customer Pick-Up Window (hereinafter "Pick-Up Window")] that is not recessed three feet from the front property line at the full-service restaurant (d.b.a. Patxi's Chicago Pizza) at 4042 24th Street (hereinafter "Property") within the 24th Street - Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District.

On March 10, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0011C (hereinafter "Application").

The Project was determined by the Department to be categorically exempt from the California Environmental Quality Act ("CEQA") as a Class 1 (Existing Facilities) Categorical Exemption. The Commission has reviewed and concurs with said determination.

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 requested in Application No. 2011.0011C, 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. **Site Description and Present Use.** The subject property is located on the north side of 24th Street between Castro and Noe streets, Lot 014 in Assessor's Block 3656, within the 24th Street -- Noe Valley Neighborhood Commercial District and a 40-X height and bulk District. The Property measures 25 feet wide and 114 feet deep and is developed with commercial and residential uses within a three-story building. Currently, the second and third floors are each occupied by a dwelling unit and the ground floor is occupied by a full-service restaurant (d.b.a. Patxi's Chicago Pizza). Patxi's Chicago Pizza was authorized by the Commission as a conditional use under Case No. 2010.0521C, Motion No. 18171. The Project site is within the center of a vital neighborhood commercial area and is well served by public transportation, including Muni Bus Route 48 operating on 24th Street, directly in front of the Project site and Muni Bus Route 24 operating on Castro Street, approximately a half of a block from the Project site.
3. **Surrounding Properties and Neighborhood.** Surrounding properties along 24th Street contain mainly two and three story buildings and the majority of them are developed with ground floor commercial uses and residential uses on the upper floors. Surrounding residential districts are either RH-2 (Residential, House, Two-Family) District or RH-3 (Residential, House, Three-Family) District.

The 24th Street — Noe Valley Neighborhood Commercial District is situated along 24th Street between Chattanooga and Diamond streets in the Noe Valley neighborhood of central San Francisco. This daytime-oriented, multi-purpose commercial district provides a mixture of convenience and comparison shopping goods and services to a predominantly local market area. It contains primarily retail sales and personal services at the street level, some office uses on the second story, and residential use almost exclusively on the third and upper stories.

4. **Project Description.** The Project proposes to allow an existing operable window, approximately 4-foot wide and 6-foot tall, flush with the façade of the full-service restaurant (d.b.a. Patxi's Chicago Pizza) to function as a walk-up facility (Pick-Up Window) within the 24th Street – Noe Valley Neighborhood Commercial District and a 40-X Height and bulk District. Conditional Use Authorization is required for such a walk-up facility when it is not recessed three feet from the front property line.
5. **Public Comment.** The Department is not aware of any opposition to the proposed Pick-Up Window. The Department received seven letters provided by Noe Valley Merchants and Professionals Association and six neighborhood residents, all of which support the proposed Pick-Up Window.
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. **Walk-Up Facilities in NC Districts.** Planning Code Section 728.26 permits a Walk-Up Facility, as defined in Planning Code Section 790.140, if the walk-up facility is recessed three feet from the front property line. Conditional Use Authorization is required, when such walk-up facility is not recessed three feet.

The Project Sponsor seeks Conditional Use Authorization to allow an existing operable window flush with the façade of Patxi's Chicago Pizza to function as a walk-up facility (Pick-Up Window) that is not recessed three feet from the front property line within the 24th Street – Noe Valley Neighborhood Commercial District.

- B. **Hours of Operation.** Planning Code Section 728.27 permits hours of operation, as defined by Planning Code Section 790.48, from 6 a.m. to 2 a.m. and from 2 a.m. to 6 a.m. by conditional use authorization.

The proposed hours of operation for the Pick-Up Window will be between 11:00 a.m. to 10:00 p.m., which are the same business hours for Patxi's Chicago Pizza and are within those hours principally permitted by Planning Code Section 728.27.

- C. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that NC Districts containing specific uses, including large fast-food restaurants, have at least ½ the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

The existing full-service restaurant has 16 feet of frontage on 24th Street with approximately 14 feet devoted to either the restaurant entrance or window space. The windows are clear and unobstructed. There is no change proposed to the current restaurant frontage.

- D. **Signage.** Currently, there is not a proposed sign program for the Pick-Up Window on file with the Department. Any proposed signage for the Pick-Up Window will be subject to the review and approval of the Department.
- E. **Neighborhood Commercial Permit Review.** Planning Code Section 312 (c) and (d) require neighborhood notification of a change in use from a Full-Service Restaurant to a Full-Service Restaurant with a walkup facility, as defined in Section 790.140, within the 24th Street – Noe Valley Neighborhood Commercial District.

The Project Sponsor proposes to allow an existing operable window that is flush with the storefront of a full-service restaurant to function as a walk-up facility (Pick-Up Window) within the 24th Street – Noe Valley Neighborhood Commercial District. Section 312 notification was conducted in conjunction with the conditional use authorization notification.

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

- A. The proposed new uses, 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 Proposed Pick-Up Window to upgrade the service offered by the existing full-service restaurant is necessary and desirable because it will provide a number of customers with convenience and ease to pick up their pre-ordered, to-go food items without having to enter the restaurant waiting on queue in the reception area where they would contend with the rest of customers who are waiting to be seated.

The size of the Pick-Up Window will not affect the current restaurant's storefront because it merely takes advantage of an existing operable window at the storefront. The current restaurant's storefront will remain compatible with the size of the majority of other storefronts on the subject and opposite block-faces.

The intensity of the use of the Pick-Up Window will be limited and will result in no significant impact on traffic or on-street parking in the district because approximately only 10% of the operation at Patxi's Chicago Pizza is devoted to take-out dining and the amount of time spent by customers at the Pick-Up Window will be short.

- 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:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project proposes to allow an existing operable window, approximately 4-foot wide and 6-foot tall, that is flush with the storefront of Patxi's Chicago Pizza to function as a Pick-Up Window. The Project will neither affect the existing building envelope nor alter the existing character of the building.

The Project Sponsor did attempt to recess the proposed Pick-Up Window three feet from the front property line of the lot; however, the current structural conditions surrounding such a recessed Pick-Up Window would not feasibly allow it to be ADA accessible and compliant with the City's Building Code.

- ii. 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 off-street parking or loading for the current full-service restaurant with the addition of a Pick-Up Window. Automobile traffic and parking problems will not be significantly increased because the Pick-Up Window is meant to provide pedestrians, who live or work in the surrounding neighborhood, with convenience and ease to pick up their pre-ordered, to-go food items. The Property is well served by public transit, via Muni Bus Route 48 operating on 24th Street, directly in front of the Project site and Muni Bus Route 24 operating on Castro Street, a half of a block from the Project site. In addition, there is a City owned parking lot at 4155 24th Street, which is across street from the Property.

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

Establishing a Pick-Up Window on the façade of the current restaurant will not significantly change the existing conditions at the Project site, and it will not create noxious or offensive emissions, such as noise, glare, dust, or odor. Nonetheless, the operator of the restaurant will be responsible for keeping the sidewalk in front of the Property along 24th Street free of litter on a daily basis.

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

Parking and loading areas are not required for the Project. The Department shall review all proposed signs for the Project.

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

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

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

The Project is consistent with the stated purpose of the 24th Street – Noe Valley Neighborhood Commercial District in that the intended Pick-Up Window is located at the ground floor, will maintain the retail frontage by not including automobile drive up uses, will complement a mixture of convenience and comparison shopping goods and services to a predominantly local market.

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

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.

The addition of a Pick-Up Window to the current restaurant will provide a number of customers with convenience and ease to pick up their pre-ordered, to-go food items without having to enter the restaurant waiting on queue in the reception area where they would contend with the rest of customers who are waiting to be seated. No commercial tenant would be displaced and the Project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

Policy 6.9:

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

The Pick-Up Window is meant to provide pedestrians, who live or work in the surrounding neighborhood, with convenience and ease to pick up their pre-ordered, to-go food items and is not intended to attract new customers from other areas of the city to patronize the existing restaurant. The Property is well served by public transit, via Muni Bus Route 48 operating on 24th Street, directly in front of the Project site and Muni Bus Route 24 operating on Castro Street, a half of a block from the Project site. In addition, there is a City owned parking lot at 4155 24th Street, which is across street from the Property.

8. **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 does comply 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 such businesses be enhanced.

The Project is designed to enhance the existing neighborhood-serving retail because it will provide a number of customers with convenience and ease to pick up their pre-ordered, to-go food items without having to enter the restaurant waiting on queue in the reception area where they would contend with the rest of customers who are waiting to be seated.

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

The existing housing supply and neighborhood character will not be adversely affected by the Project since the Project is associated with an existing restaurant.

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

No housing is removed as a result of the Project

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

The traffic generated by this Project will not interfere with MUNI transit service since the Pick-Up Window is meant to provide pedestrians, who live or work in the surrounding neighborhood, with convenience and ease to pick up their pre-ordered, to-go food items. In addition, the Project will not overburden streets and neighborhood parking spaces in the vicinity of the Property significantly more than the existing restaurant located at the Property.

- 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 will not displace any service or industry establishment. The Project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this Project.

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

The Project proposed to allow an existing operable window to function as a Pick-Up Window will be reviewed by the Department of Building Inspection in accordance with the current structural and seismic requirements of the City's Building Code.

- G. That landmarks and historic buildings be preserved.

The subject building is an architecturally significant building and there is no proposed alteration to the front façade. The Project was determined by the Department to be categorically exempt from the

California Environmental Quality Act ("CEQA") as a Class 1 (Existing Facilities) Categorical Exemption.

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

The Project will have no negative impact on existing parks and open space and their access to sunlight and vistas.

9. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
10. 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 Application No. 2011.0011C** subject to the following conditions attached hereto as "EXHIBIT A" 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 No. XXXXX. 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 10, 2011.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 10, 2011

Exhibit A

AUTHORIZATION

This authorization is for a Conditional Use Authorization to allow an existing operable window, approximately 4-foot wide and 6-foot tall, that is flush with the facade of the full-service restaurant (d.b.a. Patxi's Chicago Pizza) located at 4042 24th Street, Block 3656/Lot 014, pursuant to Planning Code Sections 303, 728.26, and 790.140 within the 24th Street – Noe Valley Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated November 18th, 2010, and stamped "EXHIBIT B" included in the docket for Case No. 2011.0011C and subject to conditions of approval reviewed and approved by the Commission on March 10, 2011 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 Property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 10, 2011 under Motion No XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the Project and conveys no independent right to construct the Project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

DESIGN – COMPLIANCE AT PLAN STAGE

3. **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 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

4. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code

Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

5. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

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

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

7. **Community Liaison.** Prior to issuance of a building permit application 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 written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

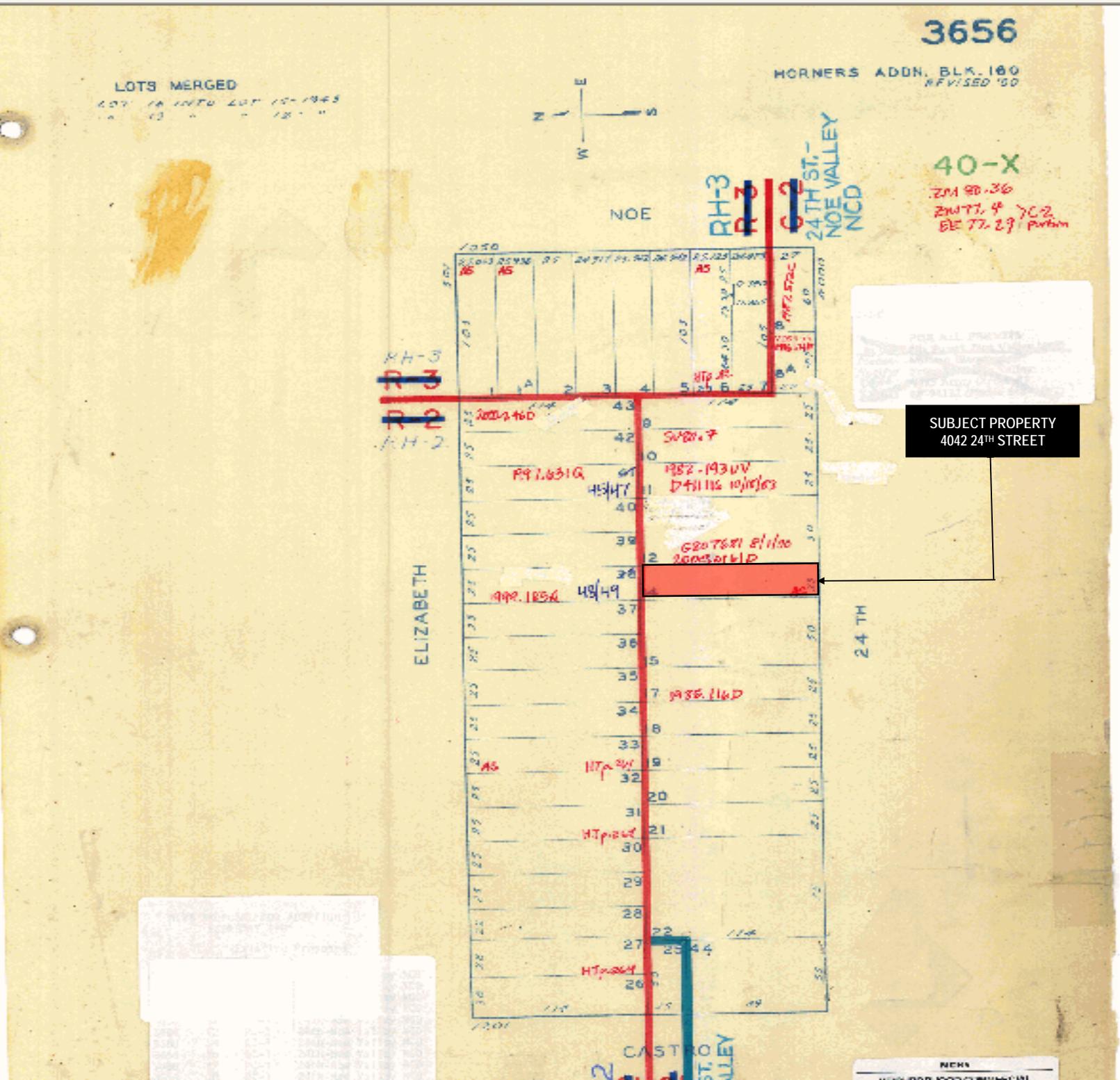
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

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

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

Parcel Map

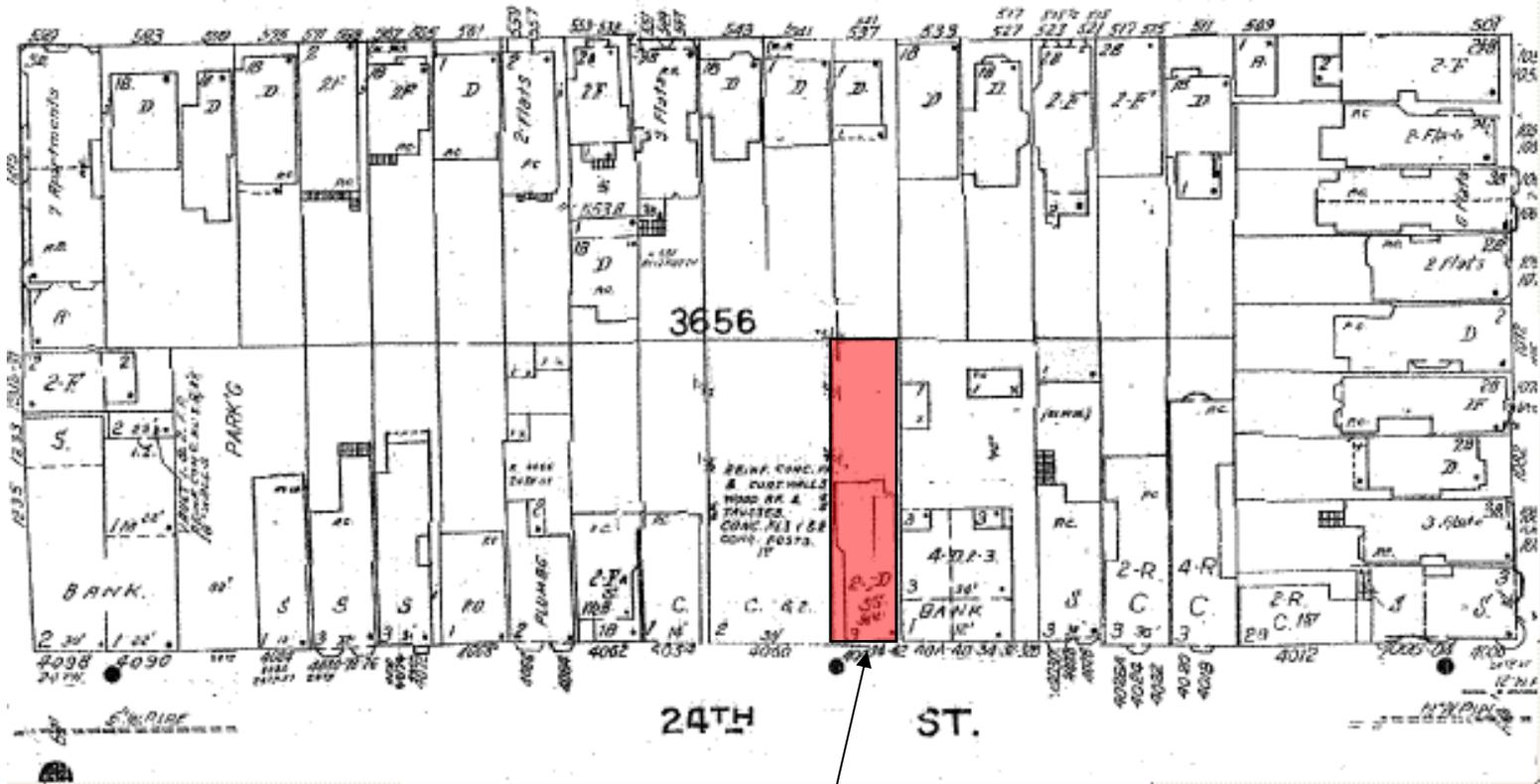


Planning Commission Hearing
 Case Number 2011.0011C
 4042 24th Street



Sanborn Map*

ELIZABETH 64' wide



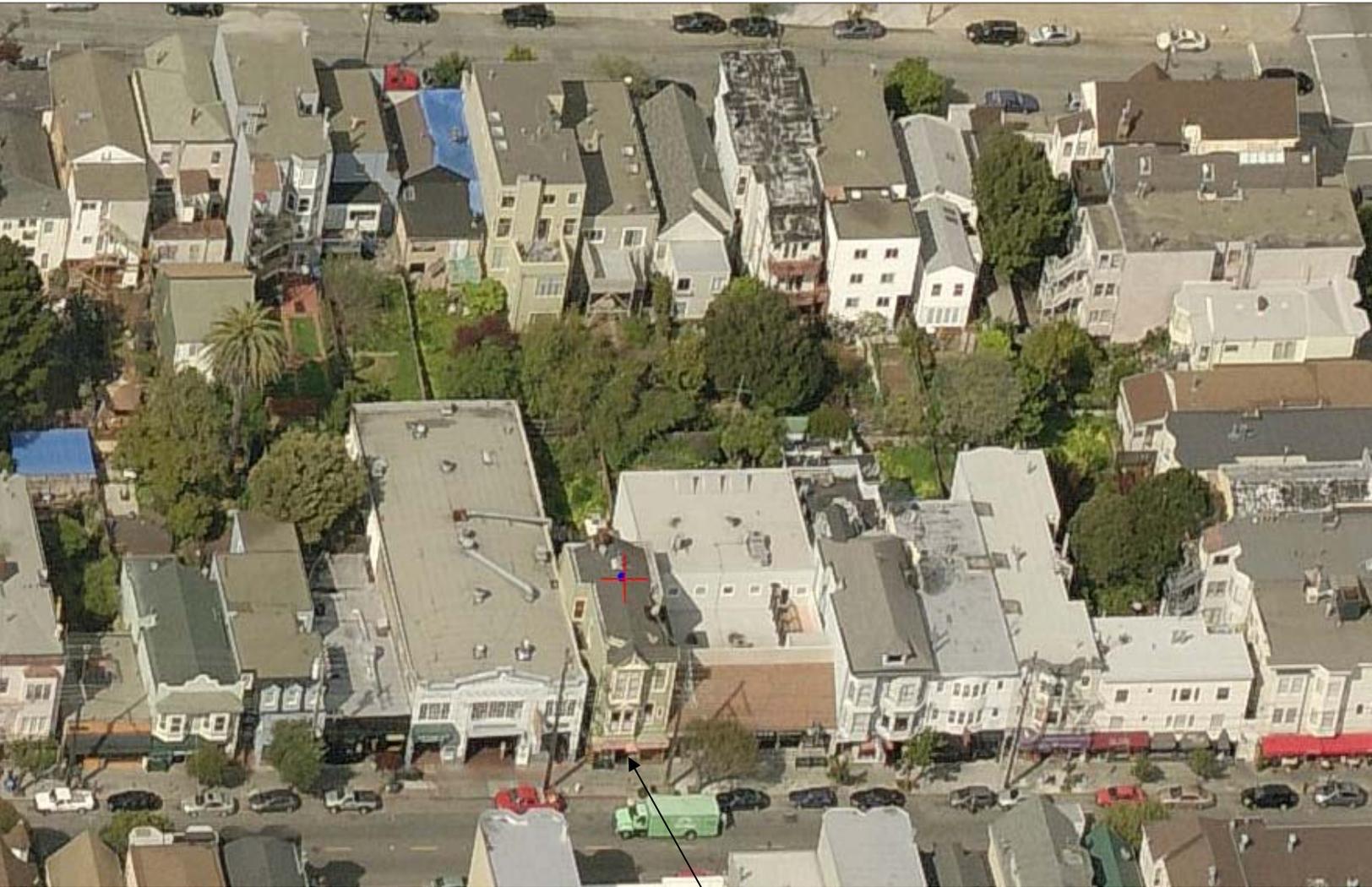
SUBJECT PROPERTY
4042 24th Street

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



Planning Commission Hearing
Case Number 2011.0011C
4042 24th Street

Aerial Photo

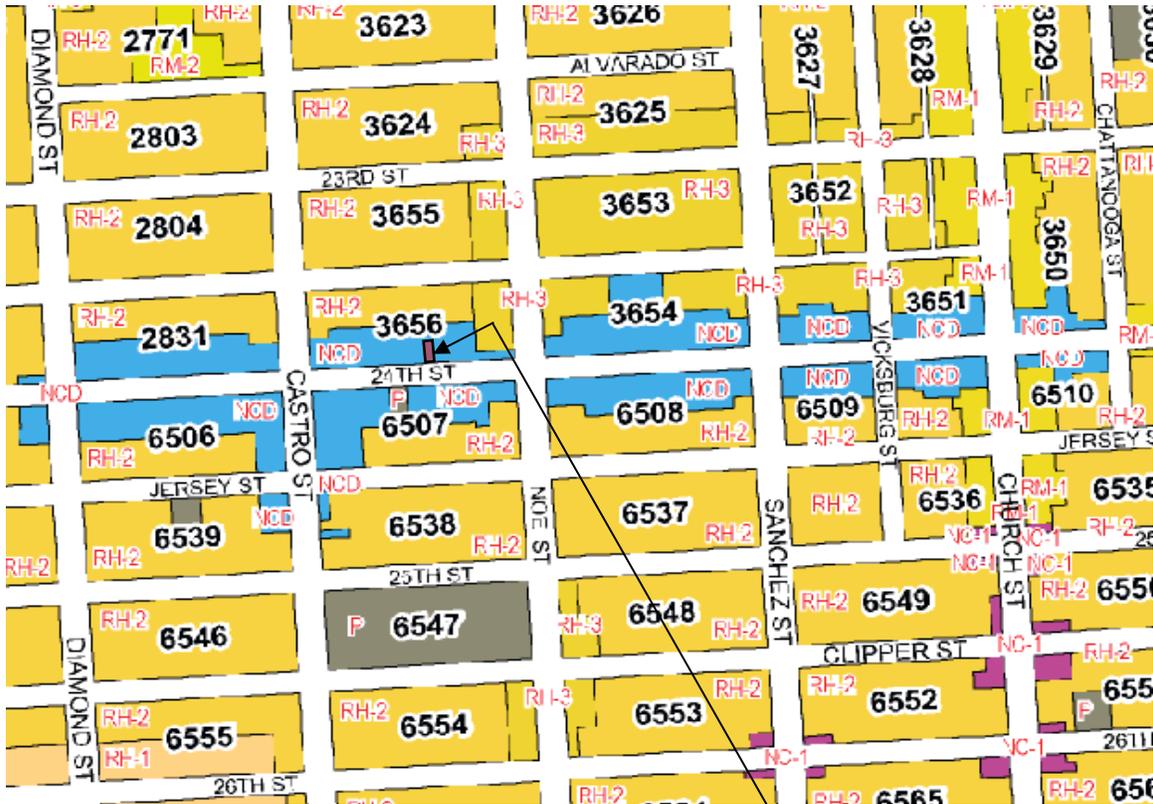


SUBJECT PROPERTY 4042 24th Street



Planning Commission Hearing
Case Number 2011.0011C
4042 24th Street

Zoning Map



SUBJECT PROPERTY
4042 24th Street

ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS

RH-1(D) RH-1 RH-1(S) RH-2 RH-3

RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS

RM-1 RM-2 RM-3 RM-4

NEIGHBORHOOD COMMERCIAL DISTRICTS

NC-1 NC-2 NC-3 NCD NC-S

SOUTH OF MARKET MIXED USE DISTRICTS

SPD RED RSD SLR SLI SSO

COMMERCIAL DISTRICTS

C-2 C-3-S C-3-G C-3-R C-3-O C-3-O(SD)

INDUSTRIAL DISTRICTS

C-M M-1 M-2

CHINATOWN MIXED USE DISTRICTS

CRNC CVR CCB

RESIDENTIAL-COMMERCIAL DISTRICTS

RC-3 RC-4

REDEVELOPMENT AGENCY DISTRICTS

MB-RA HP-RA

DOWNTOWN RESIDENTIAL DISTRICTS

RH DTR TB DTR

MISSION BAY DISTRICTS

MB-OS MB-O

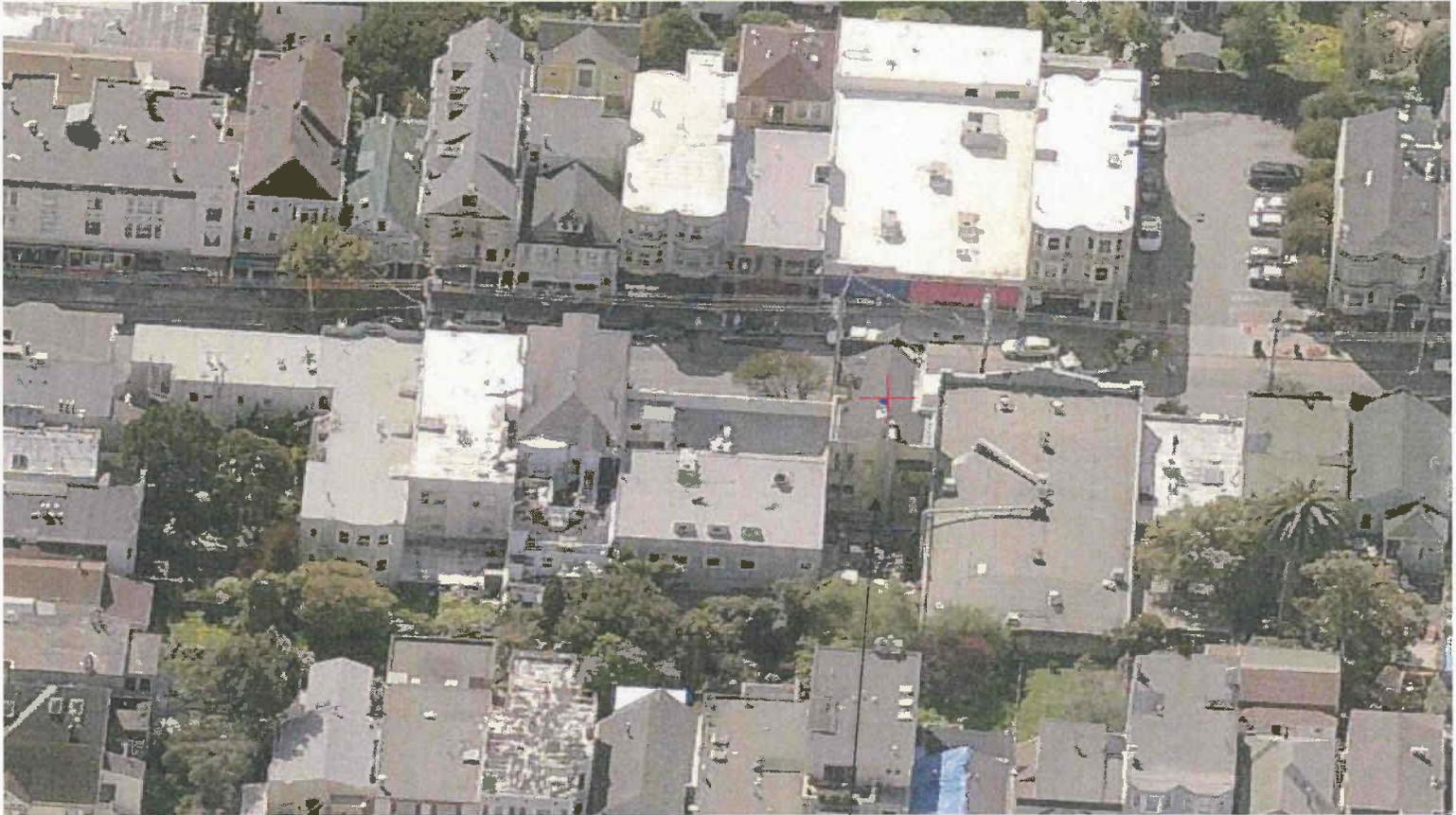
PUBLIC DISTRICT

P



Planning Commission Hearing
Case Number 2011.0011C
4042 24th Street

Aerial Photo



SUBJECT PROPERTY 4042 24th Street



Planning Commission Hearing
Case Number 2010.0521C
4042 24th Street

**APPLICANT PACKAGE
CONDITIONAL USE PERMIT
CASE NO. 2011.0011C (filed Nov. 18, 2010)**



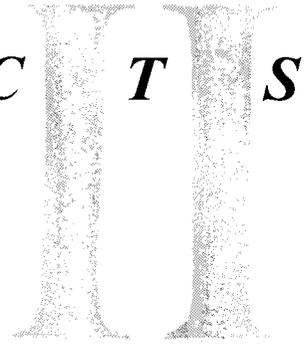
Say "pah-cheese" ☞ taste Chicago



**Patxi's Chicago Pizza Walk-up Window
4024 24th Street
San Francisco, CA 94114
March 10, 2011**

A R C H I T E C T S

James G. Maxwell, *Architect*
Cindy M. Beckman, *Architect*



March 1, 2011

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

Re: CONDITIONAL USE PERMIT REQUEST
Walk-up Window for Patxi's Pizza
4042 24th Street (Block 3656 / Lot 014
Case No.: 2011.0011C 11/18/2011

Dear Planning Commissioners:

This letter is to accompany the application package for Patxi's Pizza on 24th Street to use an existing window as a walk-up facility.

The application for a walk-up window facility in the 24th Street - Noe Valley NCD requires a 312 Notification and Conditional Use Approval for a window not recessed three or more feet from the property line.

In summary:

The existing building, 2 units over a full service restaurant, was remodeled and enlarged under a 2007 building permit, which was later amended in 2010 to provide for full lot coverage and increased square footage to 1,877.5 square feet. The building renovations, including a new storefront and seismic upgrade, were completed by the Building Owner in 2010. Patxi's Pizza, a new tenant in the remodeled building, completed interior improvements for the completion of a full service restaurant in the ground floor commercial space under a 2010 building permit, opening last year on December 1.

Patxi's Pizza wishes to use the existing operable window in the existing storefront to provide walk-up service for to-go orders.

The project is in the 24th Street - Noe Valley Neighborhood Commercial District.

As to whether a walk-up facility is appropriate in this NCD:

The proposed walk-up window is to be used for to-go orders, the majority of which will be pre-ordered, as Patxi's specialty Chicago deep dish pizzas take 30-plus minutes to prepare and are cooked to order. The use of the walk-up window will promote an active street life, and its limited use will be desirable for the community based on letters of support already received (and included in this package). It is envisioned that the many families living in the Noe Valley neighborhood will find the walk-up window a convenient and more desirable way to pick up their orders, as opposed to waiting in the bar area where they would have to contend with customers waiting to be seated and standing at the bar.

CONDITIONAL USE PERMIT REQUEST

Walk-up Window for Patxi's Pizza
4042 24th Street (Block 3656 / Lot 014
Case No.: 2011.0011C 11/18/2011
Page 2

Patxi's as an addition to this neighborhood:

Prior to this application, Patxi's conducted outreach to the surrounding community, including both residential and commercial businesses. Letters of support, including from the Noe Valley Merchants Association, are part of this package. Having gathered support from surrounding commercial businesses and residences, Patxi's decided to proceed with this application.

As a business committed to serving its community, Patxi's held a grand opening event on December 1st to celebrate their new location in Noe Valley, and festivities included a proclamation from the Board of Supervisors that was presented by District Supervisor Bevan Dufty. Patxi's program of "52 Weeks of Giving" is already providing funding to neighborhood organizations dedicated to education and children's health and welfare, such as Alvarado Elementary School and St. Philip's Elementary School, as well as sponsorship of community events like the 24th Street Holiday Faire.

In conclusion we feel that;

- the walk-up window facility will provide for an active street life and provide a service to the families of Noe Valley;
- it will not have a negative impact on pedestrian access along 24th Street (as demonstrated in the attached application findings);
- use of the existing window – while requiring this Conditional Use approval – is a green and sustainable decision as opposed to demolishing the new storefront; and
- allowing Patxi's Pizza to streamline their customer service will allow their business to grow, which in turn will benefit the entire neighborhood through their charitable contributions.

We look forward to our appearance before the Planning Commission on March 10th and the approval of this CUP Application. In the meantime, should you have any questions, please feel free to contact me, as the agent for the Tenant and Property Owner, at 415.441.0848 or via e-mail at architects2@mindspring.com. I will remain available to you as will the Patxi's team.

Sincerely,



James G. Maxwell, R.A.



Say "pah-cheese" ☞ taste Chicago



Company Introduction



Presented By

Layers, LLC dba Patxi's Chicago Pizza

3318 Fillmore St, San Francisco, 94123

www.patxispizza.com

Twitter: @patxispizza

William Freeman, Co-Founder and CEO

415-286-6157

williamfreeman@patxispizza.com

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INTRODUCTION TO PATXI'S CHICAGO PIZZA

Patxi's Chicago Pizza (pronounced pah'-cheese) is one of the strongest and most recognized local pizza brands in the Bay Area, with four current locations – all of which are profitable and enjoyed record sales in 2010.

Patxi's was established in Palo Alto (2004) by William Freeman and Francisco "Patxi" Azpiroz. Mr. Azpiroz had been employed by Zachary's Pizza in Berkeley, CA for fifteen years and had been serving as a senior manager for seven years when Mr. Freeman approached him with the idea to start his own pizza business. The new business would have superior quality product and superior service to Zachary's. Patxi's Chicago Pizza was born - and the result was a great success.

Since then, Patxi's has expanded to three more locations in San Francisco: Hayes Valley (Dec 2005), the Marina (Oct 2009) and Noe Valley (Nov 2010). All locations are well-known for great quality pizza and excellent service at an affordable price. All locations are well attended, well reviewed, and profitable. A new Bay Area location is under construction in Lafayette, and another location in Campbell, CA is in planning.

Patxi's restaurants are contemporary in design, and all offer dine-in, takeout and delivery. The specialty is authentic Chicago-style deep dish pizza, using only high quality, fresh ingredients. Patxi's approachable and tasty menu appeals to a broad demographic.

During the last three years, Patxi's sales and profits have more than doubled. Average same-store sales grew 17% annually during the major recession of 2008-2010. With the opening of a new location in Q4 2010 and three more locations on the way in 2011, projected 2011 sales are 82% higher than 2010, and projected profits are 65% higher. 2010 has seen record-breaking sales numbers at all locations, reinforcing Patxi's strong management, product and brand.

These excellent numbers during a recession highlight the successful management, the excellent product, and the strong brand that is Patxi's Chicago Pizza.

EQUAL OPPORTUNITY EMPLOYMENT & LIVING WAGES

Patxi's Chicago Pizza believes in giving everyone an opportunity to succeed. Over 70% of our employees are either women or members of an ethnic minority.

We also believe that everyone should earn a living wage, which is why we pay our employees above the minimum wage at all of our locations, and offer them health care and other benefits such as free food while they are working.

We also give our employees a chance to earn more by learning new skills within our organization. It makes us happy to promote within our company.

OUR MISSION

To delight every guest by providing truly exceptional customer service, hospitality and consistently high quality food.

CORE VALUES

Patxi's uses the following Core Values to guide us on a daily basis, and help us do the right thing for our business and for our customers:

Hospitality

Trust

Integrity

Fairness

Caring

Openness

Competence

Loyalty

Personal Responsibility

Continuous Improvement

Shared Success

Environmental Stewardship

Community Involvement

RESTAURANT DESCRIPTION

High quality food, excellent customer service, great locations, and comfortable and inviting dining rooms define Patxi's operations.

Patxi's combines the freshest ingredients with traditional Chicago style pizza-making techniques to create delectable pizza. Sauce and dough are made daily at all locations. Patxi's strives to use fresh, local and seasonal ingredients. A range of salads and appetizers complements the pizza. There is a handpicked wine and beer selection at all locations. Patxi's also offers alternative ingredients such as whole-wheat crust, vegan cheese, and vegetarian/vegan pizzas for diet restricted customers. The entire menu is available for take-out and delivery at all locations. Also, Patxi's specializes in "half-baked" pizzas that customers can keep and finish in their own ovens at their convenience. Customers can also "pre-order" their pizzas to come out of the oven when their table is ready for seating.

Patxi's trains its staff to put the customer first. Patxi's has uncompromising standards for customer service and actively seeks out and listens to customer feedback. Staff is rewarded for maintaining these high standards. Patxi's accommodates many types of customers from individuals sitting down at the bar for a quick slice, to large groups requesting tables for 25 or more people.

Patxi's restaurants are located in dynamic urban neighborhoods with a good mix of commercial and residential uses nearby. A large company may order a dozen pizzas to be delivered for their staff lunch day, a parent might pick up a half-baked pizza to add fun and convenience to the family's menu that week, or a group of friends might come in to dine and drink value-oriented wine and a variety of beers on tap. At some locations, there is "family night" where all the TV screens and a large projection system play popular children's movies.

Patxi's restaurants are not "pizza joints". Each location has a dining room and a wait staff. The designs of the dining rooms are stylish, contemporary and comfortable, and create warm and inviting spaces where customers can have a pleasurable dining experience. The decor creates an ideal setting for both intimate parties and large gatherings of friends or colleagues, allowing diners to enjoy both food and camaraderie. Design and aesthetic elements include exposed brick, a zinc bar, dark wood accents, contemporary dimmed halogen lighting fixtures, stained concrete floors and modern metal design features. Where possible, sidewalk dining with outdoor heaters is available.

Patxi's Chicago Pizza is in its sixth year of operation, with four locations.

Patxi's opened its first location, Palo Alto, in 2004 without any advertising or fan fair. It took only a few years of word of mouth marketing to establish Patxi's as the best pizza - of any style - in the area.

In November 2005 our Hayes Valley location opened and became an instant success. We had a reputation of great pizza from Palo Alto, however we were relatively unknown in San Francisco. Since the opening, we have nearly doubled profits each year. The Hayes Valley restaurant has a loyal following of regular customers in the area, including many corporate customers (such as Digg, Facebook, Google, Wells Fargo, The Gap). In October of 2009 we opened a location on Fillmore Street in the Marina, which was also a quick success. Our fourth San Francisco location, in Noe Valley, opened for business Nov 22, 2010.

CHARITABLE DONATIONS

At Patxi's Chicago Pizza, we believe in giving back to the communities where we do business.

52 WEEKS OF GIVING CAMPAIGN

In 2011, Patxi's launched a major donation campaign called "52 Weeks of Giving" with the goal to raise \$130,000 by the end of the year for organizations dedicated to education and children's health and welfare. Every week, all year long, each Patxi's restaurant will host a community fundraiser for a particular organization and a percentage of total sales for the day are donated.

To date, the following organizations are participating in the 52 Weeks of Giving campaign:

Addis Light, Inc
Advokids
Alvarado Elementary School
American Field Services Intercultural Programs
Argonne Elementary School
BHNC
BLOCKED
Children of Shelters
Children's Day School
edMatch
FACE AIDS
Family Caregiver Alliance
First Graduate
Florence Crittenton Services
Game Theory Academy
Garden For the Environment
Gateway High School
Grattan Elementary School
Healing Waters Wilderness Adventures 501(c) 3
Holy Family Day Home
Huckleberry Youth Programs
IDEX
Immaculate Conception Academy
Japanese Cultural and Community Center of Northern California (JCCCNC)
Jean Weingarten Peninsula Oral School for the Deaf
KQED Public Media
La Piccola Scuola Italiana
Lincoln High School Close Up Washington, DC Trip
Lucile Packard Foundation for Children's Health
Making Waves Education Program (San Francisco)
Meals On Wheels
Menlo-Atherton High School Wrestling Team (via the Menlo-Atherton High School Athletic Boosters)
Miraloma Elementary School
Monroe Elementary School
National Academy of Television Arts and Sciences TV Fund, Inc.
Neighborhood Parks Council
Ohlone Elementary School PTA
Out of Site Youth Arts Center

Playworks San Francisco
Raphael House of San Francisco
Rooftop Alternative School
Rooftop Alternative School K-8
San Francisco Community School
San Francisco Court Appointed Special Advocate Program (SFCASA)
San Francisco Public Montessori PTA
SF School of the Arts Theatre Dept via Friends of SOTA (FoSOTA)
Sherman Elementary School
Spark
Spinsters of San Francisco
St. James School
St. Philip School
St. Philip the Apostle Elementary School
Stonestown Family YMCA/ Middle School Leadership Program
Sunnyside Elementary
The Laurel School
The National Equity Project
Ti Bwat Nou - A Place for Help
Urban Sprouts
Wind in the Willows Preschool
WritersCorps
YMCA Urban Services
Z Space

OTHER DONATIONS

We are proud to have contributed to the following Bay Area schools, foundations and other organizations:

Adolescent Counseling Services
American Red Cross Palo Alto Chapter
American Red Cross Silicon Valley Chapter
Argonne Elementary School
Argonne Year Round School
Bank of the West Classic
Bay Area Wilderness Training
Brandi Demattei-Aids walk
Buen Dia Family School
Bullis Charter School
Cathedral School for Boys
Charles Armstrong School
Chibi Chan Preschool
Children of Shelters
Children's Center of Stanford Community
Children's day school
Chinese American International School
Chinese Immersion School
City of Palo Alto employees (police & fire) for the Tour of California race day
Claire Lilienthal Alternative School
Clarendon Alternative Elementary school

Clarendon JBBP School
Coleman Advocates for Children
CPMC Foundation
Crystal Springs Uplands School
Dianne Feinstein Elementary School
Duveneck Elementary School
Families of Sunset PTA
First Unitarian Universalist Society of SF
Franklin Elementary School
French American International School
Friends of New Traditions PTA
GeoKids: The Menlo Survey Daycare
German-American international School
Glenridge Cooperative Nursery School
Grattan School
Great Green Auction
Haight-Ashbury Cooperative Nursery School
Hayes Valley Neighborhood Association
Hearing and Speech Center of Northern California
Henry Ford Elementary School
Holiday Heroes-Wender Weis Foundation
John F. Kennedy Middle School
John Muir Elementary School
Juvenile Diabetes Research Foundation
Kappa Alpha kickball classic
Katherine Delmar Burke School
Kids Kollege Preschool and Childcare
KQED
Laurel Hill Nursery School
Leadership High School
Live Oak School
Longfellow Elementary
Longfellow Elementary School
Los Gatos High School
Marin Primary & middle School
Meadows-Livingstone School
Menlo Atherton Cooperative Nursery School
Monroe Elementary School
MP & MS 2010 Annual Auction Gala
Nativity School
Neighborhood Parks Council
New Traditions Creative Arts School
New Traditions elementary school
Nueva School
Ohlone Elementary School
Pacific Primary
Palo Alto Friends Nursery School
Palo Verde Elementary School
Parker School
Paths of Native Africa
Pied Piper Players

Real Options for City Kids (ROCK)
Rebuilding Together Peninsula
Rocky Mountain Elementary School
Rotary Club of Palo Alto
Sacred Heart Cathedral Preparatory
Salman and Samina Global Wellness Initiative
San Carlos educational foundation
San Francisco Bicycle Coalition
San Francisco Boys Chorus
San Francisco Day School
San Francisco Neighborhood Parks Council
San Francisco Symphony
Second Harvest Food Bank of Santa Clara & San Mateo Counties
Second Harvest Food Bank of Santa Clara County
San Francisco Bicycle Coalition
San Francisco Boys Chorus
San Francisco Conservatory of Music
SFUSD Longfellow Elementary
Sherman Elementary School PTA
Silicon Valley Bicycle Coalition
Solare Events (local Artist Exhibit)
Spring Swing Town School
St. Cecilia School
St. James Preschool
Stanford Public Interest Law Foundation
Sunset Elementary School
Team Jelly Belly (Tour of California)
The Charles Armstrong School
The Guardsmen
The Kid Fund San Carlos Educational Foundation
The San Francisco Fire Fighter's Toy Program
USF Public Interest Law Foundation Annual Gala
Wender Weis Foundation for children
World Bridges (Tide center)
Wu Yee Children's Services
Yick Wo Elementary School
Yick Wo Parent Teacher Organization
Youth United for Community Action

CO-FOUNDERS

WILLIAM FREEMAN

William Freeman has been a successful entrepreneur for over 15 years. He founded United Telecom, a telecommunications company that grew to 150 employees with over 30 million in revenue and 6 million in cash flow. In 2000 the company was acquired. Mr. Freeman became VP of Telephony for the new entity and was responsible for 100 million in revenue.

In 2002, Mr. Freeman left United Telecom and formed Spyglass Capital, LLC. He and partner Sean Keys developed and built over 1,000 multifamily units in Oregon between 2002 and 2007. They currently maintain three operating companies that hold 300 rental units.

In 2003, Mr. Freeman founded Layers LLC which started Patxi's Chicago Pizza in Palo Alto. His vision and business acumen have grown the company from a single location start-up to three locations with projected sales of \$9.3 million in 2011. Mr. Freeman's leadership and determination have enabled Patxi's to be successful in highly competitive markets and to outpace its peers. His tenacity and willingness to address tough issues head on has earned him respect and admiration among his employees.

Mr. Freeman is a board member of the Raphael House, a homeless shelter for families in San Francisco. He is also a member of the San Francisco Mounted Sheriff Unit.

Mr. Freeman graduated from St. Mary's College in Moraga with a B.S. in Business and a B.A. in Economics.

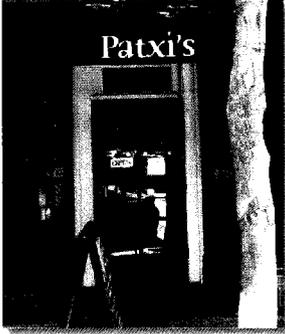
FRANCISCO AZPIROZ

Francisco 'Patxi' Azpiroz has over 25 years' experience in the food service industry, and has proven himself to be a successful and resourceful restaurant entrepreneur.

Patxi is an energetic and highly motivated leader who thrives on creating and sharing his product and vision. His passion is pizza. He excels at building customer loyalty through creating a superior product and making sure that the staff executes at the highest level of service.

Prior to becoming Executive Chef at Patxi's Chicago Pizza, Patxi served as a senior manager at Zachary's Pizza, one of the busiest restaurants in the greater Bay Area. At Zachary's, Patxi helped with menu development, scheduling, human resources, and bookkeeping.

LOCATIONS AND FACILITIES



PALO ALTO, CA

Address: 441 Emerson St. Palo Alto, CA

Opened: May 2004

Size: 2,500 SQ FT

Seating Capacity: 65+

2010 Gross Sales: \$1.52M

HAYES VALLEY, SAN FRANCISCO

Address: 511 Hayes St. San Francisco, CA

Opened: November 2005

Size: 1,600 SQ FT

Seating capacity: 36+

2010 Gross Sales: \$1.77M



MARINA, SAN FRANCISCO



Address: 3318 Fillmore St. San Francisco, CA

Opened: October 2009

Size: 3,500 SQ FT

Seating capacity: 100+

2010 Gross Sales: \$1.66

NOE VALLEY, SAN FRANCISCO

Address: 4042 24th St. San Francisco, CA

Opened: November 2010

Size: 2,700 SQ FT

Seating capacity: 65+

Annual Projected Gross Sales: \$1.7M



REPRESENTATIVE PHOTOS OF INTERIOR



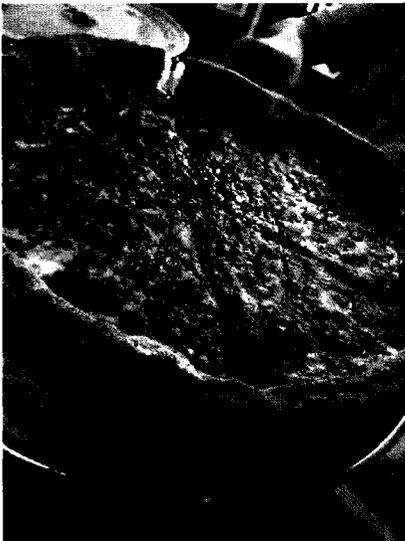
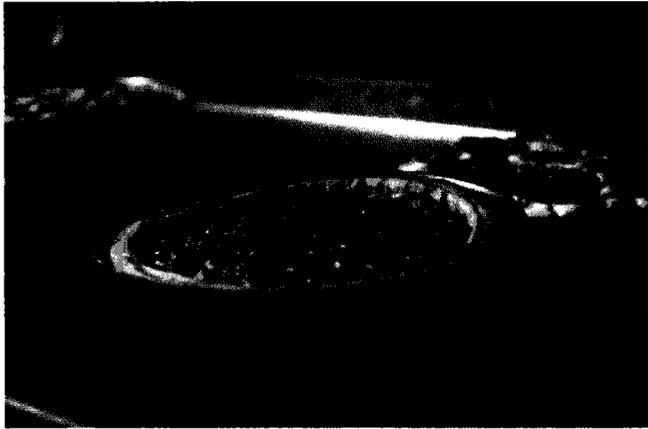
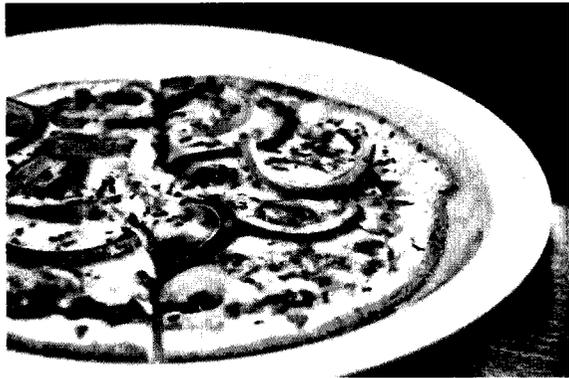


PRODUCT DESCRIPTION

Patxi's Chicago Pizza is known for its delicious pizza and refined, yet comfortable, dining experience. Patxi's offer four styles of Pizza: Chicago stuffed deep-dish, deep-dish "pan pizza", thin, and extra thin. Patxi's also offer a variety of salads, appetizers, and beverages including beer and wine. Pizza accounts for 65% of our sales.

All locations now offer Zoe's Meats and Cow Girl Creamery Cheeses. All locations have dining rooms, and offer take-out and delivery.

"Half-baked" pizzas are also available, and offer the convenience of serving days later after baking for 15-20 minutes in the oven at home.



PATXI'S MENU

PIZZA

Patxi's is proud to offer our pizzas in four different styles to suit your taste:

-  **Chicago "Stuffed"**: Our flagship pie. A hearty deep dish pizza with a layer of crust on the bottom, followed by layers of cheese and toppings, all covered by another thin layer of crust, topped with our homemade sauce. Prepared and cooked in a deep dish pan. 35-40 minute cook time.
-  **Patxi's Pan Pizza**: This lighter deep dish pie features a crunchy cornmeal style crust, with cheese and toppings covered by sauce. Prepared and cooked in a deep dish pan. 25-30 minute cook time.
-  **Thin Crust**: Classic pizza, crunchy on the outside and chewy on the inside. 25-30 minute cook time.
-  **Extra-Thin Crust**: Minimalist crust highlights the toppings. 20-25 minute cook time.

All of our pizzas are available with regular or whole wheat crust. All sauce and crust is vegan, and made fresh daily.

COMBOS

- | | |
|---|---|
| <p>Favorite
Pepperoni, mushrooms, and black olives (3)</p> <p>Special
Sausage, mushrooms, onions and green peppers (3)</p> <p>Veggie
Mushrooms, onions, green peppers and black olives (3)</p> <p>Spinach-Pesto
Spinach, basil-garlic pesto and parmesan (3)
Try it with chicken!</p> <p>Californian
Whole wheat crust, low fat mozzarella, red onions and fresh spinach (2)</p> <p>Spicy Bacon Cheeseburger
Extra ground beef, bacon and jalapeños (5)</p> | <p>Greek
Artichoke hearts, feta, green olives and red bell peppers (4)</p> <p>Prosciutto
Aged prosciutto, mozzarella and sauce (2)
(Try it on extra-thin crust!)</p> <p>BBQ Chicken
BBQ chicken, roma tomatoes and jalapeños (4)</p> <p>Vegan
Spinach, crushed garlic, red onions, and Daiya vegan cheese on a whole wheat crust (3)</p> <p>Classic Meat
Pepperoni, Italian sausage and Canadian bacon (3)</p> <p>Caliente
Spanish chorizo, hot coppa and jalapeños (5)</p> |
|---|---|

All combos include sauce and your choice of mozzarella at no charge. All combos are available in any style. All combos are priced per topping (number of toppings is indicated for each combo above)

TOPPINGS

Cheese is shredded and veggies are chopped fresh daily.

- | | | |
|---|---|--|
| <p>Meat Toppings
Zoe's Pepperoni
Italian Sausage
Canadian Bacon
Ground Beef
Italian Salami
Roasted Chicken*
BBQ Chicken*
Bacon*
Anchovies</p> <p>Zoe's Natural Meats
Hot Coppa*
Sweet Coppa*
Aged Prosciutto*
Spanish Chorizo*
Spicy Salami*
Genovese Salami*</p> | <p>Veggie Toppings
Basil
Crushed Garlic
Black or Green Olives
Roma Tomatoes
Spinach
Green or Red Bell Peppers
Jalapeños
Zucchini
Mushrooms
Red or Yellow Onions
Scallions
Broccoli
Pineapple
Artichoke Hearts
Feta cheese
Basil and Garlic Pesto*
Kalamata Olives*
Sun Dried Tomatoes*</p> | <p>Mozzarella Choices
Regular Mozzarella
Low-Fat Mozzarella
Lisanatti SoySation
(soy cheese, not vegan)
Daiya Vegan Cheese
(soy-free)</p> <p>* charged as two toppings</p> <p>Toppings on half of a pizza are half-price</p> <p>"Extra" of any topping is double</p> |
|---|---|--|

	Chicago Styles				Thin Styles			
	10"	12"	14"	(Serves)	10"	12"	14"	16"
Cheese	14.45	18.65	20.95	(2-3)	9.95	12.65	15.45	18.65
Toppings	1.55	1.85	2.35	(3-4)	1.55	1.85	2.35	2.65

We suggest pre-ordering your pizza so it is cooking while you wait to be seated.

APPETIZERS

Marinated Mixed Olives 1.95
Giardiniera (Italian pickled veggies) 1.95
Pepperoncini 1.95
All Three 3.95

Fresh Bowl

Assorted seasonal fresh fruits and vegetables with a side of dressing 5.95

Snack Pizza

Extra thin cheese pizza 5.95 (+.95 per topping; limit two toppings)

Antipasto Plate

Naturally cured meats served with artisan cheeses, olives, fruit and crackers 9.95
Choose three Zoe's Meats for your antipasto plate:

Aged Prosciutto... pure and simple, pork leg and salt, aged for 12 months
Spicy Salami... a good balance of pork flavor, salt, pepper, and garlic with a chili pepper kick
Genovese Salami... a mild salami with flavors of pinot grigio, garlic and black pepper
Sweet Coppa... traditional Italian dry cured pork shoulder with a mildly sweet flavor
Hot Coppa... dry cured pork shoulder with cayenne peppers and cracked red peppercorns
Spanish Chorizo... pork shoulder with Spanish Pimenton paprika
Mortadella... classic Italian bologna with pistachios and mild spices, smooth and creamy texture

SALADS

All salads 5.95

Wedge

Crisp iceberg lettuce topped with creamy bleu cheese dressing, tomatoes and bacon

Caesar

Chopped romaine lettuce, shaved parmesan cheese, garlic croutons and anchovies with a creamy Caesar dressing

Garden

Farm fresh mixed greens with red onions, mushrooms, tomatoes and garlic croutons

Spinach

Tender baby spinach with crispy bacon, tomatoes, red onions and garlic croutons

Greek

Cucumber, red onions, red and green bell peppers, tomatoes, Kalamata olives and feta cheese on a bed of mixed greens with a red wine vinaigrette

Asian Chicken

Chopped lettuce, shredded chicken breast, crunchy noodles, scallions and sesame seeds with an orange slice and zesty Asian dressing

Dressings

Balsamic Vinaigrette, Bleu Cheese, Poppy Seed, Ranch, Extra Virgin Olive Oil & Vinegar

Add chicken breast 2.95

Add feta .95

We will do our best to accommodate diet-restricted customers.

Allergy information is available upon request.

While you are waiting for a table, pre-order your pizza so it is cooking while you wait.

We accept Visa, MasterCard and American Express. 18% gratuity added for parties of six or more.

Google maps



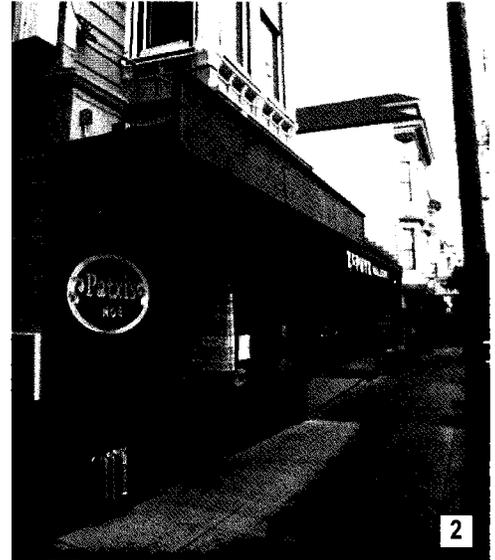
PAXT'S PIZZA NOE VALLEY: 4042 24th Street, San Francisco, CA 94114



Google maps



PAXTI'S PIZZA NOE VALLEY: 4042 24th Street, San Francisco, CA 94114

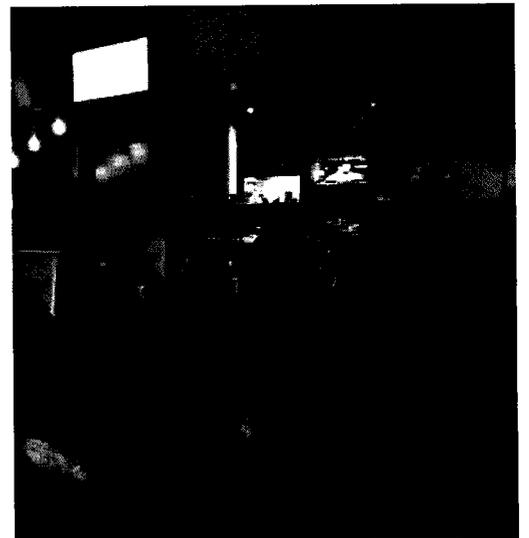


Patxi's Noe Valley: Exterior Photos

1. 24th Street looking west from the property
2. 24th Street looking east from the property
3. Building facade with Patxi's at ground floor
4. Existing sliding window
5. Proposed to-go pick-up use at existing window



Patxi's Noe Valley: Interior view looking toward entry and walk-up window at left



Patxi's Noe Valley: Interior seating areas



Patxi's Pizza: Every pizza is baked to order, which takes 30 minutes or more

CASE NUMBER:
For Staff Use only

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Noe Valley Partners, LLC Contact: George Karas	
PROPERTY OWNER'S ADDRESS: 2380 California Street, #601 San Francisco, CA 94111	TELEPHONE: (415) 793-8000 EMAIL: gkaras711@aol.com

APPLICANT'S NAME: James G. Maxwell dba ARCHITECTS II		Same as Above <input type="checkbox"/>
APPLICANT'S ADDRESS: 3444 Broderick Street San Francisco, CA 94123	TELEPHONE: (415) 441-0848 EMAIL: architects2@mindspring.com	

CONTACT FOR PROJECT INFORMATION:		Same as Above <input checked="" type="checkbox"/>
ADDRESS:	TELEPHONE: ()	
	EMAIL:	

2. Location and Classification

STREET ADDRESS OF PROJECT: 4042 24th Street	ZIP CODE: 94114
CROSS STREETS: between Castro and Noe	

ASSESSORS BLOCK/LOT: 3656 / 014	LOT DIMENSIONS: 25' x 114'	LOT AREA (SQ FT): 2,850 sq	ZONING DISTRICT: 24th St. - Noe Valley NCD	HEIGHT/BULK DISTRICT: 40-X
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3. Project Description

(Please check all that apply) <input type="checkbox"/> Change of Use <input type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other Please clarify: <u>Walk-up Window</u>	ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard	PRESENT OR PREVIOUS USE: Full Service Restaurant
		PROPOSED USE: Full Service Restaurant
	BUILDING APPLICATION PERMIT NO.: 2010-0915-0928	DATE FILED: 9/15/2010

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
PROJECT FEATURES				
Dwelling Units	2	2	none	2
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings	1	1	none	1
Height of Building(s)	59'	59'	none	59'
Number of Stories	3	3	none	3
Bicycle Spaces				
GROSS SQUARE FOOTAGE (GSF)				
Residential	± 4,025 gsf		none	± 4,025 gsf
Retail				
Office				
Industrial/PDR <i>Production, Distribution, & Repair</i>				
Parking				
Other (Specify Use)	2,778 gsf Restaurant		none	2,778 gsf Restaurant
TOTAL GSF				
<p>Please describe any additional project features that are not included in this table: (Attach a separate sheet if more space is needed)</p>				

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Approval of a Conditional Use Permit for a "walk-up facility" as allowed per Planning Code Section 728.26 when not recessed a minimum of 3 feet.

Section 790.140 defines a "walk-up facility" as "A structure designed for provision of pedestrian-oriented services when located on an exterior building wall, including window service..."

Conditional Use Findings

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

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

1. The proposed walk-up window is to be used for to-go orders, the majority of which will be pre-ordered.

The use of the walk-up window will promote an active street life, and its limited use will be desirable for the community based on letters of support already received (see attached). It is envisioned that the many families living in the Noe Valley neighborhood will find the walk-up window a convenient and more desirable way to pick up their orders, as opposed to waiting on queue in the bar area where they would have to contend with customers waiting to be seated and standing room at the bar.

2. The walk-up window will not be detrimental to the health safety or general welfare of persons residing or working in the vicinity:

(a) The walk-up window will take advantage of an existing operable window at the storefront, where an existing canopy provides cover and there is adequate space on the sidewalk that is free and clear of obstructions.

(b) There is adequate street parking including the small lot across the street to accommodate vehicular traffic. Additionally, the walk-up window will allow patrons to receive their to-go orders much quicker than waiting on queue inside, which will speed up parking space turn-over. And as opposed to sidewalk seating, which would restrict the sidewalk to 6' clear, the walk-up window requires no diverters or boundaries that would restrict the free flow of pedestrians.

(c) All food preparation is done in the kitchen at the rear of the existing restaurant space, where health, building and fire department codes mandate exhaust requirements for the pizza oven. Additionally, the negative pressurization from those exhaust fans insures that any and all odors are evacuated from within the kitchen and do not waft out over dining areas, let alone all the way to the storefront. All salads and pizzas available for pick-up at the walk-up window are pre-packaged and ready to go.

(d) The existing canopy provides year-round shelter from inclement weather, and overhead radiant heater provides heat for cold weather, and newly installed lighting creates a safe environment for making transactions and insures an active street scape.

3. The walk-up window complies with all applicable sections of the code and will not impede pedestrian circulation on the lot nor create conflicts between pedestrian and vehicular circulation flows.

The food service use is consistent with other neighborhood businesses, many of which have outdoor seating which take significant space on the sidewalk. And the walk-up window will promote an active street life without disturbing adjacent businesses (both of whom support this application) nor detract from the privacy and livability of the residents of the neighborhood.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

There is no change of use for this application - the space has been a full service restaurant use and remains a full service restaurant use, thus preserving the existing neighborhood service, The owners actively seek to employ residents near all of their locations (other venues include Marina and Hayes Valley neighborhoods) recognizing that local employees can take a sense of pride in their neighborhood, and at least one neighborhood resident is also a part owner in this establishment.

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

The project does not affect any existing housing. The neighborhood character is being preserved by maintaining the existing canopy and small scale storefront while providing a strong base for the Victorian architecture above. Signage was especially adapted to fit the neighborhood's character. (Note: storefront and signage are recently installed under separate permits and are not part of this application.)

3. That the City's supply of affordable housing be preserved and enhanced;

There is no affect on housing with this application - there is no new construction or change in use.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The walk-up window will not impede Muni transit service in anyway, nor overburden the streets or neighborhood parking.

Parking should actually be improved because the walk-up window will allow for quicker service and thus promote faster turn-over of parking spaces.

CASE NUMBER:
For Staff Use only

- 5. 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 diversity of the economic base of the neighborhood is preserved, the full service restaurant use remains and there is no new commercial office development.

Future opportunities for resident employment are enhanced with this new business now serving lunch and dinner, with the to-go window adding a number of employee shifts that previous operators would not have filled.

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

While no new construction is required for this application, the existing building recently had a seismic upgrade, the business owners maintain a disaster preparedness plan, and the walk-up window will actually reduce the number of people within the restaurant space.

- 7. That landmarks and historic buildings be preserved; and

No new construction is needed to alter the building to accommodate the walk-up window, so any historic character the building my have is being preserved.

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

This application does not require any new construction, nor would its implementation impact parks or open spaces.

Estimated Construction Costs

TYPE OF APPLICATION: Conditional Use Permit for Walk-up Facility per Section 728.26.	
OCCUPANCY CLASSIFICATION: A2 - Full Service Restaurant with 2 stories of R3 Residential above (all existing)	
BUILDING TYPE: Type V - 1HR Construction (existing) - 3 stories	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: No new construction - this application uses an existing window.	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST: \$0.00	
ESTIMATE PREPARED BY: James G. Maxwell d.b.a. Architects II	
FEE ESTABLISHED: \$1,911.00	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Date: _____

Print name, and indicate whether owner, or authorized agent:

James G. Maxwell, Architects II

Owner / Authorized Agent (circle one)

CASE NUMBER:
For Staff Use only

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)

Typically would not apply. Nevertheless, in a specific case, staff may require the item.

Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



PLANNING DEPARTMENT

City and County of San Francisco
(415)558-6378 Fax: 558-6409

1650 Mission Street

San Francisco, CA 94103-2414

MEMORANDUM

DATE: February 15, 2011
TO: JAMES G. MAXWELL
ARCHITECTS II
3444 Broadrick Street
SAN FRANCISCO, CA 94123
FROM: Application Intake Center
SUBJECT: Case No. 2011.0011C Account No. 20110054
4042 24TH ST
Filing Date 11/18/2010

On the above-listed filing date, you submitted an application to the Planning Department for a project that was given the Case Number listed above. This memo acknowledges that the minimum information for application acceptance has been submitted.

An application fee of \$1,397.00 was charged.

Article 3.5A of the Planning Code states that the fee for this type of application be based upon the estimated construction cost as defined by the San Francisco Building Code. If the total construction cost is subsequently estimated by the Department of Building Inspection to be greater than the initial estimate, then the fee for this application will be subject to adjustment. If there is no construction cost, a base fee is charged. In addition, all fees are subject to time and materials billing if the hours needed to complete the review exceeds the initial fee.

The following is a list of materials to be submitted with City Planning applications. If required materials are missing, your application cannot be deemed complete until all required items are submitted.

Material

Application with all blanks filled in	Submitted
300-foot radius map/adjacent owners	Submitted
Address labels (original)	Submitted
Address labels (copy of the above)	Submitted
Site Plan	Submitted
Floor Plan	Submitted
Elevations	Submitted
Section 303 requirements (shown on info sheet)	Submitted
Proposition M findings	Submitted
Photographs	Submitted
Check payable to Planning Department	Submitted
Application signed by owner or agent	Submitted
Letter of authorization for agent	Submitted

If you have any questions about this case, please call our information desk at 558-6377, 8 a.m.-noon or 1-5 p.m., and provide the information desk planner with the case number listed above.

November 10, 2010

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Patxi's Chicago Pizza, 4042 24th Street
CUP Application for Walk-up Window

To Whom It May Concern:

Regarding the Conditional Use Permit application for Patxi's Pizza to have a walk-up window at their new location on 24th Street in Noe Valley, we have reviewed the plans with the owner, William Freeman, and support this application. The planning code states that "commercial outdoor activity areas... promote active street life" and we feel the proposed walk-up window will further enhance our commercial corridor.

As the primary use of the walk-up facility is for pre-ordered to-go pizzas and salads, we do not see this as impeding pedestrian flow or otherwise disrupting the neighborhood.

We find Patxi's Pizza's walk-up window to be compatible with our commercial neighborhood district, and ask that you expedite the approval process of this CUP application.

Thank you,

Robert T. Roddick
Noe Valley Merchants & Professionals Association
1330 Castro Street
San Francisco, CA 94114
415-641-8687

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Patxi's Chicago Pizza, 4042 24th Street
CUP Application for Walk-up Window

To Whom It May Concern:

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As the primary use of the walk-up facility is for pre-ordered to-go pizzas and salads, we do not see this as impeding pedestrian flow or otherwise disrupting the neighborhood.

We find Patxi's Pizza's walk-up window to be compatible with our commercial neighborhood district, and ask that you expedite the approval process of this CUP application.

Thank you,

Robert G...
Noe Valley Auto Works

NOE VALLEY AUTO WORKS / SELECTA
4050 24TH STREET (WEST ADJACENT)

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Patxi's Chicago Pizza, 4042 24th Street
CUP Application for Walk-up Window

To Whom It May Concern:

Regarding the Conditional Use Permit application for Patxi's Pizza to have a walk-up window at their new location on 24th Street in Noe Valley, we have reviewed the plans with the owner, William Freeman, and support this application. The planning code states that "commercial outdoor activity areas... promote active street life" and we feel the proposed walk-up window will further enhance our commercial corridor.

As the primary use of the walk-up facility is for pre-ordered to-go pizzas and salads, we do not see this as impeding pedestrian flow or otherwise disrupting the neighborhood.

We find Patxi's Pizza's walk-up window to be compatible with our commercial neighborhood district, and ask that you expedite the approval process of this CUP application.

Thank you,

Carol Yenne

*Small Fry's (4066 24th Street)
Children's*

10/26/10

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Patxi's Chicago Pizza, 4042 24th Street
CUP Application for Walk-up Window

To Whom It May Concern:

I have reviewed the Conditional Use Permit application for Patxi's Pizza to have a walk-up window at their new location on 24th Street in Noe Valley and support this application. Their application is within the planning code which states that "commercial outdoor activity areas... promote active street life" and I feel the proposed walk-up window will further enhance our commercial corridor.

As the primary use of the walk-up facility is for pre-ordered to-go pizzas and salads, I do not see this as impeding pedestrian flow or otherwise disrupting the neighborhood. I live at 4135 23rd Street and I have two children. My family frequents 24th street and I look forward to the to-go window adding to 24th Street's vibrancy.

I find Patxi's Pizza's walk-up window to be compatible with our commercial neighborhood district, and ask that you expedite the approval process of this CUP application.

Thank you,

Gabriela Tinoco
4135 23rd Street
Noe Valley
San Francisco, CA 94114
415-874-9339

10/26/10

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Patxi's Chicago Pizza, 4042 24th Street
CUP Application for Walk-up Window

To Whom It May Concern:

Regarding the Conditional Use Permit application for Patxi's Pizza to have a walk-up window at their new location on 24th Street in Noe Valley, I have reviewed the plans with the owner, William Freeman, and support this application. The planning code states that "commercial outdoor activity areas... promote active street life" and I believe the proposed walk-up window will add value to our commercial district.

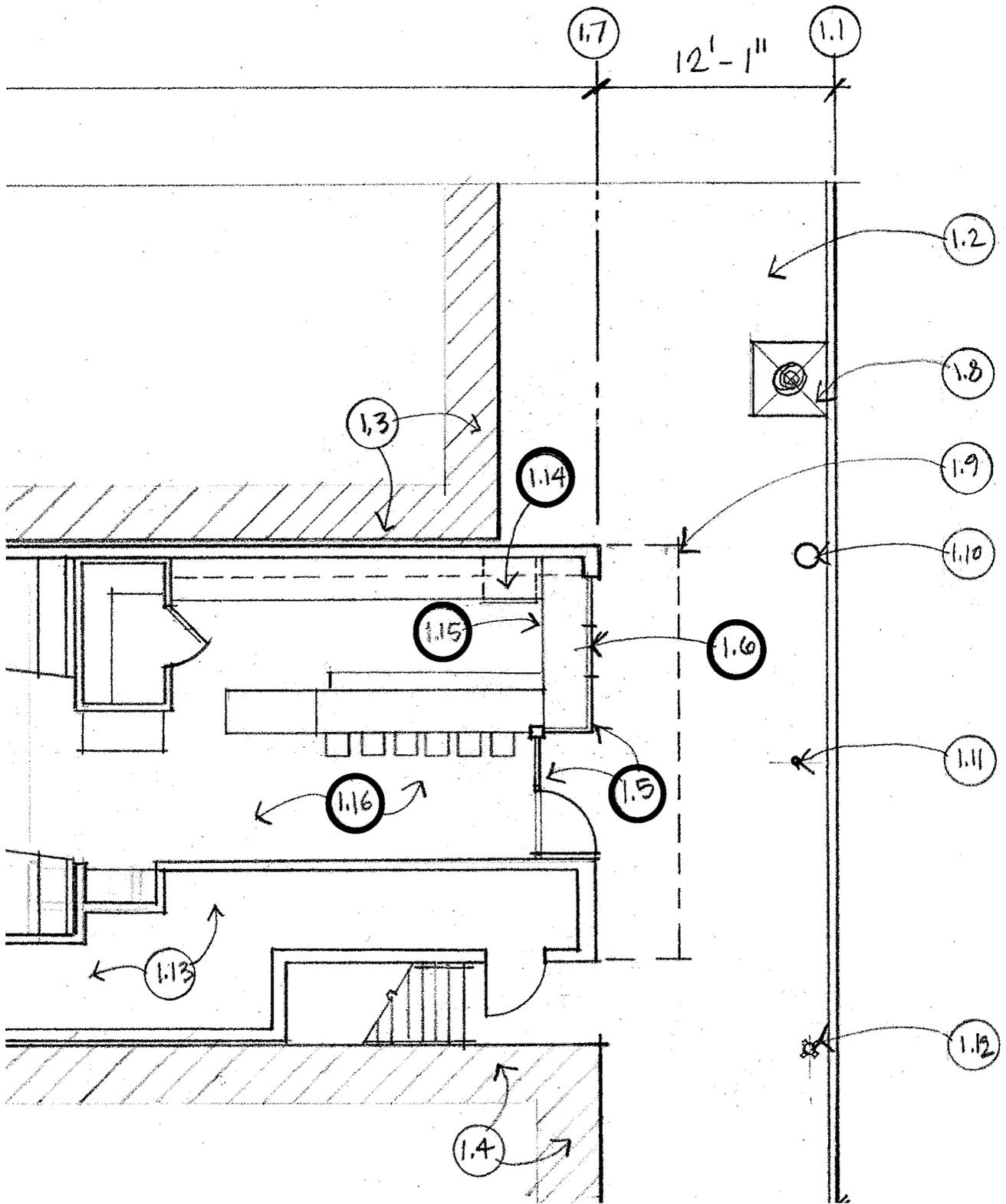
My family lives near 21st and Eureka, and all five of us frequently walk together along 24th street. I love the idea of a to-go window. I think it will contribute to 24th Street's energy.

The walk-up facility is primarily for pre-ordered pizzas and salads to go. As such, I believe it will not have a negative impact on the foot traffic along 24th St, or otherwise disrupt the neighborhood. My understanding is that the walk-up window at Patxi's Pizza works within the constraints of our neighborhood's commercial district.

Given the above, I ask that you expedite the approval process of this CUP application.

Thank you,

Tiffany Loewenberg
384 Eureka Street
Noe Valley
San Francisco, CA 94114
415-225-6171



1
A0.2

ENLARGED FLOOR PLAN @ WALK-UP WINDOW

1.5 (E) STOREFRONT WINDOWS & DOORS
 1.6 (E) OPERABLE WINDOW TO BE USED
 FOR WALK-UP FACILITY

1.14 PIZZA HOLDING OVEN
 1.15 SERVICE COUNTER FOR TO-GO ORDERS
 1.16 BAR / WAITING AREA

SEE SHEET A.01 FOR ADDITIONAL KEYNOTE DESCRIPTIONS

PROJECT DESCRIPTION

DESCRIPTION: CONDITIONAL USE PERMIT
Walk-up Facility - to use existing window
(E) Full service restaurant
NO NEW CONSTRUCTION.

PROJECT ADDRESS: PATXI'S CHICAGO PIZZA
4042 24th Street
San Francisco, CA 94114

ASSESSORS PARCEL: Block 3655 Lot 014

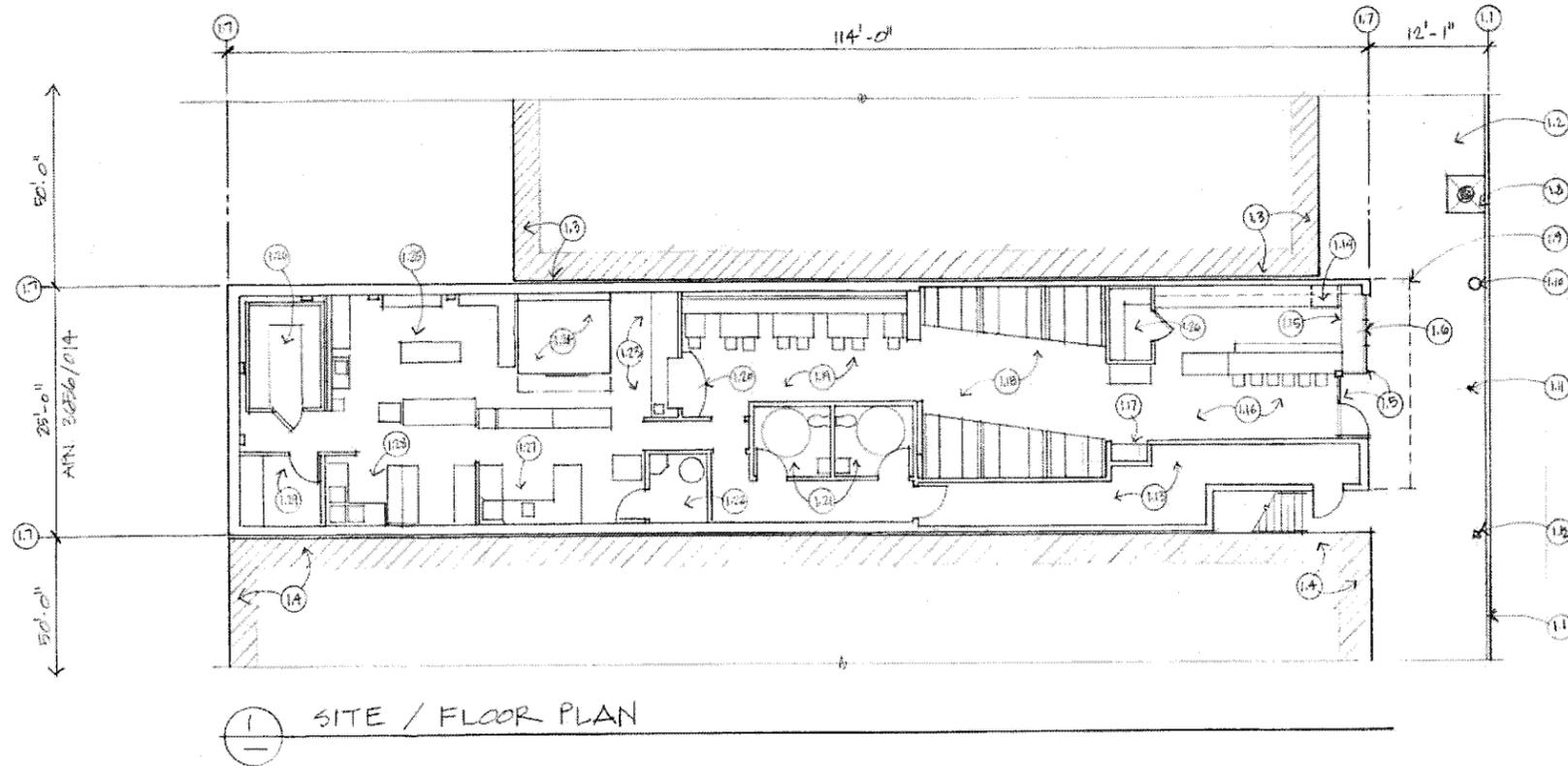
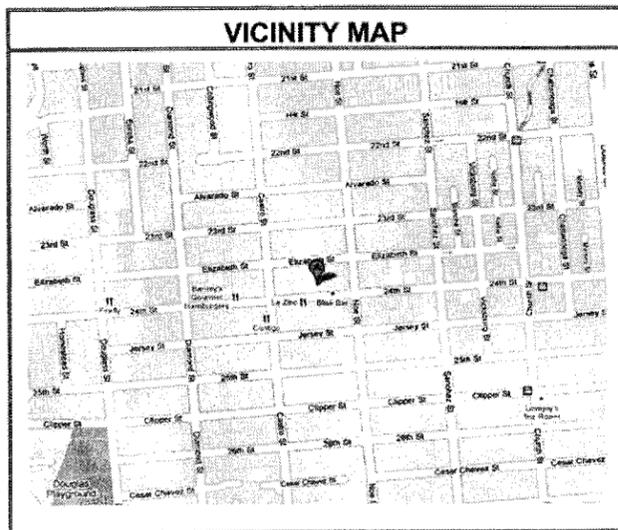
ZONING: 24th Street - Noe Valley NCD

PROJECT DIRECTORY

BUILDING OWNER:
Noe Valley Partners, LLC
Contact: George Karas, Owner
2380 California Street, #601
San Francisco, CA 94111
Tel: 415.763.9500

BUILDING TENANT:
LAYERS LLC dba Patxi's Chicago Pizza
Contact: William Freeman, Owner
3318 Fillmore Street
San Francisco, CA 94123
Tel: 415.286.6157
Fax: 415.558.9991

ARCHITECTURE / INTERIOR DESIGN:
ARCHITECTS II
James G. Maxwell, Principal
License No. C19,958
3444 Broderick Street
San Francisco, CA 94123
Tel: 415.441.0848
Fax: 415.441.0528



1 SITE / FLOOR PLAN

KEY NOTES:

- | | | |
|--|---------------------------------------|---------------------------------|
| 1.1 (E) CONCRETE CURB. | 1.10 UTILITY POLE | 1.20 PICK-UP COUNTER |
| 1.2 (E) CONCRETE SIDEWALK | 1.11 PARKING METER | 1.21 ADA RESTROOMS |
| 1.3 (E) ADJACENT BUILDING at PROPERTY LINE (SHOWN CROSS HATCHED) ZEPHYR REAL ESTATE | 1.12 FIRE HYDRANT | 1.22 JANITOR / MECHANICAL ROOM |
| 1.4 (E) ADJACENT BUILDING at PROPERTY LINE (SHOWN CROSS HATCHED) NOE VALLEY AUTO WORKS and SELECTA AUTO BODY | 1.13 (E) 1-HR EXIT CORRIDOR WALL | 1.23 PANTRY / PLATE-UP |
| 1.5 (E) STOREFRONT WINDOWS and DOORS. | 1.14 PIZZA HOLDING OVEN | 1.24 PIZZA OVEN |
| 1.6 (E) OPERABLE WINDOW TO BE USED FOR WALK-UP FACILITY. | 1.15 SERVICE COUNTER FOR TO-GO ORDERS | 1.25 PREP KITCHEN |
| 1.7 PROPERTY LINES | 1.16 BAR / WAITING AREA | 1.26 WALK-IN COOLER (TYP. of 2) |
| 1.8 (E) 48" TREE WELL w/ MATURE STREET TREE | 1.17 HOSTESS STAND / PRE-ORDER | 1.27 DISHWASH |
| 1.9 (E) CANOPY ABOVE (SHOWN DOTTED) | 1.18 FRONT DINING ROOM | 1.28 SCULLERY |
| | 1.19 BACK DINING ROOM | 1.29 OFFICE |

ARCHITECTS

Architecture &
Interior Design



ARCHITECTS II 415-441-0848
3444 Broderick Street, San Francisco, California 94123

Drawings and Specifications as instruments of service are and shall remain the property of ARCHITECTS II, whether the project for which they are made may be executed or not. No such document is to be used in another project, in whole or in part, or as the basis for drawings by others, except by written agreement with ARCHITECTS II.



4042 24th Street
San Francisco, California

VICINITY MAP
SITE / FLOOR PLAN

CUP APPLICATION for
WALK-UP FACILITY

Date: 18 November 2010

Drawn by: JGM

Checked by: CMB

Project No.: 1012.a

Revisions:

No.	Date	Description
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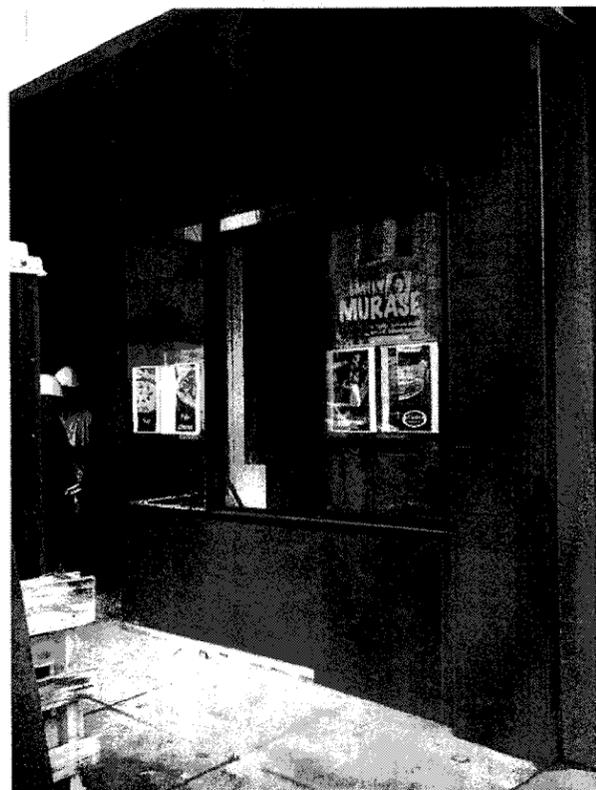
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of 2 sheet



4042 24th Street and adjacent properties



4042 24th Street – walk-up window detail view



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4042 24th Street
San Francisco, California

ELEVATION PHOTOS

CUP APPLICATION for WALK-UP FACILITY

Date: 18 November 2010
 Drawn by: JGM
 Checked by: CMB
 Project No.: 1012.a
 Revisions:

No.	Date	Description

Scale: 1/8" = 1'-0"

Sheet:

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of 2 sheet