



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Memo to the Planning Commission

HEARING DATE: August 6, 2015

*Date:* July 28, 2015  
*Case No.:* 2013.0255C  
*Project Address:* 620 Jones Street  
*Zoning:* RC-4 (Residential – Commercial, High Density)  
80-T – 130-T Height and Bulk District  
*Block/Lot:* 0305/036  
*Project Sponsor:* Jordan Langer  
620 Jones Street  
San Francisco, CA 94102  
*Staff Contact:* Carly Grob – (415) 575-9138  
[carly.grob@sfgov.org](mailto:carly.grob@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 November 6, 2014, the Planning Commission granted Conditional Use Authorization for Case No. 2013.0255C to modify a prior condition of approval of Motion No. 17565 to extend the permitted hours of operation of the Outdoor Activity Area for a restaurant, d.b.a. Jones, from 12:00 a.m. to 2:00 a.m. on Fridays, Saturdays, New Year's Eve, and Gay Pride Sunday. The conditions of approval contained under Motion No. 19270 included the following condition:

- **Noise and Soundproofing.** The project sponsor shall research and incorporate acoustical insulation and other soundproofing measures to control noise. A written performance update detailing the proposed/installed soundproofing measures, as well as any recorded noise complaints with the San Francisco Police Department, will be provided to the Planning Commission no later than May 7, 2015.

The current owners of Jones began operation in the summer of 2009 without the knowledge that there were previous conditions of approval limiting the hours of operation to Midnight. They continued to stay open until 2:00 a.m. on weekends as they appealed the enforcement case and pursued Conditional Use Authorization. Since receiving authorization to operate until 2:00 a.m. on Fridays and Saturdays, the project sponsors have implemented the following sound mitigation measures:

- Additional trees and plantings have been installed to muffle sound,
- The layout of the restaurant was changed to reduce residual sound,
- Components of the interior sound system have been tuned, angled, moved, or removed,
- Sound baffling curtains have been installed throughout the interior of the space,
- Umbrellas have been added to reduce noise when they are open,
- Staff have been hired to actively monitor and reduce patron noise if necessary, and
- The Jones website now includes a notification option and there is an email list to inform

neighbors of upcoming events.

To date, the extended hours have been in operation as approved for over six months and the Department has not received any complaints regarding its operation from neighbors or neighborhood groups. The Entertainment Commission received one anonymous complaint about Jones on January 12, 2015 that the restaurant was too loud. Of the 16 calls made to the Police Department from November 6, 2014 to April 15, 2015 within 100 feet of Jones, one was an anonymous noise complaint made on January 17, 2015. SFPD attempted to follow up with the individual who they believed filed the complaint, but the assumed complainant was not cooperative, and the SFPD could not adequately follow up with said individual. The remaining complaints primarily involved traffic violations and suspicious individuals who were not associated with restaurant operations. The Police Department maintains concerns over potential problems related to public safety after the bar closes.

Since the Department has not received any complaints regarding the operation of the establishment, the Department is satisfied with its current operation, and the Zoning Administrator shall allow it to have hours of operation up to 2:00 AM on Fridays, Saturdays, New Year's Eve, and Gay Pride Sunday, as was conditioned by the Planning Commission.

#### **REQUIRED COMMISSION ACTION**

None required. This memorandum is intended to update the Commission on the operation of "Jones" at 620 Jones Street following six months of operation; and to inform the Commission that the Department shall allow the establishment to continue to allow its hours of operation until 2:00 a.m. on Fridays, Saturdays, New Year's Eve, and Gay Pride Sunday.