



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: AUGUST 4, 2016

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

*Date:* July 28, 2016  
*Case No.:* **2016-002498CUA**  
*Project Address:* **1092 POST STREET & 1104 POLK STREET**  
*Zoning:* Polk Street Neighborhood Commercial District (NCD)  
Lower Polk Street Alcohol Restricted Use District  
130-E Height and Bulk District  
*Block/Lot:* 0692/012  
*Project Sponsor:* David Villa-Lobos  
Community Leadership Alliance (CLA) Consulting  
P.O. Box 642201  
San Francisco, CA 94164  
*Staff Contact:* Andrew Perry – (415) 575-9017  
[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)  
*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

The project sponsor requests a Conditional Use Authorization pursuant to Planning Code Sections 303, 178, 723.41, and 788 to expand an existing Bar (d.b.a. Jackalope), currently located at 1092 Post Street, into the adjacent storefront at 1104 Polk Street. The expansion represents an increase in size of approximately 760 square feet, bringing the overall use size to 1,470 square feet. The existing Bar is considered a permitted conditional use pursuant to Planning Code Section 179, as it was legally existing when Neighborhood Commercial District controls were first enacted. The Lower Polk Street Alcohol Restricted Use District does not allow any new Bars or Liquor Stores, however the proposed expanded Bar area would be covered under the existing Bar's Type 48 Alcohol Beverage Control (ABC) License, and is permitted upon authorization of a Conditional Use. The existing Bar began operating as Jackalope circa November 2014 and has received generally positive reviews from the neighborhood, as they have added regular security at the entrance of the establishment to diffuse potential conflicts and discourage criminal activity in a neighborhood with an exceptionally high number of police calls.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the eastern side of Polk Street, between Post and Hemlock Streets, Block 0692, Lot 012. The property is developed with a four-story structure containing a commercial ground floor and forty-eight residential dwelling units above, constructed circa 1917, with full lot coverage at approximately 9,600 square feet of lot area, 120 feet of frontage along Polk, and 80 feet of frontage along Post and Hemlock. The subject building has eight commercial spaces along Polk Street; the existing bar occupies the corner location at Polk and Post Streets, while the adjacent space (1104 Polk) was previously occupied by a Fringe Financial Service use and is now vacant. The building is a known historic resource,

identified as the Burlingame Apartments and within the National and California Register “Lower Nob Hill Apartment Hotel Historic District”.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The surrounding neighborhood consists of a variety of commercial and mixed-use buildings mostly featuring residential uses above ground floor commercial establishments. The scale of development in the area consists of a mix of mid-rise buildings, ranging from two- to five-story structures, most of which were built in the early 1900s. The subject property is located within the Lower Polk Invest in Neighborhoods corridor as well as the Lower Polk Street Alcohol Restricted Use District, which was added to the Planning Code in 2013 in order prevent additional alcohol-serving establishments from coming to the neighborhood, as there was an existing problem with crime due to the already large number of establishments serving alcohol.

The neighborhood features a diverse array of restaurants, art galleries, health clubs, bars, shops and lounges, and is particularly well-known for its night life destinations. Several social organizations are also located on the corridor and in the surrounding neighborhood, providing an array of support services for at-risk youth, the critically ill and homeless individuals and families.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 15, 2016	July 13, 2016	22 days
Posted Notice	20 days	July 15, 2016	July 15, 2016	20 days
Mailed Notice	20 days	July 15, 2016	July 15, 2016	20 days

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

- To date, the Department has not received any communications from members of the public in regard to the project.
- The Project Sponsor has conducted outreach via email and a letter to the relevant neighborhood groups listed on the Planning Department’s website, as well as to nearby merchant associations, and relevant elected officials, prior to submitting the subject application. The outreach materials described the proposed project and offered an opportunity to have a more in-depth meeting and presentation to each group if necessary. No group requested an additional meeting and both the Lower and Middle Polk Neighborhood Associations have indicated that they have no objections to the proposed project.

- The ABC Liaison Unit (ALU) of the San Francisco Police Department has provided the Department with information on crime incidents on and near the vicinity of the project site. For a one year period from January 2015 to January 2016, there were 3,836 total incidents reported within 500' of the project site, resulting in 397 Police Reports. However, only 4 of the incidents were specifically associated with the existing Bar, none of which resulted in a Police Report. The ALU has indicated that they will be recommending disapproval to the ABC and Board of Supervisors for the proposed Bar expansion, given the existing numbers of bars in the District and the already high volume of crime incidents.

## **ISSUES AND OTHER CONSIDERATIONS**

- Per Planning Code Section 303(o), the Planning Commission shall consider the existing concentration of eating and drinking uses in the area. A recent field survey estimated that approximately 33.5% of commercial frontage zoned as Polk Street NCD and within 300 linear feet of the subject property is devoted to eating and drinking uses. The proposal would bring this percentage to 34.2%, which is above the threshold of 25% stated in Section 303(o). While higher than the 25% threshold identified in Code, the percentage does not suggest that it would prevent the District from achieving an optimal balance of goods and services. The percentage, as calculated under Code, also does not factor in frontage of residential parcels or those parcels zoned RC-4 that are within 300 feet of the Subject Property.
- Per Planning Code Section 788(d)(1), within the Lower Polk Street Alcohol Restricted Use District (RUD), no new on-sale or off-sale liquor establishments shall be permitted, provided that a liquor establishment located in the RUD may transfer its alcohol license to another site within the RUD upon approval of a Conditional Use authorization. This project would be permitted within the RUD through Conditional Use authorization, as it is a proposed expansion of an existing Bar and not a new on-sale liquor establishment. Under the Department of Alcoholic Beverage Control, this project would require a premise-to-premise transfer of the existing Type 48 License, which would then cover the expanded Bar area; the Project Sponsor does not need to obtain a new Type 48 License.
- The subject storefront space that the Bar wishes to expand into previously was used by a Fringe Financial Service check-cashing company. This business' hours of operation only extended until 6 or 7 p.m., and individuals would often loiter in the inactive storefront. The presence of a Bar with nighttime hours of operation and an active security presence on the street will help to reduce crime in the immediate neighborhood.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow the expansion of an existing Bar into the adjacent storefront within the Polk Street Neighborhood Commercial District and the Lower Polk Street Alcohol Restricted Use District, pursuant to Planning Code Sections 303, 178, 723.41, and 788.

## **BASIS FOR RECOMMENDATION**

- The project promotes the continued operation of an established, locally-owned business that has found its existing space too small to meet demand, and a business that contributes positively to the vitality of the overall neighborhood and commercial district.
- The project would replace the current Fringe Financial Service business, which was an undesirable use at a property located within a quarter-mile of the Fringe Financial Service Restricted Use District. Furthermore, as the previous business in this space only had hours of operation until 6 p.m., the proposed Bar use, with hours until 2 a.m. and an active security presence, would help to activate the street and better help monitor any issues or criminal activity.
- The District is well-served by transit and the City's bicycle network, therefore patrons should not impact traffic or parking.
- The project meets all applicable requirements of the Planning Code and is consistent with the General Plan.
- The project is desirable for, and compatible with the surrounding neighborhood.

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

Block Book Map  
Sanborn Map  
Zoning Map  
Aerial Photograph  
Context Photographs  
Environmental Determination - CatEx  
Reduced Plans

Attachment Checklist

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

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

\_\_\_\_\_AWP\_\_\_\_\_  
Planner's Initials

AWP: G:\Plan Checks\1092 Post & 1104 Polk\Case Report\ExecutiveSummary\_1104 Polk.doc



# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415)           | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412)            | <input type="checkbox"/> Other                             |

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CA 94103-2479

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## Planning Commission Draft Motion

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San Francisco, CA 94164  
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[andrew.perry@sfgov.org](mailto:andrew.perry@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 178, 723.41, AND 788 OF THE PLANNING CODE TO EXPAND AN EXISTING BAR (D.B.A. JACKALOPE), CURRENTLY LOCATED AT 1092 POST STREET, INTO THE ADJACENT STOREFRONT AT 1104 POLK STREET, WITHIN THE POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT (NCD), THE LOWER POLK STREET ALCOHOL RESTRICTED USE DISTRICT (RUD), AND A 130-E HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On February 24, 2016, David Villa-Lobos (hereinafter "Project Sponsor"), on behalf of Cory Hunt, filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 178, 723.41, and 788 to expand an existing Bar (d.b.a. Jackalope), currently located at 1092 Post Street, into the adjacent storefront at 1104 Polk Street, within the Polk Street Neighborhood Commercial District (NCD), the Lower Polk Street Alcohol Restricted Use District (RUD), and a 130-E Height and Bulk District.

On August 4, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-002498CUA.

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

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. 2016-002498CUA, 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 eastern side of Polk Street, between Post and Hemlock Streets, Block 0692, Lot 012. The property is developed with a four-story structure containing a commercial ground floor and forty-eight residential dwelling units above, constructed circa 1917, with full lot coverage at approximately 9,600 square feet of lot area, 120 feet of frontage along Polk, and 80 feet of frontage along Post and Hemlock. The subject building has eight commercial spaces along Polk Street; the existing bar occupies the corner location at Polk and Post Streets, while the adjacent space (1104 Polk) was previously occupied by a Fringe Financial Service use and is now vacant. The building is a known historic resource, identified as the Burlingame Apartments and within the National and California Register "Lower Nob Hill Apartment Hotel Historic District".
3. **Surrounding Properties and Neighborhood.** The surrounding neighborhood consists of a variety of commercial and mixed-use buildings mostly featuring residential uses above ground floor commercial establishments. The scale of development in the area consists of a mix of mid-rise buildings, ranging from two- to five-story structures, most of which were built in the early 1900s. The subject property is located within the Lower Polk Invest in Neighborhoods corridor as well as the Lower Polk Street Alcohol Restricted Use District, which was added to the Planning Code in 2013 in order prevent additional alcohol-serving establishments from coming to the neighborhood, as there was an existing problem with crime due to the already large number of establishments serving alcohol.

The neighborhood features a diverse array of restaurants, art galleries, health clubs, bars, shops and lounges, and is particularly well-known for its night life destinations. Several social organizations are also located on the corridor and in the surrounding neighborhood, providing an array of support services for at-risk youth, the critically ill and homeless individuals and families.

4. **Project Description.** The project sponsor requests a Conditional Use Authorization pursuant to Planning Code Sections 303, 178, 723.41, and 788 to expand an existing Bar (d.b.a. Jackalope),

currently located at 1092 Post Street, into the adjacent storefront at 1104 Polk Street. The expansion represents an increase in size of approximately 760 square feet, bringing the overall use size to 1,470 square feet. The existing Bar is considered a permitted conditional use pursuant to Planning Code Section 179, as it was legally existing when Neighborhood Commercial District controls were first enacted. The Lower Polk Street Alcohol Restricted Use District does not allow any new Bars or Liquor Stores, however the proposed expanded Bar area would be covered under the existing Bar's Type 48 Alcohol Beverage Control (ABC) License, and is permitted upon authorization of a Conditional Use. The existing Bar began operating as Jackalope circa November 2014 and has received generally positive reviews from the neighborhood, as they have added regular security at the entrance of the establishment to diffuse potential conflicts and discourage criminal activity in a neighborhood with an exceptionally high number of police calls.

5. **Public Comment/Community Outreach.** To date, the Department has not received any communications from members of the public in regard to the project.

The Project Sponsor has conducted outreach via email and a letter to the relevant neighborhood groups listed on the Planning Department's website, as well as to nearby merchant associations, and relevant elected officials, prior to submitting the subject application. The outreach materials described the proposed project and offered an opportunity to have a more in-depth meeting and presentation to each group if necessary. No group requested an additional meeting and both the Lower and Middle Polk Neighborhood Associations have indicated to the Project Sponsor that they have no objections to the proposed project.

The ABC Liaison Unit (ALU) of the San Francisco Police Department has provided the Department with information on crime incidents on and near the vicinity of the project site. For a one year period from January 2015 to January 2016, there were 3,836 total incidents reported within 500' of the project site, resulting in 397 Police Reports. However, only 4 of the incidents were specifically associated with the existing Bar, none of which resulted in a Police Report. The ALU has indicated that they will be recommending disapproval to the ABC and Board of Supervisors for the proposed Bar expansion, given the existing numbers of bars in the District and the already high volume of crime incidents.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Enlargement of a Permitted Conditional Use.** Planning Code Section 178 states that a permitted conditional use may not be significantly altered, enlarged, or intensified, except upon approval of a new conditional use application.

*The existing Bar use is considered a permitted conditional use per Planning Code Section 179, as the Bar use lawfully existed on the effective date of Ordinance No. 69-87, and was classified as a conditional use by the enactment of said ordinance. The proposed expansion into the adjacent storefront is considered significant as it effectively doubles the square footage of the existing bar. The Project Sponsor has submitted an application for Conditional Use Authorization to permit the significant expansion of a permitted conditional use.*



- B. **Bar Use.** Planning Code Section 723.41 states that a Conditional Use Authorization is required for a Bar use, as defined by Planning Code Section 790.22, at or below the 1<sup>st</sup> story within the Polk Street NCD.

*The Project Sponsor is requesting Conditional Use Authorization to establish a Bar use at the 1104 Polk Street commercial space, which would not be a new establishment, but an expansion of the existing bar at 1092 Post Street.*

- C. **Transfer of ABC License Within Lower Polk Street Alcohol RUD.** Planning Code Section 788(d)(1) states that no new on-sale (Bars) or off-sale (Liquor Stores) liquor establishments shall be permitted within the Lower Polk Street Alcohol Restricted Use District (RUD); provided that a liquor establishment located in the RUD may transfer its alcohol license to another site, and provided further that any transfer of a license to a new location within the RUD shall require a conditional use permit for the new liquor establishment.

*The Project Sponsor is requesting Conditional Use Authorization to transfer the existing bar's Type 48 License to the expanded location at 1104 Polk Street. Both the existing bar location at 1092 Post and the proposed expanded area at 1104 Polk are within the RUD. Under the Department of Alcoholic Beverages Control (ABC) regulations, the project requires a premise-to-premise transfer of the existing Type 48 License, which would cover the entire resulting bar area. The project does not result in a net new ABC License within the RUD.*

- D. **Use Size.** Planning Code Sections 121.2 and 723.21 state that uses up to 2,499 square feet are principally permitted, and a Conditional Use Authorization is required for non-residential uses with 2,500 square feet or more of area within the Polk Street NCD.

*The proposed expansion would bring the total gross floor area of the Bar use to approximately 1,470 square feet, and is therefore principally permitted in the District.*

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

*The Project includes active uses at the ground floor for the first 25 feet of building depth. The existing storefront is fenestrated with transparent windows and doors for approximately 93% of the subject frontage, measuring 14' wide. The proposal would remove the canvas awning currently covering the transom windows, as well as remove the unpermitted stickers and signage currently obscuring the windows of the Fringe Financial Service business, thereby improving the transparency of the façade. The project will retain the existing metal security gate that is at least 75% open to perpendicular view.*

- F. **Off-Street Parking.** Planning Code Section 151 requires off-street parking for Bars at the rate of 1 for each 200 square feet of occupied floor area, where it exceeds 5,000 square feet.

*The resulting Bar would have an occupied floor area that is approximately 1,470 square feet; therefore no off-street parking is required.*

- G. **Off-Street Loading.** Planning Code Section 152 requires off-street loading spaces for Bars where the gross floor area of the use exceeds 100,000 square feet.

*The resulting Bar would have a gross floor area that is approximately 1,470 square feet; therefore no off-street loading is required.*

- H. **Bicycle Parking.** Planning Code Section 155.2 requires bicycle parking where a change of occupancy or increase in intensity of use would increase the number of total required bicycle parking spaces (inclusive of Class 1 and 2 spaces in aggregate) by 15 percent.

*The proposed change of use and expansion of a Bar would not increase the number of total required bicycle parking spaces by 15 percent or more; therefore no bicycle parking is required.*

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

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The proposed project involves the expansion of an existing Bar into the adjacent storefront area on the same property. Both the existing Bar space, as well as the proposed expansion area, are smaller spaces, each with about 700 square feet of floor area, therefore the proposal would result in a single establishment that is comparable in size, at approximately 1,470 square feet, as other Bar establishments in this District and around the City. The project does not involve any physical exterior modifications, only the merging of the interior spaces. Furthermore, the proposed Bar expansion would occupy a commercial area that is currently used as a Fringe Financial Service, with hours until approximately 6 p.m. The project would thus replace an undesirable use and promote activation of the space into the evening and late-night hours. Security employed by the Bar will be able to monitor the outside of the establishment as a deterrent to criminal activity, thus improving the safety of the area. The projects is located within the Lower Polk Street Alcohol Restricted Use District (RUD), however, the expansion of an existing Bar and transfer of the existing license to the adjacent space, is permissible*

*through a Conditional Use authorization and does not result in any net new ABC License within the RUD. For these reasons the project is desirable for and compatible with the neighborhood.*

- 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;

*There are no changes proposed to the existing building envelope, and would involve a merging of two adjacent commercial spaces only. As the spaces are small as they exist currently, the project would still result in a modestly sized bar at 1,470 square feet. The project proposes only slight changes to the façade, primarily through the removal of a canvas awning and unpermitted signage and stickers in the windows of the current Fringe Financial Service business.*

- 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 any off-street parking or loading for the expanded Bar use, nor is any existing or proposed. The site is well-served by transit with sixteen (16) MUNI bus lines within a quarter-mile. The bar expansion essentially doubles the existing bar area, which will likely lead to more patrons at the business, but with a resulting area of 1,470 square feet, the Project should not significantly affect accessibility and traffic patterns in the vicinity.*

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

*The expanded Bar will be subject to the standard Conditions of Approval for Bars as recorded in the Conditions of Approval found in Exhibit A, regulating the sidewalk area in front of the business, management of trash, recycle and composting containers, noise and odors.*

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

*The proposed project does not require any treatments in the way of landscaping, screening, open spaces, parking and loading areas, or service areas. Any additional lighting and signs proposed for the project in the future will be reviewed by the Department for compliance.*

- 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 Use District.

*The proposed project is consistent with the stated purposed of the Polk Street NCD in that the expanded Bar use would replace an existing, non-conforming Fringe Financial Service use, as these uses are not permitted in the District under today's Code. While the District controls aim to limit new eating and drinking uses, and the Lower Polk Street Alcohol RUD prohibits new bars and liquor stores, this project does not result in a new establishment, but rather the expansion of an existing establishment that has a good track record in the neighborhood and intends to have security present to monitor the sidewalk area in front of the bar, as a deterrent to criminal activity.*

- E. That the use or feature satisfies the criteria specific to Conditional Use authorization applications for Eating and Drinking Uses found in Planning Code Section 303(o), in that the Planning Commission shall consider the existing concentration of eating and drinking uses in the area, and that such concentration should not exceed 25 percent of the total commercial frontage as measured in linear feet within the immediate area of the subject site, where the immediate area shall be defined as all properties located within 300' of the subject property and also located within the same zoning district.

*The proposed project would be subject to the criteria of Planning Code Section 303(o) as it seeks Conditional Use Authorization to expand an existing bar. A recent field survey estimated that approximately 33.5% of commercial frontage in the immediate area, as defined by this Code section, is currently devoted to eating and drinking uses. The proposal would bring this percentage to 34.2%, which although is higher than the target identified in Code at 25%, does not suggest that this project would prevent the District from achieving an optimal balance of goods and services. It is worth noting that these percentage, as calculated under the Code, do not include the frontages of residential parcels in the immediate area, nor other parcels that are within 300 feet of the Subject Property, but are zoned RC-4.*

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

## COMMERCE AND INDUSTRY

### 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.

*The proposed Bar expansion will be subject to the standard operating Conditions of Approval for bars, and the business will employ security that monitors the sidewalk area in front of the bar so as to limit nuisances and deter criminal activity in the neighborhood. The expanded bar does not require any expansion or alteration to the existing building, and will generally improve the façade, through the removal of the existing awning and unpermitted signage. Furthermore, the expanded business will replace a Fringe Financial Service business, and thus represents a net benefit to the community while mitigating potential negative consequences.*

**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 allow an existing business to expand on its success in the immediately adjacent space, creating a larger and more suitable area, which will allow the business to meet its growing demand.*

**TRANSPORTATION ELEMENT**

**Objectives and Policies**

**OBJECTIVE 1:**

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

**Policy 1.3:**

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

*The Project is located in an area well-served by public transit and along a major bicycle route on Polk Street, minimizing the need for private automobiles.*

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:
  - A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

*The proposal would enhance the District through the replacement of a non-conforming Fringe Financial Service business, which would allow an existing bar, which has seen success in the neighborhood, to expand. The expanded bar will likely hire additional employees to staff the additional area.*

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

*The proposal will conserve and protect neighborhood character as it does not involve any building expansion or major alteration of the existing building, and merges two small commercial spaces into one viable space for the bar. Replacing a Fringe Financial Service establishment with a business with late-night hours should help activate this portion of the block and deter potential criminal activity.*

- 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 project site's location in proximity to many MUNI bus lines and a major bicycle thoroughfare greatly discourages the use of a private automobile to arrive at the site. Additionally, by having a larger bar area that can accommodate more people, patrons are less likely to have to wait outside, which previously might have interfered with a MUNI bus stop on that same corner.*

- 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 uses and it will enhance service-related opportunities as additional employees will likely be needed to staff the additional bar area.*

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

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

- G. That landmarks and historic buildings be preserved.

*The subject building is considered a contributor to a National Register Historic District, and the proposed expansion and façade alterations have been adequately reviewed under CEQA.*

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.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-002498CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated November 28, 2015, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 4, 2016.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 4, 2016



## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to expand an existing Bar (d.b.a. Jackalope), currently located at 1092 Post Street, into the adjacent storefront at 1104 Polk Street, Block 0692, and Lot 012, pursuant to Planning Code Section(s) 303, 178, 723.41, and 788 within the Polk Street Neighborhood Commercial District, the Lower Polk Street Alcohol Restricted Use District, and a 130-E Height and Bulk District; in general conformance with plans, dated November 28, 2015, and stamped "EXHIBIT B" included in the docket for Case No. 2016-002498CUA and subject to conditions of approval reviewed and approved by the Commission on August 4, 2016 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on August 4, 2016 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

### PERFORMANCE

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

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

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

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

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

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

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

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

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

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

## MONITORING - AFTER ENTITLEMENT

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
7. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

8. **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>*
9. **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>*
10. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.  
*For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org)  
For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org)  
For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org)*

11. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

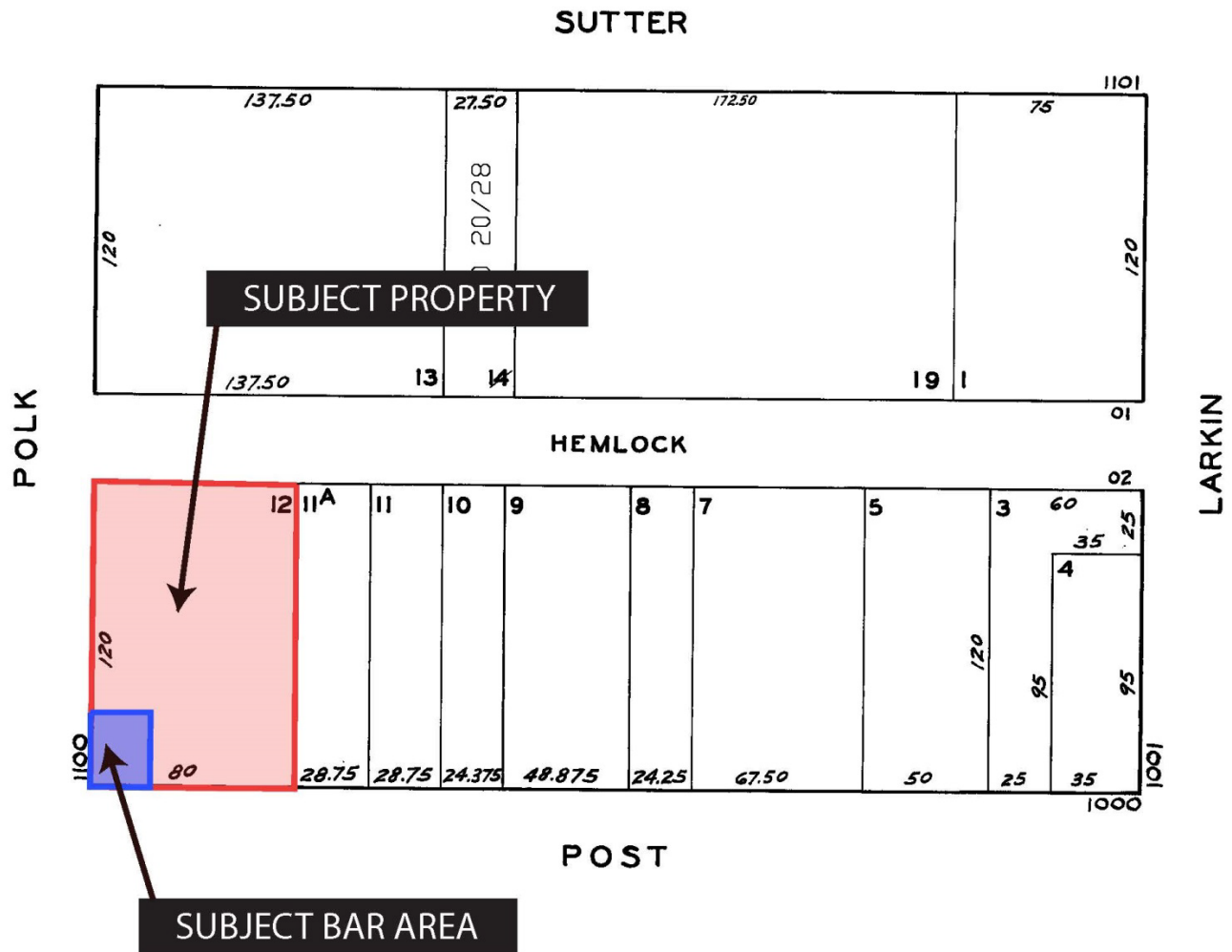
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

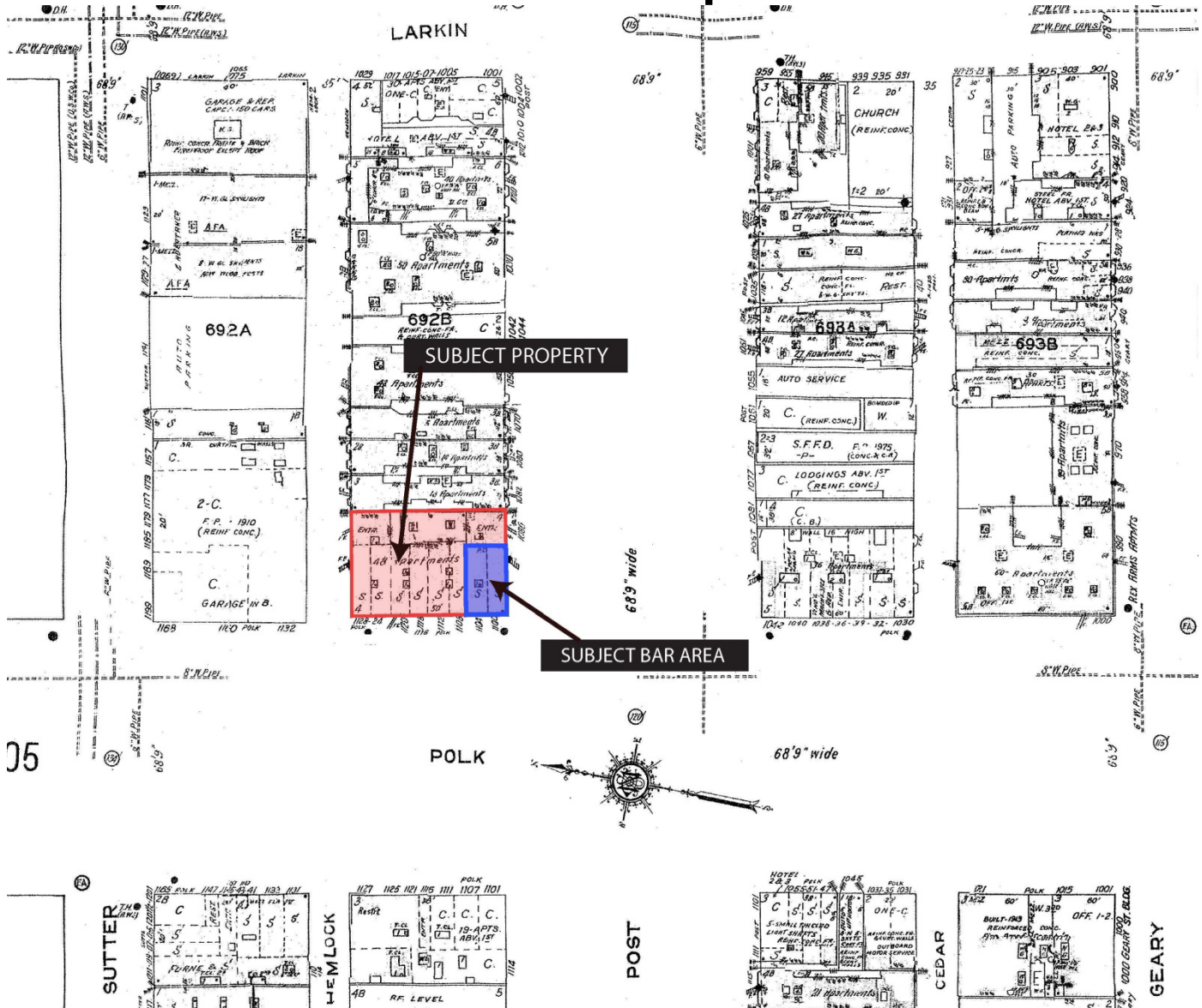
*For information about compliance, contact the Entertainment Commission, at 415 554-6678, [www.sfgov.org/entertainment](http://www.sfgov.org/entertainment)*

# Exhibits

# Block Book Map



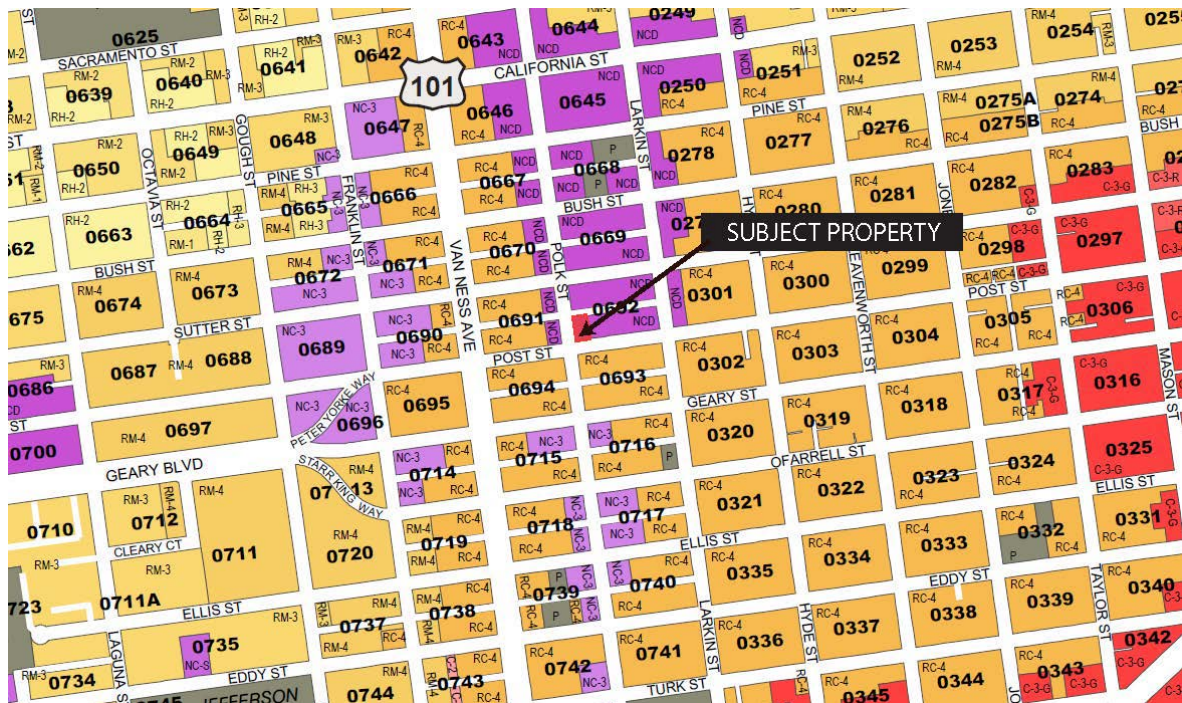
# Sanborn Map\*



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



# Zoning Map



# Aerial Photo (oriented north)

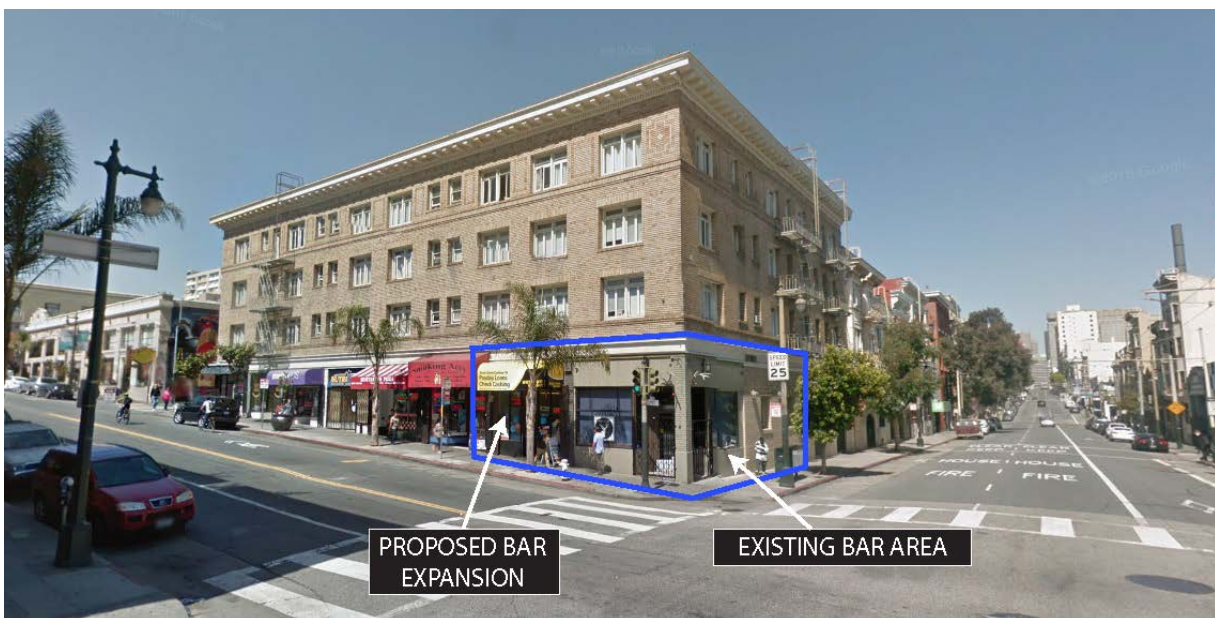




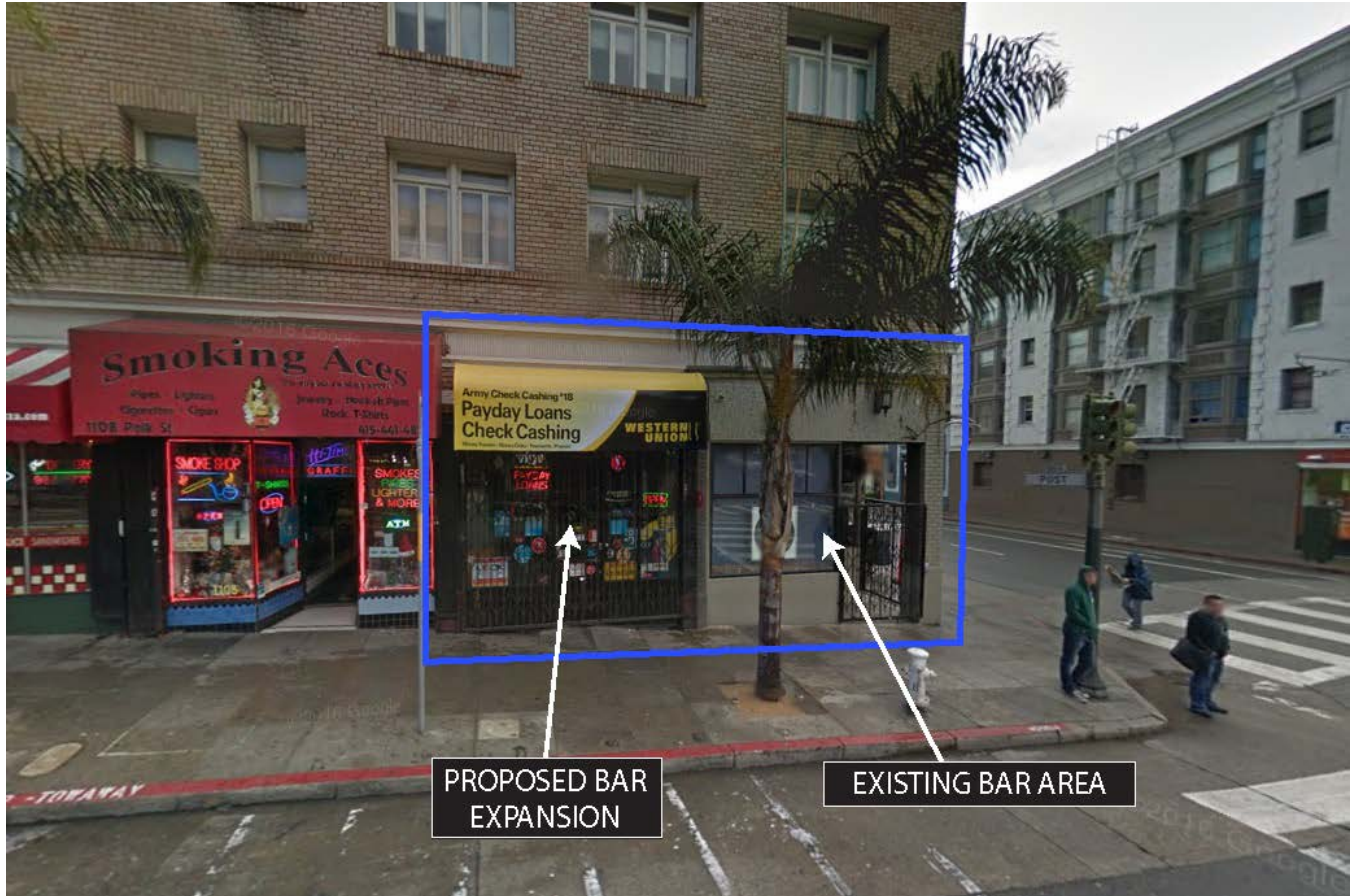
## Aerial Photo (oriented east)



## Context Photos (Looking northeast, intersection of Post and Polk Streets)



(looking east opposite Project)







# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
1104 Polk Street & 1092 Post Street		0692/012	
Case No.	Permit No.	Plans Dated	
2016-002498CUA		6/30/16	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval. Expansion of existing bar located at 1092 Post Street, into adjacent storefront at 1104 Polk Street, previously a check cashing fringe financial service. Removal of awning and unpermitted signage in windows to reveal transom windows, adding interior mounted lightbox window sign, and two exterior light fixtures with concealed conduit to be anchored through mortar joints in the existing brick piers.			

### STEP 1: EXEMPTION CLASS

TO BE COMPLETED BY PROJECT PLANNER

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

### STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

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

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

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

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

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

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

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

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

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):  (Requires approval by Senior Preservation Planner/Preservation Coordinator) _____
<input type="checkbox"/>	10. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional): Removing non-historic awning to reveal character-defining transom windows	
Preservation Planner Signature: Eiliesh Tuffy <small>Digitally signed by Eiliesh Tuffy DN: cn=Eiliesh Tuffy, ou=CityPlanning, ou=Current Planning, email=Eiliesh.Tuffy@sfgov.org Date: 2016.07.22 10:25:40 -0700</small>	

## STEP 6: CATEGORICAL EXEMPTION DETERMINATION

### TO BE COMPLETED BY PROJECT PLANNER

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name: Andrew Perry</b>	<b>Signature:</b>  <b>Andrew W. Perry</b> <small>Digitally signed by Andrew W. Perry DN: dc=org, dc=sfgov, dc=cityplanning, ou=CityPlanning, ou=Current Planning, cn=Andrew W. Perry, email=Andrew.Perry@sfgov.org Date: 2016.07.25 10:42:35 -0700</small>
	<b>Project Approval Action:</b> <b>Planning Commission Hearing</b> If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT

### TO BE COMPLETED BY PROJECT PLANNER

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

### PROPERTY INFORMATION/PROJECT DESCRIPTION

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

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

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

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

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

HEMLOCK ST.

LOT 12  
BLK 692

ADJACENT PARCEL

ADJACENT PARCEL

PORPOSED JACKALOPE BAR ADDITION

EXISTING JACKALOPE BAR

1092 POST ST.

POST ST.

1104 POLK ST.

POLK ST.

1092 post street jackalope bar

1"=20'-0"

11.17.15

Peter Petruzzi, RA., NCARB  
1165 Francisco Street No. 7  
San Francisco, California, 94109

415-674-8039

Jackalope Bar  
1104 Polk Street  
San Francisco

Date: 11.28.15

Revisions

△	
△	
△	
△	
△	

Sheet Title

□ □ □ □ □ □ □ □

Checked By

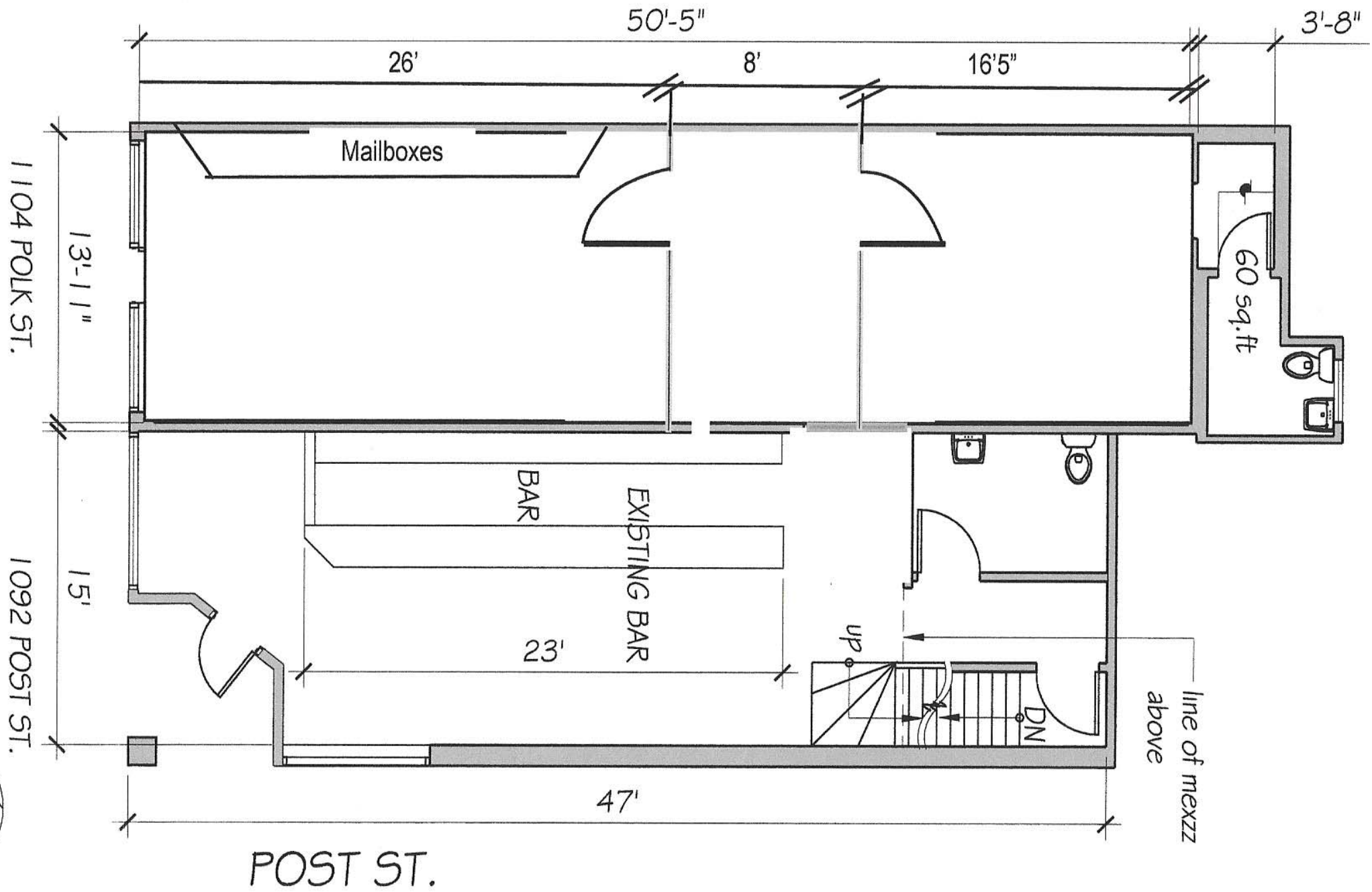
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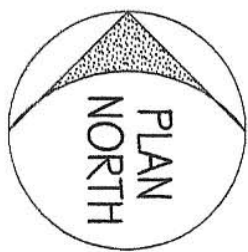


# Jackalope Bar

1104 Polk Street & 1092 Post Street

jackalope bar  
1/8" = 1'-0"

11.17.15



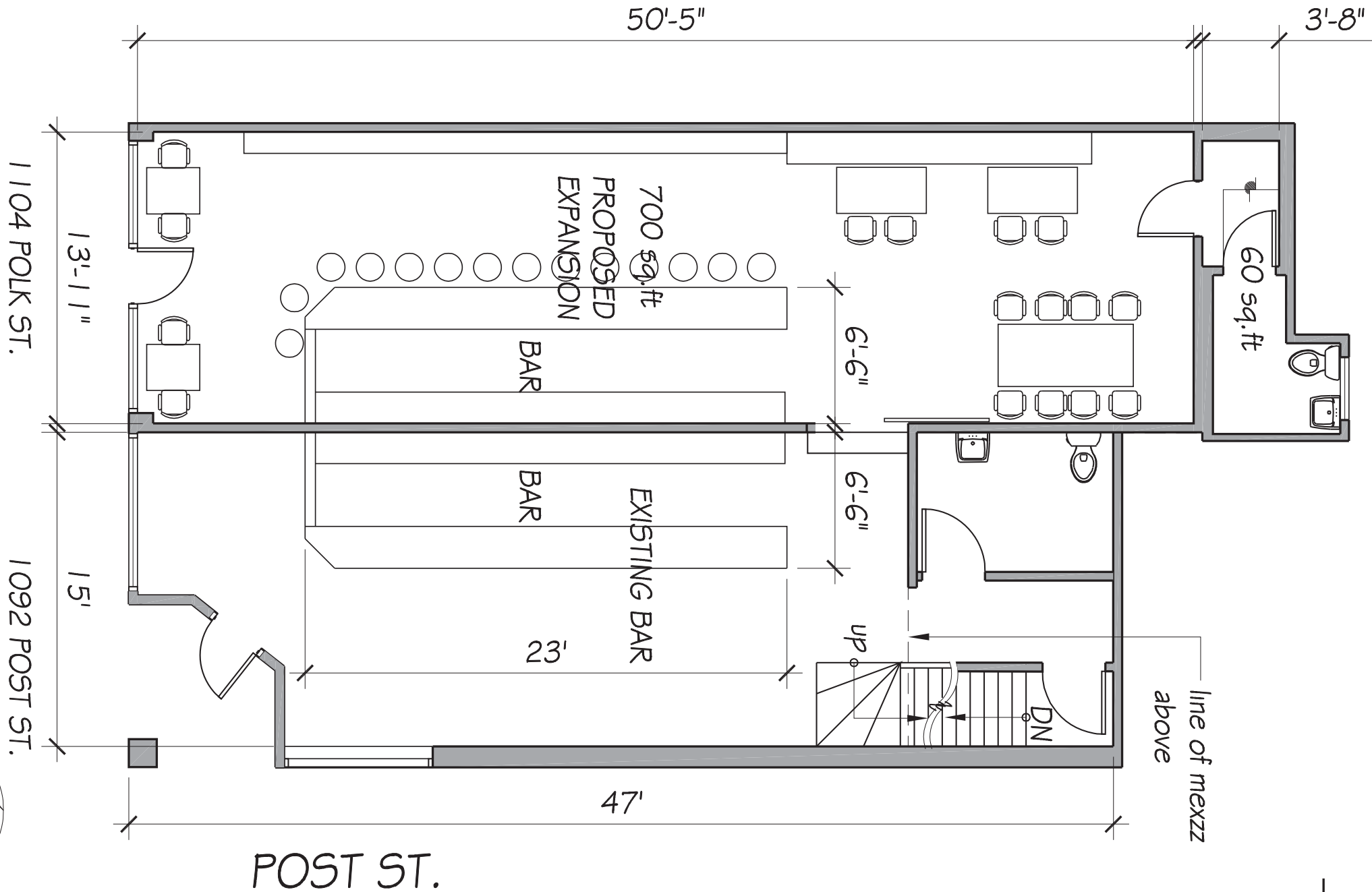
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Job No. #: 15-10

Peter Petruzzi, RA., ↑  
1165 Francisco Street  
San Francisco, California,

415-674-8039



# Jackalope Bar

1104 Polk Street & 1092 Post Street

Date: 11.28.11  
Revisions . . .

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Jackalope bar

POLK ST.

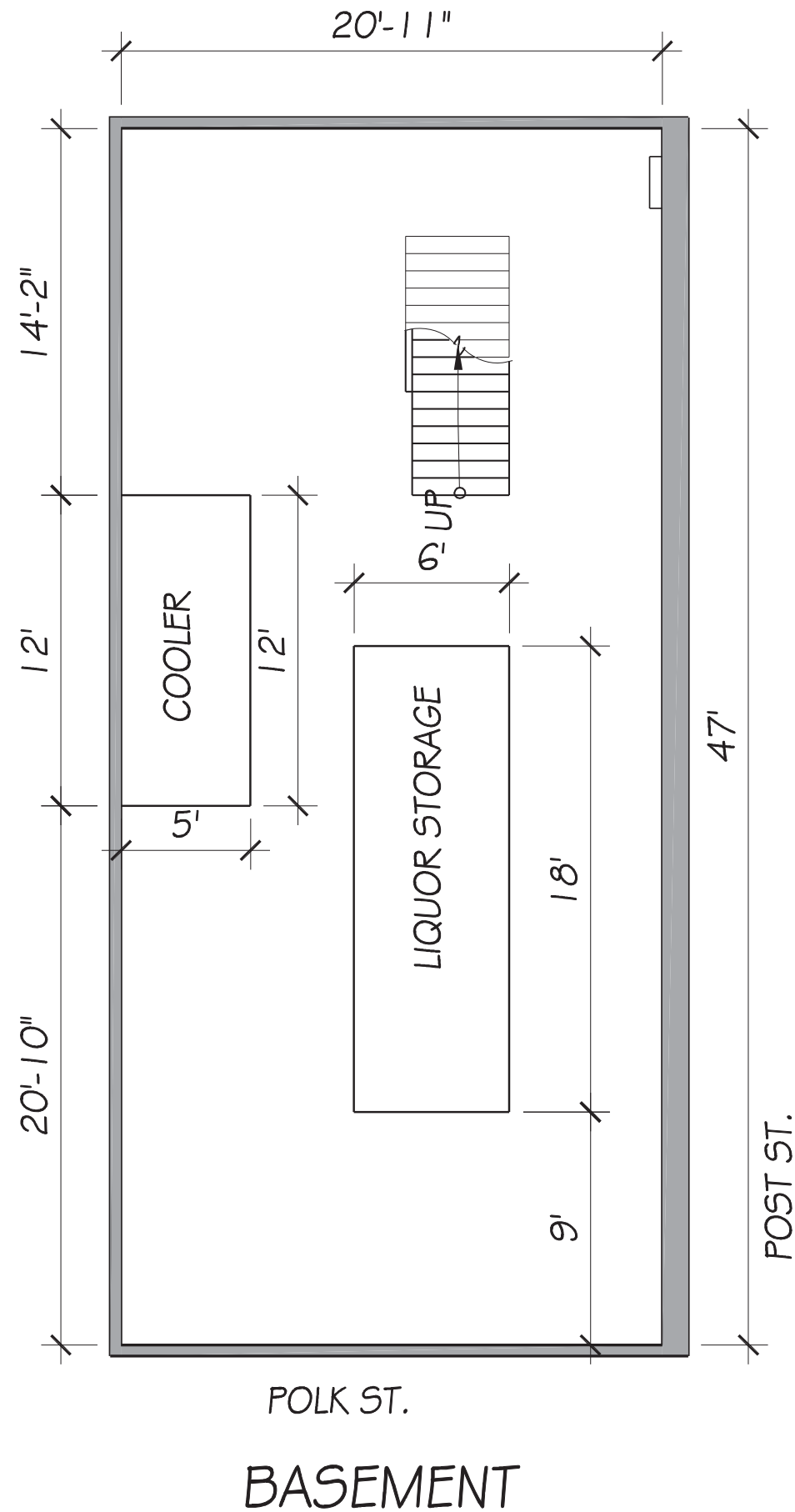
11.17.15

1/8" = 1'-0"



Job No.: 15-10

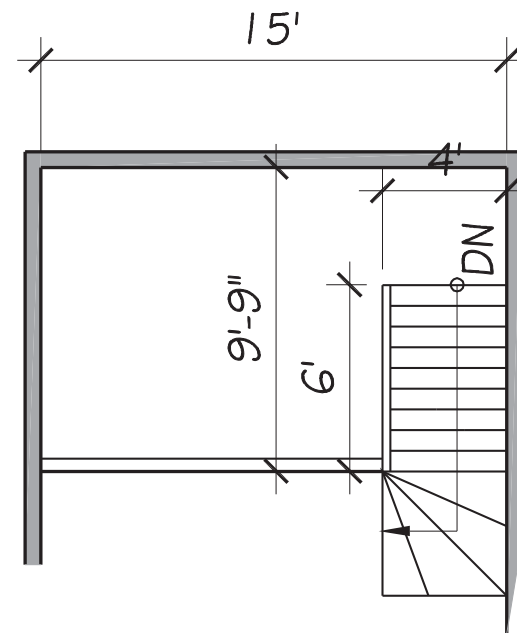
ORIGINAL 8.5X11



1092 post street jackalope bar

$\frac{1}{8}" = 1'$

12.17.15



MEZZANINE

Peter Petruzzi, RA., NCARB  
1165 Francisco Street No. 7  
San Francisco, California, 94109  
415-674-8039

Jackalope Bar  
1104 Polk Street & 1092 Post Street  
San Francisco

Date: 12.17.15

Revisions

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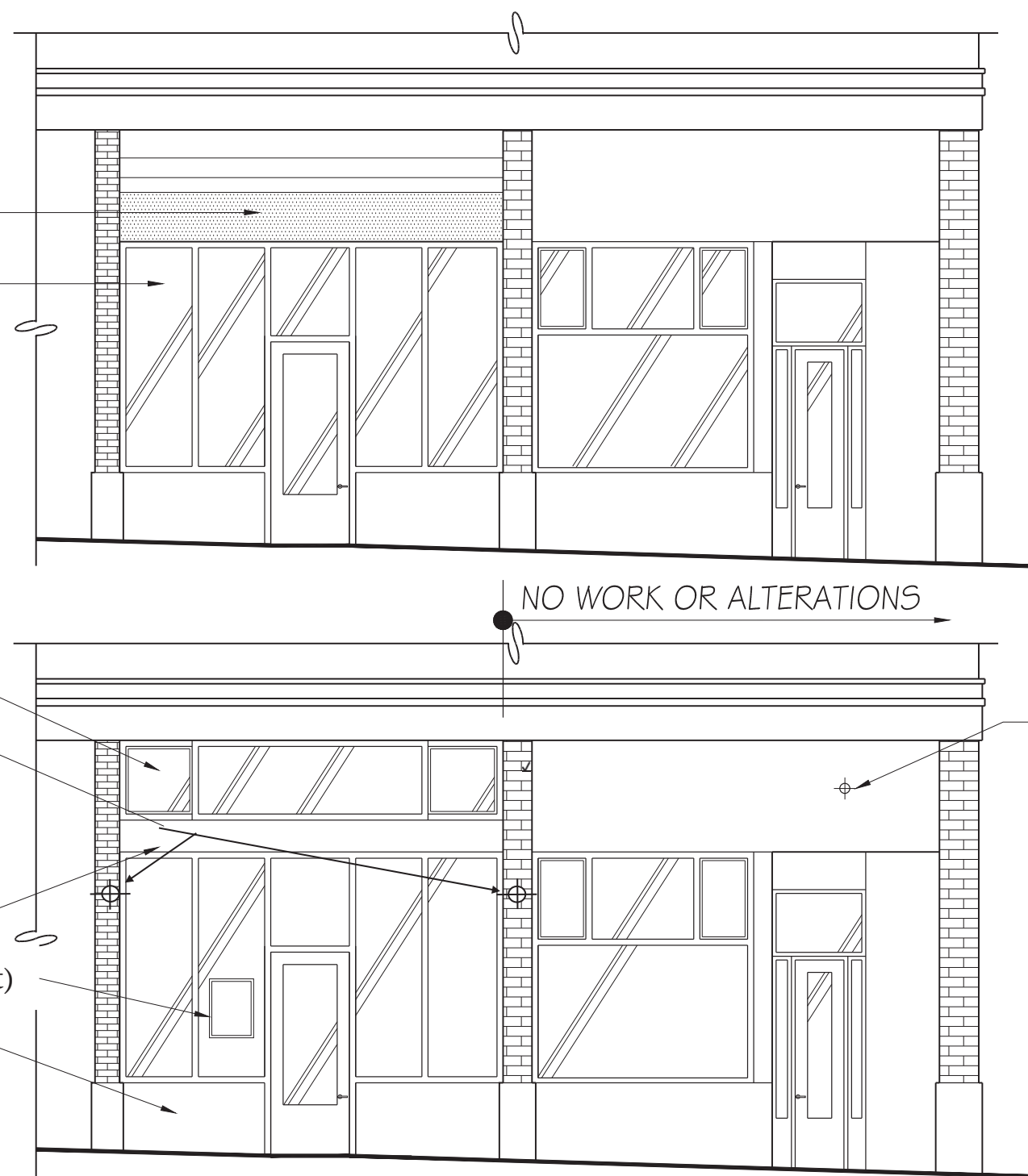
Job No. #: 15-102

ORIGINAL 8.5X11

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- Remove Canvas awning
- Remove stickers / signage from wdws., typ.
- 1 EXISTING EXT. ELEV.  
1/4" = 1'-0"
- Existing door, glazing and Aluminum storefront to remain
- (E) Store front wdws. typ.
- (N) Lighting (see attached)
- Existing metal panel-paint black
- (N) lightbox signage (interior mount)
- Paint (E) metal panels black
- 2 PROPOSED EXT. ELEV.  
1/4" = 1'-0"



Peter Petruzzi, RA., NCARB  
1165 Francisco Street Suite 7  
San Francisco, California, 94109  
415-674-8039

Jackalope 1104 Polk Street  
San Francisco, CA  
94109

Date:	06/30/16
Revisions	
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Sheet Title  
Existing & Proposed  
Exterior Elevations

Checked By  
Sheet Number

A2.0

Job No. #: 00-0000

ORIGINAL 11x17