## Executive Summary Conditional Use

**HEARING DATE: NOVEMBER 19, 2015** 

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

Reception: 415.558.6378

Fax: 415.558.6409

Planning Information: 415.558.6377

Date: November 12, 2015

Case No.: 2015-008510CUA

Project Address: 403 IRVING STREET

Zoning: Inner Sunset NCD (Neighborhood Commercial District)

40-X Height and Bulk District

Block/Lot: 1760/001 Project Sponsor: Dan Kramer

> 633 Battery Street, Suite 110 San Francisco, CA 94111

Staff Contact: Alexandra Kirby – (415) 575-9133

alexandra.kirby@sfgov.org

#### PROJECT DESCRIPTION

The proposal is a request for a Conditional Use authorization pursuant to Planning Code Sections 303 and 730.41 to legalize the establishment of a 1396 square-foot wine bar and event space (d.b.a Shin Dig) at the ground floor of a mixed-use building located in the Inner Sunset NCD and 40-X Height and Bulk District. The subject commercial space was previously occupied by a grocery store (d.b.a. San Francisco Natural Grocery), which vacated the space in 2013, and has been occupied by the project sponsor since early 2014. No tenant improvements or alterations are proposed.

The sponsor proposes to operate between the hours of 8 a.m. and 12 p.m. as an events and meeting space providing beverage service and catering facilities for rent, and from 10 a.m. and 12 p.m. Wednesday through Saturday as a space for providing instructional classes focused on the production and sourcing of California wines and beers. The proposed use is an independent, locally owned business, and is not a Formula Retail use. The proposal requires a change of use and Section 312 neighborhood notification was conducted in conjunction with the Conditional Use Authorization process.

#### SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of Irving Street, at the corner of 5<sup>th</sup> Avenue, Assessor's Block 1760, Lot 001. The property is located within the Inner Sunset NCD (Neighborhood Commercial District) and 40-X Height and Bulk District. The subject lot is 2,375 square feet in area (25 feet wide by 95 feet deep) and is occupied by a four-story, mixed-use building constructed in 1995. The building features residential units in the upper three floors and ground floor retail. The subject commercial space has

Executive Summary Hearing Date: November 19, 2015

reportedly been vacant for 16 of the 20 years since its construction in 1995. Shin Dig has occupied the space since 2014 and is seeking legalization of the current bar use.

#### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Project Site is located within the Inner Sunset Neighborhood. The surrounding development to the west, along Irving Street, consists of a variety of commercial, residential, and mixed-use buildings. The NCD terminates at 5th Avenue, where zoning becomes RH-1 and RH-2 (Residential – House, one/two family) to the east, which consist of single-family and multi-unit residences. The scale of development in the area consists primarily of two- to four-story structures. The commercial area within the neighborhood contains a variety of small-scale convenience businesses which primarily include a mix of restaurants, bars, specialty stores, grocery/liquor stores, financial institutions, personal service establishments, and medical service establishments (chiropractor, dental, optical). Four blocks to the southeast is the UCSF Medical Center, and Golden Gate Park is located two blocks to the north.

#### **ENVIRONMENTAL REVIEW**

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

#### HEARING NOTIFICATION REQUIREMENTS

ТҮРЕ	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 30, 2015	October 30, 2015	20 days
Posted Notice	20 days	October 30, 2015	October 30, 2015	20 days
Mailed Notice	20 days	October 30, 2015	October 30, 2015	20 days

#### **PUBLIC COMMENT**

To date, the Department has received three emails and 188 letters in support of the proposal, including one from the Inner Sunset Merchant's Association. No phone calls or letters were received in opposition to the project. One phone call was received requesting additional information.

#### ISSUES AND OTHER CONSIDERATIONS

- Per Planning Code 730.41 a Bar is conditionally permitted within the Inner Sunset Neighborhood Commercial District.
- Per Planning Code Section 790.22, a Bar use may only add ABC license types 42, 48, or 61 as a conditional use on the ground level per the criteria set forth in Section 303.
- An ABC License Type 42 will be pursued upon completion of the subject Conditional Use authorization.
- The existing concentration of eating and drinking uses in the area currently exceeds 25% of the total commercial frontage within the immediate area, defined as properties within 300 feet of the subject property within the same zoning district. The survey area is primarily residential, even

Executive Summary
Hearing Date: November 19, 2015

within the NCD zoning, with only eight (8) commercial storefronts, five (5) of which are eating and drinking establishments, including the proposed wine bar and event space. Shin Dig would offer a different business model from surrounding bars and eating establishments, as it does not propose standard business hours for the bar service, but rather an event and education space that serves wine for private parties and events. The proposed change of use would minimally increase the current concentration of eating and drinking uses.

#### REQUIRED COMMISSION ACTION

For the Project to proceed, the Commission must grant Conditional Use authorization to establish a Bar use d.b.a "Shin Dig" within the Inner Sunset Neighborhood Commercial District pursuant to Planning Code Section 730.41 and 303.

#### BASIS FOR RECOMMENDATION

- Shin Dig is a small, locally-owned business that would provide educational programming focused on local wines and beers as well as an event space available for rent.
- The existing business is within close access to public transit.
- 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 surrounding neighborhood.

RECOMMENDATION: Approval with Conditions

#### **Attachments:**

Block Book Map Sanborn Map Zoning Map Aerial Photograph Site Photograph Executive Summary Hearing Date: November 19, 2015

### **Exhibit Checklist**

	Executive Summary		Project sponsor submittal
	Draft Motion		Drawings: Existing Conditions
	Environmental Determination		Check for legibility
	Zoning District Map		Drawings: <u>Proposed Project</u>
	Height & Bulk Map		Check for legibility
	Block Book Map		Health Dept. review of RF levels
	Sanborn Map		RF Report
	Aerial Photos		Community Meeting Notice
	Context Photo		Public Correspondence
	Site Photo		
]	Exhibits above marked with an "X" are inc	clude	d in this packet <u>AK</u>
			Planner's Initials



## SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)					
☐ Affordable Housing (Sec. 415)	☐ First Source Hiring (Admin. Code)				
☐ Jobs Housing Linkage Program (Sec. 413)	☐ Child Care Requirement (Sec. 414)				
□ Downtown Park Fee (Sec. 412)	☐ Other				

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### **Planning Commission Draft Motion**

**HEARING DATE: NOVEMBER 19, 2015** 

 Date:
 November 12, 2015

 Case No.:
 2015-008510CUA

Project Address: 403 IRVING STREET

Zoning: Inner Sunset NCD (Neighborhood Commercial District)

40-X Height and Bulk District

Block/Lot: 1760/001 Project Sponsor: Dan Kramer

> 633 Battery Street, Suite 110 San Francisco, CA 94111

Staff Contact: Alexandra Kirby – (415) 575-9133

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 730.41, 790.22 OF THE PLANNING CODE TO LEGALIZE THE ESTABLISHMENT OF A BAR USE (D.B.A. SHIN DIG) WITHIN THE INNER SUNSET NCD (NEIGHBORHOOD COMMERCIAL DISTRICT) AND A 40-X HEIGHT AND BULK DISTRICT.

#### **PREAMBLE**

On July 7, 2015, Dan Kramer (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 730.41 to legalize the establishment of a Bar use (d.b.a. Shin Dig) in the Inner Sunset NCD (Neighborhood Commercial District) and 40-X Height and Bulk District.

On November 19, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2015-008510CUA.

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. 2015-008510CUA, 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 Irving Street, at the corner of 5th Avenue, Block 1760, Lot 001. The property is located within the Inner Sunset NCD (Neighborhood Commercial District) and 40-X Height and Bulk District. The subject lot is 2,375 square feet in area (25 feet wide by 95 feet deep) and is occupied by a four-story, mixed-use building constructed in 1995. The building features residential units in the upper three floors and ground floor retail. The subject commercial space has reportedly been vacant for 16 of the 20 years since its construction in 1995.
- 3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Inner Sunset Neighborhood. The surrounding development to the west, along Irving Street, consists of a variety of commercial, residential, and mixed-use buildings. The NCD terminates at 5<sup>th</sup> Avenue, where zoning becomes RH-1 and RH-2 (Residential House, one/two family) to the east, which consist of single-family and multi-unit residences. The scale of development in the area consists primarily of two- to four-story structures. The commercial area within the neighborhood contains a variety of small-scale convenience businesses which primarily include a mix of restaurants, bars, specialty stores, grocery/liquor stores, financial institutions, personal service establishments, and medical service establishments (chiropractor, dental, optical). Four blocks to the southeast is the UCSF Medical Center, and Golden Gate Park is located two blocks to the north.
- 4. **Project Description.** The proposal is a request for a Conditional Use Authorization pursuant to Planning Code Sections 303 and 730.41 to establish a 1396 square-foot wine bar at the ground floor of a mixed-use building located in the Inner Sunset NCD and 40-X Height and Bulk District. The subject commercial space was previously occupied by a grocery store that vacated the space in 2013. No tenant improvements or alterations are proposed.

The sponsor proposes to operate between the hours of 8 a.m. and 12 p.m. as an events and meeting space for rent, providing beverage service and catering facilities, and from 10 a.m. and 12 p.m. Wednesday through Saturday as a space for providing instructional classes focused on the production and sourcing of California wines and beers. The proposed use is an independent, locally owned business, and is not a Formula Retail use. The proposal requires a change of use and Section 312 neighborhood notification was conducted in conjunction with the Conditional Use Authorization process.

- 5. **Public Comment**. As of November 9, 2015, the Department has received three emails and 188 letters in support of the proposal, including one from the Inner Sunset Merchant's Association. No phone calls or letters were received in opposition to the project. One phone call was received requesting additional information.
- 6. **Use District**. The project site is within the Inner Sunset Neighborhood Commercial District (NCD). The Inner Sunset NCD is located in the Inner Sunset neighborhood, and runs east to west along Irving Street from 5<sup>th</sup> Avenue to 19<sup>th</sup> Avenue with a north-south axis along 9<sup>th</sup> Avenue from Lincoln Way to Judah Street. The shopping area provides convenience goods and services to local Inner Sunset residents, as well as comparison shopping goods and services to a larger market area. The commercial district is also frequented by users of Golden Gate Park on weekends and by City residents for its eating, drinking, and entertainment places. Numerous housing units establish the district's mixed residential-commercial character.
- 7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Hours of Operation.** Planning Code Section 730.27 states that businesses are permitted to operate between the hours of 6 a.m. and 2 a.m., as defined by Planning Code Section 790.48.

The proposed hours of operation for Shin Dig's informational sessions would be 2 p.m. to 10 p.m., Wednesday through Sunday, and they would provide available event hours from 8 a.m. to 12 p.m. seven days a week.

B. **Change of Use**. Bars are conditionally permitted in the Inner Sunset Neighborhood Commercial District per Section 730.41 with ABC License Types 42, 48, and 61.

The business is seeking a Conditional Use Authorization to establish a wine bar, which is conditionally permitted on the ground floor in the Inner Sunset NCD. Bars are defined by Planning Code Section 790.91 as retail uses which provide on-site alcoholic beverage sales for drinking on the premises, including bars serving beer, wine and/or liquor to the customer where no person under 21 years of age is admitted in conjunction with Alcoholic Beverage Control license types 42, 48, or 61. The Project sponsors have applied for an ABC license Type 42, on-sale beer and wine.

C. **Parking**. Section 151 of the Planning Code requires off-street parking for every 200 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

The Subject Property contains approximately 1,400 square-feet of occupied floor area and thus does not require any off-street parking.

D. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses 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 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 subject commercial space has approximately 32 feet of frontage on Irving Street, which is entirely devoted to either the entrance or unobscured window space. The windows are clear and unobstructed. The project proposes no changes to the commercial frontage.

- E. **Signage**. Any proposed signage will be subject to the review and approval of the Planning Department.
- 8. **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 use, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The size of the proposed use is in keeping with other storefronts on the block face and will not expand the existing commercial space. The proposed wine bar will not affect traffic or parking in the district because it is a small business intended to serve the surrounding community.

- 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. No tenant improvements are proposed in conjunction with the change of use.

- 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 1,400-square-foot bar use. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.
- 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 bars and outlined in Exhibit A.

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

The proposed bar does not propose any additional exterior tenant improvements. The Department shall review all lighting and signs proposed for the new business.

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

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

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

The Project is consistent with the stated purpose of the Inner Sunset NCD in that the intended use is located at the ground floor, and will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime hours.

9. **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 WORKINIG 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 project will provide desirable goods and services to the neighborhood and resident employment opportunities to those in the community. The project sponsor proposes to hire three (3) fulltime employees and three (3) part-time employees as well as instructors who specialize in wine and beer for educational programming. 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 occupy a previously vacant commercial space 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 6.1:

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

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

#### **Eating and Drinking Establishments**

Eating and drinking establishments include bars, sit-down bars, fast food bars, self-service bars, and take-out food. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
- Balance of retail sales and services;
- Current inventory and composition of eating and drinking establishments;
- Total occupied commercial linear frontage, relative to the total district frontage;
- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;
- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

In order to prevent oversaturation of eating and drinking uses within the Neighborhood Commercial District, Section 303 of the Planning Code limits the concentration of such businesses to 25% of the total commercial frontages within 300 linear feet of the subject site and within the same zoning district. Additionally, the Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage."

Planning staff have performed a site survey of the Inner Sunset NC District surrounding the subject property. Including the proposed Bar use, there are a total of five (5) eating and drinking establishments nearby that make up 62% of the commercial street frontage within 300 linear feet of the property, exceeding both thresholds. The concentration of eating and drinking establishments in the immediate area includes two existing Limited Restaurants and two full-service Restaurants. This area of the Inner Sunset is predominantly residential, with only eight (8) commercial storefronts within a 300' radius.

The subject business would add to the existing overconcentration of eating and drinking establishments within the district, and would be one of six bars within four blocks along Irving Street, where 9th Avenue acts as a commercial center. Shin Dig is a local business and would offer not only a wine bar space, but a meeting and events space for nearby residents and institutions. As such, it contributes to the diversity of existing establishments. Furthermore, the proposed change of use would not affect existing noise, traffic, parking or other nuisances within the area.

#### 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.

An independent entrepreneur is sponsoring the proposal. The proposed use is not a Formula Retail use.

- 10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project 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 continue to enhance the district by providing a wine bar and meeting space in an area that presently exceeds the thresholds for eating and drinking establishments. The business is locally owned and creates potential employment opportunities for the community. No physical alterations are proposed.

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

Existing residential units in the surrounding neighborhood would not be adversely affected by the project. The proposed change of use would provide additional goods and services within a highly residential area of the City.

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 Irving Street and is well-served by transit. It is presumable that the employees would commute by transit or bicycle, thereby mitigating possible negative effects on street parking.

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.

This proposal will not affect the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

The subject building is not age-eligible for consideration as an historic resource.

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

The project will have no negative effect on existing parks and open spaces. The Project does not have an effect on open spaces.

- 11. 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.
- 12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

#### DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2015-008510CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September, 2013, 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 November 19, 2015.

Jonas P. Ionin Commission Secretary
AYES:
NAYS:
ABSENT:

November 19, 2015

ADOPTED:

#### **EXHIBIT A**

#### **AUTHORIZATION**

This authorization is for a conditional use to allow the change of use from a Limited-Bar to a Bar (d.b.a. "Shin Dig") located at 403 Irving Street, Lot 001 of Assessor's Block 1760 pursuant to Planning Code Section(s) 303, 730.41, and 790.91 within the Inner Sunset Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated **September 10, 2015**, and stamped "EXHIBIT B" included in the docket for Case No. 2015-008510CUA and subject to conditions of approval reviewed and approved by the Commission on November 19, 2015, under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

#### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **November 19**, **2015** 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 and Expiration. The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **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.

#### **MONITORING**

- 3. **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
- 4. **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

#### **OPERATION**

- 5. 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, <a href="http://sfdpw.org">http://sfdpw.org</a>
- 6. 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, <a href="http://sfdpw.org">http://sfdpw.org</a>
- 7. **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.

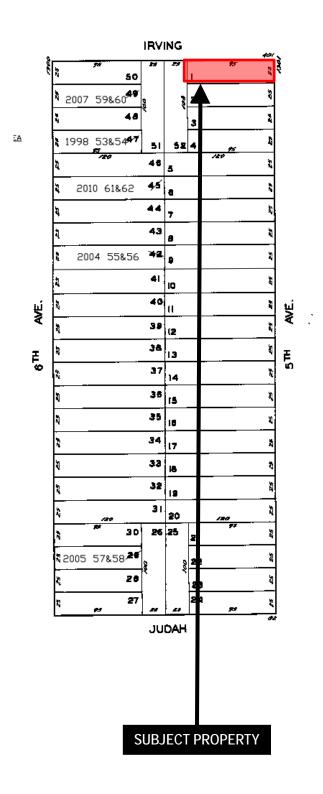
  For information about compliance with the fixed mechanical objects such as rooftop air conditioning, bar ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental

Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

8. **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.

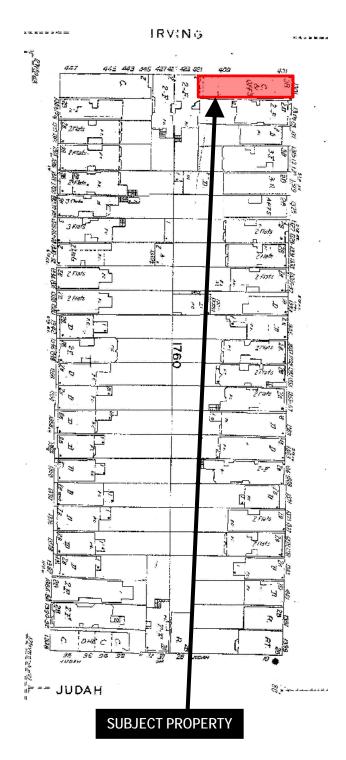
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

### **Parcel Map**



Conditional Use Hearing Case Number 2013.1434C 836 Irving Street Block 1741 Lot 025

### Sanborn Map\*



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

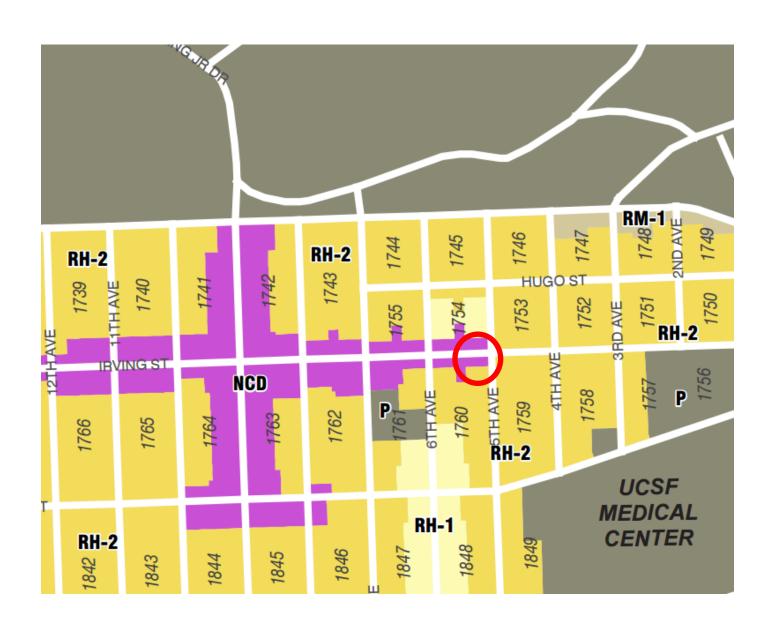
Conditional Use Hearing

Case Number 2015-008510CUA

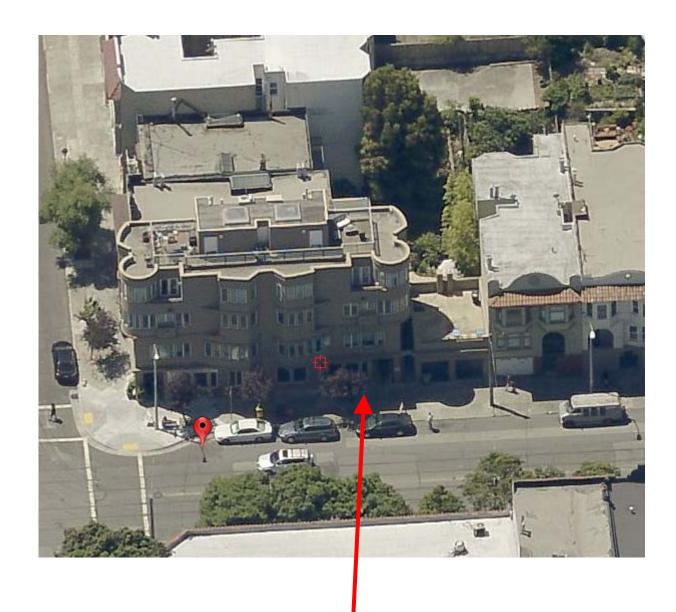
403 Irving Street

Block 1760 Lot 001

### **Zoning Map**



## Aerial Photo (looking south)



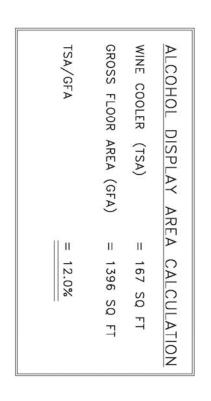
SUBJECT PROPERTY

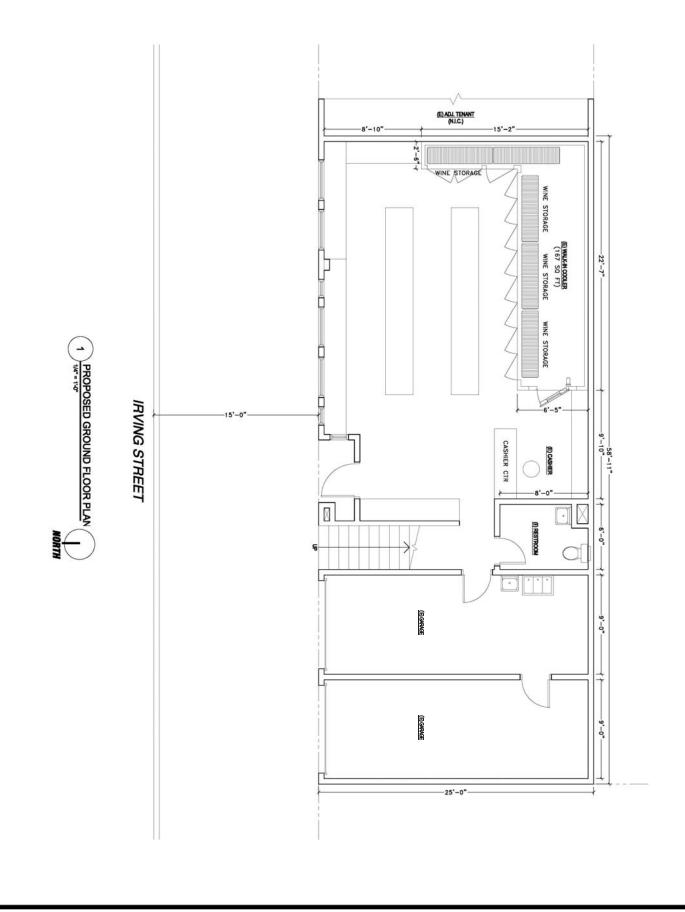
Conditional Use Hearing
Case Number 2015-008510CUA
403 Irving Street
Block 1760 Lot 001

### **Site Photo**



Conditional Use Hearing
Case Number 2015-008510CUA
403 Irving Street
Block 1760 Lot 001





DATE: 1/8/15 SCALE AS NOTED PROPOSED FLOOR PLAN

#### **Project Description**

Wine Meats Cheese LLC ("Wine Meats Cheese") currently operates at 403 Irving Street as a specialty market and holds a Type-21 License (Off-Sale General) from the California Department of Alcoholic Beverage Control. Wine Meats Cheese intends to apply for a Type-42 License (On-Sale Beer and Wine for Public Premises) to operate as a wine bar and meeting space (*dba* "Shin Dig") upon approval of the proposed use.

Shin Dig will offer instructional classes focused on beer-making, winemaking, culinary arts, and other topics suggested by the public. Shin Dig plans to have robust community engagement in order to raise awareness of events, as well as to make the space available to groups and organizations to rent for meeting and gatherings. No food will be prepared on site, nor will Wine Meats Cheese provide food items, but patrons will be welcome to bring food for private events if they so desire. The proposed hours of operation available for rental space will be Sunday through Saturday from 8a.m. through 12a.m. to accommodate community events at any time of day, including non-alcoholic breakfast gatherings. Normal business hours will be Saturday through Sunday from 10a.m. through 12p.m., with instructional classes being offered throughout the week dependent upon demand.

Wine Meats Cheese does not anticipate noise disturbances to neighboring businesses or residents with a change of use to a wine bar and meeting space. No construction will be necessary for the change of operations as the back wall is lined with an existing walk-in fridge, and portable shelves were in place for the specialty market store use. A coffee shop and parking garages neighbor the premises to each side and the windows are double-paned for the purpose of noise abatement. There will no live music or entertainment at the premises.

Security cameras will be installed at the premises pointing into the street, and Wine Meats Cheese will continue close cooperation with Officer Alan Wu of the San Francisco Police Department to ensure a safe operating environment. The owner of Shin Dig has two young children and is a resident within 150 feet of the premises, thus shares the immediate community's concerns and best interests in keeping the neighborhood safe.

Wine Meats Cheese intends to hire six additional employees (three part-time and three full-time) and instructors for the educational classes from the surrounding neighborhoods, so this project will provide a significant positive impact on the immediate community and the City of San Francisco. Wine Meats Cheese LLC has been a licensee with the California Department of Alcoholic

Beverage control for over three years, and to date, has an unblemished compliance record. This has enabled the company to establish and refine its responsible alcoholic beverage service and training protocols to ensure that the sale of alcoholic beverages is done in a safe and responsible manner.

Community outreach has been undertaken in addition to that required by the Planning Department by means of email correspondence with neighbors, traversing a 2-block radius of the premises to speak with neighbors, and speaking to passersby at the current specialty market. One hundred and eighty-eight (188) letters of support are attached as **Exhibit A**.

#### Exhibit A

SHIN DIG SUPPORT: COVER

## Inner Sunset Merchants Association



To: San Francisco Board of Supervisors 1 Doctor Carlton B Goodlett Place #244, San Francisco, CA 94102

#### **RE: 403 Irving Conditional Use Permit Application**

On behalf of the Inner Sunset Merchants Association, we are writing to pledge our support of the proposed zoning change at 403 Irving Street, from a neighborhood grocery to a wine bar. Shin Dig has proven to be responsible and an asset to the neighborhood. The business will both be a support to local businesses and residents. The owners also live one block away from the business and are active participants in making improvements to the neighborhood and keeping it safe.

Please feel free to contact us with any questions or concerns at 415-564-6626.

Thank you,

Dave Zimmerman
President
Inner Sunset Merchants Association
1032 Irving Street #711
San Francisco, CA 94122
innersunsetmerchants@gmail.com

SHIN DIG SUPPORT: COVER

## San Francisco Police Department

Park Station Permit Officer, Alaric Wu San Francisco Planning Commission 1650 Mission Street Suite 400 San Francisco, CA 94103-2479

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

The owner of this small business, Shin Dig was born and raised in San Francisco and as a life long resident he is continuing to invest in our community by creating both a wanted venue and local jobs.

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Sincerely.

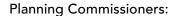
Off. Claric Ww # 2063 SFPD PAPK STATION 415-242-3033 SHIN DIG SUPPORT: COVER

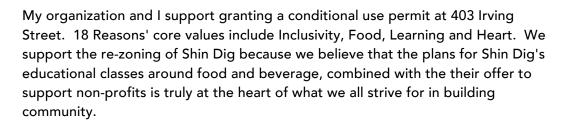
# Non-Profit Support 18 Reasons.org

November 4, 2015

Alexandra Kirby
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Re: Support for Small Business Conditional Use Permit at 403 Irving Street





We believe in the transformative power of food and beverage and the people behind it who are able to contribute to the community. We believe that Shin Dig and its owners have the distinct ability to do just that with their space. We look forward to the possibility of being able to advance our non-profit's goals by using the space, if the Planning Commission approves Shin Dig's rezoning. We also have personal experience with the owners and know them to be genuinely interested in serving the community.

Thank you,



11/6/2015

Sarah Nelson
Executive Director
18 Reasons
3674 18th St.
San Francisco, CA 94110

18 Reasons is a nonprofit organization. Tax ID: 45-3059509.

SHIN DIG SUPPORT: COVER

## 100% of Adjacent Properties to 403 Irving

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

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Planning Commissioners:

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Sincerely,

Neighbor Name: SHANNON HOGHES

Neighbor Address: 1309 5th All

SF, A 94127

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

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11/3/2015

Sincerely,

Jeremy Hughes

Neighbor Name:

1850BDDBBAE4478...

Neighbor Address: 1309 5th Ave, San Francisco, CA 94122

Jeremy Hughes

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Neighbor Name: Reginal Grayson
Neighbor Address: 401 Irving ST

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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11/7/2015

Sincerely,

Meredith Osborn

Neighbor Name:

A17E73333B204EB...

Meredith Osborn

Neighbor Address: 425 Irving st.

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Neighbor Name

Neighbor Address:
425 IDiul S

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Sincerely,

Rebecca Neuwirth

11/4/2015

FFD5BE89C3F14DA...

Neighbor Name: Rebecca Neuwirth

Neighbor Address: 427 Irving Street 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Brownen Tate

Neighbor Name: Brownen Tate

Neighbor Address: 443 Irving St.

San Francisco, CA 94122

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Sincerely.

Neighbor Name: Mary Jennifer Hawatt

Neighbor Address: 445 Irving St.

San Francisco, CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Neighbor Name:

KASTINA OHLSON Neighbor Address: 447 / RVING ST

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Sincerely

Neighbor Name:

THE THE PARTY OF T

Neighbor Address: 450 Irving St. SF, 14122

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10/26/2015

Sincerely,

Neighbor Name:

E603D26DFEFA49E...

Neighbor Address: 1306 6th Ave San Francisco, CA 94122

Charles Clifford

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Lora Kolodny -C8F457A9A422473...

11/2/2015

Neighbor Name:

-DocuSigned by:

Lora Kolodny

Neighbor Address: 1306 6th ave. SF, CA 94122

SHIN DIG SUPPORT: COVER

# 100% of Adjacent Properties to 403 Irving

# Neighbors – Who Reside ABOVE Shin Dig

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Sincerely,

Neighbor Name: Lior Gotesman Neighbor Address: 1303 5th ave

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Sincerely,

Neighbor Name: Als Af Urban Neighbor Address: 1303 5th WVE.

SHIN DIG SUPPORT: COVER

# Neighborhood Canvas

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

nne Nda me: Irving St

### Personal note of support

\_\_\_\_\_

Dear Whom It May Concern,

My name is Naomi Chapman and I have been a current resident in the Sunset since 2010. I have always felt that the one resource missing is a place where the community could come together to learn about food and cooking! I am excited that Shin Dig could be that place in the Sunset! I strongly support Shin Dig becoming a location that serves the Sunset community, and a place where we come together as a community to learn from each other over a shared meal!

Sincerely, Naomi H. Chapman

346 Kirkham St, San Francisco, CA 94122

-----

## Biography: Naomi Chapman, MPH

Naomi is a self-taught chief, nutrition educator, and food and community advocate. She has dedicated the past 10 years to supporting the health and well-being of children and families in her community. Naomi has a Master's in Public Health, from San Francisco State University and currently, is a Nutrition Coordinator for the San Francisco Unified School District.

### Proposed Workshops for Shin Dig

#### Basic knife skills class

In this class, participants will learn all the basic knife skills one would need to know to whip up a meal in their own kitchen. This class will be hands on and participants will practice chopping, dicing and mincing skills. Together we will make a salsa and homemade chips. Ages 8+ welcome.

#### **Nutrition 101**

Class participants will learn how to read food labels and outsmart the food industry! Learn what REAL FOOD is and how to identify what we all should be eating to nourish our bodies.

#### Homemade Tortillas!

In this workshop you will learn how to make homemade tortillas! We will learn how to make both flour and masa (corn) tortillas. At the end of this workshop we will make a meal with the tortillas we made. Together, we will eat a meal of veggie tacos and bunuelos (cinnamon & sugar desert).

### **Additional Workshops:**

- · Mexican Red and Green Chili
- Winter Soups
- Seasonal Cooking
- Farmers Market Tour & Cooking with local ingredients

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Sincerely,

Neighbor Name:

Neighbor Address:

1324 6th AU (FG4122

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Sincerely,

nne Nda me: Irving St

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Richard William
Neighbor Address: 1331 4th Ave

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

—DocuSigned by: Instin Amirault

11/2/2015

C11A3CA038294C9...

Neighbor Name: Justin Amirault

Neighbor Address: 139 12th Ave

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely.

KARIN ANDERSON

415 759 5120

Neighbor Name:

Neighbor Address:

ity are St

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Planning Commissioners:

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incerely,

Neighbor Name:

Jim Angelus

Neighbor Address:

248 Alma St

San Francisco CA 94117

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Planning Commissioners:

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Sincerely,

Birgess Moone
68F249B749A94EA...

11/3/2015

Neighbor Name: Birgess Moore

Neighbor Address: 246 A Alma Street

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Sincerely

Neighbor Name:

MALL

Neighbor Address:

1241 4th 12ve

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Sincerely,

DocuSigned by: kate B. -D34DF9C9B75D4FE...

11/3/2015

Neighbor Name:

Kate B.

Neighbor Address: 2210 33rd Ave, 94116

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Hill ary Baca
Neighbor Address: 1240 7th Ave # 5

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Neighbor Name:

Aghdas Bashaei or Name: My Busham or Address: 1630 Funston Are Sta4122 Neighbor Address:

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Sincerely,

katya Baker Lavine

10/23/2015

--- 933EEED64C91499...

Neighbor Name: Katya Baker Lavine

Neighbor Address: 1249 6th Ave San Francisco CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

State Bridgern
Neighbor Name: 535 TAraval St.

Neighbor Address:

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Sincerely.

Neighbor Name: TITASH BARDHAN

Neighbor Address: 14753 (OMPTON ROAD

SAN FRANCISCO, CA 94129

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

# Planning Commissioners:

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Sincerely,

Neighbor Name:

Neighbor Address:

ANDREW C. BAYOWSKI 4220 KIRKHAM, SF, CA 94122

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Sincerely,

—DocuSigned by: Tera Benoit

11/3/2015

5DEA75A369AE4CE...

Neighbor Name: Tera Benoit

Neighbor Address: 2957 Jackson

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Sincerely,

Neighbor Name: Daniel Beryowith
Neighbor Address: 1470 12 12 1470

10-22-15

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Daviel Bernald
Neighbor Address: 225 lowing st

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Sincerely,

Hyph By Man Bivens

Neighbor Address: 1365 9th Lui

NWANNWALLER AND WELLER FOR THE FOREST STATES AND THE STATES OF THE STATE

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

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Neighbor Name: David W. Bobrick Neighbor Address: 555 1 RVingst.

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Sincerely,

Neighbor Name: Ruyan Boustani
Neighbor Address: 1312 4th Hue
Sun Francisco CA 94122

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Sincerely,

Neighbor Name: Charleston Brown
Neighbor Address: 1350 7th Ave

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Sincerely,

Suzanne Browne

11/3/2015

-B74C413E26CF4EA...

Neighbor Name: Suzanne Browne

Neighbor Address: 309 Magellan Avenue, San Francisco, CA 94116

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Sincerely,

Micaela Burke -DD152B4418AF431...

10/23/2015

Neighbor Name:

Micaela Burke

Neighbor Address: 475 Warren Drive #5, San Francisco, CA 94131

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Sincerely, Rocking Bire VEM

Neighbor Name:

Neighbor Address: 555 IRVINU ST

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Neighbor Name: Merceluh Callan Neighbor Address: (SOI LOTH Are

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Sincerely,

SOSEPH CAMACHO
Neighbor Address:

1662 8 TH AVE
5, F. CA 94122

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Neighbor Name: Stephanie Cardoos

Neighbor Address: 1539 20th Ave, San Francisco, CA 94122

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Neighbor Name:

94 Sylvan Dr. San Francisce, CA 94132

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Linda Chamus
Neighbor Address: 1231 - 12 m Auc

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Sincerely, Naon Cu

Neighbor Name: Naumi Chapman Neighbor Address: 346 Kirkham St. SF

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Sincerely,

Neighbor Name: Preston Chen

Neighbor Address: 1368 20th Ave

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Sincerely,

Neighbor Name: Hex Chukreeff

Neighbor Address: 2633 Racheco St. S.F. C# 94116

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Sincerely,

Neighbor Name: Tamara Cisawska Neighbor Address: 1362 47th Ave, SF (A94122

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Sincerely,

Neighbor Name: Marie-Claude Nadeau Neighbor Address: 1340 4th Ave

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Neighbor Name: Ashley Colayross
Neighbor Address:
(655 Haight St. 44 St. (94117

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Sincerely,

Neighbor Name: Walter Giling

Neighbor Address: 1370 8th Ave, SFCH 14122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name:

Pamela Cook

Neighbor Address:

1336 - 5th Ave.

S.F. Ca. 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Michelle Copley

10/25/2015

-5A5102CD29214D6... Neighbor Name:

DocuSigned by:

Michelle Copley

Neighbor Address: 1422 6th Avenue, SF 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Seema Daryanani -9877F4768F25408...

10/22/2015

Neighbor Name:

Seema Daryanani

Neighbor Address: 160 Collins street San Francisco, ca

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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11/1/2015

Sincerely,

Neighbor Name:

——A00A030E0G254EB...

Neighbor Address: 160 Collins street, sf ca 94118

Amit Daryanani

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely.

Neighbor Name:

Neighbor Address:

563 44th Ave SF 54121

Julian Des Snevim Des

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Sincerely,

Neighbor Name: Joe Deegno

Neighbor Address:

1444 7th Auc #303

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Sincerely,

Neighbor Name:
Natasha Deegan
Neighbor Address:
1444 7th five # 303

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Neighbor Name: ALDA Dannus
Neighbor Address: (383 812 Aug

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Sincerely,
Sully Dunard

Neighbor Name: Chelley Diamond

Neighbor Address: 525 Irving St

SF 94122

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11/3/2015

Sincerely,

Gina Vias

F01F6A63323E4A3...

Neighbor Name: Gina Diaz

Neighbor Address: 1383 9th Avenue, SF CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Neighbor Name: Er in Dominy Neighbor Address: 4220 Kirkham St San Fan Cis W, CH 94122

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Sincerely,

Denise Donaldson

10/24/2015

-2C2CCCB0562C405...

-DocuSigned by:

Neighbor Name: Denise Donaldson

Neighbor Address: 1365 6th avenue, San Francisco, CA, 94117

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11/3/2015

Sincerely,

DocuSigned by:

Neighbor Name:

— 10916F18AAF74A1...

Neighbor Address: 610 26th Ave

Jack Doyle

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Neighbor Name: STACIE DUBIN

Neighbor Address:

1317 5H AVE SF, CA 94122

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11/2/2015

Sincerely,

Neighbor Name:

9B237180470A40B..

Pansy Dubois-Ferriere

Neighbor Address: 1277 12th Avenue, SF, CA 94122

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Neighbor Name:

Neighbor Address:

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Sincerely,

Ceaha Escobar-010011

Neighbor Name:
Ceaha Escobar-01001

Neighbor Address:

1352 Lake St. SF, CA 94118

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Sincerely,

Neighbor Name: Gry Farm Caboy Famell Neighbor Address: 1199 IRVINA SF, (A 94127

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10/23/2015

Sincerely,

Neighbor Name:

Eriko Feuer

Neighbor Address: 1430 17th ave #B San Franciscob

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It should also be noted that the safety of the neighborhood will improve by activating an otherwise dark corner at the far end of the Inner Sunset's commercial district.

Sincerely, Cul Fril

Neighbor Name: Parol Finke Stein

Neighbor Address: 1480 94 Ave SF CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

The owner of this small business, Shin Dig was born and raised in San Francisco and as a life long resident he is continuing to invest in our community by creating both a wanted venue and local jobs.

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Sincerely,

Stephanie Franco

10/21/2015

-- A8A8A3F539B6415...

Neighbor Name: Stephanie Franco

Neighbor Address: 1308 6th Avenue, San Francisco, CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

**Planning Commissioners:** 

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

The owner of this small business, Shin Dig, was born and raised in San Francisco and as a life long resident he is continuing to invest in our community by creating both a wanted venue and local jobs.

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Sincerely,

Neighbor Name:

Kathy Gallagher

Neighbor Address:

1049 Irving St. SFCA 94122

\*\*\*

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Neighbor Address: 555 JRVING \$1

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: GARY GETTY S Neighbor Address:

1630 FUNSTON AVE

SF. CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: LUCAS GILDERRICOM

Neighbor Address: 425 HYDE ST APT 4

SANFRANCISCO, CA 94109

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

The owner of this small business, Shin Dig, was born and raised in San Francisco and as a life long resident he is continuing to invest in our community by creating both a wanted venue and local jobs.

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Sincerely,

Neighbor Name: Andrew Goebel
Neighbor Address: 1426 164 Avc
SF CA

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

10/29/2015

Neighbor Name: Tara Greenhow

Neighbor Address: 1662 page st San Francisco 94117

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: John A. Guerra Neighbor Address: 6th Lockstey Ave, 10H

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Raphael Haas 10/28/2015

-3CE82BB841BC4DC...

Neighbor Name: Raphael Haas

Neighbor Address: 530 Alvarado Street, San Francisco, CA 94114

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Sean Hall
Neighbor Address: 327 Lincom Lay

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Jen CHM 10/25/2015

Neighbor Name: Jeri Hart

BD65889C0CC247C...

Neighbor Address: 42 Woodland Avenue #4, SF, CA 94117

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

lauren Hart 10/26/2015

-3FD59DE9E95049C...

Neighbor Name: Lauren Hart

Neighbor Address: 42 Woodland Ave #5 San Francisco, CA 94117

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name:

ALVEN 1+ATCHETT

Neighbor Address:

1353 TTh One, #208

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Neighbor Name: Bethany Hilliard
Neighbor Address:

95 Judah St. Apt. 5
San Francisco, CA 94122

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Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely, CHILIS HILSENBELL

Neighbor Name:

Neighbor Address: 253 Lindly mm SF CA GUIZZ

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely

Neighbor Name: Brian Holmes

Neighbor Address:
1241 414 Ace SA, CA

Re: Support for Small Busines's Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name:

Neighbor Address: 23 40

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Neighbor Name: Jacquelyn HUNN

Neighbor Address: 1479 48Th AVE #4 5.F., CA. 94122

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Sincerely,

DocuSigned by: 11/3/2015

Neighbor Name: Vanessa Hutchinson

Neighbor Address: 610 26th Ave, SF ca 94121

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

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Sincerely,

Neighbor Address: 617 - Irving 94122.

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

amy Jacobson

11/6/2015

-748BEB4800D446F.. Neighbor Name:

Amy Jacobson

Neighbor Address: 26th Ave, San Francisco, CA 94121

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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1

Sincerely.

Neighbor Name: Lily Jaskiel
Neighbor Address:
1401 10th Avr., #204
S.F., CA

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Planning Commissioners:

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10/22/2015

Sincerely,

-8F81CDF9E012488...

Anom

Neighbor Name: Annie & Morgan Jones

Neighbor Address: 2670 17th ave San Francisco ca 94116

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Docusigned by.

10/23/2015

----2DAEB2446E534B6...

Neighbor Name:

Sarah Jordan

Neighbor Address:

1931 Ellis St., SF, CA 94115

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Jim Jordan 10/28/2015

—636A4D54AC2B40F...

Neighbor Name: Jim Jordan

Neighbor Address: 1931 Ellis Street, San Francisco, CA 94115

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely

Neighbor Name:

Neighbor Address:

Anna Kaneusley
1368 8th ove

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Sincerely,

DocuSigned by:

-79893BF9D19D412...

June 10/25/2015

Neighbor Name: Junko Kashiwa

Neighbor Address: 1351 la playa st 24, sf ca 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

The owner of this small business, Shin Dig, was born and raised in San Francisco and as a life long resident he is continuing to invest in our community by creating both a wanted venue and local jobs.

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It should also be noted that the safety of the neighborhood will improve by activating an otherwise dark corner at the far end of the Inner Sunset's commercial district.

Sincerely,

Neighbor Name: Amy Kelly Aue.
Neighbor Address: 13/5 4 Manue.

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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10/23/2015

Sincerely,

DocuSigned by:

Neighbor Name: Greg Kokoefer

Neighbor Address: 21 Costa st SF

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

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10/23/2015

Sincerely,

DocuSigned by:

LILI EVOLL

293B9CCCFA15421...

Neighbor Name: Lili Kroll

Neighbor Address: 1249 6th Ave, San Francisco, CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

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Sincerely,

Eura & Kfellos 7th Avenue

Neighbor Name:

Neighbor Address:

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Je T. Lamb Neighbor Name:

Joe T. LAMB Neighbor Address:

1493 6th Ave 5.F.

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

8 Karm Humbon Neighbor Name: 5, LAMB

Neighbor Address:

1493 6# AUE OF- CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Neighbor Name: John Laus IIII Neighbor Address: 1391 8 Th Avenue

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Bao Le

Neighbor Address: 1251 10th Aug 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Eweline Le Rien Neighbor Address: 1332 64 Avenue SF (A 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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10/22/2015

Sincerely,

lauri levenfeld —5522CFE17F864A6...

Neighbor Name: Lauri Levenfeld

Neighbor Address: 21 Costa Street, San Francisco Ca 94110

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerety,

Meighbor Name:

Neighbor Address: 1568 8th Ave.

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely, Small Lyndy

Neighbor Name: IN sussel

Neighbor Address: 1337 - 5Th All. 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Ida Maleki Neighbor Address: Wax 1351 5 th Ave SF 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Max Mead

10/23/2015

Neighbor Name:

Max Mead

Neighbor Address:

-13DA9B2D90AF458...

309 Magellan Ave San Francisco CA 94116

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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11/2/2015

Sincerely,

—A8D1AD5EA8AE4D5...

Neighbor Name: Maria Mencias

Neighbor Address: 491 Frederick St, Apartment 11, San Francisco, Ca. 94117

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Raphael Merrium -72ECC332A0AD41F...

10/26/2015

Neighbor Name:

Raphael Merrium

Neighbor Address: 1365 6th ave., (at Irving) SF 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Neighbor Name: JEFFREY MEYER

Neighbor Address: 433 KtrkHan

SF CA. 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Neighbor Name: Megan Mully
Neighbor Address: 1355 3 Arc

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Neighbor Name:

Neighbor Address:

1376 6th Ave SF 94122

Beth Mutchner

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Neighbor Name:

Neighbor Address: (283 5 Arc

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Sincerely,

Neighbor Name: Talcon Monghamin

Neighbor Address: 1100 8 Arz
Sm Famure, CA 94116

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Planning Commissioners:

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Sincerely

Neighbor Name: Armen Moughamian

Neighbor Address: 1900 8th Ave San Francisco CA 94116

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Juliet Nazez.

Neighbor Address: 203 I (VING)

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Neighbor Name: Nauz. Nazez.

Neighbor Address: 14381 21 ave

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Sincerely,

John Nettshum

11/3/2015

Neighbor Name:

-EA470561F7974A8...

John Nettsheim

Neighbor Address: 545 Irving Street., SF, Ca 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely.

Neighbor Name: Dexten Nguyer

Neighbor Address: 1432 Function Ave

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KRISTEN NICCU

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253 lincoln Nay

Sincerely,

Neighbor Name:

Neighbor Address:

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Sincerely,

Neighbor Name: McH4w Nix
Neighbor Address: 1355 2nd Avl

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

The owner of this small business, Shin Dig was born and raised in San Francisco and as a life long resident he is continuing to invest in our community by creating both a wanted venue and local jobs.

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Sincerely,

Irw Novak

E3194D21B34D471...

10/29/2015

Neighbor Name:

Irene Novak

Neighbor Address:

8 Mendosa Avenue S.F. ,CA 94116

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

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Sincerely,

Nathan Olivarez-Giles

11/5/2015

-B9BCB2012922462...

Neighbor Name: Nathan Olivarez-Giles

Neighbor Address: 1255 8th Ave Apt 1 San Francisco CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Pranceh Pathipati Neighbor Address: 1144 Judah St San Francisco

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name:

KATHEYN PADGETT

Neighbor Address: 1370 8th Aue

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

10/29/2015

Neighbor Name: Tina Paul

Neighbor Address: 4329 Kirkham Street SF CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: ERIC PEARSON

Neighbor Address: 1467 11<sup>TH</sup> AVE SF, CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

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Sincerely.

Chepper

Neighbor Name: Cary Pepper
Neighbor Address: 1444 7 Auc.

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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10/26/2015

Sincerely,

Nada Perrone

-EC7E8EA486B64CD...

Neighbor Name: Nada Perrone

Neighbor Address: 1728 10th Avenue, San Francisco, CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: CEAlh PEZPY
Neighbor Address:
1365 971 Ave

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Ross Psylvagic
Neighbor Address: 851 454 Ave S.T CA 9418 (

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name:

Isniel Quaglozzi

Neighbor Address:

276 7th Au

SF, 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name:

Neighbor Address:

Mark Rathjen
931 Kirkham St
SF 94122

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Planning Commissioners:

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Sincerely,

Neighbor Name: Michael Reins
Neighbor Address: 1326 bm ave SF CA 1416

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: JAMES Rive how t Neighbor Address: 1480 7th Avenue SFCA 94122

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

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely.

Neighbor Name: BENJAMIN REISDORPH Neighbor Address: 1325 3RD AVE

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Sincerely.

Uz Richards
Neighbor Name: Uz Richards

Neighbor Address: 425 Hyde St.

SF. CA 94160

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Renan Rojas

Neighbor Address: 1347 5# Lvour Son Lanixo Cd.

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Sincerely,

German Salazar

11/2/2015

-26EEDB0A71CC48E...

Neighbor Name:

German Salazar

Neighbor Address: 491 Frederick St. Apt 11, San Francisco, CA 94117

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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11/2/2015

Sincerely,

Gry Scott —696EAEF1D13E4DA...

Neighbor Name: Greg Scott

Neighbor Address: 1662 Page St, SF, CA 94117

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Samuel Sellhai

Neighbor Address: 1539 20th Auc. San Francisco, CA. 94#22

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Planning Commissioners:

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Philip Shecter Carl St. Apt. 4.

Sincerely,

Neighbor Name:

Neighbor Address: 135

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Sincerely,

The same of the sa

Neighbor Name: Jason Shields
Neighbor Address: 1434-45th AvE

SF, CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Beverly Shelly

109A587F5CEBD42F...

10/26/2015

Neighbor Name: Beverly Shelby

Neighbor Address: 1762 11th Avenue, San Francisco, CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

-DocuSigned by:

Enna Sílvíus -- FDBCE4442F3645C... 10/25/2015

Neighbor Name: Emma Silvius

Neighbor Address: 1382 5th Avenue

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Julie B. Snyder & TR Snyder

Neighbor Address:

SE, CA 94122

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Planning Commissioners:

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Sincerely,

-DocuSigned by: Peter Stanfield

11/3/2015

-598A66A301074F1...

Neighbor Name:

Peter Stanfield

Neighbor Address: 175 Bluxome st #218 San Francisco ca 94107

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Planning Commissioners:

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It should also be noted that the safety of the neighborhood will improve by activating an otherwise dark corner at the far end of the Inner Sunset's commercial district.

Sincerely,

DocuSigned by:

19185E6CC6DD461..

10/23/2015

Neighbor Name: Kumi Stanfield

Neighbor Address: 175 Bluxome St #218 San Franscisco CA 94107

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

The owner of this small business, Shin Dig, was born and raised in San Francisco and as a life long resident he is continuing to invest in our community by creating both a wanted venue and local jobs.

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Sincerely,

Neighbor Name:

Joe Tam

Neighbor Address:

641 Irving 5t. @ 8th avenue

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Dario Taraborelli -CF6A108C88BE4FA...

10/27/2015

Neighbor Name:

Dario Taraborelli

Neighbor Address: 1382 5th Ave

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely

Neighbor Name: Ove Shot Tattoo
Neighbor Address: 555 Irving St.

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: Bosta UHF

Neighbor Address: 1495 7th Ave

Buts Ulla

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name: MARL VAUAT

Neighbor Address: 1437 14th AUE. SF. CA 91122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

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Sincerely.

Neighbor Name: Lawer Various
Neighbor Address: 40 Augo St.

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

toillant lach

Neighbor Name: William V Lach
Neighbor Address:
1283 1124

SF94,22

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

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Sincerely

Neighbor Name: Cecila Walken
Neighbor Address: 1032 LVV Nay #(2)

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

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Sincerely,

Benjamin Paul Wallen

10/27/2015

-E1FC9D27704F4BA...

Neighbor Name: Benjamin Paul Wallen

Neighbor Address: 475 Warren Dr. #5 San Francisco, CA 94131

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

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Sincerel

Neighbor Address: 413 GOLD MINE DR

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Neighbor Name: Ben Kosh

Neighbor Address: 1467 Joth Ave

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Doug Wertheimer

Neighbor Name:

Neighbor Address:

1376 6th AVE

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name:

Neighbor Address:

mishina weiger FAMORIA 155 Blupme ST # 111 SF. CA a4101

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Sincerely,

South & Whitsone
Neighbor Name: Caureu Whilstone

Neighbor Address:

1251 17th Avenue, San Francisco CA

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Sincerely,

Michelle Wong

-DA08F72605CA46D...

10/28/2015

Neighbor Name:

Michelle Wong

Neighbor Address: 357 - 26th Avenue #3, San Francisco, CA 94121

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Neighbor Name:

Neighbor Address:

Steptanie Wing 1536 841 Ave, SF 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

Neighbor Name:

Neighbor Address:

467 10Th Ave

SF

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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10/23/2015

Sincerely,

Erin Yulhan DEAAF18998A24E0...

Neighbor Name: Erin Yuciban

Neighbor Address: 847 Cole Street SF, CA 94117

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Neighbor Address: 13/9 40 have

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Sincerely

Neighbor Name:

Neighbor Address:

Adrew Zox 148/8 = Arc.,

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Neighbor Address:

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Sincerely,

May M.
Neighbor Name: Inner Swiset

Neighbor Address: 350 Judah St.

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Till Martee

11/4/2015

-457AE8A31D544E1...

Neighbor Name: Jill McGee

Neighbor Address: 809 Lincoln Way SF, CA 94122

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

JUVY DOW

1C3E6677057E404...

11/4/2015

Neighbor Name:

Jerry Dow

Neighbor Address:

370 Upper Terrace Apt 6 San Francisco CA 94117

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

Carolyn Dow 11/5/2015

Neighbor Name: Carolyn Dow

Neighbor Address: 155 26th Avenue, San Francisco, CA 94121

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

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Sincerely,

BA2E27E6A2BD421...

11/5/2015

Neighbor Name: Gerald Dow

Neighbor Address: 155-26th Avenue, SF 94121

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

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Sincerely,

—DocuSigned by: Guillerma Luzarda

11/6/2015

-1612467FD797446...

Neighbor Name: Guillermo Luzardo

Neighbor Address: 22 15th Ave San Francisco CA 94118

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

Planning Commissioners:

I support granting a small business conditional use permit at 403 Irving Street for the following reasons:

The owner of this small business, Shin Dig was born and raised in San Francisco and as a life long resident he is continuing to invest in our community by creating both a wanted venue and local jobs.

\*The owner not only lives in the same neighborhood where this business is located, he is committed to community benefits for the entire area, including:

- o Free class for neighborhood residents on popular wine and beer topics.
- o Partnerships with other neighborhood businesses for events and activities
- o Giving the neighborhood a place to host family events like birthday parties, small receptions and religious functions.
- Creating part-time and full-time jobs in the neighborhood

\*Shin Dig will provide its space at no cost to local organized neighborhood groups as a way to facilitate the development, enrichment and betterment of the Inner Sunset.

It should also be noted that the safety of the neighborhood will improve by activating an otherwise dark corner at the far end of the Inner Sunset's commercial district.

Sincerely,

Irena libedinsky

-47630D21DDB84E7...

11/8/2015

Neighbor Name:

Irena Libedinsky

Neighbor Address: 114 Anza st.

Re: Support for Small Business Conditional Use Permit at 403 Irving Street

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Sincerely,

4A1F19822672433.

11/7/2015

Neighbor Name: Callie Stemerman

Neighbor Address: 100 meadowbrook drive San francisco ca 94132

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Sincerely,

DocuSigned by:

JUSSICA ROWOLD

B81D08A59E184F3...

11/9/2015

Neighbor Name: Jessica Ronoco

Neighbor Address: 2278 28th Ave. San Francisco 94116