



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Project Summary and DRAFT MOTION

COMMUNITY BUSINESS PRIORITY PROCESSING PROGRAM

HEARING DATE: APRIL 21, 2016

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

Reception:
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Planning
Information:
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Date Prepared: April 11, 2016
Case No.: [2015-016033CUA](#)
Project Address: 3629 Taraval Street
Zoning: Neighborhood Commercial, Cluster District ([NC-1](#))
[Taraval Street Restaurant Subdistrict](#)
40-X Height and Bulk District
Block/Lot: 2379 / 041
Project Sponsor: Josh Lowe Josh@JuniperArchitecture.com
Shane Cymryn Shane@JuniperArchitecture.com
Juniper Architecture
355 11th Street, Suite #200, San Francisco, CA 94103
Staff Contact: Colin Clarke at (415) 575-9184 or Colin.Clarke@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

This is a request for **Conditional Use Authorization** pursuant to Planning Code Sections [710.43](#), [781.1](#), and [303](#), to allow a change of use from a vacant 603 square foot tenant space (previously occupied by a Retail Use d.b.a. Sea Shack) to a Limited-Restaurant use (d.b.a. [Andytown Coffee Roasters](#)) on the ground floor of a one-story commercial building within the Neighborhood Commercial Cluster (NC-1) District, Taraval Street Restaurant Subdistrict, and 40-X Height and Bulk District. This project has been reviewed under the Community Business Priority Processing Program ([CB3P](#)). If approved, this project will include minor interior tenant improvements under Building Permit Application #[2016.0204.8843](#).

REQUIRED COMMISSION ACTION

In the Taraval Street Restaurant Subdistrict, Planning Code Sections [710.43](#) and [781.1](#) require a Limited-Restaurant to obtain Conditional Use Authorization.

DECISION

Based on information set forth in application materials submitted by the project sponsor and available in the case file (which is incorporated herein by reference as though fully set forth) and based upon the CB3P Checklist and findings below, the Commission hereby **APPROVES Conditional Use Application No. 2015-016033CUA** subject to conditions contained in the attached "EXHIBIT A" and in general conformance with plans on file, dated **March 18, 2016**, and stamped "EXHIBIT B."

CB3P CHECKLIST

	Required Criteria			Comments (if any)				
	Complete & adequate	Incomplete and/or inadequate	Not required and/or not applicable					
Project Sponsor's application	X							
CB3P eligibility checklist	X							
Planning Code §101.1 findings	X			See application Findings.				
Planning Code §303(c) findings	X			See application Findings.				
Planning Code §303(o) findings	X			Concentration increase by <1% to 34% (25% Code-recommended).				
Any additional Planning Code findings			X					
Photographs of the site and/or context	X			See attached.				
Scaled and/or dimensioned plans	X			See attached.				
Clearance under California Environmental Quality Act ("CEQA")	X			Categorically Exempt				
Additional Information								
Notification Period	4/1/2016 – 4/21/2016 (20 days mailing; 20 days newspaper; 20 days posted).							
Number and nature of public comments received	The Department has received 17 letters of support and correspondence from one neighbor in opposition to the project. Opposition was generally toward trash, sidewalk maintenance, noise associated with use of rear yard (which is not intended, and would require a new CU for an Outdoor Activity Area).							
Number of days between filing and hearing	77 days.							
Generalized Basis for Approval								
<p><i>The Commission finds that this project is necessary and desirable for, and compatible with the surrounding neighborhood as follows, and as set forth in the Section 101.1, 303(c), and 303(o) findings submitted as part of the application. The proposed Limited-Restaurant would activate a vacant 603 square foot tenant space, previously occupied by a Retail Use d.b.a. Sea Shack until September 2015. The project would increase the concentration of eating and drinking uses within 300 linear feet of the subject property (and within the Neighborhood Commercial Cluster (NC-1) District and Taraval Street Restaurant Subdistrict) to 34% (storefront street frontage is 10 linear feet of this 25-foot property frontage), which is higher than the 25% threshold recommended by Section 303(o), but represents an increase of less than 1%. The business will have employees that are local residents. Andytown Coffee Roasters is a locally owned and operated small business with one other location, in SF.</i></p>								

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 21, 2016.

AYES:

NAYS:

ABSENT:

ADOPTED: April 21, 2016

Jonas P. Ionin
Commission Secretary

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion. The effective date of this Motion shall be the date of this Motion if not appealed (after the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors.

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.

EXHIBIT A

AUTHORIZATION

This authorization is for a **Conditional Use Authorization** pursuant to Planning Code Sections [710.43](#), [781.1](#), and [303](#), to allow a change of use from a vacant 603 square foot tenant space (previously occupied by a Retail Use d.b.a. Sea Shack) to a Limited-Restaurant use (d.b.a. [Andytown Coffee Roasters](#)) on the ground floor of a one-story commercial building within the Neighborhood Commercial Cluster (NC-1) District, Taraval Street Restaurant Subdistrict, and 40-X Height and Bulk District; in general conformance with plans, dated **March 18, 2016**, and stamped "EXHIBIT B" included in the docket for Record No. **2015-016033CUA** and subject to conditions of approval reviewed and approved by the Commission on **April 21, 2016** under Motion No. **XXXXX**. 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 **April 21, 2016** under Motion No. **XXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting PERFORMANCE

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

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN – COMPLIANCE AT PLAN STAGE

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

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

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

8. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the Building Permit Application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

9. **Signs.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code.

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

MONITORING - AFTER ENTITLEMENT

10. **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
11. **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

12. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>
13. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

14. **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

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

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

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

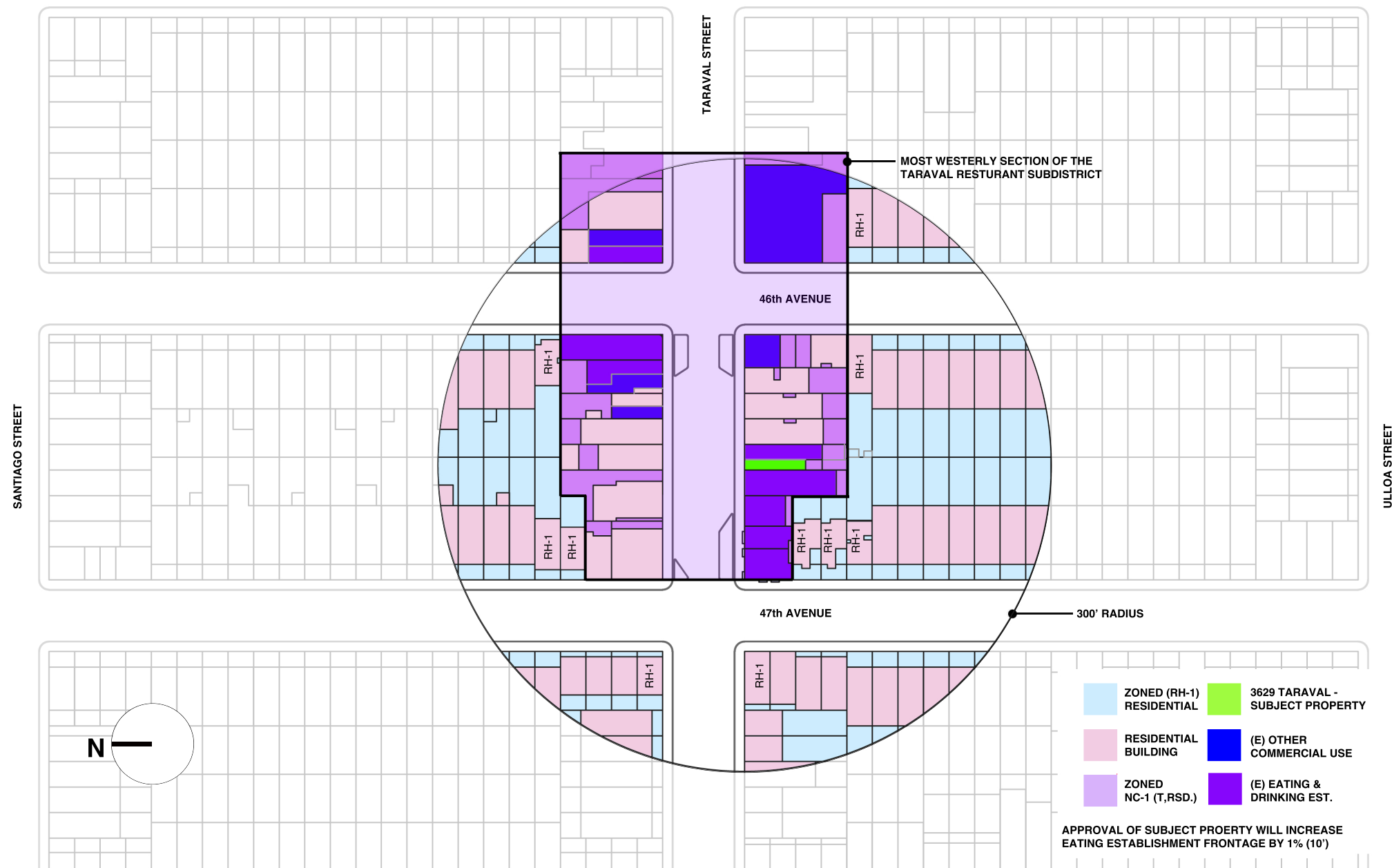
16. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping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

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

17. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

3629 TARAVAL STREET: CONCENTRATION OF EATING & DRINKING USES



Eating & Drinking Use Concentration

						Use at Ground Floor								Within 300' & NC-1		Within 300' & T.RSUD	
block	zoning	Sub-District	#	Block / Lot	Street Address	Commercial frontage (other)	Restaurant/ Limited- Restaurant & Bar (existing)	Restaurant/ Limited- Restaurant & Bar (proposed)	Residential	Frontage Dimension	Side Dimension	Commercial frontage	Total frontage	Existing Eating & Drinking Frontage(E)	Proposed Eating & Drinking Frontage	Existing Eating & Drinking Frontage(E)	Proposed Eating & Drinking Frontage
2374 (NORTH)	NC-1	T. RSUD		2374/19	3534 Taraval (North Block)				(existing)	25			25.00				
	NC-1	T. RSUD		2374/20	3544 Taraval (North Block)				(existing)	50			50.00				
					3554 Taraval & 2388-92 46th (N.B.)	other (vacant)				15		15.00	15.00				
	NC-1	T. RSUD	1	2374/021	3560 Taraval (North Block)		(BPA #2015.1217.5406 suspended) Streamline Café			17.5	100	117.50	117.50	117.50	117.50	117.50	117.50
	total											132.50	207.50	117.50	117.50	117.50	117.50
2380 (SOUTH)	NC-1	T. RSUD		2380/42	3595 Taraval (South Block)	Church				107.5	100	207.50	207.50				
	total											207.50	207.50	0.00	0.00	0.00	0.00
2375 (NORTH)	NC-1	T. RSUD		2375/25	3660 Taraval (North Block)				(existing)	57.5	50		107.50				
	NC-1	T. RSUD		2375/50	3638 Taraval (North Block)				(existing)	50			50.00				
	NC-1	T. RSUD		2375/22	3626 Taraval (North Block)				(existing)	25			25.00				
	NC-1	T. RSUD		2375/21	3620 Taraval (North Block)				(existing)	25			25.00				
	NC-1	T. RSUD		2375/20	3614 Taraval (North Block)	cleaners (Than's)				25		25.00	25.00				
					3610-12 Taraval (North Block)				(existing)	5.5			5.50				
					3606 Taraval (North Block)		(approved) Avenue's			13.75		13.75	13.75	13.75	13.75	13.75	13.75
	NC-1	T. RSUD	2	2375/019	3608 Taraval (North Block)	Commercial (under const.)				13.25		13.25	13.25				
	NC-1	T. RSUD	3	2375/018	3600 Taraval (North Block)		(existing) Bashful Bull Too Inc.			25	100	125.00	125.00	125.00	125.00	125.00	125.00
total											177.00	390.00	138.75	138.75	138.75	138.75	
2379 (SOUTH)	NC-1	T. RSUD		2379/01a	2409 Taraval (South Block)				(existing)		50		50.00				
	NC-1	T. RSUD		2379/01	2401 46th Ave (South Block)	BeLa Salon				32.5	50	82.50	82.50				
	NC-1	T. RSUD		2379/47	3609-11 Taraval (South Block)				(existing)	25			25.00				
	NC-1	T. RSUD		2379/43	3615 Taraval (South Block)				(existing)	25			25.00				
	NC-1	T. RSUD		2379/42	3621 Taraval (South Block)				(existing)	25			25.00				
	NC-1	T. RSUD	4	2379/041	3627 Taraval (South Block)		(existing) Brothers Pizza			15		15.00	15.00	15.00	15.00	15.00	15.00
	NC-1	T. RSUD	7	2379/041	3629 Taraval (South Block)		(proposed) Andytown			10		10.00	10.00		10.00		10.00
	NC-1	T. RSUD		2379/40	3633 Taraval (South Block)	Great Highway Market				25		25.00	25.00				
	NC-1	T. RSUD	5	2379/039	3639 Taraval (South Block)		(existing, closed) Rip Tide Bar			30		30.00	30.00	30.00	30.00	30.00	30.00
	NC-1	T. RSUD	6	2379/038	3657 Taraval (South Block)		(approved) Gastro-pub			52.5	46	98.50	98.50	98.50	98.50	98.50	98.50
total											261.00	386.00	143.50	153.50	143.50	153.50	
4 blocks	NC-1	T. RSUD	total			6	6	1 (7) total				778.00	1191.00	399.75	409.75	399.75	409.75

T. RSUD = Taraval Street Restaurant Subdistrict

Percentage of Commercial
Percentage of Commercial
Percentage of Total

51.38%	52.67%	51.38%	52.67%
51.38%	52.67%	51.38%	52.67%
33.56%	34.40%	33.56%	34.40%
existing	proposed	existing	proposed

Marion & Niall Deasy
3033 Rivera Street
San Francisco, CA 94116

To: SF Planning Commission
1650 Mission Street Suite 400
San Francisco CA 94103-2479

Referring the project Andytown Coffee Roasters at 3629 Taraval St / 2015-016033CUA - CB3P.

To whom it may concern:

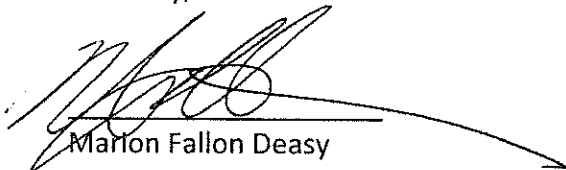
My name is Marion Deasy and I have lived in San Francisco for 25+ years. I first learned about Andytown Coffee Roasters through my husband who did some work for the owners Lauren & Michael. They have benefited the community in so many ways.

I am a San Francisco native and have grown up in the Sunset district. For a very long time, amenities like Andytown Coffee Roasters were non-existent. It was a sea of houses with no community based social activities within walking distance to anyone living in the Sunset area. The introduction of small, family oriented companies like Andytown has been a huge benefit to the neighborhood.

Taraval Street for as long as I can remember has been lacking restaurants and cafes such as this. It has if anything become more derelict in the last 10 years and it is badly in need of the rejuvenation the rest of the Sunset district seems to be going through at the moment. I believe Andytown on Taraval Street will be a great addition to my neighborhood and I cannot think of any drawbacks to having a convenient café for locals to utilize. We are in dire need of it in fact.

I thoroughly support Andytown Coffee Roasters opening at 3629 Taraval Street.

Sincerely,



Marion Fallon Deasy

To: SF Planning Commission
1650 Mission Street Suite 400
San Francisco CA 94103-2479

Referring the project Andytown Coffee Roasters at 3629 Taraval St / 2015-016033CUA - CB3P.

My name is Andy Olive. I have lived in the outer Sunset District for my entire life. I own a clothing business that has four stores in the city as well as a production facility on Taraval and an ice cream and coffee bar on 9th avenue off Irving.

I am writing to express my full support for the proposed project for Andytown cafe. The beautiful energy and positive changes that Andytown has brought to the neighborhood surrounding their cafe on 43rd and Lawton is contagious and people leave the cafe with a smile on their faces. Not only does the cafe itself improve the community but the owners and staff are working to help improve other communities and help small businesses that are in the coffee world. My cafe on 9th avenue is one such case. We worked hard to get our doors open but weren't seeing the business we had hoped for. Michael and Lauren graciously walked us through our own cafe and gave us lots of advice, tips and potential changes we could make to increase productivity, foot traffic, and sales. We saw the improved business immediately after taking their advice and even started selling their coffee.

The main reason I am supporting the efforts of Andytown is because the end of Taraval street, where I grew up and still reside, is a desolate area of the city that is in dire need of a pillar on which the community can gather and build. A thriving, loving, well curated cafe environment is exactly what our neighborhood needs.

Please support us in changing Taraval for the better by approving this project AndyTown is proposing.

Sincerely,

A handwritten signature in dark ink, appearing to be 'A. Olive', with a stylized, overlapping loop structure.

Andy Olive
co-owner of San Franpsycho
415-846-6443
www.sanfranpsycho.com

To: SF Planning Commission
1650 Mission Street Suite 400
San Francisco CA 94103-2479

Referring the project Andytown Coffee Roasters at 3629 Taraval St / 2015-016033CUA - CB3P.

To Whom it may concern:

I am fully in support of Andytown's propped project between 46th and 47th avenue. As someone who works on Taraval (and transfers to the L at 46th) it would be absolutely amazing to have a coffee option as impressive as Andytown. The Sunset district has always been great about supporting it's local businesses and I feel this should be no different.



Kyle Luck

San Franpsycho
505 Divisadero St
San Francisco, CA 94117

Luck@sanfranpsycho.com
415.702.6285



March 24, 2016

To: SF Planning Commission
1650 Mission Street Suite 400
San Francisco CA 94103-2479

Referring the project Andytown Coffee Roasters at 3629 Taraval St / 2015-016033CUA - CB3P.

My name is Emerald Bloom-Johnson and I have lived in San Francisco for 12 years. Not only am I a resident of the Outer Sunset, I am also a business owner. I reside just a few blocks from Andytown Coffee Roasters located on Lawton Street and own yogabeachSF, a yoga studio located Irving Street. Since opening on Lawton Street about two years ago, Andytown Coffee Roasters has created a place that is idyllic, welcoming and beautiful in a densely populated neighborhood that was lacking in services. They have become part of the fabric of the neighborhood and a meeting place for families, friends, and neighbors to commune. In creating this "place", they have brought the community together.

I support Andytown Coffee Roasters opening at 3629 Taraval. They will benefit the Outer Taraval neighborhood by filling a void and creating a new beautiful place for neighbors to commune. Taraval Street, specifically the blocks nearest the beach are in the greatest need for services. I know the existing businesses located near the proposed new Andytown location on Taraval will benefit very much from the added foot traffic that Andytown will attract.

Currently, this commercial zoned area on Taraval Street is down-trodden, with several businesses shuttered having recently suffered from a devastating fire, leaving the existing open businesses to suffer further from lack of foot traffic. While Supervisor Katy Tang along with The Taraval Streetscape Improvement Project has done a fantastic job in beautifying the street, the area feels empty and deserted and it deserves the life and energy that Andytown Coffee Roasters can infuse.

Best,

A handwritten signature in black ink, appearing to read "Emerald Bloom-Johnson". The signature is stylized with a large, looping "E" and a long, sweeping underline.

Emerald Bloom-Johnson

4501 Irving Street San Francisco CA 94122
yogabeachSF.com

Jason Garewal
5220 Caminito Exquisito
San Diego, CA 92130

To: SF Planning Commission
1650 Mission Street Suite 400
San Francisco CA 94103-2479

Re: Project Andytown Coffee Roasters at 3629 Taraval St / 2015-016033CUA - CB3P

My name is Jason Garewal and I live in San Diego, California. I travel to San Francisco often for both business and vacation.

Before Andytown Coffee Roasters opened their shop on Lawton Street in San Francisco, I had never visited the Outer Sunset neighborhood. I heard about Andytown's new shop through word of mouth and excellent reviews in the press, and I became a regular immediately. Now, I spend time at Andytown Coffee Roasters every time I visit San Francisco. When I'm there, Andytown makes me feel like an honorary member of the Outer Sunset community.

I support Andytown Coffee Roasters opening at 3629 Taraval. A new Andytown Coffee Roasters coffee shop will benefit the Outer Taraval neighborhood by infusing the area with a sense of elegance, creating a sense of community among residents, and introducing people from all over the world to the Outer Taraval neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J Garewal', with a stylized, cursive script.

Jason Garewal

To: SF Planning Commission
1650 Mission Street Suite 400
San Francisco CA 94103-2479

Referring the project Andytown Coffee Roasters at 3629 Taraval St / 2015-016033CUA - CB3P.

My name is Kaitlin Parks and I have lived in San Francisco for 8 years. I'm a professional dancer who's performed in venues from The Garage to the Marine's Memorial. I've taught dance for the SF Conservatory of Dance as well as the SF Youth Ballet Academy. I am also passionate about providing medical care to my neighbors and have been privileged enough to serve the city as an EMT for the SFFD. I lived in the Tenderloin, the Richmond and finally made a home in the Outer Sunset. Whether saving my neighbor's life, teaching them to dance, entertaining them with classical ballet or challenging them to engage with experimental dance-theatre; I understand the importance of contributing to the community in SF. I may have moved here just to train with the SF Conservatory of Dance but I stayed for the community. I hope you can recognize the value this little shop offers our neighborhood on Taraval and how that reflects on this great city as a whole.

I first learned about Andytown Coffee Roasters while the owners were still hard at work building their original location on Lawton. I knew the coffee would be good but I did not expect a tiny little shop with great coffee to turn into a vibrant hub of the Outer Sunset community.

This is more than a coffee shop. They have created a space that values their neighbors and fosters the creation of more tangible sense of community. While you may have to wait in line at peak times the attention is undivided when you're ordering. From the owners right down to their newest local hires: they ask you how you are and remember your name. By fostering brief and seemingly small encounters they make the entire busy-city-culture hit pause for a few minutes. They inspire conversation between neighbors and investment in the community. And if you had to wait, well you forgot about it because you were lost in conversation with your neighbor.

But this isn't just all feel-good-theoretical stuff. By employing local folks they are creating a viable future in an ever more expensive city for each employee. Their actions speak to their community investment louder than my words: just look at the money they have raised for the protection of our ridiculous little Snowy Plovers. They support other local businesses through open communication and generous free coffee sure, but also by genuinely promoting them to their own customers! Everything they have done they take the time to do it right and thoughtfully. Andytown Coffee Roasters supports the Outer Sunset and we support them right back.

I overwhelmingly support Andytown Coffee Roasters opening at 3629 Taraval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kaitlin Parks', with a long horizontal line extending to the right.

Kaitlin Parks
(415) 212-8892

KENNY GONG

Lic#09177665 / 415.279.2715 / kgong@paragon-re.com

April 4, 2016

Dear San Francisco Planning Department,

I'm writing in support of Andytown's new storefront on Taraval in the Outer Sunset.

My name is Kenny Gong, a proud San Francisco native. I've got deep love and appreciation for - and long-time roots in - the Sunset and Outer Sunset. My father has owned a small real estate brokerage based out of the Sunset for almost 40 years. My older brother is now taking over the family business. I went to St. Ignatius College Prep and, back then, also represented the Sunset as a member of the San Francisco Youth Commission, via the Board of Supervisors. Today, I myself am a real estate agent, helping many folks set their own roots in the Sunset and Parkside neighborhoods.

Suffice to say, my family and I love the Sunset. And we also love Andytown Coffee Roasters.

As neighbors, we have seen how much has changed in the Outer Sunset anecdotally, from which generations of families now live "here" and "there" to which Chinese restaurants always stay Chinese restaurant but with different menus and staff and awnings. As real estate professionals, we have seen how much the Outer Sunset has been energized by increased property value in the past few years, encouraging homebuyers to see the benefits of living so close to Ocean Beach. Immense gratitude and acknowledgement must be shared and given to a place like Andytown that has set up shop, giving the Outer Sunset's thriving community a place to eat (the very best Irish soda bread), drink (the famous Snowy Plover), and be merry (with the friendliest staff and customers). Let's be frank... Andytown makes my job - as an eternally adoring fan of the West side of town and as a real estate agent - a whole lot easier.

I got into real estate to help real folks create real communities and real neighborhoods. Andytown is woven into that ethos, for the Outer Sunset and for San Francisco more broadly. If you want to see a neighborhood truly vibrant and buzzing with lovely folks smiling and embracing what this amazing City is all about, just visit 43rd and Lawton. You can see it as clear as our beloved neighborhood by the ocean is now getting (due to climate change no doubt). Then, imagine what could happen on Taraval.

I urge you to join me - and so many others - in standing up for the wonderful new project Andytown is brewing. Then, once they're open, let's all go enjoy a Snowy Plover together.

With respect and appreciation,

Kenny Gong

March 24, 2016

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

Re: Application of Andytown Coffee
3629 Taraval St
2015-016033CUA - CB3P

Dear Commissioners –

I am writing to you with enthusiastic support for the above-captioned application of Andytown Coffee.

I have known Lauren Crabbe of Andytown Coffee, and her husband Michael McCrory, for a number of years, even before they opened their magical little coffee shop at the corner of 43rd and Lawton. I know they care deeply about their community, their friends and their customers. And they've created a thriving and community-sensitive business with Andytown. They have help transform that corner of the Outer Sunset with their energy, community involvement, and sensitivity.

Although we willingly travel across the city to visit them, any neighborhood or block would be lucky to have a truly local-owned business such as Andytown, and we are very jealous of the Lawton St. neighborhood as a result. They have garnered much favorable press coverage (including national and international), but they remain grounded and dedicated to their local community.

Andytown brings the complete package to their neighborhood, and I'm confident they will do the same in Outer Taraval: caring owners, great staff, and a true sense of community. A quick stop at their café at any time during the week shows the diversity of their customers: school teachers during the week, church-goers on Sundays, and fans of really good coffee and pastries at all times – all brought together in a warm and welcoming space.

It's hard for me to imagine a better business – and better people – to be encouraged and welcomed by San Francisco in general and by Outer Taraval.

Regards.



Phil Eager
650 Delancey St., Apt 220
San Francisco, CA 94107

Greg Kennedy and Wynne Bamberg
Occidental Power Solar
2510 Great Highway
San Francisco, CA 94116

March 28, 2016

To: SF Planning Commission
1650 Mission Street Suite 400
San Francisco CA 94103-2479

Referring the project Andytown Coffee Roasters at 3629 Taraval St / 2015-016033CUA - CB3P.

Our names are Greg Kennedy and Wynne Bamberg and we have lived in San Francisco for 30 years. I first learned about Andytown Coffee Roasters shortly after they opened on Lawton Street. They have benefited the community by providing a high-quality café.

We support Andytown Coffee Roasters opening at 3629 Taraval. Our business, Occidental Power Solar, occupied this address for over 25 years and we have lived around the corner from this address for longer. The neighborhood badly needs a high quality café operated by a locally-owned business. They will benefit the Outer Taraval neighborhood by offering wonderful coffee and food and extremely pleasant service.

We think they are a perfect fit for this location, the neighbors, and the other businesses on the Taraval block between 46th and 47th Avenue. The neighborhood has put up with fairly shady businesses for decades. Andytown is a clean and safe establishment with a track record of attracting nice customers and becoming part of the neighborhood.

Sincerely,
Greg Kennedy and Wynne Bamberg



April 5, 2016

John Lindsey
The Great Highway Gallery
3649 Lawton St
San Francisco, CA 94122

To: SF Planning Commission

1650 Mission Street Suite 400
San Francisco CA 94103-2479

Referring the project Andytown Coffee Roasters at 3629 Taraval St / 2015-016033CUA - CB3P.

I operate a small business two doors east from Andytown Coffee Roasters. I watched as they built out the shop, started their business, moved into the immediate neighborhood and started their family. They have always been very considerate and kind to the surrounding neighborhood, to the other merchants and everyone else. If all merchants had their commitment to service, quality, kindness and the community the Sunset would be a better place. Taraval Street will benefit greatly from this business. Their presence has added to the charm of Lawton and 43rd.

I wholeheartedly support Andytown Coffee Roasters opening at 3629 Taraval.

Sincerely,

John Lindsey - owner
The Great Highway Gallery

Gina Carlucci
2080 Harwood Hill
Apt. 1
Bennington, VT 05201

To: SF Planning Commission
1650 Mission Street Suite 400
San Francisco CA 94103-2479

Referring the project Andytown Coffee Roasters at 3629 Taraval St / 2015-016033CUA - CB3P.

My name is Gina Carlucci and I recently lived in San Francisco for a little over a year. I first learned about Andytown Coffee Roasters from some folks in the neighborhood. Having fallen in love with the Outer Sunset neighborhood I was determined to make it my home and place of work. Annie co-owner of 3 Fish Studios on Irving was sympathetic to my desires and highly recommend I pop by Andytown, because Lauren and Michael were awesome people. She was spot on. Lauren and Michael not only hired me they opened their hearts to me as well as countless others who have followed. Just like it's owners Andytown is all heart, it's infectious! They have benefited the community by providing healthy & happy job opportunities, supporting local artists, supporting local businesses, adding value to the community, improving infrastructure, and more. Their success speaks for itself in my opinion, lots of hard work and a community that supports, no, loves to support Andytown.

I fully support Andytown Coffee Roasters opening at 3629 Taraval. They will benefit the Outer Taraval neighborhood by enriching the community and providing employment opportunities.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Carlucci', with a stylized flourish at the end.

Gina Carlucci

Tom Chips
340 Gateway Dr #205
Pacifica, CA 94044

To: SF Planning Commission
1650 Mission Street Suite 400
San Francisco CA 94103-2479

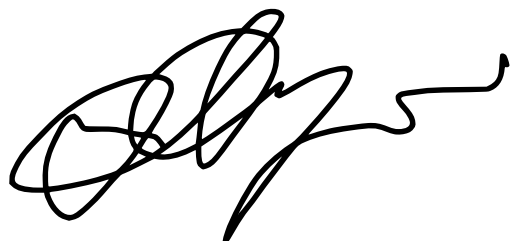
Referring the project Andytown Coffee Roasters at 3629 Taraval St / 2015-016033CUA - CB3P.

My name is Tom Chips and I have lived/worked in San Francisco for 9 years. I first learned about Andytown Coffee Roasters from a friend who started a business with them and I've watched them grow since day one. They have benefited the community by increasing tax revenue and reviving an otherwise borderline dead neighborhood that now has a lot more foot traffic, shoppers, visitors etc. Their location is now a popular public site for meeting friends and family.

I support Andytown Coffee Roasters opening at 3629 Taraval. They will benefit the Outer Taraval neighborhood by doing the same great work as they did in their first location. It adds greatly to the community as a whole. They are family oriented, customer service oriented and are doing brisk business.

Sincerely,

Tom Chips

A handwritten signature in black ink, appearing to be 'Tom Chips', with a stylized, cursive script.

To: SF Planning Commission
1650 Mission Street Suite 400
San Francisco CA 94103-2479

Referring the project Andytown Coffee Roasters at 3629 Taraval St / 2015-016033CUA - CB3P.

I 100% support Andytown's proposed project between 46th and 47th avenue. I've lived and/or worked in the sunset for years and we are in need of some great local businesses that are missing like ANDYTOWN. Let our Sunset community thrive and let's support those who are making an effort to raise the bar for the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christian Routzen', with a large, sweeping flourish at the end.

Christian Routzen
415.637.2597

Alex and Sarah Martins
2132 Great Highway
San Francisco, CA 94116

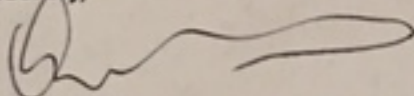
To: SF Planning Commission
1650 Mission Street Suite 400
San Francisco CA 94103-2479

Referring the project Andytown Coffee Roasters at 3629 Taraval St / 2015-016033CUA - CB3P.

My name is Alex Martins and I have lived in San Francisco for 26 years. I first learned about Andytown Coffee Roasters when they were preparing to open at their current location on Lawton Street, which is next to my business, Alex Martins Surfboard Repair. They have benefited the community by bringing people from our neighborhood together at a comfortable, family-friendly location and in doing so, made people aware of the other businesses on our block.

I support Andytown Coffee Roasters opening at 3629 Taraval. They will benefit the Outer Taraval neighborhood by offering delicious beverages and light food and offering a place to meet friends. I live with my wife and two sons on the Great Highway at Rivera, only a couple of blocks from Taraval, but go to the Noriega corridor when we want to eat or meet friends. Andytown will be a welcome addition to the Taraval corridor and encourage us to go there to meet friends or get something to eat.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Alex Martins', with a long, sweeping horizontal stroke extending to the right.

Alex Martins

To: SF Planning Commission
1650 Mission Street Suite 400
San Francisco CA 94103-2479

Referring the project Andytown Coffee Roasters at 3629 Taraval St / 2015-016033CUA - CB3P.

To whom it may concern,

Having lived in San Francisco for six years, five of those being in the Outer Sunset, never have I experienced such a welcoming and comfortable environment such as Andytown. Their product envelopes a taste of high quality, and extreme care, both of which heighten the fact that Andytown is an absolute entity to their community, and to those who visit them on a daily basis. I am writing to express my complete support behind Andytown's expansion to lower Taraval in order to continue their endeavor in not only creating amazing products, but building a rich community through their hard work and efforts. Michael and Lauren, husband and wife duo (now new parents), and their talented and booming team have built an impenetrable, and long lasting impression on not only the world of San Francisco coffee and cafés, but also on San Francisco as a whole. Andytown has joined the movement to change the lower, Outer Sunset neighborhoods into more congenial, community based units, and as they have already done with Lawton, they will unequivocally do with Taraval.

Sincerely,



Tyler Blomstrom-Moore

Lawton Trading Post
3645 Lawton St
San Francisco, CA 94122
415-340-3654
lawtontradingpost@gmail.com

April 5, 2016

To: SF Planning Commission

1650 Mission Street Suite 400
San Francisco CA 94103-2479

Regarding the project Andytown Coffee Roasters at
3629 Taraval St / 2015-016033CUA - CB3P.

My name is Ruth Selby, and I am the owner of Lawton Trading Post, a small community market and deli on Lawton Street at 43rd Avenue. We are lucky enough to be two doors down from Andytown, and have gotten to know Andytown as a neighboring small business owner. Also, my partner and I live at 41st Avenue and Kirkham St., and thus count Andytown as personal neighbors as well.

I write to express my strong support for Andytown Coffee Roasters opening at 3629 Taraval.

They will benefit Outer Taraval by bringing meaningful jobs to the neighborhood. By roasting small batches of coffee and producing delicious pastries from scratch, Andytown employs numerous people in jobs that provide tangible positive benefits. Additionally, at their Lawton Street location, they have invested considerable time, money and effort in beautifying, maintaining and improving the space. The small things such as sweeping the sidewalks every morning and offering free dog treats to neighbors contribute greatly to a sense of community. Every day, we see Outer Sunseters-- longtime residents and newcomers alike-- lining up for delicious coffee, pastries, and friendly conversation. These small contributions to a vibrant community are so vital; they have transformed the Lawton and 43rd corner, and thus added to the rejuvenation of the Outer Sunset as a whole.

I urge the Planning Commission to grant a change of use permit to Andytown Coffee Roasters. Approving this project will bring the same friendly, community-minded, small business growth and positive change to the Outer Taraval district.

Sincerely,



Ruth Selby

Kelly Inouye/Irving Street Projects
4331 Irving Street
San Francisco, CA 94122

To: SF Planning Commission
1650 Mission Street Suite 400
San Francisco CA 94103-2479

Referencing the project Andytown Coffee Roasters at 3629 Taraval St / 2015-016033CUA - CB3P.

My name is Kelly Inouye and I have lived in San Francisco for 10 years. I first learned about Andytown Coffee Roasters from other SFUSD parents in the Outer Sunset who swear by their coffee and baked goods. They have benefited the community in many ways and they work hard to create a beautiful space and welcoming environment for their patrons to enjoy.

I support Andytown Coffee Roasters opening at 3629 Taraval. They will benefit the Outer Taraval neighborhood by creating a gathering place for the community. So many people work from home and truly benefit from being able to walk over to Andytown for a change of scenery, free wifi, and some of the great coffee and food they serve.

The residents of the Outer Taraval neighborhood would benefit tremendously from having the type of pleasant gathering place Andytown plans to create there. Coffee shops are where great ideas are born. It's no coincidence that the rise of the coffee house directly coincided with the Age of the Enlightenment. People need coffee to fuel their creative and entrepreneurial pursuits. Enlighten the Outer Taraval neighborhood. Let Andytown open at 3629 Taraval.

Sincerely,

Kelly Inouye

Clarke, Colin (CPC)

From: Clarke, Colin (CPC)
Sent: Thursday, April 07, 2016 11:57 AM
To: 'Janet Slissman'
Cc: 'Joshua Lowe'; Perry, Andrew (CPC)
Subject: RE: 3629 Taraval St / 2015-016033CUA - CB3P - Andytown
Attachments: Eating+Drinking_Concentration+Frontages_TaravalSt-3629_20160405.xlsx

Hi Janet,

Thank you for sharing your concerns.

Attached: existing and proposed concentration of eating & drinking uses. This project would increase the concentration by less than 1% to 34%, where 25% is recommended in Planning Code Section [303\(o\)](#).

If an operator is not following the Conditions of Approval associated with an approved Conditional Use, or a particular Code Section, you may contact the operator to address concerns (most people want to be good neighbors), and/or contact 415-558-6377 or [Code Enforcement](#) to determine available options.

Any opposition is taken seriously. Andrew Perry stated that the Planning Department recommended approval of the Restaurant use (with conditions), but not for the extended hours of operation until 2am for 3657 Taraval St. The Planning Commission approved (with conditions) both the Restaurant use and the extended hours of operation until 2am.

Off-Street Parking is not required per Planning Code Section [710.22](#).

You may present your concerns to the Planning Commission at the April 21 hearing. Your written opposition will be included in the Commissioners' packets. This project will be on the Regular Calendar instead of Consent Calendar. Thank you,

Colin B. Clarke, AICP
Planner, Current Planning

Planning Department, City and County of San Francisco
1650 Mission Street, Suite 400, San Francisco, CA 94103
Direct: 415-575-9184 **Fax:** 415-558-6409
Email: Colin.Clarke@sfgov.org

From: Janet Slissman [mailto:janetsslissman@comcast.net]
Sent: Thursday, April 07, 2016 10:27 AM
To: Clarke, Colin (CPC)
Subject: Re: 3629 Taraval St / 2015-016033CUA - CB3P - Andytown

Dear Colin,

Although I have visited their other coffee place on Lawton, which seems nice, I am still concerned that we have too many food establishments in a one block radius. There will be a coffee bar across the street and my biggest concerns are the trash, noise, and most importantly lack of parking. I am worried that my driveway, as well as my neighbors will become their customer's parking lot. I do not want to be subjected to this. I know from experience that the Pizza place and the Grocery Store used my driveway constantly. There were massive amounts of cigarette butts and dog poop in front of my property. I also remember getting many promises from

the bar, when it was reopened long ago, and those promises seem to have gone by the wayside. My blood pressure goes up when these things happen because at first they are compliant and then we are ignored. I am sorry but I do not want to or should not have to deal with the problems that these establishments bring to the neighborhood. The Pizza, Grocery and Bar have already demonstrated their lack of cleanliness and no concerns for the neighbors.

Are you allowed in the NC-1 district to have so many food establishments? There is no parking here now. It has been removed by the city. Unless these business agree to a solution to these issues, then I see no other recourse than to oppose any further food establishments. Maybe you should think about planning for a parking lot? When I voiced my opposition to these establishments being allow to stay open to 2am to Andrew Perry, I was told that my issues were not of importance to him. What restaurant needs to be open to 2am?

I am sorry, but I think that the city has completely disregarded the residents of this neighborhood block and it is shameful that we now will have to live with those poor decisions. Although I am sure that Andytown owners are wonderful business owners, I still need to oppose any further development of a food establishment. And I really do think that the Planning Department needs to take a closer look as to why Andrew Perry approved all these establishment to remain open until 2am and seemed to claim that there was no opposition, when in fact we know there was!

Janet Slissman

From: Clarke, Colin (CPC)
Sent: Monday, April 04, 2016 2:37 PM
To: 'Janet Slissman'
Subject: RE: 3629 Taraval St / 2015-016033CUA - CB3P - Andytown

RE: April 21 Planning Commission hearing

Good afternoon Janet,

Thank you for sharing your concerns.

The required [neighborhood notification](#) (combined [312](#) and [Conditional Use Authorization](#)) was mailed on April 1 to Occupants within 150-feet & Owners within 300-feet. 20-Day Newspaper Notice. 20-Day Posting of Notice Poster.

Attached: plans (PDF).

The rear yard outdoor space is not proposed to be an Outdoor Activity Area as part of this project (that would require a new [Conditional Use Authorization](#) in the future, per Planning Code Section [710.24](#)).

The proposed hours of operation are 7AM-5PM Mon-Fri, and 8AM-5PM Sat/Sun.
(6AM-11PM would be permitted in the [NC-1 Zoning District](#) per Planning Code Section [710.27](#)).

The following standard Conditions of Approval will be included in the draft Motion for Approval:

DESIGN – Compliance at Plan Stage.

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

OPERATION.

- **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.
- **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org
For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org
For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org
- **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
- **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.

MONITORING – After Entitlement.

- **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.
- **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.

Please clarify via email to me if, after reviewing the standard Conditions of Approval above, you are opposed to the project as it would then need to be removed from the Planning Commission's Consent Calendar and placed on the Regular Calendar. Per [Resolution #19323](#) that established [CB3P](#), Department Staff would provide a verbal response to any opposition at the public hearing, and include written opposition in the Commissioners' packets. Alternatively, please clarify if you support the project or are neutral.

Thank you. Sincerely,

Colin B. Clarke, AICP
Planner, Current Planning

Planning Department, City and County of San Francisco
 1650 Mission Street, Suite 400, San Francisco, CA 94103

Direct: 415-575-9184 Fax: 415-558-6409

Email: Colin.Clarke@sfgov.org

Web: www.sfplanning.org



Planning Information Center (PIC): 415-558-6377 or pic@sfgov.org

Property Information Map (PIM): <http://propertymap.sfplanning.org>

From: Janet Slissman [<mailto:janetslissman@comcast.net>]

Sent: Friday, April 01, 2016 6:25 PM

To: Clarke, Colin (CPC)

Subject: 3629 TARAVAL STREET

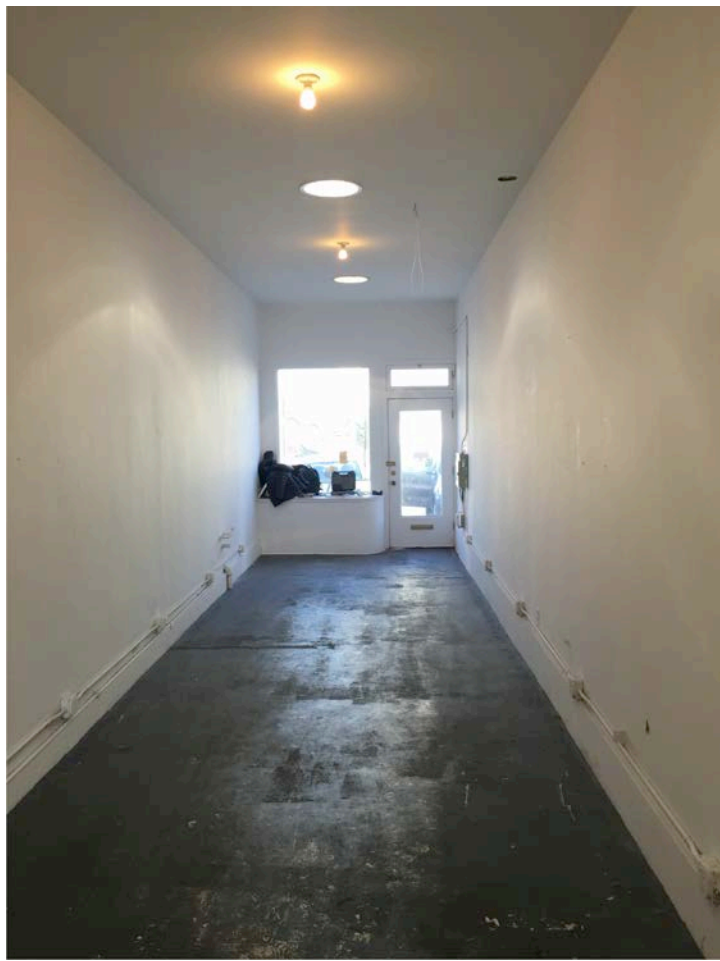
Dear Mr. Clarke,

I live at 3611 Taraval Street, just a couple of doors down from “Andytown at 3629 Taraval Street. I noticed a sign posted in the window 2015016033CUA and 201602048843 and I have concerns, the first one being that we, the neighborhood, have not received any written notification of the meeting on April 21st. Isn’t this required? I have asked my neighbors and they have not received any notice either.

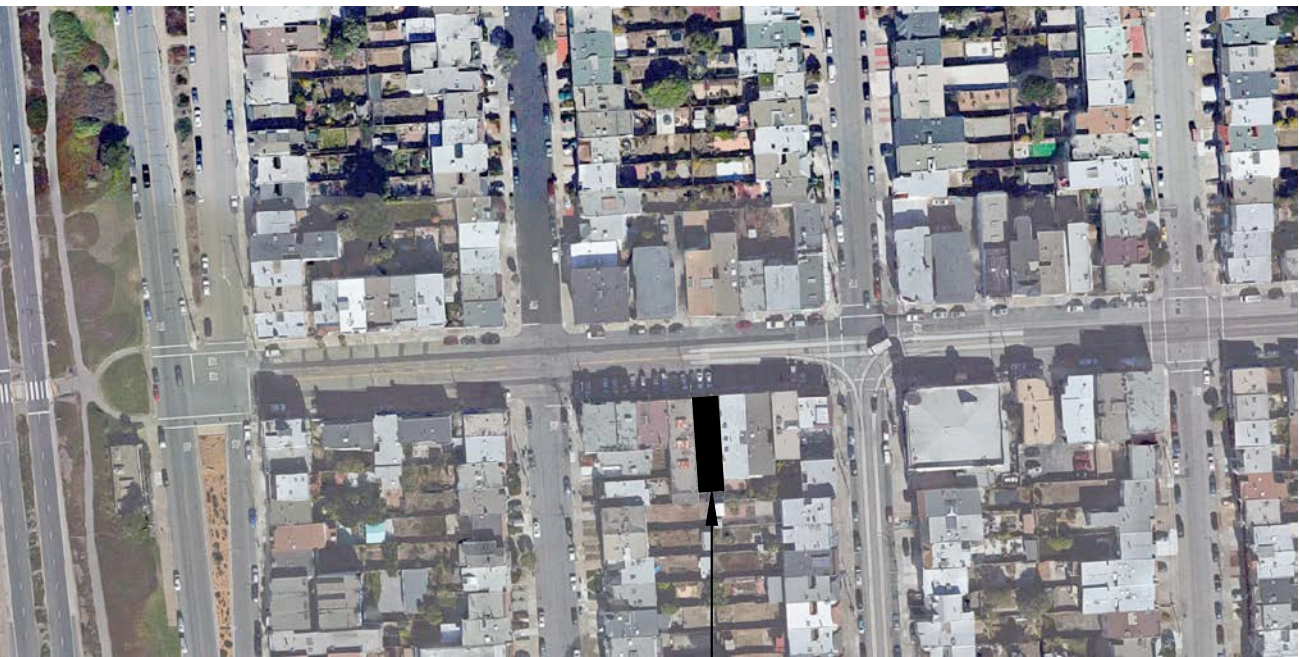
I am concerned about the noise early in the mornings and the trash that will be thrown about and sticky drinks spilled on the sidewalks. Please do not allow them to use the backyard for seating, my yard is my sanctuary and I do not want the hummingbirds scared away. We are a very small community and are being inundated with bars and restaurants in an area that was very quiet and family oriented. For my sanity, I would like to wake up at a normal hour and sleep in on the weekends without disturbance. Could you please make clean sidewalks and very little noise happen? People are very inconsiderate and throw trash everywhere, not just in front of the business. I am tired of being their nanny. You must make this business responsible for cleaning the whole area, not just in front of their store. And I mean cleaning with soap and water and a bucket, picking up dog poop and cigarette butts.

Janet Slissman

415-385-6246 cell



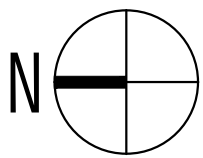
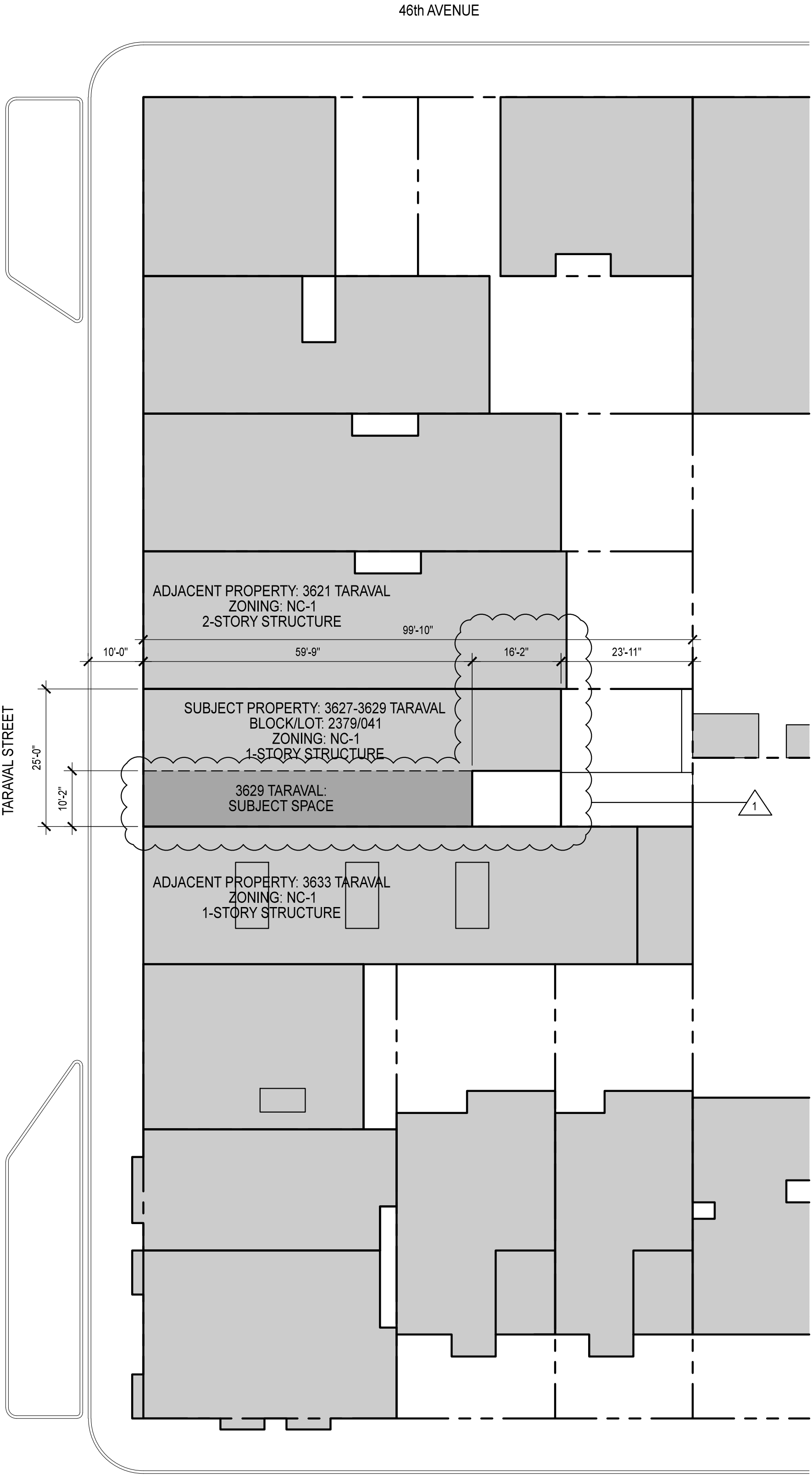
SITE PHOTOS: INTERIOR



VICINITY AERIAL PHOTO



SITE PHOTOS: EXTERIOR



SITE PLAN
SCALE: 1'-0" = 1/16"

PROJECT DATA

ADDRESS
3629 TARAVAL STREET
SAN FRANCISCO, CA 94116

BLOCK/LOT #
2379 / 041

ZONING DISTRICT
NC-1

OCCUPANCY GROUP
B

TYPE OF CONSTRUCTION
5B

HEIGHT LIMIT
40'-X

SCOPE OF WORK
-CONVERT (E) COMMERCIAL SPACE FROM RETAIL USE TO LIMITED-RESTAURANT USE WITH NO FACADE ALTERATIONS
-REMODEL OF THE (E) COMMERCIAL SPACE OF THE 3629 TARAVAL PORTION OF THE BUILDING
-UPGRADE AND RELOCATE EXISTING BATHROOM
-CABINETS AND SERVICES FOR CAFE
-SIGN(S) UNDER A SEPARATE PERMIT

PARCEL AREA
2,500 SQ.FT.

BUILDING AREA (GROSS) NO CHANGE
-EXISTING ENTIRE BUILDING AREA (3627-3629 TARAVAL): 1,746 SQ.FT. (NO CHANGE)
-REMODEL OF EXISTING 3629 TENANT SPACE ONLY: 603 SQ.FT. (NO CHANGE IN SQUARE FEET)

APPLICABLE BUILDING CODES
2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CAL. GREEN BUILDING CODE (CALGREEN)
2013 SAN FRANCISCO AMENDMENTS TO C.B.C., C.P.C., C.M.C., C.E.C., AND CALGREEN

DIRECTORY

OWNER
ANDYTOWN COFFEE ROASTERS
MICHAEL MESSORRY & LAUREN CRABBE
3655 LAWTON STREET
SAN FRANCISCO CA 94116
415 - 753 - 9775
MICHAEL@ANDYTOWNNSF.COM
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SHEET INDEX

ARCHITECTURAL
A0.01 - PROJECT INFORMATION
A2.01 - PLANS: EXISTING & PROPOSED
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A4.01 - FRONT & REAR ELEVATIONS: EXISTING & PROPOSED
A4.02 - SIDE ELEVATIONS: EXISTING

JUNIPER ARCHITECTURE

PROJECT TITLE
ANDYTOWN COFFEE ROASTERS
(TARAVAL LOCATION)

JOB:
3629 TARAVAL

ISSUE:
CONDITIONAL
USE PERMIT

DATE:
02.04.2016

REVISION:
PLANNING REV - 03.10.2016

SHEET TITLE:
COVER SHEET
SITE PLAN
SITE PHOTOS

SHEET NUMBER:

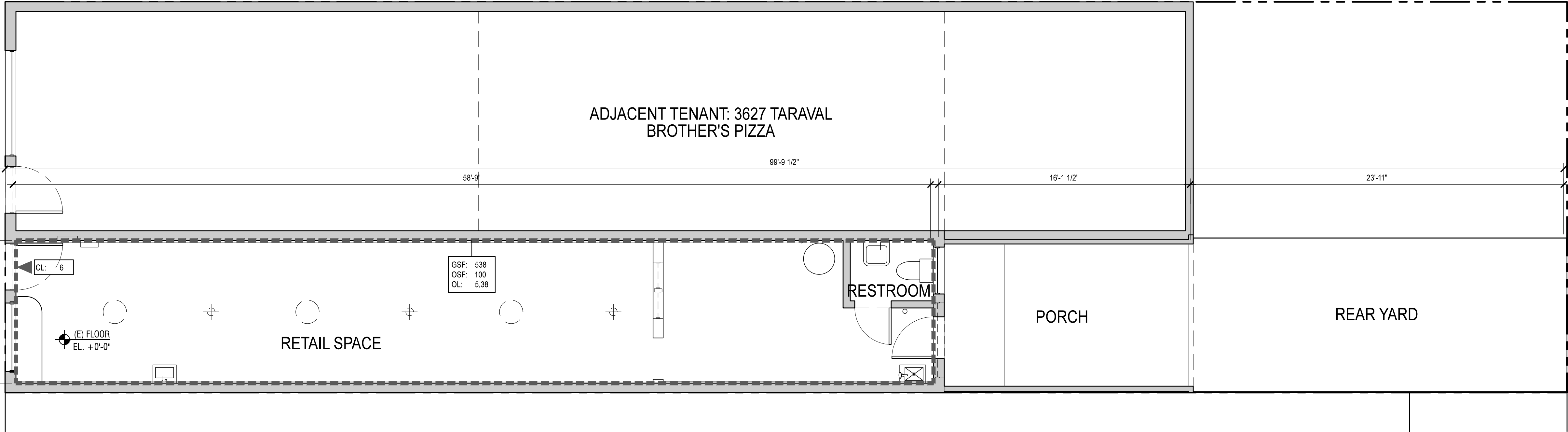
A0.01

TARAVAL STREET

SIDEWALK

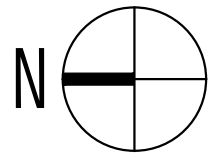
10'-0"







9'-1 1/2"



PLAN: EXISTING

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



KEY:	
WALL, EXISTING:	
WALL, NEW:	
GROSS SQUARE FEET	
OCCUPANTS PER SQUARE FOOT	
OCCUPANCY LOAD	
CUMULATIVE LOAD	
GSF:	
OSF:	
OL:	
CL:	

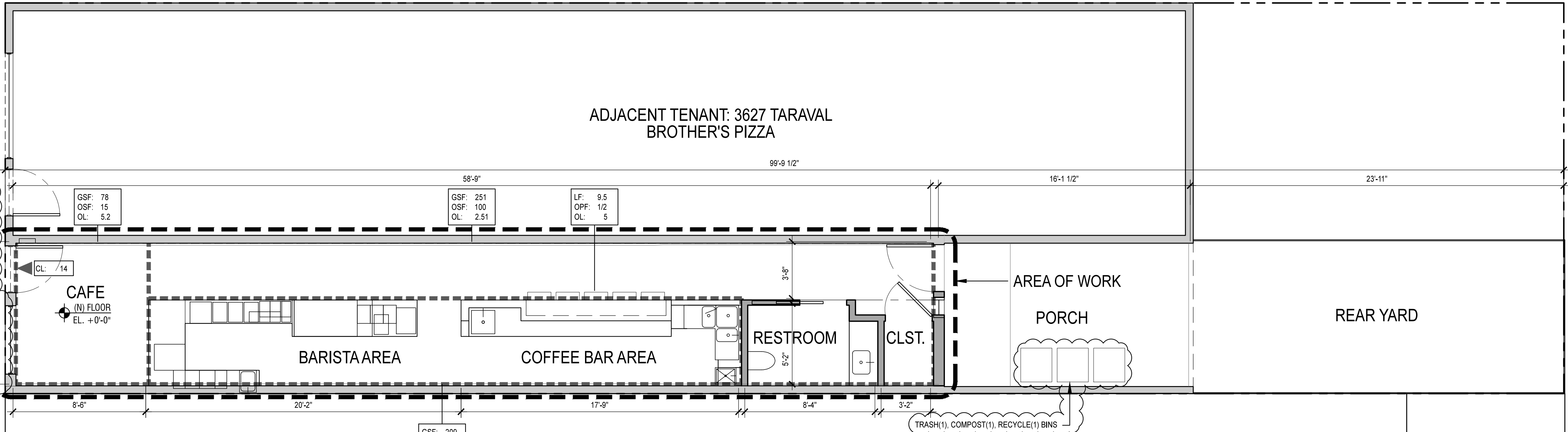
2
-

TARAVAL STREET

SIDEWALK

10'-0"

9'-1 1/2"



PLAN: PROPOSED

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

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PROJECT TITLE:
ANDYTOWN COFFEE ROASTERS
(TARAVAL LOCATION)

3629 TARAVAL STREET
SAN FRANCISCO, CA 94116

JOB:
3629 TARAVAL

ISSUE:
CONDITIONAL
USE PERMIT

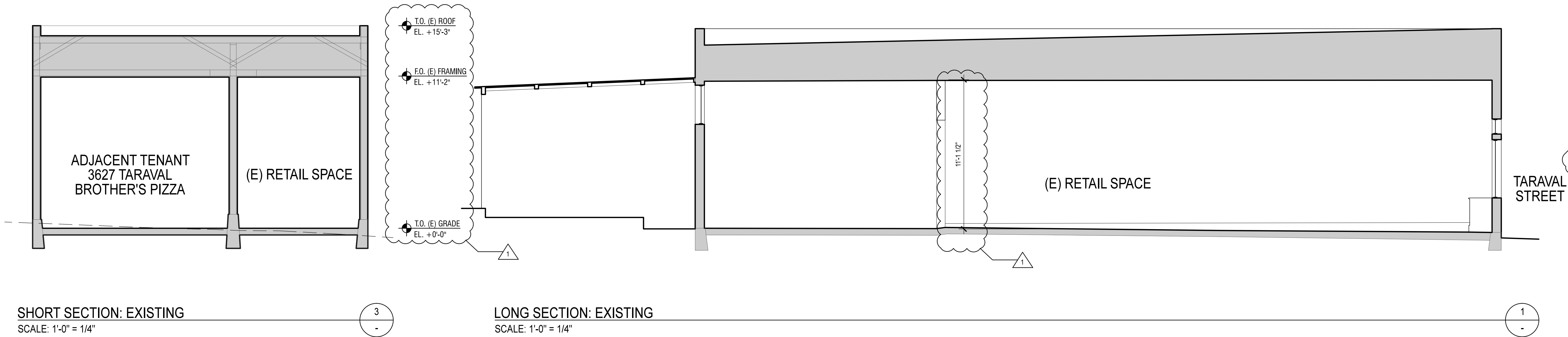
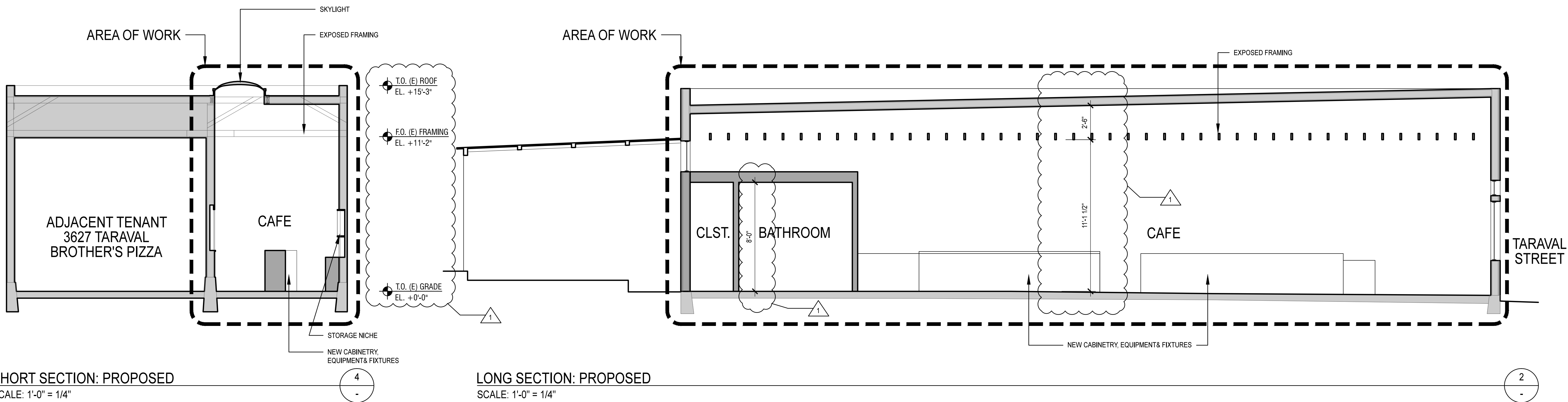
DATE:
02.04.2016

REVISION:
PLANNING REV - 03.10.2016

SHEET TITLE:
FLOOR PLAN -
EXISTING &
PROPOSED

SHEET NUMBER:

A2.01



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PROJECT TITLE

ANDYTOWN COFFEE ROASTERS
(TARAVAL LOCATION)

JOB:

3629 TARAVAL

ISSUE:

CONDITIONAL
USE PERMIT

DATE:

02.04.2016

REVISION:

PLANNING REV - 03.10.2016

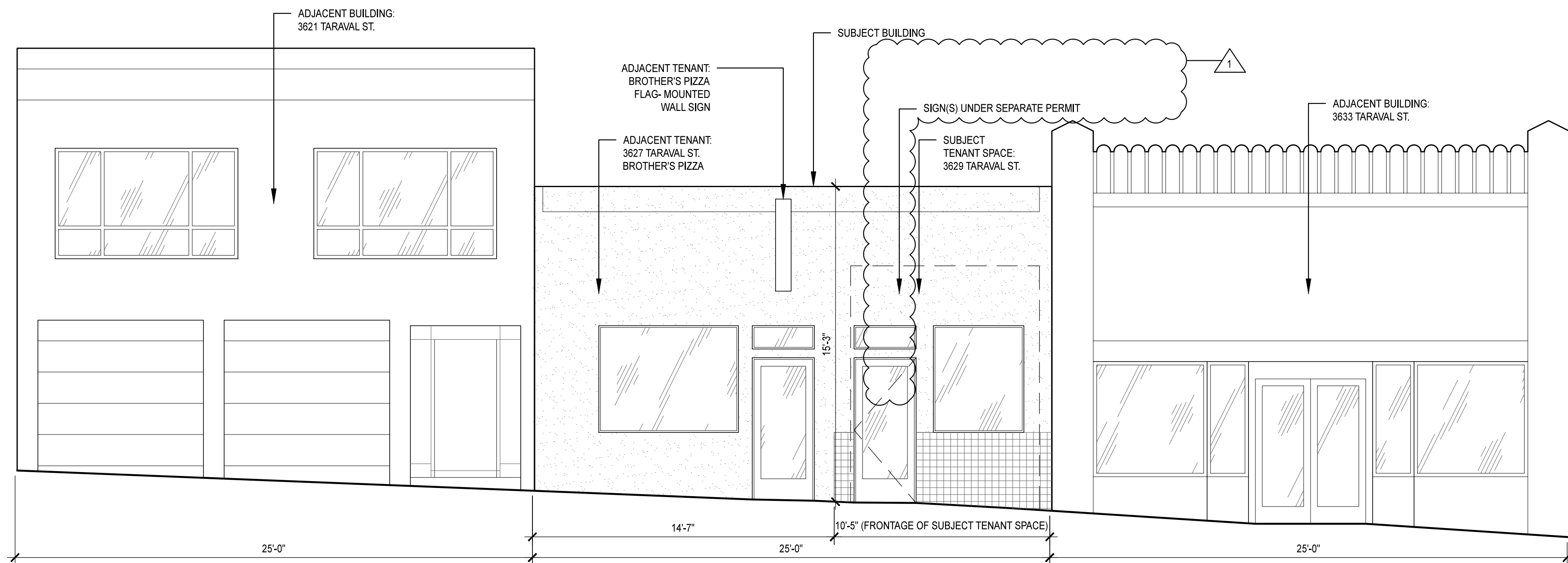
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SECTIONS -
EXISTING &
PROPOSED

SHEET NUMBER:

A3.01

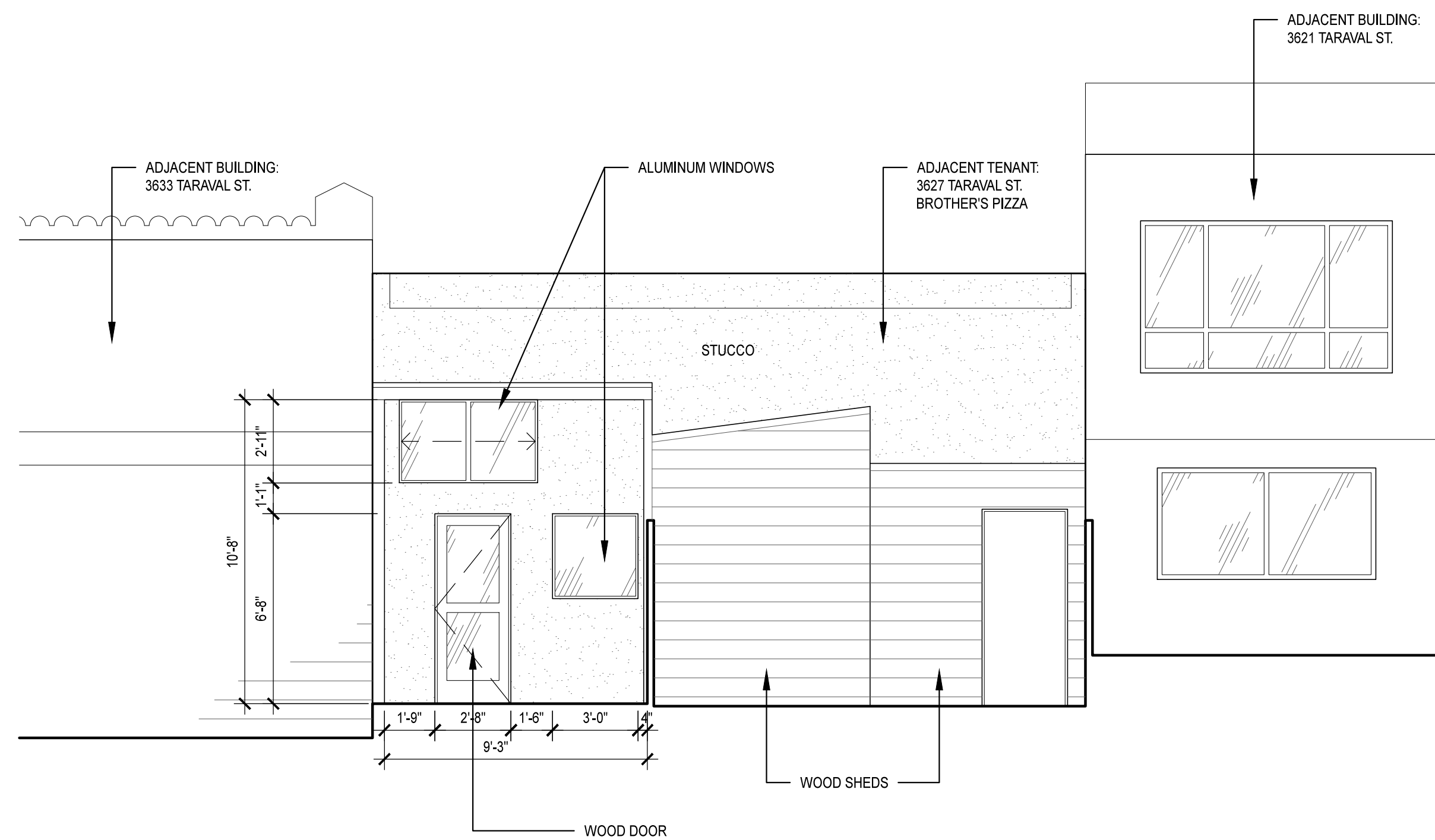
3629 TARAVAL STREET
SAN FRANCISCO, CA, 94116



ELEVATION: EXISTING (NO CHANGE)

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

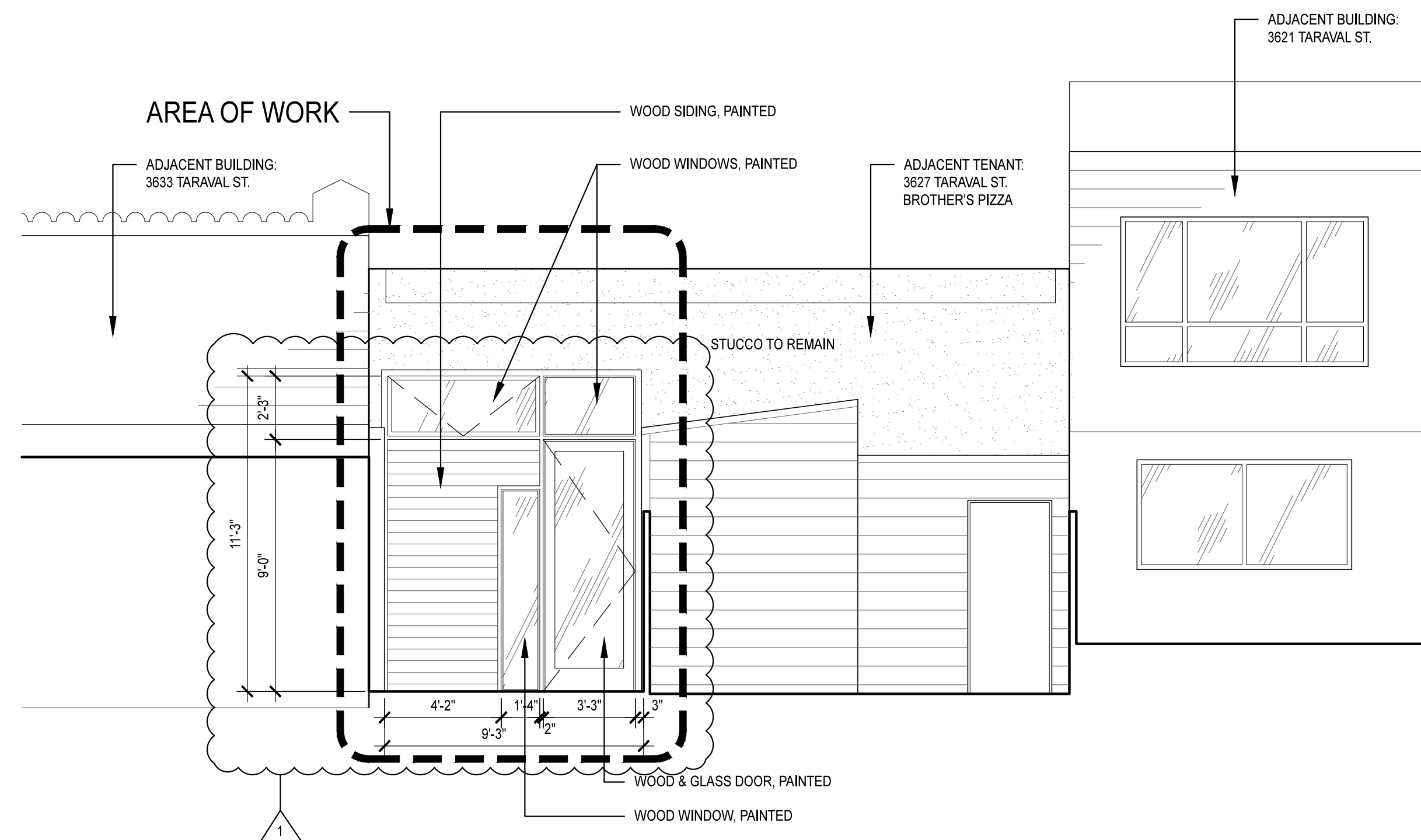
3
-



REAR ELEVATION: EXISTING

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

2
-



REAR ELEVATION: PROPOSED

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

1
-

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PROJECT TITLE:
ANDYTOWN COFFEE ROASTERS
(TARAVAL LOCATION)

3629 TARAVAL STREET
SAN FRANCISCO, CA 94116

JOB:
3629 TARAVAL

ISSUE:
CONDITIONAL
USE PERMIT

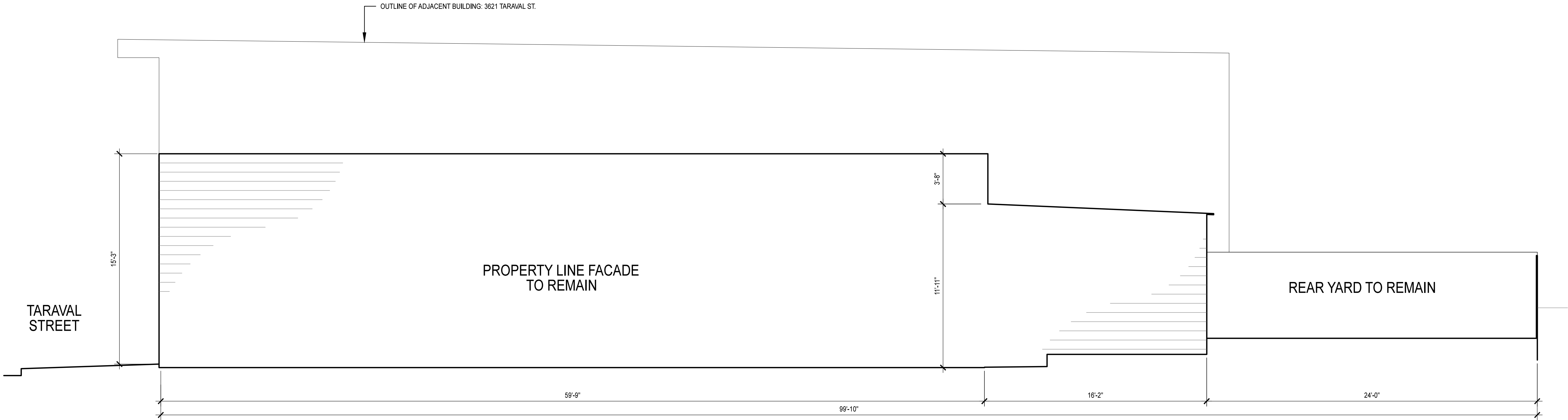
DATE:
02.04.2016

REVISION:
PLANNING REV - 03.10.2016

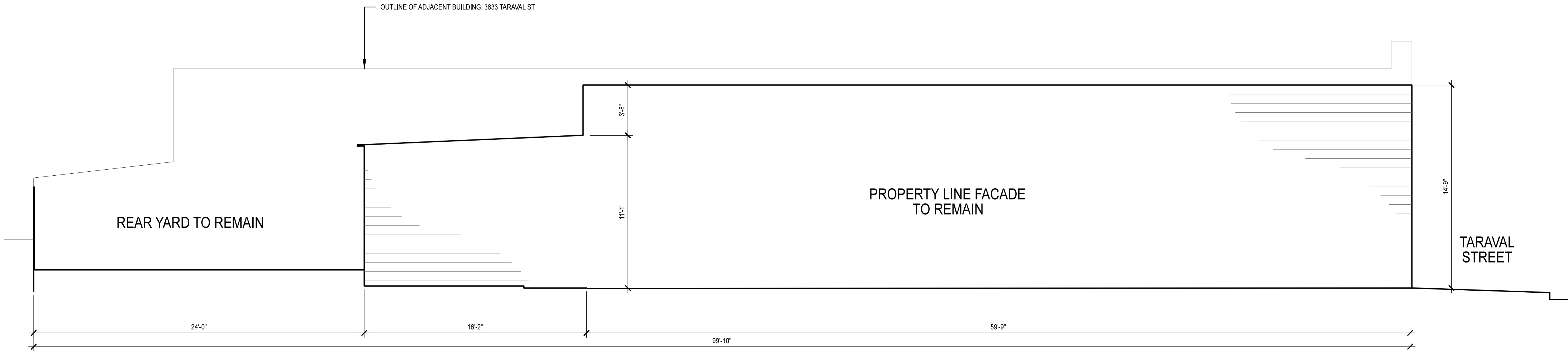
SHEET TITLE:
ELEVATIONS -
EXISTING &
PROPOSED

SHEET NUMBER:

A4.01



WEST (SIDE) ELEVATION: EXISTING (NO CHANGE)
SCALE: 1'-0" = 1/4"



EAST (SIDE) ELEVATION: EXISTING (NO CHANGE)
SCALE: 1'-0" = 1/4"

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PROJECT TITLE:
ANDYTOWN COFFEE ROASTERS
(TARAVAL LOCATION)

1

3629 TARAVAL STREET
SAN FRANCISCO, CA, 94116

JOB:
3629 TARAVAL

ISSUE:
CONDITIONAL
USE PERMIT

DATE:
02.04.2016

REVISION:
PLANNING REV - 03.10.2016

1

SHEET TITLE:
ELEVATIONS -
EXISTING &
PROPOSED

SHEET NUMBER:

A4.02