



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Memorandum

HEARING DATE: APRIL 13, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Date Prepared: May 1, 2017
Case No.: [2016-010632CUA](#)
Project Address: **201 Steiner Street**
Zoning: [RM-1](#) (Residential - Mixed, Low Density) District
40-X Height and Bulk District
Block/Lot: 0861 / 007
Project Sponsor: Arion Paylo, Blue Bottle Coffee Co., 300 Webster St, Oakland, CA 94067
Arion@BlueBottleCoffee.com or (718) 387-4160
Property Owner: Scher Revocable Trust (Daniel Scher, Trustee) c/o Sugar Plum Properties
1569 Solano Ave #300, Berkeley, CA 94707
500 Coventry Rd, Kensington, CA 94707
Danny@Dansun.com or (510) 559-2111
Staff Contact: Colin Clarke at (415) 575-9184 or Colin.Clarke@sfgov.org
Recommendation: **Approval with Conditions**

INTRODUCTION

At the hearing on April 13, 2017, this Project was not heard, but continued to the May 11th hearing, per the Project Sponsor's request. Below is an updated summary of public comments, with the recent letters of support and opposition attached to this memo, preceding the staff report packet prepared April 5th.

PUBLIC COMMENT

- The Planning Department has received approximately 26 letters of support, 30 letters in opposition to the Project (including one merchant, and the Lower Haight Merchant & Neighbor Association), 1 voicemail in opposition, and approximately 350 petition signatures in opposition to the Project, for a total of approximately 380 people in opposition.

The petition states, "Stop Formula Retail in the Lower Haight!! An application has been made to the SF Planning Dept. for a special exemption to allow Formula Retail (chain stores) at the corner of Steiner & Waller (201 Steiner St). – Many Lower Haight residents oppose this exemption because they have seen firsthand the negative impact of Formula Retail on other SF neighborhoods:

- 1) One Formula Retail chain encourages others [sets a precedent].
- 2) It makes neighborhood merchants in small storefront spaces vulnerable to steep rent increases and evictions. Property owners will evict tenants and leave spaces vacant while waiting for a higher-paying tenant.
- 3) The corner of Steiner & Waller is already a problem intersection. The Formula Retail applicant – Blue Bottle – will make it a destination, adding to traffic and parking woes, and increasing the potential for collisions along The Wiggle."

Mr. Colin Clarke
Planner, City of San Francisco
Colin.clarke@sfgov.org

April 7, 2017

Re: Blue Bottle
201 Steiner ST San Francisco, CA 94117

Dear Mr. Clarke:

I am writing to express my support for the Blue Bottle café at 201 Steiner.

I cannot say enough how great an addition Blue Bottle will be to that neighborhood. I have seen how Blue Bottle fits into each location in their own way, whether it's a kiosk on Linden Street, the SF Ferry Terminal Farmer's Market, historical Mint St. across from the SF Chronicle, and South Park.

Their coffee is consistent, but the look of each location fits in perfectly with the neighborhood and I know they will do the same at the corner of Steiner and Waller in the Lower Haight.

I cannot wait for them to open and whole-heartedly support your approval.

Regards,

Sheri Castilyn

1318 Hayes ST San Francisco CA 94117

Clarke, Colin (CPC)

From: Ellison Folk <elfolk2@gmail.com>
Sent: Sunday, April 09, 2017 10:44 AM
To: Clarke, Colin (CPC)
Subject: Blue Bottle at 201 Steiner

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Colin,

I am writing to support Blue Bottle's proposal for a cafe at 201 Steiner. I live at McAllister and Steiner and have lived in SF for over 30 years. When I saw that blue bottle was considering a cafe at 201 Steiner, I was really happy. I work in Hayes Valley near the original location and I've seen the positive impact it's had on the neighborhood. It attracts people to the neighborhood and makes for a more vibrant community. Plus, they have great coffee. I am eternally grateful to James for changing the way people roast and drink coffee in SF. Blue Bottle has also supported the local schools and been a generous donator to school events. They are truly an SF institution and I hope they are able to open a new place on Steiner street.

Best,

Ellison Folk

Clarke, Colin (CPC)

From: Adelaida Mejia <Adelaida@vanguardsf.com>
Sent: Monday, April 10, 2017 3:45 PM
To: Clarke, Colin (CPC)
Subject: 201 Steiner Street — Blue Bottle Cafe

Hello Colin,

I am reaching out to you because I have learned that there are plans for our neighborhood to get a Blue Bottle Cafe, and I am so excited to have them here! We love our neighborhood and appreciate when quality, thoughtful merchants move in to our neck of the woods to offer extraordinary products that bring value to our community.

The prospect of having a cafe style space where one can sit and enjoy one of the most amazing cups of coffee in a beautiful setting, that is also walking distance to our home, is truly priceless. What makes the possibility of a Blue Bottle cafe even better for us, is that the proposed location at 201 Steiner Street is on the route that we use to go to our office every day, so we are just in love with the idea of also being able to stop in on our way to work.

My name is Adelaida Mejia, my family of three Blue Bottle coffee lovers kindly asks that you please help us make our neighborhood even better by supporting the opening of the upcoming Blue Bottle café at 201 Steiner Street.

Sincerely,

Adelaida Mejia
1465 McAllister St x Pierce
San Francisco
415-321-7095

Clarke, Colin (CPC)

From: gillian etherington <Gilliangarden@gmail.com>
Sent: Tuesday, April 11, 2017 7:51 AM
To: Clarke, Colin (CPC)
Subject: BLUE BOTTLE COFFEE SHOP 201 STEINER

Dear Mr Clarke,

It has been brought to my notice that there is a hearing on 13th April regarding a proposal for a Blue Bottle Coffee shop at 201 Steiner Street.

I would support this based on the fact that Blue Bottle is very experienced at running coffee shops, and have the necessary infra structure to maintain a shop for a long period.

I feel this would be a good compliment to the neighborhood. I have lived here for many years.

Thank you for your consideration in this matter.

Sincerely, Gillian Etherington,
1325 McAllister Street,
San Francisco, CA 94115

Clarke, Colin (CPC)

From: REBECCA ORORKE <beckyororke@icloud.com>
Sent: Tuesday, April 11, 2017 12:24 AM
To: Clarke, Colin (CPC)
Cc: Dennis O'Rorke; Caitlin Freeman Neighbor
Subject: Regarding the new business for 201 Steiner Street Cafe:

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Clarke:

My name is Rebecca O'Rorke and, with my husband Dennis O'Rorke, we have lived at 1360 McAllister Street in San Francisco (between Steiner and Pierce) for over thirty years. Caitlin and James and their family have been friendly and pleasant neighbors "down the block" for ages and we think it would be a charming idea to make their new cafe a regular destination, particularly as it will be within so easy a walking distance.

My husband and I are certainly looking forward to the opening.

Please support their new cafe at 201 Steiner Street, which I'm certain will be a fine addition to our neighborhood.

Thank you,
Rebecca and Dennis O'Rorke
1360 McAllister Street
SF, CA 94115
beckyororke@aol.com

Clarke, Colin (CPC)

From: Rosa Dotan <rosadotan@gmail.com>
Sent: Tuesday, April 11, 2017 6:52 AM
To: Clarke, Colin (CPC)
Cc: alexandra@bluebottlecoffee.com; James Freeman
Subject: Steiner Street Blue Bottle

Mr. Colin Clarke:

I am writing in support of Blue Bottle's proposed cafe opening at 201 Steiner Street. This new location would be close to my neighborhood (809 Pierce Street) and on my way to work. I would greatly appreciate having the option of stopping on my way to pick up some Blue Bottle coffee.

Thank you for your consideration,

Rosa Dotan

Clarke, Colin (CPC)

From: Julia Pellegrini <julia.pellegrini@gmail.com>
Sent: Tuesday, April 11, 2017 3:41 PM
To: Clarke, Colin (CPC)
Cc: James Freeman; alexandra@bluebottlecoffee.com
Subject: Support of Blue Bottle at 201 Steiner Street

Hi Colin,

My name is Julia Pellegrini and I'm writing in support of the Blue Bottle 201 Steiner Street Cafe. I live at 1308 McAllister Street and have been a resident of the neighborhood for almost a decade. With two kids and two dogs, I love walking to local parks as well as enjoying our city's cafe culture. I think having another coffee option by Duboce Park would be a positive improvement and I'm excited about the possibility of grabbing a cup of blue bottle a short walk away!

Sincerely,
Julia

Julia Pellegrini
1308 McAllister Street
San Francisco, CA 94115

Clarke, Colin (CPC)

From: Stefan Pellegrini <stefan.pellegrini@opticosdesign.com>
Sent: Tuesday, April 11, 2017 9:51 AM
To: Clarke, Colin (CPC)
Subject: Blue Bottle @ 201 Steiner

Hello Colin,

I am writing to voice my support for Blue Bottle's conditional use authorization for 201 Steiner Street which I understand is up for conditional use authorization at the Planning Commission.

I frequent this corridor as a pedestrian and bicyclist and feel that Blue Bottle will successfully provide a beneficial amenity and important "third place" for the neighborhood that contributes to the unique character of the area.

Thank you for your consideration of Blue Bottle at this location.

Stefan Pellegrini
1308 McAllister St

Sent from my iPhone

Clarke, Colin (CPC)

From: Stefan Pellegrini <stefandante@hotmail.com>
Sent: Tuesday, April 11, 2017 11:26 AM
To: Secretary, Commissions (CPC); Clarke, Colin (CPC); richhillissf@yahoo.com; Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Subject: Blue Bottle @ 201 Steiner

To the President, Vice President, and Commissioners of the SF Planning Commission, the Commission Secretary, and Mr. Clarke:

I am writing to voice my support for Blue Bottle's conditional use authorization for 201 Steiner Street.

I am an 11-year resident of Alamo Square. I frequent this corridor as a pedestrian and bicyclist and feel that Blue Bottle will successfully provide a beneficial amenity and important "third place" for the neighborhood that contributes to the unique character of the area. I agree with staff's basis for recommendation to grant a conditional use authorization.

Thank you for your consideration of Blue Bottle at this location.

Stefan Pellegrini
1308 McAllister St

Clarke, Colin (CPC)

From: William Whitehead <wwhite5@pacbell.net>
Sent: Tuesday, April 11, 2017 8:48 AM
To: Clarke, Colin (CPC)
Subject: Blue Bottle cafe in the lower Haight

Colin, it came to my attention that there is some opposition to a Blue Bottle cafe opening in the 200 block of Steiner Street. I'm sorry to hear there is opposition to the idea. I have a good friend I meet for coffee every other week, and that location is equidistant for us. I can speak for my friend Walter when I say this would be a perfect place to meet as I like Blue Bottle coffee and have been impressed with the ambience and character of the other few Blue Bottle locations in the city.

I hope this email finds you well. Thank you.

William Whitehead
1354 McAllister Street (long time resident of Alamo Square)
415-567-5725
wmwhiteheaddesign.com

Clarke, Colin (CPC)

From: Jessica Battilana <jessicabattilana@gmail.com>
Sent: Wednesday, April 12, 2017 10:05 AM
To: Clarke, Colin (CPC)
Subject: Support of Blue Bottle Cafe/201 Steiner St.

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Colin,

I am writing to voice my support for the proposed Blue Bottle Cafe on 201 Steiner St.

My wife and I bought a condo in the neighborhood in 2009, just a few blocks from the proposed cafe location. In our eight years in this house we've seen lots of things come and go, including the Bean There cafe that previously occupied the spot. I was excited to hear that Blue Bottle was considering this location. I know James and his wife, Caitlin, both professionally and personally. I first met James when he was roasting coffee in his garage in Oakland, long before Blue Bottle was what it is today, and I know him to be generous and thoughtful. I have no reason to think that he and Blue Bottle would be anything other than excellent stewards for that space, block and our neighborhood (I say "our" because James and Caitlin and their three children live not far from here). Blue Bottle has already demonstrated their commitment to San Francisco in myriad ways, but one small example is that they always donate gift cards to the school auctions for both of my kids, and I'm certain I'm not the only person who asks for their support in this and other ways.

I don't care that Blue Bottle has many locations in the Bay Area and beyond. I care that the tenant who occupies 201 Steiner operates a business with integrity and commitment, with the resources to sustain the business for many years to come. I've no doubt that Blue Bottle fits that criteria, and I would be thrilled to have them in my neighborhood. I regret that I can't attend the hearing tomorrow to voice my support in person. Please don't hesitate to reach out if you'd like to speak further.

Warmly,
Jessica Battilana
37 Germania St.
San Francisco, CA 94117
617-642-4325

Clarke, Colin (CPC)

From: Nicole Krasinski <painperdu.nicole@gmail.com>
Sent: Wednesday, April 12, 2017 1:48 PM
To: Clarke, Colin (CPC)
Subject: Blue Bottle at 201 Steiner Street

Colin Clarke,

Hello, we are writing on behalf of the proposed Blue Bottle Cafe at 201 Steiner Street. We are long time residents of SF, formerly Hayes Valley and now Western Addition. We have patronized the now since shuttered cafe at 201 Steiner and would certainly like to see another cafe in it's place.

We moved to Hayes Valley the same year Blue Bottle opened it's kiosk on Linden Street, it was actually one of the draws to the neighborhood. 10 years later we still frequent that location and would happily frequent the location on Steiner St. Blue Bottle is a home grown company and supports all the neighborhoods it enters with by creating a vibrant, clean environment for community to come together. We have met some of our dearest friends by standing in line at BB cafe's and would look forward to meeting new people from the neighborhood at this new location.

Please consider allowing them to open up at 201 Steiner Street.

Nicole Krasinski & Stuart Brioza
1513 Golden Gate Ave
San Francisco, CA 94115

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STATE BIRD PROVISIONS
1529 FILLMORE STREET
SAN FRANCISCO CA 94115

=====

THE PROGRESS
1525 FILLMORE STREET
SAN FRANCISCO CA 94115
=====

Nicole Krasinski
Pastry Chef | Owner
painperdu.nicole@gmail.com

Clarke, Colin (CPC)

From: Nathalie Le Ngoc <nalengoc@gmail.com>
Sent: Thursday, April 06, 2017 4:59 PM
To: Clarke, Colin (CPC)
Subject: Re: Case # 2016-010632UA Blue Bottle 501 Steiner - Objection

Follow Up Flag: Follow up
Flag Status: Flagged

San Francisco Planning Department
Attn: Colin Clarke, Planner
1650 Mission St., Suite 400
San Francisco, CA 94103

Dear Mr. Clark,

I am writing to object to the city providing an exception to the formula retail rules to allow Blue Bottle opening up in the Duboce Triangle neighborhood. As a resident of Duboce Triangle on the 500 block of Waller, my family and I will be immediately impacted if Blue Bottle were to open up a space in the old Bean There space. I attended the Lower Haight Merchants Association meeting on March 13, 2016, in which Blue Bottle presented and they provided unsatisfactory responses as to how they would mitigate the anticipated negative impact of their opening – including driveway/double parking. While Blue Bottle also presented on a variety of ideas that are appealing to the neighborhood, it did not appear that they have any actual concrete plans to follow through on those ideas that include hiring a bike valet, refusing to provide service customers who double park, dictating certain hours amenable to the neighborhood, etc.

While I respect Blue Bottle's successful business expansion, Blue Bottle is taking over what was formerly a family-owned coffee shop, Bean There, that had been in the neighborhood for several years. Despite its long-standing place in the neighborhood, Bean There's landlord evicted Bean There in the hopes of finding a new retailer to pay higher rent. If Blue Bottle, or any other chain retail business, is permitted an exception, then it would only serve to encourage other landlords to evict other long-standing neighborhood places for the potential of higher retail rent, which does not represent San Francisco's values. Please do not allow Blue Bottle an exception to the formula retail rules.

Thank you,

Nathalie

Clarke, Colin (CPC)

From: Nathalie Le Ngoc <nalengoc@gmail.com>
Sent: Tuesday, April 11, 2017 10:23 AM
To: richhillissf@yahoo.com; Secretary, Commissions (CPC); Richards, Dennis (CPC); planning@rodneyfong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC); Clarke, Colin (CPC)
Subject: Objection - 201 Steiner St / 2016-010632CUA - Blue Bottle Coffee

Dear SF Planning Commission,

In anticipation of the April 13th Planning Commission hearing, I am writing to provide my **objection** to the exception to formula retail rules that Blue Bottle Coffee is seeking at 201 Steiner Street in the Duboce Triangle neighborhood.

As a resident down the street from this corner, and from Blue Bottle's presentation at the 3/13/16 Lower Haight Merchants Association meeting, I believe an exception would have a negative impact on the neighborhood in terms of double/illegal parking, encouraging eviction of long-standing local businesses and the general erosion of the characteristic friendly, neighborhood vibe of the Duboce Triangle. Particularly concerning at last month's meeting was Blue Bottle's apparent nonchalance with issues of safety regarding double/illegal parking on the 201 Steiner corner of Waller, which is at the center of a high-traffic area of the Wiggle (cars, bikes, pedestrians, skateboarders, families and children). Blue Bottle did not appear to be familiar with this part of the neighborhood and neglected to offer any concrete solutions to these safety concerns.

For all of these reasons, I object to the Blue Bottle project.

Thank you,

Nathalie

Robert Harris
459 Waller St.
San Francisco, CA
415-968-9255

6 April, 2017

San Francisco Planning Commission,

I stand opposed to permitting Blue Bottle Coffee to locate at the corner of Steiner & Waller St., or anywhere else in the Lower Haight for that matter. The Lower Haight is unique and beautiful because it offers what people can find nowhere else. Blue Bottle competes directly with the neighborhood gems, like Cafe International and Cafe du Soleil, without adding any of the character provided by these and, other such establishments.

I have lived within 100 yards of the Steiner & Waller intersection for the past ten years, and have come to love the neighborhood, enough to purchase a home here. I feel cookie cutter business devalue both the quality of my life, and my property.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert Harris".

Robert Harris

6 April 2017

To San Francisco Planning Commission:

I am writing to voice my opposition to Blue Bottle's proposed tenancy and use of at 201 Steiner St. Our community created and adopted clear rules about what constitutes prohibited formula retail, and Blue Bottle clearly meets those specifications. It is a chain, and we don't want it.

Yes, we like coffee, but we have coffee. I miss former tenant Bean There, but I write this sitting at Cafe du Soleil, one of this neighborhoods excellent independent cafes. Should they have to compete with with the efficiency of a chain? We don't need to ask that question, because we've already answered by prohibiting formula retail establishments.

If anyone argues that Blue Bottle doesn't have that many locations, I would respond: they have more than we allow. Anyone who believes the threshold is inappropriate should lobby to change it, not to exempt any applicant who meets their own standards while failing the established standards of our community.

Does it serve the community? Only if that community can't walk to any of the other three coffee shops **just one block away**: Cafe du Soleil, Duboce Park Cafe, and Cafe International. I enjoyed and miss Bean There, but their absence does not leave us so desperate to fill the small gap between our cafes that we should waive our rules.

Let's also be clear about incentives. Bean There was denied a new lease because the property owner believed they could get more money from a new tenant. That may be true, and it's their right to pursue that. But if a higher rent is possible only through the high margins afforded by the cost savings inherent in a chain, we must deny this request in order to protect every independent shop in our neighborhood. The higher profit of formula retail is simply not welcome here. This is an avenue to greater profits local landlords simply do not have access to, and they should not evict tenants in the hopes that they can profit more from winning an exception to our community's rules.

I am out of town during this meeting, or I would stand up and voice my objections in person. Instead I write this and beg you not to waive our prohibition against formula retail, and to uphold the rules we've established to help our neighborhood govern itself and retain its identity and character, lest it be auctioned off piece by piece until it's indistinguishable from any other neighborhood.

A handwritten signature in black ink, appearing to read 'Seth Golub', with a stylized, flowing script.

Seth Golub
111 Steiner St (half a block away)

Clarke, Colin (CPC)

From: Gareth Riunite <globalrefresh@gmail.com>
Sent: Wednesday, April 12, 2017 8:00 PM
To: Clarke, Colin (CPC)
Cc: Secretary, Commissions (CPC); BreedStaff, (BOS)
Subject: Re: April 13 Planning Commission hearing: 201 Steiner St / 2016-010632CUA - Blue Bottle Coffee

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Clarke,

Thank you for your prompt reply. I regret to inform you that you are mistaken about the distance of Duboce Park Cafe, 2 Sanchez St. It is 700 feet from the location, not 0.4 miles. In combination with The Grind Cafe, which you note was excluded in error, **there are at least 50% more similar coffee shops in the vicinity than stated in the report.**

Additionally, while Black Sands Brewery is a multifaceted operation, it has a side door counter on Pierce St. where people enter to purchase "artisanal" coffee and pastries in very much the same manner as Blue Bottle. There is little question they will be direct competitors and considered in the same category by customers.

As you note, the Planning Commission must consider "the availability of other similar retail uses within the district [RM-1] ***and within the vicinity*** [0.25-miles] of the proposed project" (emphasis mine). As such, I believe the report supplied to the commission materially understates the concentration of similar coffee shops within the vicinity and thus **fails to meet this requirement.**

We are talking about a corner that is just one block from Haight St and Fillmore St. in a neighborhood that undoubtably has one of the highest concentrations of coffee shops in the city. The report makes much of the "RM-1 district", but given the close intermingling of the districts here, in this case clearly it is the *vicinity* that matters most in terms of concentration and neighborhood impact. There are 6 or 7 coffee shops in the vicinity! All of which are small independent operations. All of which will be impacted by the increase in rent that this formula retail tenant will undoubtably facilitate.

On that note, there is another problem with the report. It accepts outright the landlord's claim that Blue Bottle played no role in ousting the previous tenant ("nor did it result in any previous displacement, according to the owner", p.3). This is not supported by information readily available. Hoodline reported that the ex-tenant, Bean There Cafe, claimed that the landlord backed out of a verbal renewal agreement made in October after finding a higher bidder. They had even purchased new equipment for the space -- strong evidence that an agreement was in place. It is distinctly possible that the landlord neglected to return a signed lease but strung them along while shopping it around to a higher bidder, which he found in a formula retail operation. See: <http://hoodline.com/2016/02/bean-there-cafe-forced-out-after-21-years>

I appreciate your continued attention to this urgent matter. Thank you.

Clarke, Colin (CPC)

From: Clarke, Colin (CPC)
Sent: Wednesday, April 12, 2017 1:25 PM
To: 'Gareth Riunite'
Cc: BreedStaff, (BOS)
Subject: RE: April 13 Planning Commission hearing: 201 Steiner St / 2016-010632CUA - Blue Bottle Coffee

Hi Gareth,

Thank you for your message. Our intent is to provide accurate information for decision-makers' analysis.

[The Grind Café](#), 783 Haight St, 0.2 miles away (NC-1) was (inadvertently) not included in the list of nearby similar coffee shops provided by the applicant, but (as you already mentioned) is not within the same Zoning District (RM-1) as the proposed Formula Retail Limited-Restaurant ([Blue Bottle Coffee](#)). The Planning Code Section [303.1\(d\)\(2\)](#) requirement that the Planning Commission consider "the availability of other similar retail uses within the district [RM-1] and within the vicinity [0.25-miles] of the proposed project" – will be met. Thank you again for your message.

[Black Sands Brewery](#), 701 Haight St, 0.2 miles away (NC-1). Although its lunch (Tue–Sun 11am–2pm) and brunch (Sat & Sun, 9am–1:45pm) menus include coffee, with breakfast food 8am–2pm daily, this business doesn't appear to operate (primarily) as a coffee shop similar to [Blue Bottle Coffee](#). As such, it is not included on the list of similar coffee shops. Its website, [BlackSandsBeer.com](#), advertises, "drink beer for breakfast, lunch, and dinner."

Duboce Park Café, 2 Sanchez St, is 0.4 miles away, which is outside of the (0.25) one-quarter-mile radius, and outside of the subject RM-1 Zoning District. As such, it is not included on the list of similar coffee shops.

The staff report / Commissioner's packet was printed and provided to the Commissioners on Thu 4/6. Your message was received after publication. However, you and/or the person/organization in support may email commissions.secretary@sfgov.org (and each of the Commissioner's email addresses here: <http://sf-planning.org/planning-commission>) and me, as to your opposition. I will include your general position of opposition when I give my presentation remarks to the Planning Commission at the hearing, e.g. on April 13. Letters can also be submitted at the hearing itself (on your behalf), to be included in the public record.

The [agenda](#) and packet is available online one week prior to each hearing. Planning Commission (PC) staff can schedule interpreters for Commission hearings upon a request (see language below from each PC [agenda](#)). Please email commissions.secretary@sfgov.org (and 'Cc' the Planner) if you would like to request an interpreter for any PC hearing (for Cantonese, Mandarin, Vietnamese, and/or Spanish, etc.), and Planning Commission staff can set it up.

Language Assistance: To request an interpreter for a specific item during the hearing, please contact the Commission Secretary at (415) 558-6309, or commissions.secretary@sfgov.org at least 48 hours in advance of the hearing.

Hearing attendees may review the [Hearing Procedures](#) and watch the [video](#) explaining what to do at a [Planning Commission hearing](#).

Thank you,

Colin B. Clarke, AICP

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

From: Gareth Riunite [mailto:globalrefresh@gmail.com]
Sent: Tuesday, April 11, 2017 6:40 PM
To: Clarke, Colin (CPC)
Cc: BreedStaff, (BOS)
Subject: Error in Blue Bottle conditional use analysis

Dear Mr. Clarke,

I've noticed a significant error in the proposed Blue Bottle Lower Haight conditional use authorization, located here: <http://commissions.sfplanning.org/cpcpackets/2016-010632CUA%20%282%29.pdf>

"Within a one-quarter-mile radius, there are four (4) other similar coffee shops (listed below). The proposed Formula Retail Use is not anticipated to significantly affect the existing coffee shops within the District."

*"♣ Café du Soleil, 200 Fillmore Street, 0.1 miles away (NC-1 District)
♣ Café International, 508 Haight Street, 0.1 miles away (NC-2 District)
Emanuel Coffee, 488 Haight Street, 0.2 miles away (NC-2 District)
♣ Repose Coffee, 262 Divisadero Street, 0.3 miles away (NCT District)"*

This significantly understates the number of cafes within a quarter-mile radius. It omits the following:

- Duboce Park Cafe, 2 Sanchez St.
- The Grind Cafe, 783 Haight St.
- Black Sands Brewery, 701 Haight St. (operates as a cafe 8am-2pm)

This nearly doubles the total to seven cafes, most within 1-2 blocks. I believe this makes it much harder to support the conclusion that a venture-funded formula retail cafe will not "significantly affect the existing coffee shops" in the Lower Haight.

I understand this residential corner may be technically considered a separate "district" from the main commercial strips on Haight Street and Fillmore Street, both just one block away. However, were this to lend any advantage to Blue Bottle, **it would set a dangerous precedent of encouraging formula retail operations to target quieter residential streets abutting commercial districts.** Common sense dictates that we consider all businesses within the immediate proximity when assessing concentration and impacts. This is the spirit of the Planning Code's intent.

I implore you to reconsider your analysis with attention to a true representation of the extraordinary concentration of small-scale, independent cafes in this area that will be impacted by a formula retail operation.

Thank you,

A Page Street Resident

Clarke, Colin (CPC)

From: elyse thogerson <ethogerson0124@gmail.com>
Sent: Thursday, April 13, 2017 1:35 PM
To: Clarke, Colin (CPC)
Subject: Bluebottle coffee on Waller street

I have lived on Waller street for years and used to frequent Bean there. I oppose a bluebottle coffee in our unique neighborhood. I thought the lower haight area was against companies like that anyways. Never heard from Bluebottle about the community outreach before. I say not in our neighborhood.

Best,
Elyse

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Elyse Thogerson RAW- A Juice Company www.rawelyse.com 415-463-0623 JUICE FOR A HEALTHY LIFE

Clarke, Colin (CPC)

From: Robyn Lounsbury <robyn666@comcast.net>
Sent: Thursday, April 13, 2017 11:17 AM
To: Clarke, Colin (CPC)
Subject: Blue Bottle in the Lower Haight

Dear Mr. Clarke:

I am writing to express my concerns regarding and my opposition to the proposed Blue Bottle location at 201 Steiner Street.

We in the Lower Haight have a tradition of opposing "formula retail limited-use" shops in our neighborhood. Blue Bottle sure does meet the standards for LARGE formula retail with 34 locations around the country and internationally (according to their website.)

I have a serious question about this: why have we established regulations (laws?) against this type of formula retail when each and every time these companies just come crying to the Planning Commission and get the Conditional Use permit? Aren't the reasons we have these rules are simply because we just don't want our neighborhood to become the same as any neighborhood in any city in the country? Don't we have the right to keep our wonderful City and neighborhood unique?

Additionally, this location previously housed a very nice and much-loved locally owned café called Bean There. We all saw how they were tricked by the owner of the building who sold their lease out from under them under the guise of seismic retrofit. And FYI, he is a non-resident landlord; I feel he really only cares about the money and has no sense of the area.

Please take a quick moment to consider the stance of the neighborhood; we DO NOT want to see a company like Blue Bottle make our neighborhood their 35th location. It's against what we are all about in SF and in this neighborhood in particular.

Thank you for your time and consideration in this matter. I appreciate the work you do for us and our special City!

Robyn Lounsbury
909 Page Street #7
SF, CA 94117
415-637-6660

all the information i have about myself
is from forged documents.

-vladimir nabakov

Clarke, Colin (CPC)

From: Sean Wilcoxon <mike.lexicon@gmail.com>
Sent: Thursday, April 13, 2017 12:24 PM
To: Clarke, Colin (CPC)
Subject: Regarding 201 Steiner / Blue Bottle

Hello Mr. Clarke,

I am writing to strongly oppose the opening of Blue Bottle at 201 Steiner Street. In my assessment the opening of a worldwide coffee chain on a small residential street at a sleepy intersection would adversely affect the character of the neighborhood as well as the business of Cafe Du Soleil and Cafe International, both of which are located a block away in either direction. I would hate to see either one of those neighborhood businesses lose out to overseas investors.

Please vote this down.

Thank you for your time,
Sean Wilcoxon

Clarke, Colin (CPC)

From: Wayne Schroeder <way.schroeder@gmail.com>
Sent: Thursday, April 13, 2017 11:58 AM
To: Clarke, Colin (CPC)
Subject: OPPOSITION TO BLUE BOTTLE MOVING TO 201 STEINER

Colin Clarke,

I'd like to voice my opposition to Blue Bottle from taking over the 201 Steiner vacancy. The character of the neighborhood has already changed for the worse with too many chains. Chain stores will only lead to more gentrification and priced out - competition.

No more chain stores, please!

A San Francisican,

Wayne Schroeder



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: APRIL 13, 2017

Date Prepared: April 5, 2017
Case No.: [2016-010632CUA](#)
Project Address: **201 Steiner Street**
Zoning: [RM-1](#) (Residential - Mixed, Low Density) District
40-X Height and Bulk District
Block/Lot: 0861 / 007
Project Sponsor: Arion Paylo, Blue Bottle Coffee Co., 300 Webster St, Oakland, CA 94067
Arion@BlueBottleCoffee.com or (718) 387-4160
Property Owner: Scher Revocable Trust (Daniel Scher, Trustee) c/o Sugar Plum Properties
1569 Solano Ave #300, Berkeley, CA 94707
500 Coventry Rd, Kensington, CA 94707
Danny@Dansun.com or (510) 559-2111
Staff Contact: Colin Clarke at (415) 575-9184 or Colin.Clarke@sfgov.org
Recommendation: **Approval with Conditions**

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CA 94103-2479

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

This is a request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [303.1](#), to establish a Formula Retail Limited-Restaurant use (d.b.a. [Blue Bottle Coffee](#)) in the existing 1,387 square-foot tenant space (previously occupied by a Limited-Restaurant d.b.a. Bean There Café) in the existing three-story mixed-use building within the [RM-1](#) (Residential - Mixed, Low Density) Zoning District and 40-X Height and Bulk District, and within one-quarter-mile of the Upper Market Neighborhood Commercial Transit District. The total floor area of the space will not change with this Project. The Project will include new signs, and the store will employ approximately 6-12 full-time employees. The locally owned [Blue Bottle Coffee](#) Company, which had its first shop in Hayes Valley in San Francisco, is headquartered in Oakland, with more than 34 locations worldwide, including seven (7) other San Francisco locations.

SITE DESCRIPTION AND PRESENT USE

The Project Site, Lot 007 in Assessor's Block 0861, is located at the northwest corner of Waller Street in the [RM-1](#) Zoning District in the Western Addition neighborhood. The property at 201 Steiner Street is developed with a 14,910 square foot three-story mixed-use building. The building, constructed circa 1900, occupies the entire 5,313 square foot lot, with street frontage on Steiner and Waller Streets. The primary façade faces west onto Waller Street, with the façade's first story dominated by a transparent storefront along Waller Street, and a transparent storefront along Steiner Street. The property contains no off-street parking. The 1,387 square-foot subject tenant space was occupied by a Limited-Restaurant use (d.b.a. Bean There Café) until a seismic retrofit in 2015, and was thereafter vacant (see attached letter from the

owner describing the use, soft-story retrofit, and tenant lease history). Existing to remain on-site are the adjacent beauty salon (d.b.a. Q-Spa at 211 Steiner Street) in the northeast tenant space, the retail bicycle shop (d.b.a. Wiggle Bicycles at 518 Waller Street) in the southwest tenant space, and the ten dwelling-units located throughout the second and third floors.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

Zoning surrounding the Project Site is [RM-1](#), with RH-3 Zoning to the north, east, and west; and RTO Zoning to the south. The [RM-1](#) Zoning District includes the subject parcel and the parcel to the west. Duboce Park is 0.2-miles south of the Site. The Site is not on the Vision Zero high injury network for Steiner or Waller Streets. The Project is [within 1/4-mile walking distance](#) of the J, N, 6, 7, 7R, 7X, 22, 24, and 37 MUNI lines. Cycling is widely used in this area due to the site's proximity within one block of the ("Wiggle") bikeway along Waller and Steiner Streets, and several other bikeways within one-half-mile. Given the area's central location and accessibility to the City's transit network, parking is not required. This District generally contains a mixture of the dwelling types found in RH Districts, but in addition has apartment buildings that broaden the range of unit sizes and the variety of structures. Shopping facilities and transit lines may be found within a short distance of this District. Nonresidential uses are often present to provide for the needs of residents.

ENVIRONMENTAL REVIEW

This Conditional Use Authorization is "Not a Project" under the California Environmental Quality Act (CEQA).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	March 22, 2017	March 22, 2017	22 days
Posted Notice	20 days	March 14, 2017	March 14, 2017	30 days
Mailed Notice	20 days	March 14, 2017	March 14, 2017	30 days

The required Section 312 neighborhood notification process was conducted as part of this Project's Conditional Use notice.

PUBLIC COMMENT

- The Planning Department has received approximately 15 letters of support, 22 letters in opposition to the Project (including one merchant, and the Lower Haight Merchant & Neighbor Association), 1 voicemail in opposition, and approximately 350 petition signatures in opposition to the Project, for a total of approximately 372 people in opposition.

The petition states, “Stop Formula Retail in the Lower Haight!! An application has been made to the SF Planning Dept. for a special exemption to allow Formula Retail (chain stores) at the corner of Steiner & Waller (201 Steiner St). – Many Lower Haight residents oppose this exemption because they have seen firsthand the negative impact of Formula Retail on other SF neighborhoods:

- 1) One Formula Retail chain encourages others [sets a precedent].
- 2) It makes neighborhood merchants in small storefront spaces vulnerable to steep rent increases and evictions. Property owners will evict tenants and leave spaces vacant while waiting for a higher-paying tenant.
- 3) The corner of Steiner & Waller is already a problem intersection. The Formula Retail applicant – Blue Bottle – will make it a destination, adding to traffic and parking woes, and increasing the potential for collisions along The Wiggle.”

ISSUES AND OTHER CONSIDERATIONS

- The establishment of this business would not result in the displacement of any existing tenant (nor did it result in any previous displacement, according to the owner; see attached letter from the owner regarding previous tenant), and would activate an existing vacant storefront.
- With regard to Conditional Use Authorizations for Formula Retail Uses, the Planning Commission is required to consider the following additional criteria (Section [303.1\(d\)](#)) in addition to the standard Conditional Use findings:
 - The existing **concentration** of Formula Retail uses;
 - The availability of **other similar Retail** uses;
 - The **compatibility** of the proposed Formula Retail use **with the District’s architectural and aesthetic character**;
 - The existing Retail **vacancy** rates; and
 - The existing mix of **Citywide**-serving and **Daily Needs**-serving Retail uses.
- There are 160 commercial establishments within a one-quarter-mile radius, three (3) of which are within the same Zoning District ([RM-1](#)), excluding the proposed Formula Retail use at 201 Steiner Street.
- There are nine (9) Formula Retail establishments within a one-quarter-mile radius, zero (0) of which are within the same Zoning District ([RM-1](#)), excluding the proposed Formula Retail use at 201 Steiner Street.
- There are approximately 6,950 commercial linear feet within a one-quarter-mile radius, 55-feet of which are within the same Zoning District ([RM-1](#)), excluding the proposed Formula Retail use at 201 Steiner Street.
- There are 725.45 Formula Retail linear feet within a one-quarter-mile radius, zero (0) of which are within the same Zoning District ([RM-1](#)), excluding the proposed Formula Retail use at 201 Steiner Street.

- The existing **concentration** of Formula Retail businesses within the one-quarter-mile vicinity **and also** within the [RM-1](#) Zoning District, excluding the proposed Formula Retail use at 201 Steiner Street, is 0% (0/4). With the proposed Formula Retail use at 201 Steiner Street, the concentration of Formula Retail businesses would increase to 25% (1/4).
- The existing **percentage of commercial linear frontage dedicated to Formula Retail** businesses, excluding the proposed Formula Retail use at 201 Steiner Street, is 10.44% (725.45/6,950) of total commercial linear frontage, within the one-quarter-mile vicinity and also within the [RM-1](#) Zoning District. With the proposed Formula Retail use at 201 Steiner Street, the concentration of Formula Retail businesses would increase to 11.37% (790.75/6,950).
- The Project would not significantly increase the concentration of total Formula Retail frontage within a one-quarter-mile radius, or within the same Zoning District, i.e. [RM-1](#) (Residential - Mixed, Low Density). There is a high concentration of commercial storefronts in the District, with **four (4) similar coffee shops** (listed below) nearby, but no similar coffee shops within the same District. This District has a low concentration of Formula Retail businesses, and the frontage dedicated to Formula Retail will not significantly increase as a result of this Project. The change to Formula Retail will not significantly affect the existing commercial uses within the [RM-1](#) District, nor will it significantly affect the existing commercial uses within a one-quarter-mile proximity.
 - Café du Soleil, 200 Fillmore Street, 0.1 miles away (NC-1 District)
 - Café International, 508 Haight Street, 0.1 miles away (NC-2 District)
 - Emanuel Coffee, 488 Haight Street, 0.2 miles away (NC-2 District)
 - Repose Coffee, 262 Divisadero Street, 0.3 miles away (NCT District)
- The proposed Formula Retail Limited-Restaurant use will occupy a vacant Limited-Restaurant space that was formerly occupied by a non-Formula-Retail coffee shop d.b.a. Bean There Café. No exterior alterations are proposed other than the signs and restoration of historically appropriate (e.g. fixed or casement) windows. Therefore, the proposed Formula Retail use is compatible within, and will have no adverse effect on, the **architectural and aesthetic character** of the District. Any signs and awnings will be required to have a permit and comply with the requirements of the Planning Code and the [Formula Retail sign guidelines](#), and will be reviewed by the Department's historic preservation staff prior to final permit approval. Storefront Transparency guidelines are met: greater than 60% of ground floor street frontage allows visibility into the building with transparent glass. See images in Exhibit B.
- The storefront has unpermitted (lower) sliding windows throughout its storefront along Waller and Steiner Streets; the Department is proposing as condition of approval No. 7 that those windows be replaced with architecturally appropriate (e.g. fixed or casement) windows below the transom windows.
- Including the subject tenant space, there are 1/4 **vacancies** within the [RM-1](#) District and also within the one-quarter-mile vicinity (25% vacancy rate) and there are 15/160 additional vacancies within the one-quarter-mile vicinity (9.38% storefront vacancy rate). Approximately 65 of 120 linear feet, or 54.28% of the total street frontage, is vacant within the [RM-1](#) District and also within the one-quarter-mile vicinity. The approval of this Project will reduce the overall vacancy rate within the District.

- Of the occupied tenant spaces in the [RM-1](#) District, 2/2 (100%) are considered “Daily-Needs,” or neighborhood-serving; of these, 0/2 (0%) are Formula Retail. The proposed Formula Retail use qualifies as a “Daily-Needs” use. The remaining 0% (0/0 locations) of locations serve “Citywide” (0/0 locations, or 0%) or are vacant (1/4 locations, or 25%).
- **Eating and Drinking Use Concentration.** Within a 300-foot radius, there are two (2) other eating and drinking uses. The existing concentration of eating and drinking uses within the 300-foot radius and also within the [RM-1](#) Zoning District is 54% (based on commercial linear feet), meaning that the concentration exceeds the 25% threshold recommended by Section [303\(o\)](#). However, because the small subject [RM-1](#) Zoning District only includes the subject property (including Wiggle Bicycle Repair, MX3 Fitness, and Q-Spa) and the western adjacent residential property, and given the spirit of the Planning Code’s intent, the existing concentration of eating and drinking uses within the 300-foot radius (including uses outside the [RM-1](#) Zoning District) is 13% (based on commercial linear feet), meaning that the concentration is well below the 25% threshold recommended by Section [303\(o\)](#). (The concentration of eating and drinking uses within the 300-foot radius and also within the [RM-1](#) Zoning District, based on quantity of storefronts, is 25%). With the proposed Formula Retail eating and drinking use at 201 Steiner Street, the concentration of eating and drinking uses would not increase (a Limited-Restaurant, d.b.a. Bean There Café, occupied the proposed Limited-Restaurant space). The change to a Formula Retail Limited-Restaurant will not significantly affect the existing eating and drinking uses within the Upper Market Neighborhood Commercial Transit District, which is within one-quarter-mile proximity.
- There will be approximately 6-12 full-time employees.

REQUIRED COMMISSION ACTION

The Planning Commission must grant a Conditional Use Authorization to allow a Formula Retail Limited-Restaurant (d.b.a. [Blue Bottle Coffee](#)), pursuant to Planning Code Section [303.1](#). A Formula Retail use is conditionally permitted in the Upper Market NCT (Section [733](#)), which is within a quarter-mile of the subject property. Due to the site’s proximity within one-quarter-mile of the Upper Market NCT, it is subject to the stricter of the [RM-1](#) and Upper Market NCT’s zoning controls.

BASIS FOR RECOMMENDATION

- The Project is necessary, desirable for, and compatible with the surrounding neighborhood in that it would activate the ground floor tenant space of a three-story mixed-use building.
- The Project would not displace any existing tenant.
- The Project would restore the storefront to its architecturally appropriate character.
- The Project meets all applicable requirements of the Planning Code.

RECOMMENDATION:	Approval with Conditions
------------------------	---------------------------------

Attachments:

Parcel Map
Historic Block Book Map
Sanborn Map
Zoning Map
Aerial Photograph (within plan set)
Site Photographs (within plan set)
Interior Photographs (within plan set)
Map of Eating and Drinking Use Concentration (within plan set; 300-Foot Radius)
Map of Formula Retail Use Concentration (within plan set; 1/4-Mile Radius)
Letter from Owner regarding previous tenant
Letters in Support and Opposition
Petition in Opposition
Reduced Plans

Attachment Checklist

☒ Executive Summary

☒ Draft Motion

☐ Environmental Determination

☒ Zoning District Map

☐ Height & Bulk Map

☒ Parcel Map

☒ Sanborn Map

☒ Aerial Photo

☒ Context Photos

☒ Site Photos

☒ Project Sponsor submittal

☒ Brief

☒ Letters in support

Drawings: Proposed Project

☒ Check for legibility

☐ RF Report

☐ Community Meeting Notice

☐ Inclusionary Affordable Housing Program:
Affidavit for Compliance

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

CBC

Planner's Initials

CBC I:\Cases\2016\2016-010632CUA - 201 Steiner St\ExecSum_SteinerSt-201_2016-010632CUA_BlueBottle_20170405.docx



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|---|--|
| ☐ Transportation Sustainability Fee (Sec. 411A) | ☐ Affordable Housing (Sec. 415) |
| ☐ Jobs Housing Linkage Program (Sec. 413) | ☐ First Source Hiring (Admin. Code) |
| ☐ Child Care Requirement (Sec. 414) | ☐ Other |

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Planning Commission Draft Motion

HEARING DATE: APRIL 13, 2017

Date Prepared: April 5, 2017
Case No.: [2016-010632CUA](#)
Project Address: 201 Steiner Street
Zoning: [RM-1](#) (Residential - Mixed, Low Density) District
40-X Height and Bulk District
Block/Lot: 0861 / 007
Project Sponsor: Arion Paylo, Blue Bottle Coffee Co., 300 Webster St, Oakland, CA 94067
Arion@BlueBottleCoffee.com or (718) 387-4160
Property Owner: Scher Revocable Trust (Daniel Scher, Trustee) c/o Sugar Plum Properties
1569 Solano Ave #300, Berkeley, CA 94707
500 Coventry Rd, Kensington, CA 94707
Danny@Dansun.com or (510) 559-2111
Staff Contact: Colin Clarke at (415) 575-9184 or Colin.Clarke@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS [303](#) AND [303.1](#) TO ESTABLISH A 1,387 SQUARE-FOOT FORMULA RETAIL LIMITED-RESTAURANT USE (D.B.A. [BLUE BOTTLE COFFEE](#)) ON THE GROUND FLOOR OF THE EXISTING THREE-STORY MIXED-USE BUILDING WITHIN THE [RM-1](#) (RESIDENTIAL - MIXED, LOW DENSITY) DISTRICT, AND 40-X HEIGHT AND BULK DISTRICT, AND WITHIN ONE-QUARTER-MILE OF THE UPPER MARKET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.

PREAMBLE

On August 17, 2016, Blue Bottle Coffee Co. c/o Arion Paylo (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for a **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [303.1](#), to establish a Formula Retail Limited-Restaurant use (d.b.a. [Blue Bottle Coffee](#)) in the existing 1,387 square-foot tenant space (previously occupied by a Limited-Restaurant d.b.a. Bean There Café) in the existing three-story mixed-use building within the [RM-1](#) (Residential - Mixed, Low Density) Zoning District and 40-X Height and Bulk District, and within one-quarter-mile of the Upper Market Neighborhood Commercial Transit District. The property was last occupied by a legal nonconforming Limited-Restaurant use (coffee shop d.b.a. Bean There Café).

The Planning Department Commission Secretary is the custodian of records; the file for Case No. [2016-010632CUA](#) is located at 1650 Mission Street, Suite 400, San Francisco, California.

On April 13, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. [2016-010632CUA](#).

The Project (a change from an independent Limited-Restaurant to a Formula Retail Limited-Restaurant) was determined to be “Not a Project” under the California Environmental Quality Act (“CEQA”), as described in the determination contained in the Planning Department files for this Project.

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. [2016-010632CUA](#), 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 Site, Lot 007 in Assessor’s Block 0861, is located at the northwest corner of Waller Street in the [RM-1](#) Zoning District in the Western Addition neighborhood. The property at 201 Steiner Street is developed with a 14,910 square feet three-story mixed-use building. The building, constructed circa 1900, occupies the entire 5,313 square foot lot, with street frontage on Steiner and Waller Streets. The primary façade faces west onto Waller Street, with the façade’s first story dominated by a transparent storefront along Waller Street, and a transparent storefront along Steiner Street. The property contains no off-street parking. The 1,387 square-foot subject tenant space was occupied by a Limited-Restaurant use (d.b.a. Bean There Café) until a seismic retrofit in 2015, and was thereafter vacant (see attached letter from the owner describing the use, soft-story retrofit, and tenant lease history). Existing to remain on-site are the adjacent beauty salon (d.b.a. Q-Spa at 211 Steiner Street) in the northeast tenant space, the retail bicycle shop (d.b.a. Wiggle Bicycles at 518 Waller Street) in the southwest tenant space, and the ten dwelling-units located throughout the second and third floors.
3. **Surrounding Neighborhood.** Zoning surrounding the Project Site is [RM-1](#), with RH-3 Zoning to the north, east, and west; and RTO Zoning to the south. The [RM-1](#) Zoning District includes the subject parcel and the parcel to the west. Duboce Park is 0.2-miles south of the Site. The Site is not on the Vision Zero high injury network for Steiner or Waller Streets. The Project is [within 1/4-mile walking distance](#) of the J, N, 6, 7, 7R, 7X, 22, 24, and 37 MUNI lines. Cycling is widely used in this area due to the site’s proximity within one block of the (“Wiggle”) bikeway along Waller and Steiner Streets, and several other bikeways within one-half-mile. The nearest BART station is 1.1-miles away at either Civic Center or 16th Street & Mission Street (equidistant). Given the area’s

central location and accessibility to the City's transit network, parking is not required. This District generally contains a mixture of the dwelling types found in RH Districts, but in addition has apartment buildings that broaden the range of unit sizes and the variety of structures. A pattern of 25-foot to 35-foot building widths is retained, however, and structures rarely exceed 40 feet in height. The overall density of units remains low, buildings are moderately scaled and segmented, and units or groups of units have separate entrances. Shopping facilities and transit lines may be found within a short distance of this District. Nonresidential uses are often present to provide for the needs of residents.

4. **Project Description.** This is a request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [303.1](#), to establish a Formula Retail Limited-Restaurant use (d.b.a. [Blue Bottle Coffee](#)) in the existing 1,387 square-foot tenant space (previously occupied by a Limited-Restaurant d.b.a. Bean There Café) in the existing three-story mixed-use building within the [RM-1](#) (Residential - Mixed, Low Density) Zoning District and 40-X Height and Bulk District, and within one-quarter-mile of the Upper Market Neighborhood Commercial Transit District. The total floor area of the space will not change with this Project. The Project will include new signs, and the store will employ approximately 6-12 full-time employees. The locally owned [Blue Bottle Coffee](#) Company, which had its first shop in Hayes Valley in San Francisco, is headquartered in Oakland, with more than 34 locations worldwide, including seven (7) other San Francisco locations.
5. **Public Comment.** The Planning Department has received approximately 15 letters of support, 22 letters in opposition to the Project (including one merchant, and the Lower Haight Merchant & Neighbor Association), 1 voicemail in opposition, and approximately 350 petition signatures in opposition to the Project, for a total of approximately 372 people in opposition.

The petition states, "Stop Formula Retail in the Lower Haight!! An application has been made to the SF Planning Dept. for a special exemption to allow Formula Retail (chain stores) at the corner of Steiner & Waller (201 Steiner St). – Many Lower Haight residents oppose this exemption because they have seen firsthand the negative impact of Formula Retail on other SF neighborhoods:

- 1) One Formula Retail chain encourages others [sets a precedent].
- 2) It makes neighborhood merchants in small storefront spaces vulnerable to steep rent increases and evictions. Property owners will evict tenants and leave spaces vacant while waiting for a higher-paying tenant.
- 3) The corner of Steiner & Waller is already a problem intersection. The Formula Retail applicant – Blue Bottle – will make it a destination, adding to traffic and parking woes, and increasing the potential for collisions along The Wiggle."

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. **Hours of Operation.** Planning Code Section [186](#) states that permitted hours of operation are from 6AM – 10PM, daily.

The proposed hours of operation will be from 6am-7pm, daily.

- B. **Parking.** Pursuant to Planning Code Sections [151](#), [186](#), and [209.2](#), no off-street parking is required for commercial uses in the [RM-1](#) Zoning District.

There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project.

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

The first 25-feet of building depth along the Steiner Street frontage is devoted to an active retail use. The subject commercial space has approximately 18 feet of frontage on Steiner Street, where the majority is a transparent storefront, and approximately 47 feet of frontage on Waller Street, where the majority is a transparent storefront. The windows will be clear and unobstructed. Signs will be required to have a sign permit and comply with the requirements of Article 6 of the Planning Code and the [Formula Retail sign guidelines](#). As conditioned, the Project will include changes to the façade to restore the storefront windows; no other changes are proposed for the façade other than the signs. The storefront has unpermitted (lower) sliding windows throughout its storefront along Waller and Steiner Streets; the Department is proposing as condition of approval No. 7 that those windows be replaced with architecturally appropriate (e.g. fixed or casement) windows below the transom windows.

7. **Conditional Use Authorization.** Planning Code Section [303\(c\)](#) 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 use or feature, 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 Formula Retail use is compatible with and desirable for the surrounding community because it would allow the continued use of a ground floor tenant space in a mixed-use building in the Western Addition neighborhood, and provides a centrally located coffee shop. The establishment of this business would not result in the displacement of any existing tenant (nor did it result in any previous displacement, according to the owner; see attached letter from the owner regarding previous tenant), and would activate an existing vacant storefront.

- 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:

Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The Project allows the continued use of an existing ground floor commercial tenant space in a mixed-use building. The size and shape of the site, and the size, shape, and arrangement of the building, will not be altered as part of this Project. The proposed Project will not affect the building envelope. Because a Limited-Restaurant use existed until 2015, a change from that vacant Limited-Restaurant coffee shop d.b.a. Bean There Café to a Formula Retail Limited-Restaurant use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. Within a one-quarter-mile radius, there are four (4) other similar coffee shops (listed below). The proposed Formula Retail Use is not anticipated to significantly affect the existing coffee shops within the District.

Within a 300-foot radius, there are two (2) other eating and drinking uses. The existing concentration of eating and drinking uses within the 300-foot radius and also within the [RM-1](#) Zoning District is 54% (based on commercial linear feet), meaning that the concentration exceeds the 25% threshold recommended by Section [303\(o\)](#). However, because the small subject [RM-1](#) Zoning District only includes the subject property (including Wiggle Bicycle Repair, MX3 Fitness, and Q-Spa) and the western adjacent residential property, and given the spirit of the Planning Code's intent, the existing concentration of eating and drinking uses within the 300-foot radius (including uses outside the [RM-1](#) Zoning District) is 13% (based on commercial linear feet), meaning that the concentration is well below the 25% threshold recommended by Section [303\(o\)](#). The concentration of eating and drinking uses within the 300-foot radius and also within the [RM-1](#) Zoning District, based on quantity of storefronts, is 25%. With the proposed Formula Retail eating and drinking use at 201 Steiner Street, the concentration of eating and drinking uses would not increase (a Limited-Restaurant, d.b.a. Bean There Café, occupied the proposed Limited-Restaurant space). The change to a Formula Retail Limited-Restaurant will not significantly affect the existing eating and drinking uses within the Upper Market Neighborhood Commercial Transit District, which is within one-quarter-mile proximity.

- c. 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 1,387 square feet square-foot Formula Retail use. The Project is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicle trips from the immediate neighborhood or citywide. Any existing metered street parking spaces will remain. The Project is not anticipated to adversely affect public transit or overburden the existing supply of parking in the neighborhood. Existing to remain are six (6) Class-II bicycle parking spaces in front of the business.

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

The Project will not produce noxious or offensive emissions related to noise, glare, dust, or odor. The Formula Retail activities would be mostly (other than sidewalk tables and chairs) within an enclosed building, providing ample sound insulation. Dedicated exhaust from the back of house, kitchen area, and restroom will all vent to the exterior trash area. No coffee roasting or cooking will take place on-site, which will help limit the noise emission from the premises. The Project Sponsor will incorporate sound reduction measures to minimize the sound levels and comply with the San Francisco Noise Ordinance. The Project Sponsor will provide adequate ventilation within the structure such that doors and/or windows are not left open, to the extent that ventilation requirements set by the 2016 California Building Code (CBC) Mechanical Code Part 4 allow. In addition, the Project Sponsor will operate the proposed uses such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents. The proposed use is subject to the standard Conditions of Approval for Limited-Restaurant uses as outlined in Exhibit-A, as well as the standard operating conditions for eating and drinking uses described in Planning Code Section [703.5](#). The Conditions of Approval 11-12 and 18-19 as outlined in Exhibit-A specifically obligate the Project Sponsor to minimize odor and noise generated by the Restaurant.

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

The Project will not alter the site's vehicle parking, loading areas, or service areas. Signs will require a permit and must comply with the requirements of Article 6 of the Planning Code and the [Formula Retail sign guidelines](#).

- f. 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.

- g. That the use as proposed would provide development that is in conformity with the stated purpose of the District.

The Project is consistent with the stated purpose of the [RM-1](#) Zoning District in that nonresidential uses are often present to provide for the needs of residents in this District; the Formula Retail Limited-Restaurant will provide a compatible business for the immediately surrounding neighborhoods.

7. **Additional Findings for Eating and Drinking Uses.** Pursuant to Section 303(o), for Conditional Use Authorization applications for a Restaurant, Limited-Restaurant, and Bar uses, the Planning Commission shall consider the existing concentration of eating and drinking uses in the area. 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. For the purposes of this Section of the Code, the immediate area shall be defined as all properties located within 300-feet of the subject property and also located within the same Zoning District.

Within a 300-foot radius, there are two (2) other eating and drinking uses. The existing concentration of eating and drinking uses within the 300-foot radius and also within the [RM-1](#) Zoning District is 54% (based on commercial linear feet), meaning that the concentration exceeds the 25% threshold recommended by Section [303\(o\)](#). However, because the small subject [RM-1](#) Zoning District only includes the subject property (including Wiggle Bicycle Repair, MX3 Fitness, and Q-Spa) and the western adjacent residential property, and given the spirit of the Planning Code's intent, the existing concentration of eating and drinking uses within the 300-foot radius (including uses outside the [RM-1](#) Zoning District) is 13% (based on commercial linear feet), meaning that the concentration is well below the 25% threshold recommended by Section [303\(o\)](#). The concentration of eating and drinking uses within the 300-foot radius and also within the [RM-1](#) Zoning District, based on quantity of storefronts, is 25%. With the proposed Formula Retail eating and drinking use at 201 Steiner Street, the concentration of eating and drinking uses would not increase (a Limited-Restaurant, d.b.a. Bean There Café, occupied the proposed Limited-Restaurant space). The change to a Formula Retail Limited-Restaurant will not significantly affect the existing eating and drinking uses within the Upper Market Neighborhood Commercial Transit District, which is within one-quarter-mile proximity.

8. **Formula Retail Use.** Formula Retail uses within the [RM-1](#) Zoning District require a Conditional Use Authorization. Planning Code Section [303.1](#) provides additional criteria for the Planning Commission to consider when considering any conditional use pursuant Section [303.1](#), Formula Retail Uses:

- a. The existing concentration of Formula Retail uses within the District.

The Project includes a change from a vacant independent Limited-Restaurant to a Formula Retail Limited-Restaurant. A Formula Retail use may be conditionally permitted per Planning Code Sections [303](#) and [303.1](#).

There are 160 commercial establishments within a one-quarter-mile radius, three (3) of which are within the same Zoning District ([RM-1](#)), excluding the proposed Formula Retail use at 201 Steiner Street.

There are nine (9) Formula Retail establishments within a one-quarter-mile radius, zero (0) of which are within the same Zoning District ([RM-1](#)), excluding the proposed Formula Retail use at 201 Steiner Street.

There are approximately 6,950 commercial linear feet within a one-quarter-mile radius, 55-feet of which are within the same Zoning District ([RM-1](#)), excluding the proposed Formula Retail use at 201 Steiner Street.

There are 725.45 Formula Retail linear feet within a one-quarter-mile radius, zero (0) feet of which are within the same Zoning District ([RM-1](#)), excluding the proposed Formula Retail use at 201 Steiner Street.

*The existing **concentration** of Formula Retail businesses within the one-quarter-mile vicinity **and also** within the [RM-1](#) Zoning District, excluding the proposed Formula Retail use at 201 Steiner Street, is 0% (0/4). With the proposed Formula Retail use at 201 Steiner Street, the concentration of Formula Retail businesses would increase to 25% (1/4).*

*The existing **percentage of commercial linear frontage dedicated to Formula Retail** businesses, excluding the proposed Formula Retail use at 201 Steiner Street, is 10.44% (725.45/6,950) of total commercial linear frontage, within the one-quarter-mile vicinity and also within the [RM-1](#) Zoning District. With the proposed Formula Retail use at 201 Steiner Street, the concentration of Formula Retail businesses would increase to 11.37% (790.75/6,950).*

The Project would not significantly increase the concentration of total eating and drinking use frontage within a one-quarter-mile radius.

*The Project would not significantly increase the concentration of total Formula Retail frontage within a one-quarter-mile radius, or within the same Zoning District, i.e. [RM-1](#) (Residential - Mixed, Low Density). There is a high concentration of commercial storefronts in the District, with **four (4) similar coffee shops** (listed below) nearby, but no similar coffee shops within the same District. This District has a low concentration of Formula Retail businesses, and the frontage dedicated to Formula Retail will not significantly increase as a result of this Project. The change from Retail to Formula Retail will not significantly affect the existing commercial uses within the [RM-1](#) District, nor will it significantly affect the existing commercial uses within a one-quarter-mile proximity.*

b. The availability of other similar retail uses within the District.

The [RM-1](#) District is in the central part of the City. Within the one-quarter-mile vicinity of the Project Site as shown on the Formula Retail Map (within the plan set), there are four (4) similar coffee shops.

- Café du Soleil, 200 Fillmore Street, 0.1 miles away (NC-1 District)
- Café International, 508 Haight Street, 0.1 miles away (NC-2 District)
- Emanuel Coffee, 488 Haight Street, 0.2 miles away (NC-2 District)
- Repose Coffee, 262 Divisadero Street, 0.3 miles away (NCT District)

c. The compatibility of the proposed Formula Retail use with the existing architectural and aesthetic character of the District.

The proposed Formula Retail Limited-Restaurant use will occupy a vacant Limited-Restaurant space that was formerly occupied by a non-Formula-Retail coffee shop d.b.a. Bean There Café. The Department is recommending storefront modifications as a condition of approval in order to restore the building's architectural character; those storefront changes as well as new signs would

be the only exterior changes to the building. With these changes, the proposed Formula Retail use is compatible within, and will have no adverse effect on, the architectural and aesthetic character of the District. Any signs and awnings will be required to have a permit and comply with the requirements of the Planning Code and the [Formula Retail sign guidelines](#). Storefront Transparency guidelines are met: greater than 60% of ground floor street frontage allows visibility into the building with transparent glass. See images in Exhibit B.

- d. The existing retail vacancy rates within the District.

Including the subject tenant space, there are 1/4 vacancies within the [RM-1](#) District and also within the one-quarter-mile vicinity (25% vacancy rate) and there are 15/160 additional vacancies within the one-quarter-mile vicinity (9.38% storefront vacancy rate). Approximately 65 of 120 linear feet, or 54.28% of the total street frontage, is vacant within the [RM-1](#) District and also within the one-quarter-mile vicinity. The approval of this Project will reduce the overall vacancy rate within the District.

- e. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the District.

Of the occupied storefronts in the [RM-1](#) District, 2/2 (100%) are considered “Daily-Needs,” or neighborhood-serving; of these, 0/2 (0%) are Formula Retail. The proposed Formula Retail use qualifies as a “Daily-Needs” use. The remaining 0% (0/0 locations) of locations serve “Citywide” (0/0 locations, or 0%) or are vacant (1/4 locations, or 25%).

- f. Additional data and analysis set forth in the [Performance-Based Design Guidelines](#) adopted by the Planning Commission.

Table 1. RM-1 District Ground Floor Frontage Breakdown per Land Use^[1]

Land Use Type	RM-1 District Frontage Total (linear feet)	RM-1 District % Concentration	One-Qtr-Mile Vicinity Frontage Total (linear feet)	Vicinity % Concentration
Bar	0	0%	469.39	6.83%
Entertainment	0	0%	305.44	1.86%
Financial Service	0	0%	75.00	1.24%
Retail	19	16%	2,242.68	27.33%
Limited-Restaurant	65	54%	799.76	13.66%
Restaurant	0	0%	781.16	11.80%
Medical Service	0	0%	245.50	2.48%
Personal Service	36	30%	945.80	21.12%
Professional Service	0	0%	716.00	4.97%

^[1] The table was developed using data collected by the Project Sponsor in 2016.

Vacant	0	0%	368.84	8.70%
Total	120	100%	6,949.57	100%

The small subject [RM-1](#) Zoning District only includes the subject property (including Wiggle Bicycle Repair, MX3 Fitness, and Q-Spa) and the western adjacent residential property. The use mix is varied in the [RM-1](#) District. Limited-Restaurant uses comprise 54% of the ground floor frontage, Retail 16% (e.g. Wiggle Bicycle Repair), and 30% Personal Service (e.g. Q-Spa, MX3 Fitness). These calculations do not include non-retail establishments, such as residences, institutions (e.g. schools, churches, hospitals, etc.), parking lots and garages, or public services.

- g. For Formula Retail uses of 20,000 square feet or more, except for General or Specialty Grocery stores as defined in Articles 2, 7, 8 of this Code, the contents of an Economic Impact Study prepared pursuant to Section [303\(i\)](#) of the Planning Code.

As the proposed Formula Retail use is less than 20,000 square feet, an Economic Impact Study is not required for this Project. Section [303\(i\)](#) only requires this study for the “establishment of large-scale retail uses.”

9. **General Plan Compliance.** The Project is, on balance, consistent with the 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 Project will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The Conditions of Approval will ensure that the use meets minimum, reasonable performance standards. Further, the Project Site is located within a [RM-1](#) (Residential - Mixed, Low Density) Zoning District, which allows certain commercial uses, such as

Limited-Restaurants, as a conditionally permitted use and is thus consistent with activities allowed in the commercial 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.

The Project will activate a vacant tenant space in a mixed-use building with commercial activity on the ground floor within the Western Addition neighborhood, and will help maintain the diverse economic base of the City.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention, and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

The Project will authorize a Formula Retail use to locate within the neighborhood, maintaining employment opportunities for unskilled and semi-skilled workers.

Policy 3.4:

Assist newly emerging economic activities.

The Project will allow an existing Limited-Restaurant use to change to a Formula Retail Limited-Restaurant use that will enhance the diverse economic base of the City.

NEIGHBORHOOD COMMERCE

Objectives and Policies

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 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

Although the Project is a Formula Retail Use, [Blue Bottle Coffee](#) is a locally owned company (based in Oakland) that had its first shop in Hayes Valley in San Francisco. The ground floor Formula Retail use would activate the pedestrian realm by maintaining an active use at the ground floor.

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.

No commercial tenant will be displaced as the tenant space was previously vacant. The Project will not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood. The Project will provide the neighborhood with a Formula Retail store for a widely used coffee shop.

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 is not anticipated to significantly affect the existing mix of neighborhood-serving retail uses, and would provide future opportunities for resident employment. The Project would retain the previous mix of neighborhood-serving retail uses by replacing a vacant Limited-Restaurant space. The Project would enhance the District by providing a convenient coffee shop for a widely used brand in an area that contains four (4) similar coffee shop uses. The Project will provide desirable goods and will provide employment opportunities to those in the community.

- 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 is not anticipated to adversely affect the character or diversity of the neighborhood. The storefront will be improved with architecturally appropriate windows, and the existing upper floors' residential use will not be altered.

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

The Project will not have any adverse effect on the City's supply of affordable housing.

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

There is no off-street parking as part of the existing property, and there will be no off-street parking added as part of this Project. The Project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The Project Site is in a location well-served by transit. The location is consistent with the City's "Transit First" policy and several San Francisco General Plan Polices, including those in the Transportation Element. The City's Transit First Policy, established in the City's Charter Article 8A, Section 8A.115, provides that, "parking policies for areas well served by public transit shall be designed to encourage travel by public transportation and alternative transportation." The majority of employees are anticipated to use the several available transportation options, including transit, to and from commuter destinations. The Project is [within 1/4-mile walking distance](#) of the J, N, 6, 7, 7R, 7X, 22, 24, and 37 MUNI lines. Cycling is widely used due to the site's proximity within one block of the "Wiggle" bikeway along Waller and Steiner Streets, and several other bikeways within one-half-mile. The nearest BART station is 1.1-miles away at either Civic Center or 16th Street & Mission Street (equidistant). Given the ease and availability of several transportation options, a high level of use of automobiles by employees and visitors, for travel within the City, is not anticipated.

- 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 or adversely affect any service sector or industrial businesses as the Project will allow a change from an existing Limited-Restaurant to a Formula Retail Limited-Restaurant on the ground floor of a mixed-use building.

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

This Project will not adversely affect the property's ability to withstand an earthquake. The Project will comply with the requirements of the San Francisco Building Code.

- G. That landmarks and historic buildings be preserved.

The existing building is not a landmark or a historic resource. As conditioned, the Project will include changes to the façade to restore the storefront windows; no other changes are proposed for the façade other than the signs. The storefront has unpermitted (lower) sliding windows throughout its storefront along Waller and Steiner Streets; the Department is proposing as condition of approval No. 7 that those windows be replaced with architecturally appropriate (e.g. fixed or casement) windows below the transom windows. Signs and awnings will be required to have a permit and comply with the requirements of the Planning Code and [Formula Retail sign guidelines](#), and all exterior alterations will be reviewed by the Department's historic preservation staff prior to final permit approval.

- 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, and will not adversely affect their access to sunlight, or vistas.

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 Application No. [2016-010632CUA](#)** under Planning Code Sections [303](#) and [303.1](#) to establish a 1,387 square-foot Formula Retail Limited-Restaurant use (d.b.a. [Blue Bottle Coffee](#)) on the ground floor of the existing three-story mixed-use building within the [RM-1](#) (Residential - Mixed, Low Density) District, and 40-X Height and Bulk District. The Project is subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated **April 3, 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 No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on **April 13, 2017**.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 13, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [303.1](#) to establish a 1,387 square-foot Formula Retail Limited-Restaurant use (d.b.a. [Blue Bottle Coffee](#)) on the ground floor of the existing three-story mixed-use building within the [RM-1](#) (Residential - Mixed, Low Density) District, and 40-X Height and Bulk District, and within one-quarter-mile of the Upper Market Neighborhood Commercial Transit District, in general conformance with plans, dated **April 3, 2017** and stamped "EXHIBIT B" included in the docket for Case No. [2016-010632CUA](#) and subject to conditions of approval reviewed and approved by the Commission on **April 13, 2017** under Motion No. **XXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **April 13, 2017** under Motion No. **XXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Limited Nonconforming Use.** Per Planning Code Section [186\(b\)](#), the limited nonconforming use shall meet the following conditions:
 - (1) The building shall be maintained in a sound and attractive condition, consistent with the general appearance of the neighborhood;
 - (2) Any signs on the property shall be made to comply with the requirements of [Article 6](#) of this Code applying to nonconforming uses;
 - (3) The hours during which the use is open to the public shall be limited to the period between 6:00 a.m. and 10:00 p.m.;
 - (4) Public sidewalk space may be occupied in connection with the use provided that it is only occupied with tables and chairs as permitted by this Municipal Code;
 - (5) Truck loading shall be limited in such a way as to avoid undue interference with sidewalks, or with crosswalks, bus stops, hydrants and other public features;
 - (6) Noise, odors and other nuisance factors shall be adequately controlled; and
 - (7) All other applicable provisions of this Code shall be complied with.

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

2. **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

3. **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

4. **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

5. **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

6. **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

7. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the design, including signs and awnings. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The storefront's (lower) sliding windows throughout its storefront along Waller and Steiner Streets shall be replaced with architecturally appropriate (e.g. fixed or casement) windows below the transom windows.

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

8. **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

9. **Signs and Awnings.** Any signs on the property must have a sign permit and shall comply with the requirements of Article 6 of the Planning Code. Any awnings or canopies must have a permit and shall comply with the requirements of Planning Code Section [136.1](#).

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

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

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

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

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

12. **Noise.** Plans submitted with the building permit application for the Project shall incorporate acoustical insulation or other sound proofing measures to control noise.

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

MONITORING– AFTER ENTITLEMENT

13. **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

14. **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

15. **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>

16. **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>

17. **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

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

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

19. **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 operator shall operate the proposed use such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.

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

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

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

21. **Hours of Operation.** Pursuant to Planning Code Section 186(b)(3), the subject establishment is limited to the following hours of operation: Sunday through Monday from 6:00AM to 10:00PM.

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



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, April 13, 2017**
Time: **Not before 12:00 PM (noon)**
Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**
Case Type: **Conditional Use Authorization (CUA)**
Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: 201 Steiner Street Cross Street(s): Waller Street Block / Lot No.: 0861 / 007 Zoning District(s): RM-1 / 40-X Planning Area: None Supervisor District: 5	Case No.: 2016-010632CUA Building Permit: N/A Applicant: Arion Paylo, Blue Bottle Coffee Co. Telephone: (718) 387-4160 E-Mail: Arion@BlueBottleCoffee.com
PROJECT DESCRIPTION	
This is a request for Conditional Use Authorization pursuant to Planning Code Sections 303 and 303.1 to establish a Formula Retail Limited-Restaurant use (d.b.a. Blue Bottle Coffee) in the existing 1,387 square-foot tenant space (previously occupied by a Limited-Restaurant d.b.a. Bean There Café) in the existing three-story mixed-use building within the RM-1 (Residential - Mixed, Low Density) Zoning District and 40-X Height and Bulk District, and within one-quarter-mile of the Upper Market Neighborhood Commercial Transit District. A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).	
ADDITIONAL INFORMATION	
ARCHITECTURAL PLANS: If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: http://www.sf-planning.org or by request at the Planning Department office located at 1650 Mission Street, 4th Floor. Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.	
FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF: Planner: Colin B. Clarke, AICP Telephone: (415) 575-9184 Mail: Colin.Clarke@sfgov.org	

GENERAL INFORMATION ABOUT PROCEDURES

HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 311 or 312 notification requirements, if required.**

APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

Date: **03/14/2017**

The attached notice is provided under the Planning Code. It concerns property located at **201 Steiner Street (2016-010632CUA)**. A hearing may occur, a right to request review may expire or a development approval may become final by **04/13/2017**.

To obtain information about this notice in Spanish or Chinese, please call **(415) 575-9010**. To obtain information about this notice in Filipino, please call **(415) 575-9121**. Please be advised that the Planning Department will require at least one business day to respond to any call.

附上的是三藩市城市規劃的法定通告。

此通告是與位於 **201 Steiner Street (2016-010632CUA)**

的建築計劃有關。如果在 **04/13/2017** 之前無人申請聽證會來檢討這一個建築計劃, 這計劃**最終**會被核准。

如果你需要用華語獲得關於這通告的細節,請電 **415-575-9010**。

然後, 請按 “8” 及留言。城市規劃局將需要至少一個工作天回應。華語資料提供只是城市規劃局的一項服務, 此項服務不會提供額外的權利或延伸任何要求檢討的期限。

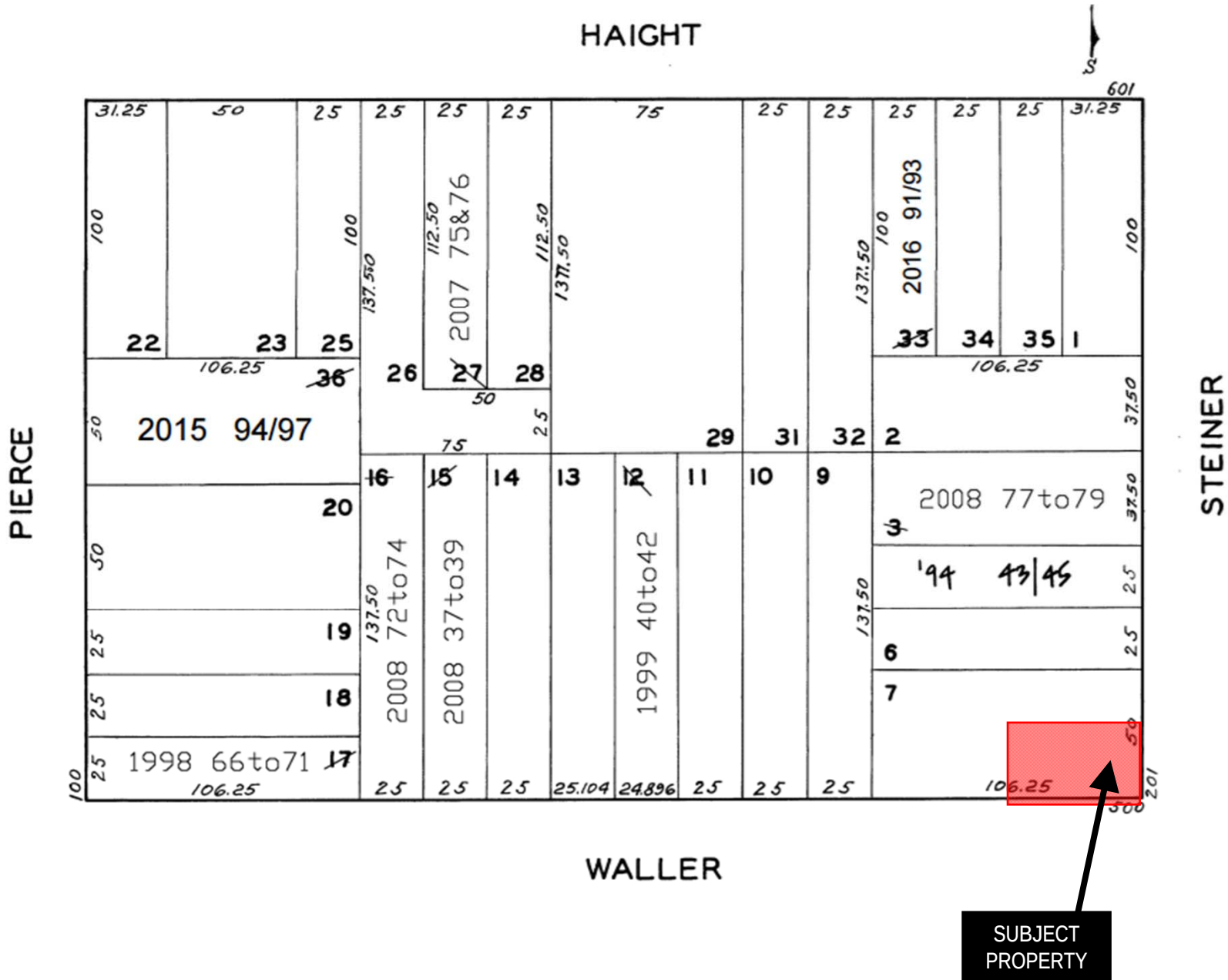
El documento adjunto es requerido por el Código de Planeación (Planning Code) y es referente a la propiedad en la siguiente dirección: **201 Steiner Street (2016-010632CUA)**. Es posible que ocurra una audiencia pública, que el derecho a solicitar una revisión se venza, o que la aprobación final de proyecto se complete el: **04/13/2017**.

Para obtener más información sobre esta notificación en español, llame al siguiente teléfono **(415) 575-9010**. Por favor tome en cuenta que le contestaremos su llamada en un periodo de 24 horas.

Ang nakalakip na paunawa ay ibinibigay alinsunod sa Planning Code. Tinatalakay nito ang propyedad na matatagpuan sa **201 Steiner Street (2016-010632CUA)**. Maaring may paglilitis na mangyayari, may mapapasong paghiling ng isang pagrerepaso (review), o ang na-aprobahang pagpapatayo ay malapit nang ipagtibay sa **04/13/2017**.

Para humiling ng impormasyon tungkol sa paunawang ito sa Tagalog, paki tawagan ang **(415) 575-9121**. Mangyaring tandaan na mangangailangan ang Planning Department ng di-kukulangin sa isang araw ng pangangalakal para makasagot sa anumang tawag.

Parcel Map



Conditional Use Authorization
Record Number 2016-010632CUA
201 Steiner Street



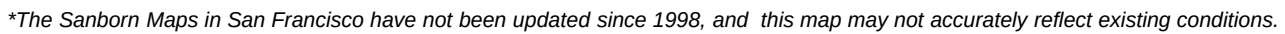
40-X

App. 12/27/85, Eff 1/26/86

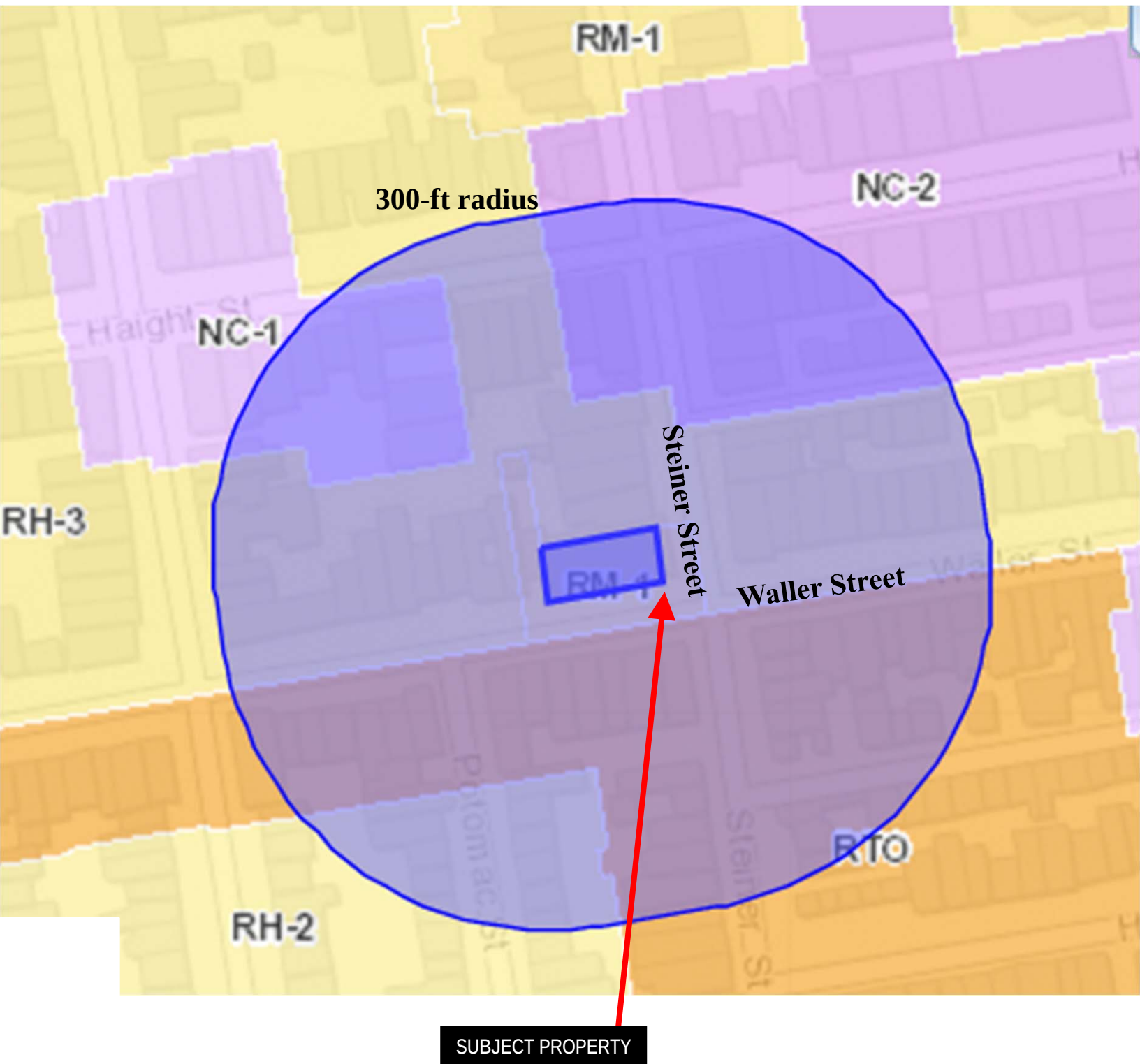


SAN FRANCISCO
PLANNING DEPARTMENT

SUBJECT
PROPERTY

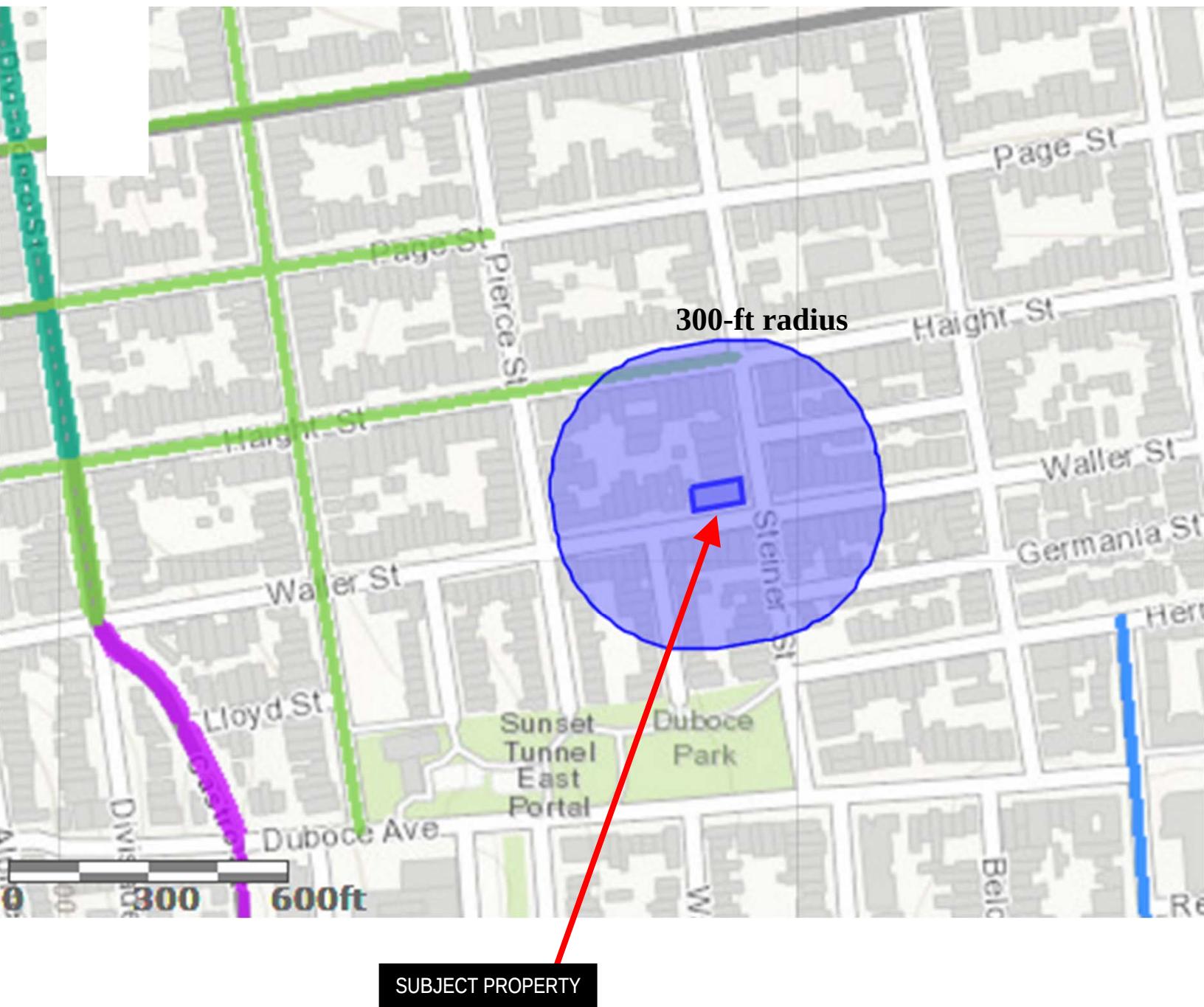


Zoning Map



Conditional Use Authorization
Record Number 2016-010632CUA
201 Steiner Street

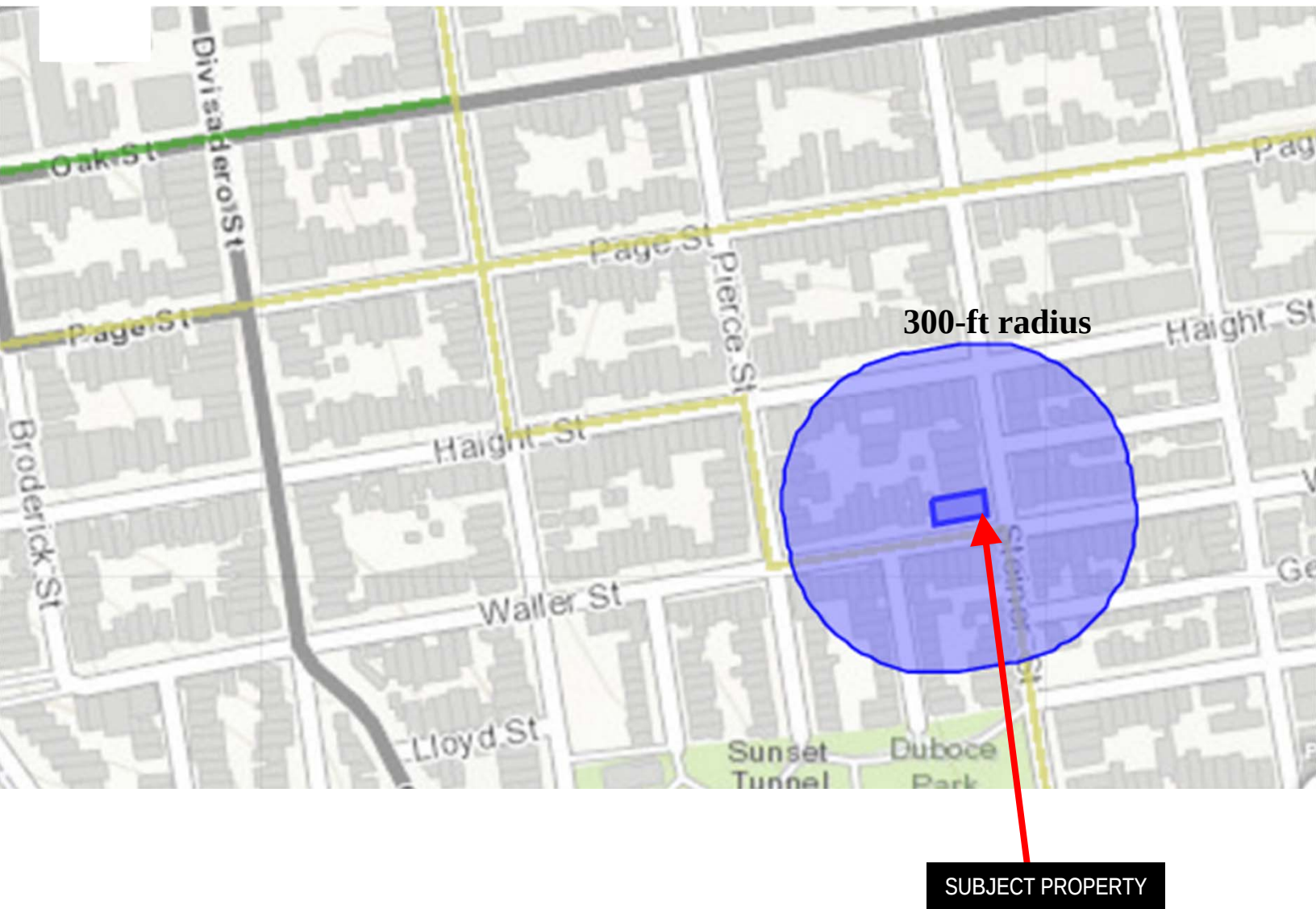
Vision Zero High Injury Network



Conditional Use Authorization
Record Number 2016-010632CUA
201 Steiner Street



Bikeways



Conditional Use Authorization
Record Number 2016-010632CUA
201 Steiner Street

Sugar Plum Properties

1569 Solano Avenue #300 • Berkeley, CA 94707-2116
(510) 559-2111 telephone • (510) 526-6522 fax

March 13, 2017

Mr. Colin Clarke
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103
Colin.clarke@sfgov.org

Re: Blue Bottle @ 201 Steiner Street, San Francisco

Dear Mr. Clarke:

I have owned the building at 201 Steiner Street in San Francisco since 2004. Bean There Coffee Cafe was a tenant when I purchased the building. They had a series of five-year leases and near the end of each term, we were able to successfully come to terms for another five years. It wasn't always easy, but we were successful.

The last five-year term was due to expire on December 31, 2015. The timing was perfect since the City of San Francisco required the building to be seismically retrofitted, and work could commence on January 1, 2016.

Renewal negotiations with Bean There began in June 2015, with the new term to commence at the completion of the seismic retrofit. Bean There would have to move everything out since their space would be virtually totally destroyed with the addition of moment frames, shear walls, bathroom brought into ADA compliance, etc.

After months of negotiation we did agree on a new lease and it was sent to Bean There on August 1, 2015. For reasons that are unclear to me, they never signed the lease, despite my repeated requests.

On January 1, 2016, still without a signed lease extension, seismic work began and Bean There left everything in their space, which required our workers to move it from one side to the other in order to do the required work. Despite that, I was still willing to have them as a tenant, but they still would not sign the lease.

Finally, on February 12, 2016, after spending significantly more on labor to move Bean There's things back and forth and having a less than ideal space in order for the workers to do this City mandated work, I withdrew the lease and began looking for another coffee operator.

Within two weeks, I was able to complete and sign a lease with Blue Bottle, something that I could not do in eight months with the previous coffee shop operator.

Blue Bottle will use the same size space as was used by Bean There. Both pour coffee, and sell sandwiches and breakfast items. Blue Bottle has agreed to become part of the community and permit local organizations to use the space for meetings, provide a library for borrowed and give and take books, and become active with the local merchants association.

While Blue Bottle may fit into the definition of a "formula retail" by San Francisco standards, they hardly fit what we believe is the model of a chain outlet since all of their locations are unique and complementary to their location and do not appear to have any "standard" look. Prior to completing a deal with them, I visited first hand many of their locations and was quite impressed with how "inconsistent" they were, whether it be a kiosk at the SF Ferry Terminal's Farmer's Market, a stand on Linden Street, the small space on Mint Street across from the SF Chronicle, a stand in the historic Varsity Movie Theater in Palo Alto, or a converted former plumbing supply store in Oakland, among others.

Their relatively small number of outlets hardly compares to what we consider a traditional chain outlet with thousands of locations.

I hope that the Planning Commission approves Blue Bottle because not only will the space be used the same as it has been for decades, but they are a quality operator, founded in San Francisco, based in Oakland, and serving consistently good coffee.

Regards,


Danny Scher
Sugar Plum Properties

Clarke, Colin (CPC)

From: Tiffany Chen <tiffanychen289@gmail.com>
Sent: Tuesday, April 04, 2017 10:29 AM
To: Clarke, Colin (CPC)
Subject: Support for Blue Bottle in Lower Haight

Dear Mr Clarke,

My name is Tiffany and I live at 681 Fell St. As a neighbor, I am writing to express my strong support for the proposed Blue Bottle Coffee location at 201 Steiner. The proposal is a very appropriate use of that site and I look forward to visiting the shop and having Blue Bottle in our neighborhood. It would be awesome to have a Blue Bottle so close to the neighborhood for morning coffee chats + book reading!

Thank you,
Tiffany

Clarke, Colin (CPC)

From: Adam Wilson <aawilson@gmail.com>
Sent: Wednesday, April 05, 2017 9:52 PM
To: Clarke, Colin (CPC)
Cc: arion@bluebottle.com
Subject: Support for Blue Bottle on Waller

Case 2016-010632CUA.

To whom it may concern:

We're emailing to express our support for the blue bottle that has been proposed on the corner of Waller and Steiner.

We are fans of blue bottle and are also fans of letting the neighborhood vote with their dollars vs legislating what business can/can't rent vacant storefront property.

In our opinion, having bluebottle at this location would greatly enhance the neighborhood. We miss having a quality coffee shop on that corner.

We hope you will approve their application.

Thanks,
Adam, Quyen
66 Potomac Street

Clarke, Colin (CPC)

From: Lawrence Li <lawrence@bureausf.com>
Sent: Monday, April 03, 2017 6:22 PM
To: Clarke, Colin (CPC)
Subject: Opposition to Blue Bottle

Dear SF Planning Department,

I live at 498 Waller Street, across the street from the proposed Blue Bottle store at Waller and Steiner Streets. As an engaged neighborhood resident, I oppose Blue Bottle's formula retail use at this neighborhood corner.

As a volunteer for the Lower Haight Merchants and Neighbors Association and the San Francisco Bicycle Coalition, I have volunteered time and effort to enhance my neighborhood's character. I am most proud of supporting the following projects:

- + Wiggle Neighborhood Green Corridor
- + 2-way Haight St.
- + Increased affordable housing at 55 Laguna
- + Lower Haight Art Walk
- + Silly Pink Bunny at murals at 55 Laguna

These projects reflect Lower Haight's inclusive, artistic, bike-friendly and forward-thinking character.

As someone who spends time at specialty coffee cafes daily, and as someone who has spent time experiencing Blue Bottle, I do not believe their proposal offers anything that cannot be offered by a smaller operator. In fact, I believe a smaller operator with unique character would better fit for the neighborhood.

Please deny making Lower Haight more homogenous by denying Blue Bottle's permit.

Sincerely,

Lawrence Li
498 Haight St Apt 9

Clarke, Colin (CPC)

From: Craig Bicknell <cabick@earthlink.net>
Sent: Tuesday, April 04, 2017 11:38 AM
To: Secretary, Commissions (CPC); Clarke, Colin (CPC)
Cc: richhillissf@yahoo.com; Richards, Dennis (CPC); planning@rodneymong.com; Johnson, Christine (CPC); Koppel, Joel (CPC); Melgar, Myrna (CPC); Moore, Kathrin (CPC)
Subject: RE: April 13 PC Hearing: 201 Steiner St / 2016-010632CUA - Blue Bottle Coffee

Follow Up Flag: Follow up
Flag Status: Flagged

Hi. I'm going to be out of town during next week's planning commission meeting on the proposed Blue Bottle Coffee cafe at Steiner and Waller but would like to put in a word about it.

I've lived three blocks away from the planned Blue Bottle Coffee site for the last 18 years. During 17 of those years I frequented "Bean There," the cafe that used to occupy the space that Blue Bottle now wishes to occupy.

Without passing value judgement on the relative qualities of Bean There vs. Blue Bottle, I would note this (which I'm sure you already know): Bean There was a going concern, intended to stay and in fact had purchased new appliances to put in as part of a remodel once the seismic retrofit was done in the space they'd occupied for the previous 20+ years.

Blue Bottle apparently offered to pay a significantly higher rent than what Bean There had been paying and Bean There lost its lease (Blue Bottle had recently secured several 10s of millions of dollars in venture funding).

Maybe there are mitigating details that I don't know, but the bottom line here seems to be that a venture-backed chain coffee cafe with big ambitions drove out a family-owned, one-location coffee cafe that was a perfectly viable long-time business serving the same needs as Blue Bottle would. It seems like EXACTLY the sort of thing the formula retail regulations are designed to prevent.

I'd love to have a cafe in that spot and I have no axe to grind with Blue Bottle – I know they started here in SF - but on principal and for the sake of the future of other small businesses in the Lower Haight I hope you guys will oppose Blue Bottle's application to move in.

Thanks,
Craig Bicknell
69 Carmelita Street

Clarke, Colin (CPC)

From: Warren Kleban <wgkleban@gmail.com>
Sent: Tuesday, January 31, 2017 9:25 AM
To: Clarke, Colin (CPC)
Subject: Blue Bottle in the Lower Haight

Mr Clarke,

My name is Warren Kleban and I live at 544 Waller Street. As a neighbor, I am writing to express my strong support for the proposed Blue Bottle Coffee location at 201 Steiner. The proposal is a very appropriate use of that site and I look forward to patronizing it once it opens.

Thank you,

--

Warren

Clarke, Colin (CPC)

From: Chris Mocko <cmocko@gmail.com>
Sent: Wednesday, February 22, 2017 5:26 AM
To: Clarke, Colin (CPC)
Subject: Blue Bottle in Lower Haight?

Good Morning, Mr. Clarke -

By way of introduction, my name is Chris Mocko and I have lived at 227 Waller St for the past 5.5 years. As an SF resident and more frequently as an employee of Square visiting merchants using our point of sales software, I've had the chance to "interview" (a.k.a. drink coffee and eat pastries) at almost every coffee establishment in the city. And of all of my experiences, Blue Bottle has stood out as the highest quality drinks and friendliest staff, despite often having the longest lines (I guess the cat is out of the bag that they make good coffee!). Anyway, I got word that Blue Bottle Coffee is considering a location at 201 Steiner St. and I can't think of a better way to start my day (or end my morning run) than by dropping into a Blue Bottle shop for my daily jolt of caffeine and a breakfast treat.

I look forward to visiting once the store is opened!

Cheers,

Chris Mocko

Clarke, Colin (CPC)

From: Gordon Szeto <baywarrior@yahoo.com>
Sent: Thursday, February 23, 2017 2:28 PM
To: Clarke, Colin (CPC)
Subject: Blue Bottle

Hi Colin,

I wanted to email to let you know that I support Blue Bottle being in the Lower Haight. They home grown company that I think would be great for the neighborhood!

Thanks for hearing my opinion.

Regards,

Gordon Szeto

Clarke, Colin (CPC)

From: Alex Varum <alexvarum@gmail.com>
Sent: Wednesday, March 01, 2017 1:07 AM
To: Clarke, Colin (CPC)
Subject: Blue bottle at 201 Steiner

Dear Mr Clarke,

My name is Alex Varum and I live at 370 Fillmore Street #1. As a neighbor, I am writing to express my strong support for the proposed Blue Bottle Coffee location at 201 Steiner. The proposal is a very appropriate use of that site and I look forward to visiting the shop and having Blue Bottle in our neighborhood.

Thank you,

Alex Varum

Clarke, Colin (CPC)

From: Jacob Stern <jjstern14@gmail.com>
Sent: Monday, March 06, 2017 11:55 AM
To: Clarke, Colin (CPC)
Subject: Blue bottle cafe at 201 Steiner

Dear Mr Clarke,

My name is Jacob Stern and I live at 155 Laguna Street, Apartment 470. I've lived in the Haight area, first at 1358 Haight Street and now at my present location, for four and a half years now. As a longtime resident, I am writing to express my strong support and excitement for the proposed Blue Bottle Coffee location at 201 Steiner. I think Blue Bottle's community-oriented service ethos and commitment to the quality of its product make it a great candidate to fill the old Bean There space.

Thank you for your consideration; I'm looking forward to having Blue Bottle i the neighborhood.

All the best,
Jacob

Clarke, Colin (CPC)

From: Jackie Tom <jackie@rentalsinsf.com>
Sent: Thursday, March 09, 2017 9:20 PM
To: Clarke, Colin (CPC)
Subject: Blue Bottle Coffee

Mr. Colin Clarke
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103
Colin.clarke@sfgov.org

March 9, 2017

Re: Blue Bottle
201 Steiner St., SF

Dear Mr. Clarke:

I have been a resident and working in the Lower Haight for over 8 years and have been drinking coffee even longer.

I cannot say enough how great an addition Blue Bottle will be to our neighborhood. I have seen how Blue Bottle fits into each location in their own way, whether it's a kiosk on Linden Street, the SF Ferry Terminal Farmer's Market, historical Mint St. across from the SF Chronicle, and South Park.

Their coffee is consistent, but the look of each location fits in perfectly with the neighborhood and I know they will do the same at the corner of Steiner and Waller in the Lower Haight.

I cannot wait for them to open and whole-heartedly support your approval.

Regards,

Jackie Tom, Broker | BRE: 01509772

Rentals In SF | 1318 Hayes Street | San Francisco | California | 94117

Visit us at: www.RentalsInSF.com Landlords- List your properties with us! <http://www.rentalsinsf.com/for-landlords/property-profile/>

Elizabeth L. Pride

139 Pierce Street
San Francisco, CA 94117
1-415-845-8967 beth@bpeglobal.com

Mr. Colin Clarke
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103

March 9, 2017

Re: Blue Bottle – Lower Haight

Dear Mr. Clarke:

I have been a resident of the Lower Haight for the past 30 years and am extremely invested in supporting local businesses and creating a thriving community.

I believe that Blue Bottle will be a good addition to our neighborhood. Our community has depended on getting coffee at the corner of Steiner and Waller in the Lower Haight for many years and Blue Bottle will fill that void and provide great quality products and services. Having a café to eat and drink will bring more business to the Lower Haight which will help our whole community.

I am excited to see Blue Bottle at 201 Steiner and strongly encourage your approval for their opening.

Regards,

A handwritten signature in blue ink, appearing to read "E. Pride".

Beth Pride

Clarke, Colin (CPC)

From: Alberto Antonio Giono <antoniogiono777@hotmail.com>
Sent: Tuesday, March 14, 2017 3:09 PM
To: Clarke, Colin (CPC)
Cc: Danny@Dansun.com
Subject: Re: Blue Bottle 201 Steiner St., SF

March 14, 2017

Re: Blue Bottle
201 Steiner St., SF

Dear Mr. Clarke:

I have been a resident of the Lower Haight at 514 Waller St for almost twenty-four years and have been drinking coffee even longer. This happens to be the building where Blue Bottle wants to locate.

I cannot say enough how great an addition Blue Bottle will be to our building and neighborhood.

I really like their mission, which is to serve good coffee, and be part of our community. Plus quite a lot of my best friends from around the city are huge fans of Blue Bottle and have been since the beginning!

I cannot wait for them to open and whole-heartedly support your approval.

Regards,

Albert A. Giugnino

Mr. Colin Clarke
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103
Colin.clarke@sfgov.org

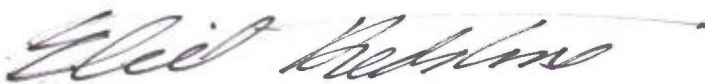
March 22, 2017

Re: Blue Bottle Coffee
201 Steiner St., San Francisco: Letter of Support

Dear Mr. Clarke:

I am the owner of 150 Haight St. in San Francisco for the past 40 years. I have seen the area change into a vibrant part of San Francisco. The inclusion of Blue Bottle will be a continuation of the economic resurgence of this area.

I whole hearty support the approval of Blue Bottle at this location.

A handwritten signature in dark ink, appearing to read "Eliel Redstone", with a horizontal line extending to the right.

Eliel Redstone
150 Haight St.
San Francisco, CA 94102

Mailing Address:
P.O.Box 543
Corte Madera, CA 94976

Clarke, Colin (CPC)

From: Scott Harris <bioscott@gmail.com>
Sent: Friday, March 17, 2017 3:11 PM
To: Clarke, Colin (CPC)
Subject: Blue Bottle (Waller/Steiner)

Hi Colin,

My name is Scott Harris and I own and live at 626 Haight Street in the Lower Haight. I have lived there for the past 7 years with my wife, and now 5 y/o son and 2 y/o daughter.

I'm writing to you to voice my support for the proposed plans for Blue Bottle to move into the space at Waller and Steiner. I understand that Blue Bottle meets the definition of "formula retail", but as a San Francisco founded business I don't think that we should turn our backs to them just because they have become successful. We should be supporting our locally founded businesses. I think they will be a great addition to the neighborhood, and with the number of empty storefronts we have in the neighborhood, we should be welcoming them with open arms.

I ask that you approve their permits and allow the project to proceed.

Regards,

Scott Harris

Clarke, Colin (CPC)

From: zach patton <zachpatton@gmail.com>
Sent: Friday, March 17, 2017 4:03 PM
To: Clarke, Colin (CPC)
Subject: Blue Bottle Coffee - Waller/Steiner

Hi Colin,

My name is Zach Patton and I'm a homeowner at 560 Haight Street (apt 203) - cross-street is Steiner. I'm an active participant in the neighborhood and wish to voice my views on the proposed plans for Blue Bottle to move into the location at Waller/Steiner.

I understand that Blue Bottle meets the definition of "formula retail" and otherwise the city has the right to refuse Blue Bottle the ability to locate in the space, but we should be conscious and careful about any movement to not supporting our locally founded businesses. I'm a supporter of free markets and I think to prevent the move is an act that would result in chilling local business. I think the regulation is aimed at preventing the proliferation of low-quality and non-community oriented businesses, which I don't believe includes something like Blue Bottle Coffee.

I truly think they will be a great addition to the neighborhood, create a new and usable community space and I fail to understand why it would benefit the community to resist the new location.

I ask that you approve their permits and allow the project to proceed.

Best regards,

Zach Patton

David E. Smith, MD, & Associates

856 Stanyan Street, San Francisco CA 94117
415-933-8759 • fax 415-933-8674
DrSmith@DrDave.org

David E. Smith, MD, DFASAM, FISAM, FAACT
Diplomate, American Board of Addiction Medicine

March 23, 2017

Mr. Colin Clarke
San Francisco Planning Department
1650 Mission St., Suite 400
San Francisco, CA 94103
Colin.clarke@sfgov.org

Re: Blue Bottle
201 Steiner St., San Francisco

Dear Mr. Clarke:

As the founder of the Haight Ashbury Free Medical Clinic and Rock Medicine, and a resident of the Haight Ashbury for over fifty years, I have seen firsthand its changes over time. Blue Bottle will be both a positive addition to the neighborhood and a reflection of San Francisco.

We believe that health care is a right, not a privilege. The jobs and community interaction that Blue Bottle, and other local, growing companies, provide contribute to the support of a healthy community.

Peace and health,

A handwritten signature in blue ink, appearing to read "D. E. Smith", is written over the typed name.

David E. Smith, MD

Diplomate, American Board of Addiction Medicine
Past President and Distinguished Fellow, American Society of Addiction Medicine
Fellow, International Society of Addiction Medicine
Fellow, American Academy of Clinical Toxicology
Founder, Haight Ashbury Free Medical Clinic

March 28th, 2017

Jake Zalewski

567 Waller Street

San Francisco, CA 94117

San Francisco Planning Department
Attn: Colin Clarke, Planner
1650 Mission St
Suite 400
San Francisco, Ca 94103

Re: Case # 2016-010632UA
Blue Bottle
501 Steiner

I have lived in the neighborhood since 2010 and believe Blue Bottle would be an awesome addition to the neighborhood. I believe this commitment to sustainable practices, their staff connection to customers, their product, and their strategy for this space (I did attend community meetings) is exactly what we need.

I understand the exception to the Formula Retail Policy however, they are not a large conglomerate like McDonalds, Starbucks, etc. and with any rule there needs to be exceptions that make sense for the neighborhood. I do not believe leaving the space open because of some policy is in the best interest of the community or my family.

Respectfully,

A handwritten signature in dark ink, appearing to be "Jake Zalewski", written over a circular stamp or seal.

Jake Zalewski

March 28th, 2017

Scott Keech

567 Waller Street

San Francisco, CA 94117

San Francisco Planning Department

Attn: Colin Clarke, Planner

1650 Mission St

Suite 400

San Francisco, Ca 94103

Re: Case # 2016-010632UA

Blue Bottle

501 Steiner

I have lived in the neighborhood since 2010 and believe Blue Bottle would be an awesome addition to the neighborhood. I believe this commitment to sustainable practices, their staff connection to customers, their product, and their strategy for this space (I did attend community meetings) is exactly what we need.

I understand the exception to the Formula Retail Policy however, they are not a large conglomerate like McDonalds, Starbucks, etc. and with any rule there needs to be exceptions that make sense for the neighborhood. I do not believe leaving the space open because of some policy is in the best interest of the community or my family.

Respectfully,

A handwritten signature in black ink, appearing to read 'Scott Keech', followed by a long horizontal line extending to the right.

Scott Keech



March 29, 2016

SF Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 201 Steiner St. Conditional Use application

Dear SF Planning Department:

At the Lower Haight Merchants +Neighbors Association (LoHaMNA), we work to support and promote merchant activities that reflect and enhance the community's character. This is why we reached out to neighbors and merchants regarding the conditional use application for formula retail use of Blue Bottle at 201 Steiner St. We conducted an online survey, a door-to-door merchant survey and presented at our community meetings to determine whether the community believes a Blue Bottle store is necessary and desirable.

Further, at our March 13 community meeting, Blue Bottle representatives made a presentation for the community about their proposed store. At that presentation, community members expressed concerns they had with the proposed store and asked questions about its format, products, operating hours, expression of the community, relationship with the community, and effects on neighborhood merchants.

Please see our findings below based on the feedback in the surveys, general sentiment from the community and the existing formula retail restrictions. From our gathering efforts with neighbors and merchants we found 66% opposition, 24% support and 10% neutral to the proposal of Blue Bottle opening in the Lower Haight neighborhood. Additional details from the survey are attached with further details. The general sentiment in the community appears to be that there is a desire for an active unique merchant to operate at 201 Steiner. There is little support for formula retail operation.

Additionally, an active neighbor, Hal Fisher, collected over 350 petition signatures opposing the establishment of a formula retail establishment at 201 Steiner along with 14 letters formally opposing the project. One prevalent argument against the proposal was unfair competition for local merchants. Blue Bottle has strong corporate funding. Local merchants do not have the resources to compete against this venture for commercial space. The other prevalent argument against the proposal was the desire for a smaller, local merchant to create a destination target for corner offering more unique product and or services.

The most prevalent argument in support of the proposal was activation of important corner location. There is also some desire for a professionally-run specialty coffee store.

LoHaMNA believes that attracting a high quality and still unique smaller operator that improves the neighborhood, serves the local community, is a steward of the Lower Haight and attracts people from around the city to come would strengthen Lower Haight's offerings as a city destination. In the past, LoHaMNA has supported Hayes Valley Neighborhood Association and other neighborhoods in opposing unnecessary and undesirable formula retail in its surrounding neighborhoods.

We agree that active sidewalks at this important neighborhood corner on the Wiggle are necessary and that the closure of the prior cafe has been a loss. That is why LoHaMNA has been encouraging non-chain retail operators to fill vacancies in the Lower Haight to develop retail diversity, local community and encourage merchant and neighborhood uniqueness. We believe that diverse locally-owned small merchants are critical to promoting successful retail environments for our neighborhoods and that unnecessary formula retail can be a barrier.

Regards,



Michael Gaines
Co-President



Gio Acosta
Co-President

cc: Jim Abrams, % Blue Bottle Coffee, jabrams@jabramslaw.com

Blue Bottle survey report

11/14/16

Summary

An online survey and a door-to-door merchant survey was conducted by Lower Haight Merchants and Neighbors Association to seek feedback about the proposed Blue Bottle Coffee at 201 Steiner St. There was 66% opposition, 24% support and 10% neutral to the proposal.

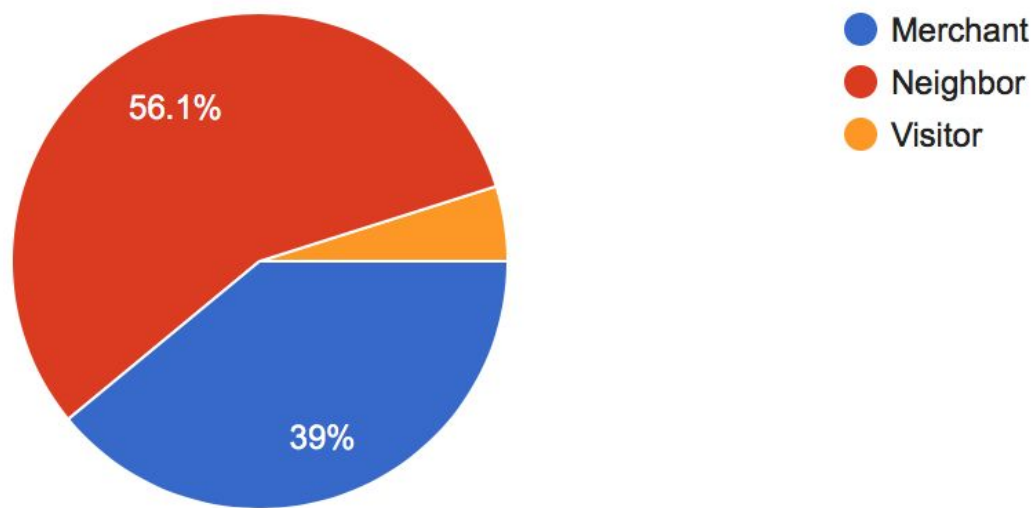
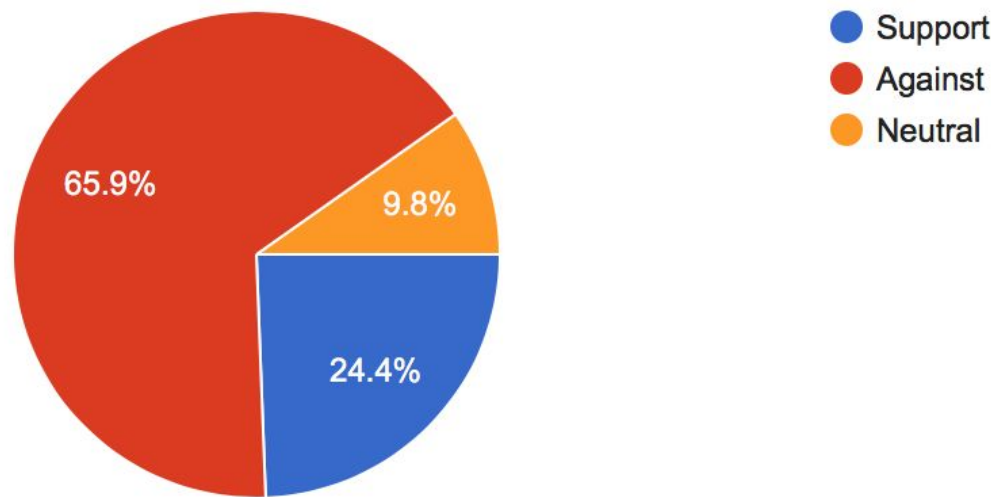
One prevalent argument against the proposal was unfair competition for local merchants. Blue Bottle has over 120 Million Dollars in corporate funding from Morgan Stanley, True Ventures and other merchants. Local merchants do not have the resources to compete against this venture for commercial space.

The other prevalent argument against the proposal was the desire for a smaller, local merchant to create a destination target for corner offering more unique product and or services.

Most prevalent argument in support of the proposal was activation of important corner location.

Results

41 people responded



Merchants were 13% in support, 81% against, and 6% neutral

Current collected feedback in support includes

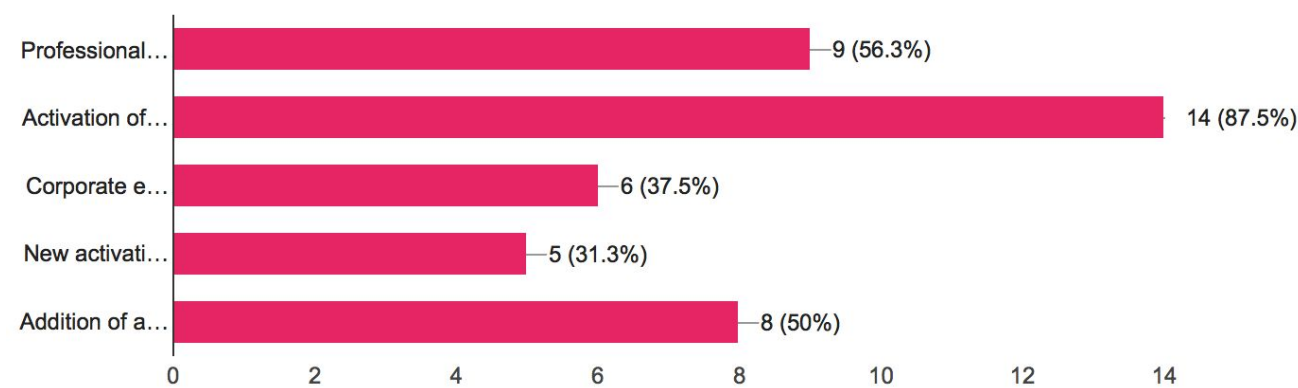
Professional operator with active success and following

Activation of important corner location

Corporate employer with good benefits, etc.

New activation may attract higher paying tenants to vacancies in the neighborhood spots

Addition of a cafe focused on specialty coffee



Other comments:

- We need to fill vacant locations. Let's get some energy and businesses to this neighborhood. Please make businesses accountable for cleaning up around their location. Tired of the filthy sidewalks in Lower Haight.
- There is a warmth and collective gather in an artsy and open space such as a cafe that adds value to a sentiment of neighborhood surrounding my home.
- Great addition to the neighborhood - totally hope they move in!

Current collected feedback against includes

Formula Retail leads to possible gentrification and displacement of existing merchants and residents in neighborhood

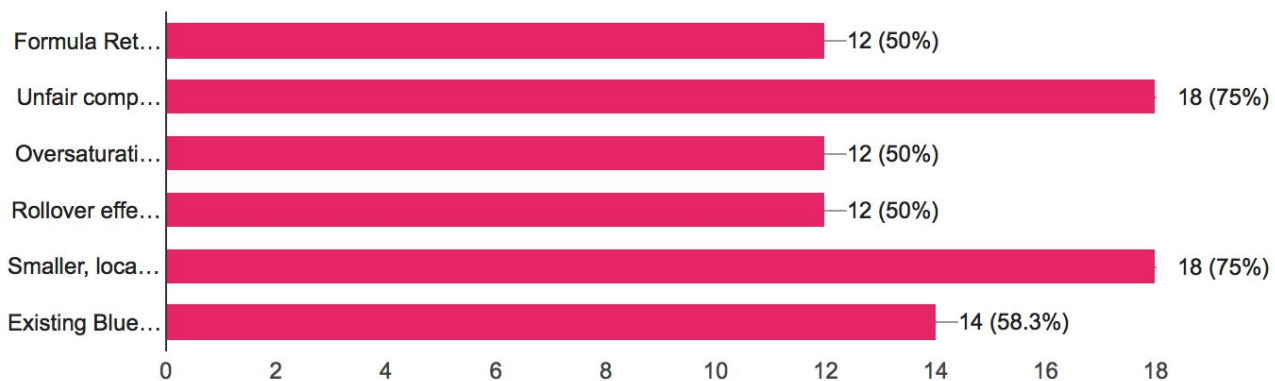
Unfair competition for local merchants. Blue Bottle has over 120 Million Dollars in corporate funding from Morgan Stanley, True Ventures and other merchants. Local merchants do not have the resources to compete against this venture for commercial space.

Oversaturation of coffee options in the neighborhood

Rollover effect on rent. Merchants and neighbors have been concerned about reports that Blue Bottle is paying higher than market rents.

Smaller, local merchant might be able to create a destination target for corner offering more unique product and or services

Existing Blue Bottle is less than 1 mile away. SF Neighborhoods becoming homogenous.



Other comments:

- Want Page St Back
- Want Bean There Back
- Lower Haight is special because businesses are locally owned and unique. Breaking this breaks the attraction of the Lower Haight.
- There's already a Blue Bottle Coffee less than a mile away, and Cafe du Soleil, a wonderful neighborhood coffee spot, is only a block away. There's already an oversaturation of cafes in the neighborhood and at this point the space would be better served by another kind of business. Black Sands, Cafe du Soleil, Cafe International, and Duboce Park Cafe all offer coffee and snacks while also adding to the culture of Lower Haight/Duboce Park as a unique neighborhood. Blue Bottle will contribute to the area becoming more generic and less appealing to future residents who take pride in their neighborhood being a unique destination. I say this as someone who actually likes to drink Blue Bottle coffee-- I just don't think it is necessary or beneficial for this spot.
- I miss Bean There. It was a mom & pop community gathering space. They deserve an opportunity to come back.

- 1 Once a chain is in, there will be chains on every corner. Very difficult and expensive to fight them. Ask North Beach. 2 Double parking issues 3 More neighbors being evicted
- Cold and stark and too "high above" in attitude and pricing will detract from our eyes and the heart and soul of the corner - warm, inviting, inclusive rings best.

March 27, 2017

San Francisco Planning Department
Att: Colin Clarke, Planner
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re:
Case No: 2016-010632UA
201 Steiner Street

To the Planning Commission:

As a long-time resident of the Lower Haight, who lives one block from 201 Steiner, I am writing to state my opposition to the establishment of a formula retail limited use restaurant at that address. My reasons are as follows:

1. Allowing formula retail to establish itself in a small (1,387 square feet) space will set a precedent. Once we have one formula retail chain, it will encourage others, making neighborhood merchants in small, storefront spaces vulnerable to steep rent increases and eviction. As we've seen in other neighborhoods (and even in our own), property owners will evict tenants and leave spaces vacant while they await a higher paying tenant. When this happens, we lose essential services and the character of the neighborhood is compromised.
2. The 500 block of Waller is predominately residential. There are four retail spaces. These spaces have traditionally served the neighborhood with services to which the vast majority of customers walk or bicycle. The formula retail applicant—Blue Bottle—will make this a destination point, bringing more traffic into a neighborhood where street parking is already tight. Heavy traffic from cars, bicyclists using the Wiggle, and pedestrians and dogs walking to Duboce Park, have made the corner of Steiner and Waller a 'problem' intersection, one that not long ago drew police intervention from Capitan Sanford of the Park Station. Formula retail will exacerbate what is already a heavy use intersection.
3. Representatives of the applicant (Blue Bottle) have acknowledged that there will be a problem with double parking and blocked driveways from customers who want to "run in" for a to-go coffee. Waller and Steiner are already heavily trafficked. This will exacerbate the situation—adding stress and potential conflict.

Thank you, in advance, for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Hal Fischer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Hal Fischer
Hfa2901@gmail.com

To the Planning Commission:

My family lives 2 blocks from the site of the potential Blue Bottle café. It is a crazy intersection – tremendous amounts of traffic, bikes, pedestrians. We do not need any more car traffic; in fact I think it would be dangerous. I am writing to state my opposition to the establishment of a formula retail limited use restaurant at that address. My reasons are as follows:

1. Allowing formula retail to establish itself in a small (1,387 square feet) space will set a precedent. Once we have one formula retail chain, it will encourage others, making neighborhood merchants in small, storefront spaces vulnerable to steep rent increases and eviction. As we've seen in other neighborhoods (and even in our own), property owners will evict tenants and leave spaces vacant while they await a higher paying tenant. When this happens, we lose essential services and the character of the neighborhood is compromised.
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3. Representatives of the applicant (Blue Bottle) have acknowledged that there will be a problem with double parking and blocked driveways from customers who want to "run in" for a to-go coffee. Waller and Steiner are already heavily trafficked. This will exacerbate the situation—adding stress and potential conflict.

Thank you, in advance, for your consideration.

Sincerely,

Amy

Amy Rubenstein
76 Pierce Street
amysrubenstein@gmail.com

Date: March 28, 2017

San Francisco Planning Department
Att: Colin Clarke, Planner
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case No: 2016-010632UA
201 Steiner Street

To the Planning Commission:

As a small business owner in the Lower Haight, I am writing to state my opposition to the establishment of a formula retail limited use restaurant at that address. I own The Animal House, 157 Fillmore St, a pet supply store.

As a business owner I weight the pros and cons. A formula chain store could bring more people to the area and therefore increase business. But the more realistic fear is making small neighborhood businesses more vulnerable to rent increases. Keeping the long time existing businesses in Lower Haight stable and in place becomes my priority.

I am celebrating my 10-year anniversary of owning my shop this year. I love the Lower Haight and its small town flavor.

Thank you, in advance, for your consideration.

Sincerely,

Megan Johnson
The Animal House
157 Fillmore St
San Francisco, CA 94117
Meganj_11@yahoo.com

From: Belinda Presser <presserb@me.com>
Subject: Duboce Triangle and the Blue Bottle Dilemma
Date: March 26, 2017 at 12:46:21 PM PDT
To: hfa2901@gmail.com

As a Duboce Triangle resident and a fan of "fancy" coffee since my days of living a block away from the first Peet's in Berkeley, I'll admit I was kind of excited when I heard that Blue Bottle was going to move into the space that previously housed Bean There, a beloved neighborhood fixture for many years. I even thought that it might in some perverse way also boost patronage of Duboce Park Cafe and Cafe du Soleil (there's a logic in that thought, trust me.) And Blue Bottle was born and bred in the Bay Area so it has local cache and seems to be a righteously-run company.

However -- and it's a big however -- this is a residential neighborhood already struggling to maintain its local character (and characters) in face of rising rents and home prices. We have a "No Formula Retail" policy for a reason. It hopefully discourages landlords from jacking up rents that force out or prevent small, local or "mom and pop" businesses from moving in. It maintains and encourages the unique qualities of the neighborhood rather than letting it turn into a cookie cutter facsimile of Union Street, Chestnut Street, or Hayes Valley.

On top of that, there are critical and valid concerns, especially the impact the location of Blue Bottle would have on traffic and parking in what is, again, a residential neighborhood. These issues have been addressed by Blue Bottle in theory but are far from realistic.

Unfortunately, I cannot support permitting Blue Bottle to move into the proposed Steiner and Waller location.

Belinda Presser
6 Steiner

Sent from my iPhone

March 27, 2017

San Francisco Planning Department
Attn: Colin Clarke, Planner
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case No: 2016-010632UA
201 Steiner Street

The Planning Commission:

As a long-time resident of the Lower Haight, who lives a few blocks from 201 Steiner—and who walks by this intersection multiple times a day, whether to/from the N-Judah during the morning/evening work commute or while walking my dog around the neighborhood—I am writing to state my opposition to the establishment of a formula retail limited use restaurant at that address. My reasons are as follows:

1. Allowing formula retail to establish itself in a small (1,387 square feet) space will set a precedent. Once we have one formula retail chain, it will encourage others, making neighborhood merchants in small, storefront spaces vulnerable to steep rent increases and eviction. As we've seen in other neighborhoods (and even in our own), property owners will evict tenants and leave spaces vacant while they await a higher-paying tenant. When this happens, we lose essential services and the character of the neighborhood is compromised.
2. The 500 block of Waller is predominately residential. There are four retail spaces. These spaces have traditionally served the neighborhood with services to which the vast majority of customers walk or bicycle. The formula retail applicant—Blue Bottle—will make this a destination point, bringing more traffic into a neighborhood where street parking is already tight. Heavy traffic from cars, bicyclists using the Wiggle, and pedestrians and dogs walking to Duboce Park, have made the corner of Steiner and Waller a 'problem' intersection—one that not long ago drew police intervention from Captain Stanford of the Park Station. Formula retail will exacerbate what is already a heavy use intersection. There are plenty of other great little local coffee shops in the neighborhood, so the addition of Blue Bottle is really unnecessary. We are fully-caFFEinated neighborhood, as is.
3. Representatives of the applicant—Blue Bottle—have acknowledged that there will be a problem with double parking and blocked driveways from customers who want to "run in" for a to-go coffee. Waller and Steiner are already heavily trafficked. This will exacerbate the situation—adding stress

and potential conflict. Please don't let Blue Bottle cause Bottlenecks in our lovely neighborhood. (Couldn't resist the pun.)

Thank you for your time & consideration.

Sincerely,

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

Erika Brekke
100 Scott Street, SF, CA 94117
erikabrekke@gmail.com

From: Denny <dwkleinsf@aol.com>
Subject: Re: Formula Retail in the Lower Haight
Date: March 25, 2017 at 3:11:51 PM PDT
To: hfa2901@gmail.com

March 25, 2017

San Francisco Planning Department
Attention: Colin Clarke, Planner
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case No: 2016-010632UA
201 Steiner Street

To the Planning Commission:

As a 36 year resident of the Duboce Park-Lower Haight neighborhood, I am writing to state my opposition to the establishment of a formula retail limited use restaurant at 201 Steiner Street. My reasons include the following:

The location of this property within the 500 block of Waller Street is predominately residential. The four retail spaces located in this area have traditionally served the neighborhood with services to which the vast majority of customers walk or bicycle. The formula retail applicant—Blue Bottle—will make this a destination point, causing a significant increase in vehicular traffic into a neighborhood where street parking is already tight. Additionally, Blue Bottle does not offer a product or service not currently available from multiple current establishments within a one-two block radius of this location.

The 201 Steiner Street location sits at an extremely active intersection of the bike route known as "The Wiggle." Bicycle counts taken during commute hours document that 600- 700+

bicycles an hour pass through this intersection, with the majority of bicyclists violating California DMV laws and rules of the road. The heavy bicycle traffic alone already contributes a major negative effect on the 'quality of life' in our neighborhood, particularly for pedestrians. The Steiner and Waller intersection is a known 'problem' intersection', one that has drawn significant police intervention from Captain Sanford of the SFPD Park Station. Formula retail will exacerbate what is already a heavy use intersection.

At a March 13th neighborhood meeting, representatives from Blue Bottle clearly acknowledged the problems this location will create, and provided answers that only prove to document their inability to address these issues:

Blue Bottle acknowledged that there will be a problem with double parking and driveway parking. Their proposed resolution is to instruct their baristas to refuse an order if the customer is illegally parked. (The view from this location is limited and in no way covers the affected area, not to mention the absurdity of having their baristas act as enforcement.)

Blue Bottle will provide "No Parking" signs for driveways. (Since every driver already knows it is illegal to park in driveways, this will have no effect.)

Blue Bottle would like to encourage folks to arrive by bike rather than motor vehicle. Blue Bottle is "considering" having a bike valet on duty to protect the bikes. (How does cut down on motor vehicle traffic?) I

Blue Bottle could not provide the operational hours of this location, stating that they will allow the customer flow to dictate their hours, including late night.

Blue Bottle has not yet determined if this location will serve beer and wine, waiting to see if the neighborhood wants that option. (The neighborhood does not need another late night provider of alcohol.)

Allowing formula retail to establish itself in a small (1,387 square feet) space will set a precedent. As we have already seen in our own

neighborhood (with this specific location) as well as in other San Francisco neighborhoods, property owners evict tenants and leave spaces vacant while seeking a tenant capable of spending a much higher amount for rental of the space. This causes the neighborhoods to lose essential services and compromise the very character of the neighborhood.

Thank you for your consideration.

Sincerely,

Denny W. Klein
63 Pierce Street
San Francisco, CA 94117
dwkleinsf@aol.com

March 25, 2017

San Francisco Planning Department
Att: Colin Clarke, Planner
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case No: 2016-010632UA
201 Steiner Street

To the Planning Commission:

As a long-time resident of the Lower Haight, who lives one block from 201 Steiner, I am writing to state my opposition to the establishment of a formula retail limited use restaurant at that address. My reasons are as follows:

1. Allowing formula retail to establish itself in a small (1,387 square feet) space will set a precedent. Once we have one formula retail chain, it will encourage others, making neighborhood merchants in small, storefront spaces vulnerable to steep rent increases and eviction. As we've seen in other neighborhoods (and even in our own), property owners will evict tenants and leave spaces vacant while they await a higher paying tenant. When this happens, we lose essential services and the character of the neighborhood is compromised.
2. The 500 block of Waller is predominately residential. There are four retail spaces. These spaces have traditionally served the neighborhood with services to which the vast majority of customers walk or bicycle. The formula retail applicant—Blue Bottle—will make this a destination point, bringing more traffic into a neighborhood where street parking is already tight. Heavy traffic from cars, bicyclists using the Wiggle, and pedestrians and dogs walking to Duboce Park, have made the corner of Steiner and Waller a 'problem' intersection, one that not long ago drew police intervention from Captain Sanford of the Park Station. Formula retail will exacerbate what is already a heavy use intersection.
3. Representatives of the applicant (Blue Bottle) have acknowledged that there will be a problem with double parking and blocked driveways from customers who want to "run in" for a to-go coffee. Waller and Steiner are already heavily trafficked. This will exacerbate the situation—adding stress and potential conflict.

Thank you, in advance, for your consideration.

Sincerely,

Kathleen Harriman
65 Pierce Street
harrimankathy@yahoo.com

From: Lena Brook <lenabrook@yahoo.com>
Subject: Planning Commission letter
Date: March 27, 2017 at 7:49:28 AM PDT
To: Hal Fischer <hfa2901@gmail.com>

Here you go, Hal. Thanks!

March 27, 2017

San Francisco Planning Department
Att: Colin Clarke, Planner
[1650 Mission Street, Suite 400](#)
[San Francisco, CA 94103](#)

Re: Case No: 2016-010632UA
[201 Steiner Street](#)

To the Planning Commission:

As a long-time resident of Duboce Triangle and the Lower Haight, now living at 662 Waller Street, I am writing to state my opposition to the establishment of a formula retail limited use restaurant on the corner of Waller and Steiner (201 Steiner). My reasons are as follows:

1. Allowing formula retail to establish itself in a small (1,387 square feet) space will set a precedent. Once we have one formula retail chain, it will encourage others, making neighborhood merchants in small, storefront spaces vulnerable to steep rent increases and eviction. As we've seen in other neighborhoods (and even in our own), property owners will evict tenants and leave spaces vacant while they await a higher paying tenant. When this happens, we lose essential services and the character of the neighborhood is compromised.
2. The 500 block of Waller is predominately residential. There are four retail spaces. These spaces have traditionally served the neighborhood with services to which the vast majority of customers walk or bicycle. The formula retail applicant—Blue Bottle—will make this a destination point, bringing more traffic into a neighborhood where street parking is already tight. Heavy traffic from cars, bicyclists using the Wiggle, and pedestrians and dogs walking to Duboce Park, have made the corner of Steiner and Waller a 'problem' intersection, one that not long ago drew police intervention from Captain Stanford of the Park Station. Formula retail will exacerbate what is already a heavy use intersection.
3. Representatives of the applicant ([Blue Bottle](#)) have acknowledged that there will be a problem with double parking and blocked driveways from customers who want to "run in" for a to-go coffee. Waller and Steiner are already heavily trafficked. This will exacerbate the situation—adding stress and potential conflict.

4. There are already many existing cafes in our neighborhood that risk suffering a serious loss of business if Blue Bottle moves. As described above, Blue Bottle is expected to draw crowds as a destination purveyor, likely pulling business from established independent businesses like Cafe Du Soleil, Duboce Park Cafe, Repose, Black Sands (a brewery with a strong coffee program) and more. Our neighborhood needs a diversity of businesses, not more of the same, but in a formula brand.

Thank you, in advance, for your consideration.

Sincerely,

Lena Brook
662 Waller Street
lenabrook@yahoo.com

Sent on the go

March 25, 2017

San Francisco Planning Department
Att: Colin Clarke, Planner
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case No: 2016-010632UA
201 Steiner Street

To the Planning Commission:

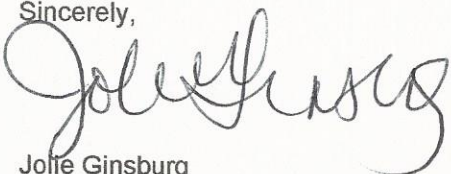
As a long-time resident of the Lower Haight, who lives 1/2 way up Waller on the same block from 201 Steiner, I am writing to state my opposition to the establishment of a formula retail limited use restaurant at that address. My reasons are as follows:

1. Allowing formula retail to establish itself in a small (1,387 square feet) space will set a precedent. Once we have one formula retail chain, it will encourage others, making neighborhood merchants in small, storefront spaces vulnerable to steep rent increases and eviction. As we've seen in other neighborhoods (and even in our own), property owners will evict tenants and leave spaces vacant while they await a higher paying tenant. When this happens, we lose essential services and the character of the neighborhood is compromised.
2. The 500 block of Waller is predominately residential. There are four retail spaces. These spaces have traditionally served the neighborhood with services to which the vast majority of customers walk or bicycle. The formula retail applicant—Blue Bottle—will make this a destination point, bringing more traffic into a neighborhood where street parking is already tight. Heavy traffic from cars, bicyclists using the Wiggle, and pedestrians and dogs walking to Duboce Park, have made the corner of Steiner and Waller a 'problem' intersection, one that not long ago drew police intervention from Captain Sanford of the Park Station. Formula retail will exacerbate what is already a heavy use intersection.
3. Representatives of the applicant (Blue Bottle) have acknowledged that there will be a problem with double parking and blocked driveways from customers who want to "run in" for a to-go coffee. Waller and Steiner are already heavily trafficked. This will exacerbate the situation—adding stress and potential conflict.

If the Planning Commission decides to grant Blue Bottle the ability to open at 201 Steiner, I strongly urge the Commission to require that to go cups be prohibited. Not only do to go cups in coffee establishments create a lot of waste with the cups, sleeves and lids. If the goal would be to limit the double parking and blocked driveways that would make our intersection more dangerous, by not offering to go cups, then only those that bring their own 'to go' cups and those with time to enjoy their coffee at the location would be vying for the limited parking.

Thank you, in advance, for your consideration.

Sincerely,



Jolie Ginsburg
552 Waller Street, San Francisco, CA 94117
jolieginsburg@gmail.com

March 24, 2017

San Francisco Planning Department
Att: Colin Clarke, Planner
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case No: 2016-010632UA
201 Steiner Street

To the Planning Commission:

As a long-time resident of the Lower Haight, who lives one block from 201 Steiner, I am writing to state my opposition to the establishment of a formula retail limited use restaurant at that address. My reasons are as follows:

1. Our Lower Haight neighborhood has many wonderful locally owned and operated businesses. For that, I am grateful. Together, they help to sustain the neighborhood's unique flavor. However, allowing formula retail to establish itself in a small (1,387 square feet) space will set a precedent. Once we have one formula retail chain, it will encourage others, making neighborhood merchants in small, storefront spaces vulnerable to steep rent increases and eviction. As we've seen in other neighborhoods (and even in our own), property owners will evict tenants and leave spaces vacant while they await a higher paying tenant. When this happens, we lose essential services and the character of the neighborhood is compromised.
2. The 500 block of Waller is predominately residential. There are four retail spaces. These spaces have traditionally served the neighborhood with services to which the vast majority of customers walk or bicycle. The formula retail applicant—Blue Bottle—will make this a destination point, bringing more traffic into a neighborhood where street parking is already tight. Heavy traffic from cars, bicyclists using the Wiggle, and pedestrians and dogs walking to Duboce Park, have made the corner of Steiner and Waller a 'problem' intersection, one that not long ago drew police intervention from Captain Sanford of the Park Station. Formula retail will exacerbate what is already a heavy use intersection.
3. When people double-park their cars while they "run in" to get carry-out coffee, they create a hazard for this heavily used intersection. Other vehicle and bicycle traffic has to go around them which can often lead to very unsafe conditions. (We saw this before with the previous coffee shop that was in that space.) Representatives of the applicant (Blue Bottle), themselves, have acknowledged that there will be a problem with double parking and blocked driveways from customers who want to "run in" for a to-go coffee. Both Waller and Steiner are already heavily trafficked. This will exacerbate the situation—adding stress and potential conflict.

Thank you.

Sincerely,

John M. Carr
660 Waller Street
San Francisco, CA 94117-3321
h: 415.621.5126
idigdirtsf@gmail.com

March 24, 2017

San Francisco Planning Department
Att: Colin Clarke, Planner
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case No: 2016-010632UA
201 Steiner Street

To the Planning Commission:

As a 22 year resident of the Lower Haight, who lives around the corner from 201 Steiner, I am writing to state my opposition to the establishment of a formula retail limited use restaurant at that address. Here are my reasons:

- The character of our neighborhood is important to me. Landlords evict tenants because they can get, eventually, higher rents. We have already experienced this in the Lower Haight. Allowing what is essentially a high-end chain to lease in a small space means others may follow. Once we have one formula retail chain, it will make neighborhood merchants in small, storefront spaces vulnerable to steep rent increases and eviction. Much as I like Blue Bottle coffee, we don't need a chain in our neighborhood.
- I walk home from work every day. Heavy traffic from cars and bicycles have already made this corner of Steiner and Waller a serious threat to a person on foot—and one of the reasons many of us love our neighborhood is that we can walk everywhere. Representatives of Blue Bottle have acknowledged that there will be a problem with double parking and blocked driveways from customers who want to "run in" for a to-go coffee, and people in a hurry will make that intersection even more congested and dangerous for both bikers and walkers than it already is.

Please don't undermine the safety and attractiveness of our neighborhood by approving this use. Thanks for asking for our feedback.

Sincerely,

Carol Bayley

106 Pierce Street

carolio@mac.com

San Francisco Planning Department
Att: Colin Clarke, Planner
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case No: 2016-010632UA
201 Steiner Street

To the Planning Commission:

I have lived in this neighborhood for more than 40 years—just one block from 201 Steiner. I am adamantly opposed to the establishment of the Blue Bottle coffee shop in the neighborhood. It is a formula retail establishment that this neighborhood cannot support.

1. This is a very small (1,387 square feet) space. If Blue Bottle comes in, others will follow. Our neighborhood merchants will find themselves faced with steep rent increases and evictions. As we have already seen, property owners will evict long-time tenants and leave empty storefronts while they wait for tenants who will pay more. This will adversely affect the neighborhood—the character will change and we will lose services.

2. The 500 block of Waller is predominately residential. There are four retail spaces. These spaces have traditionally served the neighborhood with services to which the vast majority of customers walk or bicycle. Blue Bottle will bring more traffic into a neighborhood where parking is already a challenge and traffic is already congested. .

3. Blue Bottle has already acknowledged that there will be a problem with double parking and blocked driveways from customers who want to “run in” for a to-go coffee. Waller and Steiner are already heavily trafficked. This will just make things worse.

I urge you to please deny this permit.

Sincerely,

Jane Ginsburg
110 Pierce St.
janeginsburg@gmail.com

From: Terry Regan <tryregan@gmail.com>
Subject: Blue Bottle
Date: March 25, 2017 at 4:58:07 PM PDT
To: "hfa2901@gmail.com" <hfa2901@gmail.com>

I am not in favor of a formula retail store because it is within the context of our little burg, not on main street. For that reason, its an invasion of privacy, so to speak. I'm not really in favor of another coffee shop...but I wouldn't be in favor of a brew pub or a pizza joint either...so a coffee shop seems best.

We don't need blue bottle to make our neighborhood great and we should focus on what constitutes a better neighborhood...which is, connection, conviviality and conversation. Blue Bottle is a corporate intruder, as would be starbucks and peets. They belong on Market St.

Terry M. Regan
MA, Educational Therapist

Contact Info
Office: 415.864.5059
Cell/Text: 415.724.5770
www.terryregan.org

" Self awareness also involves conscious attention to personal strengths and limitations, which can be used to seek feedback, guide learning and engage in improvement-oriented activities or practices. Such self awareness develops through reflective processes and through access to external sources of feedback that can be used to gauge performance. These are, by and large, meta cognitive skills that allow learners to critically examine their own processes of thinking and approaches to learning. Coming to terms with the realities of high school (sic) and with an honest appreciation of personal limitations in the context of a formative process that exhorts the young student (sic) to perform better and achieve more is a demanding experience."

From: Vicki Fay <vickifay415@gmail.com>
Subject: BB Ltr From Vicki
Date: March 25, 2017 at 12:42:57 PM PDT
To: Hal Fischer <HFA2901@gmail.com>

March 24, 2017

San Francisco Planning Department
Att: Colin Clarke, Planner
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Case No: 2016-010632UA
201 Steiner Street

To the Planning Commission:

As a long-time resident of the Lower Haight, who lives at 573 Waller, 1/2 block from 201 Steiner, I am writing to on to the establishment of a formula retail limited use restaurant at that address. My reasons are as follows:

1. Allowing formula retail to establish itself in a small (1,387 square feet) space will set a precedent. Once we have one formula retail chain, it will encourage others, making neighborhood merchants in small, storefront spaces vulnerable to steep rent increases and eviction. As we've seen in other neighborhoods (and even in our own), property owners will evict tenants and leave spaces vacant while they await a higher paying tenant. When this happens, we lose essential services and the character of the neighborhood is compromised.

2. The 500 block of Waller is predominately residential. There are four retail spaces. These spaces have traditionally served the neighborhood with services to which the vast majority of customers walk or bicycle. The formula retail applicant—Blue Bottle—will make this a destination point, bringing more traffic into a neighborhood where street parking is already tight. Heavy traffic from cars,

bicyclists using the Wiggle, and pedestrians and dogs walking to Duboce Park, have made the corner of Steiner and Waller a 'problem' intersection, one that not long ago drew police intervention from Captain Sanford of the Park Station. Formula retail will exacerbate what is already a heavy use intersection.

3. Representatives of the applicant (Blue Bottle) have acknowledged that there will be a problem with double parking and blocked driveways from customers who want to "run in" for a to-go coffee. Waller and Steiner are already heavily trafficked. This will exacerbate the situation—adding stress and potential conflict.

Thank you, in advance, for your consideration.

Vicki Fay
573 Waller St
San Francisco, 94117
(415)412.2226

March 28, 2017

San Francisco Planning Department
Attn: Colin Clarke, Planner
1650 Mission Street, Suite 400
San Francisco, Ca 94103

Re: Case # 2016-010632UA
201 Steiner Street

To the Planning Commission:

I moved to the Lower Haight in 1986, and lived there until moving to Duboce Triangle (across Duboce Park from Steiner/Waller) a few years ago. I continue to walk and drive and shop in the Lower Haight. I am concerned about the formula retail zoning conditional use change. I fail to understand the point to having a zoning plan which limits formula retail and then allows applicants to be approved to receive a conditional use change. I thought formula retail rules were put in place to avoid neighborhoods in San Francisco looking like any other city in the country. When I travel, I find many many neighborhoods to be boringly the same as the last city. And I do not shop in them. What's the point if I can just shop at home at the same stores?

I am concerned about allowing an exception to the formula retail rules. If you allow this business to receive one, what will be your argument for not approving future requests in the Lower Haight?

The 500 block/intersection of Waller and Steiner is awash with bicycles, pedestrians, babies, dogs and cars. Street parking is very difficult. Double-parked cars or parking in neighbors driveways (each driver sees him or herself as the exception--too little time to bother to find legal parking) added to the mix will just exacerbate an already difficult situation at that intersection. I do not wish Blue Bottle any bad luck; however, when I am in need of a Blue Bottle coffee, I have many choices in the City to buy one. I do not need to have one two blocks away from me at a highly trafficked, mainly RESIDENTIAL neighborhood intersection.

Thank you for your consideration.

Sincerely

B Hammes

PO Box 15224
SF CA 94115

Clarke, Colin (CPC)

From: Carrie Hourihan <carriecmt@gmail.com>
Sent: Wednesday, March 22, 2017 11:18 AM
To: Clarke, Colin (CPC)
Subject: Blue Bottle in lower Haight: NO!

Case 2016-010632CUA

Dear Mr. Clarke,

I have lived at 255 Steiner, a block from the proposed Blue Bottle since 1991. I have seen the neighbourhood become gentrified, and many working class people and artists pushed out over the last 25 years. This is why I strongly urge the planning commission to reject this chain shop in the neighbourhood. A family run business was pushed out and this is not what the neighbourhood needs. We already have locally owned coffee shops in the neighbourhood and don't need overpriced coffee. Please stop Lower Haight from turning into another Hayes Valley!

Carrie Hourihan,
255 Steiner, 301
SF, CA 94117

Sent from my iPhone

Edith M. Barker
329 Waller Street
San Francisco, CA 94117

Regarding: Blue Bottle Coffee (formula retailer / chain) proposed opening on Waller Street in the Lower Haight

March 20, 2017

To Whom It May Concern:

I have been a Waller Street resident since early 2010 and enjoy the many small restaurants and shops in our area. I also enjoy a good cup of coffee, including Blue Bottle's coffees. However, I am writing to oppose Blue Bottle Coffee on our street and in our neighborhood for two main reasons:

1. Formula retail is banned in our neighborhood; that ban helps retain the unique 'feel' of this area and supports 'mom and pop shops' / small businesses. Since Blue Bottle has 25+ locations, they are considered a formula retailer as defined by San Francisco's Planning Commission.
2. Our neighborhood, and Waller Street specifically, cannot handle the expected additional parking needs or an increase in automobile and bicycle traffic related to a very popular chain like Blue Bottle. The proposed location for Blue Bottle, at the corner of Waller and Steiner, is already a congested intersection with bicyclists flying through the stop signs and weary motorists and equally weary pedestrians trying to avoid them. We do not need to encourage any more traffic nor double-parked vehicles on either of these streets. Also, the parking in the area has become increasingly difficult for residents and we cannot accommodate additional parking for Blue Bottle loyalists coming from other locations / neighborhoods. Additionally, our sidewalks at that corner do not provide much space for the accompanying long line of local fans and tourists waiting patiently to be the next to order their 8-minute pour-over coffees.

Sincerely,

Edith M. Barker

To Whom It May Concern,

I have resided in the Lower Haight for over a decade and believe our neighborhood has benefitted greatly from the restrictions on formula retail. It has both direct and indirect effects. Directly, it prevents formulaic storefronts from setting up shop and impacting the individuality of the neighborhood. Indirectly, it helps keep commercial rents affordable for small, local businesses by reducing competition from corporate chains. This further protects our neighborhood from sliding into formulaic homogenization. It is at the heart of why the Lower Haight continues to be a thriving community and highly desirable place to live.

Undoubtably Blue Bottle itself benefitted from these neighborhood characteristics when it originally opened its storefront in an alley just down the hill in Hayes Valley. I congratulate them on their success. I hope they will look to underserved neighborhoods for their continued expansion. However the Lower Haight is far from an underserved neighborhood for coffee. There are popular, small scale, locally owned cafes one or two blocks in every direction. The location Blue Bottle seeks was itself previously occupied by an independent cafe that was pushed out by exactly the mechanism I fear: a chain outbidding them for the space.

Blue Bottle is now threatening to disrupt the quirky, small business friendly environment in which it started. This is not a good precedent. Even with a customized facade, it's still another Blue Bottle chain store. Even with neighborhood programs, it's still pushing out the independent cafes at the heart of our community. As such, I do not support a conditional use authorization for Blue Bottle.

Sincerely,

Page Street Resident

Dear Planning Commission,

As a resident of the Lower Haight and a native San Franciscan, I am opposed to granting conditional use authorization to Blue Bottle Coffee. The ban on formula retail is clear, and this proposed exception to it would have several adverse affects. For one, Blue Bottle is in stark contrast to the neighborhood landscape of non-formula retail (the only exception I can think of is CVS, whose provision of medicine and low cost groceries seems a worthwhile reason for its location). Additionally, it would encourage other chains to open, further altering the area's uniqueness, and adding another challenge to nearby small local businesses.

I admire Blue Bottle and enjoy their coffee, however I can make no case for its exemption from the formula ban rule. That it has local roots and the imprimatur of artisanal may complicate things in one's mind, but its many local and national locations with a uniform aesthetic are undeniable.

If I have any ambivalence as I write this letter, it is because I believe the owners to be talented and generous people, and that I additionally feel there are too many problems in San Francisco that are of far greater consequence. But the spirit of this regulation and its intentions are in fact important both to the character of our city and the support it gives small businesses.

Thank you,
Kate Goldstein-Breyer

STOP FORMULA RETAIL IN THE LOWER HAIGHT!!

An application has been made to the SF Planning Dept for a **special exemption to allow formula retail (chain stores)** at the corner of Steiner & Waller (201 Steiner St).

Many Lower Haight residents oppose this exemption because they have seen firsthand the **negative impact of formula retail** on other San Francisco neighborhoods:

- 1) One formula retail chain encourages others.
- 2) It makes neighborhood merchants in small storefront spaces vulnerable to steep rent increases and evictions. Property owners will **evict tenants and leave spaces vacant** while waiting for a higher-paying tenant.
- 3) The corner of Steiner & Waller is already a problem intersection. The formula retail applicant—Blue Bottle—will make it a destination, adding to **traffic and parking woes**, and **increasing the potential for collisions** along The Wiggle.

If you oppose formula retail at 201 Steiner St, please sign this petition, which will be submitted to the Planning Dept:

	Name	Address	Email
1	Lily Clementine ^{PAPA}	454 Waller St. SF CA 94117	espressoKitten@gmail.com
2	Ethan Close	1124 Page St #1 SFCO	ethan.close@gmail.com
3	Kathleen Wood	529 Haight St.	tenderloinrose2000@yahoo.com
4	Pedro Lopez	852 Fell St	aguiarped@yahoo.com
5	Shawn Riney	402 Haight St #4	shawn_riney@hotmail.com
6	Matt L.	686 Oak	mterry7@gmail.com
7	Anjuli Fox	333 Fillmore St	anjuli.felixadegenoo.com
8	Carlin Gorman	585 Page St	carlin.gorman@gmail.com

9	Diamanta Loville	343 Steiner Street Apt 17	Diamantloville28@gmail.com
10	Carmelita Kelly	343 Steiner Street Apt 3	
11	Latia Loville	343 Steiner Street Apt 3 Apt 17	Latia Loville@yahoo.com
12	Riley Carter	324 Steiner Street	rileystephancarter@gmail.com
13	Colin Craft	1819 Golden Gate Ave	colin@colincraft.com
14	Jared Smith	595 Page #1	JAYY.DEEH@GMAIL.COM
15	LAWRENCE FASANO	11 BRODERICK # 1 SF	LFASANO1300 AVE. CO
16	JESSICA ZAGROBELNY	578 Haight St	jesslynnzag@gmail.com
17	Cutain Smith	643 Oak St #7	scutain@gmail.com
18	MARK SULLIVAN	550 Page St	ptvult@yahoo
19	Johnson Livingston	3270 21st St #606 SF	blanchedupree3@yahoo.com
20	Parker Livingston	276 Hermann St SF	parkerlivingston@gmail.com
21	Clayton Lamb	237 Steiner St. # 1	ssclamb@gmail.com
22	Zakaria Silem	4220 CESAR CHAVEZ	N/A
23	Jonathan Rice	249 WEBSTER ST	nadoncho@gmail.com
24	Daniel Robello	386 Waller	intuitiveaction@gmail.com
25	JASON KING	547 PAGE ST	JAYKING550@gmail.com
26	CHADANEE WATT	538 HAIGHT ST	CHADANEEWATT@GMAIL.COM
27	Graham Chapman	11 Haight St	irrelevance@gmail.com
28	John Lind	536 LEAVENWORTH LEAVENWORTH #24	JohnLind1@yahoo.com
29	Joe Lee	452 Page Street	volumexxvii@gmail.com
30	Morgan Lore	452 Page Street	morganilore@gmail.com
31	Thomas	388 Waller St	THomas@caboulangerie.com
32	Liam Hirschel	419 Pierce St.	liamshpss@sonic.net
33	Yusef	748 K St	mulkeymurtie@gmail.com
34	Gabe Reichenbach	655 Page Street	greichenbach@live.com
35	Ameliese Ward	576 Page Street	amelieseaward@gmail.com

36	Maria Fardo	\$76 Page Street	mariafardo@gmail.com
37	Luis Sane	255 STEWART	Luis.sane@gmail.com
38	IVITEL KENNEDY	22 SIBARD LN.	WROCKPO@YALCOVA
39	Miguel Sane	255 STEWART	WROCKPO@YALCOVA
40	Ben Swire	120 Pierce St #4	Ben Swire
41	CHRIS GOULD	524 HAIGHT ST.	CSAGOULD@gmail.com
42	Nick Lee	429 Hickory St.	nicklee@gmail.com
43	JAMES RAMIREZ - WANZO	527 FILLMORE ST	
44	Jeremy Waltehoug	52 Pond SP1A	
45	Jessica Warshawer	64 Lawssat St.	
46	Larry Nunez	51 Potomac	
47	Jay Schuster	103 Webster	
48	KILE MESHNA	493 HAIGHT ST	
49	Kevin Eizenman	524 Haight	
50	DAVID TRAY	591 HAIGHT	
51	Sully Wassink	201 Laguna #6	
52	Don Wallace	409 Cole	
53	Anna Starostinetskaia	153 Buchanan	
54	Robert Di Jorio	153 Buchanan	
55	Arno Gomb	614 PAGE S-	
56	Jake Bayley	26 Baker	Jake Bayley
57	Ik Riley	528 Haight	Ik Riley
58	Caroline Ammons	786 Sanchez St.	
59	DANA MURPHY	655 PAGE ST.	
60	DAVID STAHL	443 HAIGHT	
61	Brandon Harmon	510 Haight	
62	Mona Abdallah	1539 22nd Ave.	

63	Natalie Star	1000 Howard St #309 94103	natalieserovy@gmail.com
64	Amanda Downing	510 Steiner St. #294117	ahdowning@gmail.com
65	Steven Piekarczyk	614 Page St 94117	stevenpiekarczyk@outlook.com
66	JULIA BARTIERA	153 BUCHANAN ST. SF 94102	JULIA BARTIERA@GMAIL.COM
67	Jennie Emard	690 Haight St SF CA 94117	jemardjennie@gmail.com
68	JOE DEAN	690 Haight	JOEANDCRICKET@hotmail
69	Elsa Pierkhizing		elpierkhizing18@sipriprary
70	Tom Lombardo	854 14th St	tomlombardo@gmail.com
71	JAAFER ELACAMY	873 Fell St	jafers@hottmrt.fr
72	Matthew Bunick	716 997 - 8832	mbunick1@gmail.com
73	Nicolas CANDITO	633 Oak St	n.candito@gmail.com
74	ASHLEY CAROSE	500 FILLMORE ST	ashley-mgrose@yahoo.com
75	Sara Tansey	312 Fillmore st #26	sajetan@gmail.com
76	Michael Gallagher	339 Fillmore st #5	mgallagher1981@gmail.com
77	Josh Dzielak	235 Buchanan	jdzielak@gmail.com
78	NAVEED AHMAD	245 WEBSTER	mr.naveed.ahmed@gmail.com
79	MORGAN RUSSELL	703 HAIGHT	MOREALEY@GMAIL.COM
80	Chris Tavelli	633 OAK	chrisqviedandreggie.com
81	Andrew Lash	555 Haight St.	andrewlash@outlook.com
82	DAVID ROBSON	493 4/41 GHT ST.	DavidRobson@yahoo.com
83	Ken Ryan	495 Haight St	ken@gmail.com
84	Malcolm Gwendek	2504 SACRAMENTO #A SF. CA 94115	MAKOLMGWENDER@HOTMAIL.COM
85	John Garvin	925 Fell St. #3.	
86	Seth Wile	29 Maxine Ave	Seth.wile@gmail.com
87	Harvest Kings	915 Cayuga Ave SF CA 94117	hulaharvest@gmail.com
88	BRIAN WILBERDING	103 MONTGOMERY ST SF	briana.w@ gmail.com
89	Rika Futamura	604A Haight St 94117.	lifesanfrancisco@gmail.com

90	Jeff Doka	340 476 Waller	wrestlinjeff479@yahoo.com
91	Stuart Blair	433 Fillmore St.	elstoo@gmail.com
92	Joey Anderson	433 Fillmore St.	josephaaronanderson@gmail.com
93	Brian O'Rourke	333 Fillmore St	brianorourke@gmail.com
94	Jared Blatti	3308 Infamy Terrace	jblatti@gmail.com
95	Bret Vasil	91 Belcher St	bret.vasil@gmail.com
96	TSADER MOZEE	576 HAIGHT ST	TSADER.MOZEE@AOL.COM
97	Emilie ARMATAFFET	960 OAK street	emilie.armataffet@gmail.com
98	Brent Coons	1542 38th SF CA	sparklinggreenwalk@yahoo.com
99	John Geluso	25 NOE ST. APT B	JOHN@REL.P.NET
100	Jose HINOJOSA	412 BRUDERICK ST	Jozefhinojosa@gmail.com
101	DAVIDE FABBIAN	171 19th AVE # 7	DAVIDE.F@GMAIL.COM
102	BENJAMIN ALLEN	400 PAGE STREET #307	BENNYBONES@GMAIL.COM
103	SCOTT ZIMMERMAN	228 Divisadero St #3	Scz586@gmail.com
104	Brian Meissner	379 Haight St.	brianmeissner.f@meissner.com
105	Nikolas Blanchet	321 Noe St Apt 20	nikolasblanchet@gmail.com
106	Nora Bruhn	1942 10th Ave	ntothebruhn@gmail.com
107	Tiffany Wilson	505 Waller St., SF	talkwithtiffany@gmail.com
108	VISHAL SINGH	350 Fillmore #1	MRVISHALSINGH@GMAIL.COM
109	Cody Simmons	530 Steiner St SF	codydsimmons@gmail.com
110	KIKI SHAHINIEN	2670 22nd AVE SF CA	KIKISUZEE@gmail.com
111	Louise M. Loane	2155 16th Av SF CA	mcternan@well.com
112	Julia Gallyot	450 Duboce Ave	juliagallyot@yahoo.com
113	TRISTAN DOISE	538 Haight St Apt	tristan.doise@gmail.com
114	Katie Lau	829 Head St.	katie.lau.23@gmail.com
115	Oliver Nofte	1914 46th Ave	
116			

STOP FORMULA RETAIL IN THE LOWER HAIGHT!!

An application has been made to the SF Planning Dept for a **special exemption to allow formula retail (chain stores)** at the corner of Steiner & Waller (201 Steiner St).

Many Lower Haight residents oppose this exemption because they have seen firsthand the **negative impact of formula retail** on other San Francisco neighborhoods:

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- 3) The corner of Steiner & Waller is already a problem intersection. The formula retail applicant—Blue Bottle—will make it a destination, adding to **traffic and parking woes**, and **increasing the potential for collisions** along The Wiggle.

If you oppose formula retail at 201 Steiner St, please sign this petition, which will be submitted to the Planning Dept:

	Name	Address	Email
1	David Mendoza	526 Haight	D8V31230@gmail.com
2	Brandon Krull	1424 Lincoln	btkrull@gmail.com
3	DAVE JACKSON	1457 Div St	KDeeper@Amp.com
4	Laura S	342 Hermann	lauragsack@yahoo.com
5	Tyler Yun	365 Mayfield Dr	tyleryun22@gmail.com
6	Kylie Max	1618 Capistrano Ave	kyliewiley123@gmail.com
7	JORDAN STEIN	1532 Hayes St	Jordan Allen Stein
8	SCOTT HERBST	3911 19th St	cowdsla93@yahoo

9	David Lyon	1900 Page St #2	19417 Mary Pk
10	Ayushi Jain	555 Haight street	ayushi@neighborly.com
11	Jordan Savari	319 Weller St	Jordan@Savari.com
12	Theresa Stewart	347 Haight #B	ladyteresa-ladyanna@yahoo
13	Sue Lyon	1322 15th Ave	seolyon@hotmail.com
14	CHRIS KANE	111 WEBSTER ST	CITIZENKANE3@hotmail.com
15	Manuel DeMoussy	3251 Market St	claudlestie@yahoo.com
16	Megan McEnulty	246B Hermann St	lostpinkscarf@gmail.com
17	Anna Khirakovsky	319 Church St.	littleannuyta@yahoo.com
18	NOAH MINTZ	546 FILLMORE STREET	NOAHM.MINTZ@GMAIL.COM
19	Corey Mathhues	215 Steiner St.	lowerhatercorey@gmail.com
20	Jesse Castellanos	450 Page St	JESSEJIS@yahoo.com
21	Jason Hu	1967 Hayes	
22	Isaiah Baker	1967 Hayes St	isaiah.baker@gmail.com
23	Alanna Merchant	1967 Hayes St	
24	Donald Andreini	345 Church St.	
25	S. Crater	345 Church St.	
26	Rainy Culbertson	298 Piccest #8	rainyCulbertson@yahoo.
27	Maggie Mendes	1344 11th Ave	ms.maggiemendes@gmail.com
28	Amy McDevitt	673 Oak St #3	amy.mcdevitt@hotmail.com
29	Khan Wong	748 Page St. #7	
30	Max Savage	410 Steiner #2	swishk13@yahoo.com
31	Tamara Hulwa	4398 17th St.	styledwars@gmail.com
32	Greg Bird	451 Haight St	bird415@gmail.com
33	ANTONIA DEL CAMPO	HAIGHT ST, SF	toneofthecountry@gmail.
34	Matthew Harrison	825 Delucchi Ct.	mt.harrison@gmail.com
35	Robin Del Campo	1812 Hester Ave	

36	Robert Land	Potomac St.	
37	TRISTAN PRINCE	965 FILLMORE ST.	PALMER TRISTAN@GMAIL
38	Candy Smallwood	725 Hyde	Candy Smallwood@hotmail.com
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If you oppose formula retail at 201 Steiner St, please sign this petition, which will be submitted to the Planning Dept:

	Name	Address	Email
1	Emma Wilson	240 Brighton Ave. SF, CA 94112	bless-ed-be-1685@gmail.com
2	Pamagiotis Papadomutso	118 Church SF, CA 94115	pt@ezgr.net
3	Clyde ALWAYS!	123 Chickadee Lane SF, CA 94117	clydealways@rocketmail.com
4	David Fishman	1057 Oak St SF, CA, 94117	davidfishman
5	Amber Kee	610 Hyde St #602 SF, CA 94114	sailornooninit@gmail.com
6	THOMAS ROBERT	62A SANCHEZ	
7	MARC NEWUMSE	19A BERNER	marcnewumse@gmail.com
8	John Teasdale	11 Belcher	jptasdale@gmail.com

9			
10	John San Filippa	462 DUBOUE ST	
11	David Lundgren	3180 GOV DR OAKLAND 94602	rainger@msn.com
12	ENAS HADDAD	423 WALKER ST, #4	enas.haddad@gmail.com
13	David Lundgren	423 Walker St, #4	David.M.Lundgren@gmail.com
14	Michael Yule	967 OAK	Myke a gmail -
15	Alex Yule	761 OAK	ayule@gmail.com
16	ANDREW ROTA	578 ASTRO	luser@me.com
17	Robert Rota	400 Belcher	Robert Rota
18	Judith Zimberoff	1299 Lombard	Judith Zimberoff
19	Michelle Jones	2024 STEINER	5UMENTS@GMAIL
20	Leda Maritz	273A Sanchez St.	Leda Maritz
21	Stuart Hanson	410 COLE STREET	heltastuarthanson@gmail.com
22	Katharine Butler	120 Pierce St.	Katharine Butler
23	Alex Bellink	414 Lewis Ln Pacifica	Alex Bellink
24	Shane M. Dannel	859 Walker St	shane m 86@gmail.com
25	John Wilson	27 Belcher St	jwilson94115@gmail.com
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37	Krista Sansley	folknastry@yahoo.com	8 Saturn St. SF, CA
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	Name	Address	Email
1	Heather Brown	675 Haight St.	moshybrown@yahoo.com
2	Robert Charles	670 Haight	bc13@gmail.com
3	Matthew Dodge	692 Haight	mattdodge@gmail.com
4	Logan Hess	685 Haight	hesslogene@gmail.com
5	Stane Perce	632 A Haight	musiclover@gmail.com
6	Emma Moore	Waller Street	EMMAGAFFNEYMOORE@gmail.com
7	Adriano Cedeño	632 Haight	
8	1 Dan Carrico	160 Pierce	danielcarrico@gmail.com
9	STEVE KER	657 HAIGHT	
10	Simone Butler	612 Haight St	Simsiluv@gmail.com
11	DARREN PERCE	700 HAIGHT ST	

12	Shunt Lockers	424 Peru St #A	Stuphoto@sbcglobal.net
13	Charlie Kent	234 Pierce St. #2	Charlielocked@yahoo.com
14	ASHIR KUTIK	298 PIERCE ST #5	ASHIR KUTIK
15	Christine Sullivan	362 Perce St #C	Christine.sullivan@worldwork.com
16	Andre Larvick	1212 Carrison or Berkeley	andretwitch@gmail.com
17	James Jue	218 Pierce Street	JAKER218@gmail.com
18	D L	6911/2 Potomac St	JL0550-mace@msn.com
19	Steve Tai	710 Haight St	stai-2002@yahoo.com
20	William Gullikson	780 Page St	wgullikson@yahoo.com
21	Emilie Hayward	674 Haight St	pigalle09@hotmail.com
22	Lily Ackerman	608 Waller St.	liacker@yahoo.com
23	Sickle Dayl	668 HAIGH ST	SHIVERS_SICKLE@att.net
24	Justin Brim	984 Page St	jbrim87@yahoo.com
25	Aimee Ellis	674 Haight St	
26	Mile Palmer	67 Pierce	miledan@my.com
27	KATHARINE BUTLER	120 PIERCE ST.	butlerkp@aol.com
28	K. Ohmura	600 Page St.	K. Ohmura @urc
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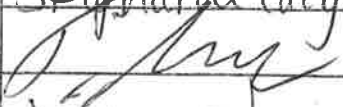
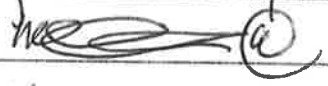
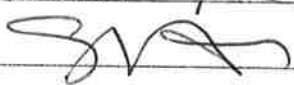
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	Name	Address	Email
1	Amanda Ross	782 Haight St	AmandaLaRoss@gmail.com
2	Matt Bouis	35 Alpine Ter	matt.bouis@gmail.com
3	Arvel Hernandez	703 Haight St.	ArvelHernandez@gmail.com
4	Lo Ann ATick	798 Haight St	LATick1976@yahoo.com
5	Chris Lee	829 Haight St	botbashdolla@gmail.com
6	Catie Sypula	3661 Mission St.	Catiesyp@gmail.com
7	Darren Kenny	1670 HAIGHT ST	Corinnaigh@gmail.com
8	Anna Valenzuela	782 Haight St	strumanna@gmail.com
9	RENATO GOUVEIA	712 WALLER ST.	GOUVEIA_PASSION@yahoo.com
10	Heather Lipp	146 Scott	heatherlipp@hotmail.com
11	Anna Foreman	936 oak. STCA 4417	aforeman1@gmail.com

12	Derrick House	685 Haight St ^{AP13}	derrickh77@hotmail.com
13	JUSTIN WAHLE	1277 41ST AVE	ERASER415@gmail.com
14	Tim Hord	777 Haight St	timtimhord7@gmail.com
15	Herb van der Poll	788 Haight St	herbvan derpoll@gmail.com
16	eric ehler	701 Haight	eric.ehler@gmail.com
17	Donald Duck	1313 Leane	dduck@guru
18	Jose NAVAB,	974 OAK ST FCA	josecincyrde@gmail.com
19	Arkadiusz Kozminski	1045A OAK ST	Arkadiusz31@gmail.com
20	KEVIN WILSON	734 HAIGHT	ARE400MYMUMM@ME.COM
21	James Wills	979 Oak St	jamesbwills@gmail.com
22	Avital Wolf	508 Scott St	avitalw@gmail.com
23	MATT FORNACIARI	742 HAIGHT ST	MATTFORNICIARI@GMAIL.COM
24	Tal Flanchraych	57 Carmelita St	talflanchraych@gmail.com
25	Sammy Pastor	2 Fallon Pl. #13	Sammy_Pastor@hotmail.com
26	Rosemary McInnis	1176 Fulton St	alm78@yahoo.com
27	Bernadette Hutson	355 Scott	bernadettehutson@gmail.com
28	NATHAN STEARNS	1162 Fell St.	naike@mac.com
29	Jon Blumke	2440 Fulton St.	JR@hotmail.com
30	Malcolm Dorn	770 Haight St.	dmalcolmdorne@gmail.com
31	Diana Bennett	606 Haight	
32	D. Remington	991 Oak St	DANREMTON@GMAIL.COM
33	James Todd	415-244-2247	jtodd@mac.com
34	Sam Kline	415-225-1470	SamK@att.net
35	Dominic Crosby	415-265-8082	DOMCROSBY1@gmail.com
36	Erik Butte	6786338516	
37	Robin Gortman	650 704 3853	
38	Sam Gross	220 Scott St	

39	LISA LIGHTMAN	1965 Page St SF	llightman@stf.com
40	Allison Jones	508 Scott St. #10	jonesmanson@gmail.com
41	Stephanie Lacy Price	1448 Mason St.	pitandlummuse@gmail.com
42		847 Page #2	flewkar@gmail.com
43	Jon Weed	1053 Oak St 301	jonweedst@gmail.com
44	Tyler Kennedy	860 Haight St	tytythefatguy@gmail.com
45	Lucas Wip	853 Haight	lucasclux@gmail.com
46	Jo Cresswell	100 Scott St	jo.cresswell1@yahoo.com
47	BARUCH PORRAS	857 OAK ST	bporrasherandez@stf.com
48	Dave Gaby	857 OAK	storgdonjohnny@hotmail.com
49	Geoff Diesel	966 Oak	gdiesel8@yahoo.com
50	R. Johnson	900 PAGE	
51	W. Ellis	712 Haight	elunmyb@gmail.com
52	Shannon Hervey	701 Haight	
53	Nils Wernerolt	244 Scott	nwernerolt@gmail.com
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	Name	Address	Email
1	Mary Bishop	143 Scott St. ^{SF, CA} 94117	RADIONARY200@hotmail.com
2	DAVID STANIL	443 HAIGHT ST	Frankidid@hotmail.com
3	DAVID LUCERO	526 HAIGHT	rolkens@lucero.net
4	Sherif S	596 Page	Sherif_S_5@hotmail
5	Elizabeth Marsh	240 Fillmore St 94117	—
6	Danny Roosevelt	510 Steiner St. #1	roosevelt.danny@gmail
7	TRACY NGUYEN	115 HAIGHT ST. #3	tracy@ostreo.com
8	Amar Dillon	535 Haight	amar.dillon510@gmail.com
9	Jill Nierman	312 Fillmore St.	jillian@ix.netcom.com
10	BEN MANTON	546 HAIGHT ST	BEN@TRIPASA.com
11	Dana Kittrelle	90 Zircan Pl., SF	dkittrelle@gmail.com

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	Name	Address	Email
1	Maura Pamuk2	488 Haight St.	
2	Sandra Mact	541 Page St	
3	Scott Cor 1	462 Haight St	
4	Alex Riba	630 Haight St	
5	HADLEY BURROUGHS	533 Waller St.	
6	Renee Pale	116 Sanchez St.	
7	Beth L. Davis	208 Madewey	
8	Malcolm Motin	600 Page St	

9	Diana	Goodwin	dingsood@me.com
10	Melley	Randhawa	
11	Brian Campbell	1388 Haight St SF CA 94122	
12	Tim HAGNEY	2220 Haight	
13	MARLO MARTINEZ	463 Haight	ONE MARSE@yahoo.com
14	MITRAS MOGO	461 Haight	
15	ATLAS MARTINEZ	461 Haight	
16	NOVA MARTINEZ	461 Haight	
17	Josh Wolf	454 Waller Street	Web@JoshWolf.net
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	Name	Address	Email
1	Kate Pryor	220 Fillmore St, SF 94117	Katie@upperplayground.com
2	Youssef Hakkou	200 Fillmore, SF, CA 94115	
3	MARGARITA LOPEZ	366 WALLER ST SF CA 94112	
4	MARTA O'SHEA	654 WALLER ST. S.F.	
5	Billy Bster	167 GERMANIA ST	
6	Sam Meyers	68 Laussat st.	
7	Vivianna Mauricio	530 Waller st. San Fran.	
8	Yolanda Lee	511 Waller St	Yollee29@gmail.com

9	Matthew Holt	237 Webster	matt.eholt@gmail.com
10	MIKE MIDDEW	219 Fillmore	
11	NICK Randoletto	111 Germania St	info@ResistSF.org
12	Patrick Thomas	67 Prospect	
13	MIKAS MOGO	461 HAIGHT ST	mikasmogo@yahoo.com
14	John Walker	517 Haight	jwalkerc@wsge.com
15	Cecilia Oderup	685 Haight	cmoderup@gmail.com
16	Danielle DeHilling	304 Scott	demills19@yahoo.com
17	Chandra Randolph	957 Hayes St	chandilfo@gmail.com
18	Linda Breman	2940 16 th St 94103	linda@wonderdogrescue.org
19	PAUL GUZZETTA	4 Sanchez St 94117	PI P1 GUZZETTA@gmail
20	Sarah Benedict	4 Sanchez St 94114	SBENEDICT11@gmail.com
21	Lauren Closson	64 Webster St. 94117	
22	Jim Donnell	423 WALKER #2 TYUN	JBLNELL@Yahoo.com
23	Randy Rabidoux	319 Haight St SF 94102	
24	DAVID WINSLOW	253 WALLER St 94102	On list
25	Robert O'Malley	468 Wallers St. 94107	ROMalley
26	Lisa DeBessio	454 Waller St. 94117	ldebessio@audible.com
27	BELA SPORER	257A WALKER'S 94102	PI info@protnyga.com
28	Bruce Marshall	553 Dubore	lovespetsbrm@yahoo
29	Jesse Daniel	312 Fillmore	JesseDaniel@gmail
30	THOMAS ARMAJ	463 WALKER	THOMAS@ARMAJ Fi
31	ERIN KIM	120 Pierce St.	ERIN
32	Jordan Leib	530 Waller	mail@jordanteib.com
33	ISAAC KENDALL	710 SANCHEZ	kendall.isaac@gmail.com
34	Steven Matsum	452 Waller St.	
35	Prudence W.	331 Haight	willetts.p@gmail

36	Elizabeth Roehm	172 Corbett Ave.	eroehm@gmail.com
37	OLGA CORCILIUS	381 HAIGHT	olga-corcilius@gmail.com
38	JASMINA PJANIC	381 HAIGHT	litoldeer@icloud.com
39	Aaron Wojack	243 Fillmore St	aaron.wojack@gmail.com
40	Andrew Lash	555 Haight St.	andrewlash@outlook.com
41	ALLEN WHITE	52 SANCHEZ ST.	harlequinade@hotmail.com
42	Marlo Sawalha	146 Fillmore St	
43	Simon Oliver	128 Fillmore St	sk.oum@gmail.com
44	JANICE SUKAITIS	587 HAIGHT ST	janetap45@gmail.com
45	BILL MAHER	435 WALLER ST	BILMAHER196MAIL.COM
46	IAN SIMMONS	654 WALLER ST	simmo.ian@gmail.com
47	SHLEY KATH	201 LAGUNA ST	shreykath@gmail.com
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	Name	Address	Email
1	Sonia Pasquay	782 14th Street	soniapasquay@gmail.com
2	Lauren Wunderlich	151 Sanchez	lauren.wunderlich@gmail.com
3	HIRE NISUCH	29 Steiner St.	hireblock@yahoo.com
4	Tal Flancher	57 Carmelite St.	talflancher@gmail.com
5	Dorothy Church	460 Duboce Ave	daisy@daisychurch.com
6	PIERRE L. PEGERON	415 BUCHANAN STREET	Pierre.Pegeron@dbi.com
7	MANVA DEVANEY	255 Steiner #304	info@manadevaney.com
8	Mary Howell	22 Clifford Terr.	maryhowell@gmail.com

9	JB Kirby	997 Steiner St.	_____
10	D Lawrence	567 Haight St	dlawrence@sfsu.edu
11	N. Rosati	567 Haight St	beatnick1927@yahoo.com
12	D. Smyth	530 Hichon St	DFASMYTH77@gmail.com
13	C. MARESCA	14 WALTER	CKMC@CRUST.NET
14	A. DONKER	14 WALTER	ANNE@CRUST.NET
15	M. MANLEY	332 STEINER	man640abroad@yahoo.com
16	J. Castillo	1735 Madison St	grajm215@gmail.com
17	Jimi Terrell	49 Fillmore St.	dracdawg90@yahoo.com
18	CARLOS COLUMBETTI	566 WALLER	colombetti@sfsu.edu
19	Cynthia Mortensen	566 Waller St	cndexterhavenc@yahoo.com
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	Name	Address	Email
1	Paul Walsh	78 Belcher	pauljasonwalsh@gmail.com
2	RADU RADUTA	775 14th St	radu@raduta.net@gmail.com
3	Nicole Lema	78 Belcher	niclema@aol.com
4	Deanna Jones	52 Potomac	darcelle77@gmail.com
5	Valerie Jones	52 Potomac	shellie424@gmail.com
6	Dana Briscoe	55 Laguna St	danawingfield@hotmail.com
7	Kevyn Ho	4148 18th St	kimmhoyegmail.com
8	AARON MULLAGH	511 Waller St	FICKLE@Amanet.com

BLUE BOTTLE COFFEE

CONDITIONAL USE APPLICATION

PROJECT DIRECTORY

OWNER
BLUE BOTTLE COFFEE CO.
300 WEBSTER STREET
OAKLAND, CA 94067
TEL: (718) 387-4160
CONTACT: ARION PAYLO
EMAIL: ARION@BLUEBOTTLECOFFEE.COM

ARCHITECT OF RECORD
BOHLIN CYWINSKI JACKSON
49 GEARY ST, SUITE 300
SAN FRANCISCO, CA 94108
TEL: (415) 989-2100
CONTACT: CHRIS ORSEGA
EMAIL: CORSEGA@BCJ.COM

LAND USE ATTORNEY
J. ABRAMS LAW, P.C.
ONE MARITIME PLAZA, SUITE 1900
SAN FRANCISCO, CA 94111
TEL: (415) 999-4402
CONTACT: JIM ABRAMS
EMAIL: JABRAMS@ABRAMSLAW.COM

PROJECT DATA

201 STEINER STREET
SAN FRANCISCO, CA 94117
BLOCK/LOT: 0861/007

BUILDING TYPE: NO CHANGE, NON-SPRINKLERED,
WOOD/STEEL FRAME

PLANNING: DISTRICT 6: BUENA VISTA

ZONING: RM-1 RESIDENTIAL- MIXED, LOW DENSITY

HEIGHT/BUILT DISTRICT: 40-X

YEAR BUILT: 1900

USE: RETAIL

BUILDING AREA: 14,910 SF

PARCEL AREA: 5,312.5 SF

NUMBER OF STORIES: 3

SEATING: 27 INTERIOR

BICYCLE CLASS 1: 0 SPOTS EXISTING
BICYCLE CLASS 2: 6 SPOTS EXISTING TO REMAIN

TENANT INFORMATION

PREVIOUS TENANT
BEAN THERE CAFE (1994-2015), 1387 GFA
201 STEINER STREET

NEW TENANT
BLUE BOTTLE COFFEE, 1387 GFA
201 STEINER STREET

GROSS FLOOR AREA CALCULATED PER PLANNING CODE
SECTION 102.

SCOPE OF WORK

THIS PROJECT IS TO ESTABLISH A BLUE BOTTLE
COFFEE RETAIL STORE AT 201 STEINER STREET.

CONDITIONAL USE AUTHORIZATION TO ESTABLISH A
FORMULA RETAIL LIMITED-RESTAURANT USE (D.B.A.
BLUE BOTTLE COFFEE) IN THE EXISTING 1,387 GSF
TENANT SPACE AT THE GROUND FLOOR (CORNER
TENANT SPACE) OF THE EXISTING THREE-STORY MIXED-
USE BUILDING. NO PARKLET OR ABC LICENSE.

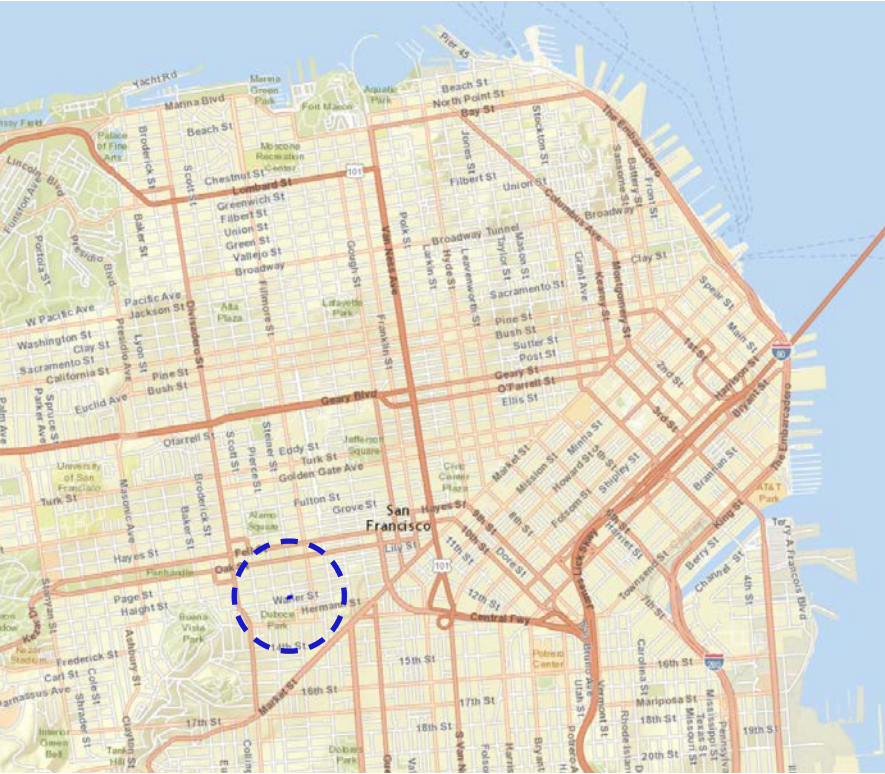
THE INTERIOR OF THE SPACE WILL BE REMODELED
WITH NEW CABINETS, FINISHES, AND EQUIPMENT
WITH ASSOCIATED ELECTRICAL AND MECHANICAL
UPGRADES. EXTERIOR OF THE GROUND FLOOR OF THE
BUILDING TO BE RE-PAINTED AND NEW FIXED LOWER
WINDOWS TO BE INSTALLED.

SIGNS UNDER SEPARATE PERMIT.

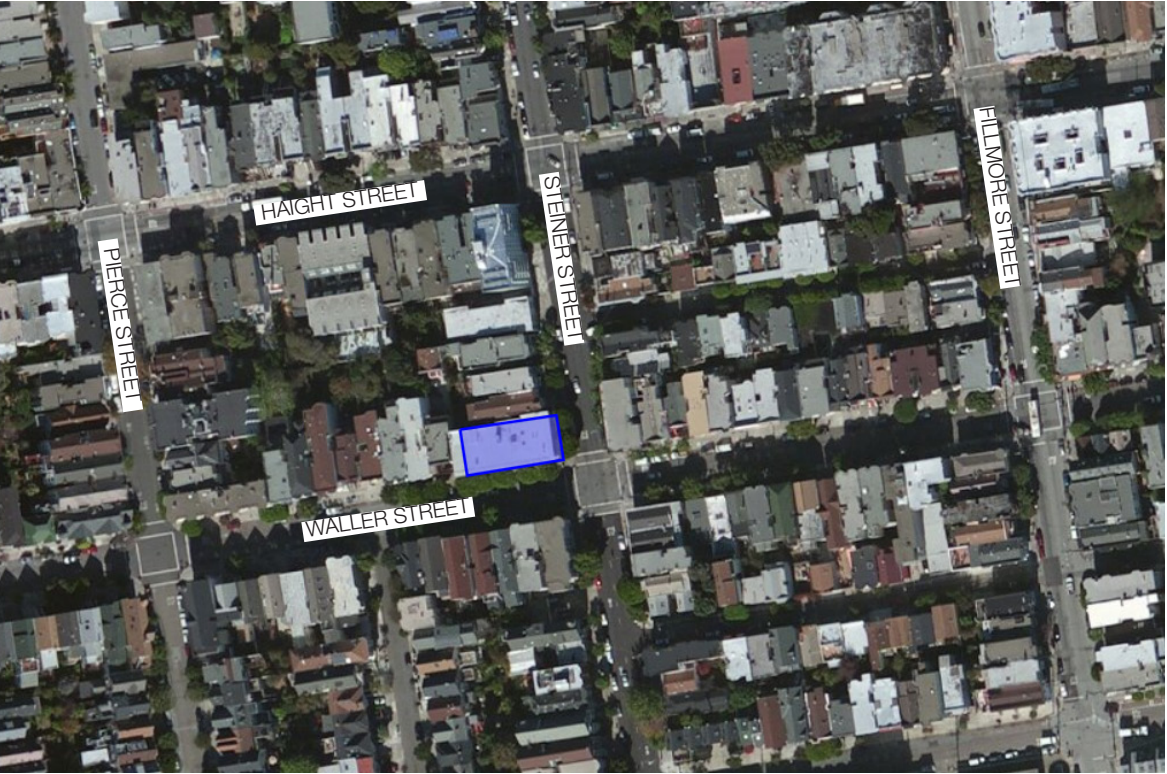
DRAWING INDEX

A0.0	COVER SHEET
A0.2	FORMULA RETAIL USES / CONCENTRATION PER 303.1(D)
A0.3	FORMULA RETAIL USES / CONCENTRATION PER 303.1(D)
A0.4	EATING & DRINKING USES CONCENTRATION PER 303(O)
A0.5	EATING & DRINKING USES CONCENTRATION PER 303(O)
A1.0	SITE PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	EXISTING FIRST FLOOR PLAN
A1.3	EXISTING SECOND FLOOR PLAN
A1.4	EXISTING THIRD FLOOR PLAN
A2.0	EXISTING EXTERIOR ELEVATIONS
A2.1	EXISTING EXTERIOR ELEVATIONS
A2.2	PROPOSED EXTERIOR ELEVATIONS
A2.3	PROPOSED EXTERIOR ELEVATIONS
A2.4	WINDOW DETAILS
A3.0	CONCEPTUAL RENDERINGS
A4.0	BUILDING PHOTOGRAPHS
A4.2	NEIGHBORHOOD PHOTOGRAPHS
A4.3	CURRENT INTERIOR PHOTOGRAPHS
A5.0	SANBORN MAP
A5.1	ASSESSOR'S MAP 0861

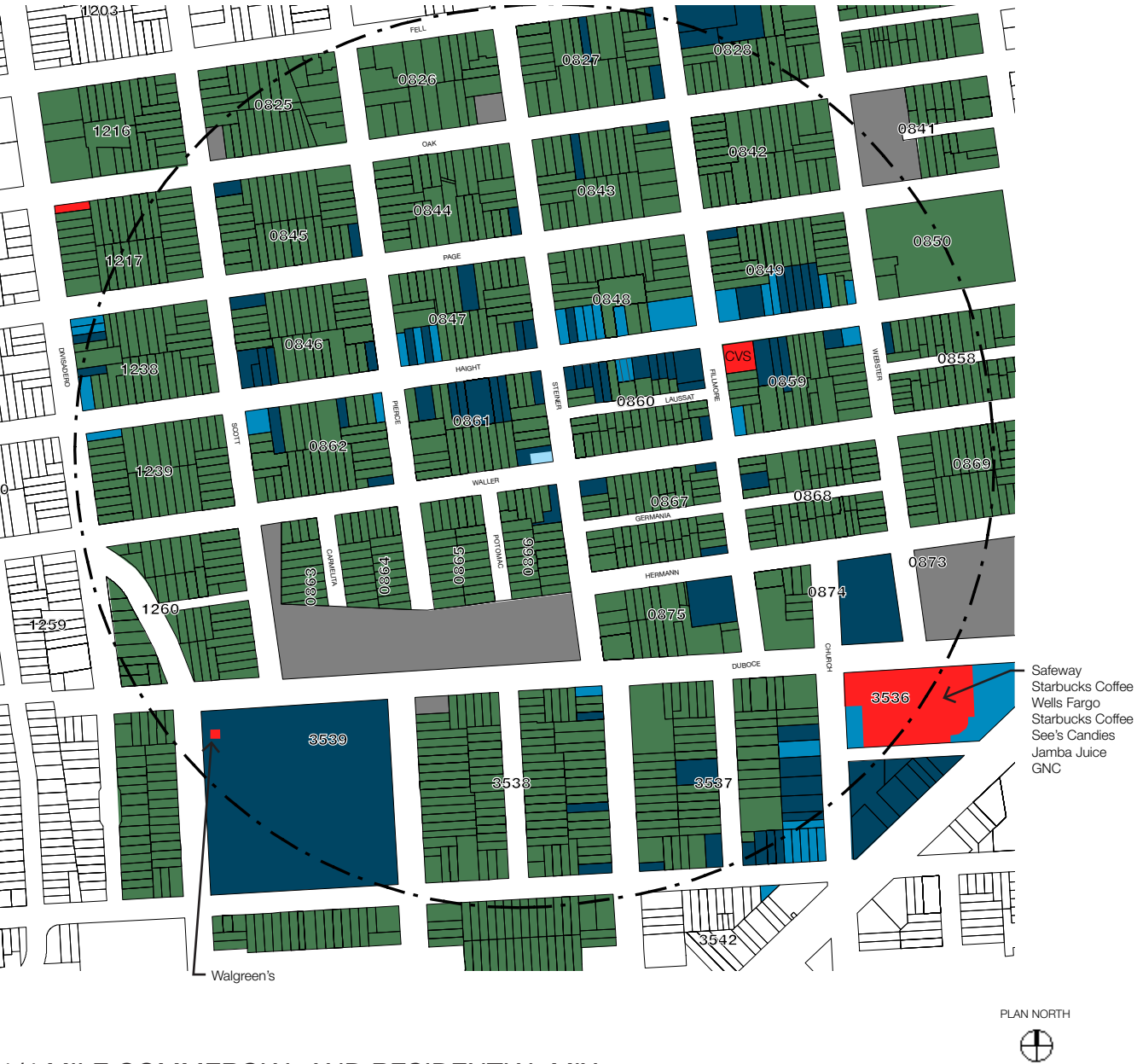
SITE MAP



VICINITY MAP



Tenant 	Blue Bottle Coffee 300 Webster St. Oakland, CA 94607 (510) 653-3394	Architect Bohlin Cywinski Jackson 49 Geary St, Suite 300 San Francisco, Ca 94108 (415) 989-2100	Address 201 Steiner Street San Francisco, California 94117	Submittal CU Application 08/17/2016 Revision 1 12/20/2016 Revision 2 03/08/2017 Revision 3 03/27/2017 Revision 4 04/03/2017	Sheet Cover A0.0



1/4 MILE COMMERCIAL AND RESIDENTIAL MIX

- Ground Floor Residential
- Ground Floor Commercial
- Eating and Drinking Use
- Proposed Blue Bottle Coffee
- Formula Retail

CONCENTRATION OF SIMILAR USES WITHIN 1/4 MILE:

LINEAR FRONTAGE OF EATING AND DRINKING USE VS ALL COMMERCIAL STOREFRONTS
2050.31' eating+drinking ÷ 6,949.57' total = 29.50% percent of frontage when 201 Steiner is Eating/Drinking

QUANTITY OF EATING AND DRINKING USE VS COMMERCIAL COMMERCIAL STOREFRONTS
52 storefronts ÷ 160 storefronts = 32.5% percent of storefronts when 201 Steiner is Eating/Drinking

CONCENTRATION OF FORMULA RETAIL WITHIN 1/4 MILE:

LINEAR FRONTAGE OF FORMULA RETAIL VS ALL COMMERCIAL STOREFRONTS
725.45' formula retail ÷ 6,949.57' total = 10.44% percent of frontage when 201 Steiner is vacant
790.7' formula retail ÷ 6,949.57' total = 11.37% percent of frontage when 201 Steiner is Formula Retail
*Walgreen's Pharmacy is located inside California Pacific Medical Center Hospital and is not included in linear store frontage

QUANTITY OF FORMULA RETAIL VS COMMERCIAL STOREFRONTS
9 formula retail ÷ 160 storefronts = 5.29% percent of storefronts when 201 Steiner is vacant
10 formula retail ÷ 160 storefronts = 6.25% percent of storefronts when 201 Steiner is Formula Retail

VACANCY WITHIN 1/4 MILE:

QUANTITY OF VACANT STOREFRONTS VS ALL STOREFRONTS
14 vacancies ÷ 160 storefronts = 8.75% percent of storefronts

DAILY NEEDS SERVING RETAIL WITHIN 1/4 MILE:

QUANTITY OF DAILY NEEDS-SERVING STOREFRONTS VS ALL STOREFRONTS
68 daily needs businesses ÷ 160 storefronts = 42.5% percent of storefronts

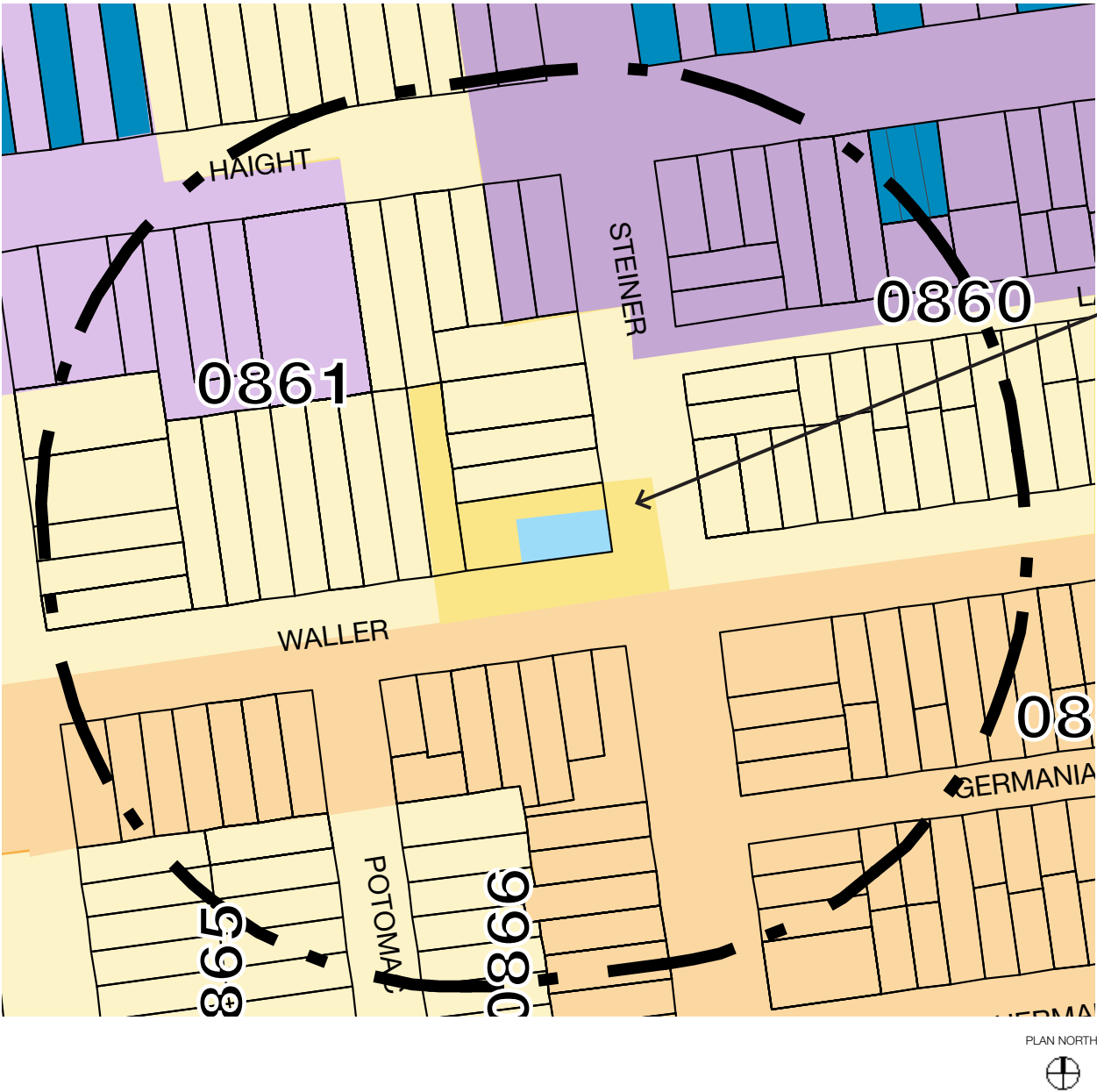
Commercial Use. A land use with the sole or chief emphasis on making financial gain, including but not limited to Agricultural Uses, Industrial Uses, Sales and Service Uses, Retail Entertainment Uses, and Auto Uses.

Formula Retail. Formula Retail shall have the meaning set forth in Section 303.1 of the Planning Code.

Daily Needs Serving Retail. The existing mix of Citywide-serving retail uses and daily needs serving retail uses within the appropriate vicinity of the proposed location. Neighborhood Commercial Districts are intended to serve the daily needs of the neighborhood residents. As such, daily needs service retailers are those that provide goods and services that residents want within walking distance of their residence or workplace.

Limited Restaurant (Sec. 790.90,) Other Retail, Sales, and Services (Sec. 790.102) including General Grocery, Specialty Grocery, Pharmaceutical drugs and personal toiletries, Self-service Laundromats and dry cleaning, Household goods and services, Variety merchandise, pet supply stores and pet grooming services, Books, music, sporting goods, Personal services (Sec 790.116,) Limited Financial Service (790.110,) Specific Trade Shops (Sec 790.124.)

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LEGEND

	RH-1 Residential, House Character District	One Unit Per Lot
	RH-3 Residential, House Character District	Three Units Per Lot
	RM-1 Residential, Mixed	Low Density (1 Unit per 800sf)
	RTO Residential Transit Oriented	
	NC-1 Neighborhood Commercial District	Neighborhood Cluster (1 Commercial Story)
	NC-2 Neighborhood Commercial District	Small Scale (2 Commercial Stories)
	Eating and Drinking Use	
	Proposed Blue Bottle Coffee	

CONCENTRATION OF SIMILAR USES WITHIN 300 FEET:

QUANTITY OF EATING AND DRINKING USE VS TOTAL COMMERCIAL PARCELS
3 ÷ 25 = 12% when 201 Steiner is Eating+Drinking (see sheet A.06 for map)

LINEAR FEET OF EATING AND DRINKING USE VS TOTAL COMMERCIAL PARCELS
115.10' of Eating+Drinking ÷ 871.40' of commercial frontage = 13.21% when 201 Steiner is Eating+Drinking

CONCENTRATION OF SIMILAR USES WITHIN RM-1 ZONING DISTRICT:

Zoning area RM-1 only includes two parcels; no other RM-1 in 300 foot radius

QUANTITY OF EATING AND DRINKING USE VS TOTAL COMMERCIAL ESTABLISHMENTS
1 ÷ 4 = 25% when 201 Steiner is Eating+Drinking

LINEAR FEET OF EATING AND DRINKING USE VS TOTAL COMMERCIAL ESTABLISHMENTS
65.3' Eating+Drinking ÷ 120.3' of commercial frontage = 54.28% when 201 Steiner is Eating+Drinking

Type	RM-1 District Frontage Total (linear feet)	RM-1 District Concentration	One Qtr Mile Vicinity: Frontage Total (linear feet)	One Qtr Mile Vicinity: % Concentration	One Qtr Mile Vicinity: Quantity of Businesses
Bar	0	0.00%	469.39	6.83%	11
Entertainment	0	0.00%	305.438	1.86%	3
Financial Service	0	0.00%	75	1.24%	2
Retail	19.00	15.79%	2242.68	27.33%	44
Limited-Restaurant	65.30	54.28%	799.76	13.66%	22
Restaurant	0	0.00%	781.163	11.80%	19
Medical Service	0	0.00%	245.5	2.48%	4
Personal Service	36.00	29.93%	945.799	21.12%	34
Professional Service	0	0.00%	716	4.97%	8
Vacant	0	0.00%	368.84	8.70%	14
Total:	120.3	100.00%	6949.57	100.00%	161

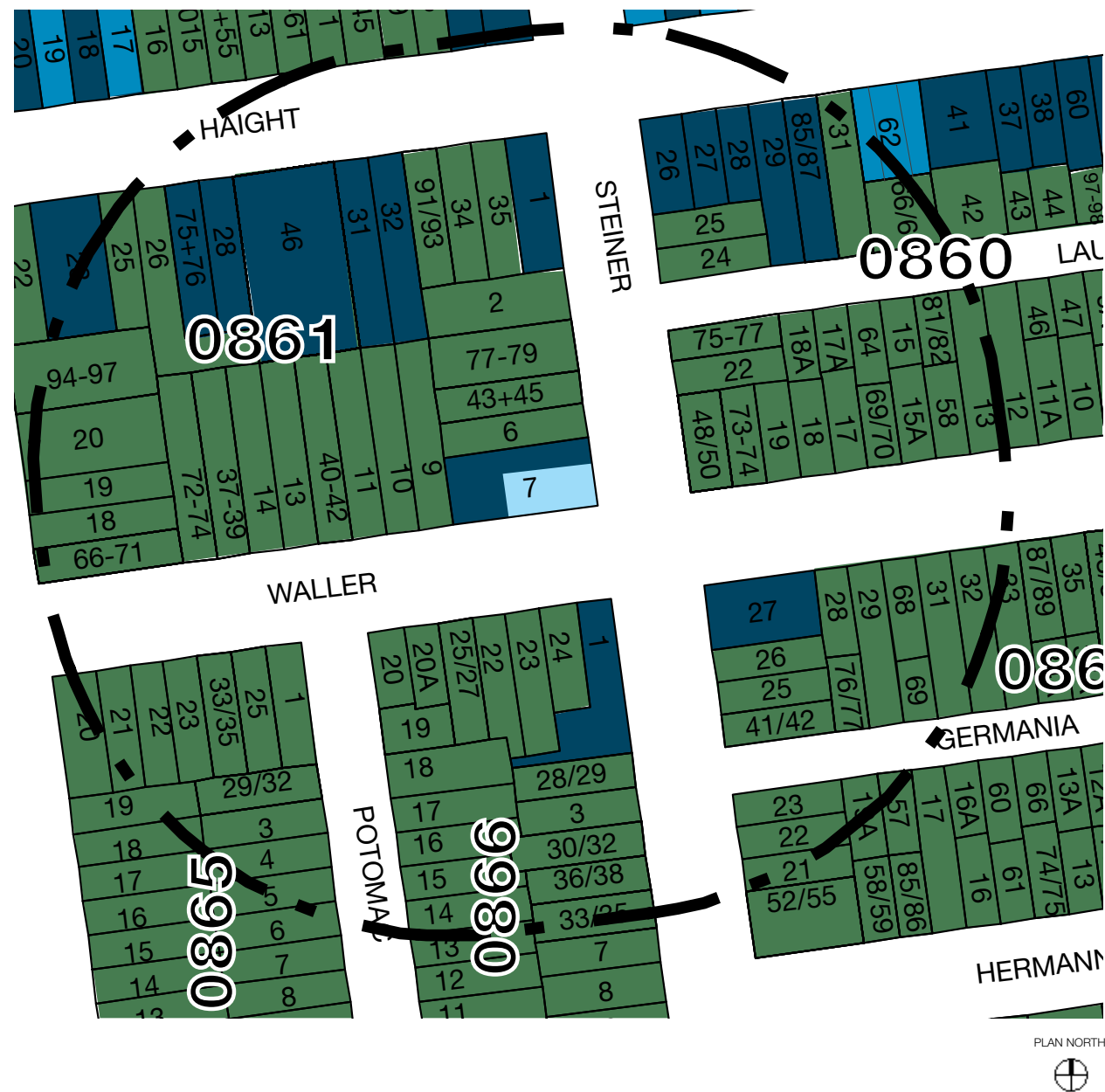
including 201 Steiner as limited restaurant

Existing businesses in RM-1 are Wiggle Bicycle Repair, MX3 Fitness, and Q-Spa.

RM-1 Districts: Low Density. These Districts contain a mixture of the dwelling types found in RH Districts, but in addition have a significant number of apartment buildings that broaden the range of unit sizes and the variety of structures. A pattern of 25-foot to 35-foot building widths is retained, however, and structures rarely exceed 40 feet in height. The overall density of units remains low, buildings are moderately scaled and segmented, and units or groups of units have separate entrances. Outdoor space tends to be available at ground and upper levels regardless of the age and form of structures. Shopping facilities and transit lines may be found within a short distance of these districts. Nonresidential uses are often present to provide for the needs of residents.

303.1(o) Eating and Drinking Uses. With regard to a Conditional Use authorization application for a Restaurant, Limited-Restaurant and Bar uses the Planning Commission shall consider, in addition to the criteria set forth in Subsection (c) above, the existing concentration of eating and drinking uses in the area. 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. For the purposes of this Section of the Code, the immediate area shall be defined as all properties located within 300' of the subject property and also located within the same zoning district.

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300 FOOT COMMERCIAL & RESIDENTIAL MIX

- Ground Floor Residential Use
- Ground Floor Commercial Use
- Eating and Drinking Use
- Proposed Blue Bottle Coffee

CONCENTRATION OF COMMERCIAL USE

QUANTITY OF GROUND FLOOR COMMERCIAL USE IN 300' RADIUS

25 ground floor commercial (including vacant)

LINEAR FEET OF GROUND FLOOR COMMERCIAL USE VS GROUND FLOOR RESIDENTIAL IN 300' RADIUS

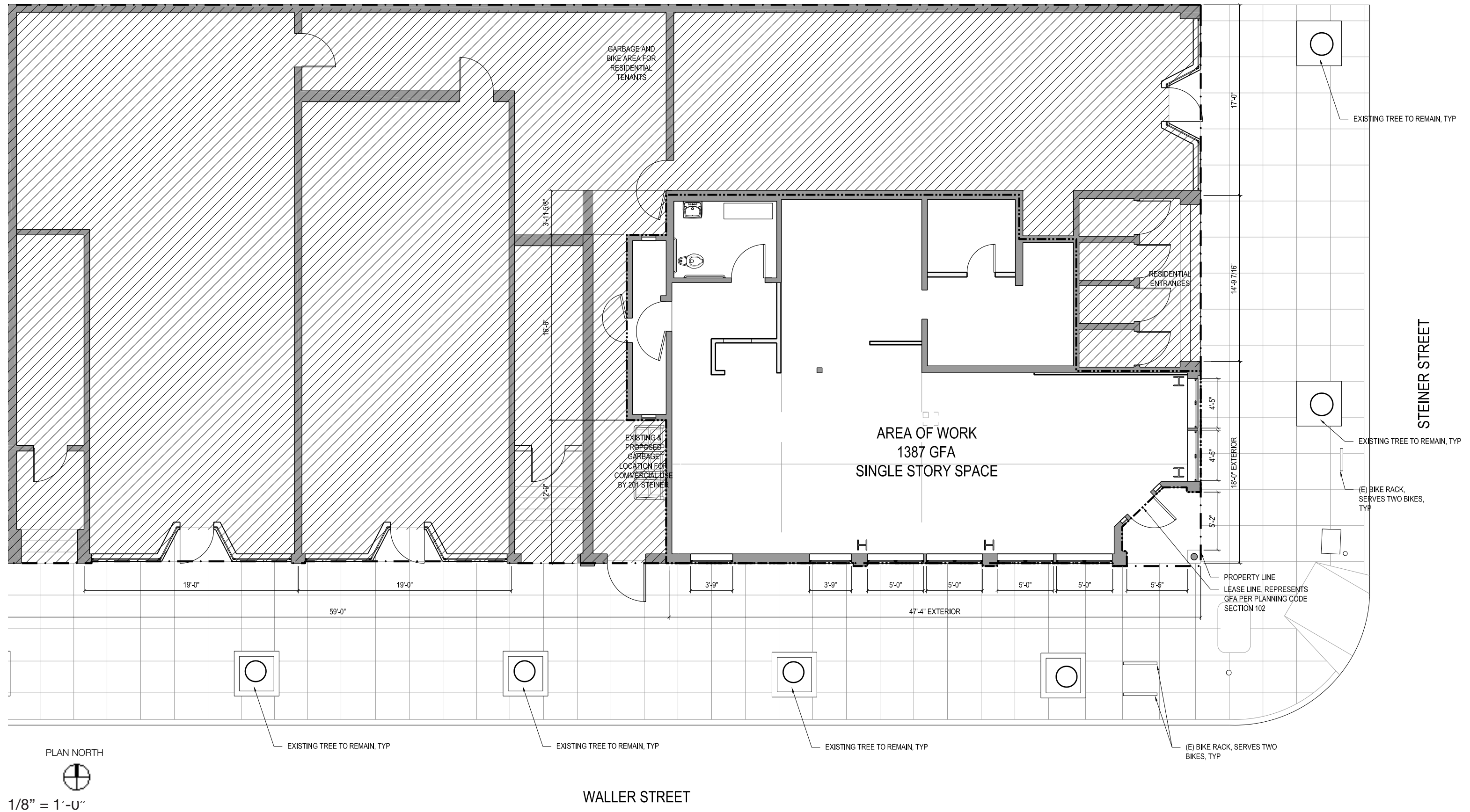
871.40 linear feet of commercial frontage ÷ 4334.55 linear feet of total frontage = 20.1%

Residential Use. A Use Category consisting of uses that provide housing for San Francisco residents, rather than visitors, including Dwelling Units, Group Housing, Residential Hotels, and Senior Housing, and for the purposes of Article 4 only any residential components of Institutional Uses. Single Room Occupancy and Student Housing designations are consider characteristics of certain Residential Uses.

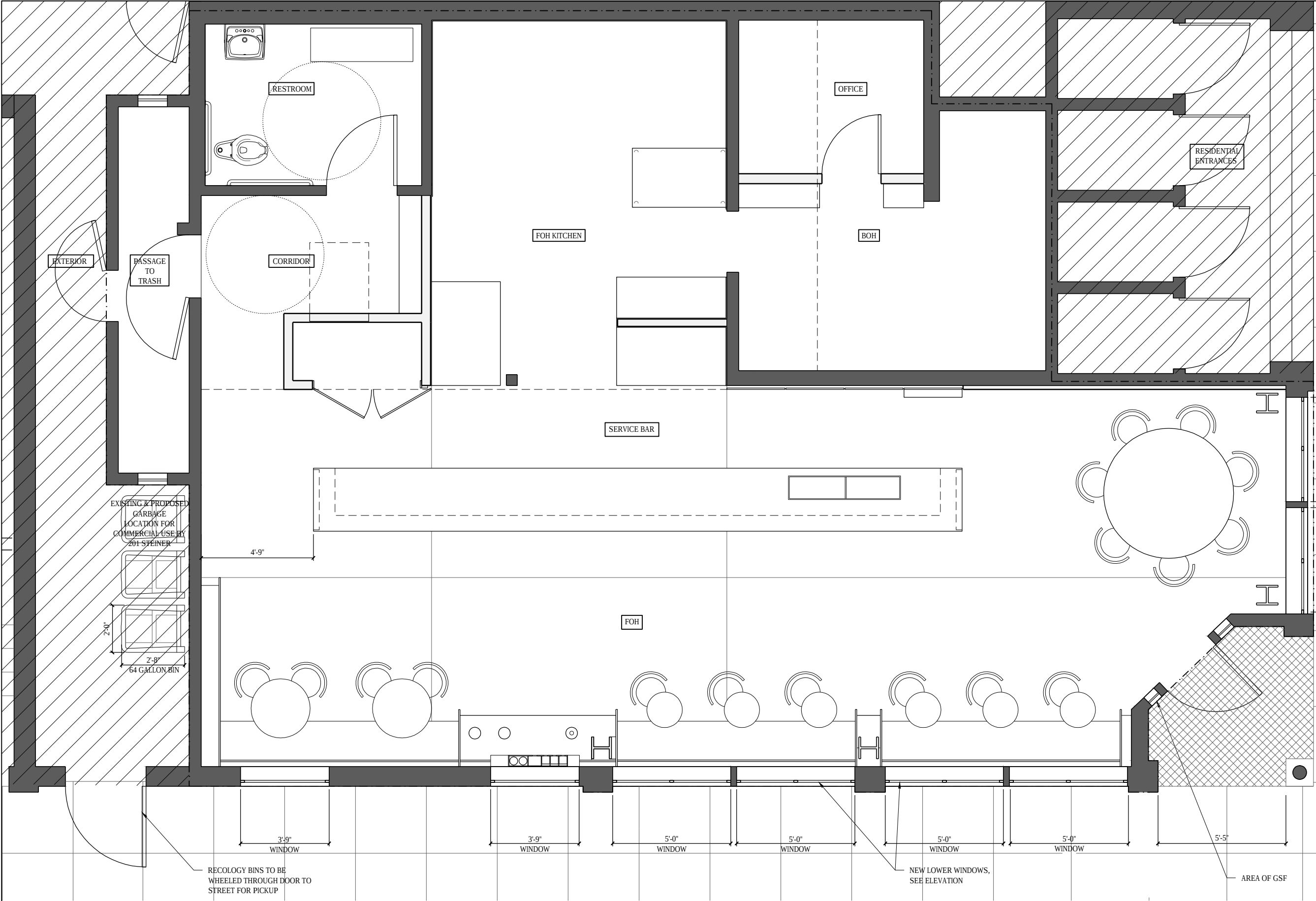
Commercial Use. A land use with the sole or chief emphasis on making financial gain, including but not limited to Agricultural Uses, Industrial Uses, Sales and Service Uses, Retail Entertainment Uses, and Auto Uses.

Eating and Drinking Use. A grouping of Retail Sales and Service Uses that provide food and/or beverages for either on- or off-site food consumption including Bars, Restaurants, Limited-Restaurants, and Take-out Food. Eating and Drinking Uses are subject to the conditions in Section 202.2(a).

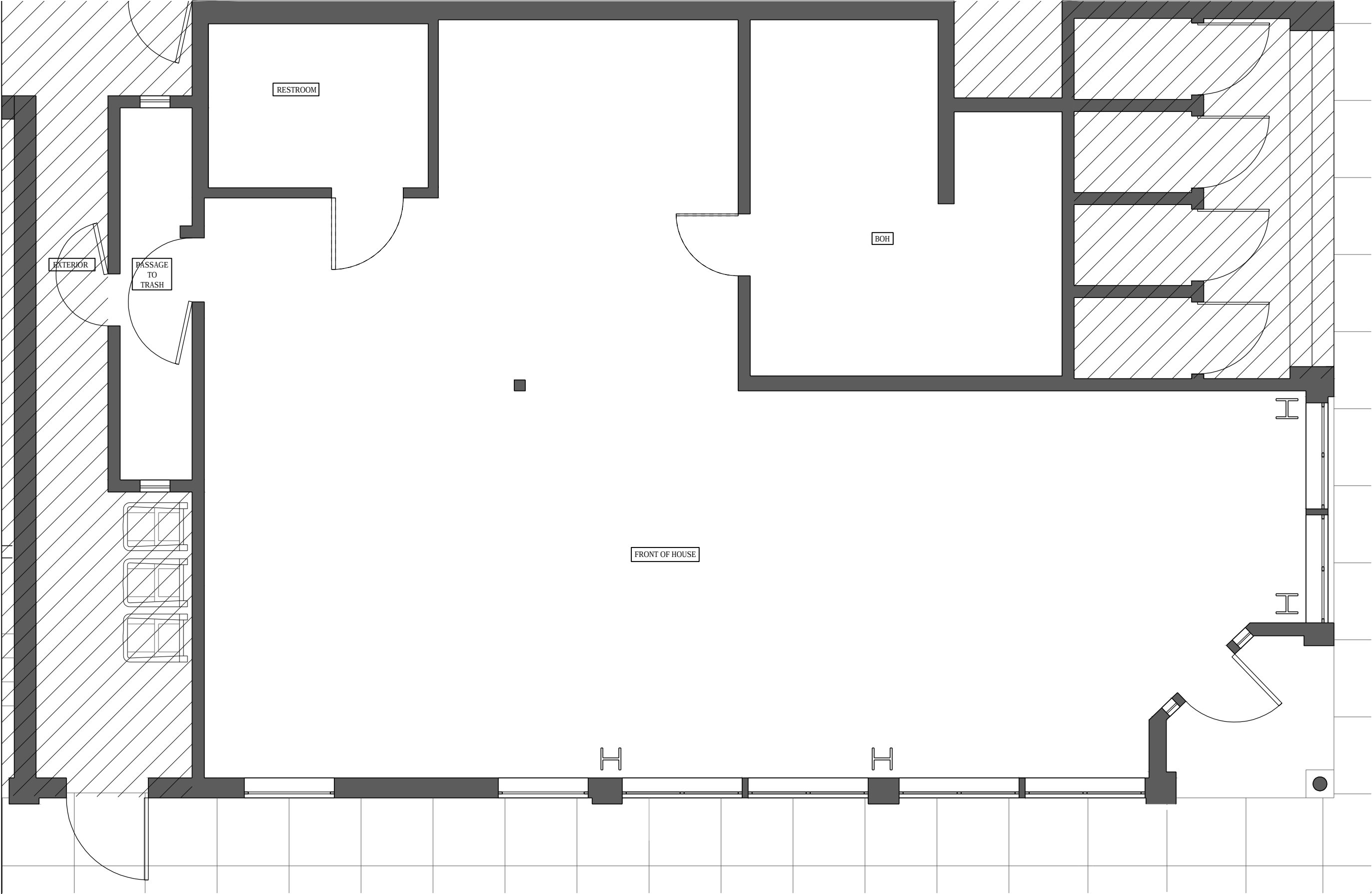
Tenant  Blue Bottle Coffee 300 Webster St. Oakland, CA 94607 (510) 653-3394	Architect Bohlin Cywinski Jackson 49 Geary St, Suite 300 San Francisco, Ca 94108 (415) 989-2100	Address 201 Steiner Street San Francisco, California 94117	Submittal CU Application 08/17/2016 Revision 1 12/20/2016 Revision 2 03/08/2017 Revision 3 03/27/2017 Revision 4 04/03/2017	Sheet Eating & Drinking Uses per 303(o) A0.5
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GENERAL NOTES	
The furniture layout provides for 27 interior seats.	
INTERIOR SQUARE FOOTAGE CALCULATIONS	
Customer Area	583 sf
Service Bar	196 sf
Back of House	382 sf
Restroom	63 sf
Gross Floor Area	1387 sf

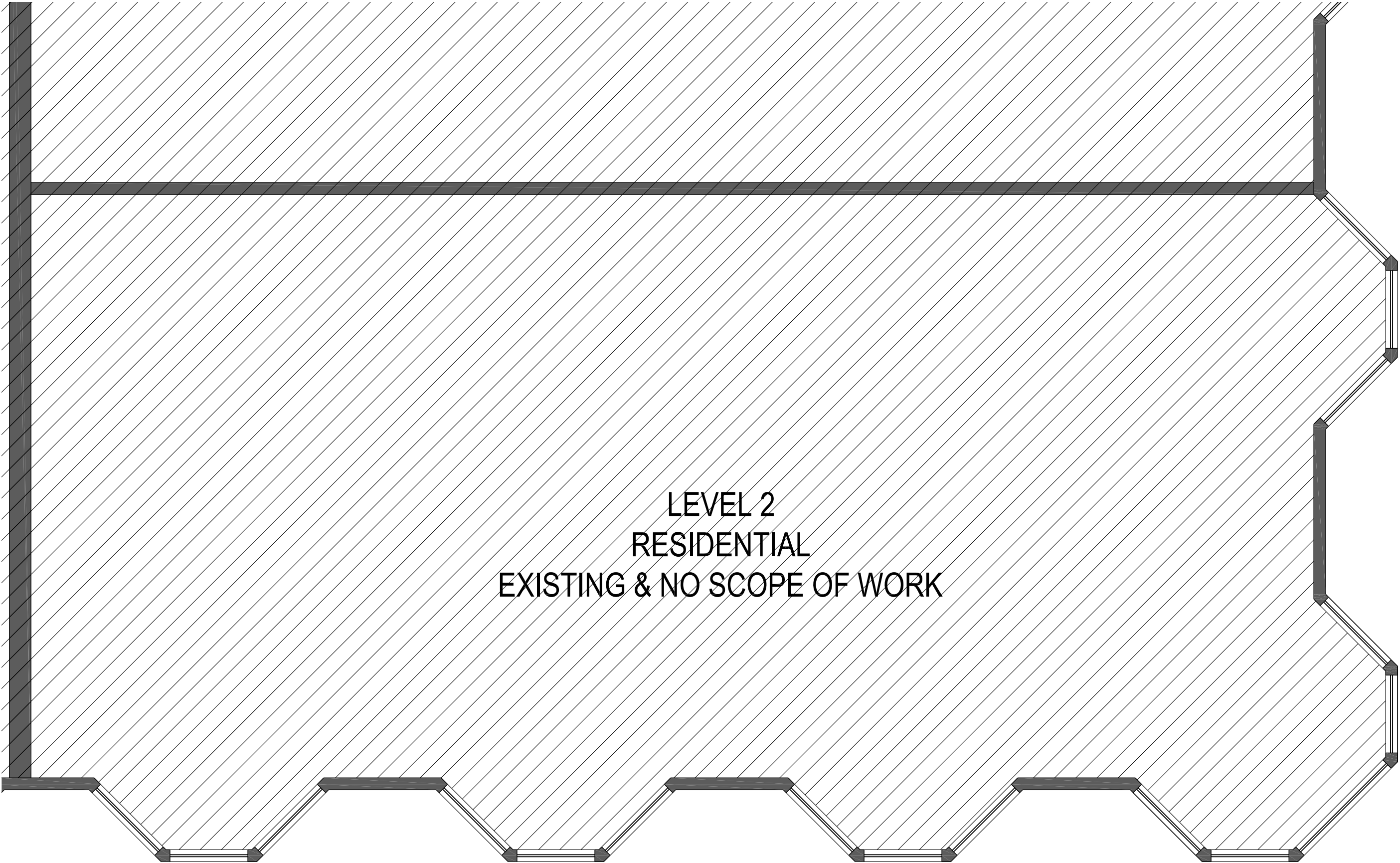


1/4" = 1'-0"

PLAN NORTH



Tenant  Blue Bottle Coffee 300 Webster St. Oakland, CA 94607 (510) 653-3394	Architect Bohlin Cywinski Jackson 49 Geary St, Suite 300 San Francisco, Ca 94108 (415) 989-2100	Address 201 Steiner Street San Francisco, California 94117	Submittal CU Application 08/17/2016 Revision 1 12/20/2016 Revision 2 03/08/2017 Revision 3 03/27/2017 Revision 4 04/03/2017	Sheet Existing First Floor Plan A1.2
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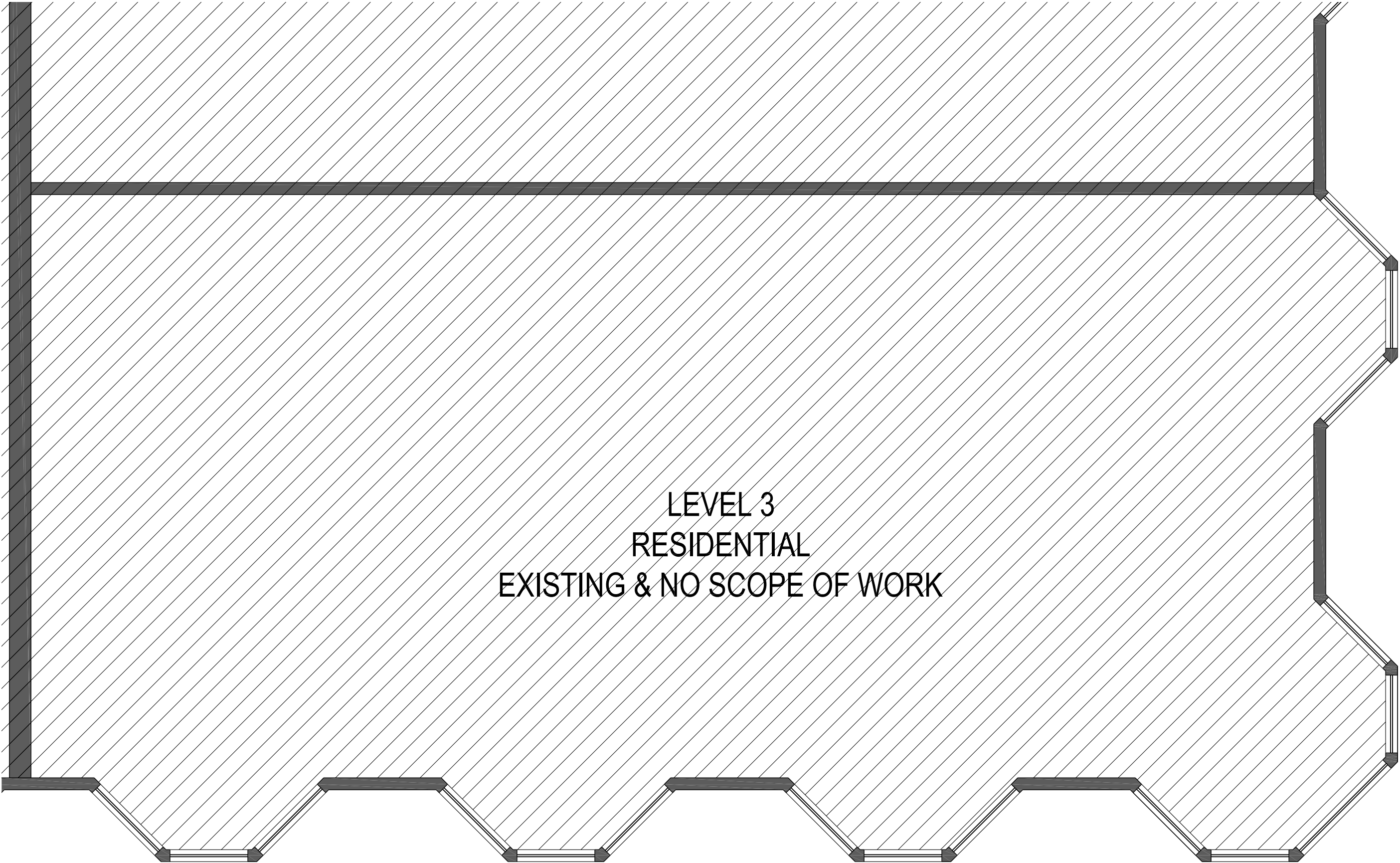


1/4" = 1'-0"

PLAN NORTH



Tenant  Blue Bottle Coffee 300 Webster St. Oakland, CA 94607 (510) 653-3394	Architect Bohlin Cywinski Jackson 49 Geary St, Suite 300 San Francisco, Ca 94108 (415) 989-2100	Address 201 Steiner Street San Francisco, California 94117	Submittal CU Application Revision 1 Revision 2 Revision 3 Revision 4 08/17/2016 12/20/2016 03/08/2017 03/27/2017 04/03/2017	Sheet Existing Second Floor Plan A1.3
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LEVEL 3
RESIDENTIAL
EXISTING & NO SCOPE OF WORK

1/4" = 1'-0"

PLAN NORTH



Tenant  Blue Bottle Coffee 300 Webster St. Oakland, CA 94607 (510) 653-3394	Architect Bohlin Cywinski Jackson 49 Geary St, Suite 300 San Francisco, Ca 94108 (415) 989-2100	Address 201 Steiner Street San Francisco, California 94117	Submittal CU Application Revision 1 Revision 2 Revision 3 Revision 4 08/17/2016 12/20/2016 03/08/2017 03/27/2017 04/03/2017	Sheet Existing Third Floor Plan A1.4
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EXISTING EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

EXISTING UPPER WINDOWS ARE METAL AWNING
EXISTING LOWER WINDOWS ARE METAL SLIDING
NON-UNIFORMLY PAINTED PLASTER
WITH ASHLAR STONE PATTERN





PROPOSED EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

Tenant



Blue Bottle Coffee

300 Webster St.
Oakland, CA 94607
(510) 653-3394

Architect

Bohlin Cywinski Jackson

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Address

201 Steiner Street
San Francisco, California 94117

Submittal

CU Application
Revision 1
Revision 2
Revision 3
Revision 4

08/17/2016
12/20/2016
03/08/2017
03/27/2017
04/03/2017

Sheet

Proposed
Exterior
Elevations
A2.2



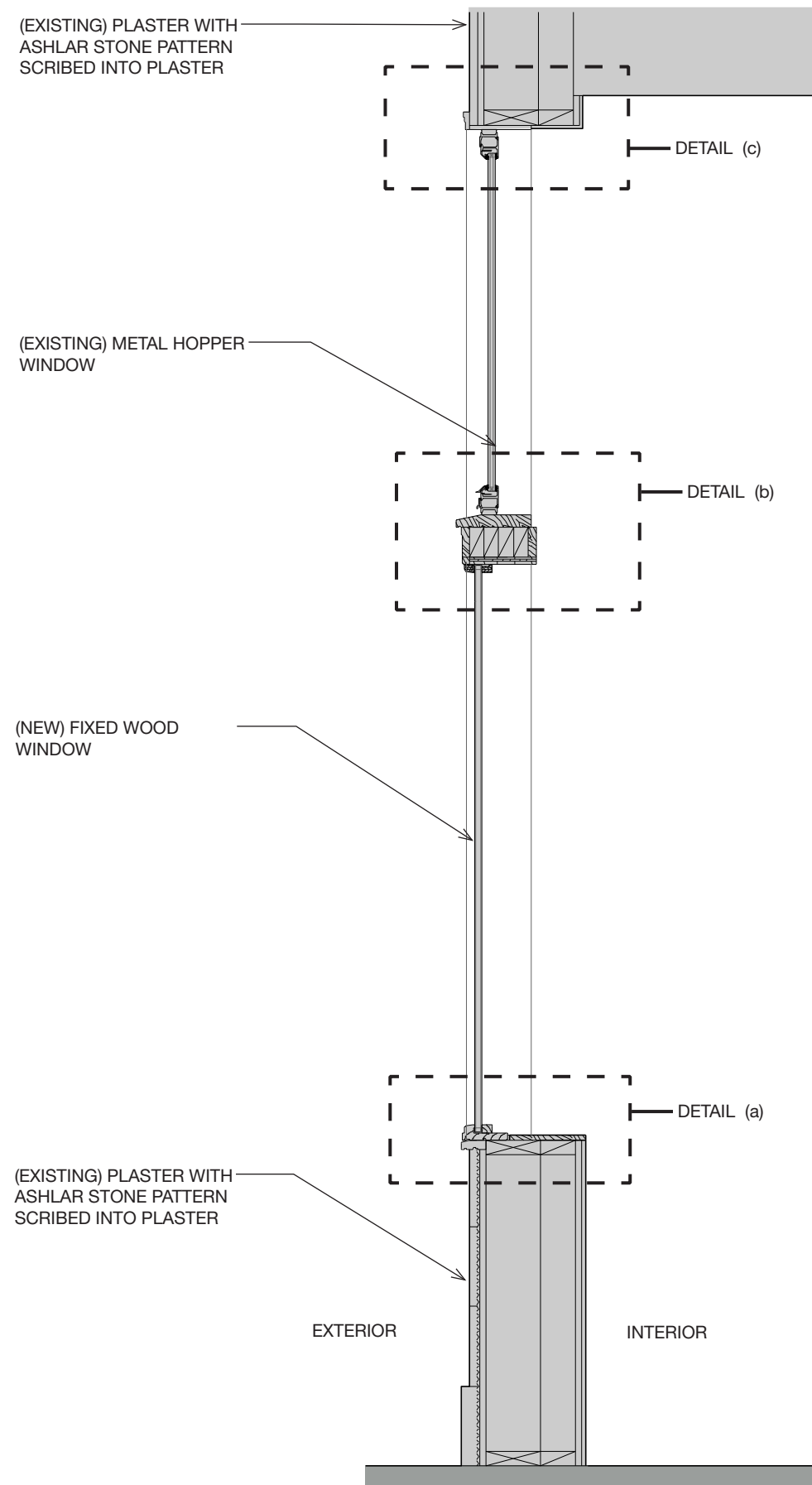
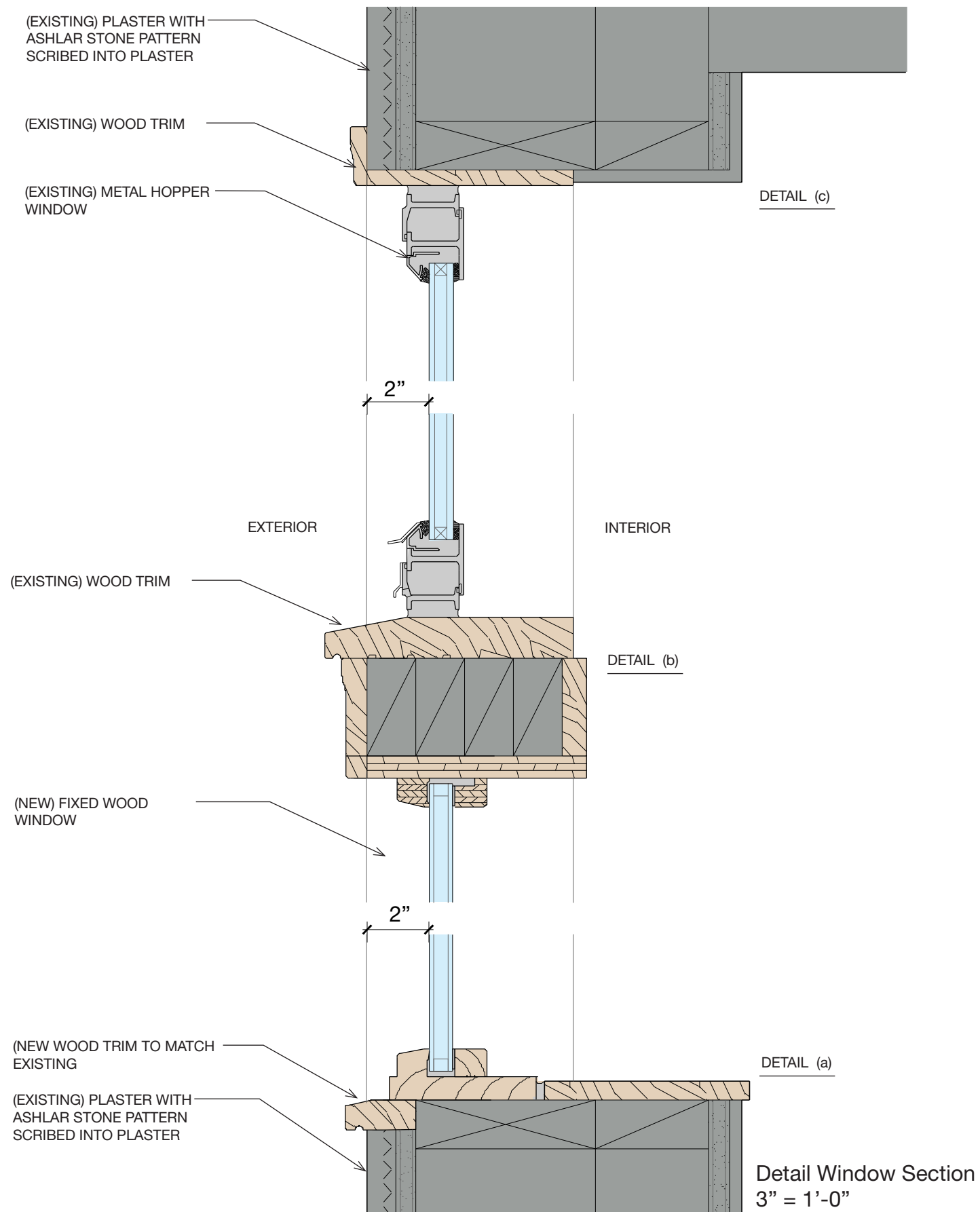
EXISTING EXTERIOR ELEVATION -EAST
 1/4" = 1'-0"

Tenant  Blue Bottle Coffee 300 Webster St. Oakland, CA 94607 (510) 653-3394	Architect Bohlin Cywinski Jackson 49 Geary St, Suite 300 San Francisco, Ca 94108 (415) 989-2100	Address 201 Steiner Street San Francisco, California 94117	Submittal CU Application 08/17/2016 12/20/2016 03/08/2017 03/27/2017 04/03/2017	Sheet Existing Exterior Elevations A2.1
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PROPOSED EXTERIOR ELEVATION - EAST
 1/4" = 1'-0"

Tenant  Blue Bottle Coffee 300 Webster St. Oakland, CA 94607 (510) 653-3394	Architect Bohlin Cywinski Jackson 49 Geary St, Suite 300 San Francisco, Ca 94108 (415) 989-2100	Address 201 Steiner Street San Francisco, California 94117	Submittal CU Application 08/17/2016 Revision 1 12/20/2016 Revision 2 03/08/2017 Revision 3 03/27/2017 Revision 4 04/03/2017	Sheet Proposed Exterior Elevations A2.3
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Tenant



Blue Bottle Coffee

300 Webster St.
Oakland, CA 94607
(510) 653-3394

Architect

Bohlin Cywinski Jackson

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San Francisco, Ca 94108
(415) 989-2100

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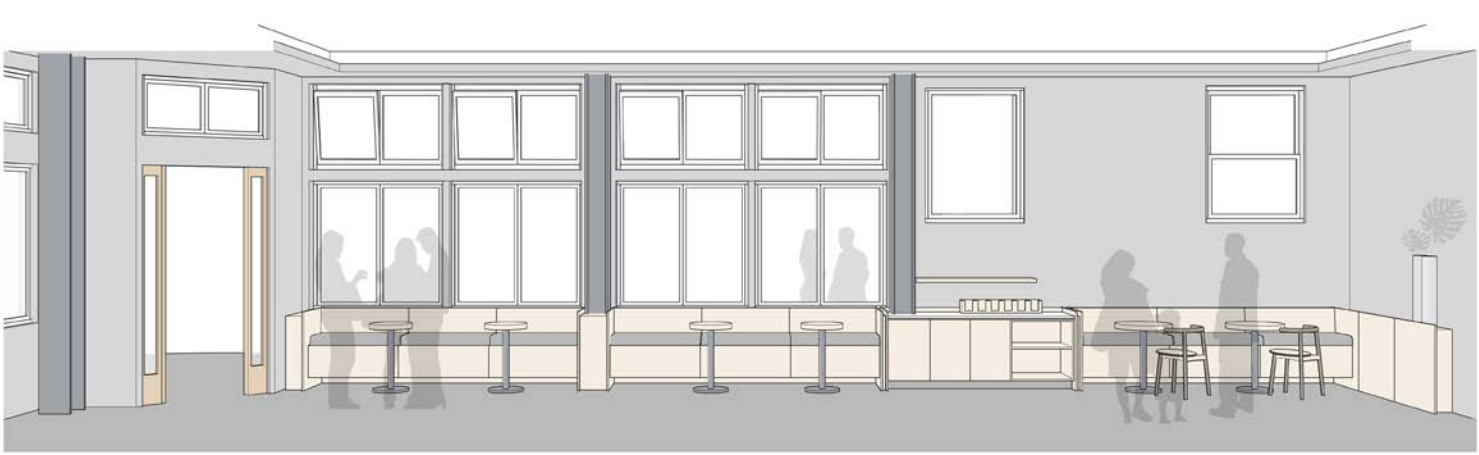
Sheet

Window Details

A2.4



CONCEPTUAL RENDERING OF COFFEE BAR



CONCEPTUAL RENDERING OF SEATING AREA



CONCEPTUAL RENDERING FROM ENTRANCE

Tenant  Blue Bottle Coffee 300 Webster St. Oakland, CA 94607 (510) 653-3394	Architect Bohlin Cywinski Jackson 49 Geary St, Suite 300 San Francisco, Ca 94108 (415) 989-2100	Address 201 Steiner Street San Francisco, California 94117	Submittal CU Application Revision 1 Revision 2 Revision 3 Revision 4 08/17/2016 12/20/2016 03/08/2017 03/27/2017 04/03/2017	Sheet Conceptual Renderings A3.0
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SERVICE ENTRY



WALLER STREET FACADE



MAIN ENTRANCE



WALLER STREET SIDEWALK & TREES



WALLER STREET SIDEWALK



WALLER / STEINER CORNER



SOUTHWEST CORNER OF WALLER / STEINER



TYPICAL RESIDENTIAL BUILDINGS



TYPICAL RESIDENTIAL BUILDINGS



SIDEWALK PLANTINGS



TYPICAL STREET



CORNER



INTERIOR VIEW OF STEINER WINDOWS



CURRENT INTERIOR SPACE - LOOKING TOWARDS ENTRY



CURRENT INTERIOR SPACE - WINDOW TO EXTERIOR



VIEW FROM WINDOWS TOWARDS RESTROOM

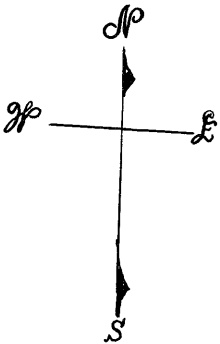


CURRENT INTERIOR SPACE - FROM ENTRY

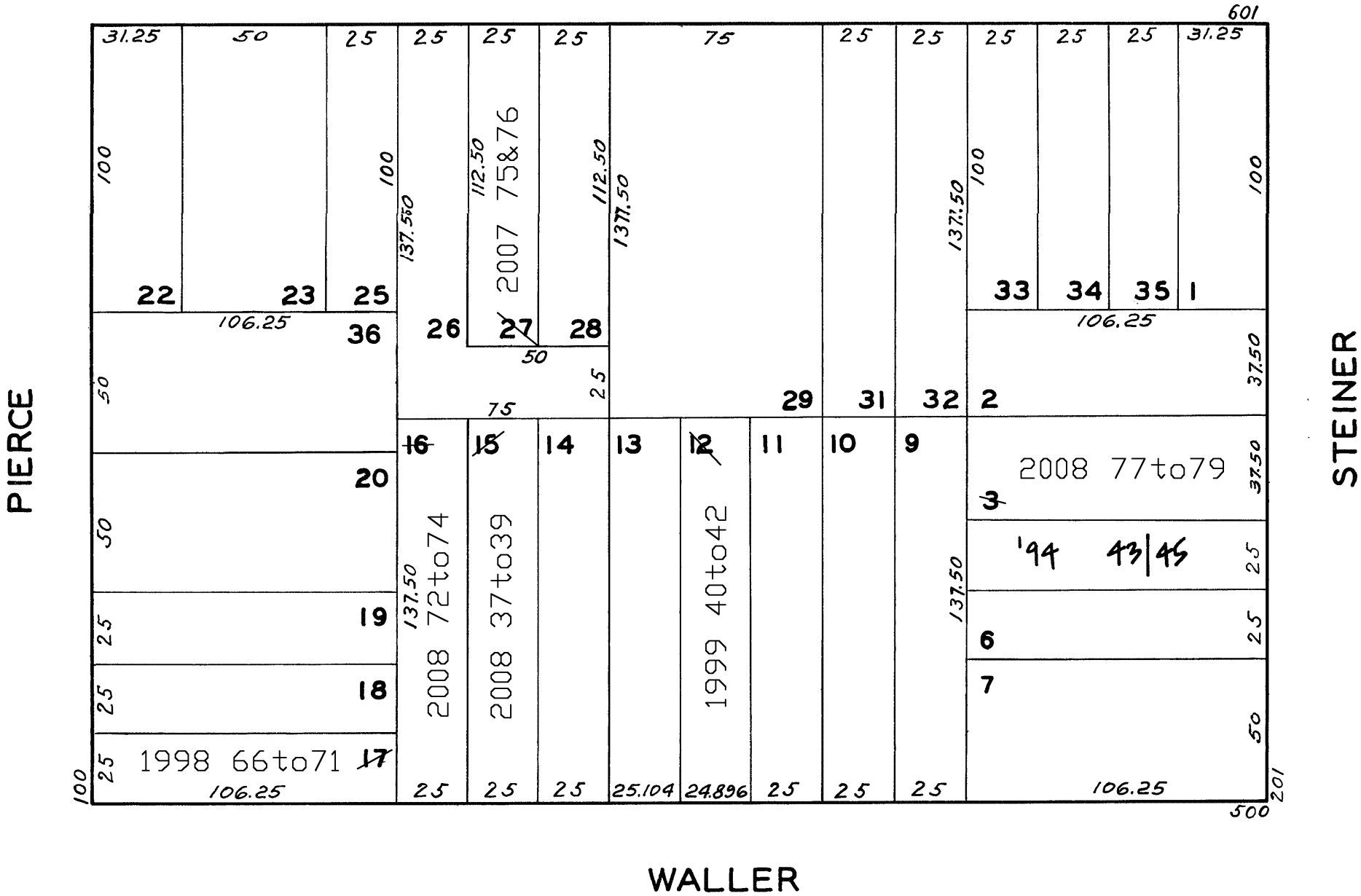


EXISTING RESTROOM

W A BLK. 375



REVISED 1970
" '94
Revised 1998
Revised 1999
Revised 2007
Revised 2008
Revised 2008



BLUE BOTTLE COFFEE

Sign Permit Application

PROJECT DIRECTORY

OWNER
BLUE BOTTLE COFFEE CO.
300 WEBSTER STREET
OAKLAND, CA 94067
TEL: (718) 387-4160
CONTACT: ARION PAYLO
EMAIL: ARION@BLUEBOTTLECOFFEE.COM

ARCHITECT OF RECORD
BOHLIN CYWINSKI JACKSON
49 GEARY ST, SUITE 300
SAN FRANCISCO, CA 94108
TEL: (415) 989-2100
CONTACT: CHRIS ORSEGA
EMAIL: CORSEGA@BCJ.COM

LAND USE ATTORNEY
J. ABRAMS LAW, P.C.
ONE MARITIME PLAZA, SUITE 1900
SAN FRANCISCO, CA 94111
TEL: (415) 999-4402
CONTACT: JIM ABRAMS
EMAIL: JABRAMS@ABRAMSLAW.COM

PROJECT DATA

201 STEINER STREET
SAN FRANCISCO, CA 94117
BLOCK/LOT: 0861/007

BUILDING TYPE: NO CHANGE, NON-SPRINKLERED,
WOOD/STEEL FRAME

PLANNING: DISTRICT 6: BUENA VISTA

ZONING: RM-1 RESIDENTIAL- MIXED, LOW DENSITY

HEIGHT/BUILT DISTRICT: 40-X

YEAR BUILT: 1900

USE: RETAIL

BUILDING AREA: 14,910 SF

PARCEL AREA: 5,312.5 SF

NUMBER OF STORIES: 3

SEATING: 27 INTERIOR

BICYCLE CLASS 1: 0 SPOTS EXISTING
BICYCLE CLASS 2: 6 SPOTS EXISTING TO REMAIN

TENANT INFORMATION

PREVIOUS TENANT
BEAN THERE CAFE (1994-2015), 1387 GFA
201 STEINER STREET

NEW TENANT
BLUE BOTTLE COFFEE, 1387 GFA
201 STEINER STREET

GROSS FLOOR AREA CALCULATED PER PLANNING CODE
SECTION 102.

SCOPE OF WORK

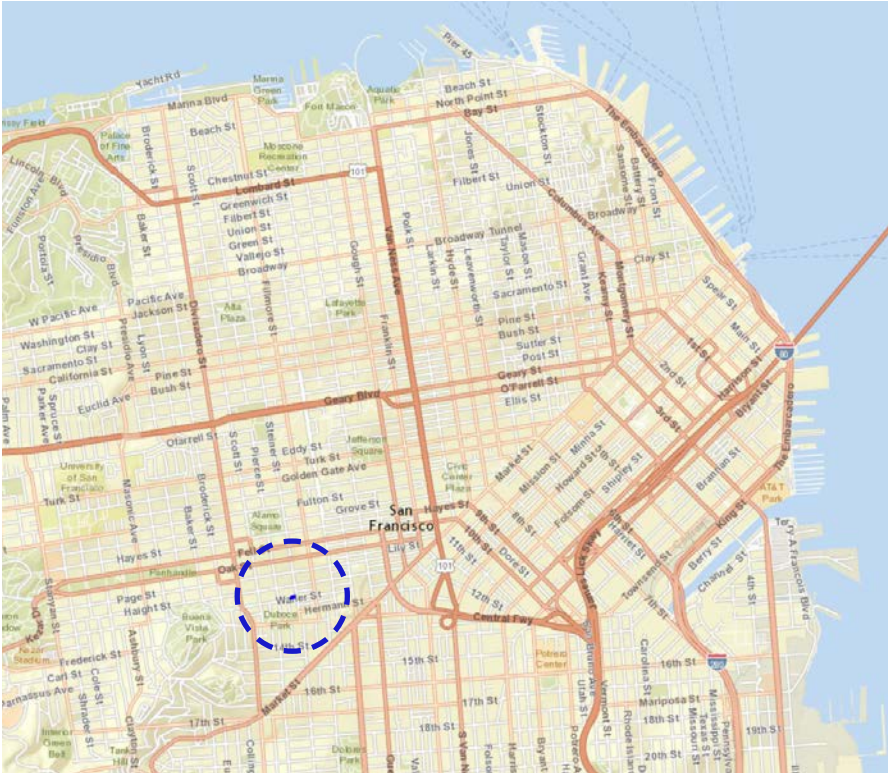
THIS SCOPE INCLUDES THE INSTALLATION OF NON-ILLUMINATED SIGNS THAT IDENTIFY THE TENANT'S BUSINESS.

THE DOCUMENTS DESCRIBE ONE IDENTIFYING SIGN FOR EACH STREET FRONTAGE ADJACENT TO THE TENANT SPACE. THE TWO STREETS ARE WALLER STREET AND STEINER STREET. THERE TWO SIGNS IN TOTAL. ONE SIGN IS FACES WALLER STREET, AND ONE SIGN FACES STEINER STREET.

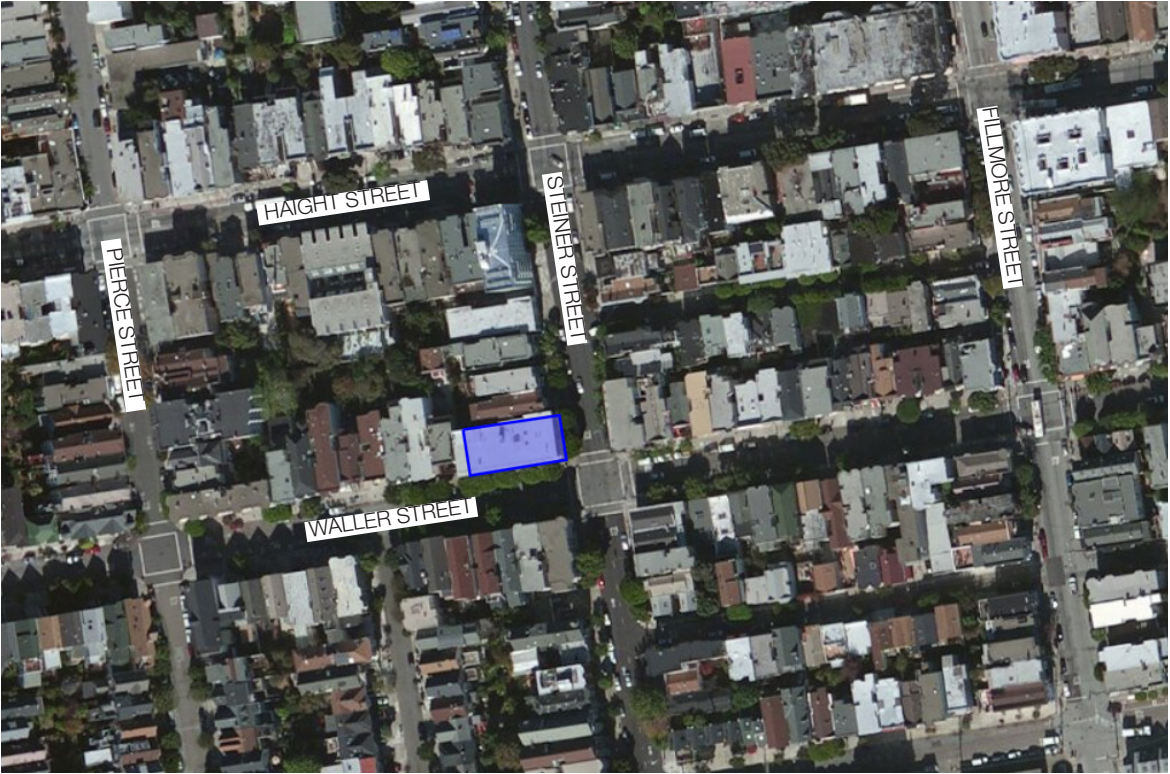
DRAWING INDEX

A0.0	COVER SHEET
A1.0	SITE PLAN
A1.1	BUILDING PHOTOGRAPHS
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS
A2.2	PROPOSED EXTERIOR ELEVATIONS
A2.3	PROPOSED EXTERIOR ELEVATIONS
A2.4	ENLARGED ELEVATIONS
A3.0	SECTION (EXISTING AND PROPOSED)
A3.1	SIGN DETAILS
A4.0	WINDOW DECAL

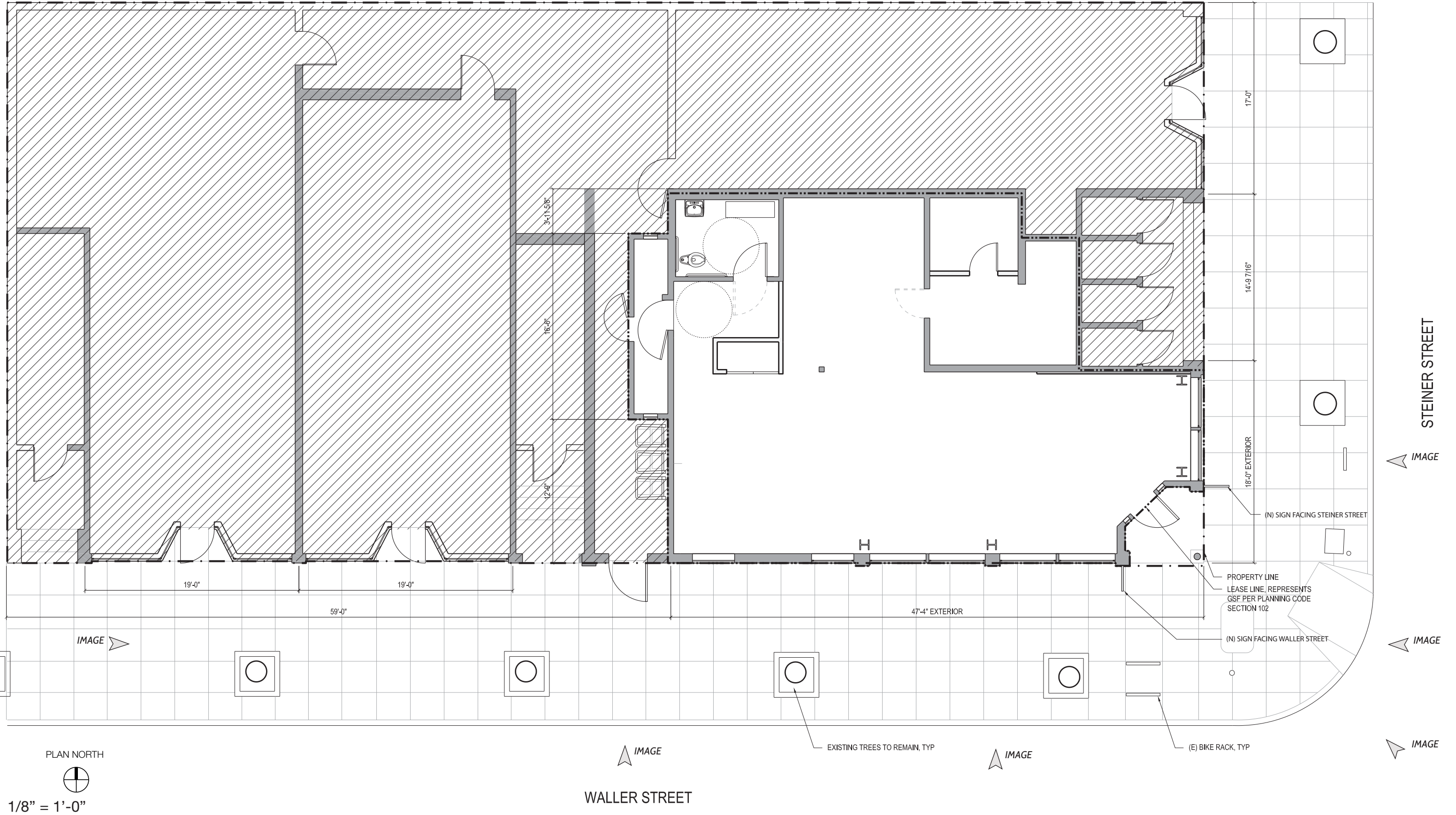
SITE MAP



VICINITY MAP



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IMAGE - 1: SERVICE ENTRY



IMAGE - 2: WALLER STREET FACADE



IMAGE - 3: MAIN ENTRANCE



IMAGE - 4: WALLER STREET SIDEWALK & TREES



IMAGE - 5: WALLER STREET SIDEWALK



IMAGE - 6: WALLER / STEINER CORNER



EXISTING EXTERIOR ELEVATION - SOUTH
 1/4" = 1'-0"

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PROPOSED EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

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EXISTING EXTERIOR ELEVATION -EAST
 1/4" = 1'-0"

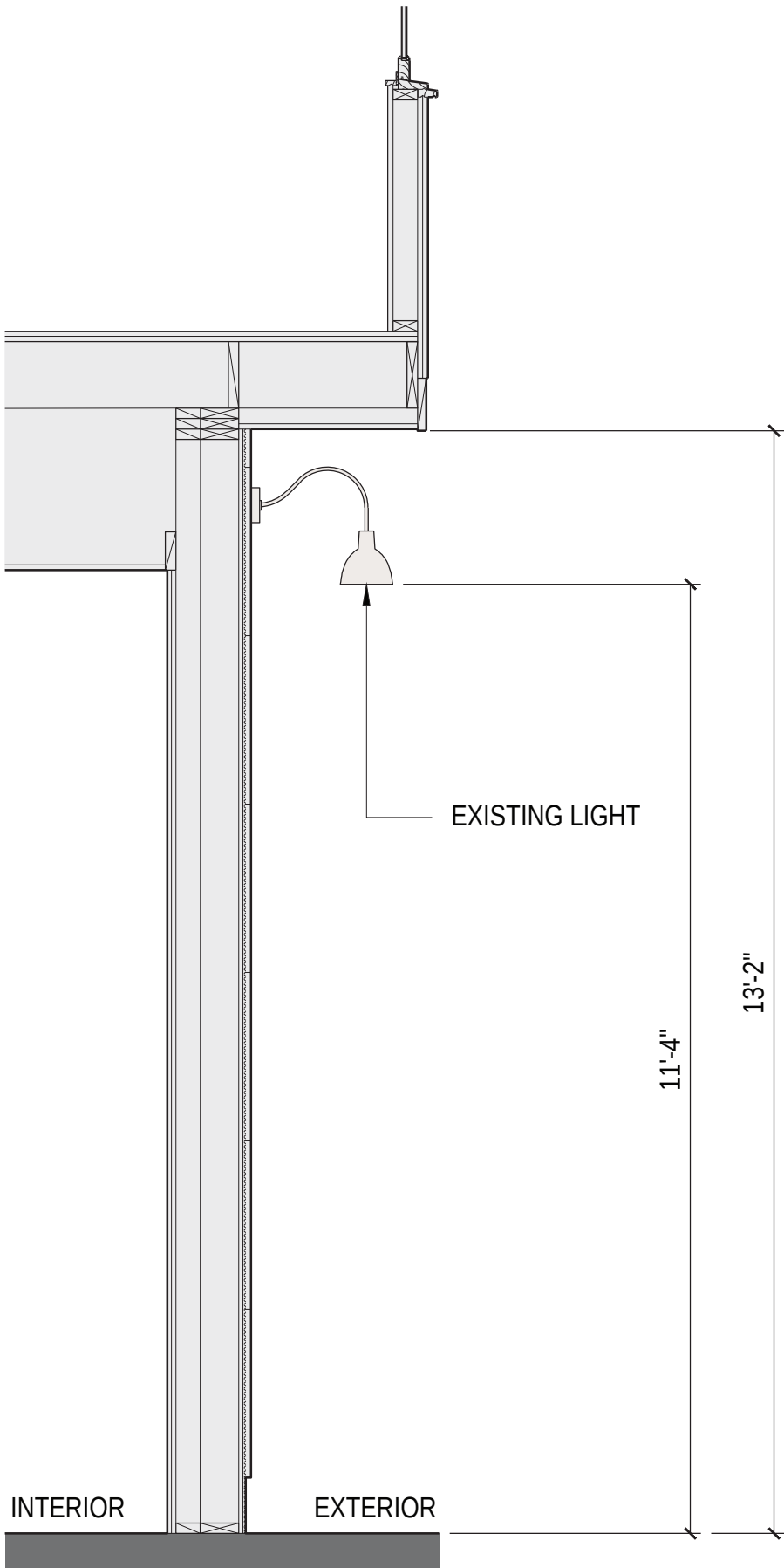
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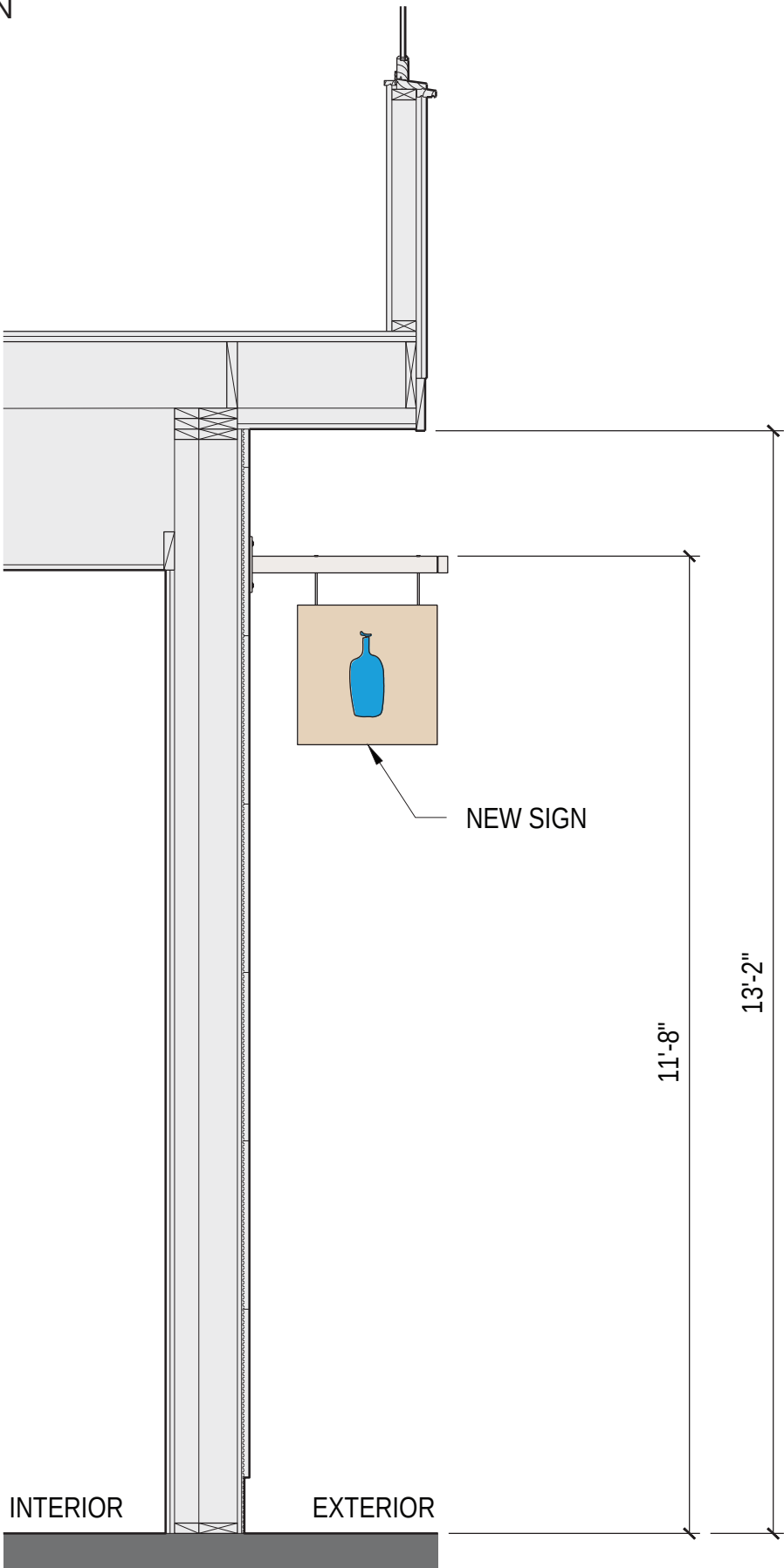
PROPOSED EXTERIOR ELEVATION - EAST
 1/4" = 1'-0"

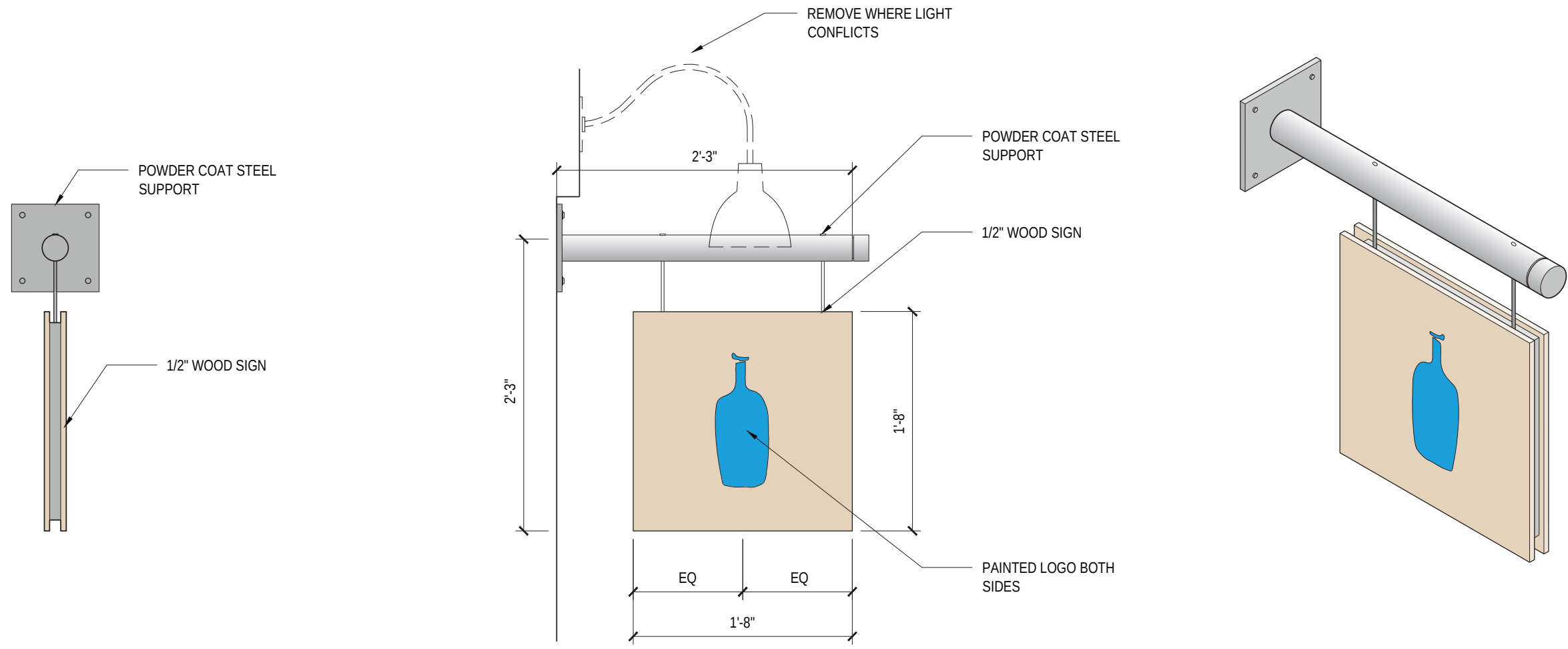
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EXISTING SECTION
1/2" = 1'-0"



PROPOSED SECTION
1/2" = 1'-0"





A SIDE ELEVATION

B FRONT ELEVATION

C AXONOMETRIC

SIGN DETAILS
3" = 1'-0"

Tenant  Blue Bottle Coffee 300 Webster St. Oakland, CA 94607 (510) 653-3394	Architect Bohlin Cywinski Jackson 49 Geary St, Suite 300 San Francisco, Ca 94108 (415) 989-2100	Address 201 Steiner Street San Francisco, California 94117	Submittal Signage Revision 1 03/15/2017 04/03/2017	Sheet SIGN DETAILS A3.1
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PROPOSED WINDOW DECAL
FULL SIZE

1" and 3/4" lettering
To be adhered on the interior side of glazing

Tenant  Blue Bottle Coffee 300 Webster St. Oakland, CA 94607 (510) 653-3394	Architect Bohlin Cywinski Jackson 49 Geary St, Suite 300 San Francisco, Ca 94108 (415) 989-2100	Address 201 Steiner Street San Francisco, California 94117	Submittal Signage Revision 1 03/15/2017 04/03/2017	Sheet WINDOW DECAL A4.0
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AFFIDAVIT FOR Formula Retail Uses

1. Location and Classification

STREET ADDRESS OF PROJECT:		
201 Steiner Street		
ASSESSORS BLOCK/LOT:	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
0861 / 007	RM-1	40-X

2. Proposed Use Description

PROPOSED USE (USE CATEGORY PER ARTICLE 7 OR 8):	
Limited Commercial Limited-Restaurant	
PROPOSED BUSINESS NAME:	
Blue Bottle Coffee	
DESCRIPTION OF BUSINESS, INCLUDING PRODUCTS AND/OR SERVICES:	
Coffee shop selling coffee and prepared food items. Other locations in San Francisco include 1 Ferry Building (#7 and Kiosk #4, Suite 56), 315 Linden Street, 2 South Park, and 1355 Market Street, 66 Mint Street, and 115 Sansome Street)	
BUILDING PERMIT APPLICATION NO.: (if applicable)	PLANNING DEPARTMENT CASE NO.: (if applicable)

3. Quantity of Retail Locations

		TOTAL
3.a	How many retail locations of this business are there worldwide? Please include any property for which a land use permit or entitlement has been granted.	34
3.b	How many of the above total locations are in San Francisco?	7

If the number entered on Line 3.a above is 11 or more, then the proposed use *may* be a Formula Retail Use. Continue to section 4 below.

If the number entered on Line 3.a above is 10 or fewer, no additional information is required. Proceed to section 5 on the next page and complete the Applicant's Affidavit.

4. Standardized Features

Will the proposed business use any of the following Standardized Features?

	FEATURES	YES	NO
A	Array of Merchandise	☒	☐
B	Trademark	☒	☐
C	Servicemark	☒	☐
D	Décor	☐	☒
E	Color Scheme	☒	☐
F	Façade	☐	☒
G	Uniform Apparel	☐	☒
H	Signage	☒	☐
	TOTAL	5	3

Enter the total number of Yes/No answers above.

If the total YES responses are **two (2) or more**, then the proposed use is a Formula Retail Use.

5. Applicant's Affidavit

NAME:		☐ Property Owner ☒ Authorized Agent	
Jim Abrams			
MAILING ADDRESS: (STREET ADDRESS, CITY, STATE, ZIP)			
One Maritime Plaza Suite 1900, San Francisco, CA 94110			
PHONE:		EMAIL:	
(415) 999 4402		jabrams@jabramslaw.com	

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Applicant's Signature:  Date: **March 29, 2017**

PLANNING DEPARTMENT USE ONLY	
PLANNING CODE SECTION(S) APPLICABLE:	
303, 303.1, 186	
HOW IS THE PROPOSED USE REGULATED AT THIS LOCATION?	
☐ Principally Permitted ☐ Principally Permitted, Neighborhood Notice Required (Section 311/312) ☐ Not Permitted ☒ Conditional Use Authorization Required	
COMMENTS:	
VERIFIED BY:	
Signature: 	Date: _____
Printed Name: Colin B. Clarke, AICP	Phone: 415-575-9184



FOR MORE INFORMATION: Call or visit the San Francisco Planning Department

Central Reception
1650 Mission Street, Suite 400
San Francisco CA 94103-2479

TEL: **415.558.6378**
FAX: **415 558-6409**
WEB: <http://www.sfplanning.org>

Planning Information Center (PIC)
1660 Mission Street, First Floor
San Francisco CA 94103-2479

TEL: **415.558.6377**
*Planning staff are available by phone and at the PIC counter.
No appointment is necessary.*

Eating & Drinking Use Concentration in 300' Radius

Block	Zoning	Sub-District	#	Block / Lot	Street Address	Use at Ground Floor				Frontage Dimension	Side Dimension	Commercial Frontage	Total Frontage	RM-1		Within 300'	
						Commercial Frontage (other)	Restaurant/ Limited - Restaurant & Bar (existing)	Restaurant/ Limited - Restaurant & Bar (proposed)	Residential					Existing Eating & Drinking Frontage(E)	Proposed Eating & Drinking Frontage	Existing Eating & Drinking Frontage(E)	Proposed Eating & Drinking Frontage
0861	NC-2			1	255 Steiner / 601 Haight	Salon - Edo Salon				31.25	100.00	131.25	131.25				
	RH-3			2	237 Steiner				Residential	37.50			37.50				
	RH-3			77/79	225-229 Steiner				Residential	37.50			37.50				
	RH-3			43/45	219-223 Steiner				Residential	25.00			25.00				
	RH-3			6	221 Steiner				Residential	25.00			25.00				
	RM-1			7	201 Steiner			(proposed) Blue Bottle Coffee		48.00	17.30	65.30	65.30	65.30	65.30	65.30	65.30
					203-209 Steiner				Residential	16.60			16.60				
					211 Steiner	Salon - Q Spa				17.00		17.00	17.00				
					518 Waller	Retail - Wiggle Bicycles				19.00		19.00	19.00				
					520B Waller	Retail - MX3 Fitness				19.00		19.00	19.00				
	RM-1			9	526-530 Waller				Residential	25.00			25.00				
	RH-3			10	532-536 Waller				Residential	25.00			25.00				
	RH-3			11	538-542 Waller				Residential	25.00			25.00				
	RH-3			40/42	544 Waller				Residential	24.90			24.90				
	RH-3			13	552-554 Waller				Residential	25.10			25.10				
	RH-3			14	556-560 Waller				Residential	25.00			25.00				
	RH-3			37/39	562-566 Waller				Residential	25.00			25.00				
	RH-3			72/74	568-572 Waller				Residential	25.00			25.00				
	RH-3			66/71	100-104 Pierce / 574-578 Waller				Residential	106.25	25.00		131.25				
	RH-3			18	106 Pierce				Residential	25.00			25.00				
	RH-3			19	110 Pierce				Residential	25.00			25.00				
	RH-3			20	120 Pierce				Residential	20.00			20.00				
	RH-3			94/97	124-130 Pierce				Residential	50.00			50.00				
	NC-1			22	160 Pierce				Residential	31.25	100.00		131.25				
	NC-1			23	681 Haight	Salon - Diane's Nail Shop				16.60		16.60	16.60				
					683 Haight	Retail - Cove Gift Shop				16.60		16.60	16.60				
					685 Haight	Retail - Groove Merchant Records				16.60		16.60	16.60				
	NC-1			25	673 Haight				Residential	25.00			25.00				
	NC-1			26	667-685 Haight				Residential	25.00			25.00				
	NC-1			75/76	663-665 Haight	Vacant				25.00		25.00	25.00				
	NC-1			28	655 Haight	San Francisco Bicycle Ballet				12.50		12.50	12.50				
					659 Haight	Salon - Firehorse Salon				12.50		12.50	12.50				
	NC-1			46	645 Haight					75.00			75.00				
	RH-3			31	631-637 Haight	Psychic Reader				25.00		25.00	25.00				
	RH-3			32	625-629 Haight	vacant				25.00		25.00	25.00				
	RH-3			91/93	619-623 Haight				Residential	25.00			25.00				
	RH-3			34	609-611 Haight				Residential	25.00			25.00				
	NC-2			35	605-607 Haight				Residential	25.00			25.00				
										total:	1325.45	401.35	1325.45	65.30	65.30	65.30	65.30
0865	RTO			20	591-595 Waller				Residential	30.00	90.00		120.00				
	RTO			21	587 Waller				Residential	25.00			25.00				
	RTO			22	581 Waller				Residential	25.00			25.00				
	RTO			23	579 Waller				Residential	25.00			25.00				
	RTO			33/35	569-573 Waller				Residential	25.00			25.00				
	RTO			25	563-561 Waller				Residential	25.00			25.00				
	RTO			1	559-561 Waller				Residential	26.30	90.00		116.30				
	RH-2			29/32	75 Potomac				Residential	26.00			26.00				
	RH-2			3	69 Potomac				Residential	25.00			25.00				
	RH-2			4	67 Potomac				Residential	25.00			25.00				
	RH-2			5	65 Potomac				Residential	25.00			25.00				
	RH-2			6	63 Potomac / 61B Carmelita				Residential	25.00			25.00				
	RH-2			19	80 Pierce				Residential	26.00			26.00				
	RH-2			18	76 Pierce				Residential	25.00			25.00				
										total:	538.30	0.00	538.30	0.00	0.00	0.00	0.00
	NC-2			26	597 Haight	Retail - Wild Feather				70.25	25.00	95.25	95.25				
	NC-2			27	589 Haight	Retail - Robot Speak				15.00		15.00	15.00				
	NC-2			28	583 Haight	Blown Away Salon				25.00		25.00	25.00				

0860	NC-2			593 Haight	Retail - Vinyl Dreams			25.00		25.00	25.00				
	NC-2		29	579 Haight	Idle Hand Tattoo			25.00	25.00	25.00	50.00				
	NC-2		85/87	569-573 Haight	Retail - Aldosoft Computer Shop			25.00	25.00		50.00				
	NC-2		31	563-567 Haight			Residential	25.00	25.00		50.00				
				553 Haight	Love N Haight Deli	Love N Haight Deli		16.60		16.60	16.60			16.60	16.60
	NC-2		62	557 Haight	Eating/Drinking - Noc Noc Bar	Eating/Drinking - Noc Noc Bar		16.60		16.60	16.60			16.60	16.60
				559 Haight	Eating/Drinking - Mythic Pizza	Eating/Drinking - Mythic Pizza		16.60		16.60	16.60			16.60	16.60
	NC-2		25	216 Steiner				25.00			25.00				
	NC02		24	214 Steiner				81.25	23.00		104.25				
	RH-3		13	446-448 Waller			Residential	25.00	25.00		50.00				
	RH-3		81/82	245-247 Laussat			Residential	25.00			25.00				
	RH-3		15	259 Laussat			Residential	25.00			25.00				
	RH-3		64	263-265 Laussat			Residential	25.00			25.00				
	RH-3		17A	269 Laussat			Residential	25.00			25.00				
	RH-3		18A	275-277 Laussat			Residential	25.00			25.00				
	RH-3		75-77	212 Steiner / 299 Laussat			Residential	81.25	23.00		104.25				
	RH-3		22	210 Steiner			Residential	25.00			25.00				
	RH-3		48/50	206 Steiner			Residential	31.25	72.00		103.25				
	RH-3		73/74	486-488 Waller			Residential	25.00			25.00				
	RH-3		19	482-484 Waller			Residential	25.00			25.00				
	RH-3		18	474-476 Waller			Residential	25.00			25.00				
	RH-3		17	486-472 Waller			Residential	25.00			25.00				
	RH-3		69/70	464-466 Waller			Residential	25.00			25.00				
	RH-3		15A	458-460 Waller			Residential	25.00			25.00				
	RH-3		58	450-454 Waller			Residential	25.00			25.00				
							total:	1071.80	235.05	1071.80	0.00	0.00	49.80	49.80	
0866	RH2		13	60 Potomac			Residential	13.00			13.00				
	RH2		14	64 Potomac			Residential	25.00			25.00				
	RH2		15	66 Potomac			Residential	25.00			25.00				
	RH2		16	68 Potomac			Residential	25.00			25.00				
	RH2		17	70 Potomac			Residential	25.00			25.00				
	RH2		18	72-76 Potomac			Residential	25.00			25.00				
	RTO		19	82-86 Potomac			Residential	34.00			34.00				
	RTO		20	539-541 Waller			Residential	26.00	56.00		82.00				
	RTO		20A	533-537 Waller			Residential	25.00			25.00				
	RTO		25/27	527-531 Waller			Residential	25.00			25.00				
	RTO		22	521-517 Waller			Residential	25.00			25.00				
	RTO		23	515-517 Waller			Residential	25.00			25.00				
	RTO		24	511 Waller			Residential	27.00			27.00				
	RTO		1	501-503 Waller	Retail - Clipper Repair			25.00	105.00	130.00	130.00				
	RTO		2	133-135 Steiner			Residential	25.00			25.00				
	RTO		3	137 Steiner			Residential	25.00			25.00				
	RTO		30/32	139 Steiner			Residential	25.00			25.00				
	RTO		36/38	127-131 Steiner			Residential	25.00			25.00				
	RTO		33/35	121-125 Steiner			Residential	28.00			28.00				
							total:	639.00	130.00	639.00	0.00	0.00	0.00	0.00	
0867	RTO		21	110 Steiner			Residential	24.00			24.00				
	RTO		22	114 Steiner			Residential	24.00			24.00				
	RTO		23	116-120 Steiner			Residential	24.00	80.00		104.00				
	RTO		41/42	196-198 Germania			Residential	24.00	81.00		105.00				
	RTO		25	132-134 Steiner			Residential	24.00			24.00				
	RTO		26	136-140 Steiner			Residential	24.00			24.00				
				150 Steiner	Professional Services: 150-156 Steiner St Bldg			24.00	81.00	81.00	105.00				
			27	156 Steiner	vacant			24.00		24.00	24.00				
	RTO		28	479 Waller			Residential	25.00			25.00				
	RTO		29	473 Waller			Residential	25.00	25.00		50.00				
	RTO		68	463-467 Waller			Residential	25.00			25.00				
	RTO		31	457-461 Waller, 160 Germania			Residential	25.00	25.00		50.00				
	RTO		32	451-453 Waller, 142 Germania			Residential	25.00	25.00		50.00				
	RTO		33	445 Waller			Residential	25.00	25.00		50.00				
	RTO		28A	184-186 Germania			Residential	25.00			25.00				
	RTO		69	166 Germania			Residential	25.00			25.00				
	RTO		19A	175-177 Germania			Residential	26.00			26.00				
							total:	760.00	105.00	760.00	0.00	0.00	0.00	0.00	

										Commercial Frontage	Total Frontage				
5		total		24	3	1				871.40	4334.55	65.30	65.30	115.10	115.10
Percentage of Commercial												54.28%	54.28%	13.21%	13.21%
												existing RM-1	proposed RM-1	existing 300'	proposed 300'

Commercial,Eating & Drinking Use, and Formula Retail Concentration in Quarter Mile Radius

						Use at Ground Floor				Quarter Mile Radius						
Block	Zoning	Sub-District	#	Block / Lot	Street Address	Commercial Frontage	Eating & Drinking Use (existing)	Eating & Drinking Use (proposed)	Daily Needs Serving Retail	Formula Retail	Frontage Dimension	Side Dimension	Total Frontage	Existing Eating & Drinking Frontage(E)	Proposed Eating & Drinking Frontage	
0861	NC-2			1	255 Steiner / 601 Haight	Salon - Edo Salon			Salon - Edo Salon		31.25	100.00	131.25			
	RM-1			7	201 Steiner	(currently) vacant		(proposed) Blue Bottle Coffee			48.00	17.30	65.30		65.30	
						211 Steiner	Salon - Q Spa			Salon - Q-Spa		17.00		17.00		
						518 Waller	Retail - Wiggle Bicycle Repair			Retail - Wiggle Bicycle Repair		19.00		19.00		
						520B Waller	Retail - MX3 Fitness					19.00		19.00		
	NC-1			23	681 Haight	Salon - Diane's Nail Shop			Salon - Diane's Nail Shop		16.60		16.60			
						683 Haight	Retail - Cove Gift Shop					16.60		16.60		
						685 Haight	Retail - Groove Merchant Records			Retail - Groove Merchant Records		16.60		16.60		
	NC-1			75/76	663-665 Haight	Vacant					25.00		25.00			
	NC-1			28	655 Haight	San Francisco Bicycle Ballet			San Francisco Bicycle Ballet		12.50		12.50			
						659 Haight	Salon - Firehorse Salon			Salon - Firehorse Salon		12.50		12.50		
	NC-1			46	645 Haight	Zivity LLC					75.00		75.00			
RH-3			31	631-637 Haight	Psychic Reader					25.00		25.00				
RH-3			32	625-629 Haight	vacant					25.00		25.00				
						13	0	7	0	total:	476.35	476.35	0.00	65.30		
0860	NC-2			26	597 Haight	Retail - Wild Feather					70.25	25.00	95.25			
	NC-2			27	589 Haight	Retail - Robot Speak Records			Retail - Robot Speak Records		15.00		15.00			
	NC-2			28	583 Haight	Blown Away Salon			Blown Away Salon		25.00		25.00			
	NC-2				593 Haight	Retail - Vinyl Dreams			Retail - Vinyl Dreams		25.00		25.00			
	NC-2			29	579 Haight	Idle Hand Tattoo					25.00	25.00	50.00			
	NC-2			85/87	569-573 Haight	Retail - Aldosoft Computer Shop			Retail - Aldosoft Computer Shop		25.00	25.00	50.00			
	NC-2			62	553 Haight	Love N Haight Deli	Love N Haight Deli				16.60		16.60	16.60		
						557 Haight	Eating/Drinking - Noc Noc Bar	Eating/Drinking - Noc Noc Bar				16.60		16.60	16.60	
						559 Haight	Eating/Drinking - Mythic Pizza	Eating/Drinking - Mythic Pizza				16.60		16.60	16.60	
							9	3	4	0	total:	310.05	310.05	49.80	0.00	
0866	RTO			1	501-503 Waller	Clipper Repair Shop			Clipper Repair Shop		25.00	105.00	130.00			
							1	0	1	0	total:	130.00	130.00	0.00	0.00	
0867				27	150 Steiner	Professional Services: 150-156 Steiner St Bldg					24.00	81.00	105.00			
	RTO				156 Steiner	vacant			0		24.00		24.00			
							2	0		0	total:	129.00	129.00	0.00	0.00	
0825	RH-3			14	998 Oak	Dri Clean Express			Dri Clean Express		25.00		25.00			
						988 Oak	Academy of Tae Kwan Do				25.00		25.00			
							2	0	1	0	total:	50.00	50.00	0.00	0.00	

0826	RM-1			4	501 Steiner	First Friendship Institutional Baptist Church					NA				
	0						0	0			total:	0.00	0.00	0.00	0.00

0827	RM-1			27	853 Fell	Craft Haven (Craft Classes)					24.94		24.94		
	RM-1			1	575 Fillmore	Majesty Cleaners			Majesty Cleaners		15.00	15.00	30.00		
	RM-1				561 Fillmore	Bilalian Sign Co (Neon Sign Shop)					20.00		20.00		
	RM-1			6	501 Fillmore	Key Food Market			Key Food Market		50.00		50.00		
					4	0	2				0	total:	124.94	124.94	0.00

0828	RM-1			22	554 Fillmore	Church of 8 Wheels (Roller Rink)					89.00	175.00	264.00					
	RM-3			21	548 Fillmore	The Center SF (Yoga)					10.00		10.00					
	RM-3			22A	735 Fell	AltSchool Alamo Square					NA		0.00					
	RM-3				735 Fell	La Scuola International School					NA		0.00					
	2											0	0	0	total:	274.00	274.00	0.00

0845	RH-3			25	991 Oak	Oak and Scott Laundry			Oak and Scott Laundry		15.00		15.00		
					999 Oak	Oak Fair Market			Oak Fair Market		15.00	15.00	30.00		
	RH-3			40	800 Page	Page & Pierce Laundry			Page & Pierce Laundry		15.00	15.00	30.00		
	3030										total:	75.00	75.00	0.00	0.00

0843	RM-1			24	767 Oak	Dark Continent Industries (Fashion Store)					27.50		27.50		
				1	703 Oak	Bay Area Young Positives (Social Org)					66.00	30.00	96.00		
	200														

0841	P			10	380 Webster	Western Addition Beacon Center (Social Org)					NA	NA	0.00				
	P				380 Webster	John Muir Elementary School							0.00				
	1							0			0		0	total:	0.00	0.00	0.00

1238				27	298 Divisadero	The Page (Bar)	The Page (Bar)				25.00	25.00	50.00	50.00	
				26	292 Divisadero	Little Chihuahua (Restaurant)	Little Chihuahua (Restaurant)				25.00		25.00	25.00	
				25	286 Divisadero	Yoga Garden SF					25.00		25.00		
				22	270 Divisadero	City Copy and Print Center			City Copy and Print Center		25.00		25.00		
				21	252 Divisadero	Ijji Sushi	Ijji Sushi				18.30		18.30	18.30	
					258 Divisadero	Indian Paradox (Restaurant)	Indian Paradox (Restaurant)				18.30		18.30	18.30	
					256 Divisadero	Bus Stop Pizza	Bus Stop Pizza		Bus Stop Pizza		18.30		18.30	18.30	
					260 Divisadero	Vacant					18.30		18.30		
					262 Divisadero	Repose Coffee	Repose Coffee		Repose Coffee		18.30		18.30	18.30	
					250 Divisadero	Sam's Smoke Shop					18.30	18.75	37.05		
					10	6	3				0	total:	253.55	253.55	148.20

0846				28	254 Scott	Jack's Record Cellar			Jack's Record Cellar		10.00	10.00	20.00		
				58	700 Haight	Palmyra					30.00	87.50	117.50	117.50	
				38	782 Haight	B Parlor (Beauty Salon)			B Parlor (Beauty Salon)		25.00		25.00		
				20	786 Haight	Haight Street Dental					25.00		25.00		
				18	776 Haight	Vacant					25.00		25.00		
				21	798 Haight	Santa Clara Natural Grocery Market			Santa Clara Natural Grocery Market		25.00	25.00	50.00		
	6030											total:	262.50	262.50	117.50

	2	1	0	0	total:	131.00	131.00	131.00	0.00
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0862				21	783 Haight		The Grind Café (Coffee)		The Grind Café (Coffee)		25.00		25.00	25.00	
					791 Haight	Vacant					15.00		15.00		
					799 Haight	San Francyclo (Bike Shop)			San Francyclo (Bike Shop)		28.75	71.00	99.75		
				22	775 Haight	Zen Day Spa			Zen Day Spa		34.36		34.36		
				26	735 Haight	Costumes on Haight (Retail)					27.50		27.50		
				1	701 Haight		Black Sands Brewery				27.50	87.50	115.00	115.00	
				8	101 Pierce	Aline's Closet					27.50	78.00	105.50		
						5		2		3	0	total:	422.11	422.11	140.00

0859				25	499 Haight	CVS Pharmacy			CVS Pharmacy	CVS Pharmacy	90.50	30.00	120.50		
				38	473A Haight	Love Haight Computers (Retail)			Love Haight Computers (Retail)		16.60		16.60		
					473 Haight	Farm Direct			Farm Direct		16.60		16.60		
					471 Haight	Kate's Kitchen (Restaurant)	Kate's Kitchen (Restaurant)				16.60		16.60	16.60	
				39	463 Haight	Vacant					25.00		25.00		
				27	457 Haight	Vacant					27.00		27.00		
				31	421 Haight	Rooky's Records					27.50		27.50		
					413 Haight	Sam's Cleaners					27.50		27.50		
				1	401 Haight	Two Jacks Nik's Place (Restaurant)	Two Jacks Nik's Place (Restaurant)				55.00	55.00	110.00	110.00	
				20	200 Fillmore	Café du Soleil (Coffee Shop)	Café du Soleil (Coffee Shop)		Café du Soleil (Coffee Shop)		35.50	30.00	65.50	65.50	
					210 Fillmore	Vacant					19.00		19.00		
					220 Fillmore	Upper Playground (Retail)					19.00		19.00		
					218 Fillmore	FIFTY24SF Gallery (Art Gallery)					19.00		19.00		
				25	252 Fillmore	Choux Bakery	Choux Bakery		Choux Bakery		18.50		18.50	18.50	
					254 Fillmore	Three Twins Ice Cream	Three Twins Ice Cream		Three Twins Ice Cream		18.50		18.50	18.50	
					250 Fillmore	Estela's Fresh Sandwiches	Estela's Fresh Sandwiches		Estela's Fresh Sandwiches		18.50		18.50	18.50	
				16				6	7		1	total:	565.30	565.30	247.60

0858				18	399 Haight	S&W Market			S&W Market		25.00	99.50	124.50		
	10										total:	124.50	124.50	0.00	0.00

0875				1	55 Fillmore	IBEW Local 6 (Labor Union)					137.50	137.50	275.00			
	10										0	0	total:	275.00	275.00	0.00

0868				23	146 Fillmore	The Light Fantastic Salon			The Light Fantastic Salon		16.00		16.00		
					142 Fillmore	Hector Estrada Salon			Hector Estrada Salon		16.00		16.00		
					136 Fillmore	Revolver (Retail)					16.00		16.00		
						3	0		2	0	total:	48.00	48.00	0.00	0.00

0874				14	1 Webster	CCFC - Mary Lane Infant & Toddler Center					NA		0.00		
	0						0		0	0	total:	0.00	0.00	0.00	0.00

0873				1	155 Hermann	U.S. Mint - San Francisco					NA		0.00		
	0						0		0	0	total:	0.00	0.00	0.00	0.00

3539				1	45 Castro	Walgreens			Walgreens	Walgreens	NA		0.00		
					45 Castro	California Pacific Medical Center					NA		0.00		
						1	0		1	1	total:	0.00	0.00	0.00	0.00

3538				1	511 Duboce	Di Cicco Salon			Di Cicco Salon		35.00		35.00		
				51	599 Duboce	First Christian Church					NA	NA	0.00		
				1	2 Sanchez	Duboce Park Café	Duboce Park Café		Duboce Park Café		78.00		78.00	78.00	
				149	16 B Sanchez	Chef Joe's Culinary Salon (Cooking classes)					24.00		24.00		
				14	66 Sanchez	66 Sanchez Studio					26.00		26.00		
				98	98 Sanchez	S & A Liquor			S & A Liquor		100.00	30.00	130.00		
					5	1	3	0	total:		293.00	293.00	78.00	0.00	

3537				64	50 Belcher	Thrivent Financial - Lutherans (Financial Planner)					50.00		50.00		
					50 Belcher	Friends of St Francis (Childcare)					25.00		25.00		
				25	754 14th	Golden City Church					NA	NA	0.00		
				32	99 Sanchez	Books & Bookshelves (Retail)			Books & Bookshelves (Retail)		100.00	100.00	200.00		
				1	100 Church	AHF Healthcare Center - SF					100.00		100.00		
				7	130 Church	Golden Natural Foods			Golden Natural Foods		48.00		48.00		
				9	136 Chruch	El Castillito (Restaurant)	El Castillito				24.00		24.00	24.00	
					138 Church	BurgerMeister	BurgerMeister		BurgerMeister		24.00		24.00	24.00	
				91	158 Church	Flagship Athletic Performance					55.00		55.00		
				10	152 Church	St. Francis Lutheran Church					NA		0.00		
				13	160 Church	Flagship Athletic Performance					50.00		50.00		
				14	172 Church	Golden Produce			Golden Produce		25.00		25.00		
				15	180 Church	Casa Mexicana (Restaurant)	Casa Mexicana (Restaurant)				25.00		25.00	25.00	
				16	190 Church	Nimbus Haircuts (Barber)			Nimbus Haircuts (Barber)		25.00		25.00		
					198 Church	Churchill (Bar)	Churchill (Bar)				75.00		75.00	75.00	
				17	702 14th	George's Market & Deli	George's Market & Deli				25.00		25.00	25.00	
				18	708 14th	Jasmine Garden (Restaurant)	Jasmine Garden (Restraurant)				25.00		25.00	25.00	
				19	718 14th	The Residence (Bar)	The Residence (Bar)				25.00		25.00	25.00	
				20	720 14th	Cathay Express (Restaurant)	Cathay Express				25.00		25.00	25.00	
				101	734 14th #1	Simply Unique Nails (Beauty Salon)			Simply Unique Nails (Beauty Salon)		25.00		25.00		
					736 14th	Maru Dojo (Martial Arts School)					16.50		16.50		
				23	740 14th	Ann's Mailbox Stop (Retail)			Ann's Mailbox Stop (Retail)		16.50		16.50		
					742 14th	Coast SF (Occupational Therapist)					19.00		19.00		
				24	748 14th	Little Ark Dog Grooming			Little Ark Dog Grooming		19.00		19.00		
					20	8	8	0	total:	922.00	922.00	248.00	0.00		

3536				1	2020 Market	Safeway (Market)				Safeway	379.95		329.95		
					2020 Market	Starbucks Coffee	Starbucks Coffee		Starbucks Coffee	Starbucks Coffee			25.00	25.00	
					2020 Market	Wells Fargo Bank			Wells Fargo Bank	Wells Fargo Bank			25.00		
					2018 Market	Starbucks Coffee	Starbucks Coffee		Starbucks Coffee	Starbucks Coffee	75.00		75.00	75.00	
					2016 Market	See's Candies Chocolate				See's Candies Chocolate	50.00		50.00		
					2014 Market	Jamba Juice	Jamba Juice		Jamba Juice	Jamba Juice	50.00		50.00	50.00	
					2012 Market	GNC				GNC	50.00		50.00		
						7	3	4	7	total:	604.95	604.95	150.00	0.00	

				Commercial Storefronts	Eating/Drinking Use Storefronts	Eating & Drinking Use (proposed)	Daily Needs Serving Retail	Formula Retail			linear ft	linear ft	linear ft
			total		160	51	1	68	9		6949.57	1985.01	66.00

				Percentage of Eating/Drinking of Total Quantity of Storefronts:	Quantity 31.88%	Linear Feet	Percentage of Eating/Drinking of Total Commercial Linear Storefronts	28.56%
							Percentage of Formula Retail of Total Commercial Linear Storefronts	10.44%

Percentage of Formula Retail of Total Quantity of Storefronts:5.63%10.44%

Percentage of Vacant Storefronts vs Total Quantity of Storefronts:8.75%

Percentage of Daily Needs vs Total Quantity of Storefronts:42.50%

Linear Feet of Formula Retail:725.45

Linear Feet of Eating/Drinking:2050.31

Type	RM-1 District Frontage Total (linear feet)	RM-1 District Concentration	One Qtr Mile Vicinity: Frontage Total (linear feet)	One Qtr Mile Vicinity: % Concentration	One Qtr Mile Vicinity: Quantity of Businesses
Bar	0	0.00%	469.39	6.83%	11
Entertainment	0	0.00%	305.438	1.86%	3
Financial Service	0	0.00%	75	1.24%	2
Retail	19.00	15.79%	2242.68	27.33%	44
Limited-Restaurant	65.30	54.28%	799.76	13.66%	22
Restaurant	0	0.00%	781.163	11.80%	19
Medical Service	0	0.00%	245.5	2.48%	4
Personal Service	36.00	29.93%	945.799	21.12%	34
Professional Service	0	0.00%	716	4.97%	8
Vacant	0	0.00%	368.84	8.70%	14
Total:	120.3	100.00%	6949.57	100.00%	161

including 201 Steiner as limited restaurant