



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: FEBRUARY 9, 2017

Date: February 2, 2017
Case No.: **2016-013271CUA**
Project Address: **3608 Taraval Street**
Zoning: NC-1 (Neighborhood Commercial, Cluster) District
40-X Height and Bulk District
Block/Lot: 2375/019
Project Sponsor: Shane Curnyn
Juniper Architecture
355 11th Street, Suite 200
San Francisco, CA 94103
Staff Contact: Veronica Flores – (415) 575-9173
veronica.flores@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project is related to the established bar d.b.a. White Cap LLC. The project sponsor seeks to extend the hours of operation to 2:00AM, which requires Conditional Use Authorization. Interior improvements and the bar use itself was established through building permit application 2016.03.11.1807. This tenant space is approximately 865 square feet in size. The bar is anticipated to open in September 2017 and operate as a full-service bar. The bar will not have any live music. The project does not propose any storefront changes.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Taraval Street, near the intersection of 46th Avenue, Block 2375, Lot 019. The subject property is located within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and the 40-X Height and Bulk District. The property is developed with a two-story commercial building, with two dwelling units on the second floor and one other commercial business (d.b.a. Avenues) on the ground floor. The tenant space at 3608 Taraval Street has been vacant since around 2014.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the NC-1 Zoning District, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from two to three stories in height. Upper floors of buildings are generally occupied by residential units.

This NC-1 Zoning District, which is approximately 500 feet in length, is located in between two segments of the RM-1 (Residential – Mixed, Low Density) Zoning District. Additionally, properties directly north of the subject property are located within the RH-1 (Residential – House, One Family) Zoning District. The area is well-served by the bus stations at Taraval and 46th Avenue, which has the L-Taraval light rail line and also accessible by the 18-bus line. This NC-1 Zoning District is intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods.

ENVIRONMENTAL REVIEW

The Project is not considered a project under the California Environmental Quality Act (“CEQA”) because it does not cause either a direct physical change in the environment, or a reasonably foreseeable direct physical change in the environment.

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|--------------------|-----------------|----------------------|--------------------|---------------|
| Classified News Ad | 20 days | January 20, 2016 | January 20, 2016 | 20 days |
| Posted Notice | 20 days | January 20, 2016 | January 19, 2016 | 21 days |
| Mailed Notice | 20 days | January 20, 2016 | January 20, 2016 | 20 days |

The proposal completed the Section 312-neighborhood notification prior to this conditional use authorization process through the change-of-use building permit application 2016.03.11.1807. No Discretionary Review applications were filed.

PUBLIC COMMENT/COMMUNITY OUTREACH

- To date, the Department has received 16 communications in support of the proposal from neighbors, nearby businesses, and other community members.
- The project sponsor has conducted outreach to the adjacent neighbors, hosting at least three community meetings during the project development phase.

ISSUES AND OTHER CONSIDERATIONS

- The proposal does not involve a Formula Retail business. It is a locally owned, home-grown business that contributes to the diversity of the City.
- The proposal involves a principally permitted use established through building permit application 2016.03.11.1807. This building permit went through 312 notification and no Discretionary Review Applications were filed.
- The proposal is to change the hours of operation for a previously approved bar. There is no increase in the concentration of eating and drinking establishments in the area.

- The subject property is located within the Taraval Street Restaurant Subdistrict, which requires CUAs for Restaurants and Limited Restaurants, but not Bars.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow extended hours of operation of a bar within the NC-1 Zoning District, pursuant to Planning Code Section 710.27.

BASIS FOR RECOMMENDATION

- The project promotes a locally-owned business and contributes to the viability of the overall NC-1 Zoning District.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood, and would not result in a net increase in the number of bars in the area.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

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

Attachments:

Draft Conditional Use Authorization Motion

Block Book Map

Sanborn Map

Aerial Photographs

CUA Notice

Project Sponsor Submittal, including:

- Reduced Plans of BPA 2016.03.11.1807

- Renderings

- Outreach Letters

- Letters in Support

Public Correspondence (see also Project Sponsor Submittal)

Attachment Checklist

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

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

VAF
Planner's Initials

VF: I:\Cases\2016\2016-013271CUA - 3608 Taraval St\3608 Taraval St_ExecutiveSummary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

HEARING DATE: FEBRUARY 9, 2017

Case No.: **2016-013271CUA**
Project Address: **3608 TARAVAL STREET**
Zoning: NC-1 (Neighborhood Commercial, Cluster)
40-X Height and Bulk District
Block/Lot: 2375/019
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 710.27 OF THE PLANNING CODE TO ALLOW EXTENDED HOURS OF OPERATION WITHIN THE NC-1 (CLUSTER, NEIGHBORHOOD COMMERCIAL) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 13, 2016, Shane Curnyn (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section 710.27 to allow extended hours of operation for a Bar within the NC-1 (Cluster, Neighborhood Commercial) District and a 40-X Height and Bulk District. The Bar was established through building permit application 2016.03.11.1807.

On February 9, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-013271CUA.

The Project is not considered a project under the California Environmental Quality Act ("CEQA") because it does not cause either a direct physical change in the environment, or a reasonably foreseeable direct physical change in the environment.

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. 2015-013271CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the north side of Taraval Street, near the intersection of 46th Avenue, Block 2375, Lot 019. The subject property is located within the NC-1 (Neighborhood Commercial, Cluster) Zoning District and the 40-X Height and Bulk District. The property is developed with a two-story commercial building, with two dwelling units on the second floor and one other commercial business (d.b.a. Avenues) on the ground floor. The tenant space at 3608 Taraval Street has been vacant since around 2014.
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the NC-1 Zoning District, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from two to three stories in height. Upper floors of buildings are generally occupied by residential units.

This NC-1 Zoning District, which is approximately 500 feet in length, is located in between two segments of the RM-1 (Residential – Mixed, Low Density) Zoning District. Additionally, properties directly north of the subject property are located within the RH-1 (Residential – House, One Family) Zoning District. The area is well-served by the bus stations at Taraval and 46th Avenue, which has the L-Taraval light rail line and also accessible by the 18-bus line. This NC-1 Zoning District is intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods.

4. **Project Description.** The project is related to the established bar d.b.a. White Cap LLC. The project sponsor seeks to extend the hours of operation to 2:00AM, which requires Conditional Use Authorization. Interior improvements and the bar use itself was established through building permit application 2016.03.11.1807. This tenant space is approximately 865 square feet in size. The bar is anticipated to open in September 2017 and operate as a full-service bar. The bar will not have any live music. The project does not propose any storefront changes.

The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. The proposal completed the Section 312-neighborhood notification prior to this conditional use authorization process through the change-of-use building permit application 2016.03.11.1807. No Discretionary Review applications were filed. The proposed use is not a Formula Retail use and is a neighborhood-serving use.

The proposed operation consists of nine employees. Six to seven of the employees are bartenders, and approximately two to three employees are bar backs. It is anticipated that the majority of these employees will live in the immediate surrounding area and walk or take transit to work. The subject site is well served by public transit so that potential customers should not adversely affect the traffic flow.

Deliveries will be made twice a week to the project site on Tuesdays and Thursdays around 12:00 Noon. Each of these deliveries will last approximately 20 minutes and utilize the loading areas in front of the project site.

5. **Public Comment.** To date, the Department has received 16 communications in support of the proposal from neighbors, nearby businesses, and other community members.

The project sponsor has conducted outreach to the adjacent neighbors, hosting at least three community meetings during the project development phase. Details on community outreach efforts area listed below:

- Emailed Supervisor Katy Tang's office in March 2015 introducing the project
- Attended community meeting for Andytown project on the same block February 1, 2016
- Attended community meeting held by Melissa Rubin April 19, 2016 to introduce the project to the neighborhood residents
- Attended community meeting held by the RipTide July 5, 2016 to participate in discussion concerning problems with businesses that sell alcohol
- Hosted Community Meeting at project site on July 6, 2016
- One on one meeting with Melissa Rubin on Noriega St. August 1, 2016
- Communicated with various residents via the "Next Door" neighborhood service the month following Community Meeting
- Phone conversation with Officer Faliano from Taraval Station September 1, 2016
- Meeting with Lt. Falzon at project site October 3, 2016
- Additional Community Meeting at Congregation Benai Emanuahon January 26, 2016

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. **Use Size.** Planning Code Section 710.21 permits use sizes up to 2,999 square feet, with a Conditional Use Authorization required for use sizes of 3,000 square feet and above, as defined by Planning Code Sections 790.130 and 121.2.

The established bar is approximately 865 square feet.

- B. **Outdoor Activity.** Planning Code Section 710.24 permits Outdoor Activity Areas in front of building, with a Conditional Use Authorization required if located anywhere else, as defined by Planning Code Sections 790.70 and 145.2.

The Project Sponsor does not intend to establish an outdoor activity area.

- C. **Hours of Operation.** Planning Code Section 710.27 states that a Conditional Use Authorization is required for maintaining hours of operation from 11p.m. to 2 a.m, as defined by Planning Code Section 790.48.

Once open, the proposed hours of operation for White Cap will 2:00PM to 11:00PM. every day except This Conditional Use Authorization includes extending the hours of operation (per Planning Code Section 710.27) to 2:00AM. There are limited businesses in the immediate area which are open until 2:00AM, including a bar d.b.a. Rip Tide located across the street from the project site.

- D. **Rear Yard Requirement in the NC-1 District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet.

The proposal does not include any structural expansion.

- E. **Parking.** Planning Section 151 of the Planning Code requires off-street parking for every 200 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

The tenant space contains approximately 865 square-feet of occupied floor area and thus does not require any off-street parking.

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

The subject commercial space has approximately 13 feet 10 inches of frontage on Taraval Street with almost 100% devoted to either the bar entrance or window space. The windows are clear and unobstructed. There are no changes proposed to the commercial frontage.

- G. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department per Article 6 of the Planning Code.

The Project Sponsor shall apply for the appropriate sign permits, and shall follow the requirements of Article 6 of the San Francisco Planning Code.

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

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

The size of the bar is in keeping with other storefronts on the block face. The bar will not impact traffic or parking in the District because it is not a destination bar and is meant to serve the immediate neighborhood. This will complement the mix of goods and services currently available in the district and contribute to the economic vitality of the neighborhood by removing a 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:

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

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

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

The Planning Code does not require parking or loading for an 865 square-foot bar. The bar is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The bar relies on foot traffic or transit and does not require off street and loading.

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

The proposal includes extending hours of operation. The business owner will be present during business hours to ensure that noise levels outside of the bar do not negatively impact the neighborhood. Additionally, the business owner will ensure that bar patrons do not loiter or smoke in the adjacent landscaped seating areas along the sidewalk.

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

The proposed project does not require additional exterior improvements or new signage, nor does the project require parking or loading. Deliveries will be made twice a week to the project site on Tuesdays and Thursdays around 12:00 Noon. Each of these deliveries will last approximately 20 minutes and utilize the loading areas in front of the project site.

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

The proposed 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. The bar recently went through a change-of-use permit and is currently compliant with the Building Code and Planning Code.

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

The proposed project is consistent with the stated purposes of NC-1 Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods.

- E. With respect to a Eating and Drinking Use, the Commission shall make the following findings:

- i. The concentration of such establishments 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.

The proposal is to change the hours of operation for a previously approved bar. There is no increase in the concentration of eating and drinking establishments in the area.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The expanded scope of the existing business to include extended hours of operation will not result in undesirable consequences. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities 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 retain an existing commercial activity and will enhance the diverse economic base of the City.

OBJECTIVE 6:

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

Policy 6.1:

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

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Eating and Drinking Establishments

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

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

The proposal is to change the hours of operation for a previously approved bar. There is no increase in the concentration of eating and drinking establishments in the area.

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.

An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

- A. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

The proposal would enhance the district by allowing extended hours of operation for an approved bar. The business is locally owned and has created nine employment opportunities for 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 existing units in the surrounding neighborhood, including those located within the subject property, would not be adversely affected.

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

No housing is removed for this Project.

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

The area is well-served by the bus stations at Taraval and 46th Avenue, which has the L-Taraval light rail line and also accessible by the 18-bus line. It is presumable that the employees would commute by transit thereby mitigating possible effects on street parking.

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

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

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

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

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-013271CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated February 23, 2016, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. 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 February 9, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 9, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow extended hours of operation for a bar (d.b.a. **White Cap LLC**) located at 3608 Taraval Street, Block 2375, and Lot 019 pursuant to Planning Code Sections **303 and 710.27** within the **NC-1** Zoning District and a **40-X** Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on **February 9, 2017** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **2016-013271CUA** under Motion No **XXXXXX**.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

DESIGN

6. **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

PARKING AND TRAFFIC

1. **Parking for Affordable Units.** All off-street parking spaces shall be made available to Project residents only as a separate “add-on” option for purchase or rent and shall not be bundled with any Project dwelling unit for the life of the dwelling units. The required parking spaces may be made available to residents within a quarter mile of the project. All affordable dwelling units pursuant to Planning Code Section 415 shall have equal access to use of the parking as the market rate units, with parking spaces priced commensurate with the affordability of the dwelling unit. Each unit within the Project shall have the first right of refusal to rent or purchase a parking space until the number of residential parking spaces are no longer available. No conditions may be placed on the purchase or rental of dwelling units, nor may homeowner’s rules be established, which prevent or preclude the separation of parking spaces from dwelling units.

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

PROVISIONS

7. **Transportation Sustainability Fee.** The Project is subject to the Transportation Sustainability Fee (TSF), as applicable, pursuant to Planning Code Section 411A.

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

MONITORING

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

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

9. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

10. **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>

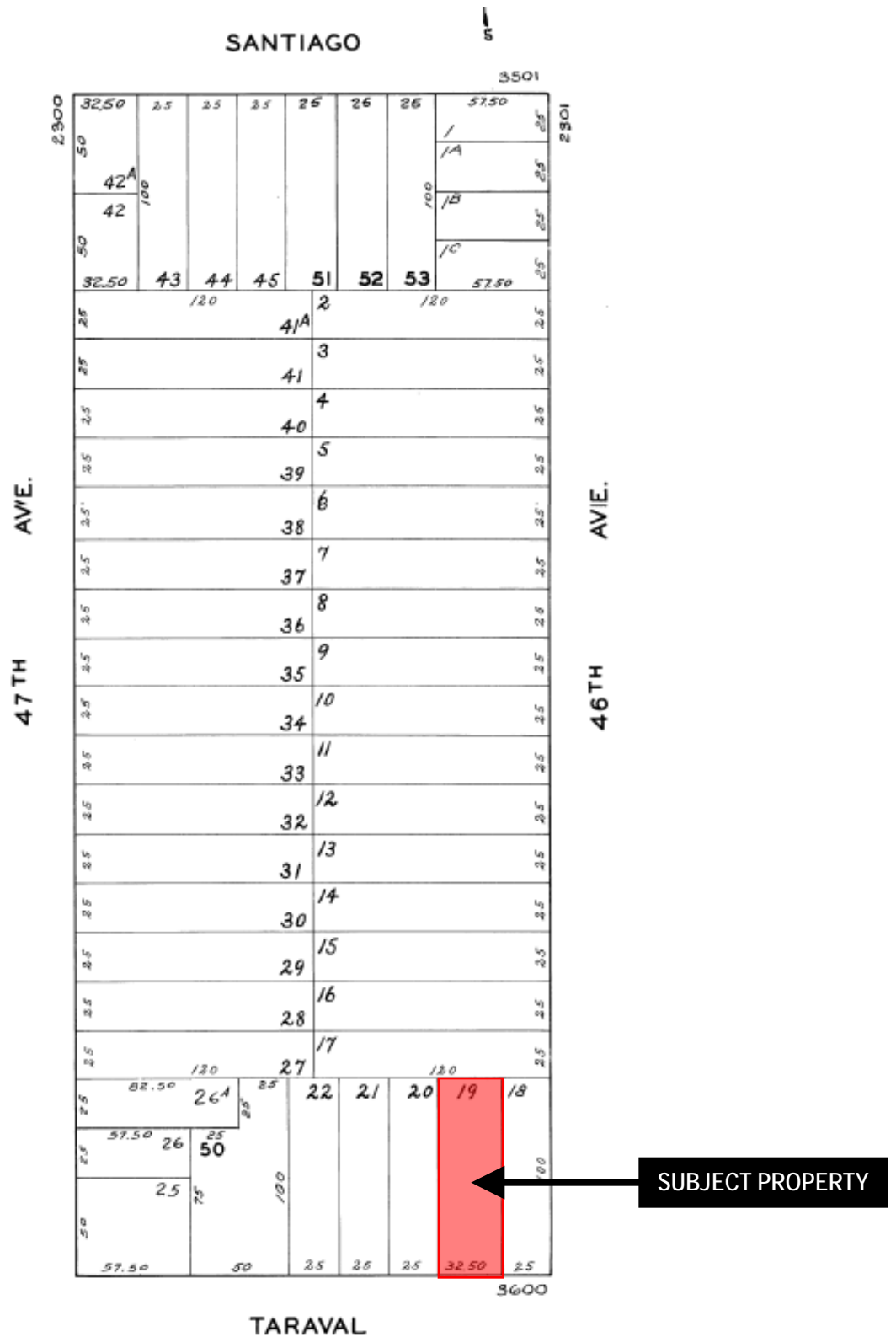
11. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from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

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

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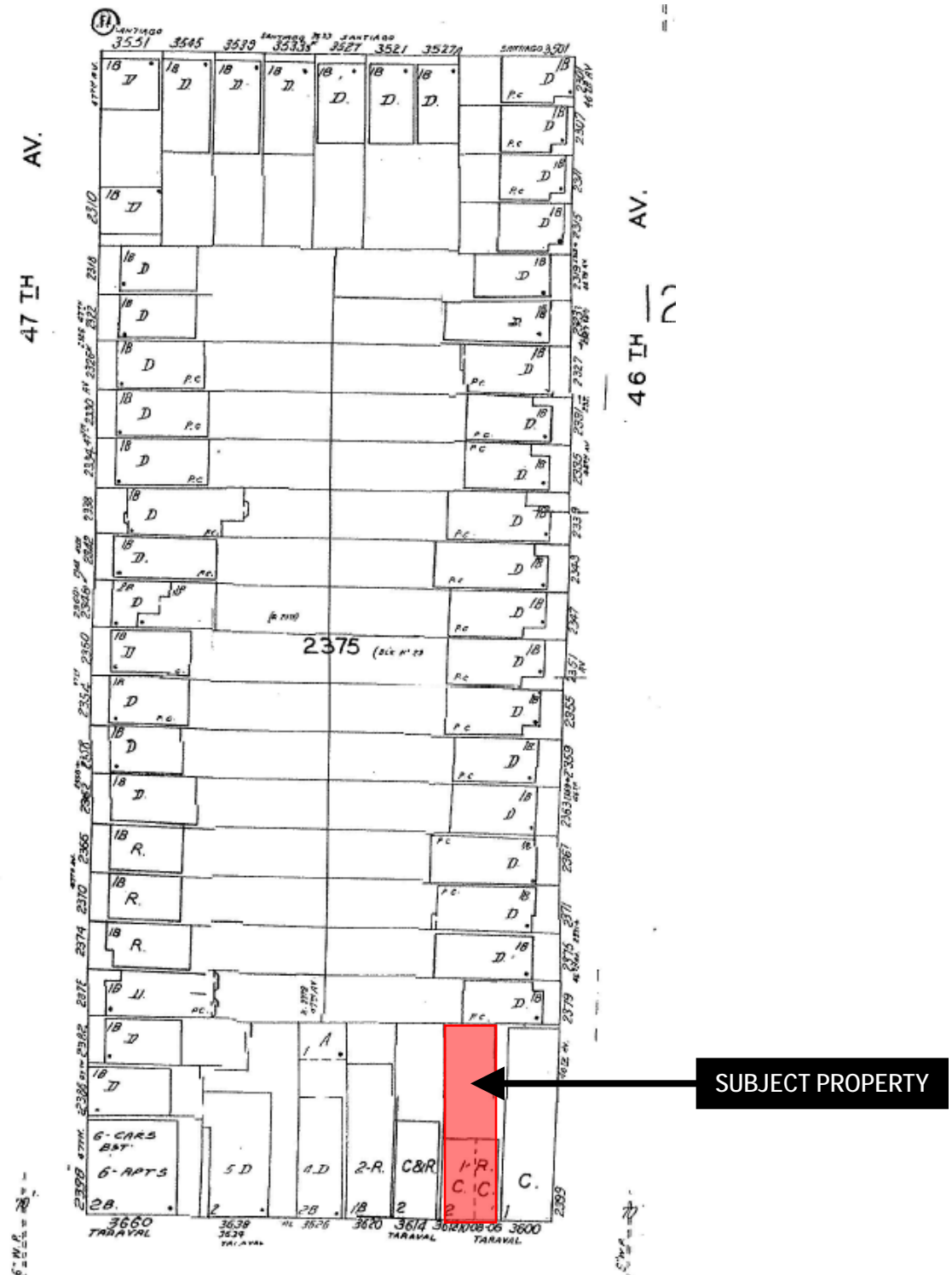
Exhibits

Parcel Map



Conditional Use Authorization Hearing
Case Number 2016-013271CUA
3608 Taraval Street

Sanborn Map*

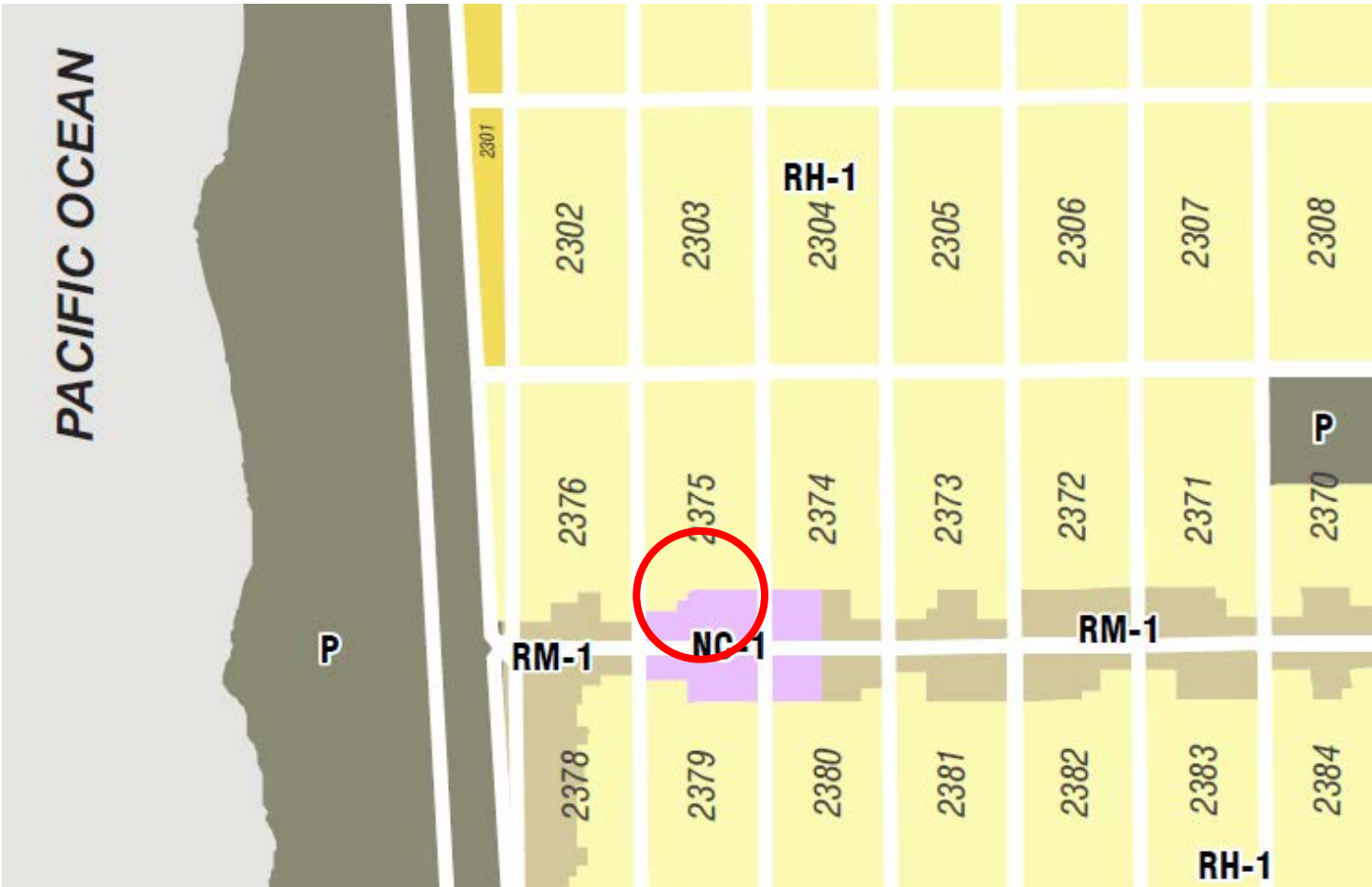


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Hearing
Case Number 2016-013271CUA
3608 Taraval Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2016-013271CUA
3608 Taraval Street

Aerial Photo

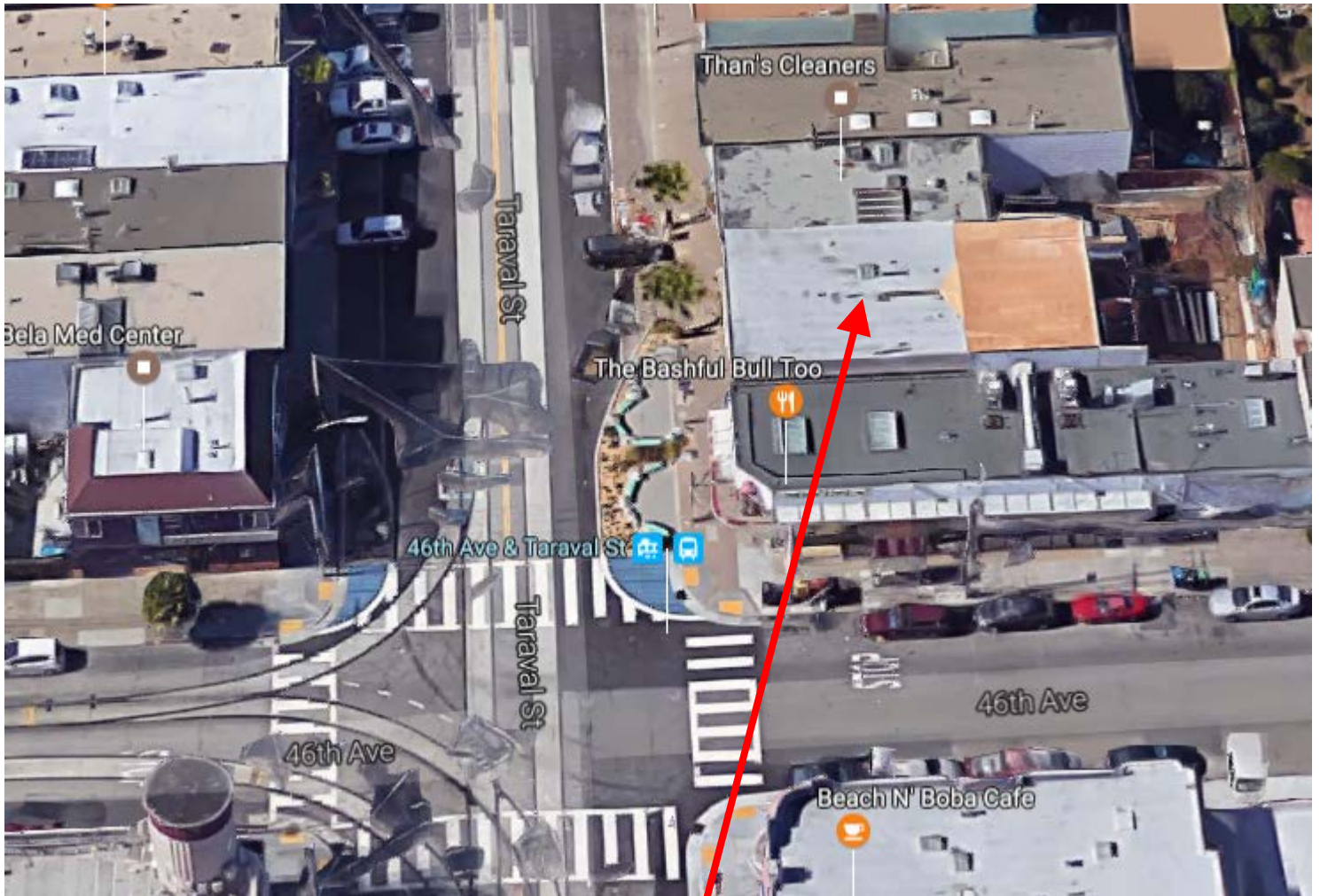


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-013271CUA
3608 Taraval Street

Aerial Photo

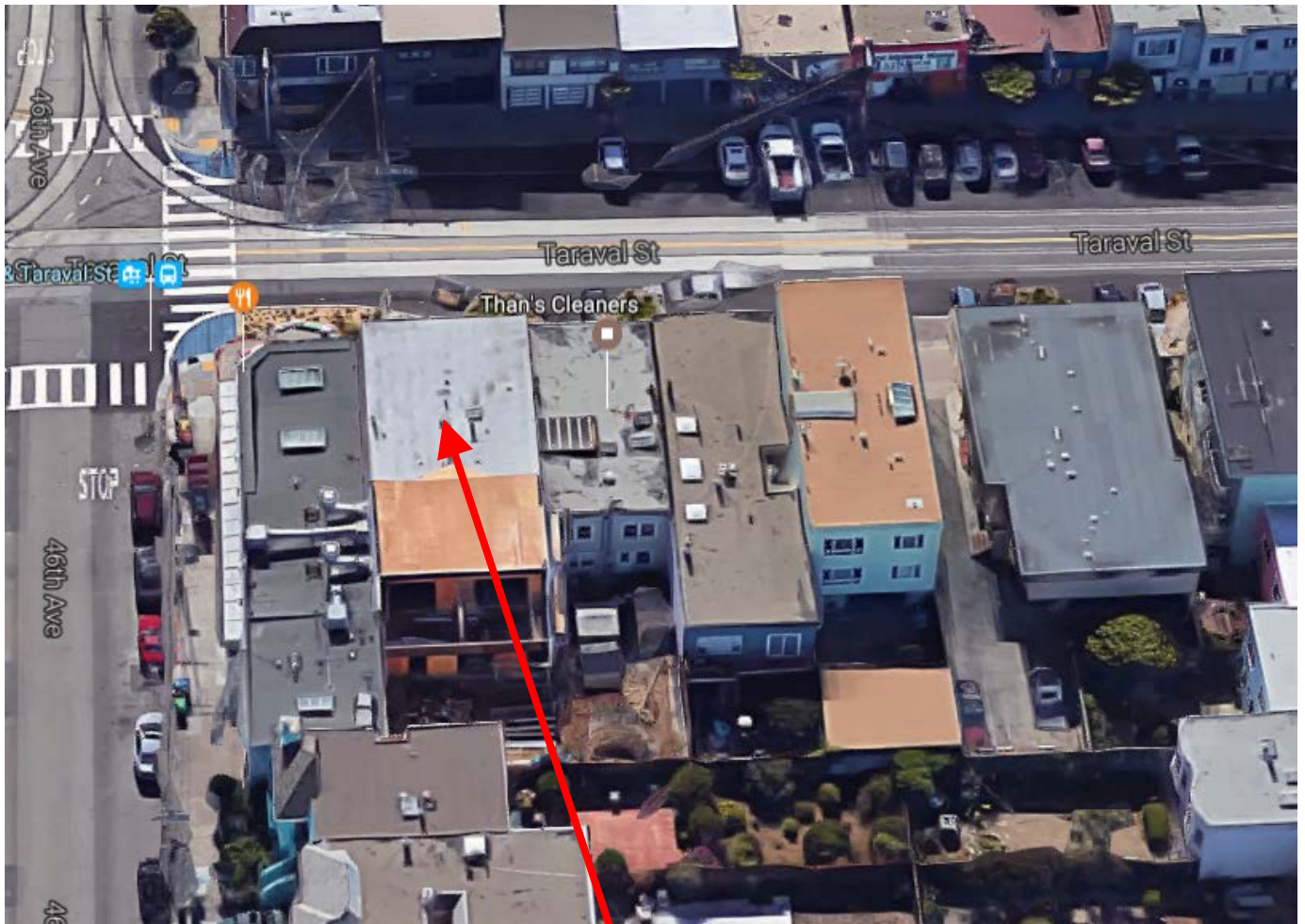


SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-013271CUA
3608 Taraval Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-013271CUA
3608 Taraval Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2016-013271CUA
3608 Taraval Street

Site Photo



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2016-013271CUA
3608 Taraval Street



SAN FRANCISCO PLANNING DEPARTMENT

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

NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, February 9, 2016**

Time: **Not before 12:00 PM (noon)**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**

Case Type: **Conditional Use**

Hearing Body: **Planning Commission**

| PROPERTY INFORMATION | APPLICATION INFORMATION |
|--|--|
| Project Address: 3608 Taraval Street | Case No.: 2016-013271CUA |
| Cross Street(s): 46th Street | Building Permit: TBD |
| Block /Lot No.: 2375 / 019 | Applicant: Shane Curnyn |
| Zoning District(s): NC-1 / 40-X | Telephone: (415) 341-2866 |
| Area Plan: N/A | E-Mail: shane@juniperarchitecture.com |

PROJECT DESCRIPTION

This a request for **Conditional Use Authorization** pursuant to Planning Code Sections [303](#) and [710.27](#) to allow extended of hours operation to 2:00AM for the established bar (d.b.a. White Cap LLC), which went through a change of use through building permit application 2016.03.11.1807. The bar is located on the ground floor of the two story building within the NC-1 (Neighborhood Commercial, Cluster) District, Taraval Street Restaurant Subdistrict, and 40-X Height and Bulk 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: **Veronica Flores** Telephone: **(415) 575-9173** E-Mail: veronica.flores@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.

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

| | |
|---------------------------|----------------------|
| PROPERTY OWNER'S NAME: | |
| Eddie Choi | |
| PROPERTY OWNER'S ADDRESS: | TELEPHONE: |
| 3612 Taraval Street | (516) 476-7383 |
| San Francisco, CA 94116 | EMAIL: |
| | eddiekchoi@gmail.com |

| | |
|-------------------------|--|
| APPLICANT'S NAME: | |
| Matthew Lopez | Same as Above <input type="checkbox"/> |
| APPLICANT'S ADDRESS: | TELEPHONE: |
| 2469 27th Avenue | (415) 794-3522 |
| San Francisco, CA 94122 | EMAIL: |
| | younglopez1@gmail.com |

| | |
|----------------------------------|--|
| CONTACT FOR PROJECT INFORMATION: | |
| Shane Curnyn | Same as Above <input type="checkbox"/> |
| ADDRESS: | TELEPHONE: |
| Juniper Architecture | (415) 341-2866 |
| 355 11th Street, Suite 200 | EMAIL: |
| San Francisco, CA 94103 | shane@juniperarchitecture.com |

| | |
|--|--|
| COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR): | |
| Matthew Lopez | Same as Above <input type="checkbox"/> |
| ADDRESS: | TELEPHONE: |
| 2469 27th Avenue | (415) 794-3522 |
| San Francisco, CA 94122 | EMAIL: |
| | younglopez1@gmail.com |

2. Location and Classification

| | | | |
|----------------------------|--|-----------|--|
| STREET ADDRESS OF PROJECT: | | ZIP CODE: | |
| 3608 Taraval Street | | 94116 | |
| CROSS STREETS: | | | |
| Taraval & 46th | | | |

| | | | | |
|----------------------|-----------------|-------------------|------------------|-----------------------|
| ASSESSORS BLOCK/LOT: | LOT DIMENSIONS: | LOT AREA (SQ FT): | ZONING DISTRICT: | HEIGHT/BULK DISTRICT: |
| 2375 / 019 | 32.5'x100' | 3,250 | NC-1, Cluster | 40x |

3. Project Description

| | | | |
|--|--|---|--|
| (Please check all that apply) <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Change of Hours <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations <input type="checkbox"/> Demolition <input type="checkbox"/> Other Please clarify: | | ADDITIONS TO BUILDING: <input type="checkbox"/> Rear <input type="checkbox"/> Front <input type="checkbox"/> Height <input type="checkbox"/> Side Yard | PRESENT OR PREVIOUS USE: Bar |
| | | | PROPOSED USE: Bar |
| | | BUILDING APPLICATION PERMIT NO.: 201603111807 | DATE FILED: 3/11/16 |

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

| | EXISTING USES: | EXISTING USES TO BE RETAINED: | NET NEW CONSTRUCTION AND/OR ADDITION: | PROJECT TOTALS: |
|---|----------------|----------------------------------|--|-----------------|
| PROJECT FEATURES | | | | |
| Dwelling Units | 0 | 0 | 0 | |
| Hotel Rooms | 0 | 0 | 0 | |
| Parking Spaces | 0 | 0 | 0 | |
| Loading Spaces | 0 | 0 | 0 | |
| Number of Buildings | 1 | 1 | 0 | 1 |
| Height of Building(s) | 21' | 21' | 0 | 21' |
| Number of Stories | 2 | 2 | 0 | 2 |
| Bicycle Spaces | 0 | 0 | 0 | |
| GROSS SQUARE FOOTAGE (GSF) | | | | |
| Residential | | | | |
| Retail | | | | |
| Office | | | | |
| Industrial/PDR <i>Production, Distribution, & Repair</i> | | | | |
| Parking | | | | |
| Other (Specify Use) | 865 Bar | 865 Bar | | 865 Bar |
| TOTAL GSF | 865 Bar | 865 Bar | | 865 Bar |

Please describe any additional project features that are not included in this table:
 (Attach a separate sheet if more space is needed)

5. Action(s) Requested (Include Planning Code Section which authorizes action)

Per Sec. 7010.27 Hours of Operation, Conditional Use Authorization to extend hours 11pm-2am.

Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That 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 for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
 - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
 - (b) 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;
 - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
 - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

1. The project sponsor performed extensive community outreach associated with the recent Change of Use, and identified that the vast majority of neighbors are very much in favor of more eating and drinking establishments. Neighbors noted that there are currently no desirable, upscale bars in the neighborhood open past 11pm. This Conditional Use to extend hours would create a desirable neighborhood destination that would relieve residents from a long trip downtown just to visit a bar with friends.

2. (a) The project sponsor has worked with community leaders and immediate neighbors to create a plan for the Bar ownership to boost the cleanliness of the block, and to insure (to the extent possible) the relative peace and quiet that the neighbors enjoy. (b) The project is directly accessible north-south by bus (18 line) and east-west by light rail (L-Taraval). (c) The project sponsor, a neighborhood resident, will be present during business hours personally ensure noise levels outside the bar to not effect the peace and quiet of the immediate neighborhood. (d) The project sponsor will personally ensure that bar patrons to not loiter, smoke, etc. in the adjacent landscaped seating areas along the sidewalk.

3 The extended bar hours will encourage residents to enjoy themselves in the neighborhood, rather than driving.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The bar will contribute to re-energizing lower Taraval and will create more foot traffic ultimately contributing to the existing and future retail businesses on the street.

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

The project does not eliminate any residential units, and will not be detrimental to the existing character of the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced;

The project does not affect the City's supply of affordable housing.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The fundamental business strategy of the project sponsor is to create an upscale bar that will provide a walkable destination for neighborhood residents. Patrons from outside the immediate neighborhood will be able to access the project north-south by bus (18 line) and east-west by light rail (L-Taraval).

5. 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;

There is no commercial office development proposed at the project site. The owner of the Bar is a resident of the neighborhood and will seek to employ residents of the neighborhood to work at the establishment.

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

The bar is conveniently located on a Tsunami Evacuation Route.

7. That landmarks and historic buildings be preserved; and

The project is not located in an Historic or Landmarked property.

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

The project does not expand the existing building envelope, and will therefore not have a detrimental effect on nearby parks, open space and their access to sunlight and vistas.

Estimated Construction Costs

| | |
|---|-------------------|
| TYPE OF APPLICATION: | |
| | |
| OCCUPANCY CLASSIFICATION: | |
| A | |
| BUILDING TYPE: | |
| V-B | |
| TOTAL GROSS SQUARE FEET OF CONSTRUCTION: | BY PROPOSED USES: |
| The Bar is 865SF, however this CUA is for hours only. | Bar |
| | |
| | |
| ESTIMATED CONSTRUCTION COST: | |
| \$50,000.00 (NOTE: CUA for hours only, no construction is associated with this application) | |
| ESTIMATE PREPARED BY: | |
| Architect | |
| FEE ESTABLISHED: | |
| | |

Applicant's Affidavit

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: The other information or applications may be required.

Signature: _____

Date: _____

Print name, and indicate whether owner, or authorized agent:

Owner / Authorized Agent (circle one)

Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

| APPLICATION MATERIALS | CHECKLIST |
|--|--------------------------|
| Application, with all blanks completed | <input type="checkbox"/> |
| 300-foot radius map, if applicable | <input type="checkbox"/> |
| Address labels (original), if applicable | <input type="checkbox"/> |
| Address labels (copy of the above), if applicable | <input type="checkbox"/> |
| Site Plan | <input type="checkbox"/> |
| Floor Plan | <input type="checkbox"/> |
| Elevations | <input type="checkbox"/> |
| Section 303 Requirements | <input type="checkbox"/> |
| Prop. M Findings | <input type="checkbox"/> |
| Historic photographs (if possible), and current photographs | <input type="checkbox"/> |
| Check payable to Planning Dept. | <input type="checkbox"/> |
| Original Application signed by owner or agent | <input type="checkbox"/> |
| Letter of authorization for agent | <input type="checkbox"/> |
| Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors) | <input type="checkbox"/> |

NOTES:

- ☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- ☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- ☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



**SAN FRANCISCO
PLANNING
DEPARTMENT**

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.*

San Francisco Planning Department
1650 Mission Street
San Francisco, CA 94103

Attention: San Francisco Planning Department

With this letter, I authorize you to recognize

Matthew Lopez
2469 27th Avenue
San Francisco, CA 94116

as my Authorized Agent, and acting on my behalf for
Planning and Building Department submittals for my
commercial property at 3608 Taraval Street.



Signature

Kyung Sik Choi

Name

10.12.16

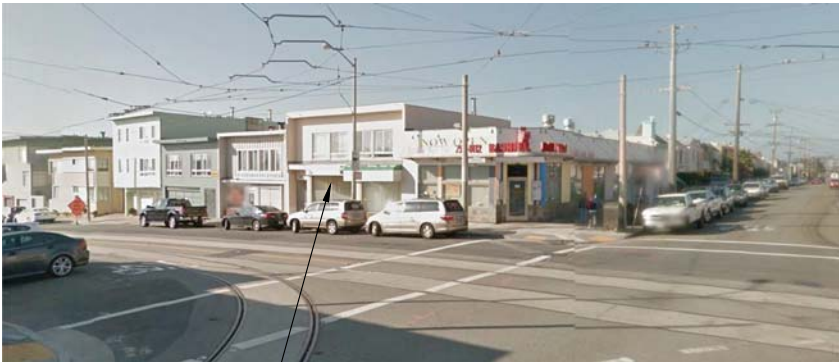
Date



PROJECT SITE



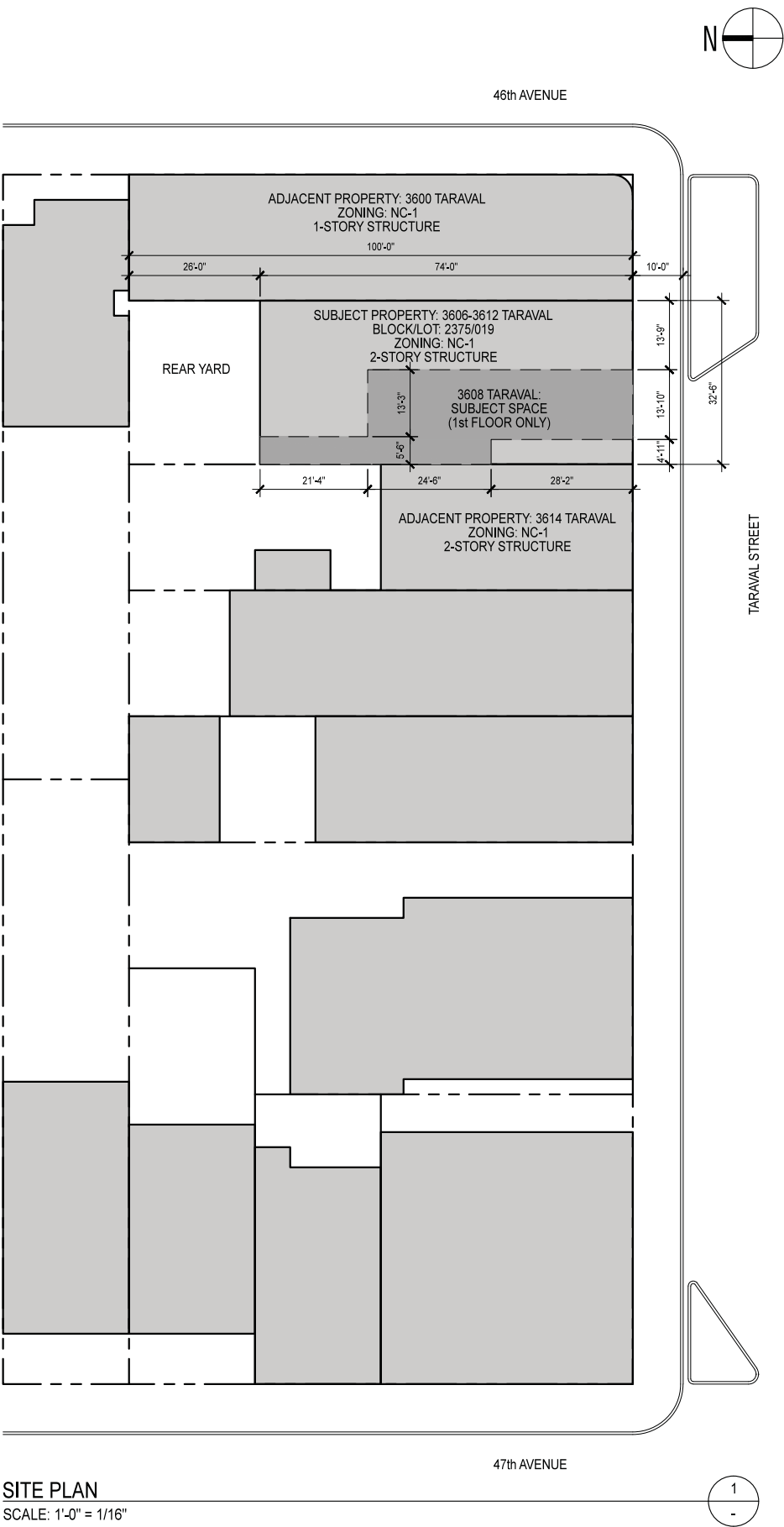
VICINITY AERIAL PHOTO



PROJECT SITE



SITE PHOTOS: EXTERIOR



SITE PLAN
SCALE: 1'-0" = 1/16"

PROJECT DATA

ADDRESS
3608 TARAVAL STREET
SAN FRANCISCO, CA 94116

BLOCK/LOT #
2375 / 019

ZONING DISTRICT
NC-1

OCCUPANCY GROUP
R-3, M

TYPE OF CONSTRUCTION
5B

HEIGHT LIMIT
40'-X

SCOPE OF WORK
-CONVERT COMMERCIAL SPACE FROM RETAIL USE TO BAR USE
-REMODEL OF THE EXISTING 865 SQ.FT. INSTALLING A BAR, EQUIPMENT, LIGHTING AND SEATING
-NO WORK TO EXTERIOR FACADE

PARCEL AREA
3,250 SQ.FT.

BUILDING AREA (GROSS)
-EXISTING: 865 SQ.FT. (NO CHANGE)
-REMODEL OF 865 SQ.FT. OF EXISTING SPACE.
(NO ADDITIONAL SQUARE FEET)

APPLICABLE BUILDING CODES
2013 CALIFORNIA BUILDING CODE (C.B.C.)
2013 CALIFORNIA PLUMBING CODE (C.P.C.)
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)
2013 CAL. GREEN BUILDING CODE (CALGREEN)
2013 SAN FRANCISCO AMENDMENTS TO C.B.C., C.P.C., C.M.C., C.E.C., AND CALGREEN

DIRECTORY

OWNER
MATTY'S BAR
MATT LOPEZ
3608 TARAVAL STREET
SAN FRANCISCO CA 94116
415 - 794 - 3522
YOUNGLOPEZ1@GMAIL.COM

ARCHITECT
JUNIPER ARCHITECTURE
355 11TH STREET, SUITE 200
SAN FRANCISCO, CA 94103
SHANE CURNYN, 415-341-2866
SHANE@JUNIPERARCHITECTURE.COM
JOSH LOWE, 415-652-5685
JOSH@JUNIPERARCHITECTURE.COM

SHEET INDEX

ARCHITECTURAL
A0.01 - PROJECT INFORMATION
A2.01 - PLANS: EXISTING & PROPOSED

JUNIPER ARCHITECTURE

PROJECT TITLE:
MATTY'S BAR

JOB:
3608 TARAVAL

ISSUE:
SITE PERMIT

DATE:
02.23.2016

REVISION:

SHEET TITLE:
COVER SHEET
SITE PLAN
SITE PHOTOS

SHEET NUMBER:

A0.01

355 11TH STREET, SUITE 200
SAN FRANCISCO, CA 94103
SHANE, 415-341-2866 JOSH, 415-652-5685
WWW.JUNIPERARCHITECTURE.COM

3608 TARAVAL STREET
SAN FRANCISCO, CA, 94116

3608 Taraval St

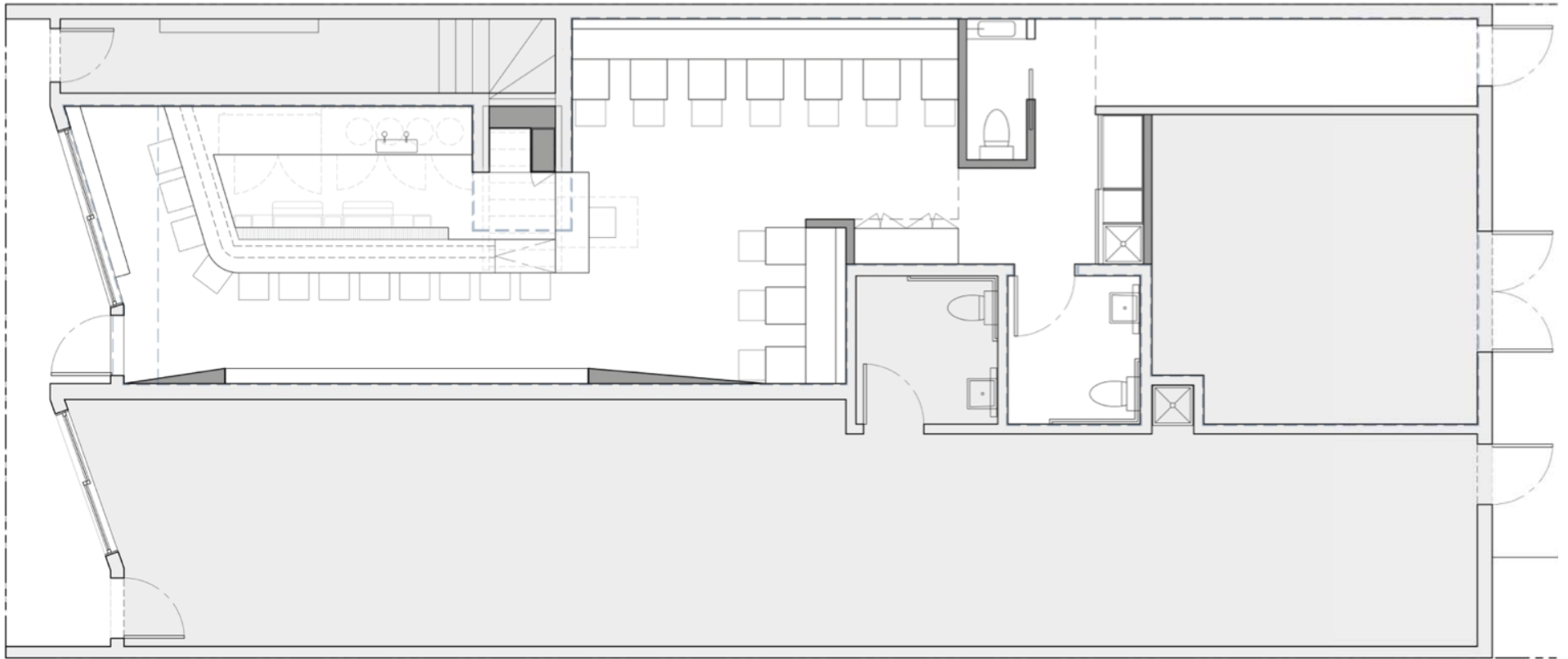


BAR 3608 TARAVAL

1 - PLAN

2 - PERSPECTIVES

3 – ENVIRONMENT & OPERATION







JUNIPER
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PERSPECTIVE | EXTERIOR: ENTRY

BAR
3608 TARAVAL ST.



JUNIPER
ARCHITECTURE

PERSPECTIVE | INTERIOR: ENTRY

BAR
3608 TARAVAL ST.



JUNIPER
ARCHITECTURE

PERSPECTIVE | INTERIOR: ENTRY

BAR
3608 TARAVAL ST.



JUNIPER
ARCHITECTURE

PERSPECTIVE | INTERIOR: BAR

BAR
3608 TARAVAL ST.



JUNIPER
ARCHITECTURE

PERSPECTIVE | INTERIOR: BAR

BAR
3608 TARAVAL ST.



JUNIPER
ARCHITECTURE

PERSPECTIVE | INTERIOR: BAR

BAR
3608 TARAVAL ST.



JUNIPER
ARCHITECTURE

PERSPECTIVE | INTERIOR: LOUNGE AREA

BAR
3608 TARAVAL ST.



JUNIPER
ARCHITECTURE

PERSPECTIVE | INTERIOR: LOUNGE AREA

BAR
3608 TARAVAL ST.



JUNIPER
ARCHITECTURE

PERSPECTIVE | INTERIOR: LOUNGE AREA

BAR
3608 TARAVAL ST.

Frequently asked questions:

What Kind of Bar are we planning on creating?

An upscale full service bar with an assortment of beverages and a specialty cocktail menu.

Who Is our Target Market:

We are catering to residents of the Outer/ Lower sunset that are responsible drinkers and invested in the neighborhood.

Have we considered the affects the bar will have on the residents and businesses in the Lower Taraval neighborhood?

This business will be owned and operated by people that grew up in the neighborhood and Care about the neighborhood. We plan on attracting the same type of customer. This will

positively activate the street and create a culture of respect and responsibility.

What will our hours Be?

We Plan on being open from 2pm-2am

Will there be Live Music?

We will not have live music.

How will We Manage Drugs, Violence, Trash, and Noise?

We will have a door man 5 nights a week. in addition to checking ID's his job will be to manage noise and keep the street clean. As an owner i will also be accountable and will be accessible, responsive, and sincere in addressing any of these problems.



ANDYTOWN
COFFEE
ROASTERS

3655 Lawton Street
San Francisco, CA 94122
(415) 753-9775
lauren@andytownsf.com
www.andytownsf.com

1/17/17

To: SF Planning Commission
1650 Mission Street Suite 400
San Francisco CA 94103-2479

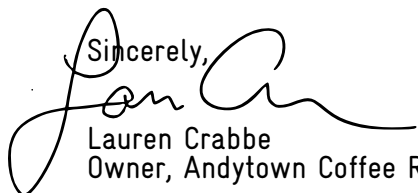
Referring the project by Matt Lopez at 3608 Taraval St.

My name is Lauren Crabbe and I have lived in the Sunset District of San Francisco for 9 years. My husband and I own Andytown Coffee Roasters and we are opening our second café location right across the street from Matt's proposed bar. I first met Matt Lopez when he was a customer at our café. He is a warm-hearted individual who truly cares about the neighborhood he calls home.

Matt has joined us in our efforts to revitalize the Outer Taraval corridor. Like us, Matt sees potential in the abandoned storefronts of Outer Taraval. The Outer Sunset is full of residents who love living close to the mighty Pacific Ocean, but when we want to partake in San Francisco's thriving food or nightlife scene, we are forced to commute across town. The residents of the Outer Sunset—myself included—are craving more food and beverage options in our neighborhood.

Everything that Matt has told me about his bar has me excited for it, but I'm not naïve to the concerns that many folks will have about another bar opening on Taraval. (I mean, as a café, we are going to be the people cleaning up the sidewalk at 5:00AM when we start our day.) I know that as a neighbor, Matt will make sure that his patrons will respect the surrounding businesses and homes. I believe that a business can foster a culture of respect, and that attitude will attract like-minded individuals to patronize the business. So far, Matt has gone above and beyond to inform his neighbors of his plans and to listen to their suggestions and concerns. I am confident that Matt will continue to make sure his business has a positive impact on the block.

I support Matt Lopez's bar opening at 3608 Taraval and the proposed hours extension to 2AM. Matt's bar will benefit the Outer Taraval neighborhood by bringing additional foot traffic to the area and by providing a welcoming environment for neighbors to socialize.

Sincerely,

Lauren Crabbe
Owner, Andytown Coffee Roasters

Flores, Veronica (CPC)

From: Matthew Lopez <younglopez1@gmail.com>
Sent: Tuesday, January 17, 2017 11:21 AM
To: Flores, Veronica (CPC)
Subject: Fwd: social hall rental jan 26th and letter of support for 3608 travel st

Begin forwarded message:

From: "Congregation B'nai Emunah" <office@bnaiemunahsf.org>
Subject: Re: social hall rental jan 26th and letter of support
Date: January 12, 2017 at 1:42:36 PM PST
To: Matt Lopez <younglopez1@gmail.com>

Dear Planning Commision,

I want to write you in support of allowing White Cap to remain open until 2am. I am the Administrator for Congregation B'nai Emunah at 3595 Taraval Street and greatly appreciate having businesses open in the area. I often wish to meet with congregants outside of our building and would be happy to have more successful restaurants and bars open and available for me to enjoy in the area. If you have any questions, feel free to reach out to me.

Shais St. Martin
Administrator
Congregation B'nai Emunah
3595 Taraval St
San Francisco, CA 94116
[\(415\)664-7373x22](tel:(415)664-7373x22)
[\(415\)358-8488](tel:(415)358-8488) Fax
office@bnaiemunahsf.org

On Thu, Jan 5, 2017 at 12:05 PM, <younglopez1@gmail.com> wrote:

Sent from my iPhone

Begin forwarded message:

From: Matthew Lopez <younglopez1@gmail.com>
Date: January 4, 2017 at 4:59:02 PM PST
To: office@bnaiemunahsf.org
Subject: social hall rental jan 26th and letter of support

Hello all,

This is Matt Lopez the owner of the bar project at 3608 Taraval St. I have a hearing on February 9th with the planning commission for extended hours, so that the bar can stay open till 2am. The

business will not be able to succeed if we are not allowed these hours and we also hope to help with some of the issues that occur late at night in this area. I was hoping you would be able to write a letter of support for the bar and the extended hours. All that is needed is a brief description of your association to the area and that you support the project and the hours. If you could address the letter to the planning commission but send it back to me at this email address that would be great. I am also filling out the rental agreement, so I can host a meeting at the congregation to update the residents on the project. I will drop the agreement off ASAP. Thank you very much for your time and consideration.

Cheers Matt

Flores, Veronica (CPC)

From: Matthew Lopez <younglopez1@gmail.com>
Sent: Tuesday, January 17, 2017 11:20 AM
To: Flores, Veronica (CPC)
Subject: Fwd: SF Planning Commission letter of support 3608 travel st

Begin forwarded message:

From: Todd Wiley <todd.wiley@compass.com>
Subject: SF Planning Commission
Date: January 17, 2017 at 11:19:19 AM PST
To: Matt Lopez <younglopez1@gmail.com>

To Whom this may concern at the SF Planning Commission,

I am a resident of the Outer Parkside and a home owner at 2563 43rd Avenue. My wife and I have called San Francisco our home since 1989 and we've owned our home since 1999 where we are raising two children who attend local schools are Lincoln High School and St. Gabriels k-8.

That said, I support Matt Lopez's bar project at 3608 Taraval St and his request for extended hours until 2am. I have been selling real estate in San Francisco since 2003 and have seen great improvement to our neighborhood over the 20 years. Much of what continues to improve the Outer Avenues is the entry of new and exciting commercial establishments. A nice cocktail lounge is definitely something that would further bolster the momentum we're seeing to improve the options for local dining and after hours places to enjoy with friends. We live in a great city and much of what makes this town what it is are locally owned businesses represented by people who know and love the area in which they live. Matt Lopez is a native San Franciscan raised in the Sunset District. He has a successful track record starting and managing small business in the area. Matt's vision for this location is a good one and I feel strongly about exciting new options that will continue to raise the bar for our neighborhood by the beach!

Feel free to call me with any questions.

Best regards,

Todd Wiley
Resident of the Outer Parkside
2563 43rd Ave
415-317-5888

Flores, Veronica (CPC)

From: Matthew Lopez <younglopez1@gmail.com>
Sent: Tuesday, January 17, 2017 11:20 AM
To: Flores, Veronica (CPC)
Subject: Fwd: Letter of support for 3608 Taraval

Begin forwarded message:

From: Jonathan Maguire <j.maguire.sf@gmail.com>
Subject: Letter of support for 3608 Taraval
Date: January 17, 2017 at 11:12:52 AM PST
To: Matthew Lopez <younglopez1@gmail.com>

Dear Planning Commission,

I am writing in support of the proposed new bar at 3608 Taraval St. along with extending its operating hours to 2am. My family has lived in the neighborhood for over 10 years. Our home is three blocks away from the location and I can attest that our neighborhood is in much need of and would benefit greatly from this new establishment. It would be wonderful to have a local place to walk with my wife to enjoy a nice cocktail. Currently, we have to travel across town to do so. The location is conveniently served by both the L-Taraval and 18 Muni transit lines which will help to mitigate any impact on the area in terms of parking. This crucial commercial corridor is in desperate need of dynamic and locally owned businesses such as this one to help revitalize our neighborhood. I attended a community meeting about this project and was very impressed by the proprietor, Matt Lopez, who responded sincerely to all potential concerns from the attendees. I came away confident that this business will be a true asset for our neighborhood and urge the Planning Commission to support this venture to the fullest extent.

Sincerely,
Jonathan Maguire
2646 45th ave

Marcus Sanders
Editor/Surflife
1491 45th ave
San Francisco, CA 94122
415-244-5703
marcus@surflife.com

To whom it may concern,

I have been an Outer Sunset/Outer Richmond resident since 1992. I went to San Francisco State and have been involved in the Ocean Beach community for over 25 years.

I've also known Matt Lopez for years and respect both his longtime connection to the Outer Sunset and his contributions to the local community.

I'm writing today to voice my support for his request for extending the hours of his bar project at 3608 Taraval St.

Best regards,

Marcus Sanders

Flores, Veronica (CPC)

From: younglopez1@gmail.com
Sent: Thursday, January 19, 2017 3:03 PM
To: Flores, Veronica (CPC)
Subject: Fwd: letters of support

Sent from my iPhone

Begin forwarded message:

From: Lance Harriman <lanceharriman@gmail.com>
Date: January 19, 2017 at 3:00:53 PM PST
To: Matthew Lopez <younglopez1@gmail.com>
Subject: Re: letters of support

Hello San Francisco Planning Commission,
I am the owner of Ocean Beach Physical Therapy on the corner of 44th avenue and Taraval and also Potrero Physical Therapy on the east side of town. I would like to let you know that we support Matt Lopez's bar project at 3608 Taraval St, it will bring much needed change to the lower taraval business corridor. This area is in need of nice establishments that the community of the sunset district can enjoy. We are in support of operating hours extending until 2 AM. Matt Lopez was born and raised in San Francisco, he is a man of integrity and i am confident that he will be respectful of he surrounding business owners and residents and will be a strong asset to the local business community. Please contact me if you have any questions.
Sincerely,
Lance Harriman
cell 415-218-7525
email: lanceharriman@gmail.com

On Tue, Jan 17, 2017 at 10:56 AM, Matthew Lopez <younglopez1@gmail.com> wrote:
Hello All!

As many of you may know I am opening a bar. The bar will be on Taraval and 47th ave, and I am writing you guys today to ask for letters of support. The letters need to be in by the 19th. So if you are willing to write one, I need them ASAP! In the letter please put a brief description of yourself and how you are associated with the area. Also say that you support Matt Lopez's bar project at 3608 Taraval St and his request for extended hours until 2am. If you know me personally and want to say something nice, that might help too. That block is only zoned to satay open till 11pm and we need to stay open till 2am or the business will not survive. We are also scheduled to have a hearing at City Hall room 400 on February 9th. The hearing starts at 12 noon and this is when they will decide if we get our hours or not. We invite you to come down and support the project.

Thank you very much, Matt Lopez

Dear Planning Commission,

As residents and local business owners of the Outer Sunset, my husband Dave and I are pleased to hear that another business will open up in our neighborhood. We have very few bar and nightlife establishments in this area of the city, we look forward to having a local bar that we know we will feel comfortable going to, with an owner we support. With a lack of establishments open after 10 or 11pm, we fully support Matt Lopez's bar project at 3608 Taraval Street and his request for extended hours until 2am.

Matt and his family are well-loved in this community, known by many over a span of a few generations. The friends and people who want to support Matt opening his bar are the kind of people who will help another local business succeed. The Outer Sunset is going through a positive growth, and adding a business that will bring community together is just what this neighborhood needs.

Thank you for your time and consideration,

Christina and Dave Beer
Owner at Ocean Beach Yoga SF, LLC

To whom it may concern;

My name is Matt Ciganek and I'm a homeowner a few blocks from the location at 3608 Taraval Street where Matt Lopez is seeking to establish his new business.

I am also a Realtor who specializes in the Outer Sunset and Parkside districts. New and vibrant businesses that will enhance the appeal and enjoyment of the neighborhood for local residents are important to the further development of the community.

The neighborhood has been on an upswing for several years and this is largely a result of an increase in exciting commercial establishments that would, in years past, only exist in other parts of the city.

We are very excited to have a bar like Matt is planning on running in our neighborhood. There are only a few out here and they've served the same clientele, by and large, for decades. They're open until 2 am and I see no reason why Matt's establishment wouldn't be able to operate safely in the same manner.

Matt's business would bring a new and fresh approach to neighborhood gathering. I've known Matt Lopez personally for many years and his drive and personality are perfect to make this a reality and a wonderful new spot for everyone to enjoy.

Thank you,

Matt Ciganek
2064 Great Highway
San Francisco CA 94116

January 18, 2017

To: Planning Department- San Francisco

RE: Matt Lopez's Bar Project – 3608 Taraval St.

To Whom It May Concern,

We are a family of three who resided at 2136 Great Highway. We support Matt Lopez's bar project at 3608 Taraval St and his request for extended hours until 2am. We believe Matt's bar would be a great addition to our neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Yoav Ben-Shushan', with a stylized flourish at the end.

Yoav Ben-Shushan

2136 Great Highway

San Francisco, CA 94116

Flores, Veronica (CPC)

From: younglopez1@gmail.com
Sent: Tuesday, January 17, 2017 9:40 PM
To: Flores, Veronica (CPC)
Subject: Fwd: Letter of support 3608 taraval

Sent from my iPhone

Begin forwarded message:

From: Andy Olive <andyofthesunset@gmail.com>
Date: January 17, 2017 at 8:26:25 PM PST
To: younglopez1@gmail.com
Subject: Letter

Dear Members of the Planning department,
I wanted to express my support and excitement for Matt Lopez's bar project and the extension of hours to serve until 2am at 3608 Taraval St. I have lived on Taraval my entire life (37 years old), own a home on 27th and Taraval and have worked in the Sunset District the entirety of my adult life. The neighborhood is going through some very beneficial changes and growing to accommodate the influx of families and young professionals moving into the neighborhood. The bar Matt Lopez is opening couldn't be a better fit for the neighborhood and I know I will be visiting the space as well as my friends and family once it is finished. Please take my support of his project into consideration and thanks for working to make SF such a great city.

Sincerely,
Andy Olive
2469 27th Ave
Sf ca 94116

Sent from my iPhone

To Whom It May Concern:

My name is Al Fenton and I am a fifth generation native San Franciscan. I am writing to you because I fully support Matt Lopez's Bar Project at 3608 Taraval Street and his request for extended hours. I have owned a house in the Sunset District on 48th Avenue for the last twenty years. My children were born and raised in the Sunset District and have been a big part of the growing community. My children have attended St. Gabriel's, A.P. Giannini and St. Ignatius College Preparatory and Lincoln High School. My family and I are also members of the St. Gabriel Parish.

I have watched the growth and development of the Sunset District and I believe that Matt Lopez's Bar Project at 3608 Taraval Street would be a positive influence and addition to the Sunset District community. I also support his request for extended hours until 2am. Our community needs an owner and business like Matt Lopez and his bar project. The Sunset District needs someone who is a San Francisco Native, embraces what the Sunset District community represents and appreciates and respects the community. I've personally known Matt Lopez for over twenty years now and he's a big part of the Sunset District community from Noriega Street Fair to Ocean Beach clean ups. He is a well rounded, educated young adult who shows dedication and enthusiasm. I would greatly appreciate a San Francisco Native owner in the Sunset District because us natives are a rare breed nowadays. I believe that in order for the Sunset District to grow and to hold onto our San Francisco native roots, we need the bar project that Matt Lopez is requesting. It would only make our district thrive and blossom.

Sincerely,
Al Fenton

Flores, Veronica (CPC)

From: younglopez1@gmail.com
Sent: Tuesday, January 17, 2017 6:37 PM
To: Flores, Veronica (CPC)
Subject: Fwd: Letter of support for extended hours at 3608 Taraval St

Sent from my iPhone

Begin forwarded message:

From: Jaimie Maguire <jaimiemaguire@gmail.com>
Date: January 17, 2017 at 6:16:28 PM PST
To: younglopez1@gmail.com
Subject: Letter of support for extended hours at 3608 Taraval St

Dear Planning Commission,

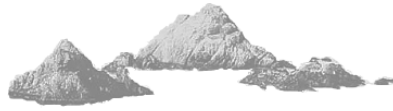
I am writing to you in support of the bar at 3608 Taraval St., and also in favor of extended operating hours.

As a resident of the Outer Sunset for more than 10 years, I have seen many commercial improvements to certain corridors of our neighborhood including Outer Judah and Noriega. These improvements not only align with our diverse and evolving community, but they have actually transformed parts of the Outer Sunset into notable destinations for shopping, dining, and socializing. These pockets provide a community gathering area for neighborhood residents.

Yet despite civic efforts to renovate the Outer Taraval corridor with striking plantings, a well-designed parklet, and sculpture reflective of the neighborhood's personality, the commercial aspect leaves much to be desired and the strip remains desolate. The addition of a new cocktail bar would be beneficial in helping spark a renaissance for this area that has so much potential. Please support this proposed asset to the community so residents like myself could have a nice place to socialize with friends within a walkable distance from home.

Sincerely,
Jaimie Maguire
2646 45th Ave

Seal Rock Investments LLC
One Letterman Dr. Bldg C Ste 3800
San Francisco, CA 94129



Brian W. Veit
(415) 672-2485 Cell
veit@seal-rock.com

1-17-2017

To: San Francisco Planning Commission, 1650 Mission St #400, San Francisco, CA 94103

RE: **Letter in Support of Bar at 3608 Taraval Street**

Dear members of the Planning Commission,

As a former county planning commissioner, I know how difficult your job is and sincerely thank you for your time and effort. I also know the upside of your job – *you can make people's lives better*. And how many people can really say that?

One way you could make Sunset/Parkside resident's lives better is to approve the bar at 3608 Taraval, and importantly, **to allow it to be open until 2am**. Everything pretty much shuts down out here at 10pm. We need options. And let's face it, this is risky enough for the applicant as it is; Let's not hamstring this thing.

The Outer Sunset/Parkside is currently underserved for bars and restaurants. The local pizza place has lines out the door. There's no walkable bar here I would take my parents to. We badly need more retail, especially bars and restaurants, to make the neighborhood more vital and walkable and to give our corners more redundancy in case one place is closed.

I carry on my service to community by now serving as neighborhood watch captain, and I know the community out here vastly favors this bar opening. I know the proprietor, Matt Lopez, as a neighbor and surfer and he is truly an outstanding member of our community. He's lived here his whole life and has devoted himself to this 100%. We want to help Matt be successful however we can.

Bars are one of our cultural institutions, defining corners from Manhattan to San Francisco since our country was founded. Our neighborhood needs this one.

I urge you to support the new bar opening at Taraval and 47th Ave. and to allow it to operate until 2am.

Thank you,

A handwritten signature in blue ink that reads "BW Veit". The signature is fluid and cursive, with the first name "Brian" and last name "Veit" clearly legible.

Brian Veit
1798 Great Hwy #1
SF CA 94122

Flores, Veronica (CPC)

From: younglopez1@gmail.com
Sent: Tuesday, January 17, 2017 4:38 PM
To: Flores, Veronica (CPC)
Subject: Fwd: Matt Lopez bar project letter of support

Sent from my iPhone

Begin forwarded message:

From: Jeff Duerson <jeff@jdstaff.com>
Date: January 17, 2017 at 1:50:39 PM PST
To: younglopez1@gmail.com
Subject: Matt Lopez bar project letter of support

To the San Francisco Planning Commission:

My name is Jeff Duerson. I am a resident of the Sunset District, a small business owner, and a personal friend of Matt Lopez.

I have known Matt for over 20 years. He is a respected member of this community, and I am confident he will run a very professional business.

This neighborhood is lacking a higher end bar, and this project will fill that need.

Regarding the late-night permit, I fully support the new bar being allowed to open until 2am. There is already a business on the same block of Taraval that is open until that time. Allowing the new bar to remain open late would not dramatically change the dynamic of this neighborhood.

Regards,
Jeff Duerson

415-994-0397

2030 48th Ave
San Francisco, CA 94116

Adam J. Hall
2022 42nd Ave
San Francisco CA 94116

January 17, 2017

San Francisco Planning Commission
San Francisco City Hall, 1 Dr Carlton B Goodlett Pl #244
San Francisco, CA 94102

To whom it may concern –

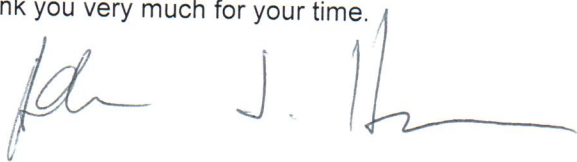
I write this letter as a San Francisco resident and Outer Sunset neighbor in support of Matt Lopez's bar project at 3608 Taraval Street and his request for additional hours until 2am.

I have been a San Francisco resident since July of 2008 and my wife was born in the Outer Sunset in 1980 and is a graduate of both Saint Gabriels and Saint Ignatius. Her family has resided in the Sunset since the early 1950s. Our daughter is currently enrolled at Growing Tree Daycare on Lower Great Highway and our second child is arriving shortly in April. I'm employed at America's first craft brewery, Anchor Brewing, in Potrero Hill.

Our family has deep San Francisco ties, both personally and professionally. We are, personally, very invested and concerned with the development of the Outer Sunset. I have full faith in the establishment and success of Matt's bar project on Outer Taraval. This stretch of Taraval and the surrounding neighborhood would benefit greatly from the infrastructure, service and sense of community his business would bring to this often overlooked corridor.

I'm sure that Matt's business would provide a net benefit for the Outer Sunset community. Every interaction I've had with him has been top notch.

Thank you very much for your time.

A handwritten signature in blue ink, appearing to read 'Adam J. Hall', with a long horizontal flourish extending to the right.

Adam J. Hall
415.539.5472

To whom it may concern at the City Planning Commission,

I am writing on behalf of Matt Lopez, a good colleague, respected friend and member of the community, as well as on behalf of the entire Sunset community. I am writing in regards of the new business at 3608 Taraval St and the hours of operation. I have been a Sunset and Outer Richmond resident for 7 years now and can speak to the need and want of the residents here who have been waiting for such an establishment to open. There is a need for more food and drink businesses locations in the area, and there is an entire community that wants to support them, however closing down at an early hour is a major shortcoming.

San Francisco and the Sunset District are a hub of creative and unique residents. Over the last 5 years we have seen serious a serious shift of long time residents being pushed out of their neighborhoods. This community needs a place that people can gather, connect, and thrive. Please consider extending the hours of this business. Taraval Street has undergone a long deserved change - and in the right direction for that matter. It would be a shame to close down early and send people home, or to other parts of the city that benefit from their commerce and community support.

Thank you for your time and consideration. I urge you to take our requests into consideration with a perspective of the long term benefits in mind and the people who live, shop, and gather together in this location.

Best,
Rosemary Williams