



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization

HEARING DATE: 10/11/2018

Record No.: **2017-011155CUA**
Project Address: **3122 16th Street**
Zoning: Valencia Street NCT (Neighborhood Commercial Transit) Zoning District
55-X Height and Bulk District
Block/Lot: 3555/017
Applicant: Art Herzallah, 3122 16th Street Inc.
3122 16th Street
San Francisco, CA 94103
Staff Contact: Ella Samonsky – (415) 575-9112
ella.samonsky@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
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Planning
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415.558.6377

PROJECT DESCRIPTION

The Project is to establish an Outdoor Activity Area of approximately 600 square feet at the rear of a single-story commercial building for use by an existing limited restaurant (d.b.a. Stanza Cafe) and restaurant (d.b.a. The Pork Store).

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant a Conditional Use Authorization for an Outdoor Activity Area located in the rear yard, pursuant to Planning Code Sections 145.2, 303, and 762.

BASIS FOR RECOMMENDATION

The Department finds that the Project is, on balance, consistent with the Mission Interim Controls and the Objectives and Policies of the General Plan. The Project promotes the continued operation of established, locally-owned businesses and contributes to the overall vitality of the Valencia Street NCT Zoning District. The Outdoor Activity Area is of a size and location as to have a minimal effect on nearby residential uses, while allowing business patrons outdoor dining opportunities. The Department finds the project to be necessary, desirable, and compatible with the surrounding neighborhood, and not to be detrimental to persons or adjacent properties in the vicinity.

ATTACHMENTS:

Draft Motion – Conditional Use Authorization
Exhibit A – Conditions of Approval
Exhibit B – Plans and Renderings

Executive Summary
Hearing Date: 10/11/2018

CASE NO. 2017-011155CUA
3122 16th Street

Exhibit C – Environmental Determination
Exhibit D – Land Use Data
Exhibit E – Maps and Context Photos
Exhibit F - Public Correspondence



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Draft Motion

HEARING DATE: OCTOBER 11, 2018

1650 Mission St.
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Case No.: **2017-011155CUA**
Project Address: **3122-3128 16th STREET**
Zoning: Valencia Street NCT (Neighborhood Commercial Transit) Zoning District
55-X Height and Bulk District
Mission Alcohol Restriction Special Use District
Block/Lot: 3555/017
Project Sponsor: 3122 16th Street, LLC
3122 16th Street
San Francisco, CA 94103
Property Owner: CEG 16th Limited Partnership
820 Lawton Street
San Francisco, CA 94122
Staff Contact: Ella Samonsky – (415) 575-9112
ella.samonsky@sfgov.org

ADOPTING FINDINGS RELATING TO A OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 145.2, 303 AND 762 OF THE PLANNING CODE TO ESTABLISH AN OUTDOOR ACTIVITY AREA IN THE REAR OF AN EXISTING LIMITED RESTAURANT AND RESTARANT USE (D.B.A. STANZA CAFÉ AND THE PORK STORE) LOCATED AT 3122-3128 16th STREET, LOTS 017 IN ASSESSOR'S BLOCK 3555, WITHIN THE VALENCIA STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On August 30, 2018, Art Herzallah of Axis 3122 16th Street, LLC (hereinafter "Project Sponsor") filed Application No. 2017-011155CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish an Outdoor Activity Area in the rear yard of a single-story commercial building containing an existing Limited Restaurant and Restaurant use (d.b.a. Stanza Café and The Pork Store respectively) at 3122-3128 16th Street, Block 3555 Lots 017 (hereinafter "Project Site").

The Planning Department Commission Secretary is the custodian of records; the File for Case No. 2017-011155CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On October 11, 2018, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-011155CUA.

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

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use Authorization as requested in Application No. 2017-011155CUA, 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. **Project Description.** The Project Sponsor proposes to establish an outdoor activity area at the rear of the existing single story commercial building. The proposed outdoor activity area will be shared between two locally-owned businesses, a Limited Restaurant (dba "Stanza Café") and a Restaurant Use (dba "The Pork Store"). The proposed outdoor activity area measures approximately 597 square feet and will seat approximately 25 occupants. Stanza Cafe currently operates Monday to Friday from 7:00am to 6:00pm, and Saturday to Sunday from 8:00am to 7:00pm. The Pork Store currently operates Monday to Friday from 8:00am to 3:30pm, and Saturday to Sunday from 8:00am to 6:00pm. The outdoor activity area is proposed to operate during business hours of the businesses, and will have operating hours until 10:00 pm, if the business hours change.
3. **Site Description and Present Use.** The Project is an approximately 5,100- square foot lot located on the north side of 16th Street, between Valencia and Albion Streets. The property is developed with a single-story commercial building, containing three tenant spaces occupied by "Ushio Ramen" (Restaurant), "Stanza Café" (Limited Restaurant) and "The Pork Store" (Restaurant). The parcel has a width of 60 feet, and a depth of 100 feet.
4. **Surrounding Properties and Neighborhood.** The Valencia St NCT has a mixed pattern of larger and smaller lots and businesses, as well as a sizeable number of upper-story residential units. It serves a wide trade area with specialized retail outlets. Eating and drinking establishments contribute to the street's mixed-use character. The Valencia St NCT extends along both sides of Valencia Street, and for the tangent block on 16th and 24th Streets, and is bounded by 14th Street to the north, and Cesar Chavez Street to the south. Generally, the district is surrounded by the RTO-M (Residential, Transit Oriented – Mixed Use) Zoning District and the Mission Street NCT Zoning District to the east.

The surrounding properties on 16th Street are single-story commercial buildings and two to four story mixed-use buildings with residential units over ground floor retail. The project is directly adjacent to a restaurant and an automotive repair shop and across the street from the "Roxie" Theater. The block also includes, hair salons, bars, grocery stores, and payday loan businesses.

5. **Public Outreach and Comments.** The Department has received three letters in support of the project from a nearby property owner and business patrons. The Project Sponsor hosted a community meeting on-site on July 2, 2018 and reached out to neighborhood organizations.
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. **Outdoor Activity.** Planning Code Section 145.2 and 762 states that a Conditional Use Authorization is required for an Outdoor Activity Area, as defined by Planning Code Section 102.

The Project is requesting a Conditional Use Authorization from the Planning Commission to establish an outdoor activity area. The proposed Outdoor Activity is outdoor seating in the rear yard area. The Project Sponsor proposes setting up four tables and two benches to accommodate approximately 25 patrons.

- B. **Hours of Operation.** Planning Code Section 726 states and permitted hours of operation are from 6:00a.m. to 2:00a.m. and that a Conditional Use Authorization is required for maintaining hours of operation from 2 a.m. to 6:00a.m.

The current hours of operation for "Stanza Café" and the "Pork Store" are within the permitted hours of operation. The hours of operation of the outdoor activity area is proposed until 10:00p.m.

- C. **Use.** Restaurant and limited restaurant uses are principally permitted on the ground floor in the Valencia Street NCT, per Planning Code Section 726.

The proposed Outdoor Activity Area is for use by the patrons of a "Stanza Café", a limited restaurant use, and "The Pork Store", a restaurant use.

- D. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building.

The project proposes to establish an Outdoor Activity Area within an existing limited restaurant use. The existing limited restaurant use provides an active use within the first 25 feet of building depth on the ground floor, and the restaurant is properly fenestrated with transparent windows and doorways; therefore the subject property is in compliance with Planning Code Section 145.1.

7. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 combined floor area of the existing limited restaurant and full-service restaurant is approximately 3,764 square feet, and the outdoor activity area will add approximately 600 square, or 25 seats to be shared between the two businesses. The Project will allow two existing neighborhood-serving businesses to modestly expand while keeping with the pattern of smaller scale businesses on the block and in the surrounding neighborhood. The project also provides the opportunity for patrons to enjoy outdoor space in the neighborhood and enhance the long-term vitality of the businesses.

- 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:

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and the Project will not alter the existing appearance or character of the project vicinity. The rear yard is separated and screened from the residential properties on Albion Street by the blank walls of the adjacent commercial buildings. The patio area would be visible from the windows of the upper floor residences at 3116 16th Street, however the patio is located approximately 50 feet from the residential building and below the level of the residential windows.

- (2) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;

The Planning Code does not require parking or loading for a restaurant use of less than 10,000 square feet. The Project site is located approximately 700 feet from the 16th Street BART Station in a transit rich, pedestrian oriented neighborhood. The proposed outdoor activity area, which can accommodate 25 seats, should not generate significant increase in amounts of vehicular trips from the immediate neighborhood or citywide.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The Project is not expected to generate any noxious or offensive emissions, glare, dust, or odors. The rear yard is adjacent to the blank walls of commercial properties, and is located at least one

story below the residential windows of the property at 3116 16th Street, and therefore should minimize any privacy, glare or noise issues for nearby residences.

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

The proposed outdoor activity area for the restaurant and cafe does not require any additional tenant improvements. The rear yard is fully screened from view by the existing buildings.

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

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

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

The Project is consistent with the stated purposes of Valencia Street NCT Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the surrounding neighborhoods.

8. **Planning Code Section 145.2** establishes additional findings for the Commission to consider when reviewing applications for an Outdoor Activity Area. On balance, the project complies with these criteria in that:

- 1) The nature of the activity operated in the outdoor activity area is compatible with surrounding uses;

The subject property is a single story commercial building and is abutted to the side and rear by one and two-story commercial buildings. The outdoor activity area would be used for dining by patron of the existing "Stanza Cafe" and "The Pork Store" restaurant. The Project maintains the existing commercial character of the surrounding area, and does not detract from the nearby residential uses.

- 2) The operation and design of the outdoor activity area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences;

The proposed outdoor activity area is surrounded by the walls of the adjacent commercial buildings, separating it from the residential rear yards on Albion Street. The patio area is located a full story below any residential windows further down the block, which limits any privacy or livability issues to the surrounding residential uses.

- 3) The hours of operation of the activity operated in the outdoor activity area are limited so that the activity does not disrupt the viability of surrounding uses.

The Project would be used for dining the day and early evening, with operations currently ceasing by 7:00pm. The hours of operation of the outdoor activity area is conditioned to cease by 10:00 p.m. to mitigate any issues that would disrupt the viability of the surrounding uses should the current hours of operation of the business change.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

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.

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.

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.

Eating and Drinking Establishments

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

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

MISSION AREA PLAN

LAND USE

Objectives and Policies

OBJECTIVE 1.1:

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

Policy 1.1.3

Maintain the successful Mission Street, 24th Street, and Valencia Street Neighborhood Commercial districts; recognize the proximity to good transit service by eliminating residential density limits and minimum parking requirements.

Policy 1.1.6

Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.

Policy 1.1.7

Permit and encourage greater retail uses on the ground floor on parcels that front 16th Street to take advantage of transit service and encourage more mixed uses, while protecting against the wholesale displacement of PDR uses.

The proposed project will support the retention and expansion of an existing neighborhood-serving limited restaurant and restaurant, which is located within a Neighborhood Commercial Transit District and is thus consistent with activities in the commercial land use plan. The subject business is an existing eating and drinking establishment and the project would not result in the proliferation of eating and drinking establishments. The project would not impact the existing storefronts, nor impact the mix of commercial goods and services. The project site is well served by transit is not anticipated to have a negative impact on parking or traffic. The effect on the surrounding community would be minimal due to the location the patio relative to the surrounding uses, and the limited hours of operation.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies 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 Project would authorize the use of a rear yard as an Outdoor Activity Area for two neighborhood-serving businesses. The project would enhance an existing neighborhood serving retail use by allowing the café and restaurant to utilize an existing outdoor space. Expansion of the existing businesses would enhance future employment opportunities, which is consistent with this policy.

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

The project site does possess any existing housing.

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

The Project does not currently possess any existing affordable housing.

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

The conversion of the patio into an Outdoor Activity Area for the Restaurant use is not anticipated to result in any noticeable impact on transit services or neighborhood parking as the existing businesses area well served by nearby public transportation options. The Project is located within walking distance of the 16th Street BART Station and the multiple MUNI bus routes, including 14R-Mission Rapid, 22-Fillmore and the 48-Quintara/24th Street bus route.

- 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, and does not involve commercial office development. The Project will not affect industrial or service sector related employment or ownership opportunities, as the addition of the outdoor activity area will support the continuation of the existing businesses and associated employment opportunities.

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

The existing building is not being altered by this Project. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

Currently, the Project Site does not contain any City Landmarks or historic buildings.

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

The Project does not involve the physical expansion of the existing building, which does cast shadow on the public parks.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Authorization Application No. 2017-011155CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 29, 2017, 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. 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 October 11, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: October 11, 2018

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow an Outdoor Activity Area for a Limited Restaurant (d.b.a. **Stanza Café**) and Restaurant use (d.b.a. **The Pork Store**) located at 3122 16th Street, 3555 and Lot017, pursuant to Planning Code Sections **145.2, 303 and 762** within the **Valencia Street NCT** Zoning District and a **55-X** Height and Bulk District; in general conformance with plans, dated **June 29, 2017**, and stamped "EXHIBIT B" included in the docket for Record No. **2017-011155CUA** and subject to conditions of approval reviewed and approved by the Commission on **October 11, 2018** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **October 11, 2018** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
3. **Diligent Pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

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

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

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

MONITORING - AFTER ENTITLEMENT

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

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

9. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

10. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section 102, shall be subject to the following conditions:

- A. The business operator 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 Street and Sidewalk Maintenance Standards. In addition, the

operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

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

- B. When located within an enclosed space, the premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building, and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

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

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

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

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

- D. 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 the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.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.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
13. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.
For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org
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. **Hours of Operation.** The subject outdoor activity area is limited to the following hours of operation: daily from 6:00a.m. to 10:00p.m.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
16. **Outdoor Activity Area Occupancy.** The Outdoor Activity Area shall be limited to 25 patrons at all times.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

APPLICATION PLANS

SUBMITTED ON: 8/30/2017

APPLICATION NO. 2017-011155CUA

EXISTING LANDSCAPE SURVEY

6,000 SQFT (.138 ACRE) SITE PLAN



1.) THIS IS NOT A LAND SURVEY. PROPERTY LINES ARE NOT DETERMINED.
2.) PROPERTY LINES ARE COPIED FROM TAX ASSESSOR'S MAP. PLACEMENT ASSUMED.

NOTE A:
THIS ELEMENT NOT MEASURED, ILLUSTRATOR'S RENDERING.

NOTE B:
THIS AREA NOT ACCESSIBLE AT TIME OF DATA ACQUISITION. AREA NOT MEASURED.

3122 16TH STREET
SAN FRANCISCO, CA 94103

THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE SPACE MEASUREMENTS OF SPACES OR ARTIFACTS. IT IS NOT A SURVEY.



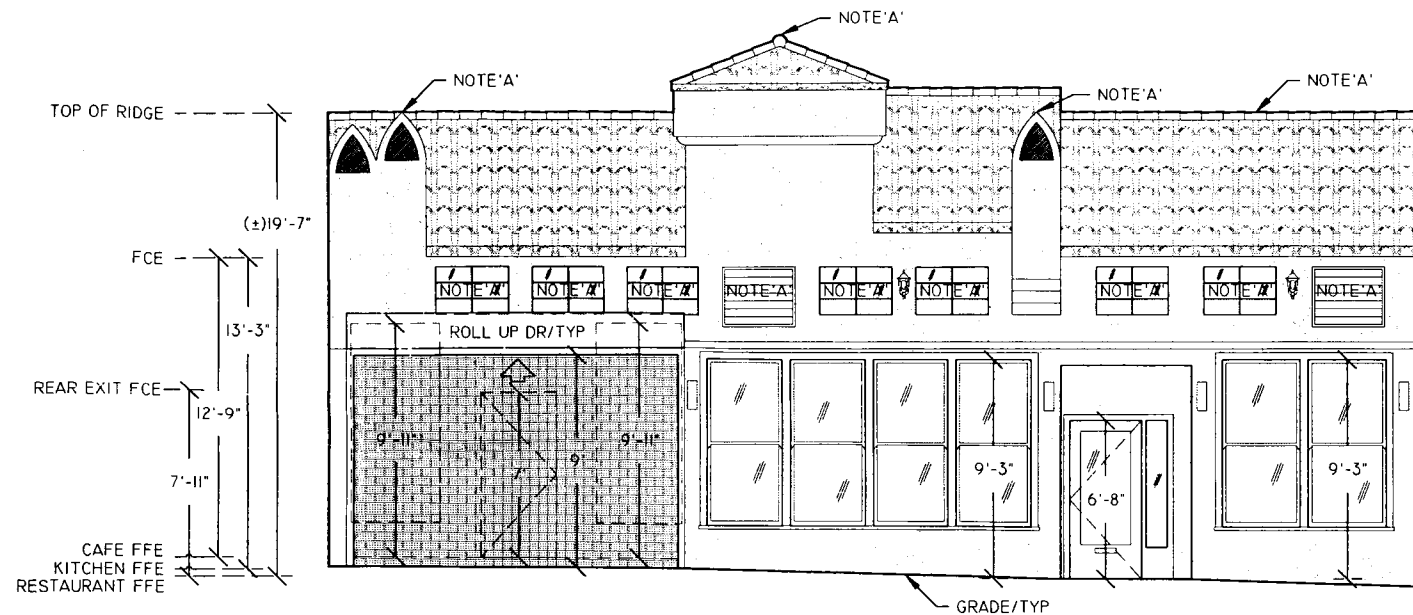
EXISTING LANDSCAPE SURVEY

REF: 3122st_City_Rest
REV: 0
DRAWN BY: CB
AUDITED BY: JK

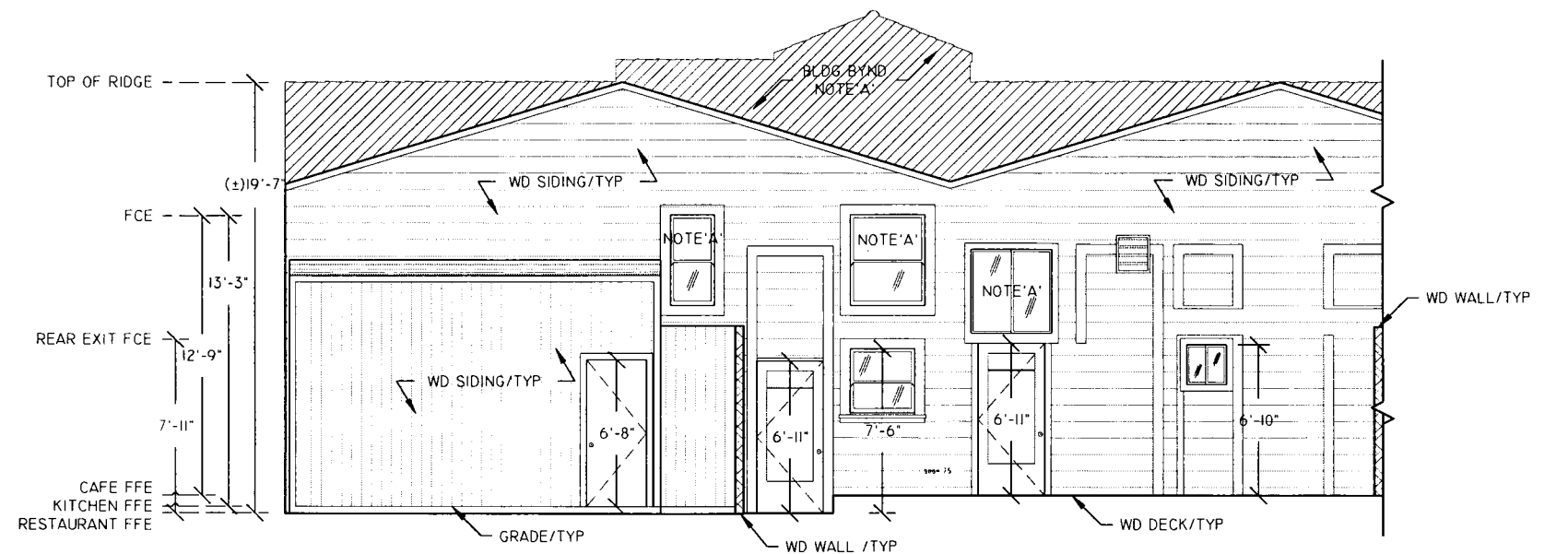
SHEET SIZE: 11x17
SCALE: 1/8" = 1'-0"
FIELD MEASURE:
6/29/2017

AX-101

1 OF 3



1 EXISTING SOUTH ELEVATION



2 EXISTING NORTH ELEVATION

3122 16TH STREET SAN FRANCISCO, CA 94103		
THIS DRAWING IS A RECORD OF REAL PROPERTY THAT IS GENERALLY ACCEPTED TO BE SUITABLE FOR USE IN PLANNING, DESIGN, LEASE, AND GENERAL ASSET MANAGEMENT. IT SHOULD NOT BE USED TO DETERMINE EXACT MEASUREMENTS OF SPACES OR ARTIFACTS FOUND HEREIN FOR ANY PURPOSE.	 ASBUILT SERVICES FOR THE RECORD SINCE 1990 1-800-318-0099 ASBUILTSERVICES.COM	
EXTERIOR ELEMENTS HAVE BEEN MEASURED AND DRAFTED FOR REFERENCE ONLY. THIS IS NOT A SURVEY.		
EXISTING EXTERIOR ELEVATIONS		
REF: 3122sf_City_Rest REV: 0 DRAWN BY: CB AUDITED BY: JK	SHEET SIZE: 11x17 SCALE: 1/8"=1'-0" FIELD MEASURE: 6/29/2017	AX-201 3 OF 3



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)
3122-3128 16TH STREET		3555017
Case No.		Permit No.
2017-011155PRJ		
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRE for Category B Building)	<input type="checkbox"/> New Construction
Project description for Planning Department approval. Conditional Use Authorization (Change of Use) to establish an Outdoor Activity Area of approximately 600 square feet at the rear of a single-story commercial building for use by an existing limited restaurant (d.b.a. Stanza Cafe) and restaurant (d.b.a. The Pork Store).		

STEP 1: EXEMPTION CLASS

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
<input checked="" type="checkbox"/>	Class 1 - Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	Class 3 - New Construction. Up to three new single-family residences or six dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	Class 32 - In-Fill Development. New Construction of seven or more units or additions greater than 10,000 sq. ft. and meets the conditions described below: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. FOR ENVIRONMENTAL PLANNING USE ONLY
<input type="checkbox"/>	Class ____

STEP 2: CEQA IMPACTS

TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an *Environmental Evaluation Application* is required.

<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non -archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) If box is checked, a geotechnical report will likely be required.

If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an *Environmental Evaluation Application* is required, unless reviewed by an Environmental Planner.

Comments and Planner Signature (optional): Ella Samonsky

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

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

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

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

STEP 5: CEQA IMPACTS - ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PROJECT PLANNER

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

<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. Other work that would not materially impair a historic district (specify or add comments): (Requires approval by Senior Preservation Planner/Preservation Coordinator)
<input type="checkbox"/>	10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category A a. Per HRER dated b. Other (specify): </div> <div style="width: 45%;"> <input type="checkbox"/> Reclassify to Category C (attach HRER) </div> </div>
Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.	
<input type="checkbox"/>	Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.
Comments (optional):	
Preservation Planner Signature:	

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

<input type="checkbox"/>	Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 - CEQA Impacts <input type="checkbox"/> Step 5 - Advanced Historical Review STOP! Must file an <i>Environmental Evaluation Application</i>.	
<input checked="" type="checkbox"/>	No further environmental review is required. The project is categorically exempt under CEQA. There are no unusual circumstances that would result in a reasonable possibility of a significant effect.	
	Project Approval Action: Commission Hearing If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	Signature: Ella Samonsky 10/01/2018
	Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action. Please note that other approval actions may be required for the project. Please contact the assigned planner for these approvals.	



SAN FRANCISCO PLANNING DEPARTMENT

Land Use Information

PROJECT ADDRESS: 3122 16TH ST
RECORD NO.: 2017-011155CUA

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

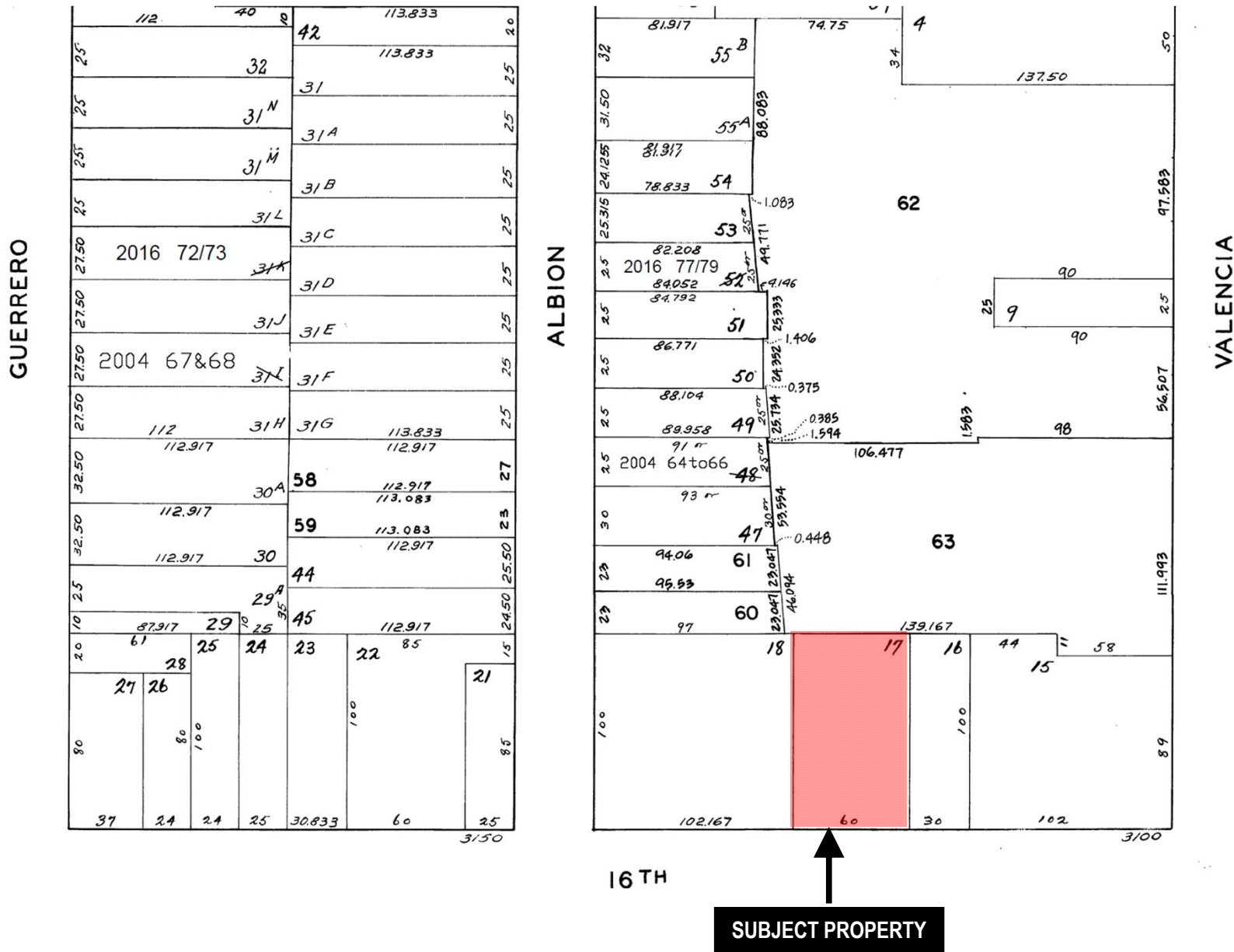
Reception:
415.558.6378

Fax:
415.558.6409

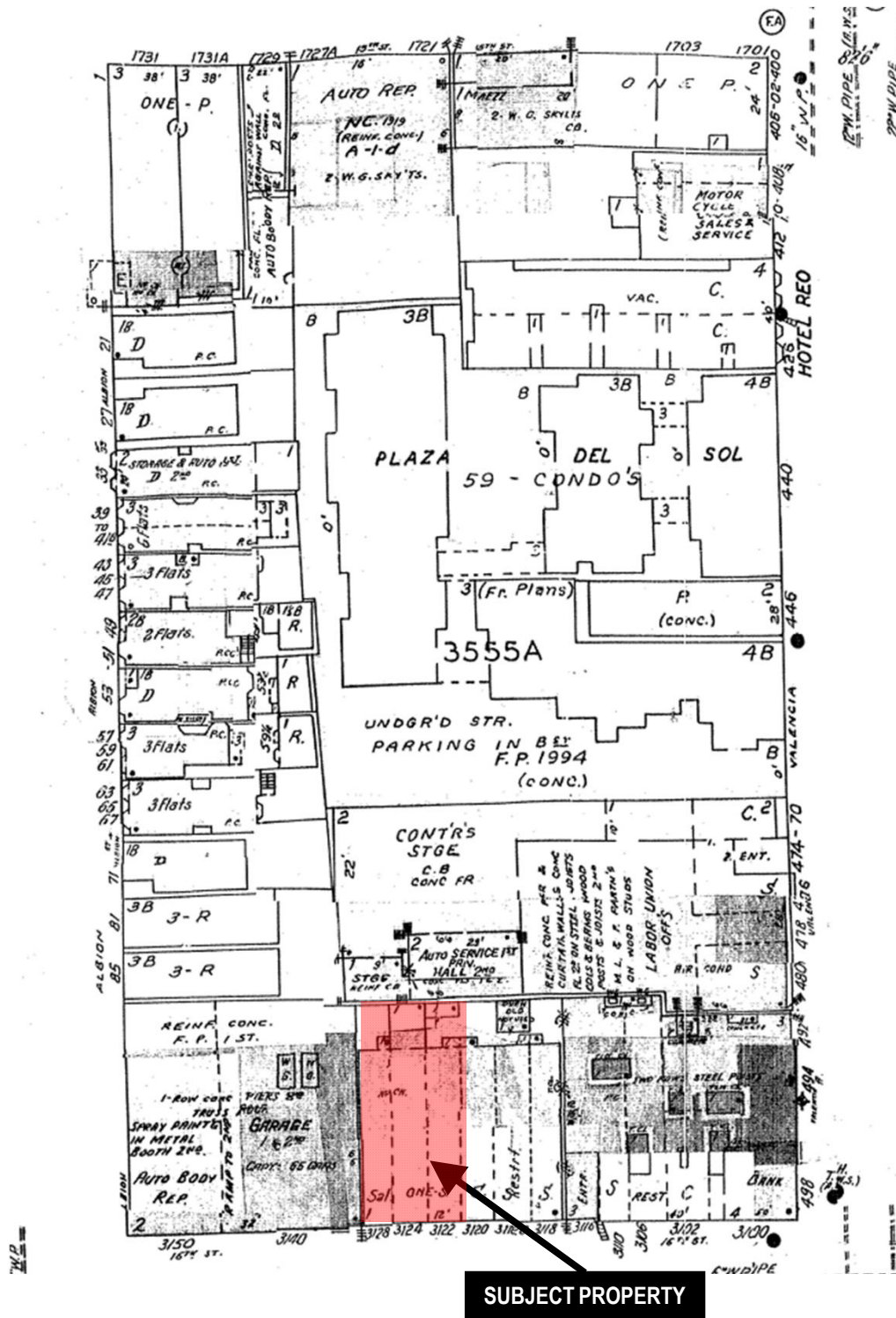
Planning
Information:
415.558.6377

	EXISTING	PROPOSED	NET NEW
GROSS SQUARE FOOTAGE (GSF)			
Parking GSF	-	-	-
Residential GSF	-	-	-
Retail/Commercial GSF	3,764	3764	0
Office GSF	-	-	-
Industrial/PDR GSF <i>Production, Distribution, & Repair</i>	-	-	-
Medical GSF	-	-	-
Visitor GSF	-	-	-
CIE GSF	-	-	-
Usable Open Space		-	-
Public Open Space	-	-	-
Other (Outdoor Activity Area)	0	579	579
TOTAL GSF	3,764	4.343	579
	EXISTING	NET NEW	TOTALS
PROJECT FEATURES (Units or Amounts)			
Dwelling Units - Affordable	-	-	-
Dwelling Units - Market Rate	-	-	-
Dwelling Units - Total	-	-	-
Hotel Rooms	-	-	-
Number of Buildings	1	1	0
Number of Stories	1	1	0
Parking Spaces	-	-	-
Loading Spaces	-	-	-
Bicycle Spaces	-	-	-
Car Share Spaces	-	-	-
Other ()			

Parcel Map



Sanborn Map*



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



SAN FRANCISCO
PLANNING DEPARTMENT

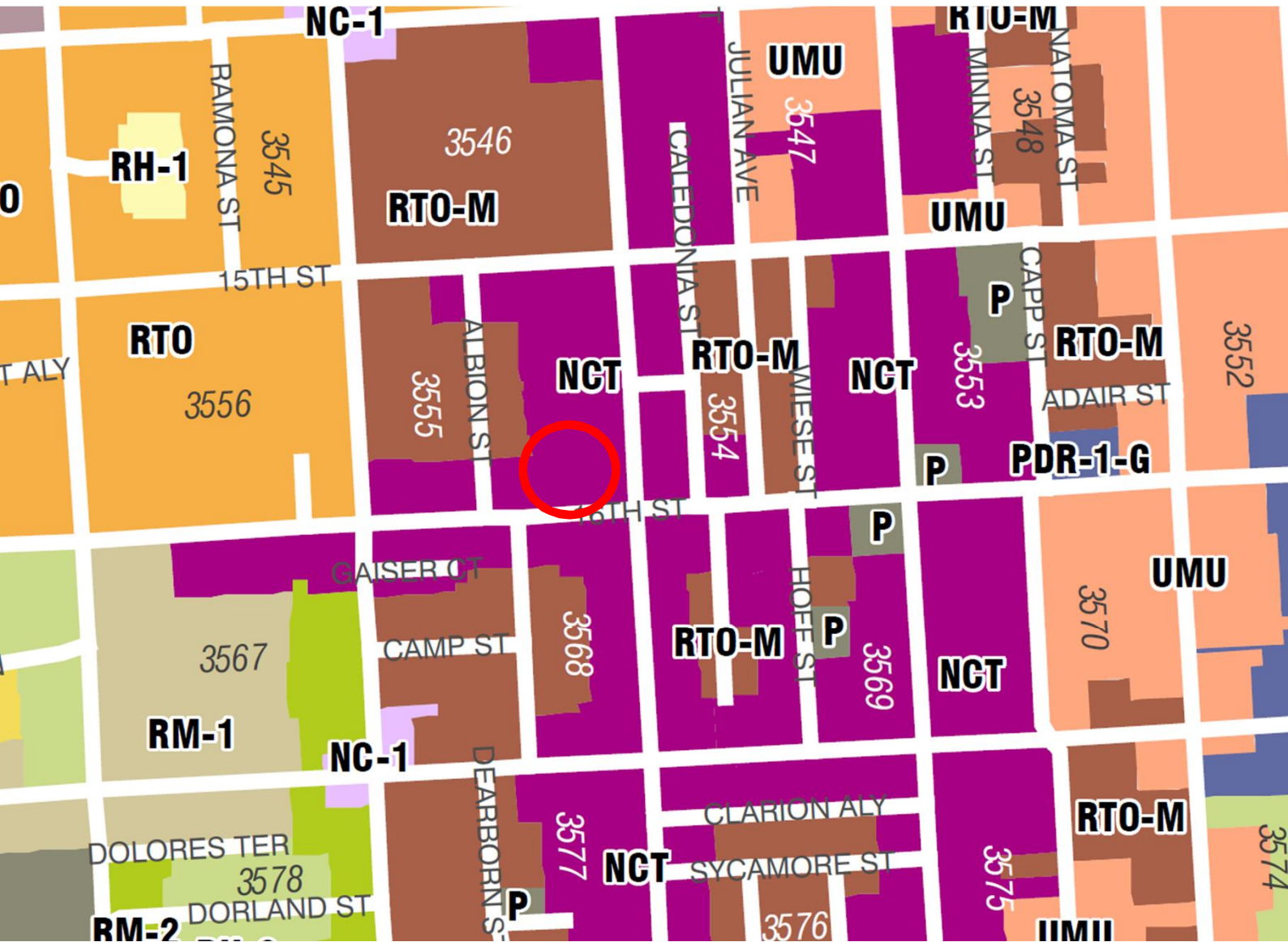
Conditional Use Authorization
Case Number 2017-011155CUA
Stanza Café & The Pork Store
3122 16th Street

Aerial Photo



PROJECT SITE

Zoning Map



Site Photo



Samonsky, Ella (CPC)

From: Randy Alfred <randylists@sonic.net>
Sent: Wednesday, September 26, 2018 2:37 PM
To: Samonsky, Ella (CPC)
Cc: rafael@rafaelmandelman.com; MandelmanStaff, [BOS]
Subject: The Pork Store on 16th Street. #2017-011155CUA

File number: 2017-011155CUA.

Dear Planning Department:

I am writing to support the application for the conditional use permit allowing The Pork Store at 3122 16th Street to open its back patio to diners.

I've been having lunch at The Pork Store nearly every week for more than a decade. The new back patio looks like a great addition to the fine facilities.

Please approve The Pork Store to use its back patio.

Thank you.

Sincerely,
Randall H. Alfred
415-641-8580

Samonsky, Ella (CPC)

From: Michael Castleman <michael@mcastleman.com>
Sent: Wednesday, September 26, 2018 11:08 AM
To: Samonsky, Ella (CPC)
Subject: Re: Pork Store conditional use permit application

Follow Up Flag: Follow up
Flag Status: Completed

To the Planning Department:

I write in support of the application by Art Herzallah for the conditional use permit allowing The Pork Store to open its back patio outside seating area to diners—Record Number 2017-011155CUA.

I'm a regular customer at the Pork Store. It's a boon to the neighborhood. The back seating area has been ready for occupancy for months. I've been mystified why the City has prohibited the restaurant from using its lovely back patio for so long.

I also own property on the same block—39-41 Albion St. As far as I can see, the Pork Store's back patio will cause no problems with noise, garbage, foot traffic on 16th St., or vehicle traffic in the area.

Please approve The Pork Store to use its back patio ASAP.

Thank you.

Michael Castleman
michael@mcastleman.com
(415) 282-3570 home
(415) 282-3575 fax
(415) 385-1485 cell
568 Alvarado St.
San Francisco, CA 94114
mcastleman.com

On Sep 25, 2018, at 3:14 PM, Samonsky, Ella (CPC) <ella.samonsky@sfgov.org> wrote:

Dear Mr. Castleman,
You may provide comments to me via email.

Sincerely,
Ella Samonsky

From: Michael Castleman [<mailto:michael@mcastleman.com>]
Sent: Tuesday, September 25, 2018 2:11 PM
To: Samonsky, Ella (CPC) <ella.samonsky@sfgov.org>
Subject: Pork Store conditional use permit application

Samonsky, Ella (CPC)

From: Jerry Barrish <barrish@sbcglobal.net>
Sent: Thursday, September 27, 2018 2:31 PM
To: Samonsky, Ella (CPC)
Subject: 3122-16th Street Record #2017-011155CUA.

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Planning Department:

I write in support of the application by Art Herzallah for the conditional use permit allowing The Pork Store to open its back patio outside seating area to diners—Record Number 2017-011155CUA.

I'm a regular customer at the Pork Store. It's a boon to the neighborhood. The back seating area has been ready for occupancy for months. I've been puzzled why the City has prohibited the restaurant from using its new back patio for so long.

As far as I can see, the Pork Store's back patio will cause no problems with noise, garbage, foot traffic on [16th St.](#), or vehicle traffic in the area.

Please approve The Pork Store to use its back patio as soon as possible.

Thank you.

Jerry Barrish
jerry.barrish@gmail.com

(415) 641-8100 studio
(415) 533-3052 cell

801-25th Street
San Francisco, CA 94107
jerrybarrish.com