



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: APRIL 14, 2016

*Date:* April 4, 2016  
*Case No.:* **2015-005989CUA**  
*Project Address:* **493 Broadway**  
*Zoning:* Broadway Neighborhood Commercial District  
65-A-1 Height and Bulk District  
*Block/Lot:* 0163/022  
*Project Sponsor:* Rick Warren  
929 Fresno Ave.  
Berkeley, CA 94707  
*Staff Contact:* Carly Grob – (415) 575-9138  
[carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)  
*Recommendation:* **Approval with Conditions**

1650 Mission St.  
Suite 400  
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Reception:  
**415.558.6378**

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Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The project sponsor proposes a change of use from a bar and adult entertainment use to a 3,008 square foot restaurant, doing business as Prohibition. The proposal also includes the establishment of a maximum of 200 square feet of other entertainment use within the restaurant, including a DJ and live performances. The project does not include any expansion of the building envelope.

Prohibition is proposed as a high-end restaurant and lounge which would pay homage to San Francisco history, including the Barbary Coast era and Prohibition era. The proprietors of Prohibition aim to provide a tasteful and subtle experience for local residents, professionals, and tourists seeking local ambiance and quality service.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of Broadway, between Kearny and Rowland Street, Block 0163, Lot 022. The subject property is located within the Broadway Neighborhood Commercial District ("NCD") and the 65-A-1 Height and Bulk District. The property is developed with a two-story commercial building with office above ground floor retail. The ground floor commercial space is currently vacant. The subject property is a corner lot, with approximately 69 feet of frontage on Broadway and 46 feet of frontage on Kearny Street. The subject building is considered an historic resource and is located within the Jackson Square Historic District Extension.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Broadway NCD, including restaurants, convenience

stores, adult entertainment and places of entertainment. Buildings in the vicinity typically range from two to four stories in height. Upper floors of buildings are generally occupied by offices or residential units. The Broadway NCD is located at the northwest corner of the Financial District, and is bordered by the North Beach to the north and Chinatown to the west.

## ENVIRONMENTAL REVIEW

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

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 25, 2016	March 23, 2016	22 days
Posted Notice	20 days	March 25, 2016	March 24, 2016	21 days
Mailed Notice	20 days	March 25, 2016	March 25, 2016	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

## PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has not received any public comment on this item.
- The project sponsor has provided 27 letters of support from local business owners and workers.
- The project sponsor has worked with members of the community, the SFPD, and the Entertainment Commission to ensure that the proposed other entertainment use will not be disruptive to local residents.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a restaurant within the Broadway NCD, pursuant to Planning Code Section 714.44. In addition, the Commission would need to grant conditional use authorization for a use size exceeding 2,999 square feet pursuant to Planning Code Section 714.21.

## BASIS FOR RECOMMENDATION

- The project promotes the operation of a locally-owned business.
- The project would occupy a vacant storefront on a prominent corner, which would activate street frontage and would not displace an existing retail tenant providing convenience goods and services.
- The proposed restaurant and other entertainment uses are compatible with the existing uses within the Broadway NCD.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

Parcel Map  
Sanborn Map  
Aerial Photograph  
Zoning Map  
Site Photograph  
CEQA Categorical Exemption  
Public Correspondence (see also Project Sponsor Submittal)  
Project Sponsor Submittal, including:

- Project Summary
- Sample Menus
- Site Photographs
- Proposed Elevation
- Reduced Plans
- Proposed operating conditions as discussed with neighborhood
- Letters of Support

Attachment Checklist

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary           | <input checked="" type="checkbox"/> Project sponsor submittal                              |
| <input checked="" type="checkbox"/> Draft Motion                | Drawings: <u>Existing Conditions</u>   |
| <input checked="" type="checkbox"/> Environmental Determination | <input type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>  |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Parcel Map                  | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input type="checkbox"/> Context Photos                         | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Site Photos                 | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

\_\_\_\_\_ CG \_\_\_\_\_  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

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## Planning Commission Draft Motion

HEARING DATE: APRIL 14, 2016

*Date:* April 4, 2016  
*Case No.:* **2015-005989CUA**  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 714.21 AND 714.44 OF THE PLANNING CODE TO ALLOW A RESTAURANT (D.B.A. PROHIBITION) AND FOR A USE TO EXCEED 2,999 SQUARE FEET WITHIN THE BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) AND A 65-A-1 HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On May 13, 2015 Rick Warren (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 714.21 and 714.44 to allow a restaurant (d.b.a. Prohibition) and for such restaurant use to exceed 2,999 square feet within the Broadway Neighborhood Commercial District (NCD) and a 65-A-1 Height and Bulk District.

On April 14, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-005989CUA.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 32 categorical exemption.

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. 2015-005989CUA, 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 project is located on the south side of Broadway, between Kearny and Rowland Street, Block 0163, Lot 022. The subject property is located within the Broadway Neighborhood Commercial District ("NCD") and the 65-A-1 Height and Bulk District. The property is developed with a two-story commercial building with office above ground floor retail. The ground floor commercial space is currently vacant. The subject property is a corner lot, with approximately 69 feet of frontage on Broadway and 46 feet of frontage on Kearny Street. The subject building is considered an historic resource and is located within the Jackson Square Historic District Extension.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Broadway NCD, including restaurants, convenience stores, adult entertainment and places of entertainment, which contributes to Broadway's popularity as a Citywide and regional entertainment district. Buildings in the vicinity typically range from two to four stories in height. Upper floors of buildings are generally occupied by offices or residential units. The Broadway NCD is located at the northwest corner of the Financial District, and is bordered by the North Beach to the north and Chinatown to the west.
4. **Project Description.** The project sponsor proposes a change of use from a bar and adult entertainment use to a 3,008 square foot restaurant, doing business as Prohibition. The proposal also includes the establishment of a maximum of 200 square feet of other entertainment use within the restaurant, including a DJ and live performances. The project does not include any expansion of the building envelope.

Prohibition is proposed as a high-end restaurant and lounge which would pay homage to San Francisco history, including the Barbary Coast era and Prohibition era. The proprietors of Prohibition aim to provide a tasteful and subtle experience for local residents, professionals, and tourists seeking local ambiance and quality service.

5. **Public Comment/Community Outreach.** To date, the Department has not received any public comment on this item. The project sponsor has provided 27 letters of support from local business owners and operators.
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. **Restaurant.** Planning Code Section 714.44 states that a Conditional Use Authorization is required for restaurant use within the Broadway NCD. A Restaurant use may only add ABC license types 47, 49, or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the restaurant is operating as a Bona Fide Eating Place. Should the restaurant fail to operate as a Bona Fide Eating place for any length of time, the conditional use authorization shall be subject to immediate revocation.

A Bona Fide Eating Place is defined in Section 790.142 as a place which is regularly kept open for the service of meals to guests for compensation and which has suitable kitchen facilities connected therewith containing conveniences for cooking an assortment of foods which may be required for ordinary meals. Per Section 790.142(e), at least 51% of the restaurant's gross receipts shall be from food sales prepared and sold to guests on the premises. Records of the restaurant's gross receipts shall be provided to the Department upon request.

*The Project Sponsor is seeking Conditional Use Authorization to establish a restaurant with a Type 47 ABC License within the Broadway NCD. The proposed restaurant would operate as a bona fide eating place, and the project sponsor has provided draft menus for both dinner and brunch as part of the attached sponsor submittal. Full meals will be served until 10:00 p.m. and a limited menu will be available until at least 11:30 p.m. Sunday through Wednesday and until midnight Thursday through Saturday.*

- B. **Use Size.** Planning Code Section 714.21 states that a Conditional Use Authorization is required to establish a use greater than 2,999 square feet in the Broadway NCD.

*The project proposes 3,008 square foot of restaurant use, which exceeds the permitted use size by nine square feet. As discussed in subsection C. below, the sponsor proposes 200 square feet of Other Entertainment on specific nights of the week. On nights without entertainment, the 200 square feet would be used as additional seating for the restaurant use.*

- C. **Other Entertainment.** Other Entertainment is permitted in the Broadway NCD per Planning Code Section 714.48. Other Entertainment is defined as a retail use which provides live entertainment, including dramatic and musical performances, and/or provides amplified taped music for dancing on the premises, including but not limited to Places of

Entertainment and Limited Live Performance locales (defined in Police Code Section 1060), and which is adequately soundproofed or insulated as to confine incidental noise to the premises.

*The project proposes a maximum of 200 square feet of other entertainment use. The location of this use would take place on the main floor of the restaurant. Entertainment is tentatively scheduled Sunday through Wednesday nights until 1:00 a.m. The sponsor will begin operating with a Limited Live Performance (LLP) permit for a six month trial period, and may apply for a Place of Entertainment (POE) permit following the trial period.*

- D. **Hours of Operation.** Planning Code Section 714.27 states that the permitted hours of operation in the Broadway NCD are from 6:00 a.m. to 2:00 a.m. Conditional Use Authorization is required to operate between 2:00 a.m. and 6:00 a.m.

*The project sponsor proposes to operate the restaurant from 4:00 p.m. to 12:30 a.m. Sunday through Wednesday, 4:00 p.m. to 2:00 a.m. Thursday through Saturday, and from 9:00 a.m. to 3:00 p.m. on Saturday and Sunday.*

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

*The subject commercial space has approximately 69-feet of frontage on Broadway Street with approximately 57 feet devoted to either the restaurant entrance or window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.*



- F. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. The proposed business does not have a name as of this writing. Any proposed signage will be subject to the review and approval of the Planning Department.
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 and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The sponsor is seeking Conditional Use Authorization to exceed the permitted use size in the Broadway NCD by nine feet. Measuring at 3,008 square feet, the size of the proposed use is in keeping with other storefronts on the block face. The proposed full-service restaurant will not significantly impact traffic or parking in the District. This will compliment the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a vacant storefront.*

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

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

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

- 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 parking or loading for a 3,008 square-foot full-service restaurant or other entertainment use. The proposed use is designed to meet the needs of the immediate neighborhood and to serve visitors to existing destinations including North Beach, Chinatown, and Broadway. The proposed use should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

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

*The proposed use is subject to the standard conditions of approval for full-service restaurants and outlined in Exhibit A. Conditions 7, 13 and 14 specifically obligates the project sponsor to mitigate odor and noise generated by the restaurant use.*

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

*The proposed full-service restaurant does not require any additional tenant improvements. The Department will review proposed signage for compliance with the Planning Code, and any exterior signage or lighting will be reviewed for consistency with applicable preservation standards.*

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

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

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

*The proposed project is consistent with the stated purposes of the Broadway NCD in that the intended use is intended to serve neighborhood residents and patrons of the surrounding commercial areas. The project would not impact the existing moderate building scale, and would further contribute to the mixed-use character of the District.*

- 8. **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 1:

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

#### Policy 1.1:

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

**Policy 1.2:**

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

**Policy 1.3:**

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

*The proposed uses are consistent with the context of the Broadway NCD, will provide an eating and drinking use for local residents and will provide resident employment opportunities to those in the community. The project sponsor has worked with members of the community, SFPD, and Entertainment Commission to ensure that the proposed other entertainment use will not be disruptive to local residents. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.*

**OBJECTIVE 2:**

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

**Policy 2.1:**

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

*The Project will provide a commercial activity in a space which is currently vacant and will enhance the diverse economic base of the City.*

**OBJECTIVE 6:**

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

**Policy 6.2:**

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

*A group of independent entrepreneurs are sponsoring the proposal. The proposed uses are consistent with the existing uses in the Broadway NCD. This is not a Formula Retail use.*

9. **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 of such businesses be enhanced.

*The proposal would preserve the district by providing a restaurant in a vacant storefront at a prominent corner. The business would be locally owned and it creates additional employment opportunities for local residents. The proposed alterations are within the existing building footprint.*

- 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 units in the surrounding neighborhood would not be adversely affected. Broadway is a popular Citywide and regional entertainment district. The proposed restaurant and entertainment uses would with the existing commercial character of the Broadway NCD by providing a bona fide eating place for both local residents and for tourists. In addition, any entertainment use must be approved by the Entertainment Commission, who also regulates noise which may be of concern to the neighbors.*

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

*No housing is removed for this Project.*

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

*The site is on Broadway Street and is well served by transit. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking. Broadway Street has three MUNI bus lines (8AX, 8A/BX, 10, and 12). The site is also located less than one mile from Market Street, which is well-served by both MUNI and BART.*

- 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 is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The subject building is considered an historic resource and is a contributor to the Jackson Square Historic District Extension. The project does not include expansion of the building envelope. The only exterior modification proposed is the installation of five security cameras on the façade. The minimal exterior alterations have been reviewed and approved by a preservation technical specialist, and would not negatively impact the integrity of the existing building or of the historic district.*

- 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 spaces. The Project does not have an impact on open spaces.*

10. 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.
11. 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. 2015-005989CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 4, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion 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.

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

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

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on April 14, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 14, 2016

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a restaurant exceeding 2,999 square feet (d.b.a. Prohibition) located at 493 Broadway, lot 022 in Assessor's Block No. 0163, pursuant to Planning Code Sections 303, 714.21 and 714.44 within the **Broadway Neighborhood Commercial** District and a **65-A-1** Height and Bulk District; in general conformance with plans, dated **March 17, 2016**, and stamped "EXHIBIT B" included in the docket for Case No. **2015-005989CUA** and subject to conditions of approval reviewed and approved by the Commission on **April 14, 2016** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

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

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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



## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
- 2. Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
- 3. Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
- 4. Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
- 5. Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## DESIGN – COMPLIANCE AT PLAN STAGE

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

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

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

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

## MONITORING - AFTER ENTITLEMENT

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

9. **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](http://www.sf-planning.org)*

10. **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](http://www.sf-planning.org)*

## OPERATION

11. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*

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

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

13. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

*For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org)*

*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org)*

*For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org)*

14. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

*For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), [www.baaqmd.gov](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

15. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with 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](http://www.sf-planning.org)*

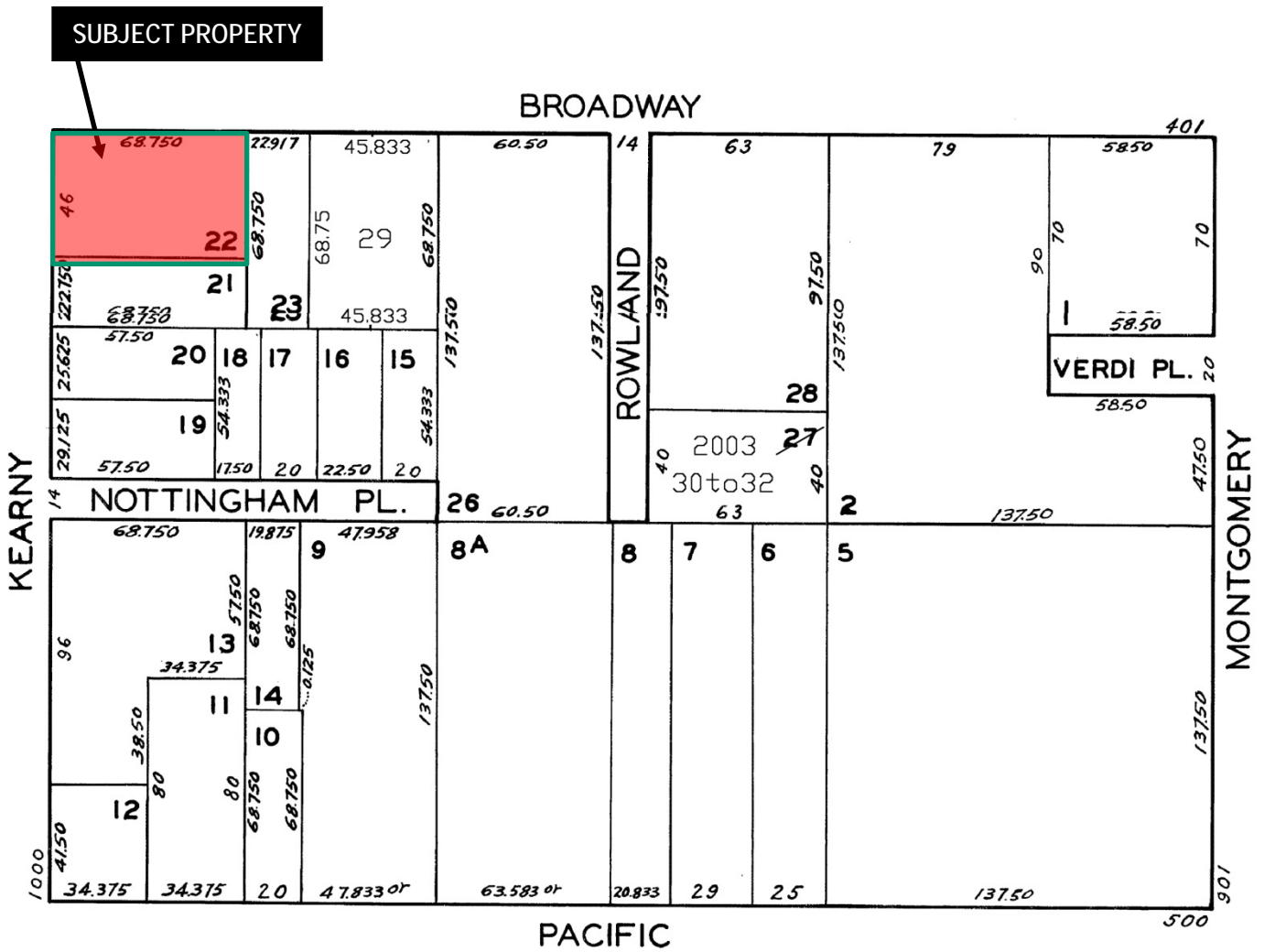
16. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

*For information about compliance, contact the Entertainment Commission, at 415 554-6678, [www.sfgov.org/entertainment](http://www.sfgov.org/entertainment)*

17. **Other Entertainment.** The Other Entertainment shall be performed within the enclosed building only. The building shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.

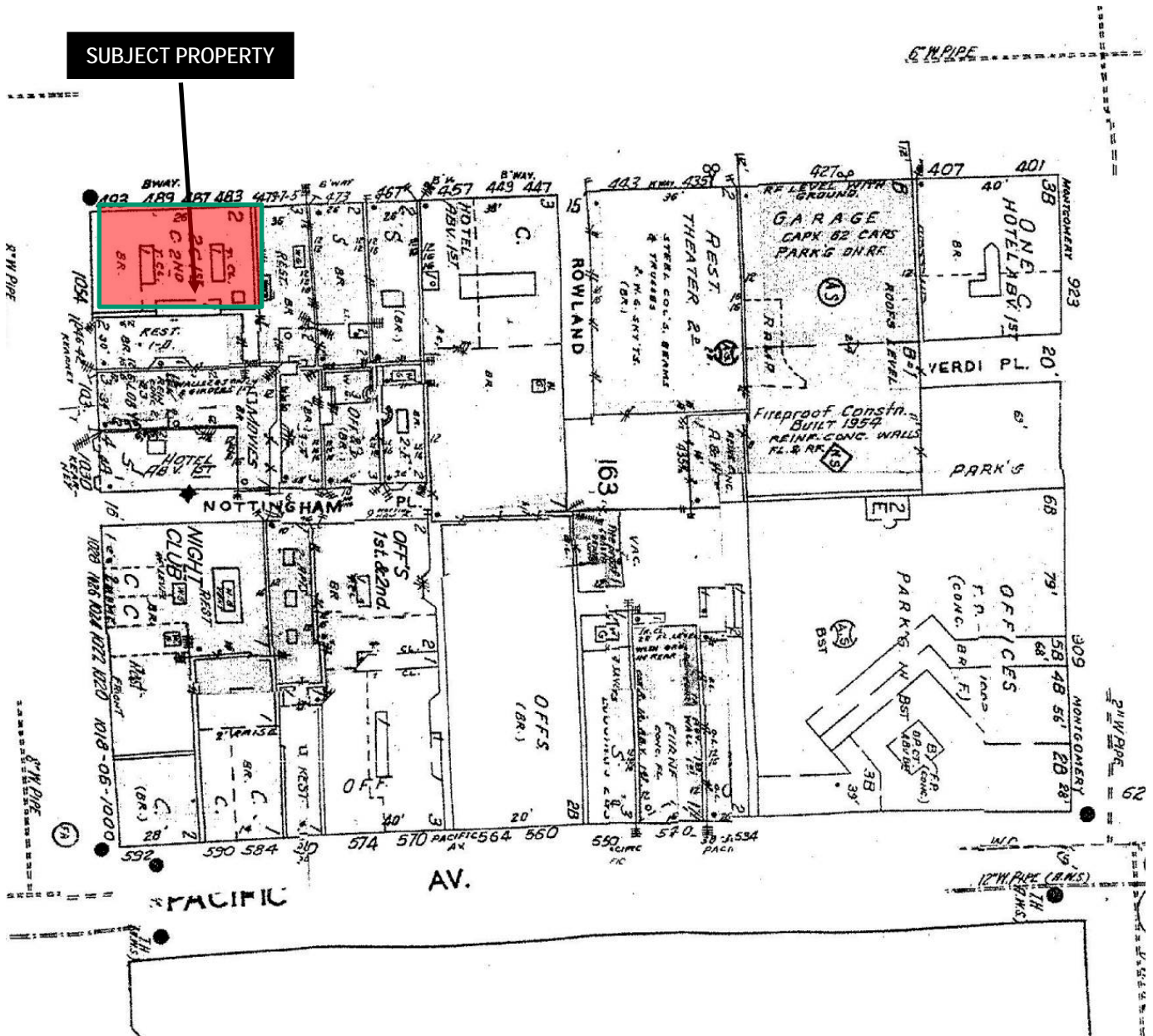
*For information about compliance, contact the Entertainment Commission, at 415 554-6678, [www.sfgov.org/entertainment](http://www.sfgov.org/entertainment)*

# Parcel Map



Conditional Use Authorization Hearing  
 Case Number 2015-005859CUA  
 Restaurant d.b.a. Prohibition  
 493 Broadway

# Sanborn Map\*



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



Conditional Use Authorization Hearing  
 Case Number 2015-005859CUA  
 Restaurant d.b.a. Prohibition  
 493 Broadway

# Aerial Photo

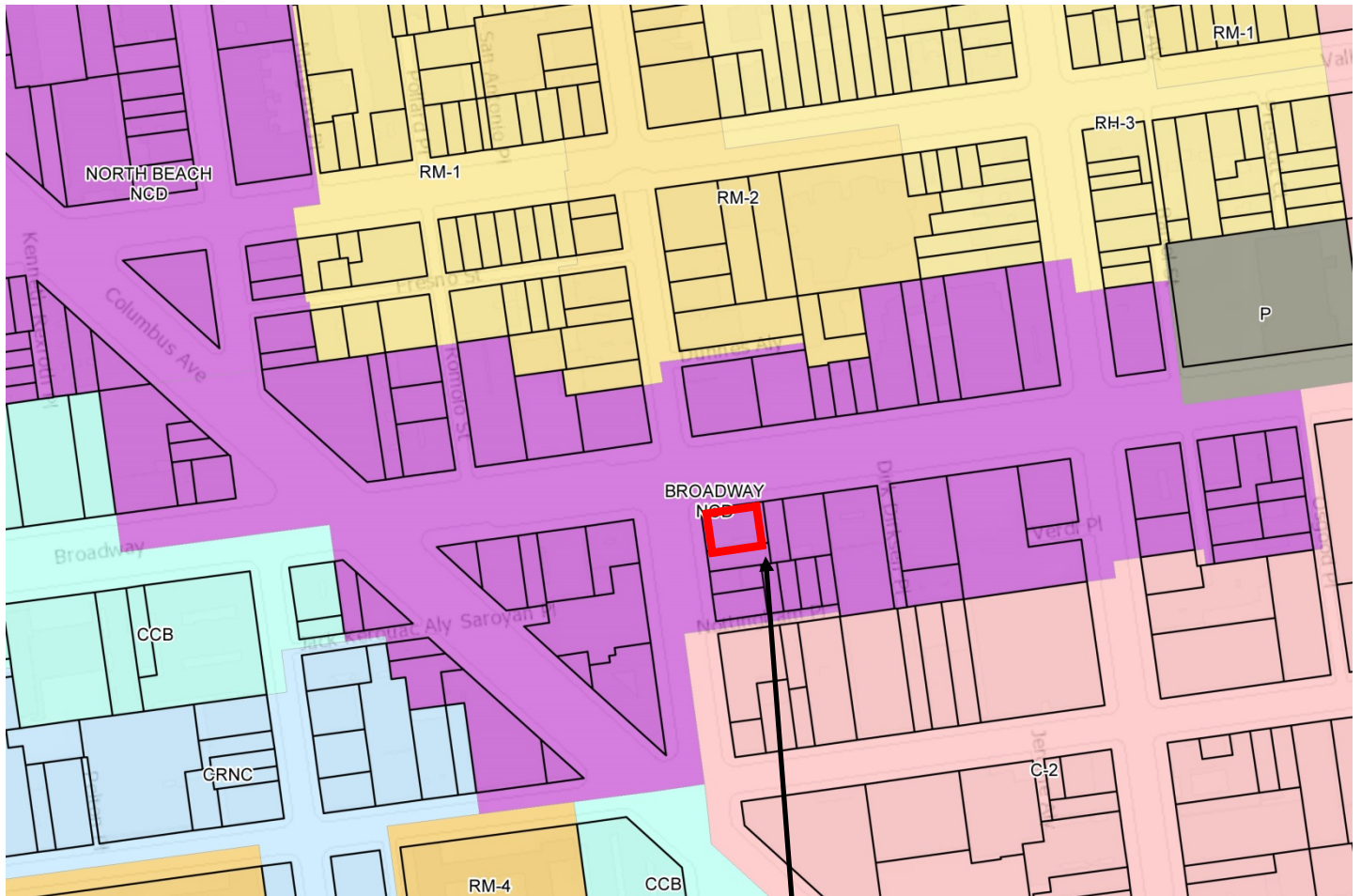


**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2015-005859CUA  
Restaurant d.b.a. Prohibition  
493 Broadway

# Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization Hearing  
Case Number 2015-005859CUA  
Restaurant d.b.a. Prohibition  
493 Broadway



# Site Photo



Conditional Use Authorization Hearing  
Case Number 2015-005859CUA  
Restaurant d.b.a. Prohibition  
493 Broadway



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
493 Broadway		0163/022	
Case No.	Permit No.	Plans Dated	
2015-005989CUA		3/17/2016	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification <b>(GO TO STEP 7)</b>
Project description for Planning Department approval. Change of use from bar & adult entertainment uses to 3,009 square feet of restaurant use and 200 square feet of other entertainment use. Exterior alterations include the installation of five security cameras along the facade. No expansion of the building envelope is proposed.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

<b>Note: If neither Class 1 or 3 applies, an <i>Environmental Evaluation Application</i> is required.</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class__

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I

	Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Noise Mitigation Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, new construction, or square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b>If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an <i>Environmental Evaluation Application</i> is required, unless reviewed by an Environmental Planner.</u></b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

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

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

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

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input checked="" type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

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

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior’s Standards for Rehabilitation</i> .

<input checked="" type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments): Installation of cameras on the facade (approx. 6-inch diameter), painted base to match stucco surface color to minimize visibility. Cameras will not be installed on any decorative or distinctive features of the facade and will not have visible conduits.
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify): _____
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
Preservation Planner Signature: Lily Yegazu <small>Digitally signed by Lily Yegazu DN: cn=Lily Yegazu, o=CityPlanning, ou=Current Planning, email=Lily.Yegazu@sfgov.org Date: 2016.03.16 15:11:47-0700</small>	

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

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	Planner Name: <b>Carly Grob</b>	Signature: <b>Carly Grob</b> <small>Digitally signed by Carly Grob DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Carly Grob, email=Carly.Grob@sfgov.org Date: 2016.03.22 12:52:36 -0700</small>
	Project Approval Action: <b>Planning Commission Hearing</b> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT**

**TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required</b>	

**CATEX FORM**

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
<b>Planner Name:</b>	<b>Signature or Stamp:</b>



FOR LEASE - OFFICE/RETAIL  
NORTH TAHOE COMMERCIAL

FOR LEASE - OFFICE/RETAIL  
NORTH TAHOE COMMERCIAL

ADULT VIDEO

BARBERS DISCOUNT

OUTDOOR



FOR LEASE - OFFICE/RETAIL  
NORTH TAHOE COMMERCIAL  
CALL KATLEY JONES - 531-777-0636

FOR LEASE - OFFICE/RETAIL  
NORTH TAHOE COMMERCIAL  
CALL KATLEY JONES - 531-777-0636

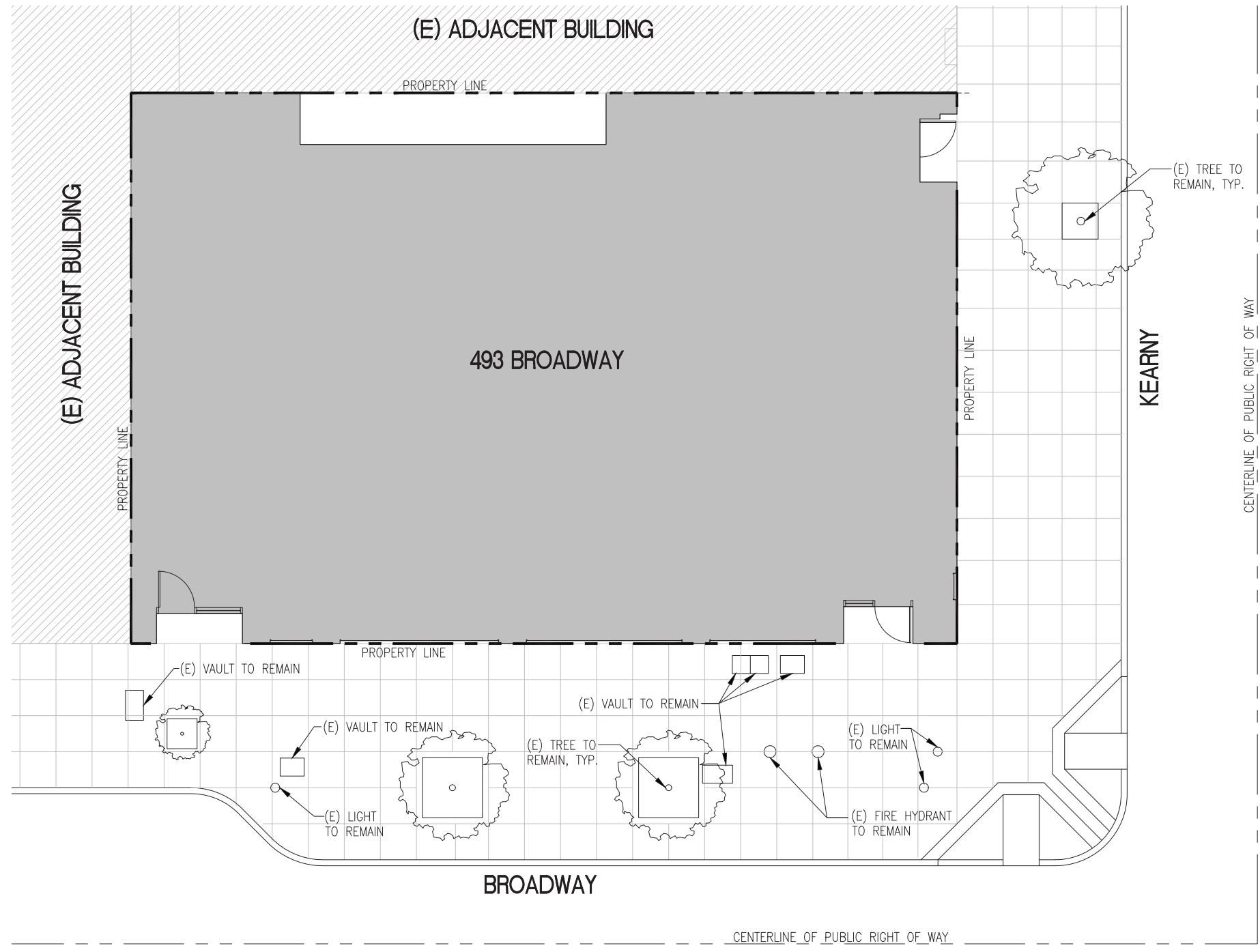
THE WILLIAMS GROUP  
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HOTEL





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EXISTING SITE PLAN (NO PROPOSED WORK)  
1/4" = 1'-0"

1



MECHANICAL UNDER SEPARATE PERMIT  
 ELECTRICAL UNDER SEPARATE PERMIT  
 PLUMBING UNDER SEPARATE PERMIT  
 FIRE ALARM UNDER SEPARATE PERMIT  
 FIRE SPRINKLER UNDER SEPARATE PERMIT

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 415.546.0431 x 4008

CIVIL ENGINEER

LIGHTING DESIGNER

MECHANICAL, PLUMBING AND FIRE PROTECTION

ACOUSTICAL ENGINEER

2015-05-04 DESIGN REVISIONS

T.I.  
PERMIT SET

SCALE: 1/4" = 1'-0" DATE: 01.07.2013

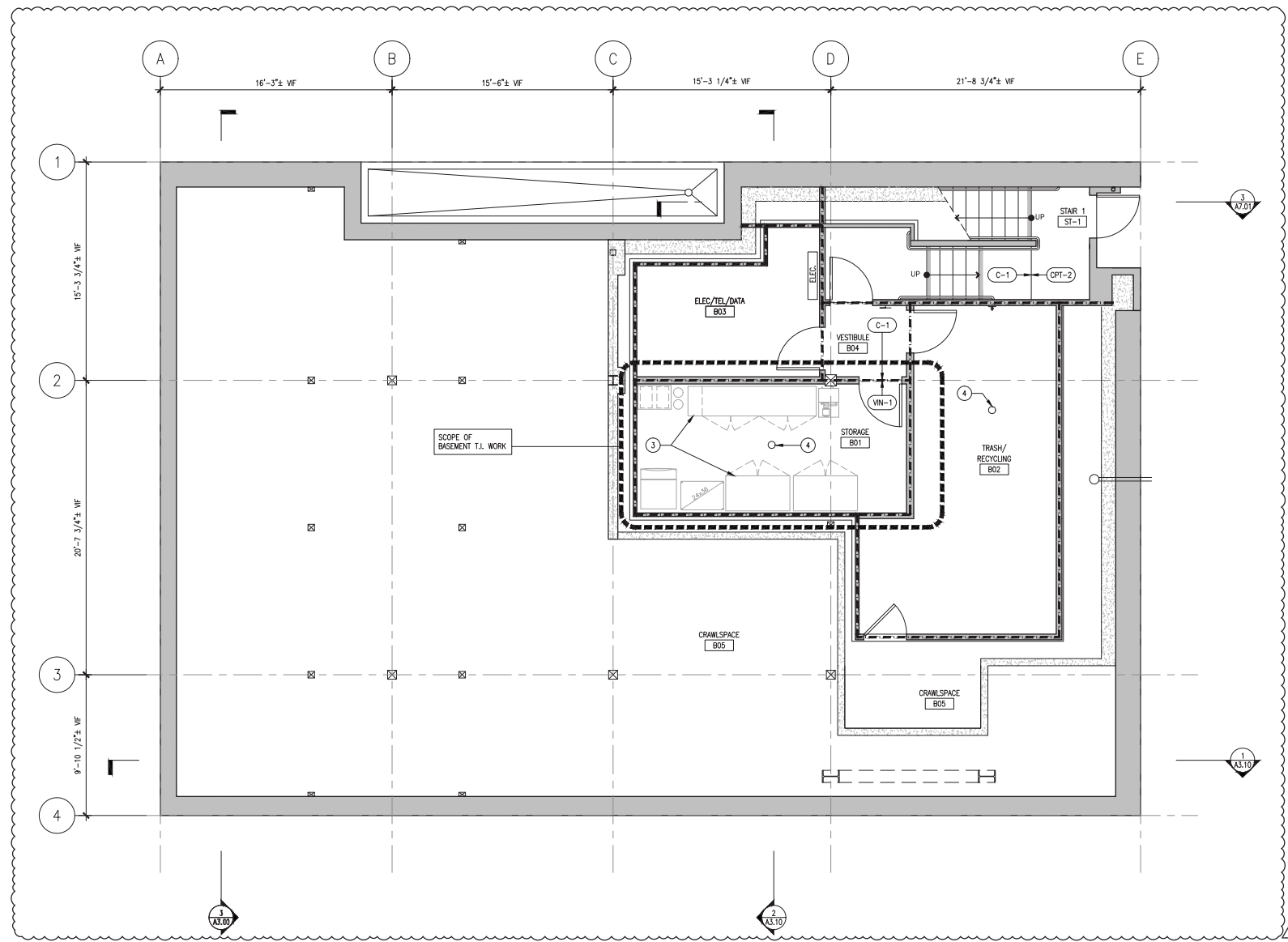
DRAWN BY: CD PROJECT NO: 1111.01

EXISTING SITE PLAN (NO PROPOSED WORK)

SHEET NO:

A0.01.TI

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**FLOOR PLAN - BASEMENT**  
1/4" = 1'-0" 1



- LEGEND**
- (E) WALLS TO REMAIN
  - NEW PARTITION
  - (E) SHOTCRETE WALL TO REMAIN
  - XX-1 FINISH TYPE; SEE FINISH SCHEDULE
  - (E) 1 HOUR FIRE RATED CONSTRUCTION
  - (E) 2 HOUR FIRE RATED CONSTRUCTION
  - NEW DOOR
  - EXISTING DOOR TO REMAIN

**GENERAL NOTES - FLOOR PLANS**

1. FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY ARCHITECT OF ACTUAL FIELD CONDITIONS PRIOR TO LAYOUT OF NEW WORK.
2. NOTIFY ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES AND/OR CONFLICTS WITH DIMENSIONS NOTED TO BE VERIFIED IN FIELD (V.I.F.).
3. DO NOT SCALE FROM DRAWINGS; REFER TO WRITTEN DIMENSIONS. BRING OMITTED DIMENSIONS TO ARCHITECT'S ATTENTION.
4. DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THICKNESSES OF ALL FINISH MATERIALS.
5. FLOOR ELEVATIONS ARE TO TOP OF EXISTING FINISH FLOOR, ADJUST FRAMING ELEVATIONS AS REQUIRED TO ACCOMMODATE FLOOR CONSTRUCTION.
6. INTERIOR WALLS:
  - 6.1. CONTRACTOR IS RESPONSIBLE TO VERIFY AND COORDINATE WALL AND DOOR FRAMES THAT REQUIRE A NON-TYPICAL WALL THICKNESS DUE TO STRUCTURAL, ELECTRICAL, MECHANICAL, AND EQUIPMENT REQUIREMENTS
  - 6.2. SOUND INSULATION SHALL BE CONTINUOUS BEHIND PANELS, FIXTURES AND OTHER WALL PENETRATIONS TO MAINTAIN ACOUSTIC INTEGRITY.
7. ALL INTERIOR WALLS SEPARATING KITCHEN / SERVICE AREAS FROM BAR ARE TO HAVE 3-1/2" SOUND BATT INSULATION.
8. G.C. TO PROVIDE ADEQUATE BLOCKING FOR ALL BANQUETTES, CABINETS, KITCHEN EQUIPMENT AND A/V EQUIPMENT. SEE KITCHEN DRAWINGS FOR ADDL. INFORMATION.

**KEYNOTES - FLOOR PLANS**

- 1 (N) BUILT-IN CASEWORK & UPHOLSTERED BANQUETTE SEATING
- 2 (N) POINT SOURCE GREASE TRAP UNDER SCULLERY SINK 'BIG DIPPER', WWW.BIG-DIPPER.COM (800-633-4204)
- 3 (N) KITCHEN EQUIPMENT, SHOWN GRAY; SEE FOODSERVICE DRAWINGS
- 4 (E) FLOOR DRAIN
- 5 POST SIGN: 'EMPLOYEES MUST WASH HANDS BEFORE RETURNING TO WORK'
- 6 (N) ACOUSTICAL PANEL W/ PROJECTION SURFACE
- 7 (E) SUMP PUMP
- 8 (N) FLOOR DRAIN
- 9 (N) CEILING ABOVE, SHOWN DASHED; SEE RCP
- 10 (N) WRAP COLUMN WITH FRP-1 OVER OMB; SEE FINISH SCHEDULE

**STARKWEATHER BONDY**  
ARCHITECTURE LLP

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**CIVIL ENGINEER**

**LIGHTING DESIGNER**

**MECHANICAL, PLUMBING AND FIRE PROTECTION**

**ACOUSTICAL ENGINEER**

2015-05-04 DESIGN REVISIONS

**T.I. PERMIT SET**

SCALE: 1/4" = 1'-0" DATE: 01.07.2013

DRAWN BY: CD PROJECT NO.: 1111.01

**FLOOR PLAN - BASEMENT**

MECHANICAL UNDER SEPARATE PERMIT  
ELECTRICAL UNDER SEPARATE PERMIT  
PLUMBING UNDER SEPARATE PERMIT  
FIRE ALARM UNDER SEPARATE PERMIT  
FIRE SPRINKLER UNDER SEPARATE PERMIT

SHEET NO:  
**A2.00.TI**

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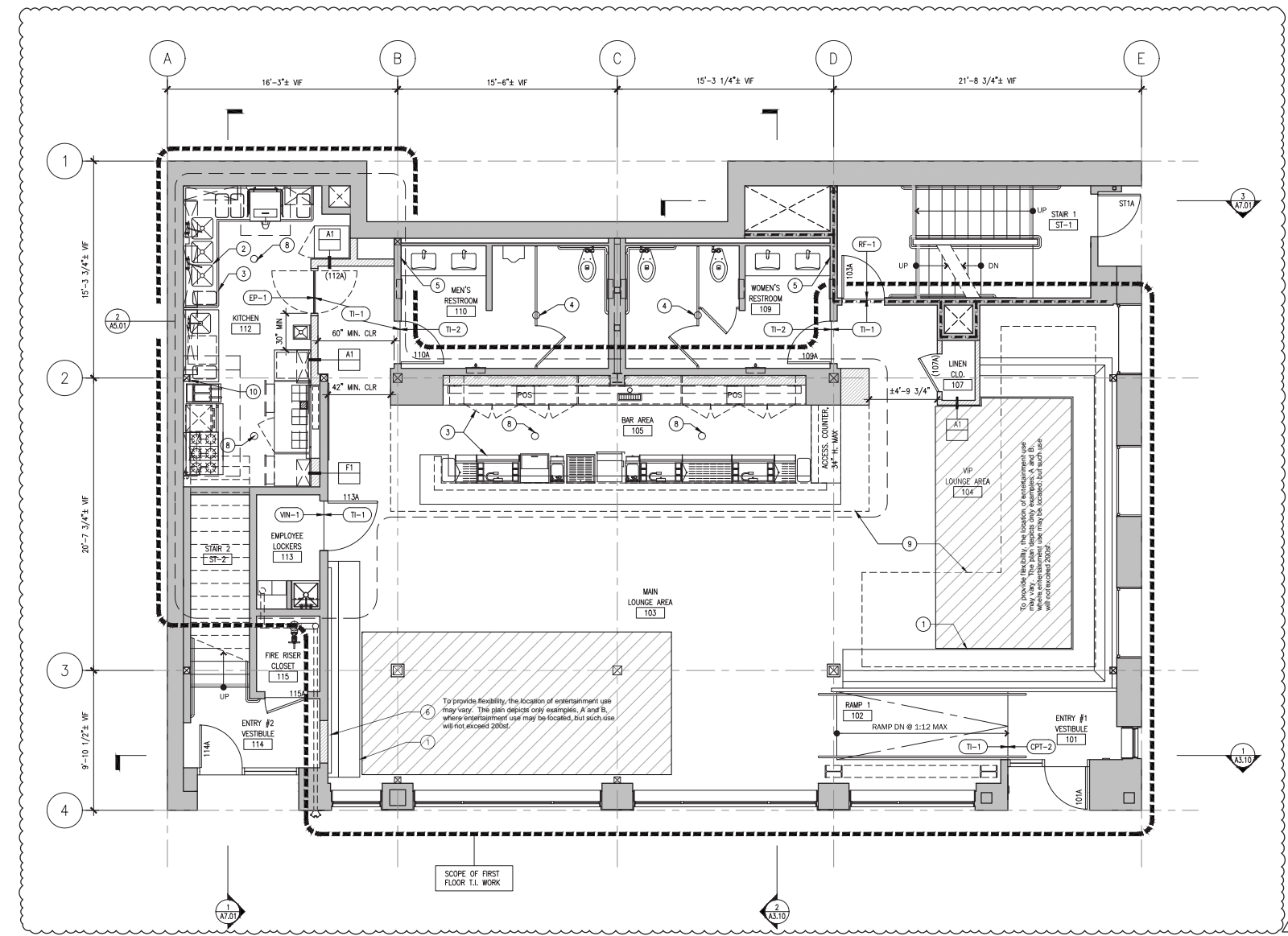
- LEGEND**
- (E) WALLS TO REMAIN
  - NEW PARTITION
  - (E) SHOTCRETE WALL TO REMAIN
  - FINISH TYPE; SEE FINISH SCHEDULE
  - (E) 1 HOUR FIRE RATED CONSTRUCTION
  - (E) 2 HOUR FIRE RATED CONSTRUCTION
  - NEW DOOR
  - EXISTING DOOR TO REMAIN

**GENERAL NOTES - FLOOR PLANS**

1. FIELD VERIFY ALL EXISTING DIMENSIONS AND NOTIFY ARCHITECT OF ACTUAL FIELD CONDITIONS PRIOR TO LAYOUT OF NEW WORK.
2. NOTIFY ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES AND/OR CONFLICTS WITH DIMENSIONS NOTED TO BE VERIFIED IN FIELD (V.I.F.).
3. DO NOT SCALE FROM DRAWINGS; REFER TO WRITTEN DIMENSIONS. BRING OMITTED DIMENSIONS TO ARCHITECT'S ATTENTION.
4. DIMENSIONS ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THICKNESSES OF ALL FINISH MATERIALS.
5. FLOOR ELEVATIONS ARE TO TOP OF EXISTING FINISH FLOOR, ADJUST FRAMING ELEVATIONS AS REQUIRED TO ACCOMMODATE FLOOR CONSTRUCTION.
6. INTERIOR WALLS:
  - 6.1. CONTRACTOR IS RESPONSIBLE TO VERIFY AND COORDINATE WALL AND DOOR FRAMES THAT REQUIRE A NON-TYPICAL WALL THICKNESS DUE TO STRUCTURAL, ELECTRICAL, MECHANICAL, AND EQUIPMENT REQUIREMENTS.
  - 6.2. SOUND INSULATION SHALL BE CONTINUOUS BEHIND PANELS, FIXTURES AND OTHER WALL PENETRATIONS TO MAINTAIN ACOUSTIC INTEGRITY.
7. ALL INTERIOR WALLS SEPARATING KITCHEN / SERVICE AREAS FROM BAR ARE TO HAVE 3-1/2" SOUND BATT INSULATION.
8. G.C. TO PROVIDE ADEQUATE BLOCKING FOR ALL BANQUETTES, CABINETS, KITCHEN EQUIPMENT AND A/V EQUIPMENT. SEE KITCHEN DRAWINGS FOR ADD'L INFORMATION.

**KEYNOTES - FLOOR PLANS**

- 1 (N) BUILT-IN CASEWORK & UPHOLSTERED BANQUETTE SEATING
- 2 (N) POINT SOURCE GREASE TRAP UNDER SCULLERY SINK; 'BIG DIPPER', WWW.BIG-DIPPER.COM (800-633-4204)
- 3 (N) KITCHEN EQUIPMENT, SHOWN GRAY; SEE FOODSERVICE DRAWINGS
- 4 (E) FLOOR DRAIN
- 5 POST SIGN: 'EMPLOYEES MUST WASH HANDS BEFORE RETURNING TO WORK'
- 6 (N) ACOUSTICAL PANEL W/ PROJECTION SURFACE
- 7 (E) SUMP PUMP
- 8 (N) FLOOR DRAIN
- 9 (N) CEILING ABOVE, SHOWN DASHED; SEE RCP
- 10 (N) WRAP COLUMN WITH FRP-1 OVER GWB; SEE FINISH SCHEDULE



**FLOOR PLAN - FIRST FLOOR**  
1/4"=1'-0" 1



Place of Entertainment (POE) Options - 03.14.2016

**STARKWEATHER BONDY**  
ARCHITECTURE LLP  
110 LINDEN STREET  
OAKLAND, CA 94607  
P: 510.836.6594 F: 510.836.6595  
WWW.STARKWEATHERBONDY.COM

**493 BROADWAY**  
495 BROADWAY  
SAN FRANCISCO, CA 94133  
P: 415.559.3245 F: 415.887.9480

**STRUCTURAL ENGINEER**  
MURPHY BURR CURRY  
85 SECOND STREET, FL 5  
SAN FRANCISCO, CA 94105-3463  
CONTACT: STEVE CURRY  
415.546.0431 x 4008

**CIVIL ENGINEER**

**LIGHTING DESIGNER**

**MECHANICAL, PLUMBING AND FIRE PROTECTION**

**ACOUSTICAL ENGINEER**

2015-05-04 DESIGN REVISIONS

**T.I. PERMIT SET**

SCALE: 1/4" = 1'-0" DATE: 01.07.2013

DRAWN BY: CD PROJECT NO: 1111.01

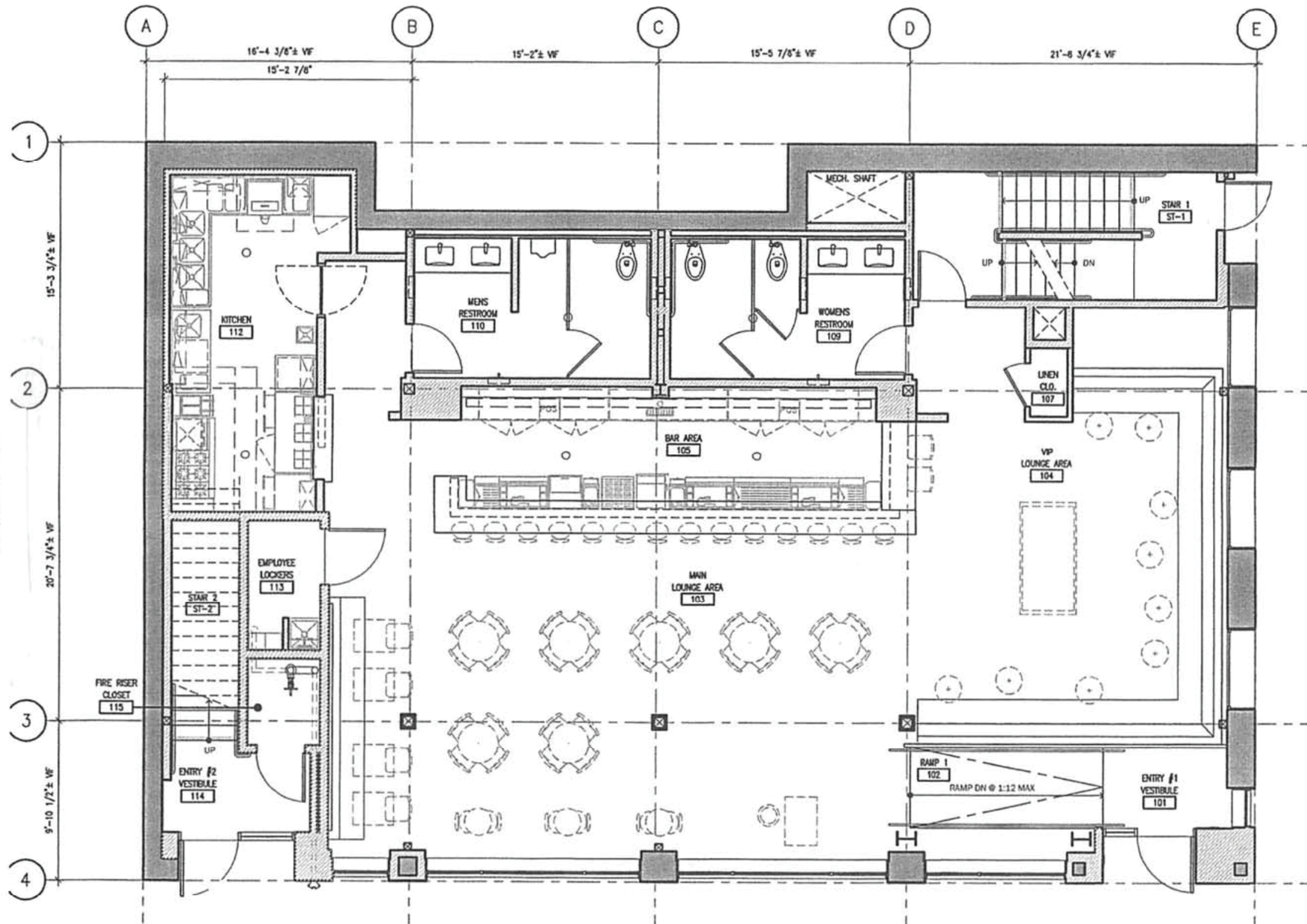
**FLOOR PLAN - FIRST FLOOR**

SHEET NO:

**A2.01.TI**

MECHANICAL UNDER SEPARATE PERMIT  
ELECTRICAL UNDER SEPARATE PERMIT  
PLUMBING UNDER SEPARATE PERMIT  
FIRE ALARM UNDER SEPARATE PERMIT  
FIRE SPRINKLER UNDER SEPARATE PERMIT

EXHIBIT A-1



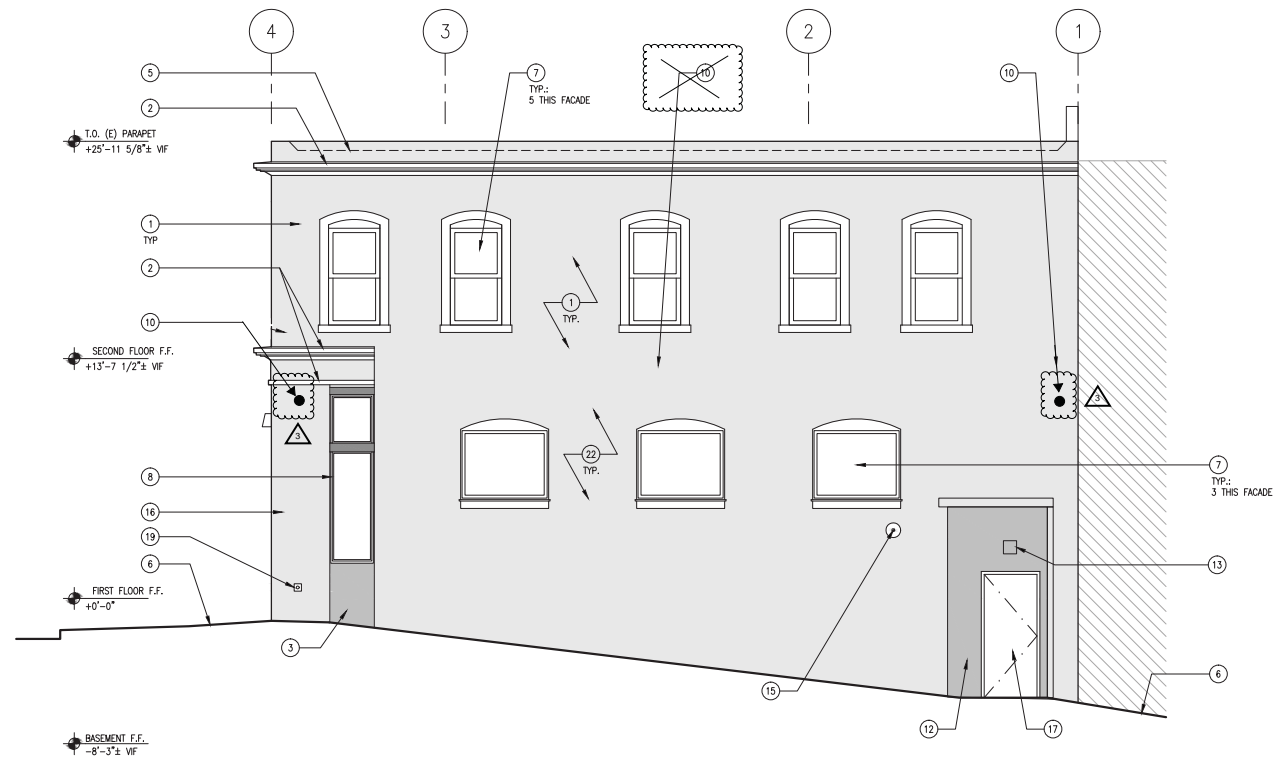
493 BROADWAY - POTENTIAL FIRST FLOOR PLAN

1/8"=1'-0"

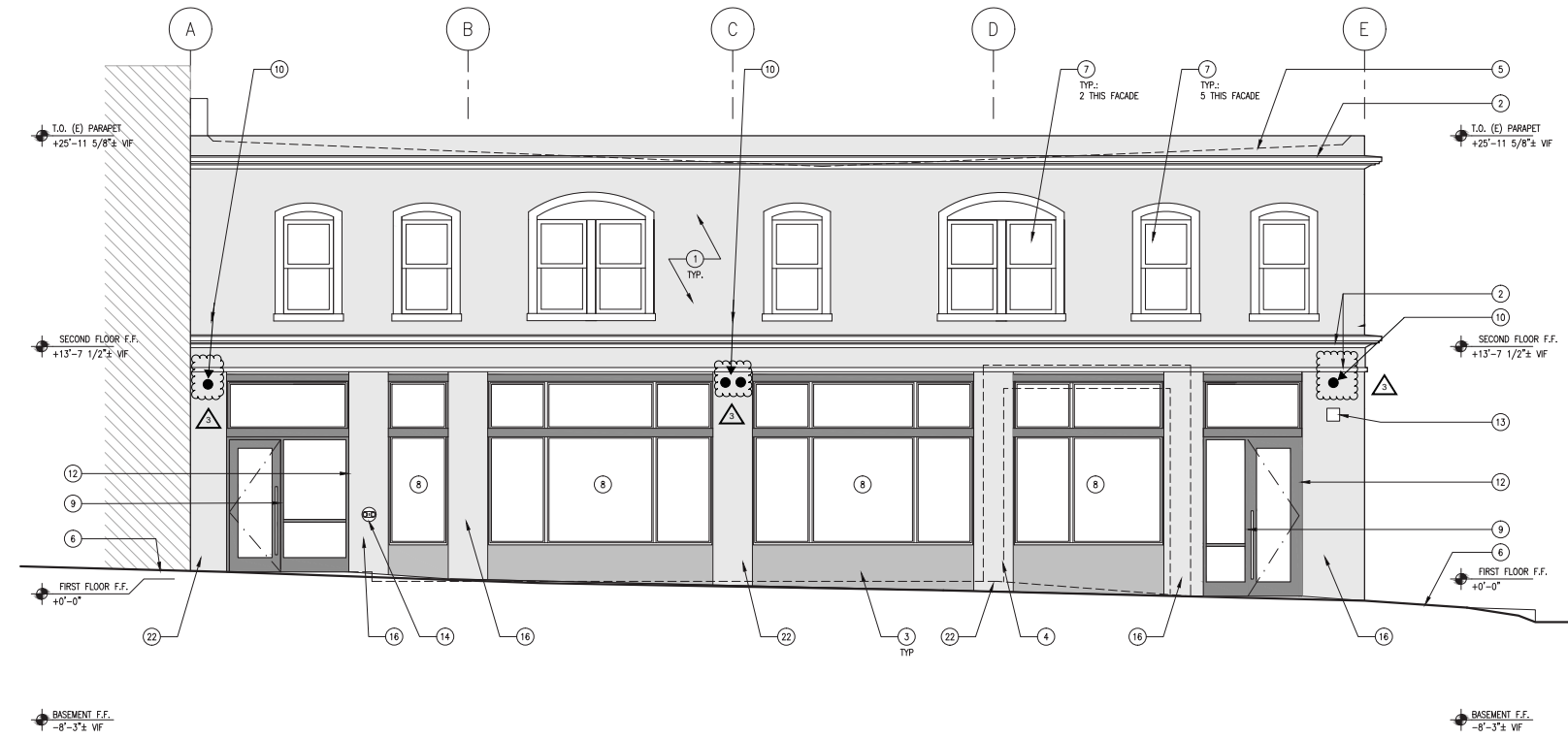
1



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**WEST ELEVATION - KEARNY**  
1/4"=1'-0" 2



**NORTH ELEVATION - BROADWAY**  
1/4"=1'-0" 1

GENERAL NOTES

1. - NOT USED -

EXISTING EXTERIOR ELEVATION KEYNOTES

- 1 (E) EXT. BRICK WALL TO REMAIN; (E) PTD. PLASTER FINISH TO REMAIN
- 2 (E) CORNICE TO REMAIN
- 3 (E) FRAMED SPANDREL SILL W/ PTD. CEMENT PLASTER FINISH BELOW WINDOW OPENINGS
- 4 (E) MOMENT FRAME; SHOWN DASHED
- 5 PROFILE OF (E) ROOF, VIF (SHOWN DASHED)
- 6 LINE OF (E) GRADE, VIF
- 7 (E) PREFIN. ALUM. CLAD WOOD REPLACEMENT WINDOWS W/ INSULATED GLAZING IN (E) WINDOW OPENINGS, TYP.
- 8 (E) PREFIN. ALUM. NAL-FIN WINDOW SYSTEM W/ INSULATED GLAZING
- 9 (E) PREFIN. ALUM. FRAMED DOOR SYSTEM W/ INSUL. GLAZING & ENTRANCE DOOR W/ PANIC HARDWARE
- 10 APPROXIMATE LOCATION OF (N) SECURITY CAMERA; BY OWNER PAINT CAMERAS TO MATCH (E) PLASTER WALL COLOR
- 11 - NOT USED -
- 12 (E) PTD. CEM. PLASTER EXTERIOR WALLS & SOFFIT AT RECESSED DOOR ENTRIES, TYP.; (E) RECESSED CAN LIGHT FIXTURES IN SOFFIT
- 13 (E) EXTERIOR WALL SCONCE LIGHT FIXTURE
- 14 (E) FIRE DEPT. CONNECTION FOR (N) AUTO. SPRINKLER SYSTEM PER S.F. FIRE DEPT. REQMT'S; UNDER SEPARATE PERMIT
- 15 (E) ELECTRIC FIRE ALARM BELL PER S.F. FIRE DEPT. REQMT'S
- 16 (E) FRAMING W/ 3-COAT EXTER. CEM. PLASTER WALL ASSEMBLY; AROUND (E) STRUCTURAL COLUMN WHERE OCCURS
- 17 (E) PTD. EXT. H.M. DOOR W/ PANIC HARDWARE
- 18 - NOT USED -
- 19 (E) WALL HYDRANT W/ LOCKING KEY
- 20 - NOT USED -
- 21 - NOT USED -
- 22 (E) 3-COAT EXT. CEM. PLASTER OVER (E) BRICK WALL TO REMAIN
- 23 - NOT USED -
- 24 - NOT USED -
- 25 - NOT USED -

**STARKWEATHERBONDY**  
ARCHITECTURE, LLP

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**CIVIL ENGINEER**

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**ACOUSTICAL ENGINEER**

2015-05-04	DESIGN REVISIONS
2016-03-17	DESIGN REVISIONS

**T.I. PERMIT SET**

SCALE: 1/4" = 1'-0" DATE: 01.07.2013

DRAWN BY: CD PROJECT NO: 1111.01

**EXISTING EXTERIOR ELEVATIONS**

MECHANICAL UNDER SEPARATE PERMIT  
ELECTRICAL UNDER SEPARATE PERMIT  
PLUMBING UNDER SEPARATE PERMIT  
FIRE ALARM UNDER SEPARATE PERMIT  
FIRE SPRINKLER UNDER SEPARATE PERMIT

SHEET NO:  
**A3.02.TI**

# Prohibition

493 Broadway San Francisco California 94133  
415-559-3245 [www.prohibitionsf.com](http://www.prohibitionsf.com)

## SUMMARY

The entertainment industry has become an important component for most economies. The growth and popularity of a city is often linked to the availability of opportunities for people to build a strong social life and enjoy the best that local nightlife offers.

One of the attractive features of a region lies in its ability to appeal to residents and tourists alike. While natural beauty cannot be recreated easily, manmade attractions have the ability to leave a lasting impression on people.

Good transportation, a secure environment, and availability of restaurants, bars, lounges, and nightclubs that cater to a cross section of budgets, are some of the key elements of a thriving business and tourist destination.

Prohibition, a high-end restaurant and lounge, is being launched and targeted at people looking for the very best that our city has to offer. Based on Broadway, in North Beach, near the historic Barbary Coast, the venue will be of the highest standards, subtle and tasteful, and is expected to fill a large void in the market, and specifically the neighborhood, for the discerning customer who is happy to pay an appropriate price for quality service.

The target audience for Prohibition will be neighborhood residents, professionals, business personnel, and tourists looking for something that incorporates a bit of the local ambience and an evening of relaxation and enjoyment. The interior will respect and pay homage to San Francisco history including the Barbary Coast era and the Prohibition era. Happy hour and weekend brunch hours will attract a strong customer base among local neighborhood residents.

The founders of Prohibition are highly competent and bring strong business acumen to the venture. It is expected this will allow the company to quickly capture a substantial share of the social entertainment market, ramp up operations, and sustain profitability within the first year.

One of the co-founders, Jordan Angle, has deeply personal connection to this project because of his San Francisco roots. Jordan is the 8th generation of his family to live in and around San Francisco. The building in which Prohibition will be based is owned by Jordan's family, who have owned the property continuously over 150 years. The building is owned by Jordan's Grandmother (6th generation) and Jordan's Mother (7th generation). The family intends to continue ownership of the property through subsequent generations.

## Prohibition's Team

**Jordan Angle, Co-Founder**, is an Engineering Leader at Apple, and a principal of Willard Marine a manufacturer of Military Grade boats. Angle founded his first company, TechGroup (1996), an IT consulting firm, shortly after graduating high school, before joining the *San Francisco Chronicle* (2000). He then became a professional Scuba Diver and worked as a Dive Master for the Maui Diamond (2005). Angle then co-founded Heron Solutions (2008), an IT outsourcing company. Angle is a Bay Area native, born in Greenbrae, California in 1979 and attended junior high and high school in Marin County, California.

**Scott Parker, Co-Founder**, is a principal of The Legacy Agency, one of the largest baseball-representation agencies in the world. Parker received a B.A. from Stanford University (Classics, 1985) and a J.D. from Boalt Hall School of Law at the University of California-Berkeley (1990). After graduating from Boalt Hall, Parker clerked for Judge Diarmuid O'Scannlain on the U.S. Ninth Circuit Court of Appeals in Portland, Oregon, before joining Legacy's predecessor company, Steinberg & Moorad (1991). Parker was born in Kelowna, B.C., Canada in 1963, moved to the United States with his family in 1974, and attended junior high and high school in Seattle, Washington.

**Nick DiLulo, General Manager**, is a bar and restaurant consultant, and founder and Creative Director of Nico Breeze Productions, a music production and synchronization licensing company. DiLulo's career in hospitality and restaurant management began with Avenir Restaurant Group (2001) where he ultimately earned the title of General Manager at downtown Palo Alto restaurant, Nola. He went on to work for PlumpJack Management Group as General Manager of San Francisco's legendary nightclub and lounge, Matrix Fillmore (2006). At the iconic San Francisco institution, Bix, DiLulo ran the front of house operations, and the dining room and bar as Assistant General Manager (2008). DiLulo is a Bay Area native, born in Mountain View, California in 1980 and attended both middle school and high school in San Carlos, California.



# Prohibition

## SPRING MENU (DRAFT)

### CHARCUTERIE PLATE

Country Pork Pate, Prosciutto di Parma, Aged Sopresatta  
Cowgirl Creamery Mt Tam, Stilton Blue, Manchego Pasamontes with  
Grilled Durum Batard, Whole Grain Mustard, Cornichons, Picholine  
Olive

### CHEESE PLATE

Cowgirl Creamery Mt. Tam, Gorgonzola Dolce, Marin French Camembert, Brie

### OYSTERS

Choice of half dozen Drake's Bay Oysters on the half shell or Oysters  
Rockefeller with spinach, brandy, cream, parmeson, and panko

### WARM DEVILED EGGS

Farm fresh eggs, bacon, jalapeno, chives

## SAVORY

GRILLED ASPARAGUS AND FARM FRESH EGG SALAD with new potatoes,  
frisée, and goat cheese dressing

LEMON-BASIL SHRIMP TOSTADA with avocado, red onion, and

jalapeño FRIED BABY ARTICHOKEs with andouille hollandaise

SEARED AHI TUNA TACOS with jicama slaw and avocado-cilantro mousse

FRIED CHICKEN AND BACON WAFFLES with tamarind chutney

KOBE BEEF SLIDERS with tarragon aioli and caramelized sweet onion

PROHIBITION FRITES with garlic aioli, miso-mustard, and smoked ketchup

## SWEET

TRIO OF CRÈME BRÛLÉE with vanilla Bean, butterscotch, and page mandarin

MINI SUMMER BERRY SHORTCAKES with Meyer lemon whipped cream

MINI KEY LIME PIE BITES with cheesecake ice cream

# Prohibition

## SUMMER MENU (DRAFT)

### CHARCUTERIE PLATE

Country Pork Pate, Prosciutto di Parma, Aged Sopresatta  
Cowgirl Creamery Mt Tam, Stilton Blue, Manchego Pasamontes  
with Grilled Durum Batard, Whole Grain Mustard, Cornichons, Picholine  
Olive

### CHEESE PLATE

Cowgirl Creamery Mt. Tam, Gorgonzola Dolce, Marin French Camembert, Brie

### OYSTERS

Choice of half dozen Drake's Bay Oysters on the half shell or Oysters  
Rockefeller with spinach, brandy, cream, parmeson, and panko

### WARM DEVEILED EGGS

Farm fresh eggs, bacon, jalapeno, chives

## SAVORY

STRAWBERRY SALAD with baby lettuce, Marcona almonds, and aged  
Manodori Balsamico

WILD MUSHROOM COHIBAS with minced morel mushrooms and chile

remoulade TRUFFLED MAC N' CHEESE N' HAM

HONEY-PANKO PORK BELLY CROQUETTE SKEWERS with roasted sweet corn

salsa FRIED CHICKEN AND BACON WAFFLES with tamarind chutney

KOBE BEEF SLIDERS with tarragon aioli and caramelized sweet onions

PROHIBITION FRITES with garlic aioli, miso-mustard, and smoked ketchup

## SWEET

TRIO OF CRÈME BRÛLÉE with vanilla bean, butterscotch, and raspberry

MINI SUMMER BERRY SHORTCAKES with Meyer lemon whipped cream

S'MORES ICE CREAM SANDWICH with chocolate and graham cracker ice cream

# Prohibition

## BRUNCH MENU (DRAFT)

FRESH FRUIT PLATE

STEAL CUT OATMEAL with blueberries, honey, and cream

SLOW COOKED BACON in maple-bourbon glaze

BAGEL, ENGLISH MUFFINS, or TOAST with choice of cream cheese or butter and seasonal preserves

## SAVORY

CHICKEN FRIED STEAK with biscuits and gravy

ANDOUILLE SAUSAGE with red peppers, onions, and two farm fresh eggs

QUICHE LORRAINE with bacon, gruyere, and green onions

SMOKED SALMON with red onion, capers, and crème fraîche on cucumber

OMELETTE of the Day with farm fresh eggs

MILLIONAIRE BENEDICT TRIO with farm fresh eggs, choice of crab, lobster, smoked salmon, bacon, and ham

## SWEET

CREAM OF WHEAT PANCAKES with whipped butter and white

peaches BANANAS FOSTER WAFFLES with maple-bourbon sauce

PROPOSED CONDITIONS FOR PROHIBITION RESTAURANT AT 493 BROADWAY  
CONDITIONAL USE AUTHORIZATION, ENTERTAINMENT PERMIT AND ABC LICENSE  
(WORKED OUT THROUGH NEIGHBORHOOD MEETING)

**For Conditional Use Authorization and ABC License As Applicable**

1. Hours of operation & food service: The subject establishment is limited to the following hours of operation:

- Sunday through Wednesday from 10 AM to 12:30 AM.
- Thursday through Saturday 9 AM to 2 AM.
- Business must be open at least 5 days per week, for a minimum of 5 hrs/day.
- On days when business is open, must open for business no later than 5 PM.
- If the following holidays fall Sunday through Wednesday, closing time may be extended to 2 AM: St. Patrick's Day, Cinco de Mayo, Memorial Day Eve, Memorial Day, Fourth of July, Labor Day Eve, Labor Day, Halloween and New Year's Eve.
- Meals (full menu) must be served until 10 PM, and a limited menu of food items must be available until at least 11:30 PM Sunday through Wednesday, and at least 12 AM Thursday through Saturday.
- Minors will be allowed on the premises until 10 PM.

Must operate as a Bona Fide Eating Place (required for the restaurant CU – see Planning Code Section 790.142 for requirements for Bona Fide Eating Place)

**Entertainment (For Entertainment Permit Only NOT TO BE CONDITIONS ON CUA)**

NOTE: ENTERTAINMENT PERMIT DURING FIRST SIX MONTHS OF OPERATION WILL BE UNDER LIMITED LIVE ENTERTAINMENT PERMIT. THEREAFTER, MAY APPLY FOR FULL ENTERTAINMENT PERMIT, BUT SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. Entertainment would end no later than 11:00 p.m. EXCEPT for the 52 dates identified in Item 3 below.
2. Performers would be restricted to area not larger than 200 sq. ft.
3. On Thursdays, Fridays and Saturdays, and holidays when premises is permitted to be open to 2:00 a.m., entertainment as late as 1:00 a.m. (one hour before closing) would be permitted up to 52 times per year. NOTE: THIS WILL ALLOW FLEXIBILITY IN SCHEDULING ENTERTAINMENT EVENTS TO COINCIDE WITH HOLIDAYS AND CORPORATE CONFERENCE SEASONS. ALSO, SUCH ENTERTAINMENT LATER THAN 11:00 P.M. WOULD NOT BE LIMITED TO CORPORATE EVENTS BUT COULD BE OFFERED BY THE BUSINESS TO THE PUBLIC.
4. The Business must not relinquish control of entertainment, including for corporate-sponsored events, to Promoters or Hosts/Planners.
5. Any Promoters used must be registered with the Entertainment Commission, and the Promoter name and Promoter ID # communicated to Central Station.
6. After 11:00 p.m. entertainment events must be communicated to Central Station at least two weeks in advance.
7. "Party Buses" are not permitted at any time.



Chinatown Community  
Development Center

華協中心

1525 Grant Avenue  
San Francisco, CA 94133  
TEL 415.984.1450  
FAX 415.362.7992  
TTY 415.984.9910  
www.chinatowncdc.org

June 12, 2015

**RE: Support for 493 Broadway, Prohibition Restaurant**

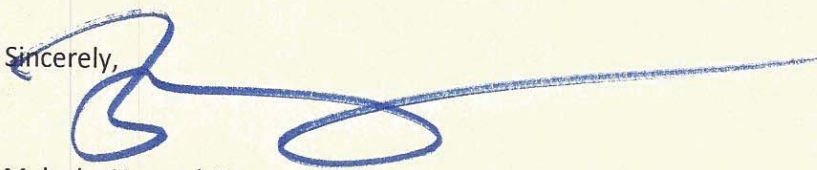
Dear Sir/Madame:

*Freeway*

We are writing to support the Conditional Use Permit application and a type 47 liquor license application for the proposed Prohibition restaurant at 493 Broadway. Chinatown Community Development Center is a 38 year old organization with the mission of building community and improving the quality of life for low-income San Franciscans. Since 1992 and until the present, Chinatown CDC shepherded numerous community planning processes on the re-envisioning of Broadway Street in response to the demolition of the Embarcadero. We also own and manage 2,500+ units throughout San Francisco, including the "Swiss Hotel" across the street from the subject property.

The Prohibition Restaurant project will activate an underutilized and currently vacant space – and is intended to attract a greater level of neighborhood and local patronage – which will benefit the entire corridor. The beer and liquor service, because it is coupled with food service through the type 47 license, will complement this underlying goal by making the business more sustainable and more appealing to a broader range of patrons. This neighborhood and local serving consideration is critical to our support of this project given the intense mix between entertainment based retail use and high density residential uses in the same buildings along that portion of the corridor.

Sincerely,

  
Malcolm Yeung | Deputy Director  
Chinatown Community Development Center



**Officers**

Stephen Leveroni  
*President*  
Frank Lavin  
*First Vice-President*  
Michael Pellegrini  
*Second Vice-President*  
Jerome Paolini  
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*Executive Director*  
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*Assistant Director*  
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*Assistant Director*  
Thomas Boles  
*Assistant Director*  
Sherri Hughston  
*Assistant Director*

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Denise M. LaPointe  
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Sylvia Christine Zanella  
John Zuffo

**Honorary Members**

Betty Battaglia  
Alberto Cipollina  
Patricia O'Connell



# Salesian Boys' & Girls' Club

680 Filbert Street  
Boys' Phone (415) 397-3068  
FAX (415) 397-3038

San Francisco, CA 94133  
Girls' Phone (415) 397-3067  
www.salesianclub.org

March 24, 2015

San Francisco Planning Department  
1650 Mason Street, #400  
San Francisco, CA 94102

To Whom It May Concern:

I would like to take this opportunity to write a letter of support for Jordan Angle and his restaurant Prohibition at 493 Broadway Street. As an advocate for youth activities in North Beach for over 45 years, I have always loathed the presence of strip clubs and "whore houses" that permeate Broadway Street in North Beach. As a young assistant director at the Club, I fought the establishment of such places in the early 70's. Over the years these establishments have become even "sleazier" (if that is possible) and attract a criminal element that is disturbing. To see a person like Jordan Angle attempt to restore a restaurant in the area is refreshing, because it hopefully symbolizes the return of normalcy to the area.

Jordan Angle's family building used to house Swiss Louis' back in my day. The tenant improvements, the job creation, and the type of demographics that the restaurant will attract will serve the area well.

I wholeheartedly support his efforts.

Respectfully submitted,

Russell J. Gumina  
Executive Director

# ***CHINATOWN NEIGHBORHOOD ASSOCIATION INC.***

916 Stockton Street, 2nd Floor, San Francisco, CA 94108  
Tel: (415) 699-1010 Fax: (415)-397-2110

San Francisco Planning Commission  
1650 Mission St.  
San Francisco, CA 94103

Thursday, February 12, 2015

Dear Planning Commissioners,

My name is Pius Lee, I am a business and property owner in both North Beach and Chinatown, as well as the Chair of the Chinatown Neighborhood Association. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny Streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Sincerely Yours,



Pius Lee  
Chair  
Chinatown Neighborhood Association



Ryan Maxey  
Owner  
Naked Lunch  
504 Broadway  
San Francisco, CA 94133

Friday, March 20, 2015

To whom it may concern,

My name is Ryan Maxey, and I am a business owner at 504 Broadway, and a Board Member for the Top of Broadway Community Benefits District. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit and type 47 Liquor License applications in regards to their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny.

JASP Entertainment, LLC' s plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an

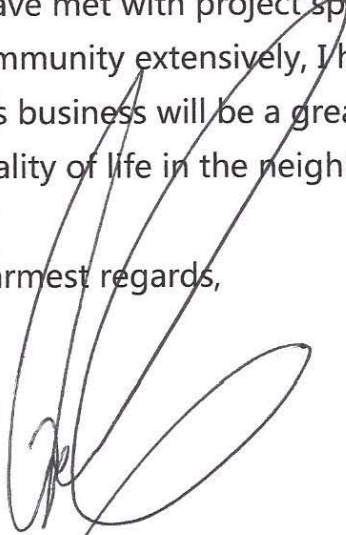


exciting addition to the neighborhood and should complement our other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service, is sorely needed in this neighborhood. The district also stands to benefit from the second floor of 493 Broadway, which will be dedicated to a professional office space, and promises to bring more positive business to our block.

The surrounding neighborhood is anxiously awaiting the opportunity for Mr. Angle and his associates to resume their tenant improvements in order to help with a Broadway Corridor revitalization that is already alive and thriving.

I have met with project sponsor Jordan Angle, he has engaged with the community extensively, I have reviewed his business and security plan, and I feel this business will be a great addition to the community, and will improve the quality of life in the neighborhood.

Warmest regards,

A handwritten signature in black ink, appearing to read 'Ryan Maxey', written over the closing text.

Ryan Maxey

# Green Tortoise

Sarah Williamson  
Owner  
Green Tortoise Hostel & Adventure Travel  
494 Broadway  
San Francisco, CA 94133

Thursday, February 12, 2015

To whom it may concern,

My name is Sarah Williamson, I am a business owner at 494 Broadway and a member of the Top of Broadway Community Benefit District. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, I have reviewed his business and security plan, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,



Sarah Williamson

# Green Tortoise

Gardner Kent  
Property Owner & Business Owner  
Green Tortoise Hostel & Adventure Travel  
494 Broadway  
San Francisco, CA 94133

Thursday, February 12, 2015

To whom it may concern,

My name is Gardner Kent, I am a business and property owner at 494 Broadway and a member of the Top of Broadway Community Benefit District. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, I have reviewed his business and security plan, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,



Gardner Kent

Janette Biagini-Barroca  
Owner  
470 Broadway  
San Francisco, CA 94133

Thursday, February 12, 2015

To whom it may concern,

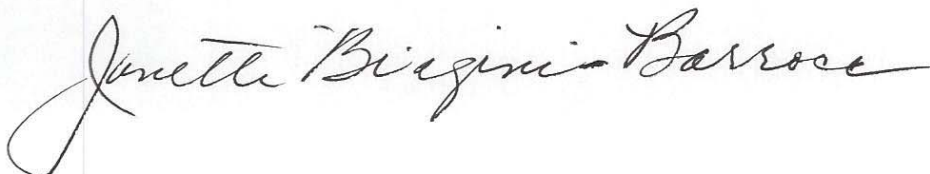
My name is Janette Biagini-Barroca, I am the co-owner of the property at 470 Broadway, which has been in my family for over 100 years, and a member of the Top of Broadway Community Benefit District. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny Streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses on Broadway and Kearny. Their plan is to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service which is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, I have reviewed their business and security plan, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,

A handwritten signature in cursive script that reads "Janette Biagini-Barroca". The signature is written in black ink and is positioned above the printed name.

Janette Biagini-Barroca

# antología

Juan Rodriguez  
Owner  
Antología  
515 Broadway  
San Francisco, CA 94133

Thursday, February 12, 2015

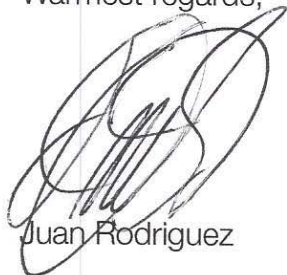
My name is Juan Rodriguez, I am a business owner] at 515 Broadway and a member of the Top of Broadway Community Benefit District. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,



Juan Rodriguez

# antología

Ramsey Hanna  
Owner  
Antología  
515 Broadway  
San Francisco, CA 94133

Thursday, February 12, 2015

My name is Ramsey Hanna, I am a business owner] at 515 Broadway and a member of the Top of Broadway Community Benefit District. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,



Ramsey Hanna

# antología

Carlos Alejo  
Owner  
Antología  
515 Broadway  
San Francisco, CA 94133

Thursday, February 12, 2015

My name is Carlos Alejo, I am a business owner] at 515 Broadway and a member of the Top of Broadway Community Benefit District. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,



CA

Carlos Alejo

Calvin Louie  
Property Owner  
438-440 Broadway  
San Francisco, CA 94133

Thursday, February 12, 2015

To whom it may concern,

My name is Calvin Louie, I am a property owner at 440 Broadway and a Board Member for the Top of Broadway Community Benefit District. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, I have reviewed their business and security plan, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,



Calvin Louie



Karl Pleskot  
Property Owner & Business Owner  
Fame  
443 Broadway  
San Francisco, CA 94133

Thursday, February 12, 2015

To whom it may concern,

My name is Karl Pleskot, I am a business and property owner at 443 Broadway and a member of the Top of Broadway Community Benefit District. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

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I have met the project sponsor Jordan Angle, he has engaged with the community extensively, I have reviewed his business and security plan, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,

A handwritten signature in black ink, appearing to read 'Karl Pleskot', written in a cursive style.

Karl Pleskot

Francesca Valdez  
Property Owner & Business Owner  
Broadway Studios  
435 Broadway  
San Francisco, CA 94133

Thursday, February 12, 2015

To whom it may concern,

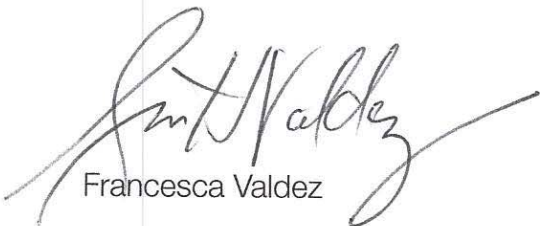
My name is Francesca Valdez, I am a business and property owner at 435 Broadway and a member of the Top of Broadway Community Benefit District. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, I have reviewed his business and security plan, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,



Francesca Valdez



Omar Awadalla  
Owner  
Nizario's Pizza  
279 Columbus Ave.  
San Francisco, CA 94133

Thursday, February 12, 2015

To whom it may concern,

My name is Omar Awadalla, I am a business owner at 279 Columbus Ave. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards

  
Omar Awadalla

Allison Bennett  
Owner  
Alecia's Locker  
Sunset Swimwear  
406 Broadway  
San Francisco, CA 94133

Saturday, February 14, 2015

To whom it may concern,

My name is Allison Bennett, I am a business owner at 406 Broadway. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,

Allison Bennett

A handwritten signature in blue ink that reads "Allison Bennett". The signature is written in a cursive style with a long horizontal flourish extending to the right.



Mohamed  
Owner  
Paris Pizza & Grill  
448 Broadway  
San Francisco, CA 94133

Thursday, February 12, 2015

To whom it may concern,

My name is Mohamed, I am a business owner at 448 Broadway. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,

A handwritten signature in black ink, appearing to be "Mohamed", enclosed within a large, loopy oval scribble.

Mohamed

Ron Lee  
Chinese American Democratic Club  
17 Walter U Lum Pl.  
San Francisco, CA 94108

Saturday, February 14, 2015

To whom it may concern,

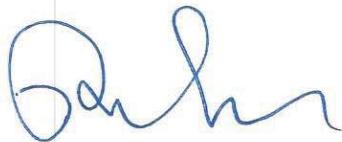
My name is Ron Lee, I am a member of the Chinese American Democratic Club, the District Attorney's Neighborhood Community Court for Chinatown, and of the Asian Pacific Islander Police Forum, I was also raised in North Beach. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, I have reviewed his business and security plan, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,



Ron Lee

F.L. Fox  
North Beach Resident  
San Francisco, CA 94133

Monday, February 16, 2015

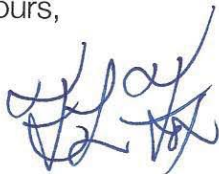
To whom it may concern,

I've lived in North Beach for many years, I was a member of the Telegraph Hill Dwellers, and I was an employee on the Broadway Corridor, when that Corridor was vibrant and a destination for both locals and tourists.

It was brought to my attention that the building at 493 Broadway is under renovation with the intent of being a restaurant and bar, in addition to a place for entertainment. In order for a revitalization to be fully realized this building needs to maintain it's integrity and stay within the character of an entertainment district.

Therefor, I strongly urge the planning commission to support a Conditional Use Permit for the space to allow the use of a type 47 Liquor License with entertainment. There's no good excuse for building to continue to remain vacant.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'F.L. Fox', written in a cursive style.

F.L. Fox

**From:** Kathy Cady kathyfcady@gmail.com  
**Subject:** 493 Broadway  
**Date:** March 24, 2015 at 1:12 PM  
**To:** Jordan Angle Jordan@jordanangle.com

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Dear Planner -

I'm writing in support of proposed use changes for the referenced site. It is my understanding the owners have applied for a Type 47 license to operate a restaurant with limited live entertainment. I believe a useful operation at that site is preferable to a boarded up building and is another step in revitalizing the Broadway Corridor.

As a longtime North Beach resident (residing at 1416 Grant since 1992) I am very interested in the health of my neighborhood and see the proposed change as a move in a positive direction.

Thank you for your time and attention to this matter.

Kathy Cady



Frank Lucchese  
Telegraph Hill Resident  
San Francisco, CA 94133

Friday, March 6, 2015

To whom it may concern,

I've lived on Telegraph Hill for many years and I am a San Francisco native.

It was brought to my attention that the building at 493 Broadway is under renovation with the intent of being a restaurant and bar, in addition to a place for entertainment. In order for a revitalization along the Broadway Corridor to be fully realized this building needs to maintain it's integrity and stay within the character of an entertainment district.

Therefore, I strongly urge the Planning Commission to support a Conditional Use Permit for the space to allow the use of a type 47 Liquor License with entertainment. There's no good excuse for this building to continue to remain vacant.

Sincerely yours,

A handwritten signature in cursive script that reads "Frank Lucchese".

Frank Lucchese



Filomena Florese  
Owner  
Mona Lisa Restaurant  
414 Columbus St.  
San Francisco, CA 94133

Thursday, February 12, 2015

To whom it may concern,

My name is Filomena Florese, I am a business owner at 414 Columbus St. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

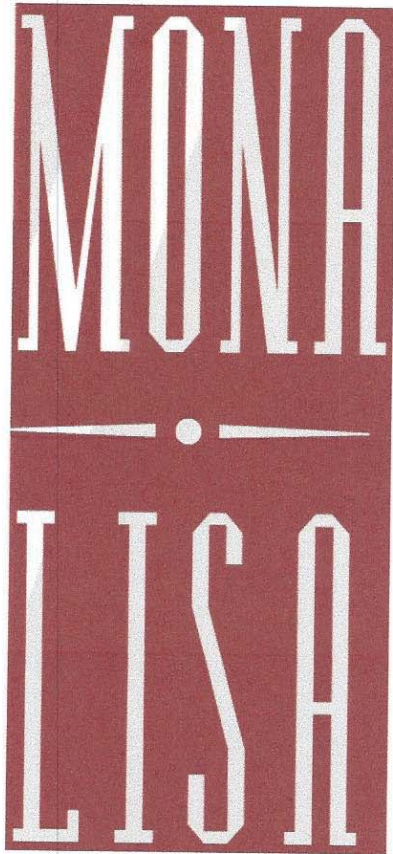
The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,



Filomena Florese



Mauricio Florese  
Owner  
Mona Lisa Restaurant  
353 Columbus St.  
San Francisco, CA 94133

Thursday, February 12, 2015

To whom it may concern,

My name is Mauricio Florese, I am a business owner] at 353 Columbus St. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7

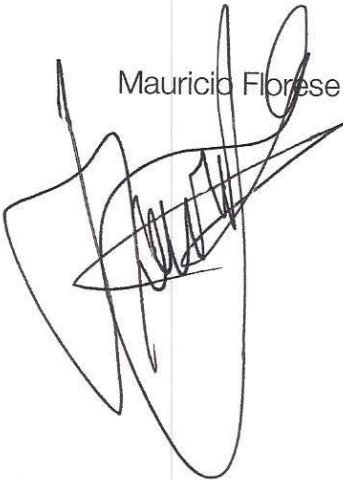
nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,

Mauricio Florese

A handwritten signature in black ink, appearing to read 'Mauricio Florese', is written over the printed name. The signature is stylized and somewhat abstract, with several loops and a long horizontal stroke extending to the right.

Michael J. Sanchez  
Owner  
Mama's Restaurant  
1701 Stockton St. San Francisco, CA 94133

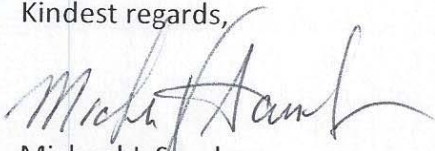
Saturday, February 14,

2015

To whom it may concern,

My name is Michael J. Sanchez, I am a business owner at 1701 Stockton St. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets. JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood. The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well. I have met the project sponsor Jordan Angle, he has engaged with the community extensively, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Kindest regards,



Michael J. Sanchez



Alex Pizzelle  
Owner  
Pizzelle di North Beach  
314 Columbus St.  
San Francisco, CA 94133

Saturday, February 14, 2015

To whom it may concern,

My name is Alex Pizzelle, I am a business owner in North beach. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new bar and restaurant venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

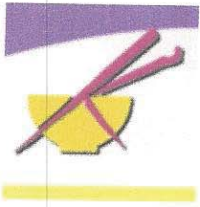
JASP Entertainment, LLC's plan for an upscale lounge and restaurant with a focus on artisanal cocktails, craft beers, and locally sourced food and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

I have met the project sponsor Jordan Angle, he has engaged with the community extensively, and I feel this business will be a great addition to the community and will improve the quality of life in the neighborhood.

Warmest regards,

Alex Pizzelle



Anthony Chaichana  
Owner  
King of Thai Noodle  
1268 Grant Ave.  
San Francisco, CA 94133

Friday, March 6, 2015

To whom it may concern,

My name is Anthony Chaichana, I am a business owner at 1268 Grant Ave. I am writing you today on behalf of JASP Entertainment, LLC to support their Conditional Use Permit application and type 47 Liquor License application for their new restaurant and bar venue at 493 Broadway, at the South East corner of Broadway and Kearny streets.

JASP Entertainment, LLC's plan for an upscale restaurant and lounge with a focus on locally sourced food, artisanal cocktails, craft beers, and wine is an exciting addition to the neighborhood and should complement other businesses well. Their plan to be open 7 nights a week, as well as Saturday and Sunday mornings for brunch service is sorely needed in this neighborhood.

The facade with a construction wall around it has been an eye sore to the community for more than two years and the property needs to be able to complete their tenant improvements in order to help with the revitalization of the Broadway Corridor. The second floor that will be dedicated to a professional office space will also serve the community and public well.

Property owners and business owners invest, sometimes their life savings, to create jobs for the community. Often times there is long hours with very little rewards. But we have to allow people the opportunity to fix up their buildings and open their businesses and allow them to be sustainable. Please support Jordan's restaurant at 493 Broadway, this building has been vacant far too long.

Sincerely,

A handwritten signature in black ink, appearing to be 'Anthony Chaichana', written over a white background.

Anthony Chaichana

Tupelo  
1337 Grant Ave  
San Francisco, CA  
94133

To whom it may concern,

My name is Teague Kernan, and I am the business owner of Tupelo, located at 1337 Grant Ave. I am writing on behalf of JASP Entertainment LLC to support their conditional use permit application for a type 47 liquor license at 493 Broadway St.

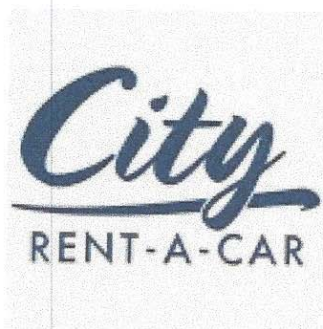
It is my understanding that Jordan wishes to open an upscale restaurant with a focus on local food, artisanal cocktails, as well as craft beer and wine. As a local restaurant owner myself, I welcome another establishment that will bring new customers to the neighborhood, and think it is my duty to give him and his concept an opportunity to work. Opening a new business can be trying, and in my opinion, the more vacant buildings that are replaced with businesses with an entrepreneurial person at the figurative helm the better; so long as that person is responsible to their neighbors, and respectful of their role in the neighborhood, which is exactly what my impression of Jordan has been.

I understand implicitly the concerns that sometimes arise when an unknown entity tries to become a part of the rich historical fabric which is North Beach, but I believe that if we don't give a business a chance to succeed, it is detrimental to the neighborhood at large, and does not allow for a reasonable chance of success, and the last thing we need is blighted empty storefronts where there could be thriving businesses. Having lived in the Mission district for well over a decade, I have seen how a neighborhood can adapt to the changing needs of its citizens, and I'd like to think that North Beach is in resurgence in terms of the options, quality, and sustainability of the restaurants and night life choices in the neighborhood. I am proud of what we have accomplished at Tupelo, and I think everyone should have the opportunity to succeed at something they care deeply about.

Kind regards, Teague Kernan

A handwritten signature in blue ink, appearing to read "Teague", with a long, sweeping underline.





Joe Blandino  
Owner  
City Rent-A-Car  
1433 Bush St.  
San Francisco, CA 94109

Friday, March 6, 2015

To whom it may concern,

I'm a business and property owner in San Francisco, as well as a long time resident.

It was brought to my attention that the building at 493 Broadway is under renovation with the intent of being a restaurant and bar, in addition to a place for entertainment. In order for the neighborhood to change this building needs to maintain it's integrity and stay within the character of an entertainment district.

Therefor, I strongly urge the San Francisco Planning Commission to support a Conditional Use Permit for the space to allow the use of a type 47 Liquor License with entertainment. I also urge the California State ABC to approve a type 47 Liquor License for this venue. There's no good excuse for this building to continue to remain vacant.

Sincerely yours,

A handwritten signature in black ink, appearing to be "Joe Blandino", with a long horizontal stroke extending to the right.

Joe Blandino