



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: DECEMBER 14, 2017

Date: December 7, 2017
Case No.: 2016-004115CUA
Project Address: 644 BROADWAY
Zoning: CCB (Chinatown Community Business) District
65-N Height and Bulk District
Block/Lot: 0146/006
Project Sponsor: Richard Warren
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BACKGROUND

On July 28, 2016, the Planning Commission (“Commission”) reviewed Case No. 2016-004115CUA for a request for Conditional Use Authorization pursuant to Sections 303, 803.2(b)(1)(B)(iii), and 810.41 of the Planning Code, to authorize a change of use from a vacant Movie Theater to an Other Entertainment live performance theater use (d.b.a. Boxcar Theatre), and to establish a Bar use for the sale of alcohol during performances, at the basement level of the existing four-story over basement building. The Commission approved the Conditional Use Authorization, and as set forth in Motion No. 19706, requested a Written Performance Update to occur six months following approval. Department staff provided the Commission with a Written Performance Update memo on February 9, 2017, and the Commission requested a full hearing to discuss this item further, which occurred on April 6, 2017.

At the April 6, 2017 check-in hearing, the Commission heard public testimony regarding the operation of Boxcar Theatre, and its use of Kenneth Rexroth Place at the rear of the property. The use of the alley has continued to be the main source of contention from neighbors regarding the project and building generally. While there continued to be conflicts around use of the alley at the last check-in hearing, these issues could not necessarily be fully attributed to Boxcar Theatre’s direct actions or potential violations of the conditions of approval. The 644 Broadway building contains other tenants, whose actions may have been in conflict with Boxcar’s conditions of approval, and could thus lead to blame being assigned incorrectly to this one tenant and use. In part, conflicts also appeared to stem from several ongoing construction projects in the area. At the conclusion of the last check-in hearing, the Commission requested another update in 6 months, in order to allow for the completion of construction activities in the area, and to more accurately assess Boxcar Theatre’s actions in relation to the conditions of approval.

Since the last informational hearing, staff has received minimal communications from alley residents. When reminded of this forthcoming hearing, residents did submit several emails outlining their issues and concerns; these appear as an attachment to this memo. While these emails do continue to demonstrate

neighbors' concerns and frustration with the overall use of the alley, there is very little comment that is directly associated with, or pointed at the operations of Boxcar Theatre specifically. Staff is also not aware of any complaints that have been lodged against Boxcar Theatre with either the police or District Supervisor's office. On the whole, Boxcar Theatre appears to have made strong efforts to continue fostering a positive relationship with neighboring residents and abide by the stated conditions of approval. Their security plan does successfully limit their business' use of the alley to 8:30 p.m. and keeps patrons from smoking within or exiting through the alley. Staff finds Boxcar Theatre to be in compliance with their conditions of approval and recommends the continued operation of the business in the manner authorized.

To briefly touch on the neighbors' concerns in the most recent emails, these are mostly associated with the intended use of the alley by China Live, the primary other tenant of 644 Broadway. Confusion and frustration appears to have been caused by neighbors' misunderstanding that the conditions of approval applied to Boxcar Theatre would also apply to other tenants of the building; however, this is not the case, and the approved conditions apply only to that subject use, and not the property as a whole. For China Live specifically, the use has been authorized as a continuation of the previous Restaurant use that occupied the space, and per Planning Code Section 178, this new business does not require a new Conditional Use Authorization for its current operation.

REQUIRED COMMISSION ACTION

This is an informational hearing only; therefore, no Commission action is required. If the Commission wants to amend, add, or rescind the conditions of approval, the Commission must request a separate hearing, which would require additional noticing. Unless the Commission requests additional hearings on this matter, this would be the final informational check-in hearing.

Attachments:

CPC Motion No. 19706

Previous Memos to the Planning Commission, February and April 2017

Public Correspondence



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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Planning Commission Motion No. 19706

HEARING DATE: JULY 28, 2016

Case No.: 2016-004115CUA
 Project Address: 644 BROADWAY
 Zoning: CCB (Chinatown Community Business) District
 65-N Height and Bulk District
 Block/Lot: 0146/006
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 803.2(b)(1)(B)(iii), AND 810.41 OF THE PLANNING CODE TO AUTHORIZE A CHANGE IN USE FROM A MOVIE THEATER TO AN OTHER ENTERTAINMENT USE (D.B.A. BOXCAR THEATRE), AND TO ESTABLISH A BAR USE FOR THE SALE OF ALCOHOL DURING PERFORMANCES, AT THE BASEMENT LEVEL OF AN EXISTING FOUR-STORY OVER BASEMENT BUILDING, WITHIN THE CCB (CHINATOWN COMMUNITY BUSINESS) DISTRICT AND A 65-N HEIGHT AND BULK DISTRICT.

PREAMBLE

On March 30, 2016, Richard Warren (hereinafter "Project Sponsor") on behalf of Boxcar Theatre, Inc. filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 803.2(b)(1)(B)(iii), and 810.41 to authorize a change in use from a Movie Theater to an Other Entertainment use (d.b.a. Boxcar Theatre), and to establish a Bar use for the sale of alcohol during performances, at the basement level of an existing four-story over basement building, within the CCB (Chinatown Community Business) District and a 65-N Height and Bulk District.

On July 28, 2016, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-004115CUA.

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. 2016-004115CUA, 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 northern side of Broadway, between Grant Ave. and Stockton St., Block 0146, Lot 006. The property is developed with a four-story over basement structure, constructed circa 1985, with full lot coverage at approximately 9,453 square feet of lot area and 68.75 feet of frontage along Broadway. Prior to the construction of the current building, the Subject Property contained a film theater operating under various monikers (Palace, Verdi, and World) and from 1954 until its demolition in the 80s, primarily screened Chinese-language films. After construction of the current building, a Movie Theater use continued to occupy the space at the basement level until approximately 1998, when the basement space was vacated, and remained vacant until present day.

The upper floors of the subject building were previously occupied by a large dim sum restaurant (d.b.a. Gold Mountain Restaurant), which vacated the space at the end of 2011. Now, a new Restaurant (d.b.a. China Live) is in the process of completing their tenant improvements and is set to open later this year. The new Restaurant will combine a typical restaurant experience with that of a market, cooking demonstrations, and a retail space at the adjacent 660 Broadway, and will occupy the first, second, and a portion of the third floor in the subject building. The third floor will also be occupied by a sound recording studio, while the fourth floor will be shared by a variety of film producers, including space for the San Francisco Film Society.

3. **Surrounding Properties and Neighborhood.** The property is located within the CCB (Chinatown Community Business) District along Broadway, which extends from the eastern portal of the Broadway Tunnel to Columbus Avenue, near the confluence of the Chinatown and North Beach neighborhoods, with the edges of the Russian Hill, Nob Hill, and Financial District neighborhoods also with walking distance. This stretch of the CCB District serves as a transitional edge to the heart of Chinatown, as well as the North Beach and Broadway Neighborhood Commercial Districts. The subject block is characterized by a diversity of building types, ranging from one- to four-stories, and by a variety of daily-needs serving uses, particularly general and specialty grocers and limited restaurants, with primarily residential above including a number of Residential Hotels. Directly opposite the property is a 75-room motel.

- 4. Project Description.** The project sponsor requests a Conditional Use Authorization pursuant to Planning Code Sections 303, 803.2(b)(1)(B)(iii), and 810.41 to authorize a change in use from a Movie Theater to an Other Entertainment use (d.b.a. Boxcar Theatre), and to establish a Bar use for the sale of alcohol during performances. Separate authorization as a Bar is required, as the sale of alcohol may not otherwise be permitted as an accessory use pursuant to Planning Code Section 803.2(b)(1)(C)(ii). The project is located at the basement level of an existing four-story over basement building, and the subject property is located within the CCB (Chinatown Community Business) District and the 65-N Height and Bulk District.

The Boxcar Theatre company was founded in San Francisco in 2005, with a facility in both the Tenderloin and SoMa neighborhoods. In 2014, the company launched a production known as *The Speakeasy*, which ran for 75 sold-out performances and garnered widespread praise. Staged in 1923, the production is highly interactive, where patrons are encouraged to move about the venue to interact with a variety of actors – playing bartenders, servers, cabaret performers, and more – ordering period-appropriate cocktails and exploring the recreated nightclub atmosphere. The company was displaced from its location in the Tenderloin in June 2014, bringing *The Speakeasy* production to an abrupt halt. Intending to make 644 Broadway its new home, the renovated theater space includes two bar areas and seeks to serve alcohol during performances; however, the establishment would not operate as a traditional bar outside of theater performances.

- 5. Public Comment/Community Outreach.** To date, the Department has received two letters of support from the Upper Broadway Community Benefit District, and from the North Beach Business Association.

The Department has also received one communication in opposition to one aspect of the proposed project – specifically, the usage of Kenneth Rexroth Place as an access point to the rear of the property for entrance to the theater, and as a space where patrons may temporarily exit the theater for smoking purposes. As a concerned resident of the alley, this person noted that Kenneth Rexroth Place provides the only access point for three residential buildings in the alley, and worries about the impacts of large numbers of patrons entering and exiting through this small alley, and the impacts of permitted smoking in a narrow space. The commenter wanted to be clear that they are not in opposition to the project entirely, but are requesting that the theater only use the main Broadway façade for purposes of entry and exit, and as a space for smokers to access during performances; the rear alley should only be used for trash removal purposes.

The Project Sponsor notes that they held a meeting at the offices of the Department of Public Works during March 2015 with the residents of Kenneth Rexroth Place to clarify use of the alley for all parties. As it is a public street, DPW noted that the businesses of 644 Broadway may use the alley for employee and customer entrance into and exit from the building, as well as for deliveries. However, there would be noise restrictions after 10 p.m. and that smoking would be prohibited. Boxcar Theatre developed their security plan around this information, and plans to have a security staff member stationed at the Rexroth exit to prevent unauthorized smoking during performances. The comment received in opposition was from a new owner that was not present at the March 2015 meeting. Upon receipt of the comment, the Project Sponsor

coordinated a meeting with the concerned resident, and two others that were unable to make the original meeting, to discuss their security and operation plan.

The Project Sponsor has conducted outreach to several community groups in the area including the former and current District 3 Supervisor office, the Chinatown Community Development Corporation, the Telegraph Hill Dwellers, the Upper Broadway Community Benefit District, and the North Beach Business Association. The last two groups have submitted letters in support of the project. Additionally, as part of *The Speakeasy* production, some patrons may be led into the theater space through Kenneth Rexroth Place, an alley to the north of the property that leads to the subject property's rear property line; as such, outreach was conducted to residents living adjacent to the alley to discuss the planned use of the space and any resident concerns.

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. **Change in Use or Demolition of Movie Theater Uses.** Planning Code Section 803.2(b)(1)(B)(iii) states that a Conditional Use Authorization is required for any change in use or demolition of a Movie Theater use, and that a change in use shall not be authorized if the new use or uses are otherwise prohibited.

The Project Sponsor is requesting Conditional Use Authorization to authorize a change in use from a Movie Theater, which has not been in operation for more than a decade, to a live performance Other Entertainment theater use. Other Entertainment is principally permitted in the CCB District.

B. **Bar Use.** Planning Code Section 810.41 states that a Conditional Use Authorization is required for a Bar use, as defined by Planning Code Section 790.22, at or below the 1st story within the CCB District.

The Project Sponsor is requesting Conditional Use Authorization to establish a Bar use in conjunction with an Other Entertainment theater use. Although the Bar will be accessory and subordinate to the theater use, Planning Code Section 803.2(b)(1)(C)(ii) would not permit an accessory use that involves the sale of alcohol; therefore, the Project Sponsor must also establish the Bar as a principal use, which requires Conditional Use Authorization in this District.

C. **Use Size.** Planning Code Sections 121.4 and 810.20 state that a Conditional Use Authorization is required for uses with 5,000 square feet or more of area.

Although the proposed combined Other Entertainment and Bar uses have a gross square footage of 9,420 square feet, the proposed project does not expand the basement level or use size of the former theater. As there is no abandonment of use size under the Planning Code, the existing use size is permitted to continue.

D. **Off-Street Parking.** Planning Code Section 151.1 does not require any off-street accessory parking for any use within a Mixed Use District such as the CCB.

The existing building does not contain any off-street parking, nor is any parking proposed as part of the project.

- E. **Off-Street Loading.** Planning Code Section 152 requires off-street loading spaces for Other Entertainment and Bar uses, where the gross floor area of the use exceeds 100,000 square feet.

With a gross floor area less than 10,000 square feet, the project does not require any off-street loading spaces.

- F. **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 project would not trigger any required bicycle parking. However, the Project Sponsor and Property Owner have been in communication with the Department of Public Works and intend to install Class 2 bicycle racks along the sidewalk upon completion of the Broadway Chinatown Streetscape Improvement Project, scheduled to finish around June 2017.

- G. **Baby Diaper-Changing Accommodations.** Planning Code Section 168 requires installation of baby diaper-changing accommodations at each floor level containing restrooms accessible to the public for new and substantially renovated public-serving establishments. For purposes of this Code Section, "substantially renovated" shall mean any construction or renovation project that has an estimated cost of at least \$50,000, and a "public-serving establishment" shall include a Retail Sales or Retail Entertainment and Recreation use that is 5,000 square feet or more in size.

The project includes the rehabilitation of a former basement theater with an estimated cost of at least \$50,000, and the theater and bar use is considered a Retail Sales or Retail Entertainment and Recreation use; therefore baby diaper-changing accommodations are required. The proposed plans include at least one such accommodation at each floor level of the building containing publicly-accessible restrooms.

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 Other Entertainment live performance theater and Bar uses are necessary and desirable for, and compatible with the surrounding neighborhood and community. The current building on the property was built in 1985, with the basement level designed as a single-screen movie theater for an occupancy of approximately 400 people. The movie theater ceased operations in 1998, and the basement has not been utilized since. The proposed theater project will renovate the basement space, tailoring it to the specific needs of the Boxcar Theatre company, but will not increase the overall use size from the

previous movie theater, nor propose any expansion to the existing building. The proposed project would actually reduce the venue's capacity, down to 250 patrons and 75 employees.

Other Entertainment uses are principally permitted within the Chinatown Community Business District, and the proposed project would help to revitalize a large space in an existing building that is already undergoing additional renovations. The live performance theater use diversifies the types of economic activity present in the District, and its location between the Chinatown and North Beach neighborhoods is well-suited to encourage alternative means of transportation, while providing convenient access for many residents of the City as well as tourists.

Although different than a movie theater, the proposed use respects the past uses at the site by continuing a tradition of arts and entertainment activity in the space, and by maintaining the down-sloping floor of the previous theater. Authorization as a bar will allow Boxcar Theatre to serve alcohol during performances, an integral component of their production called The Speakeasy; however, to ensure the Bar remains accessory to the primary use of the space as a theater, a Condition of Approval will require the Project Sponsor to seek a new Conditional Use authorization as a Bar, if an Other Entertainment use ceases to operate in the space.

- 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 as part of the subject project and so will have no effect on the existing character of the surrounding neighborhood. Due to the "secretive" nature of the Boxcar Theatre's flagship production (The Speakeasy) there will only be minimal signage and presence along the front façade.

- 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 an approximately 9,420 square-foot Other Entertainment theater and Bar use within the Chinatown Community Business District. The project site is well-served by public transit and with a capacity of 250 patrons and 75 employees, the use should not generate an abundance of vehicle trips. For those that do travel to the site by private automobile, there are numerous public parking lots and garages within 1 quarter-mile of the project site.

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

The proposed theater at the basement level, will be adequately soundproofed such that no noise would be audible beyond the basement space. There are no residential uses present within the

subject building. The Boxcar Theatre anticipates using Kenneth Rexroth Place, an alley that extends for approximately half a block from Columbus Ave./Vallejo St. to the rear property line of 644 Broadway, as an entry into the basement theater space. The Project Sponsor conducted outreach about the proposed use to the residents that live in the units above the alley, and would have a theater employee guide patrons down the alley and into the venue in a quiet and orderly manner. The project would not create other noxious or offensive emissions.

- 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 purposes of the Chinatown Community Business District in that the intended Other Entertainment use is a principally permitted use within the District; the accessory Bar use would remain subordinate through a Condition that would require the Project Sponsor to seek a new Conditional Use Authorization as a primary bar use, if Other Entertainment ceases to operate in the space. The subject property's proximity to the North Beach and Broadway NCDs is complimentary to the uses found in those districts, and by activating an existing, underutilized basement space in the subject building, will also help to increase pedestrian and economic activity within the subject District, and help further a connection with Chinatown.

- E. That the use or feature satisfies the criteria specific to a change in use or demolition of a Movie Theater use found in Planning Code Section 303(j), in that:

- i. Preservation of a Movie Theater use is no longer economically viable and cannot effect a reasonable economic return to the property owner. For purposes of defining "reasonable economic return," the Planning Commission shall be guided by the criteria for Fair Return on Investment set forth in Section 102;

The previous Movie Theater use was no longer economically viable, as evidenced by its closure in 1998. Upon purchasing the property in 2013, the new owner (Cypress Properties Group) contacted several movie theater operators and film festival producers about leasing the theater, but all reported that it was not economically viable. The property owner also invited community nonprofit groups, including the Center for Asian American Media, to propose projects that would preserve the Movie Theater use, but no proposals were received.

- ii. The change in use or demolition of the Movie Theater use will not undermine the economic diversity and vitality of the surrounding District;

The change in use from Movie Theater to an Other Entertainment live performance theater will actually serve to enhance the economic diversity and vitality of the surrounding District as it reactivates a basement-level space with a use that is not common in the surrounding area. Reactivation of the space will bring additional pedestrian traffic to the neighborhood, benefitting other businesses in the vicinity. The theater company intending to occupy the space is a local group that has achieved broad recognition for their work.

- iii. The resulting project will preserve the architectural integrity of important historic features of the Movie Theater use affected.

The subject building, constructed in 1985, is not eligible as an historic resource; however, the proposed live performance theater use preserves the history of film and entertainment uses at the project site, and the project proposes to maintain the down-sloping floor of the previous Movie Theater.

- F. 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 as a bar; however, it is important to recognize that the proposed bar uses would remain accessory and subordinate to the Other Entertainment use, and that the subject project is located at the basement level of the building, and therefore not have any commercial frontage. A recent survey conducted by Department staff estimated that approximately 27% of the commercial frontage in the immediate area, as defined under Code, is devoted to Eating and Drinking uses, and the project would have no impact on this percentage. This percentage also already includes the subject building, where the ground floor was previously occupied by a Restaurant (d.b.a. Gold Mountain Restaurant) and will be occupied by a new venture (d.b.a. China Live) in the coming months.

- 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 WORKING ENVIRONMENT.

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed development will provide a desirable use and service to the neighborhood and larger city, with substantial net benefits by revitalizing an existing basement-level space that has not been used for more than a decade. Utilization of the existing space minimizes undesirable consequences to the neighborhood, and this project diversifies the economic activities of the surrounding Districts and fosters increased growth to other nearby businesses.

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.

Policy 2.3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The project will allow a locally-formed theater company to have a permanent home in the City. Arts activities generally, the increase in diversity of uses in this area as a result of a new Other Entertainment use at this location, and the proposed location situated between several iconic neighborhoods all serve to enhance the social and cultural climate of the City and the neighborhoods in the vicinity of the project.

OBJECTIVE 6:

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

Policy 6.1:

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

Policy 6.3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

Policy 6.9:

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

No commercial tenant would be displaced as the project would occupy the basement-level space of a former Movie Theater that has not been in operation since 1998. Revitalization of this space for a live performance theater use is contextually appropriate with the history of uses on the Property, and is well-located, recognizing the activity of the nearby North Beach and Broadway NCDs and the Chinatown area. The project would not expand the subject building envelope and would not remove any housing. The Planning Code does not require any off-street parking be provided as part of the project. The surrounding area is well-served by public transit and there are numerous publicly-available parking lots and garages in the vicinity, such that the project will only have a minimal effect on traffic and parking in the area.

ARTS

Objectives and Policies

OBJECTIVE 1:

INCREASE THE CONTRIBUTION OF THE ARTS TO THE ECONOMY OF SAN FRANCISCO.

Policy 1.1:

Encourage and promote opportunities for the arts and artists to contribute to the economic development of San Francisco.

Policy 1.2:

Continue to support and increase the promotion of the arts and arts activities through the City for the benefit of visitors, tourists, and residents.

The project would allow a locally-formed theater company that has received a broad level of acclaim to have a permanent home in the city, thereby promoting the continued economic contribution of the arts to the overall City economy. The location of the theater is conveniently located for numerous residents from Chinatown, North Beach, Russian Hill and Nob Hill, and residents from other neighborhoods benefit from the many transit lines in the vicinity of the project site. The site is also fairly easily accessed by workers coming from the Financial District, and tourists in the downtown area.

OBJECTIVE 6:

SUPPORT THE CONTINUED DEVELOPMENT AND PRESERVATION OF ARTISTS' AND ARTS ORGANIZATIONS' SPACES.

Policy 6.3:

Preserve existing performing spaces in San Francisco.

Policy 1.2:

Assist artists and arts organizations in attaining ownership or long-term control of arts spaces.

The project preserves a space historically used for arts and entertainment purposes, while renovating the space in order to provide a long-term home for a local theater company that had to close their production earlier than anticipated at the previous venue due to losing a lease.

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 by revitalizing an existing basement theater space and by providing a use not commonly found in the surrounding neighborhoods and Districts. The business itself would employ around 75 people, and additionally will foster increased pedestrian traffic in the area that will serve to benefit other businesses nearby. Lastly, the subject Boxcar Theatre company has a strong emphasis on assisting the development of other emerging theater companies through programming and by offering affordable rehearsal and performance space.

- 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 and cultural diversity by occupying an existing space of a former Movie Theater, without any expansion of the existing building. The proposed use adds cultural and economic diversity to the District through a use not commonly found in the vicinity, and no housing is removed as part of the project.

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

No housing is removed for this project.

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

The site on Broadway between Stockton and Grant is well-served by transit, with thirteen different MUNI bus lines running in proximity to the property site. While it is expected that many employees and patrons will commute by transit, bicycle or walk, there are also several public parking lots and garages within a quarter-mile such that the project would only minimally affect MUNI transit service, traffic congestion or neighborhood parking.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The project will not displace any service or industry establishment. The project will not affect industrial uses and it will enhance service-related opportunities by providing jobs for 75 employees.

- 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.

A landmark or historic building does not occupy the project site.

- 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

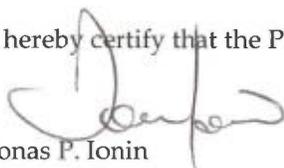
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-004115CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 26, 2016, 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. 19706. 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 July 28, 2016.



Jonas P. Ionin
Commission Secretary

AYES: Antonini, Fong, Johnson, Moore, Richards, Wu

NAYS: None

ABSENT: Hillis

ADOPTED: July 28, 2016

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to authorize a change in use from a Movie Theater to an Other Entertainment use (d.b.a. Boxcar Theatre), and to establish a Bar use for the sale of alcohol during performances located at 644 Broadway, Block 0146, and Lot 006, pursuant to Planning Code Section(s) 303, 803.2(b)(1)(B)(iii), and 810.41 within the Chinatown Community Business (CCB) District and a 65-N Height and Bulk District; in general conformance with plans, dated April 26, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2016-004115CUA and subject to conditions of approval reviewed and approved by the Commission on July 28, 2016 under Motion No 19706. 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 July 28, 2016 under Motion No 19706.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 19706 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 do so, 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

6. **Maintaining Bar Use Accessory to Other Entertainment.** The subject approval establishes a Bar Use as an accessory use to the principally permitted live performance theater Other Entertainment Use. Should the subject establishment cease to operate as a live performance theater Other Entertainment Use, the Project Sponsor must seek a new Conditional Use Authorization to continue the Bar Use as either a primary or accessory use.

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

MONITORING - AFTER ENTITLEMENT

7. **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

8. **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

9. **Written Performance Update.** A written performance update shall be provided to the Planning Commission six months following the approval of the Conditional Use Authorization. The update memo should include any recorded complaints with the San Francisco Police Department and any other general feedback from neighbors regarding operation of the live performance theater Other Entertainment and Bar use and adherence to the Conditions of Approval. The Commission may request a full hearing at their discretion.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9017, www.sf-planning.org.

OPERATION

10. **Access Through Kenneth Rexroth Alley.** The live performance theater may use Kenneth Rexroth Place, which abuts the property at the rear, for patron entry into the theater up until 8:30 p.m. The Project Sponsor shall ensure that theater staff and security is located at both the gate on the northern end of Kenneth Rexroth Place (at Vallejo St.) and at the rear property line, in order to guide patrons into the venue in a quiet and orderly manner. Additionally, theater security staff shall be located at the rear exit during all performances to ensure that patrons do not exit through Kenneth Rexroth Place at the rear, or use the space for smoking. Staff shall direct all patrons to exit through Broadway. This condition shall not prohibit use of the rear exit or Kenneth Rexroth Place for egress in the event of an emergency.

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

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

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

12. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. The Project Sponsor shall also be responsible for maintaining the cleanliness of Kenneth Rexroth Place at the rear of the property.

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

13. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance. The Project Sponsor shall continue to work with neighboring residents, and seek to minimize the amount of noise from the closure of the gates at the north end of Kenneth Rexroth Pl. and at the rear property line.

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

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. **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

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

For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: APRIL 6, 2017

Date: March 30, 2017
Case No.: 2016-004115CUA
Project Address: 644 BROADWAY
Zoning: CCB (Chinatown Community Business) District
65-N Height and Bulk District
Block/Lot: 0146/006
Project Sponsor: Richard Warren
92 Fresno Ave.
Berkeley, CA 94707
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

BACKGROUND

On July 28, 2016, the Planning Commission reviewed Case No. 2016-004115CUA for a request for Conditional Use Authorization pursuant to Sections 303, 803.2(b)(1)(B)(iii), and 810.41 of the Planning Code, to authorize a change of use from a vacant Movie Theater to an Other Entertainment live performance theater use (d.b.a. Boxcar Theatre), and to establish a Bar use for the sale of alcohol during performances, at the basement level of the existing four-story over basement building. The Planning Commission (hereinafter "Commission") approved the Conditional Use Authorization, and as set forth in Motion No. 19706, the Commission requested a Written Performance Update to occur six months following approval.

On February 2, 2017, Department staff provided the Commission with a Written Performance Update memo. At the hearing on February 9, 2017, the Commission requested a full hearing to discuss this item further.

REQUIRED COMMISSION ACTION

This is an informational hearing only; therefore, no Commission action is required. If the Commission wants to amend, add, or rescind the conditions of approval, the Commission must request a separate hearing, which would require additional noticing.

Attachments:

CPC Motion No. 19706, dated 7/28/16

Written Performance Update Memo, dated 2/2/17

- Includes emails from Project Sponsor and Neighbors

Additional Emails Received since 2/2/17 Memo

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SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: JULY 28, 2016

Date: February 2, 2017
Case No.: 2016-004115CUA
Project Address: 644 BROADWAY
Zoning: CCB (Chinatown Community Business) District
65-N Height and Bulk District
Block/Lot: 0146/006
Project Sponsor: Richard Warren
92 Fresno Ave.
Berkeley, CA 94707
Staff Contact: Andrew Perry – (415) 575-9017
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Written Performance Update. A written performance update shall be provided to the Planning Commission six months following the approval of the Conditional Use Authorization. The update memo should include any recorded complaints with the San Francisco Police Department and any other general feedback from neighbors regarding operation of the live performance theater Other Entertainment and Bar use and adherence to the Conditions of Approval. The Commission may request a full hearing at their discretion.

At the hearing, there was one primary point of discussion dealing with the rear of the subject property and its frontage onto Kenneth Rexroth Place, an alley which runs for a half block between the rear of the subject property and the intersection at Vallejo and Columbus just to the north. Boxcar Theatre proposed using the alley as a meeting and entrance point for patrons, as part of their "Speakeasy" production. This would contribute to the overall experience of the show, which is designed to be immersive and interactive for patrons, and set in the Prohibition era.

Also along this alley however, are three parcels with 7 residential units; Kenneth Rexroth Pl. is the only access point for these units. These residents submitted emails in advance and also commented at the hearing, concerned about the impact that this business would have on their safety, the cleanliness of the

alley, and their overall quality of life. To complicate matters further, there was actually a gate installed at the north end of the alley, where it meets Vallejo St., so the residents of the alley are accustomed to a restricted street.

As a result, in addition to the Condition of Approval requiring a six-month performance update, the Commission also imposed additional conditions around use of the alley by Boxcar Theatre, specifically:

Access Through Kenneth Rexroth Alley. The live performance theater may use Kenneth Rexroth Place, which abuts the property at the rear, for patron entry into the theater up until 8:30 p.m. The Project Sponsor shall ensure that theater staff and security is located at both the gate on the northern end of Kenneth Rexroth Place (at Vallejo St.) and at the rear property line, in order to guide patrons into the venue in a quiet and orderly manner. Additionally, theater security staff shall be located at the rear exit during all performances to ensure that patrons do not exit through Kenneth Rexroth Place at the rear, or use the space for smoking. Staff shall direct all patrons to exit through Broadway. This condition shall not prohibit use of the rear exit or Kenneth Rexroth Place for egress in the event of an emergency.

Sidewalk Maintenance. ... The Project Sponsor shall also be responsible for maintaining the cleanliness of Kenneth Rexroth Place at the rear of the property.

Noise Control. ... The Project Sponsor shall continue to work with neighboring residents, and seek to minimize the amount of noise from the closure of the gates at the north end of Kenneth Rexroth Pl. and at the rear property line.

In preparing this memo, staff sent emails out to the residents of Kenneth Rexroth Pl. that had previously been in communication with the Department, the general manager of Boxcar Theatre, the Captain of Central Station (SFPD), and the office of Supervisor Aaron Peskin.

Both the Central Station and the Supervisor's office reported that they did not receive any complaints or issues being reported in regard to the theater's use and operations.

Responses from Residents along Kenneth Rexroth Pl.

The collective response from the residents at the rear, and additionally from Joe Mastrelli of Molinari Deli at 373 Columbus Ave, continues to be in opposition to the use of Kenneth Rexroth Pl. as an entrance for Boxcar Theatre's production, though not opposed to the theater use generally. All of the emails received from neighbors have been included as an attachment to this memo.

In their responses, several residents and owners noted that there continued to be issues with individuals smoking, causing too much noise particularly during late-night hours, and leaving trash in the alley. Several responses also noted issues with the placing of trash bins at the corner of Columbus and Vallejo, leaving them out for days at a time, and having them overflow with garbage. Respondents noted the inconvenience of having to walk by bouncers in order to reach their homes, the influx of strangers congregating near the gate and walking through a small space which is essentially seen as their front yard, and overall security concerns as some residents have found the gate left open in the evening presumably for late arrivals to the theater.

Some of the respondents recognized that a slight improvement has occurred over the last two months,

coinciding with Boxcar replacing the security company that they were using (which David Gluck, manager of Boxcar Theatre addresses in more detail in his own response.) In summary however, respondents feel that they were willing to give the company a chance for six months, but that many of their concerns still persist. It is unclear to these respondents why their property values should be negatively impacted in order to provide a third entrance for the theater, when there are already two, more appropriate entrances along Broadway.

Response from Boxcar Theatre

The full, 3-page response from David Gluck, manager of Boxcar Theatre, can be found as an attachment to this memo; major points from the letter are summarized below.

Boxcar Theatre began performances of “The Speakeasy” on September 2, 2016, after securing all necessary permits and licenses, and since that date they have held 52 performances, which continue to receive critical acclaim from local and national media publications. Patrons gather in one of two locations – in Jack Kerouac Alley, off Grant St. near the front side of the property, and in front of the Shrine of St. Francis of Assisi on Vallejo, for those patrons who are to enter through the rear alley. He notes too that the patrons of the show, often in period attire, often frequent other nearby restaurants, bars and businesses before the show, bringing an economic benefit to the neighborhood, and attracting the interest and curiosity of tourists and locals alike.

Mr. Gluck notes that their most important concern as it relates to the alley issues, is “to have the right security staff in place during all performances, to ensure that there will be no smoking in the alley at any time, and no foot traffic into or out from our business after 8:30 p.m.” He recognizes the initial struggles they were having with two different security companies, that they were not achieving the promised results, and understands that “anything less than 100% success [on this issue] equals failure.” As a result, the company determined that they needed to hire and train their own in-house security staff in order for there to be direct accountability to Boxcar Theatre. Since making this change, Mr. Gluck feels that the management of the alley has been almost flawless. Additionally, Boxcar has placed “No Smoking” signs in the loading dock area at the rear, has consistently roped off the rear stairwell after performances begin, frequently reminds staff that this rear stairway cannot be used for entrance or exit after 8:30, and directs all late-arriving patrons to enter through the Broadway side of the building.

Boxcar Theatre does recognize the concerns of the residents as valid and that these conditions may constitute a nuisance, especially when compared with the relative quiet these residents experienced over the last several years, when the 644 Broadway building was vacant following the closure of the Gold Mountain Restaurant. However, Mr. Gluck wants to make it clear that the conditions of the alley are not due to Boxcar’s activities, and that they have tried their hardest to be “conscientious, respectful and responsive neighbors.”

Mr. Gluck attributes the conditions in the alley and the root cause of the neighbor’s concerns to two main points. First, the residents of Kenneth Rexroth Pl. are currently stuck between two major construction projects, with the buildout of China Live – the tenant at the 1st, 2nd, and 3rd floors of 644 Broadway and the adjacent 660 Broadway – and the tenant improvements to the Piazza Market building proposed for Cole Hardware, fronting Vallejo at the other end of the alley. These projects, with substantial square footages, have large crews and a rotation of construction workers that are entirely unassociated with Boxcar Theatre and are unaware of the restrictions on their use of the alley.

Second, Mr. Gluck notes that while Boxcar Theatre is unique in that they required a Conditional Use Authorization to operate, there are other businesses in the building, or others with access to the alley, that do not have such conditions imposed; therefore, although Boxcar has been operating with the conditions laid out in the approval, this business now feels responsible for all general concerns and complaints about the condition of the alley.

In his letter, Mr. Gluck specifically responds to a number of the comments made by individual residents, and offers further suggestions as to how his company may continue to work to improve their operations, as well as other suggestions for beautifying the alley. He notes that all Boxcar Theatre employees know to only smoke on the Broadway side of the building, and direct patrons to do the same. He has witnessed cigarette butts flicked into the alley by construction workers, by workers at Molinari Deli smoking at their rear loading dock, by tenants in the units above Molinari Deli, and by members and employees of the other businesses at the 3rd and 4th floors of the subject 644 Broadway building. Lastly, he notes that their contract with Recology requires that they set out their carts along the Broadway side of the building, though recognizes that other businesses within the building may be using the bins located at the rear of the building, and place them at the end of the alley at Vallejo.

In summary, while Boxcar Theatre does recognize the concerns of these nearby residents, they do not believe they are the cause of these issues and that it would be unfair to penalize an operator acting in good faith, for the actions of others in the vicinity that are not held to the same conditions of approval or Conditional Use Authorization process. Boxcar has succeeded in creating a unique theater experience and has worked diligently to make this a flawless operation.

In conclusion, the Department does not find the operator, Boxcar Theatre, to be in violation of any of the Conditions of Approval; however, staff also encourages the operator and the building's management company to continue to work with residents of Kenneth Rexroth Pl. in order to continue making improvements to alley conditions.

REQUIRED COMMISSION ACTION

None required, however the Commission may request a full hearing at its discretion. This memorandum is intended to update the Commission on the operation of "Boxcar Theatre" at 644 Broadway six months following the approval of the Other Entertainment and Bar use, per Motion 19706.

Attachments:

Email from David Gluck, Boxcar Theatre
Emails from Kenneth Rexroth Pl. Residents

From: celiawu1997@gmail.com
To: [Perry, Andrew \(CPC\)](mailto:andrew.perry@sfgov.org)
Subject: Re: Boxcar Theater Check-in Reminder
Date: Tuesday, December 05, 2017 1:54:43 PM

Hi Andrew,

I'm not sure if I can attend the hearing but I'll try my best. I do want to let you know that we at 5 Kenneth Rexroth Place strongly disagree that Boxcar Theater using this alley as their business entrance. #5 is an apartment convert from the garage. As you can imagine, the air circulation is not as good as regular apartment. Luckily we have the gate installed so we can open the big window to allow more fresh air in. But we have to close the window because there are too many outside people coming into the alley. We have to turn on the air refresher all the time because the window closed. We double our PG&E bill recently. They make a lot of noise sometimes not because they talk too loud but because the echo. People are still here even after 12am.

One night around 9pm, there was a guy peaking into our home. We asked what he was doing, because of our poor English we did not understand his response. He might do nothing but it was scary for us.

There are too many to say but we just want to say we want our peace and safe feelings back. We don't want outsiders coming into the alley.

Thank you very much for your consideration!
Celia and family

Sent from my iPhone

On Dec 4, 2017, at 1:14 PM, Perry, Andrew (CPC) <andrew.perry@sfgov.org> wrote:

Hello everyone,

This email is simply to serve as a reminder that the final, 1-year check-in hearing for Boxcar Theater is set to occur at the Planning Commission hearing next Thursday, 12/14. Like the last check-in hearing, this item is informational only, and not to expressly consider authorization of a new conditional use or expansion of what was previously authorized, nor to consider revocation of that previous authorization. I have received little, if any, comment over the last few months in regard to this matter. Comments provided to me before 12:00 noon, this Wednesday (12/6) can be included as attachments to the staff memo to the Commission; comments made after this point will be submitted to the Commission and entered into the public record at the hearing date, but would not otherwise appear with the memo delivered to the Commission the week prior to the hearing. There is no other notification that is required for this informational check-in, so please feel free to forward this email to others as appropriate, and please let me know if you have any questions.

Thank you,

Andrew Perry

Planner, NE Quadrant, Current Planning

Direct: 415-575-9017 | **Fax:** 415-558-6409

<!--[if !vml]-->

<[image015.png](#)><!-- 1650 Mission Street, Suite 400

From: Trista Yu
To: [Perry, Andrew \(CPC\)](#); [Secretary, Commissions \(CPC\)](#); [Johnson, Christine \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rodney Fong](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Rich SFCommission Hillis](#)
Subject: Re: Boxcar Theater Check-in Reminder
Date: Tuesday, December 05, 2017 10:01:35 PM
Attachments: [image015.png](#)
[image016.png](#)
[image017.png](#)
[image018.png](#)
[image019.png](#)
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[IMG_2926.PNG](#)
[IMG_2937.PNG](#)

Dear all Commissions and Andrew:

At 2010, with Supervisor David Chu's helped we got an approval from S.F. Fire Department to install the current gate in the alley a little more safe. Everyone in this alley enjoy living in the peace, clean, and quiet alley. However, since 644 Broadway change the ownership, our dreams are broken. Two of our neighbors had sold their property and moved. Now the new owner Rae and Russ are also selling their house too, our neighbor calling this alley is "not ours anymore". This alley is theirs, they do whatever they want to do in the alley.

1.) According from the Cole hardware store employee, there's two people from their building claimed over from the gate broken the front gate lock at 4/16, we paid \$38 to fixed the lock at the same day. We were able to keep the same key. Two months later, they changed lock(new key) to Panic bar without any notice to us, and this cause many complaints for people without key can not access the alley without the key. Some of just had to access the alley from the Cole Hardware store back entrance to get home, some of was on trip on trip at the time too, we want them to change back to original lock, because the Panic Bar lock you don't need to use key can open get in from outside if you know, that's what we have it before the year of 2010 gate, it's not a safe gate. Two months later they install panel on the gate, now we can't see the other-side of the gate clearly when we go in and out, is no good. I have been email to the manage two times, requesting 644 Broadway show us adding a new key in the lock box for the fire department two times, we never get the approved show from them. At this moment we don't know if SFFD will have access the alley in case of emergencies;

2.) The agreement with 644 Broadway was after 8:30pm they not be able to use the alley to lead patrons to their restaurant. We had to install cameras you will see how they are going in and out of the alley, 24/7 just when they open the business, difference busy time: patrons to employees 6pm to 2am, some times 3 to 4am, they're talking, slamming the gate, or closing their back gate, playing with their dog, also dog pooling in the alley can see it... too much noise we couldn't sleep; During the day time, lot of time you'll see a group of stranger people walk through the alley to their back door, either didn't close or slam the gate...

3.) The attendant keep smoking in the gate and the alley, their employee keep come

out smoking in the alley too, sometime hide in the corner that's big scare at midnight when we walk in...

4. Recently have new sign on the alley gate, show's "8 Kenneth Rexroth is in the end of alley", our alley become to their main entrance;

There also have big event in the alley from them Dec,1, there's post setting in front of our door, custom people standing in front of the door and alley, that's big scare and big shock, everyone knows this is not a public street, this narrow is create for the residence in the alley, their back door is for emergence use only, but now, our neighbor fighting with them about the smoking, noise, parking,littering...slamming or didn't closing the gate... our peace and quiet became to Halloween alley, when they open business, we will see all kind of custom of people in the alley in and out , we also worry about sooner or later our alley will be became Hollywood...

Enclose some of the pictures and video, the picture will show you the time of take. I hope it'll help. Thank you

Trista

From: "Perry, Andrew (CPC)" <andrew.perry@sfgov.org>
To: "Perry, Andrew (CPC)" <andrew.perry@sfgov.org>
Cc: Rae Owen <raeowen@gmail.com>; "russellwolking@yahoo.com" <russellwolking@yahoo.com>; David Copperman <david.copperman@gmail.com>; Trista Yu <tracyyu88@yahoo.com>; Lam McNulty <lmcnulty@flad.com>; "celiawu1997@gmail.com" <celiawu1997@gmail.com>; Pei Wong Yan <peiwongyan@yahoo.com>; Joe Mastrelli <jamastrelli@gmail.com>; Mandy <mandyyu1111@gmail.com>; M N <cityevents2000@yahoo.com>; Jennifer Yu <jnncyu@gmail.com>
Sent: Monday, December 4, 2017 1:14 PM
Subject: Boxcar Theater Check-in Reminder

Hello everyone,

This email is simply to serve as a reminder that the final, 1-year check-in hearing for Boxcar Theater is set to occur at the Planning Commission hearing next Thursday, 12/14. Like the last check-in hearing, this item is informational only, and not to expressly consider authorization of a new conditional use or expansion of what was previously authorized, nor to consider revocation of that previous authorization. I have received little, if any, comment over the last few months in regard to this matter. Comments provided to me before 12:00 noon, this Wednesday (12/6) can be included as attachments to the staff memo to the Commission; comments made after this point will be submitted to the Commission and entered into the public record at the hearing date, but would not otherwise appear with the memo delivered to the Commission the week prior to the hearing. There is no other notification that is required for this informational check-in, so please feel free to forward this email to others as appropriate, and please let me know if you have any questions.

Thank you,

From: Pei Wong Yan
To: [Perry, Andrew \(CPC\)](#); [Secretary, Commissions \(CPC\)](#); [Johnson, Christine \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [planning@rodnevfong.com](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [richhillissf@yahoo.com](#); [Richards, Dennis \(CPC\)](#)
Subject: Re: Boxcar Theater Check-in Reminder
Date: Tuesday, December 05, 2017 11:59:30 PM
Attachments: [IMG_2956.PNG](#)
[IMG_2957.PNG](#)
[IMG_2949.PNG](#)
[image016.png](#)
[image015.png](#)
[image020.png](#)
[image019.png](#)
[image018.png](#)
[image017.png](#)
[image021.png](#)

Hi Andrew and all commissions:

Thank you for updating. Since 644 change the owner ship, two years ago we have two neighbors sold their house and moved, now the new owner Russ and Rae is selling their house too, our alley is not ours any more, we have been fight with them about the gate they change our alley gate lock without any notice, they created new unit #8 Kenneth Rexroth in the back,the constitution work starting early morning 6am,wake every body up couldn't sleep, trust cans left in outside block the side walk and front door, neighbors fighting with them about the noise, parking, smoking, didn't close the gate, slam the gate...after finished the construction, always see them have big group of people come from the alley to the building, now that's new address 8 kenneth Rexroth from their building as main entrance from the alley, seams like they set up attendants pick up customer from Broadway and Columbus in front of New Sun Hong Kong Resturant, and send to the alley and the attendant from the front gate pick up, the attendant standing next to the gate, she/he not our door security, when we in and out of the alley we feel uncomfortable, this is NOT a publish street, this narrow alley is the residence main entrance, their back door is for emergence use only, their business already serious impact our normal life, we feel unhealthy, and unsafely because of their business, if they CAN'T use their front door to do business, this about time to stop it. Not anyone can sell the property move, we believer our rule still here.

Enclose some of the pictures. hope can help. Thank you

Pei

On Monday, December 4, 2017, 1:14:07 PM PST, Perry, Andrew (CPC) <andrew.perry@sfgov.org> wrote:

Hello everyone,

This email is simply to serve as a reminder that the final, 1-year check-in hearing for Boxcar Theater is set to occur at the Planning Commission hearing next Thursday, 12/14. Like the last check-in hearing,

From: Lam McNulty
To: [Perry, Andrew \(CPC\)](#)
Cc: [Rae Owen](#); russellwolking@yahoo.com; [David Copperman](#); [Trista Yu](#); celiawu1997@gmail.com; [Pei Wong Yan](#); [Joe Mastrelli](#); [Mandy](#); [M N](#); [Jennifer Yu](#)
Subject: RE: Boxcar Theater Check-in Reminder
Date: Wednesday, December 06, 2017 12:12:01 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[4428_001.pdf](#)

Hello Andrew,

I am writing to inform to you and the city commissioners, although we still have continue issues with Boxcar Theater's use of the back door and the alley as access on days of their performances, we have another issue we feel the commissioner need to be aware and to HEAR us. The owner of 644 Broadway is now using the alley as an entrance for a new restaurant, EightTables. We were NEVER notified by the city that a new address was created and approved for use by the restaurant. That the alley, as it is, can be use as an entrance to a restaurant due to the fact that the said entrance DOES NOT meet minimum accessibility code for public access. I do not have photos at this time but I will bring photos with me to the meeting next Thursday.

I understand your strict instructions regarding the topic of the 1 year checkin for Boxcar Theater BUT you need to understand we have had to deal with many issues imposed upon us by the owner of 644 Broadway, in the last 12 months. Please read the attached file so you can start to understand some of what we have had to deal with and maybe due to this is why one of the owner's has decided to sell their property and move.

From: Perry, Andrew (CPC) [mailto:andrew.perry@sfgov.org]
Sent: Monday, December 4, 2017 1:14 PM
To: Perry, Andrew (CPC) <andrew.perry@sfgov.org>
Cc: [Rae Owen](mailto:raeowen@gmail.com) <raeowen@gmail.com>; russellwolking@yahoo.com; [David Copperman](mailto:David.Copperman@gmail.com) <david.copperman@gmail.com>; [Trista Yu](mailto:tracyyu88@yahoo.com) <tracyyu88@yahoo.com>; [Lam McNulty](mailto:lmcnulty@flad.com) <lmcnulty@flad.com>; celiawu1997@gmail.com; [Pei Wong Yan](mailto:pei.wong.yan@yahoo.com) <pei.wong.yan@yahoo.com>; [Joe Mastrelli](mailto:jamastrelli@gmail.com) <jamastrelli@gmail.com>; [Mandy](mailto:mandyyu1111@gmail.com) <mandyyu1111@gmail.com>; [M N](#) <cityevents2000@yahoo.com>; [Jennifer Yu](mailto:jnncyu@gmail.com) <jnncyu@gmail.com>
Subject: Boxcar Theater Check-in Reminder

Hello everyone,

This email is simply to serve as a reminder that the final, 1-year check-in hearing for Boxcar Theater is set to occur at the Planning Commission hearing next Thursday, 12/14. Like the last check-in hearing, this item is informational only, and not to expressly consider authorization of a new conditional use or expansion of what was previously authorized, nor to consider revocation of that

From: Mandy
To: [Perry, Andrew \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); [Johnson, Christine \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Rodney Fong](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); [Richards, Dennis \(CPC\)](#); [Rich SFCommission Hillis](#)
Subject: Re: Boxcar Theater Check-in Reminder
Date: Wednesday, December 06, 2017 1:45:27 AM
Attachments: [image019.png](#)
[image018.png](#)
[image021.png](#)
[image016.png](#)
[image017.png](#)
[image020.png](#)
[image015.png](#)

Dear Andrew and committee,

I respect the decision that was made by the committees on a year ago by allowing 644 Broadway to use the alley as it patron's entrance until 8:30 pm. Based on the agreement on the previous commission hearing, the businesses in 644 Broadway is prohibited to use the alley after 8:30 pm, however, there were many time I came home after 8:30 pm they were still using the alley as an entrance. That was a complete violation of the initial agreement was made the public hearing last year. Moreover. They showed no respect the resident's right in the alley. A few months ago, one of the business from 644 Broadway changed the lack of the gate with any notice or consent with any of the residents in who live in the alley with only one entrance (the gate) to go home or to go out. One day I came home from night school at around 11:00 pm, I found out the lack of the front gate was changed. I was shocked because the lock seemed fine in the daytime when I left the house and I never heard it from anyone that the lock will change. I was waiting outside the gate in the cold wind with a phone that ran out of battery for more than 30 minutes until another resident who worked on the night shift came home and used his cellphone to call someone to open the door for us. That was insane. No one should get locked by their own home.

In addition to that, in the past few months, the Eight Table restaurant from 644 Broadway has posted a poster on the alley gate promoting its business using a false address, 8 Kenneth Rexroth Place attempts to mislead the public. All their online marketing including their restaurant website are using 8 Kenneth Rexroth Place as the business address. However, according to the city and county of San Francisco office of the assessor-recorder's San Francisco property information map showed that 644 Broadway is not part of the Kenneth Rexroth Place. The public record also indicated that 8 Kenneth Rexroth is not an official address. The act of using 8 Kenneth Rexroth Place as a business address is deceptive advertising. Therefore, I am requesting the committee to prohibit the Eight Table restaurant to use 8 Kenneth Rexroth Place as its address.

Lastly, in last week the business from 644 Broadway (unsure which business was it) they even hosted a public event in the alley without a special event permit from the city and county of San Francisco, nor informing or consenting with the residents in the alley for the event. They placed statues and installed poles in the alley for the event with on sensitivity of the potential hazard that might cause to others. After the event, the even placed tall ladder in the middle of the alley blocking the people and vehicle's entrance. What they did have caused a lot of inconveniences to me as a resident in the alley and make the alley unsafe to the people who live in here. Hence, I would like the businesses in 644 Broadway to stop hosting public events in the alley and to maintain the alley a quiet and peaceful environment to live.

The enclose attachments are some of the images that I took that for the incidents that I had described in the body of my email.

Thanks you

Mandy

On Mon, Dec 4, 2017 at 1:14 PM, Perry, Andrew (CPC) <andrew.perry@sfgov.org> wrote:

Hello everyone,

This email is simply to serve as a reminder that the final, 1-year check-in hearing for Boxcar Theater is set to occur at the Planning Commission hearing next Thursday, 12/14. Like the last check-in hearing, this item is informational only, and not to expressly consider authorization of a new conditional use or expansion of what was previously authorized, nor to consider revocation of that previous authorization. I have received little, if any, comment over the last few months in regard to this matter. Comments provided to me before 12:00 noon, this Wednesday (12/6) can be included as attachments to the staff memo to the Commission; comments made after this point will be submitted to the Commission and entered into the public record at the hearing date, but would not otherwise appear with the memo delivered to the Commission the week prior to the hearing. There is no other notification that is required for this informational check-in, so please feel free to forward this email to others as appropriate, and please let me know if you have any questions.

Thank you,

Andrew Perry
Planner, NE Quadrant, Current Planning

Direct: [415-575-9017](tel:415-575-9017) | Fax: [415-558-6409](tel:415-558-6409)

San Francisco Planning [1650 Mission Street, Suite 400](https://www.sfgov.org/planning)
San Francisco, CA 94103

**SF Planning
Department**

[Hours of Operation](#) | [Property Information Map](#)



From: Lam McNulty
To: [Perry, Andrew \(CPC\)](#)
Cc: [Rae Owen](#); russellwolking@yahoo.com; [David Copperman](#); [Trista Yu](#); celiawu1997@gmail.com; [Pei Wong Yan](#); [Joe Mastrelli](#); [Mandy](#); [M N](#); [Jennifer Yu](#)
Subject: RE: Boxcar Theater Check-in Reminder
Date: Wednesday, December 06, 2017 9:25:48 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[IMG_2803.3gp](#)
[IMG_2905.PNG](#)
[IMG_2906.PNG](#)
[IMG_2907.PNG](#)
[IMG_2908.PNG](#)
[IMG_2909.PNG](#)
[IMG_2926.PNG](#)
[IMG_2937.PNG](#)

Andrew,

Further information for your use, These photos are a mixture of Boxcar Theater's customers entering and exiting the alley, some are smoking. Other photos are showing China Live and EightTables using the alley as a back door and EightTables entrance. The video shows China Live's private event with customers entering the back door while the photos shows Cole Hardware receiving deliveries and home owners leaving the alley in their vehicle crossing the people entering the alley thus making the use of the alley a dangerous event, again the owner of 644 Broadway is imposing their will on the rest of us. Now the gate is constantly left open by EightTables, possibly leading to 644 Broadway owner wanting to remove our gate altogether.

Lam McNulty
Architect
415-614-4913 (office)
205-835-3224 (mobile)

Flad Architects

650 California Street
8th Floor
San Francisco, CA 94108
P 415-398-1600
www.flad.com

[please consider the environment before printing this email](#)

From: Perry, Andrew (CPC) [mailto:andrew.perry@sfgov.org]
Sent: Monday, December 4, 2017 1:14 PM
To: Perry, Andrew (CPC) <andrew.perry@sfgov.org>
Cc: [Rae Owen](mailto:raeowen@gmail.com) <raeowen@gmail.com>; russellwolking@yahoo.com; [David Copperman](mailto:David.Copperman@gmail.com) <David.Copperman@gmail.com>; [Trista Yu](mailto:Trista.Yu@yahoo.com) <Trista.Yu@yahoo.com>; [Lam McNulty](mailto:Lam.McNulty@flad.com) <Lam.McNulty@flad.com>; celiawu1997@gmail.com; [Pei Wong Yan](mailto:Pei.Wong.Yan@yahoo.com) <Pei.Wong.Yan@yahoo.com>; [Joe Mastrelli](mailto:Joe.Mastrelli@gmail.com) <Joe.Mastrelli@gmail.com>; [Mandy](mailto:Mandy.yu1111@gmail.com) <Mandy.yu1111@gmail.com>; [M N](mailto:M.N) <M.N>; cityevents2000@yahoo.com; [Jennifer Yu](mailto:Jennifer.Yu@gmail.com) <Jennifer.Yu@gmail.com>

From: Jennifer Yu
To: [Lam McNulty](#)
Cc: [Perry, Andrew \(CPC\)](#)
Subject: Re: FW: Boxcar Theater Check-in Reminder
Date: Wednesday, December 06, 2017 10:14:53 AM
Attachments: [image016.png](#)
[image019.png](#)
[image.png](#)
[image.png](#)
[image017.png](#)
[image021.png](#)
[image002.png](#)
[image020.png](#)
[image018.png](#)

Hello,

As much as I would like to attend next Thursday's meeting, due to unforeseen changes from my work, I am now in another state for several months and only returning to SF for the holidays. I already informed Trista that I will not be able to attend the meeting, and had once asked Andrew whether it's possible to postpone the meeting for a date when I am actually in the city; however the date is set.

While I was trying to gather some video footage, I didn't realize that our camera battery is low, so at this time I am unable to retrieve any files. I will try to get them to you by tonight, EST.

I do understand that our neighbor has been using the alley as an entrance for their business, and even included a mailbox right outside with the #8. The thing I find quite interesting is that they would have someone of their own outside the gate to monitor who is entering the alley, which really doesn't make sense to me as I am a resident but I have to get "permission" to go home? When I first saw the mailbox outside their back door, I did do a Google search on the address, as it was sudden and unheard of.

[Eight Tables by George Chen - 127 Photos & 15 Reviews - Chinese ...](#)

<https://www.yelp.com> > Restaurants > Chinese ▼

★★★★★ Rating: 5 - 15 reviews - Price range: Above \$61

Eight Tables is another amazing addition of the George Chen vision. Unlike China Live which is a celebration of Taiwanese/Chinese street food, Eight Tables is a modern take on traditional Chinese fine dining. ... Eight Tables modernizes the Chinese fine dining experience into focused ...

[Eight Tables by George Chen 8 Kenneth Rexroth Pl San Francisco ...](#)

<https://www.mapquest.com/us/california/eight-tables-by-george-chen-377593686> ▼

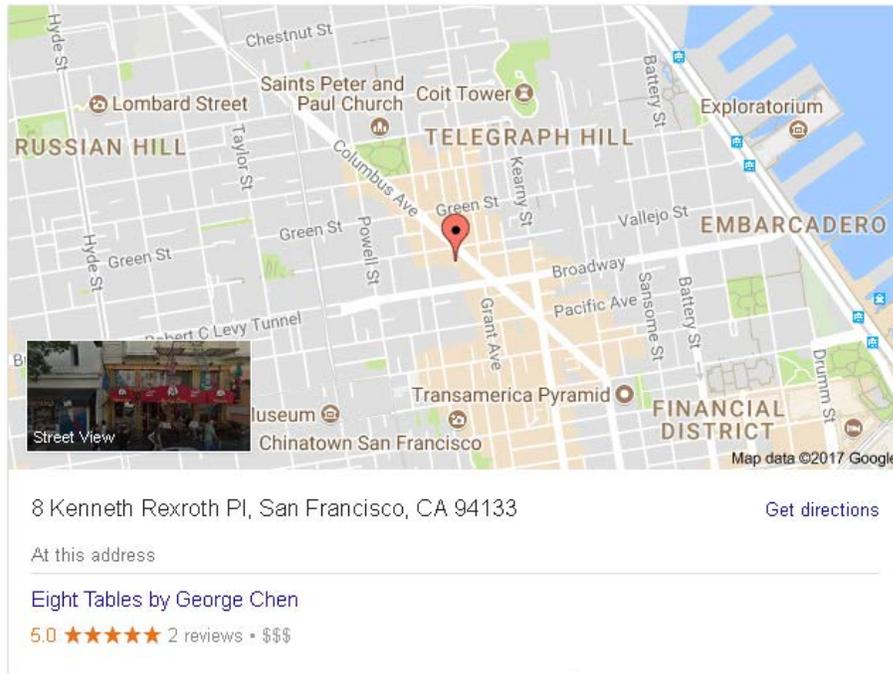
Get directions, reviews and information for Eight Tables by George Chen in San Francisco, CA.

[Eight Tables by George Chen - China Live](#)

<https://chinalivesf.com/fine-dining-in-san-francisco/> ▼

A credit card is required for reservations, and if changes or cancellations are made within 48 hours of your reservation, and we are unable to rebook the table, the full price of a tasting menu will be charged.

Details available upon request. Serving Dinner Tuesday-Saturday 8 Kenneth Rexroth Place, San Francisco CA 94133.



Another incident I encountered several months ago was that there were two strangers who rang my doorbell to deliver a package. Initially, it was one man who walked in with a Cole's Hardware staff, Tina. Tina informed me that the man went into her store to search for my address to deliver a package that was mistakenly delivered to his building. He said he wanted to return the package to the recipient. After they rung my doorbell and I confirmed the address, the man left to go back to his building to get the package. Tina stayed to make sure the man comes back to drop off the package and leaves the alley, so she could shut the gate as she didn't want strangers inside the alley. She didn't want to let the man come in alone as she didn't feel comfortable about him. After waiting for a while, Tina decided to just close the gate so the man would have to go back into the store to look for her to come back in. About ten minutes later, my doorbell rang again, but it was the man and another man he brought along with him who he claims to be the manager of the 1st man's building. I asked how they got access to come in and they said the door to the gate was opened. I want to give them the benefit of the doubt that they are just trying to return a package to us; however after confirming with my family that we had never ordered such items inside the package, it became very suspicious. Inside the package were an old pair of shoes and a used teacup set. The second man who came back also asked for my name and **asked if the gate is always locked even during the night**. This became very suspicious as he had no reason to question about the gate at all. I even called the police to report this incident. Point is - if the gate is left open, anyone will have access to come in, and allowing our neighbor to use their back door as an entrance for their business may potentially increase the number of strangers lurking inside.

I will try to have someone send me the pictures of these two man who came in the alley. They were provided to me by Tina from Coles Hardware. In the meantime, I will also try to gather the video footage.

Thank you,

Jennifer

On Dec 6, 2017 2:48 AM, "Lam McNulty" <lmcnulty@flad.com> wrote:

Neighbors,

At Trista's request, I have decided to assist the neighbor's to be prepare for next Thursday's commission's meeting regarding Boxcar Theater. I understand Andrew's email below, wanting to only focus on the theater but I believe there have been too many other items that has happened in the last 12 months by the building owner, Boxcar Theater's landlord, we need to bring to the commissioner's attention. Below is a list it items I believe we need discuss:

#1- Boxcar Theater's customers late night use of the alley for conversing or smoking, Boxcar Theater's customer damaging the lock on the gate.

#2- The business owner changing the lock and modifying the gate WITHOUT notifying the local owners. Ignoring the fact that they do not own the gate.

The business owner allowing one of their tenant, eightTable, to use the alley as a restaurant entrance, WITHOUT notifying the local owners.

The business owner allowing one of their tenant, China Live, to use the alley for a private event on Friday 12/01.

I believe if we do not speak up and oppose further intrusion and abuse by this building owner then we will continue to have more surprises in the near future. If you have new photographs or videos the commissioners have NOT already seen, please send to me. I will print them to show the commissioners.

#1- Issues with Boxcar Theater's use of the alley – We can continue to express our opposition to the use of the alley with photos and videos.

#2- To me this is a larger issue, with EightTables using the alley as a restaurant entrance. The issue started with the lock and the gate being changed without permission. They only apologized afterwards by stating the city made them do it. But not explaining WHY the city made them change the lock. Later, do we find out there is a restaurant, EightTables, who is using the alley as an entrance thus the reason WHY the lock had to be changed.

I will document through photographs how the use of the alley as an entrance to the restaurant is NOT acceptable for accessibility.

In conclusion:

#1- We need to request the city to Notify the residences with a minimum of 6 months notice if they consider any change to Boxcar Theater's current status.

#2- We request the city to immediately shut down EightTable's use of the alley as an entrance to the restaurant due to the fact the entrance does not meet minimum accessibility standards.

For the last few years the residences of Kenneth Rexroth have been very understanding of the changes imposed upon us by the city and by the owner of 644 Broadway. We the residences reserve our right to discuss the issues with the press and/or take legal actions against the city or the owner of [644 Broadway](#).

PLEASE ADD TO THE ABOVE AND ATTEND THE MEETING, THE MORE PEOPLE WE HAVE THERE THE BETTER OUR CHANCE TO OPPOSE.

I understand Trista and others of you had been working for years to clean up this alley and got permission from the city to install the gate for your secure access and safety.

Please send me any photos, videos or other information that we can forward to Andrew by tomorrow

please consider the environment before printing this email

From: M N
To: [Perry, Andrew \(CPC\)](#)
Cc: [Secretary, Commissions \(CPC\)](#); [Melgar, Myrna \(CPC\)](#); [Johnson, Christine \(CPC\)](#); [Koppel, Joel \(CPC\)](#); [Moore, Kathrin \(CPC\)](#); richhillissf@yahoo.com; [Richards, Dennis \(CPC\)](#); planning@rodneyfong.com
Subject: Re: Boxcar Theater Check-in Reminder
Date: Wednesday, December 06, 2017 11:50:16 AM
Attachments: [image019.png](#)
[image018.png](#)
[image021.png](#)
[image020.png](#)
[image015.png](#)
[image017.png](#)
[image016.png](#)
[IMG_2900.PNG](#)
[IMG_2948.PNG](#)
[IMG_2970.PNG](#)
[IMG_2971.PNG](#)
[IMG_2974.PNG](#)
[IMG_2976.PNG](#)
[IMG_9019.PNG](#)
[image001.png](#)

Hi Andrew and all commissioner:

8:30pm stop to use the alley for 644 Broadway just a story, 24/7 whenever their business open they don't care is early morning or midnight 12, 2am, 3am...there's attendants pick up and send to the alley attendant, block the way, people talking, throwing empty bottle, slam gate...noise, employees come out smoking and talking on the phone, making joking...all kind of noise we couldn't sleep...the peace and quiet is no any more, the alley is their, they do whatever they like, they change the alley gate lock without any notice, the lock didn't install right, later on the gate is hard to open, we contact with them didn't fix a week later, some of the neighbor work locked out at midnight couldn't get in, the peace and quiet and alley no any more!

According from DPW many years ago, this narrow is not a public street, their back door is for emergence use only, why since 644 Broadway change owner ship and every thing change? Their business from safe and health are big hurt for us, If their front door couldn't handle the business, it's about time to stop the business right?

Enclose some of pictures, hope can help. we have more if you need.

Thank you

Mike

From: "Perry, Andrew (CPC)" <andrew.perry@sfgov.org>
To: "Perry, Andrew (CPC)" <andrew.perry@sfgov.org>
Cc: Rae Owen <raeowen@gmail.com>; "russellwolking@yahoo.com" <russellwolking@yahoo.com>; David Copperman <david.copperman@gmail.com>; Trista Yu <tracyyu88@yahoo.com>; Lam McNulty <lmcnulty@flad.com>; "celiawu1997@gmail.com" <celiawu1997@gmail.com>; Pei Wong Yan <peiwongyan@yahoo.com>; Joe Mastrelli <jamastrelli@gmail.com>; Mandy <mandyyu1111@gmail.com>; M N <cityevents2000@yahoo.com>; Jennifer Yu <jnncyu@gmail.com>
Sent: Monday, December 4, 2017 1:14 PM
Subject: Boxcar Theater Check-in Reminder

From: Trista Yu
To: [Perry, Andrew \(CPC\)](#)
Subject: Fw: Alley Gate Keys
Date: Wednesday, December 06, 2017 2:52:11 PM
Attachments: [image003.png](#)

Hi Andrew,
Here's the email we when the lock was changed from the neighbors. Sorry for the late reply.

Trista

----- Forwarded Message -----

From: Trista Yu <tracyyu88@yahoo.com>
To: Cindy Machado <cmachado@gsmanagement.com>; Pei Wong Yan <peiwongyan@yahoo.com>
Cc: Joe Mastrelli <jamastrelli@gmail.com>; Rae Owen <raeowen@gmail.com>; David Copperman <david.copperman@gmail.com>; Russell Wolking <russellwolking@yahoo.com>; Celia <celiawu1997@gmail.com>; Lam McNulty <lmcnulty@flad.com>; M. N. <cityevents2000@yahoo.com>; Mandy Yu <mandyyu1111@gmail.com>; Christopher Yu <christopheryu0606@gmail.com>; Rick Karp <rick@colehardware.com>; Adrianna Karp <adrianna@colehardware.com>
Sent: Wednesday, June 21, 2017 11:02 AM
Subject: Re: Alley Gate Keys

Thank you for take care Cindy.

Trista

From: Cindy Machado <cmachado@gsmanagement.com>
To: Pei Wong Yan <peiwongyan@yahoo.com>; Trista Yu <tracyyu88@yahoo.com>
Cc: Joe Mastrelli <jamastrelli@gmail.com>; Rae Owen <raeowen@gmail.com>; David Copperman <david.copperman@gmail.com>; Russell Wolking <russellwolking@yahoo.com>; Celia <celiawu1997@gmail.com>; Lam McNulty <lmcnulty@flad.com>; M. N. <cityevents2000@yahoo.com>; Mandy Yu <mandyyu1111@gmail.com>; Christopher Yu <christopheryu0606@gmail.com>; Rick Karp <rick@colehardware.com>; Adrianna Karp <adrianna@colehardware.com>
Sent: Wednesday, June 21, 2017 10:17 AM
Subject: RE: Alley Gate Keys

Pei,

I spoke to the Project Manager and he was very upset. He is going to speak to the workers as they know better than to do something like this.

This project will be going on for two to three weeks, so let me know right away if it happens again.

We are so sorry this happened.

Regards,



Cindy Machado

Senior Property Manager

BRE License #01405273

(650) 652-2435 –Office

(650) 996-8317 – Cell

cmachado@gsmanagement.com

GS MANAGEMENT COMPANY

1633 Bayshore Hwy., Ste. 134

Burlingame, CA 94010

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(650) 652-4726 – Fax

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Think Green before you print. Thank you.

From: Pei Wong Yan [mailto:peiwongyan@yahoo.com]

Sent: Wednesday, June 21, 2017 10:04 AM

To: Cindy Machado <cmachado@gsmanagement.com>; Trista Yu <tracyyu88@yahoo.com>

Cc: Joe Mastrelli <jamastrelli@gmail.com>; Rae Owen <raeowen@gmail.com>; David Copperman <david.copperman@gmail.com>; Russell Wolking <russellwolking@yahoo.com>; Celia <celiawu1997@gmail.com>; Lam McNulty <lmcnulty@flad.com>; M. N. <cityevents2000@yahoo.com>; Mandy Yu <mandyyu1111@gmail.com>; Christopher Yu <christopheryu0606@gmail.com>; Rick Karp <rick@colehardware.com>; Adrianna Karp <adrianna@colehardware.com>

Subject: Re: Alley Gate Keys

Hi Cindy,

There is construction in your back door our alley starting too early, making too much

noise, wake up every body. They started around 6:30am, can they please keep the noise to a minimum or start a little later in the day 9am?

Thank you

Pei

From: Cindy Machado <cmachado@gsmanagement.com>
To: Trista Yu <tracyyu88@yahoo.com>
Cc: Joe Mastrelli <jamastrelli@gmail.com>; Rae Owen <raeowen@gmail.com>; David Copperman <david.copperman@gmail.com>; Russell Wolking <russellwolking@yahoo.com>; Celia <celiawu1997@gmail.com>; Lam McNulty <lmcnulty@flad.com>; Pei Wong Yan <peiwongyan@yahoo.com>; M. N. <cityevents2000@yahoo.com>; Mandy Yu <mandyyu1111@gmail.com>; Christopher Yu <christopheryu0606@gmail.com>; Rick Karp <rick@colehardware.com>; Adrianna Karp <adrianna@colehardware.com>
Sent: Saturday, June 17, 2017 3:50 PM
Subject: Re: Alley Gate Keys

Hi Trista,

I've invited one or two from 644 Broadway so I think we need to keep the meeting at 4. I can stay until 5:30.

Cindy
Sent from my iPhone

On Jun 16, 2017, at 10:39 PM, Trista Yu <tracyyu88@yahoo.com> wrote:

Hi Cindy,
May I know if M 4pm appointment can reschedule at 5:30pm? Russ want to meet you too, 4pm is a little earlier for him. Thank you

Trista

From: Cindy Machado <cmachado@gsmanagement.com>
To: Trista Yu <tracyyu88@yahoo.com>; Joe Mastrelli <jamastrelli@gmail.com>
Cc: Rae Owen <raeowen@gmail.com>; David Copperman <david.copperman@gmail.com>; Russell Wolking <russellwolking@yahoo.com>
Sent: Tuesday, June 13, 2017 5:08 PM
Subject: RE: Alley Gate Keys

Of course, everyone is welcome.

From: Trista Yu [<mailto:tracyyu88@yahoo.com>]
Sent: Tuesday, June 13, 2017 5:06 PM

To: Cindy Machado <cmachado@gsmanagement.com>; Joe Mastrelli <jamastrelli@gmail.com>

Cc: Rae Owen <raeowen@gmail.com>; David Copperman <david.copperman@gmail.com>; Russell Wolking <russellwolking@yahoo.com>

Subject: Re: Alley Gate Keys

Hi Cindy,

M around 4pm is good for me, if any other neighbor want to be there will be welcome too right? Thank you

Trista

From: Cindy Machado <cmachado@gsmanagement.com>

To: Trista Yu <tracyyu88@yahoo.com>; Joe Mastrelli <jamastrelli@gmail.com>

Cc: Rae Owen <raeowen@gmail.com>; David Copperman <david.copperman@gmail.com>; Russell Wolking <russellwolking@yahoo.com>

Sent: Tuesday, June 13, 2017 4:34 PM

Subject: RE: Alley Gate Keys

Hi All,

Once everyone gets their keys, life should go on as usual with the gate. Unfortunately, the original lock on the gate is not compatible with panic hardware, but there should have been notice beforehand so we were not surprised.

Trista—I can stop by on Monday the 19th in the late afternoon or evening if that works for you.

Cindy

From: Trista Yu [<mailto:tracyyu88@yahoo.com>]

Sent: Tuesday, June 13, 2017 4:31 PM

To: Joe Mastrelli <jamastrelli@gmail.com>

Cc: Cindy Machado <cmachado@gsmanagement.com>; Rae Owen <raeowen@gmail.com>; David Copperman <david.copperman@gmail.com>; Russell Wolking <russellwolking@yahoo.com>

Subject: Re: Alley Gate Keys

Hi Joe,

Sorry for the missed type, I knew it's we got the money if from you as your building, since I don't see you have any reply here, I'm planing to step by your business to asking make sure they give you the key when I'm in town tomorrow, have you get the new key yet? Thank you

Trista

From: Joe Mastrelli <jamastrelli@gmail.com>
To: Trista Yu <tracyyu88@yahoo.com>
Sent: Tuesday, June 13, 2017 9:55 AM
Subject: Re: Alley Gate Keys

Hello Trista- you have wrong address on who paid for the gate, I was one and my address is 373 Columbus not 371. They had nothing to do with it. This whole gate issue is getting everyone upset. There needs to be a conclusion soon. Like everyone else I'm very busy and don't have time to police the gate. I'm mad because I paid my part of the gate install twice, the first gate which is still anchored to buildings and the current gate that has been tampered with.

Best,

Joe Mastrelli, Owner of Molinari's

Sent from my iPhone

On Jun 12, 2017, at 11:01 PM, Trista Yu <tracyyu88@yahoo.com> wrote:

Hi Cindy,

I have been contacted with my residence, if you want to meet me, I'll be in town on W around 4pm and next Monday 19th too, please let me and good time, about the lock I can have my brother open the gate for me and take care of my residence now, you don't need to worry about of my part now, the allen key you can give it to me when I meet you or you can drop in my mail box #15 with the note. Thank you.

Adrianna: as you are new neighbor, I need to let you know a little bit about the gate, you see have two left over part side by side on your wall and the neighbor's wall, that's the old gate with a bar without lock like the one as now without lock, homeless stay in the alley all the time, everyone can get in the alley, 7 business their garbage cans(including 627 Vallejo & 644 Broadway) were store in the alley, in the year of 2003. city enforced all of them move out, and garbage have to be stored inside and pick up in their front street, but 347 Columbus have approved letter from officer signed have rights stored their garbage can in the alley, until the year of 2010 ,we have Supervisor David Chiu help, finial kicked them out of alley, and get the approved from fire dept. installed the current gate, the gate was paid by three residences building in the alley, 371 Columbus and 627 Vallejo total Five share of us, nothing from 644 Broadway, because in the year of 2003 city already

enforced them need to do their daily and garbage have to be in their front, back door is for emergence use only! (Cindy, as all old residences question, we don't know why after 13years late, the owner change, the city rule change too):) that's a little bit about the alley.

Cindy I don't know who else is no in town, but in my opinion, you have better take care of the gate ASAP, for sure is safe, otherwise, if anything happen because of the gate lock, the liability I believer will have to be go back to whom change the lock.

Thank you for all of your help

Trista

From: Cindy Machado <cmachado@gsmanagement.com>
To: Adrianna Karp <adrianna@colehardware.com>
Cc: Trista Yu <tracyyu88@yahoo.com>; russellwolking <russellwolking@yahoo.com>; Rae Owen <raeowen@gmail.com>; David Copperman <david.copperman@gmail.com>; christopheryu0606 <christopheryu0606@gmail.com>; Rick Karp <rick@colehardware.com>; Joe Mastrelli <jamastrelli@gmail.com>; Mandy Yu <mandyyu1111@gmail.com>; M. N. <cityevents2000@yahoo.com>; Lam McNulty <lmcnulty@flad.com>; Pei Wong Yan <peiwongyan@yahoo.com>; Celia <celiawu1997@gmail.com>
Sent: Monday, June 12, 2017 12:52 PM
Subject: RE: Alley Gate Keys

Hi Adrianna,

That was me who was there on Saturday and I was able to get a key from China Live. There is some confusion in the message that was relayed to you. I agree that no one should come in and be given keys. I was not notified about the date of the gate install.

We would not have made the change except that the fire department says that for fire department regulations, there has to be a panic bar. We are just lucky they didn't order us to remove the padlock on the car entry side.

I really appreciate all your help with the rekeying for the alley tenants and the time it has taken for you to deal with the fallout. It completely destroyed my to do list for Friday and Saturday as well. I agree it should have been managed better, but was dumped in my lap as well.

You raise some very good questions. I think that Trista, you and I should have the allen key to the gate and will work on making that happen. Two people are coming in from out of town tonight. Trista

is also out of town, I believe. I will let Trista make the call on when it is safe to lock it and that everyone has the key to the gate.

Cindy

From: Adrianna Karp [<mailto:adrianna@colehardware.com>]
Sent: Monday, June 12, 2017 12:39 PM
To: Cindy Machado <cmachado@gsmanagement.com>
Cc: Trista Yu <tracyyu88@yahoo.com>; russellwolking <russellwolking@yahoo.com>; Rae Owen <raeowen@gmail.com>; David Copperman <david.copperman@gmail.com>; christopheryu0606 <christopheryu0606@gmail.com>; Rick Karp <rick@colehardware.com>; Joe Mastrelli <jamastrelli@gmail.com>; Mandy Yu <mandyyu1111@gmail.com>; M. N. <cityevents2000@yahoo.com>; Lam McNulty <lmcnulty@flad.com>; Pei Wong Yan <peiwongyan@yahoo.com>; Celia <celiawu1997@gmail.com>
Subject: Re: Alley Gate Keys

Hi Cindy,

Nice to meet you, Adrianna from Cole Hardware at 627 Vallejo here. First of all a logistical note: the lock to the gate was not taped as you had said last. The panic hardware on the gate was put into the unlocked position with an allen key by R&S Erection who installed it and Beau, the China Live construction manager. So in order to lock the gate, the use of that key will be required. Does the person or agency you are representing plan to hold it? It is unclear to me who has/should have the responsibility/right to lock and unlock that. As of now it is still unlocked and anyone can walk in. We at Cole Hardware are not really doing anything outside of our normal business operations to monitor entrance and exits through the gate, because we don't know who most of the tenants are. Even though I am not in possession of the key that came with the hardware that was installed, I could probably lock it. But I have no way to verify or know when all of the residents have received keys. So I'm not sure who plans to take care of that.

Our company had been fine with the current arrangement of the gate since we moved in and I have had no desire to get involved with the politics surrounding this gate. However I must say that the way this was done gives me cause for alarm. If I had not spent hours of my day to interrupt the work of the R&S Erection workers, then go over to China Live to introduce myself and track down Beau in the construction zone, and do my best to notify the residents in the alley - as far as I can tell there was absolutely no plan in place to notify or distribute keys to the rest of us who share use of this gate. Ultimately this would have left dozens of families locked out of their homes.

As a new neighbor, I would like to maintain a strong and supportive community environment. That being said, I am not comfortable shouldering responsibility/liability for this decision that I had nothing to do with. We did have a building manager come in and she tried telling one of the team

members that she was sent in to get her tenants keys to the gate. She claimed someone from China Live told her that she could come in and we would provide her with keys for her tenants. My staff has been told that we are not authorized to give out keys to the gate to anyone but our own employees and that we had to get our copy from China Live (or the contractor they had do the work) ourselves. We told the person that came in that since we would have no way to know who the building owners or managers, or tenants for that matter where so we could not be giving out any keys. If she brought us a key to make copies, then of course, we would be happy to make and sell copies to anyone who brings us a key.

I understand that this decision was not yours so I am sorry you have been left with such a mess to clean up. Hope to meet you in person some day.

Thank you,

Adrianna

Adrianna Karp

Cole Hardware
627 Vallejo St.
San Francisco, CA 94133

<~WRD000.jpg> <~WRD000.jpg>

On Mon, Jun 12, 2017 at 12:20 PM, Cindy Machado
<cmachado@gsmanagement.com> wrote:

Hi Trista,

On Saturday I stopped by and had keys made and put one key in an envelope in each mailbox. The hostess desk at China Live is holding keys for tenants to pick up too.

The hardware store is helping out with access by keeping an eye on the gate. They are in and out all the time too during normal business hours and on the weekend.

Regards,
Cindy

From: Trista Yu [mailto:tracyyu88@yahoo.com]

Sent: Friday, June 9, 2017 6:02 PM

To: Cindy Machado <cmachado@gsmanagement.com>

Cc: russellwolking <russellwolking@yahoo.com>; Rae Owen <raeowen@gmail.com>; David Copperman <david.copperman@gmail.com>; christopheryu0606

<christopheryu0606@gmail.com>; Adrianna Karp
<adrianna@colehardware.com>; Rick Karp
<rick@colehardware.com>; Joe Mastrelli
<jamastrelli@gmail.com>; Mandy Yu
<mandyyu1111@gmail.com>; M. N.
<cityevents2000@yahoo.com>; Lam McNulty
<lmcnulty@flad.com>; Pei Wong Yan
<peiwongyan@yahoo.com>; Celia <celiawu1997@gmail.com>
Subject: Re: Alley Gate Keys

Hi Cindy,

Thanks a lot for your help. As neighbor we should help each other, but I never see business like them! Last time they broken no the pad lock, it's the mail gate lock, I wasn't in town too, my tenant called me can't get in, neighbor text me at the same time too, I called my brother took the lock out, I told them need to make sure the lock have to be use same key, my tenant and my brother went to the hardware store lucky caught the store close.,,
Thank you for your cooperation.

Trista

From: Cindy Machado <cmachado@gsmanagement.com>
To: Trista Yu <tracyyu88@yahoo.com>
Cc: russellwolking <russellwolking@yahoo.com>; Rae Owen <raeowen@gmail.com>; David Copperman <david.copperman@gmail.com>; christopheryu0606 <christopheryu0606@gmail.com>; Adrianna Karp <adrianna@colehardware.com>; Rick Karp <rick@colehardware.com>; Joe Mastrelli <jamastrelli@gmail.com>; Mandy Yu <mandyyu1111@gmail.com>; M. N. <cityevents2000@yahoo.com>; Lam McNulty <lmcnulty@flad.com>; Pei Wong Yan <peiwongyan@yahoo.com>; Celia <celiawu1997@gmail.com>
Sent: Friday, June 9, 2017 5:27 PM
Subject: RE: Alley Gate Keys

Hi Trista,

Thank you for your help with this. I will be able to drop a key in each mailbox tomorrow. I know of two tenants who are traveling. I had nothing to do with this and certainly would have notified everyone because it has created great inconvenience for me as well and I am very angry about this too.

Also, thank you for letting me know that the other padlock had been broken as I no idea that the lock had been changed as I was not informed.

Construction should be ending soon and then things will be much nicer. I appreciate everyone's understanding with the deliveries that have taken place.

Regards,

<image001.jpg>

Cindy Machado
Senior Property Manager
BRE License #01405273
[\(650\) 652-2435](tel:6506522435) –Office
[\(650\) 996-8317](tel:6509968317) – Cell
cmachado@gsmanagement.com

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1633 Bayshore Hwy., Ste. 134
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[\(650\) 652-2435](tel:6506522435) – Main
[\(650\) 652-4726](tel:6506524726) – Fax

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Think Green before you print. Thank you.

From: Trista Yu [<mailto:tracyyu88@yahoo.com>]
Sent: Friday, June 9, 2017 5:12 PM
To: Cindy Machado <cmachado@gsmanagement.com>
Cc: russellwolking <russellwolking@yahoo.com>; Rae Owen <raeowen@gmail.com>; David Copperman <david.copperman@gmail.com>; christopheryu0606 <christopheryu0606@gmail.com>; Adrianna Karp <adrianna@colehardware.com>; Rick Karp <rick@colehardware.com>; Joe Mastrelli <jamastrelli@gmail.com>; Mandy Yu <mandyyu1111@gmail.com>; M. N. <cityevents2000@yahoo.com>; Lam McNulty

<lmcnulty@flad.com>; Pei Wong Yan
<peiwongyan@yahoo.com>; Celia <celiawu1997@gmail.com>

Subject: Re: Alley Gate Keys

Hi Cindy,

Thanks for take care of it, if you can drop the key with note in the envelop in each mail box better, because no everyone have contact and know that, I'm no in town also , the pics.I sent last night was from my family sent it to me. I knew one of my residence is travel no sure is out of country, I CAN NOT contract with him, no sure what date any time he will be back, if he's fly is midnight, there will be a big problem, normally my ph. will off when I sleep, I know your business owner have money don't mind to pay him for the hotel, but I have to be have way to contact with him let him know first right?

Before you change the lock, have you ever thinking the others? Or just thinking give one key(one dollar) to them? You just give one key each residence, then all of them need to re-keys for all their families,friends,relative...there are some of people still don't have self-phone, next time if they don't have key will block out side; I know you are rich lever may NOT believer, but it's life;

Cindy: AS everyone knows this alley is for Kenneth Rexroth, is for the building inside of the residences, 644 Broadway is on Broadway, your back door is for emergence use only, remember is for emergency use only; It's has been broken the alley's peace! We are all fear and don't know what will be the next happen?

We prefer keep the old style lock for more safety, if you can change it back will be more appreciate! Also if you can send all the residence the approve notice from fire dept. add key in the wall box let us feel safe and more comfortable will be great.

Thank you for your help

Trista

From: Cindy Machado <cmachado@gsmanagement.com>
To: Trista Yu <tracyu88@yahoo.com>
Cc: russellwolking <russellwolking@yahoo.com>; Rae Owen

<raeowen@gmail.com>; David Copperman
<david.copperman@gmail.com>; christopheryu0606
<christopheryu0606@gmail.com>; Adrianna Karp
<adrianna@colehardware.com>; Rick Karp <rick@colehardware.com>;
Joe Mastrelli <jamastrelli@gmail.com>; Mandy Yu
<mandyyu1111@gmail.com>; M. N. <cityevents2000@yahoo.com>; Lam
McNulty <lmcnulty@flad.com>; Pei Wong Yan
<peiwongyan@yahoo.com>; Celia <celiawu1997@gmail.com>
Sent: Friday, June 9, 2017 6:21 AM
Subject: Re: Alley Gate Keys

Hi Trista,

I totally agree that this should not have happened without notice. The lock change was due to the fire Department requiring the panic hardware. Last night it was taped open so no residents would be locked out but they will take the tape off this morning.

China Live is helping out by having a key for each resident at their hostess desk.

I will contact the fire Department and the post office and make sure they get keys.

We are happy to pay you the \$38.00 for the lock too.

Cindy Machado
GS Management Company
[650-996-8317](tel:650-996-8317)

On Jun 8, 2017, at 11:47 PM, Trista Yu
<tracyyu88@yahoo.com> wrote:

Hi Cindy:

Just saw your email, sorry for the late replied.

1. This alley is no 644 Broadway their own, they can't change lock without any notice, as I know there's some of people out of town/vacation/work late....how can they get in...
2. Fire department, we all have keys including front gate already have key store in the box, if you change the new lock you need to notice to Fire department, pay for fire Dept. and have new key store again;
3. All deliver: usps, ups, fedex, water dept., pg&e dept. phone, TV...need a key;

4. This new lock is unsafe lock, everyone without key can get in, that's the old gate we have before;
5. We paid \$38.00 for the lock on Apr. 16.
because the people from your building broke the lock, but we didn't change new lock because we respect of every body in the alley;

Three years ago the people(owner?) from your building yelling in the alley:"we have money, we have power", please don't let us know you can do what you want to do.

Thank you

Trista

From: Cindy Machado
<cmachado@gsmanagement.com>
To: russellwolking <russellwolking@yahoo.com>;
Trista Yu <tracyyu88@yahoo.com>; Rae Owen
<raeowen@gmail.com>; David Copperman
<david.copperman@gmail.com>;
christopheryu0606
<christopheryu0606@gmail.com>
Sent: Thursday, June 8, 2017 3:01 PM
Subject: Alley Gate Keys

I just found out now that the lock had to be changed on the alley. There is a key for each person at China Live at the hostess desk.

I am so sorry for the way this was handled with no notice.

The padlock key is the same with no change.

Trista--if you could let the non English speaking tenants know about this, it will help them a lot.

If anyone has any issues, please call me.

Cindy Machado
GS Management Company
[650-996-8317](tel:650-996-8317)

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<IMG_6072[1].JPG>

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<image002.png>

<image001.jpg>

From: Trista Yu
To: [Perry, Andrew \(CPC\)](mailto:Perry.Andrew.CPC)
Subject: Fw: Alley gate lock
Date: Wednesday, December 06, 2017 3:25:57 PM

Thank you Andrew.

----- Forwarded Message -----

From: Cindy Machado <cmachado@gsmanagement.com>
To: M Y <tracyyu88@yahoo.com>
Cc: David Copperman <david.copperman@gmail.com>; Rae Owen <raeowen@gmail.com>; Russell Wolking <russellwolking@yahoo.com>; Joe Molinari <Jamastrelli@gmail.com>; Pei Wong Yan <peiwongyan@yahoo.com>; Mandy Yu <mandyyu1111@gmail.com>; Celia <celiawu1997@gmail.com>; "christopheryu0606@gmail.com" <christopheryu0606@gmail.com>; "cityevents2000@yahoo.com" <cityevents2000@yahoo.com>; "lmcnulty@flad.com" <lmcnulty@flad.com>; "adrianna@colehardware.com" <adrianna@colehardware.com>; "rick@colehardware.com" <rick@colehardware.com>; "jnncyu@gmail.com" <jnncyu@gmail.com>
Sent: Thursday, September 21, 2017 10:07 AM
Subject: RE: Alley gate lock

They are going to be here this afternoon.

-----Original Message-----

From: M Y [<mailto:tracyyu88@yahoo.com>]
Sent: Thursday, September 21, 2017 10:07 AM
To: Cindy Machado <cmachado@gsmanagement.com>
Cc: David Copperman <david.copperman@gmail.com>; Rae Owen <raeowen@gmail.com>; Russell Wolking <russellwolking@yahoo.com>; Joe Molinari <Jamastrelli@gmail.com>; Pei Wong Yan <peiwongyan@yahoo.com>; Mandy Yu <mandyyu1111@gmail.com>; Celia <celiawu1997@gmail.com>; christopheryu0606@gmail.com; cityevents2000@yahoo.com; lmcnulty@flad.com; adrianna@colehardware.com; rick@colehardware.com; jnncyu@gmail.com
Subject: Re: Alley gate lock

Hi Cindy, Just wondering when is going to fix the lock? One of my tenant last night get off work back, he couldn't opened the gate, called me at 1:10am, my phone was turned off, he have no way only climbed over the gate get home, I'm glad he's boy and young, and he didn't get hurt, I know you will respond all the liability, but safety is our first choice. Please take care asap. Thank you.

Trista

Sent from my iPhone

> On Sep 14, 2017, at 4:58 PM, Cindy Machado <cmachado@gsmanagement.com> wrote:

>

> Thank you, Trista. I have a call into the vendor.

>

> -----Original Message-----