



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 11, 2017

Date: May 4, 2017
Case No.: [2016-014361CUA](#)
Project Address: **998 VALENCIA STREET**
Zoning: Valencia Street Neighborhood Commercial Transit ([NCT](#)) District
50-X Height and Bulk District
Liberty-Hill Landmark District
[Mission Alcoholic Beverage Special Use District](#)
Block/Lot: 3608/010
Project Sponsor: Suheil Shatara
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suheil@shataraarch.com or (415) 512-7566
Staff Contact: Linda Ajello Hoagland – (415) 575-6823
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Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project involves a change in use of a ground floor space from retail to retail and restaurant (d.b.a. [Amado's](#)), as defined by Planning Code Section [790.91](#), in an existing three-story mixed-use building. No exterior modifications to the building are proposed as part of the project. Any related exterior signage would be submitted under a separate sign permit application, and would require a Certificate of Appropriateness from the Historic Preservation Commission.

The Project Sponsor plans to seek an Alcoholic Beverage Control (ABC) Type 47 License, which authorizes the sale of beer, wine, and distilled spirits for consumption on the licensed premises, as long as the licensed premises is operated and maintained as a Bona Fide Eating Place. The subject ground floor commercial space has been occupied by Retail uses over the years, in conjunction with an arts and entertainment venue ([Entertainment, Other](#)) on the basement level, since 2006 (formerly known as Viracocha). The proposal includes minor tenant improvements to the interior of the ground floor space to accommodate the restaurant, including a commercial kitchen and code compliant restrooms, and upgrades to the existing service bar on the basement level. The existing ground floor commercial space is approximately 1,966 gross square feet in size with a 328 square foot office mezzanine. The mezzanine will remain as office space for both the restaurant and retail. The basement level arts and entertainment venue is approximately 1,660 square feet. No expansion of the existing commercial space is proposed.

The ground floor, which is accessed directly from Valencia Street, will operate as a bona fide restaurant, open to the general public during all hours when the arts and entertainment venue is open. The proposed restaurant will operate in conjunction with the arts and entertainment venue; however, guests can come to enjoy a meal with or without attending an event at the arts and entertainment venue and visa-versa. Guests will be seated at tables in the restaurants dining area where table service will be provided. Additionally, a food/drink counter will be located on the basement level, where beer, wine and spirits will be served to walk-up customers. Guests will have the ability to order and consume meals on the basement level, however, table service will not be provided and customers will need to pick-up their food orders from a walk-up counter in the restaurant on the main level.

In addition to the restaurant, there will also be a retail component on the main level in the front-most section (approximately 400 square feet) of the premises and a 180 square foot ancillary office on the mezzanine level. Retail displays, counters, and point of sale equipment will be designed so that they can be rearranged or removed during certain meal, bar, or arts and entertainment venue events.

The proposed hours of operation for Amado's are Mondays through Sundays: 6:00 pm to 2:00 am for the arts and entertainment venue, and 10:00 am to 2:00 am for the restaurant and retail. Amado's will serve lunch and dinner.

SITE DESCRIPTION AND PRESENT USE

The site ("Project Site"), Lot 010 in the Assessor's Block 3608, is located on the western side of Valencia Street, on the northwest corner of the intersection with 21st Street in the Valencia Street Neighborhood Commercial Transit (NCT) Zoning District. The property is developed with two commercial storefronts (992 - 998 Valencia St.) and fifteen residential units within a three-story building. The ground floor is developed with [Amado's](#) (998) and [Artists' Television Access](#) (992). The subject property is a corner lot, with approximately 50 feet of frontage on Valencia Street and 90 feet of frontage on 21st Street. The subject commercial space is approximately 1,863 square feet in size and occupies approximately 20 feet of frontage on Valencia Street and the entire frontage on 21st Street (90 feet). In total, the site is approximately 4,499 square feet.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located at the intersection of Valencia and 21st Streets, in the Valencia Street Neighborhood Commercial Transit Zoning District, which is home to a variety of neighborhood-serving retail, wholesale home furnishings and appliances, auto-related businesses, eating and drinking establishments and upper-story office and residential uses. Most commercial businesses are open during the day while the District's bars and restaurants are also active in the evening. Dwelling units are primarily located above the ground-story commercial uses along Valencia Street within the NCT Zoning District. The surrounding residential properties on 21st Street are located within the RH-3 (Residential House, Three-Family) District. To the north and west of the project site are the boundaries of the Liberty-Hill Landmark District, which is listed in Article 10 of the San Francisco Planning Code.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 21, 2017	April 12, 2017	33 days
Posted Notice	20 days	April 21, 2017	April 18, 2017	29 days
Mailed Notice	20 days	April 21 2017	April 14, 2017	27 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- The Department has received five hundred and twenty-four (524) letters of support and one hundred and eight-nine (189) signatures in support of the project to date. Five (5) letters of concern were received: one letter was received from the Valencia Corridor Merchants Associations (VCMA) expressing conditional support of the project provided that the amount of retail square footage is increased and that the type of retail specified on the plans be revised; one letter was received from a resident expressing concern related to sidewalk widths on Valencia Street; and three letters were received from the adjacent tenant, Artist's Television Access (ATA) expressing concerns about potential noise impacts to their facility.

ISSUES AND OTHER CONSIDERATIONS

- The project requires **Conditional Use Authorization** from the Planning Commission, pursuant to Planning Code Sections 249.60, 303, 726.41, 726.44, 726.48 and 781.8 to authorize a change in use from ground floor Retail (currently vacant) to a Restaurant (d.b.a. [Amado's](#)), as defined by Planning Code Section 790.91. The proposed use is both an independent use and locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. The proposal requires a change of use and Section 312-neighborhood notification, which was conducted in conjunction with the Conditional Use Authorization process. The proposed use is an [Entertainment, Other](#) use and a [Neighborhood-Serving Business](#). The proposed project is subject to the conditions for Eating and Drinking uses outlined in Planning Code Section 202.2.
- The [Commerce and Industry Element](#) of the General Plan contains Guidelines that discourage the overconcentration of eating and drinking establishments within NCD's. While the proposed use is an eating establishment, it will include an incidental retail component and will operate in conjunction with an existing arts and entertainment use.
- The [Arts Element](#) of the General Plan contains Goals and Policies to enhance, develop and preserve arts spaces. The Project would preserve and enhance an existing arts and entertainment space that has been in operation for over a decade.

- A plan objective of the [Mission Action Plan 2020](#) is to *retain and create opportunities for additional spaces for artist*. The proposal would help preserve a small, culturally-relevant business which provides an arts and entertainment venue for local arts community and other community organizations.
- The proposed Restaurant Use, which includes incidental retail, is proposed to operate as a Bona Fide Eating Place per [Planning Code Section 790.142](#) and will be a complimentary use to the existing arts and entertainment venue.
- Per the [Mission 2016 Interim Zoning Controls](#) (Planning Commission Resolution No. 19428), it is the Commission's policy to support the retention of existing commercial tenants in the Mission District. The proposal would help retain an arts and entertainment venue which has existed in the Mission District since 2006.
- The Project will provide employment opportunities for an estimated 25 unskilled and semi-skilled workers.
- The project will not displace a retail tenant in that the ground floor retail space is currently vacant.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to allow a change of use from ground floor retail to retail and a full-service restaurant, including a bar and the addition of a bar within an existing basement level arts and entertainment venue in the Valencia Street Neighborhood Commercial Transit (NCT) District, pursuant to Planning Code Sections 249.60, 303, 726.41, 726.44, 726.48 and 781.8.

BASIS FOR RECOMMENDATION

- The Project promotes the continued operation of the arts and entertainment venue, which is an established, locally-owned business and contributes to the viability of the overall Valencia Street Neighborhood Commercial Transit (NCT) District.
- The Project promotes small-business ownership.
- The Project includes an arts/entertainment and neighborhood serving use.
- The District is well served by transit; therefore customers should not impact traffic.
- The Project meets all applicable requirements of the Planning Code.
- The Project is consistent with the intent of the Valencia Street Neighborhood Commercial Transit (NCT) District.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map
Aerial Photograph
Zoning Map

Executive Summary
Hearing Date: May 11, 2017

CASE NO. 2016-014361CUA
998 Valencia Street

Height and Bulk Map
Site Photographs
Letters in Support (electronic only)
Public Comments
Project Plans
Environmental Determination

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 checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input checked="" 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 type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input 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

LAH
Planner's Initials

LAH: I:\Current Planning\Cases\2016\2016-014361CUA – 998 Valencia St.



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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Staff Contact: Linda Ajello Hoagland – (415) 575-6823
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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 249.60, 303, 726.41, 726.44, 726.48 and 781.8 OF THE PLANNING CODE TO ALLOW A CHANGE OF USE FROM GROUND FLOOR RETAIL TO RETAIL AND A FULL-SERVICE RESTAURANT (D.B.A. AMADO'S), INCLUDING THE ADDITION OF A BAR WITHIN AN EXISTING ENTERTAINMENT VENUE AT 998 VALENCIA STREET, WITHIN THE VALENCIA STREET NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) DISTRICT, THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT, LIBERTY-HILL LANDMARK DISTRICT, AND A 50-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On November 3, 2016 Suheil Shatara (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization for the subject property at 998 Valencia Street, Lot 010 in Assessor's Block 3608, (hereinafter "subject property"), pursuant to Planning Code Sections 249.60, 303, 726.41, 726.44, 726.48 and 781.8 to establish a full-service restaurant (d.b.a. Amado's), including a bar, retail, and to add a bar within an existing basement level arts

and entertainment venue, in the Valencia Street Neighborhood Commercial Transit (NCT) District, the Mission Alcoholic Beverage Special Use District, and 50-X Height and Bulk Districts.

The Planning Department Commission Secretary is the custodian of records; the file for Case No. [2016-014361CUA](#) is located at 1650 Mission Street, Suite 400, San Francisco, California.

On May 4, 2017, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. [2016-014361CUA](#). At the public hearing on May 4, 2017, the Planning Commission continued this case to the public hearing on May 11, 2017.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 3 categorical exemption.

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. [2016-014361CUA](#), 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 site ("Project Site"), Lot 010 in the Assessor's Block 3608, is located on the western side of Valencia Street, on the northwest corner of the intersection with 21st Street in the Valencia Street Neighborhood Commercial Transit (NCT) Zoning District. The property is developed with two commercial storefronts (992 - 998 Valencia St.) and fifteen residential units within a three-story building. The ground floor is developed with [Amado's](#) (998) and [Artists' Television Access](#) (992). The subject property is a corner lot, with approximately 50 feet of frontage on Valencia Street and 90 feet of frontage on 21st Street. The subject commercial space is approximately 1,863 square feet in size and occupies approximately 20 feet of frontage on Valencia Street and the entire frontage on 21st Street (90 feet). In total, the site is approximately 4,499 square feet.
3. **Surrounding Properties and Neighborhood.** The subject property is located at the intersection of Valencia and 21st Streets, in the Valencia Street Neighborhood Commercial Transit Zoning District, which is home to a variety of neighborhood-serving retail, wholesale home furnishings and appliances, auto-related businesses, eating and drinking establishments and upper-story office and residential uses. Most commercial businesses are open during the day while the

District's bars and restaurants are also active in the evening. Dwelling units are primarily located above the ground-story commercial uses along Valencia Street within the NCT Zoning District. The surrounding residential properties on 21st Street are located within the RH-3 (Residential House, Three-Family) District.

4. **Project Description.** The project involves a change in use of a ground floor space from retail to retail and restaurant (d.b.a. [Amado's](#)), as defined by Planning Code Section [790.91](#), in an existing three-story mixed-use building. No exterior modifications to the building are proposed as part of the project. Any related exterior signage would be submitted under a separate sign permit application, and would require a Certificate of Appropriateness from the Historic Preservation Commission.

The Project Sponsor plans to seek an Alcoholic Beverage Control (ABC) Type 47 License, which authorizes the sale of beer, wine, and distilled spirits for consumption on the licensed premises, as long as the licensed premises is operated and maintained as a Bona Fide Eating Place. The subject ground floor commercial space has been occupied by Retail uses over the years, in conjunction with an arts and entertainment venue ([Entertainment, Other](#)) on the basement level, since 2006 (formerly known as Viracocha). The proposal includes minor tenant improvements to the interior of the ground floor space to accommodate the restaurant, including a commercial kitchen and code compliant restrooms, and upgrades to the existing service bar on the basement level. The existing ground floor commercial space is approximately 1,966 gross square feet in size with a 328 square foot office mezzanine. The mezzanine will remain as accessory office space for both the restaurant and retail. The basement level arts and entertainment venue is approximately 1,660 square feet. No expansion of the existing commercial space is proposed.

The ground floor, which is accessed directly from Valencia Street, will operate as a bona fide restaurant, open to the general public during all hours when the arts and entertainment venue is open. The proposed restaurant will operate in conjunction with the arts and entertainment venue; however, guests can come to enjoy a meal with or without attending an event at the arts and entertainment venue and visa-versa. Guests will be seated at tables in the restaurants dining area where table service will be provided. Additionally, a food/drink counter will be located on the basement level, where beer, wine and spirits will be served to walk-up customers. Guests will have the ability to order and consume meals on the basement level, however, table service will not be provided and customers will need to pick-up their food orders from a walk-up counter in the restaurant on the main level.

In addition to the restaurant, there will also be a retail component on the main level in the front-most section (approximately 400 square feet) of the premises. The retail component will include a 180 square foot accessory office on the mezzanine level. Retail displays, counters, and point of sale equipment will be designed so that they can be rearranged or removed during certain meal, bar, or arts and entertainment venue events.

The proposed hours of operation for Amado's are Mondays through Sundays: 6:00 pm to 2:00 am for the arts and entertainment venue and 10:00 am to 2:00 am for the restaurant and retail. Amado's will serve lunch and dinner.

5. **Public Comment.** The Department has received five hundred and twenty-four (524) letters of support and one hundred and eight-nine (189) signatures in support of the project to date. Five (5) letters of concern were received: one letter was received from the Valencia Corridor Merchants Associations (VCMA) expressing conditional support of the project provided that the amount of retail square footage is increased and that the type of retail specified on the plans be revised; one letter was received from a resident expressing concern related to sidewalk widths on Valencia Street; and three letters were received from the adjacent tenant, Artist's Television Access (ATA) expressing concerns about potential noise impacts to their facility.
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. **Restaurant & Bar Use.** Planning Code Sections 726.41 and 726.44 allows a Restaurant (790.91) and Bar (790.22) on the first story within the Valencia Street Neighborhood Commercial Transit District with Conditional Use Authorization from the Planning Commission.

The Project Sponsor seeks to change the use from ground floor retail to Restaurant (790.91), including a bar and incidental retail, and to add a bar within an existing basement level entertainment venue in the Valencia Street Neighborhood Commercial Transit District and is seeking Conditional Use Authorization.

- b. **Use Size.** Planning Code Section 121.2 requires non-residential uses to be limited to a maximum of 3,000 square feet in size within the Valencia Street NCT Zoning District. Modifications to this requirement may be granted through the Conditional Use Authorization process.

The size of the existing ground floor non-residential tenant space is approximately 1,966 gross square feet with a 328 square foot office mezzanine and a 1,660 square foot basement level. The cumulative square footage exceeds the maximum non-residential use size of 3,000 square feet per Section 121.2. However, the Project does not propose any expansion of the non-conforming use size. Since the Project does not increase the non-conformity of the existing use size, the propose uses can continue within the existing ground floor and basement space per Planning Code Sections 180 and 181.

- c. **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. This Section requires certain treatment of facades of buildings on block frontages that are entirely within an NC District. 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. It is noted that the provisions of this Section apply to any building facing such street even though the building may also have frontage on another street that is not entirely within an NC District, however the provisions apply only to that facade of the building fronting the street which is entirely within an NC District.

The proposed Restaurant Use is a permitted Active Use per Section 145.4. The subject commercial space has approximately 20 feet of frontage on Valencia Street with all of subject frontage devoted to either window or entrance space to the restaurant. The existing ground level street-facing frontage on Valencia Street is more than 60 percent fenestrated with transparent windows, and the windows are clear and unobstructed. There are no changes proposed to the commercial frontage on Valencia Street.

- d. **Hours of Operation.** Principally permitted hours of operation are from 6 a.m. to 2 a.m. and conditionally permitted hours of operation are from 2 a.m. to 6 a.m. in the Valencia Street NCT District. Permitted hours of operation pertain specifically to the hours which a commercial establishment may be open for business.

Amado's proposed hours of operation are Mondays through Sundays: 6:00 pm to 2:00 am for the entertainment venue and 10:00 am to 2:00 am for the restaurant and retail.

- e. **Mission Alcoholic Beverage Special Use District (SUD).** This SUD, which has been in effect since 1987, was established to prohibit new establishments or expansion of existing establishments, selling alcoholic beverages within the area (generally bounded by Guerrero Street, San Jose Avenue, Randall Street, Mission Street, Cesar Chavez Street, Potrero Avenue and Fourteenth Street) and to prohibit the transfer of liquor licenses. However, certain alcohol-related uses are allowed within the SUD, including a Restaurant Use. Per Sections 781.8 and 249.60 of the Planning Code, a Restaurant Use, as defined in Section 790.91, operating as a Bona Fide Eating Place, as defined in Section 790.142, shall be permitted to serve alcoholic beverages in this SUD.

The Restaurant Use is proposed to operate as a Bona Fide Eating Place as defined by Planning Code Section 790.142. The proposed Restaurant will operate in conjunction with an existing arts and entertainment venue located on the basement level. The Restaurant will serve lunch and dinner and will serve food at all times during hours of operation. The Project Sponsor has submitted an application for a Type 47 alcoholic beverage license.

- f. **Eating and Drinking Uses.** Planning Code Section 202.2 outlines the location and operating conditions for eating and drinking uses. 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.

As stated in the Conditions of Approval, the proposed Restaurant use will be required to comply with the conditions outlined in Section 202.2 as it relates to keeping the main entrance and surrounding streets and sidewalks clear of trash and debris; ensuring that the space is properly insulated to prevent noise in excess of the noise levels specified in the San Francisco Noise Control Ordinance; installation of proper odor control equipment to prevent any noxious or offensive odors from escaping the premises; and the proper storage and disposal of garbage, recycling and composting.

- g. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department, and will require a Certificate of Appropriateness from the Historic Preservation Commission, per Planning Code Section 1006.

7. **Conditional Use Authorization.** 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 existing arts and entertainment venue has been operating on the basement level at this location for more than a decade in conjunction with a retail use on the ground floor. The proposed change of use from a Retail use to a Retail and Restaurant use is compatible with the District. Additionally, the Restaurant use includes approximately 400 square feet of retail space (not including 180 square foot ancillary office), which will be located at the front entry of the restaurant fronting on Valencia Street. The size of the proposed use is in keeping with other storefronts on the block face. The proposed Restaurant will not impact traffic or parking in the District because it is well-served by transit. On balance, the proposal, located on the ground floor, is in line with the prevalent pattern of commercial and retail ground floor uses within the Valencia Street Commercial Transit District.

- 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 proposed Restaurant use will operate within the existing commercial space, and no expansion of the building envelope is proposed.

- 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 in the Valencia Street NCT District. Loading requirements apply to uses that are 10,000 gross square feet or more. The gross square footage of the Project is approximately 3,984 square feet, therefore loading is not required. The subject site is well-served by public transit, minimizing the need for private vehicle trips.

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

The proposed use is subject to the standard conditions of approval for a restaurant use as outlined in Exhibit A. These conditions specifically obligate the Project Sponsor to mitigate odor and noise generated by the restaurant use.

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

The Planning Code does not require any parking or loading for the proposed project. There is no proposed addition of or change to signs as part of the Conditional Use Authorization. No additional landscaping is proposed. There are two existing trees on the 21st Street frontage, and zero trees on the Valencia Street frontage.

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

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

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

The proposed Restaurant and Retail are consistent with the stated purposes of the Valencia Street Neighborhood Commercial Transit District in that the intended use is located at the ground floor, will provide compatible convenience goods, retail and an eating and drinking establishment for the

immediately surrounding neighborhoods and is in character with the unique mix of specialty commercial uses found within the Zoning District.

8. **Additional Conditional Use Criteria for Restaurant Uses.** Planning Code Section 303(o) establishes criteria with regard to a Conditional Use Authorization application for a Restaurant use in a Neighborhood Commercial District. Section 303(o) requires the Planning Commission to consider, in addition to the criteria set forth in Code Section 303(c), the existing concentration of eating and drinking uses in the area. Such concentration should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of Code Section 303(o), the immediate area shall be defined as all properties located within 300 feet of the subject property and also located within the same zoning district.

Based on a land use survey completed by Department staff, the total commercial frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site is approximately 23% of the total commercial frontage as measured in linear feet. With the subject change of use from a Retail use to a Restaurant use, the total aforementioned commercial frontage dedicated to eating and drinking establishments will increase by 2%. However, the Project includes retail which will be located at the front of the space along the Valencia Street frontage, there would be no change. Therefore, the proposal would be in compliance with the requirements of Code Section 303(o). There are six other eating and drinking establishments within 300 feet of the subject site.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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 and allow the continued operation of an existing arts and entertainment venue to the residents of the neighborhood and will provide resident employment opportunities to those in the community. The proposed project is consistent with activities of the commercial land use plan of the Valencia Street Neighborhood Commercial Transit District.

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 proposed Project permits the replacement of a retail use with retail and an eating establishment to operate in conjunction with an existing arts and entertainment use, thus aiding in the retention of an existing commercial activity and neighborhood serving use within the Valencia Street Neighborhood Commercial Transit District.

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.

There is a concern with the potential over-concentration of food-service establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy an overconcentration of commercial frontage. Proposals for eating and drinking establishments which would increase the proportion of total occupied commercial frontage above what is prescribed in the Planning Code should be reviewed to ensure that they would not reduce the variety of neighborhood-serving uses; nor create substantial noise, traffic, parking problems, or other

nuisances in the district or surrounding neighborhood.” Planning staff has performed a site survey of the Valencia Street Neighborhood Commercial Transit District, where the proposed project is located. Currently, approximately 23% of the commercial frontage of the Valencia Street Neighborhood Commercial Transit District is attributed to eating and drinking establishments and will increase 2% with the addition of the Project. As per Planning Code Section 303(o) the concentration should not exceed 25% as measured in linear feet within the immediate area of the subject site; therefore the proposed change of use from retail to retail and restaurant will be within the prescribed 25% linear feet as per Planning Code.

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 owner is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

MISSION AREA PLAN

Objectives and Policies

OBJECTIVE 1.8:

MAINTAIN AND STRENGTHEN THE MISSION’S COMMERCIAL AREAS.

Policy 1.8:

Ensure that the Mission’s neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

The proposed project will increase the capacity of the existing eating establishment to serve the needs of the residents of Valencia Street, by offering restaurant, incidental retail and an arts and entertainment use in one location that will serve all residents of San Francisco.

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project 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 project proposes to change an existing retail use to a restaurant with incidental retail that will continue to operate in conjunction with an existing arts and entertainment use on the lower level of the commercial space and will continue to serve the neighborhood that serves as a source of employment for neighborhood residents.

- 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 would not be adversely affected. The proposal proposes to utilize an existing storefront and commercial space which has existed at the subject location for many years. No residential units will be lost and no exterior modifications to the building will be made.

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

The Project will not involve any modifications to the existing residential units in the building, thus preserving the supply of housing.

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

The proposed project is at the corner of 21stth and Valencia Streets and is well-served by transit. It is highly likely that both employees and customers of the proposed project will either walk or use Muni to arrive at the subject location as several bus lines operate within a few blocks of the site. Additionally, the 24th Street BART station is located approximately 0.5 miles from the site.

- 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 does not include the creation of commercial office development, and 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. In fact, the Project will increase the opportunity for future ownership and service sector employment by establishing a new retail/restaurant/entertainment use.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. The building is currently undergoing seismic retrofitting and will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The Project will not involve any exterior modifications to the existing building and will not impact any landmarks or historic buildings.

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

The Project is located within an existing building and will have no negative impact on existing parks and open spaces.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2016-014361CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 19, 2017, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. *****. 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 May 11, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a change in use from retail to Restaurant (d.b.a. Amado's) located at 998 Valencia Street, Block 3608, Lot 010 pursuant to Planning Code Sections **249.60, 303, 726.41, 726.44, 726.48** and **781.8**, within the Valencia Street Neighborhood Commercial Transit District and **50-X** Height and Bulk District; in general conformance with plans, dated **March 19, 2017**, and stamped "EXHIBIT B" included in the docket for Case No. **2016-014361CUA** and subject to conditions of approval reviewed and approved by the Commission on **May 11, 2017** under Motion No. *****. 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 **May 11, 2017** under Motion No. *****.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. ***** 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

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

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

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

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

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

MONITORING - AFTER ENTITLEMENT

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

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

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>

Sidewalk Maintenance. The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

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

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

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

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

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

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

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

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

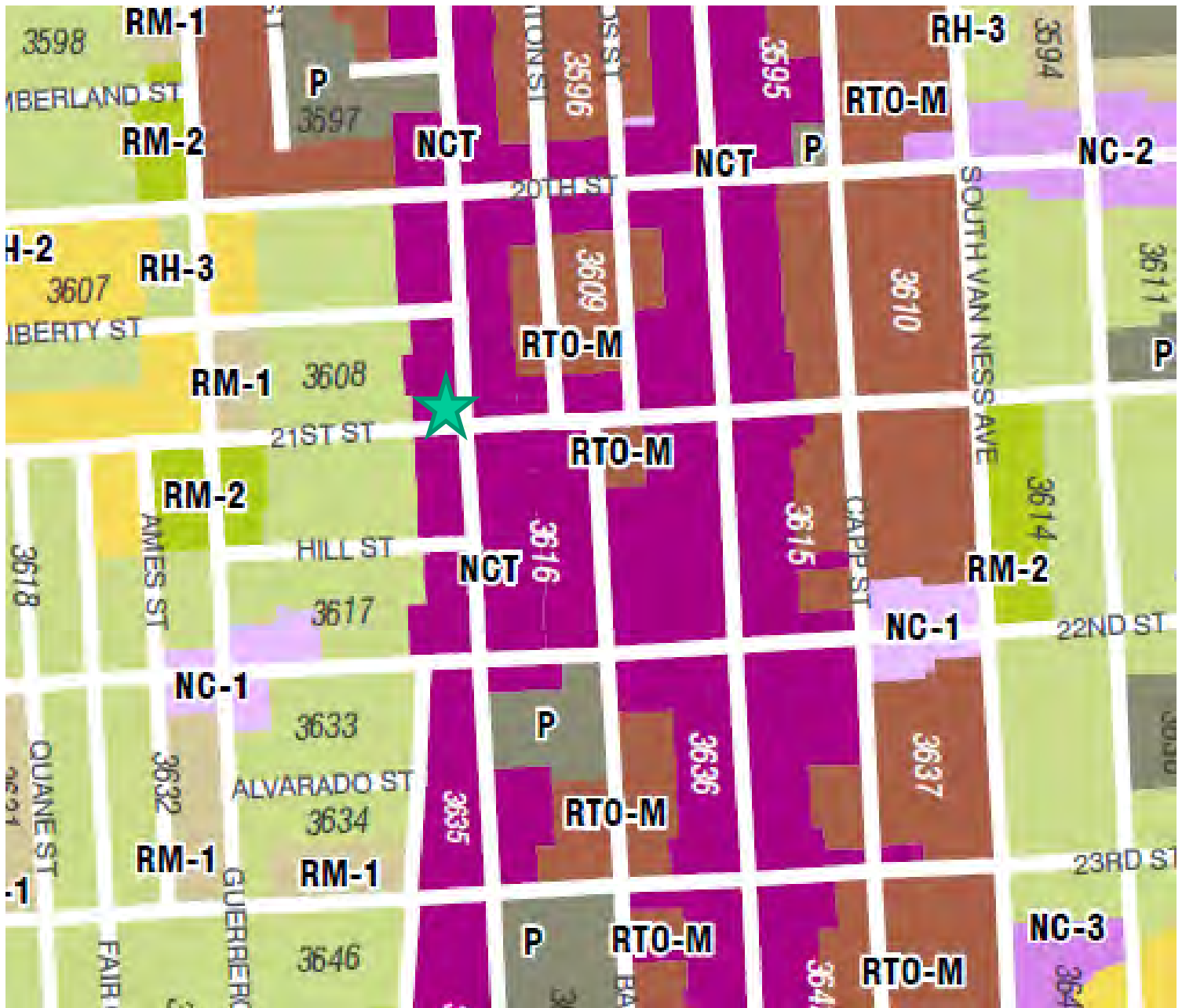
Hours of Operation. The subject establishment is limited to the following hours of operation: Mondays through Sundays: 6:00 pm to 2:00 am for the entertainment venue and 10:00 am to 2:00 am for the restaurant and retail.

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

Community Liaison. Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

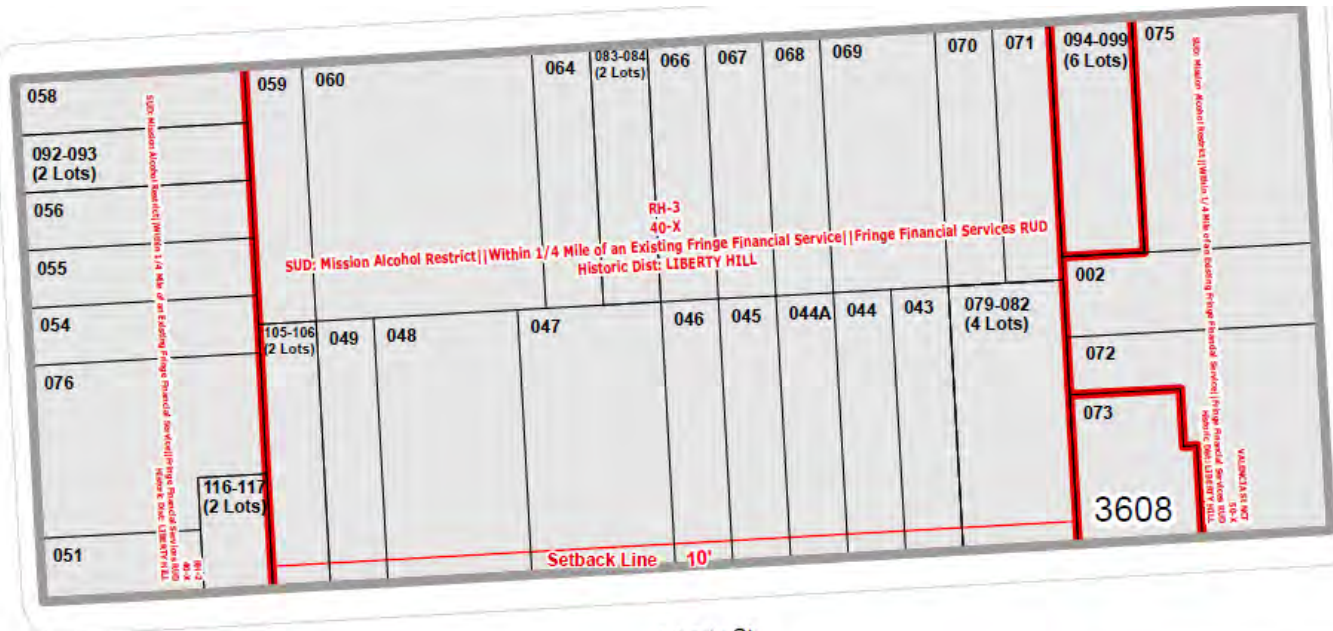
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Zoning Map



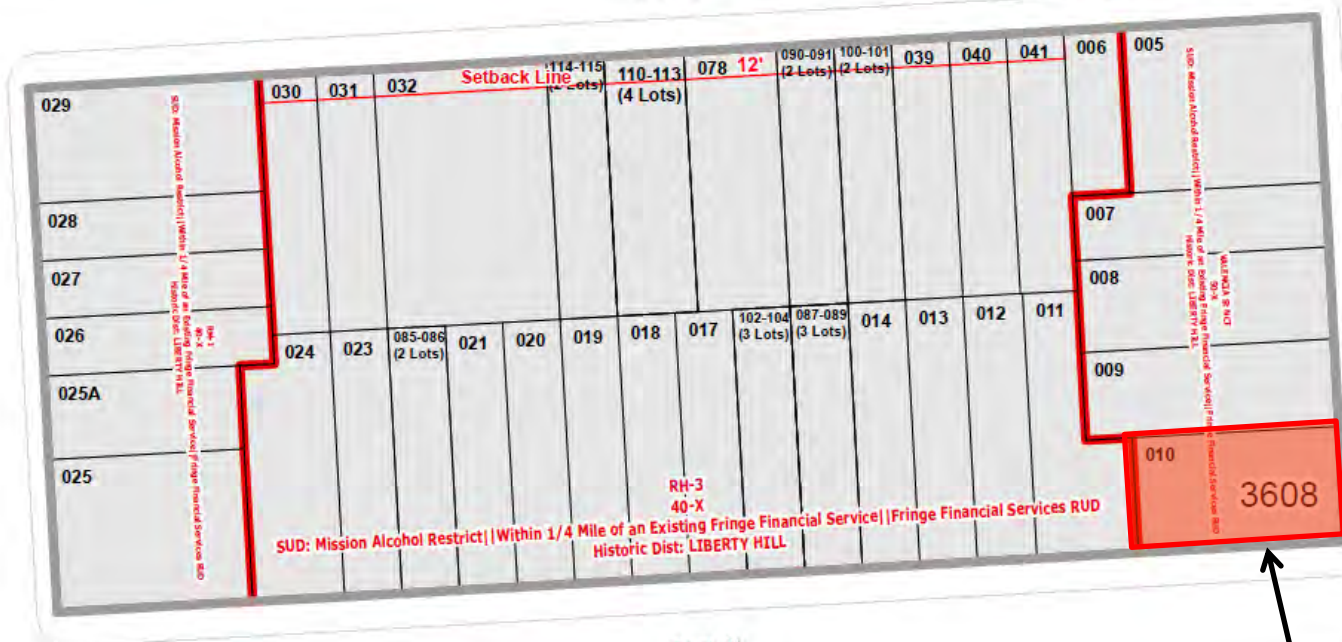
Parcel Map

Guerrero St



Liberty St

Valencia St



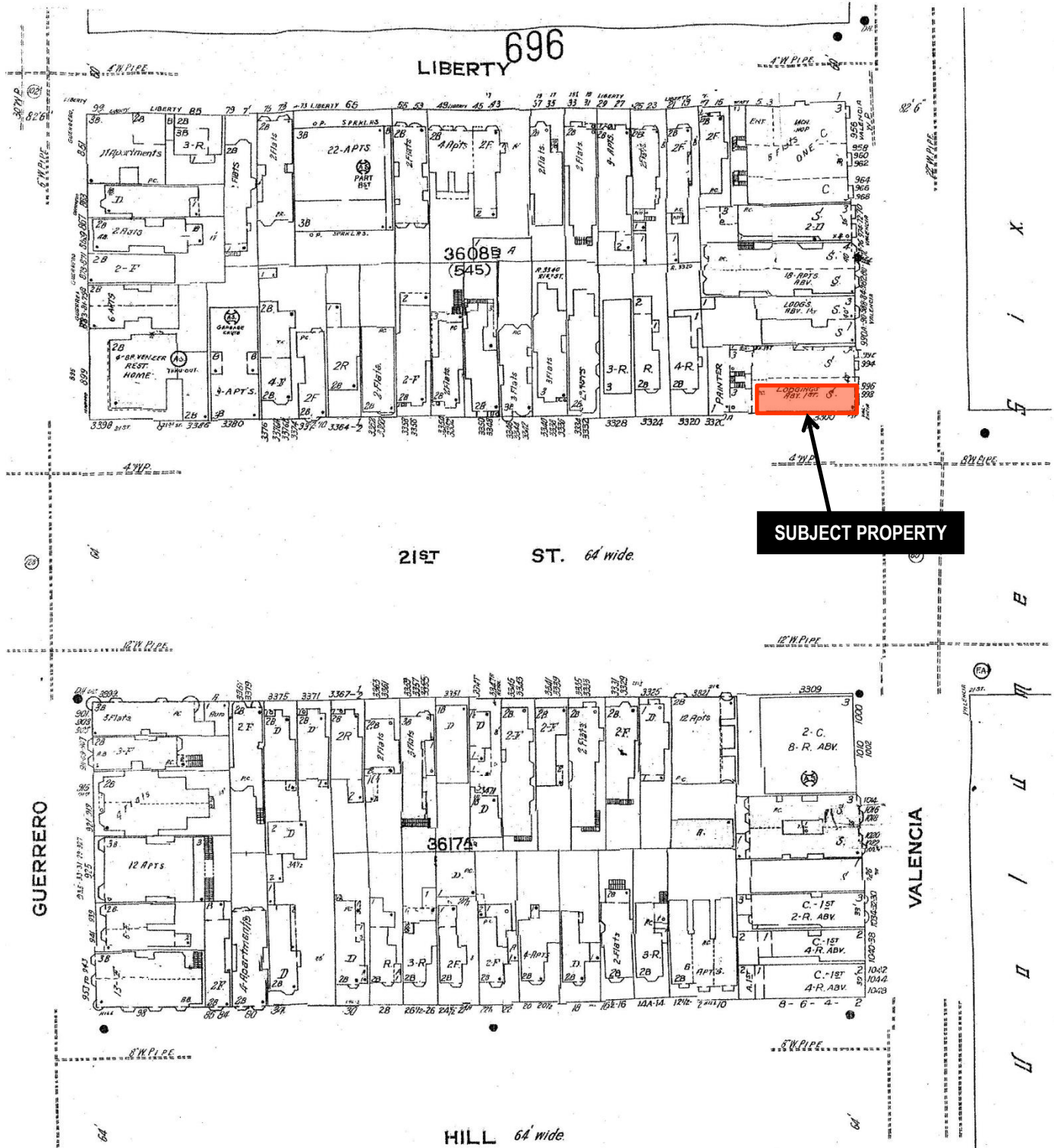
21st St

Subject Property



Conditional Use Hearing
Case Number 2016-014361CUA
332 8th Street

Sanborn Map*

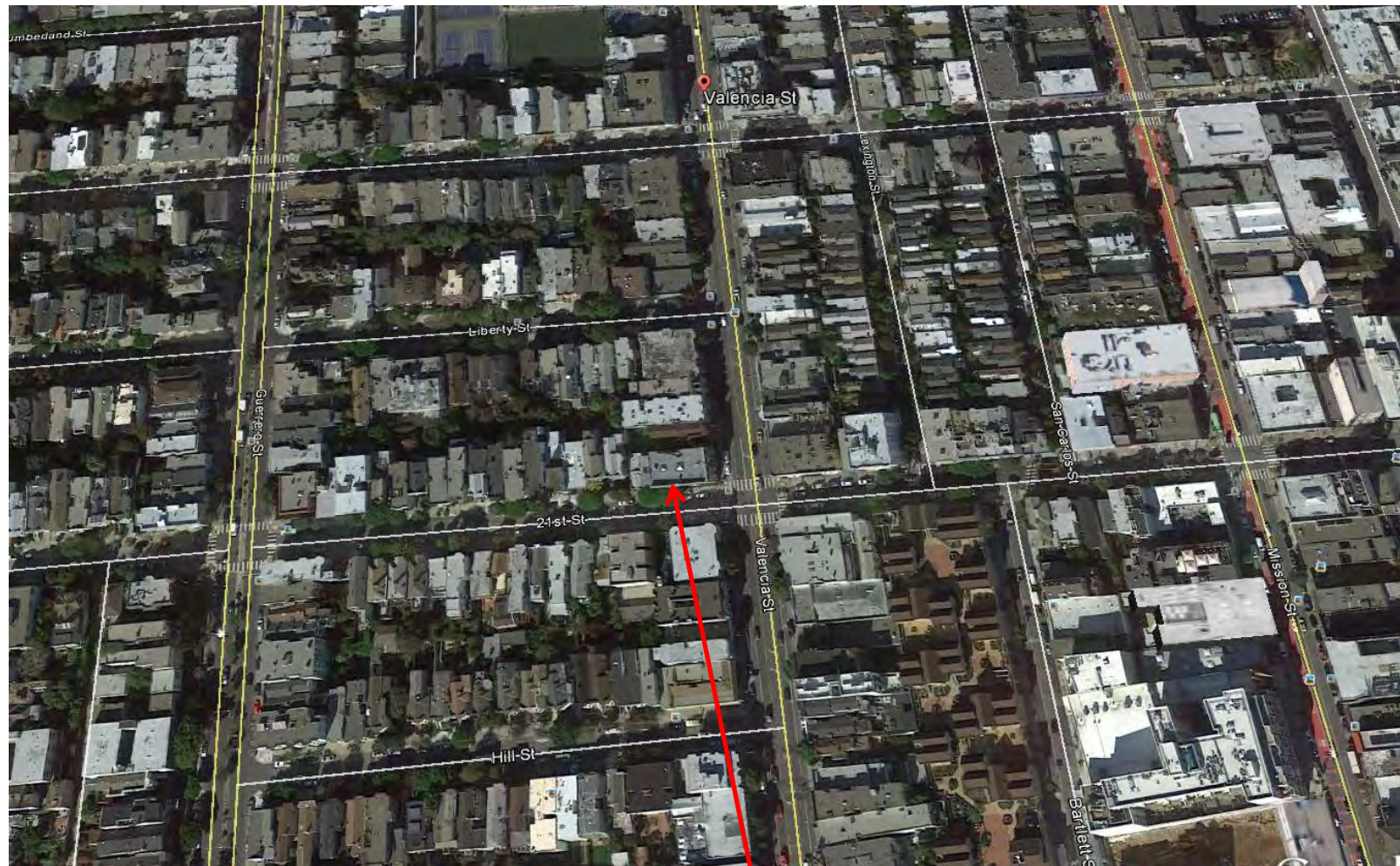


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
Case Number 2016-016525CUA
332 8th Street



Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-014361CUA
998 Valencia Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-014361CUA
998 Valencia Street

Site Photo

SUBJECT PROPERTY ON VALENCIA STREET



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2016-014361CUA
998 Valencia Street

Site Photo

PORTION OF SUBJECT BLOCK ON VALENCIA STREET



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2016-014361CUA
998 Valencia Street

Site Photo

PORTION OF OPPOSITE BLOCK ON VALENCIA STREET



Conditional Use Hearing
Case Number 2016-014361CUA
998 Valencia Street

CAPITOL OFFICE
STATE CAPITOL, ROOM 4066
SACRAMENTO, CA 95814
TEL (916) 651-4011
FAX (916) 651-4911

DISTRICT OFFICE
455 GOLDEN GATE AVENUE
SUITE 14800
SAN FRANCISCO, CA 94102
TEL (415) 557-1300
FAX (415) 557-1252

SENATOR.WIENER@SENATE.CA.GOV

California State Senate

SENATOR
SCOTT WIENER

威善高

ELEVENTH SENATE DISTRICT

COMMITTEES
HUMAN SERVICES
CHAIR
APPROPRIATIONS
ENERGY, UTILITIES &
COMMUNICATIONS
PUBLIC SAFETY
TRANSPORTATION & HOUSING



March 17, 2017

Ms. Linda Ajello Hoagland
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Dear Ms. Ajello Hoagland,

I am writing today to express my strong support for Amado's application to request a change of use permit to operate a type 47 license at 998 Valencia St.

Amado's has operated within the terms of its Entertainment License and has provided a venue for live music, poetry readings, and other forms of creative expression for years. By granting this request, the city will enable Amado's to operate with financial security and continue its contributions to the culture that makes San Francisco a first class arts and entertainment city.

With the closure of many small venues and creative spaces, we must do more to provide attractive spaces where artists may perform and showcase their talent. In addition to providing such a space, Amado's adds to the cultural life of residents and visitors who come to interact with these artists.

I reiterate my support for the approval of the change of use permit, and I thank you for your consideration.

Sincerely,

Scott Wiener
California State Senator
District 11

CAPITOL OFFICE
STATE CAPITOL, ROOM 4066
SACRAMENTO, CA 95814
TEL (916) 651-4011
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California State Senate

SENATOR
SCOTT WIENER

威善高

ELEVENTH SENATE DISTRICT

COMMITTEES
HUMAN SERVICES
CHAIR
APPROPRIATIONS
ENERGY, UTILITIES &
COMMUNICATIONS
PUBLIC SAFETY
TRANSPORTATION & HOUSING



March 17, 2017

Mr. Dan Sider
Senior Advisor for Special Projects
Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Dear Mr. Sider

I write today in support of Amado's application to request a change of use permit to operate a type 47 license at 998 Valencia St.

Amado's has operated within the terms of its Entertainment License and has provided a venue for live music, poetry readings, and other forms of creative expression for years. By granting this request, the city will enable Amado's to operate with financial security and continue its contributions to the culture that makes San Francisco a first class arts and entertainment city.

With the closure of many small venues and creative spaces, we must do more to provide attractive spaces where artists may perform and showcase their talent. In addition to providing such a space, Amado's adds to the cultural life of residents and visitors who come to interact with these artists.

I reiterate my support for the approval of the change of use permit, and I thank you for your consideration.

Sincerely,

Scott Wiener
California State Senator
District 11



April 10, 2017

Dear San Francisco Planning Commissioners,

As the curator and founder of an emerging Bay Area performance collective I am writing to express my support for the change of use application for Amado's at 998 Valencia Street in San Francisco. This would allow for a Type 47 liquor license, which would essentially allow the owners to continue operating the theatre space and hosting and supporting artists such as myself. Having the opportunity to perform in this space gave me hope for the arts community in a city that artists have been routinely pushed out of due to the rising cost of living and doing business. Amado's has proven a valuable resource to the local community and has been recognized as such by the San Francisco Entertainment commission for years, so there is no reason they should have to shut their doors.

As the cultural landscape of the city continues to shift it's becoming more important than ever to preserve intimate art spaces such as Amado's. Local and visiting artists cannot continue to thrive in the Bay Area without them. We must do everything in our power to support these spaces so that they may keep their doors open to performers and patrons alike, and at this point I believe granting the license would make that possible.

Thank you for your consideration,

Polly Bates
Founder, Curator, Artist
Daring Arts Movement



Mission Merchants Association

April 10, 2017

San Francisco Planning Commission
C/o Linda Ajello Hoagland
1650 Mission Street, Suite 400
San Francisco CA 94103

Via e-mail: Linda.AjelloHoagland@sfgov.org

Re: Endorsement of Restaurant w/ Bar; Entertainment Venue w/Bar and Retail Usage at 998 Valencia Street

Honorable Planning Commissioners:

The Mission Merchants Association board has voted to unanimously endorse Mr. David Quniby's conditional-use application to reactivate the currently vacant space at 998 Valencia Street with the three aforementioned complementary uses.

These uses seem particularly appropriate on this vibrant commercial corridor in the central Mission District.

It will serve neighborhood residents and potentially bring more patrons into our community to the benefit of our neighborhood merchants and artists.

We were also touched that Mr. Quinby has chosen to call his operation Amado's, after the recently deceased and revered bartender at La Rondalla. This tribute is but one of the indications that Mr. Quinby, who is a long-time resident of the Mission, will be successful in making the Mission District ever more special.

Respectfully submitted,

Philip Lesser
President



UPPER NOE NEIGHBORS

March 16, 2017

Olga Milan Howells
Upper Noe Neighbors
128 Valley Street
San Francisco, CA 94131

To Whom It May Concern,

I am writing on behalf of our neighborhood group, Upper Noe Neighbors (UNN), in support of Amado's in the Mission District as they requested a change of use permit to operate a type 47 license in their location.

At this time when small venues and creative spaces are disappearing from our city at a dizzying pace, it is essential that we - as the people who are trusted with the responsibility to shape neighborhoods through such rulings - do what we can to help preserve our vanishing culture. Granting Amado's the ability to serve food and alcohol will, simply put, be the difference between them being able to operate or closing their doors.

Amado's has already operated completely within the terms of its Entertainment License and brought *world class* musicians to perform in our city for years. We respectfully ask that you rule in their favor to ensure that this gem of a space can continue to exist in an economically sustainable way.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Olga Milan-Howells'.

Olga Milan-Howells
UNN President


LITQUAKE FOUNDATION
OFFICE

57 Post St.
Suite 604
San Francisco, CA 94104

PHONE

415.440.4177

EMAIL

info@litquake.org

WEB

litquake.org | litcrawl.org

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Oscar Villalon

The Litquake Literary
Festival is a project of the
Litquake Foundation, a
501(c)3 nonprofit.

March 20, 2017

Jack Boulware
Litquake Foundation
57 Post St., Suite 604
San Francisco, CA 94104

To Whom It May Concern,

I am writing on behalf of the Litquake Foundation in support of Amado's, as they request a change of use permit to operate a type 47 license in their location.

The Litquake Foundation runs year-round literary programming, as well as San Francisco's Litquake literary festival, and each year we find it more and more difficult to find appropriate venues to present our programs.

It's no secret that small venues and creative spaces are disappearing from our city, and it's imperative that arts and nonprofit spaces be preserved, available, and sustainable, to maintain the unique culture we all know and love in San Francisco.

Nobody wants to live in a city without the arts. Nobody wants to live in a city which boasts only restaurants, office towers, and over-priced tech "meet-up" venues. There is only one San Francisco. We urge that the people and institutions responsible for preserving our city's personality do whatever is necessary to maintain a balance of culture. If San Francisco continues to lose its unique arts flavor, our tourism dollars will shrink, and the entire area will suffer economic impact.

We urge you to grant Amado's the ability to serve food and alcohol, and continue as a legitimate operating venue, and a treasure of the Mission District neighborhood.

Best,

Jack Boulware
Executive Director, Litquake Foundation



March 14, 2017

To Whom It May Concern,

I am writing on behalf of Blue Bear School of Music in support of Amado's as they request a change of use permit to operate a type 47 license in their location.

You might ask, why would a San Francisco Legacy Business such as Blue Bear care? Well, simply put, we believe music changes lives. Amado's has already operated completely within the terms of its Entertainment License and brought *world class* musicians to perform in our fair city for years. We implore you to rule in their favor to ensure that this gem of a space can continue to exist in an economically sustainable way. Granting Amado's the ability to serve food and alcohol will be the difference between them being able to operate and them shuttering their doors.

The only way to ensure that music diversity will continue to thrive is finding creative ways to keep our small theaters and venues open, and granting Amado's permission to operate a type 47 license is exactly such a solution.

Sincerely,

Steve Savage
Executive Director
Blue Bear School of Music



February 28, 2017

Duncan Ley
California Music & Culture Association
2209 Polk St.
San Francisco, CA 94109

To Whom It May Concern,

I am writing on behalf of the California Music & Culture Association (CMAC) in support of Amado's as they request a change of use permit to operate a type 47 license in their location.

At this time when small venues and creative spaces are disappearing from our city at a dizzying pace, it is essential that we and you - as the people who are trusted with the responsibility to shape neighborhoods through your rulings - do what we can to help preserve our vanishing culture. Granting Amado's the ability to serve food and alcohol will, simply put, be the difference between them being able to operate and them shuttering their doors.

Amado's has already operated completely within the terms of its Entertainment License and brought *world class* musicians to perform in our fair city for years. We implore you to rule in their favor to ensure that this gem of a space can continue to exist in an economically sustainable way.

Sincerely,

A handwritten signature in black ink that reads 'Duncan Ley' in a cursive, slightly stylized script.

Duncan Ley
Co-Chairman
California Music & Culture Association



February 28, 2017

Ben Bleiman
San Francisco Bar Owners Alliance
2360 Polk St.
San Francisco, CA 94109

To Whom It May Concern,

On behalf of 310 bar owners in San Francisco, I am writing to strongly urge you to allow Amado's to change its use to operate a restaurant with a type 47 license.

Part of what makes San Francisco's nightlife scene so vibrant is having a diverse array of offerings for residents and visitors to our city alike. Unfortunately, we are seeing this diversity of options disappear before our eyes as big money has overrun our city and driven the cost of living and the cost of doing business through the roof. While a small theater such as Amado's could exist before on the strength of its performances without selling food and alcohol, this is no longer possible. This is simply and sadly a fact.

The only way to ensure that our nightlife continues to thrive is finding creative ways to keep our small theaters and venues open, and granting Amado's permission to operate a type 47 license is exactly such a solution.

Thank you kindly,

Benny Bleiman

Ben Bleiman
Founder/President
San Francisco Bar Owner Alliance



2/2/17

Dear San Francisco Planning Commissioners,

I recently discussed the change of use application for 998 Valencia Street with David Quinby the business owner. During that discussion, I learned that the application specifically designates the basement only as the location for the Type 47 liquor license securing the ground floor (street level) use as retail, it's currently designated use. Because of this provision, among other reasons detailed below, the VCMA would like to offer our full support for the project.

We're particularly interested in supporting Mr. Quinby in his efforts continue the basement entertainment venue at 998 Valencia alongside the ground floor retail. We would prefer that the basement remain an entertainment venue (i.e. rather than become a full-service restaurant without entertainment) but feel that requiring that as part of the CU approval is not necessary since it does not extend up to the ground floor. We believe allowing full beverage service will give the business the opportunity to attract larger audiences as well as create a stronger profit base and will ultimately be more likely to succeed.

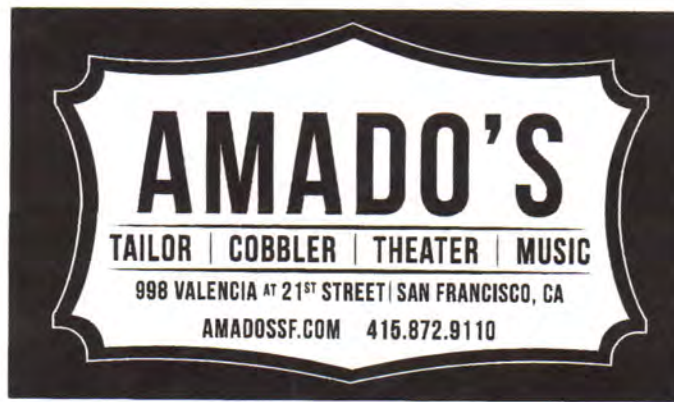
Many arts venues are disappearing from the creative landscape of San Francisco, and we believe a venue like Amado's is essential to keeping the unique character of the Valencia Corridor alive. By allowing this change of use, one of the great artistic and community hubs of our corridor will be preserved for citizens and tourists to enjoy for years to come.

Sincerely,

Sean Quigley
President, VCMA
seanq@paxtongate.com

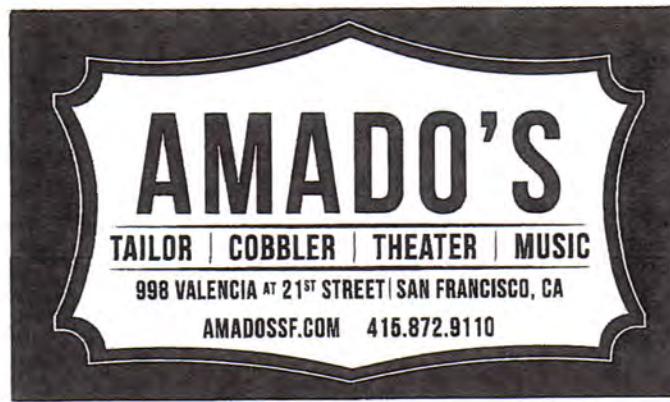
Copy: pic@sfgov.org

Our Mission is to cultivate and beautify the corridor for the benefit of visitors, residents and merchants. Additionally, we endeavor to combine our voices and views toward the goal of maintaining the unique identity and independent spirit of the neighborhood.



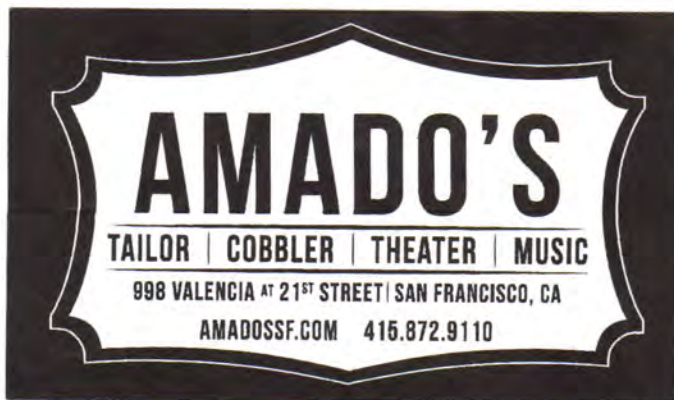
I am in full support of 998 Valencia LLC, DBA "Amado's" being granted a change of use to allow for a liquor license.

Name	Signature	Address (optional)
ARMAND REYES		
Elizabeth Chandler		
ELIANE Fitch Bottom		2721 Folsom ST. SF. CA.
Michael DePaul		354 Banks St SF CA
Angie DePaul		2355 Polk St. SF CA
JOSH ENGLISH		2371 47th AVE SF. CA.
Pauline Gutierrez		
Al Cummings		236 San Carlos St SF 94110
Shirley Mann		1015 Carlton St Berkeley, CA
Lanise McKenue		
Laurel Schilman		434 24 Ave CA 94121
KEVIN JOHANSON		5601 NATOMAS BLVD 95835
Rob Ostr		1011 23rd Street, SF 94107
Amy Zimmer		11098 Barlow Ln Sebastopol 95472
Elise Giannola		1150 Union SF 94109
CARLOS FIGUEROA		1256 STANHOPE LANE 250 HAWAII 96745
AURELIA CANEDA		1256 STANHOPE ON 25 HAWAII 96745
Ramin Zoufani		173 Hilltop Cres/WC
Jenny Goldman		1518 Martindale Dr. MA 2 94153



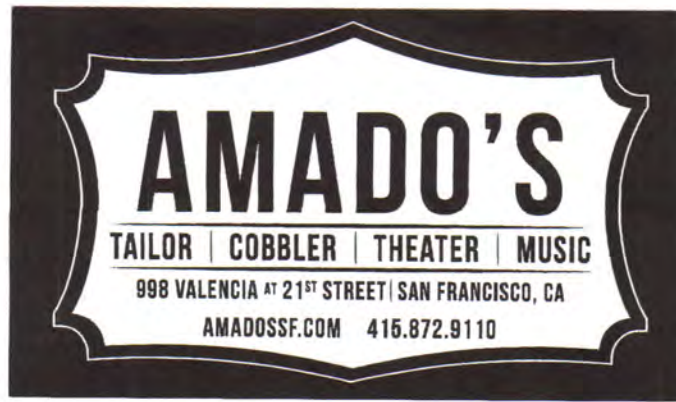
I am in full support of 998 Valencia LLC, DBA "Amado's" being granted a change of use to allow for a liquor license.

Name	Signature	Address (optional)
J.G. Luyne	[Signature]	SF or
Tom Carlske	[Signature]	SF
Alex Thornton	[Signature]	SF
Stephanie Chao	[Signature]	SF
Elizabeth	Elizabeth	SF
Jim McKeown	[Signature]	Santa Rosa
Vincent Rinaldi	[Signature]	SF
ADAM BENDELL	[Signature]	SF
Danielle Janssen	[Signature]	SF
KATITY DUFFE	[Signature]	SF
GREG LYON	[Signature]	SF
Janis Delucia	[Signature]	Oakland
Christina Quiroz	[Signature]	S.F.
Anastasia Bokova	[Signature]	SF
Alin Bell	[Signature]	SF
R. Wong	[Signature]	SF
MAT DUPEY	[Signature]	OAKLAND / SF
Dale Needles	[Signature]	SF



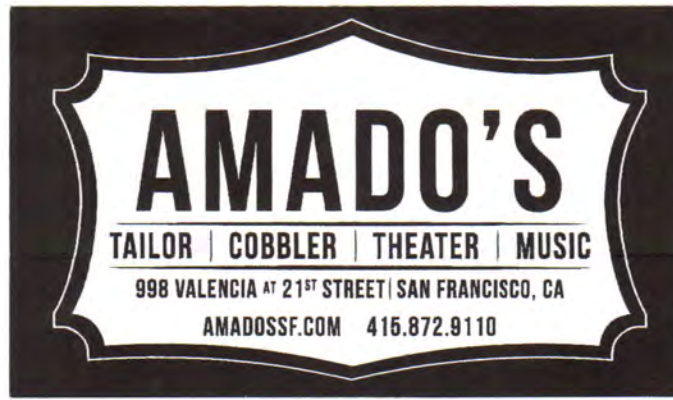
I am in full support of 998 Valencia LLC, DBA "Amado's" being granted a change of use to allow for a liquor license.

Name	Signature	Address (optional)
LUIS NADRES	<i>[Signature]</i>	(415) 571-9100
Reewan MacNiven	<i>[Signature]</i>	3640 17th St.
Aubiana Kasper	<i>[Signature]</i>	3640 17th Street.
Matthew Sullivan	<i>[Signature]</i>	1446 Valencia St.
Marissa Pankin	<i>[Signature]</i>	601 Potrero Ave
Susan Dawson	<i>[Signature]</i>	1183 Dolores St
Andrew Dawson	<i>[Signature]</i>	" " "
Shifumi Terasaka	<i>[Signature]</i>	1055 Simmons Lane, Novato, CA
AVISHY SCHMIDT	<i>[Signature]</i>	AVISHY SCHMIDT 354 CHOCOLATE
Vanessa Garmache	<i>[Signature]</i>	25 Alvar Street SF CA 94117 95132
Kurt Stevenson	<i>[Signature]</i>	774 Shotwell St SF CA 94110
Kate Maher	<i>[Signature]</i>	774 Shotwell St SF CA 94110
Bul Liechist	<i>[Signature]</i>	



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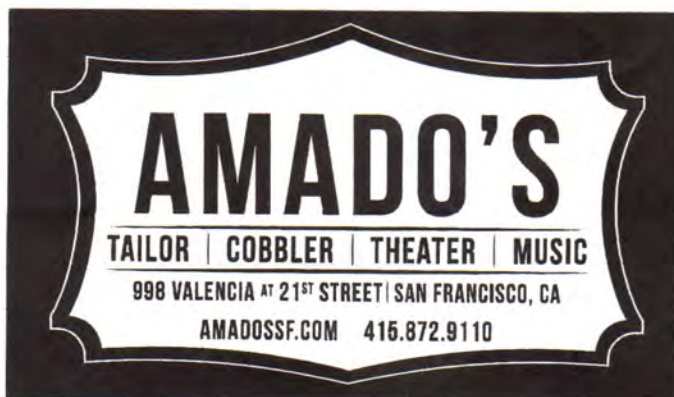
Name	Signature	Address (optional)
Regina Romano	<i>[Signature]</i>	Reginaromano89@yahoo.com
MARTIN GOULD	<i>[Signature]</i>	MGGINSF@GMAIL.COM
JEAN CLAUDE	<i>[Signature]</i>	770 GENESEE BLVD
Gail Colombo	<i>[Signature]</i>	260 Hazelwood Ave 94127
Nora Spiegel	<i>[Signature]</i>	3682 20th St
Ed Ang	<i>[Signature]</i>	-
GRETCHEN MANN	<i>[Signature]</i>	-
ERIC CHAN	<i>[Signature]</i>	769 MONTEREY BLVD S.F. CA 94127
NORA TONG	<i>[Signature]</i>	746 FILLMORE S.F. 94123
Bonnie Lamm	<i>[Signature]</i>	-
PREMA WARDHANA	<i>[Signature]</i>	at classicalrevolution.org
Judy	<i>[Signature]</i>	envisionartart@hotmail.com
Daniel Conrad	<i>[Signature]</i>	3747 20th St.
Tate Swindell	<i>[Signature]</i>	-
Kai Carlson-Wie	<i>[Signature]</i>	964 Ashbury St.
KEVIN ROUVEN	<i>[Signature]</i>	699 MISSISSIPPI ST SF
Jenny Croghan	<i>[Signature]</i>	3475 Bryant
Walter Kolesich	<i>[Signature]</i>	-
Kat Ragone	<i>[Signature]</i>	-
Danielle Arner	<i>[Signature]</i>	-



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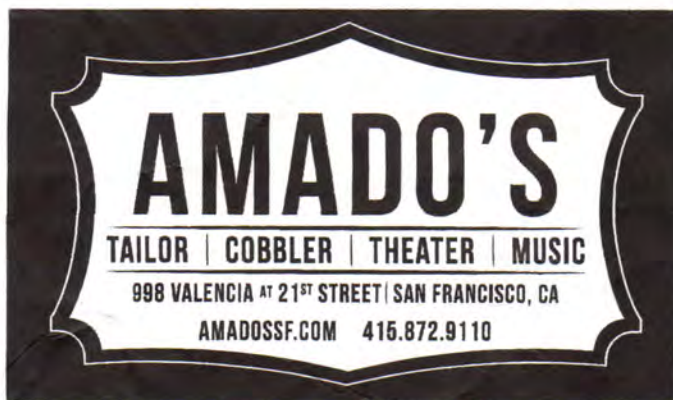
Name Signature Address (optional)

SKOTT COWLEY	<i>SKOTT COWLEY</i>	
YANA MINYON	<i>YANA MINYON</i>	
NICK BAKER	<i>NICK BAKER</i>	170 DOWNEY ST 94117
Steven Gomez	<i>Steven Gomez</i>	
RAJEEV DHAR	<i>RAJEEV DHAR</i>	167A ALBION ST
CHRISTOPHER VIKTREN	<i>CHRISTOPHER VIKTREN</i>	2960 FOLSOM ST. #6
CRISTI MITCHELL	<i>CRISTI MITCHELL</i>	MIAMI, FL
Laura Frenzer	<i>Laura Frenzer</i>	3440 25th #704 SF, CA 94110
MART GREEK	<i>MART GREEK</i>	
Shari Eisenberg	<i>Shari Eisenberg</i>	Marina St SF CA 94110
Clayton Douglas	<i>Clayton Douglas</i>	1212 42 Ave
Calvin Kan	<i>Calvin Kan</i>	711 Hampshire St
PESHA PERLMAN	<i>PESHA PERLMAN</i>	
Jane Woz	<i>Jane Woz</i>	955 Embarcadero Ave, SF CA
Raz Saich	<i>Raz Saich</i>	415-663-4999
A. J. Zito	<i>A. J. Zito</i>	
Claire Shapiro	<i>Claire Shapiro</i>	n/a
JANA WANDERLICH	<i>JANA WANDERLICH</i>	
MICHAEL HOLTMANN	<i>MICHAEL HOLTMANN</i>	582 Market St.



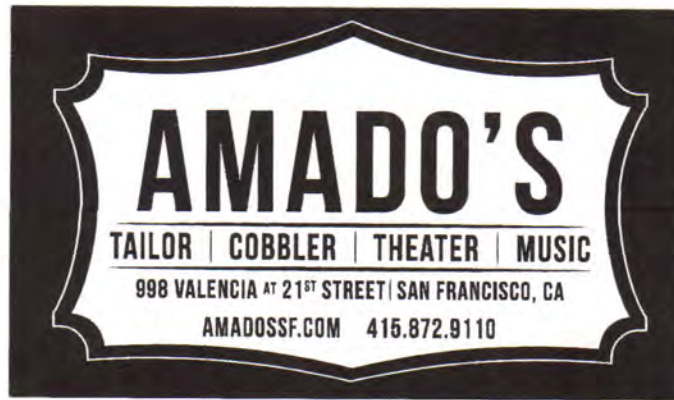
I am in full support of 998 Valencia LLC, DBA "Amado's" being granted a change of use to allow for a liquor license.

Name	Signature	Address (optional)
NITIN PAO		SI LINDA
ARIEL FOGEL		1545 HOPKINS
Andy Greenblatt		
Don Berchowitz		242 Cyp
JOSH REIMAN		
Gabrielle DeCanna		
NATE GAONON		396 CAPP ST.
Ashton DiVito		868 Valencia St. #11
MARK LEVITT		
James Clydes		415 595.9313
DAVID SAENZ		415 426 - 8994
Kenya Lewis		Kenya Lewis@gmail.com
Ron B. Libby		1724 Sutter St. SF 94109
Ryan Mader		605 14th St SF 94114
DENNIS JUAREZ		333 11th St SF CA 94110
Kostas Sakellariopoulos		3440 - 25th St
Zubin Desai		709 Douglas St SF 94114
William Tognio		2720 Russch Berkeley CA 94705
BENJI STRAUS		1315 GATEVIEW S.F 94705



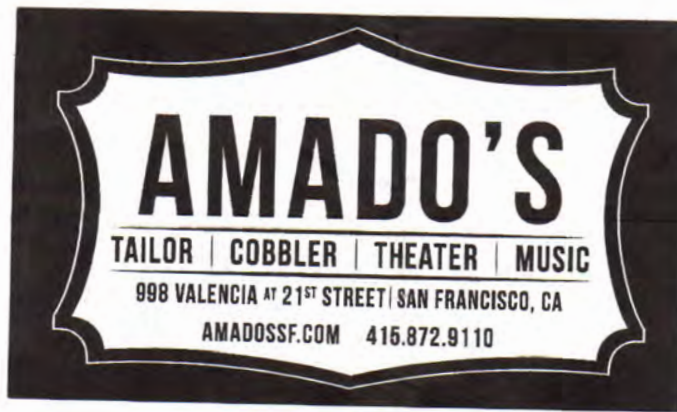
I am in full support of 998 Valencia LLC, DBA "Amado's" being granted a change of use to allow for a liquor license.

Name	Signature	Address (optional)
José Zommer	[Signature]	2826 24th St Apt 1
Carlos Reyes	[Signature]	1345 2nd St San Francisco
Alicia Yacheta	[Signature]	3167 24th St
Kim Nguyen	[Signature]	2944 Cortez St.
JOSE MONTANO	[Signature]	934 DICKIN STREET
DAVID TAYLOR	[Signature]	2813 FOLSOM ST.
A.S. Martinez	[Signature]	1311 S. Van Ness Ave. #1
Sofia Steele	[Signature]	372 4th AVE
Molly Gilbert	[Signature]	925 - 200 - 7056
Bryan Enrici	[Signature]	707-50 Trest Ave
Quincy Atkinson	[Signature]	
[Signature]	[Signature]	5182 27th St 94110
Stephen Gulas	[Signature]	2935 Folsom St 94110
[Signature]	[Signature]	4805 2nd St
[Signature]	[Signature]	Darkside of earth
[Signature]	[Signature]	
Day Ikenhons	[Signature]	
[Signature]	[Signature]	4545 27th
AMERON Jeffries	[Signature]	(415) 465-0366
Aaron Elliot	[Signature]	



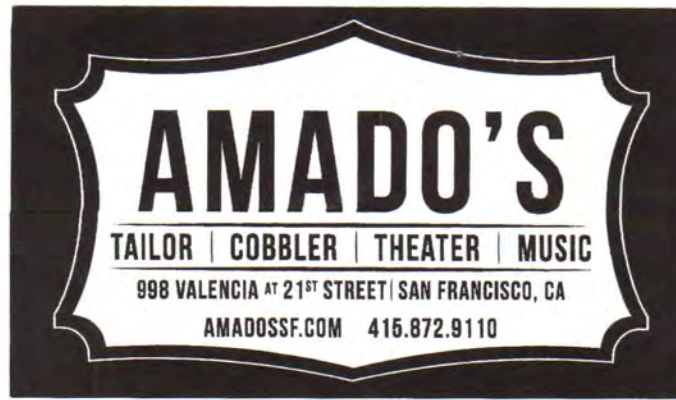
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Name	Signature	Address (optional)
Renee Sylvia	<i>Renee Sylvia</i>	
Darryl Lee	<i>Darryl Lee</i>	
Kyle Gortmeyer	<i>Kyle Gortmeyer</i>	
Michelle Shlaen	<i>Michelle Shlaen</i>	
KORAY EKREM OGLU	<i>Koray Ekrem Oglu</i>	
Joe Barron	<i>Joe Barron</i>	
Samantha Mansfield	<i>Samantha Mansfield</i>	
Samantha Martin	<i>Samantha Martin</i>	
Jerry Smith	<i>Jerry Smith</i>	
Ken MURPHY	<i>Ken MURPHY</i>	
Keith Lee	<i>Keith Lee</i>	
Victoria Fulkerson-Jones	<i>Victoria Fulkerson-Jones</i>	
Deborah Charles	<i>Deborah Charles</i>	
Carla Wojczuk	<i>Carla Wojczuk</i>	
Suzie Battle	<i>Suzie Battle</i>	408 714 9945
Mark L. Hammiton	<i>Mark L. Hammiton</i>	
Tomis Polina	<i>Tomis Polina</i>	
MIKE TOFFLE	<i>MIKE TOFFLE</i>	
Jay H. Saito	<i>Jay H. Saito</i>	

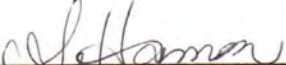


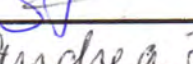





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Name	Signature	Address (optional)
Corey Mathhues		
Armand Martinez		kocouch45@yahoo.com
Esmer Garcia		sftildeth@gmail.com
Molly Gilbert		mollbert@hotmail.com
Seth Kotorske		2679 28th St
Stephany Vega		1275 iulman
Garritt Hegtar		2994 Folsom, SF CA 94110
Mike McDonald		2678A Folsom St SF CA 94110
Jonathan Floyd		962 Jones St #2, SF, CA 94109
Rachelle Yearwood		962 Jones St #2 SF, CA 94109
Keli Phelan		685 14th St 94114
KYLE L. GIBSON		669 VALANCIA #6 94110
Peter A Robeck		2678A Folsom SF CA 94110
Jesse Robeck		3441 Colorado, SF, CA
WILL JAMESON		1221 Florida Street
TESSA Michael		1555 S Van Ness SF 94110
Matthew Talmadge		2550 Polk St San Francisco, CA 94109
Keith Ferguson		1441 Hyde St San Francisco, 94109
Nick Stargu		3905 26th St. SF, CA 94131
Hillary Dadio Perone		



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Name	Signature	Address (optional)
SARAH HANNON		
JACQUELINE VENTURINI		MISSION ST
Vai DROST		
Sarah Trigueros		Oakland CA
Andrea Fox		805 Bush - SF
Neil Buffert		6469 California St.
Candice Tillitt		151 Bonner.



Curious about Amado's? Join our mailing list!

[illegible]

Date: April 23, 2017

Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

Amado's is a small theater space. The neighborhood surrounding it, at 998 Valencia and 21st Streets, would benefit from this venue's artistic and creative programming as it has for the past decade. The San Francisco Entertainment Commission has fully vetted and licensed the theater for years, which is a testament to its value to the neighborhood and legitimacy as a local community performance space.

Many arts venues have disappeared from the creative landscape of San Francisco, and I believe that supporting a venue like Amado's is essential to keeping the unique character of the Mission District intact. By allowing this change of use, one of the great artistic and community hubs of our neighborhood will be preserved for citizens and tourists to enjoy for years to come.

Sincerely,



Print name

Anthony Sison

Address

3434 Jennings St 94124

Email

tony.sison@gmail.com

Date: 4/23/17

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Sincerely,



Print name

Carlos Hernandez

Address

230 Dolores St. Apt. 213

Email

chd@caeloshd.com

Date:

4/23/17

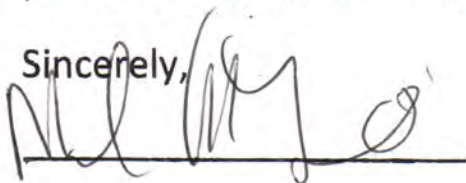
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Sincerely,



Print name

Melissa Lugo

Address

230 Tolares St. Apt. 213

Email

meliderian@gmail.com

Date: 4/23/17

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Sincerely,



Print name

Terese Timmons

Address

Email

Date:

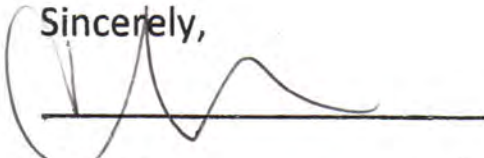
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Sincerely,



Print name

Colleen Schmidt

Address

724 Valencia St

Email

Colleen@theadlounge.com

Date: 4/24/17

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Sincerely,



Print name

JASON CARR

Address

17 LINDA CT. NOVATO 94947

Email

carrjsh@gmail.com

Date: 4/26/17

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Sincerely,

Miles Ace

Print name

Miles Ace

Address

627 37th Ave

Email

milesace@gmail.com

Date:

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Sincerely,

Print name

SAM GILES

Address

120 EUGENIA AVE, SF

Email

SDGILES@GMAIL.COM

Date:

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Sincerely,

Print name

M Botes

Address

South Africa

Email

botesnelm@gmail.com

25/4/17

Date: 4-25-17

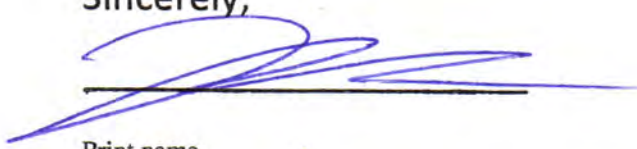
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Sincerely,



Print name

Franck Perry

Address

878 14th St #106

Email

franksto@gmail.com

Date:

4/23/2017

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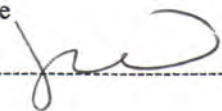
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Sincerely,

Jennifer Walsh

Print name



Address

1190 Ocean Ave

Email

jenniferamwalsh@mac.com

Date: 4/23/2007

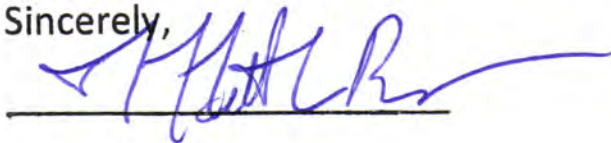
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Sincerely,



Print name

MATTHEW GOODMAN

Address

938 VALLENCE ST

Email

Date: 4/23/17

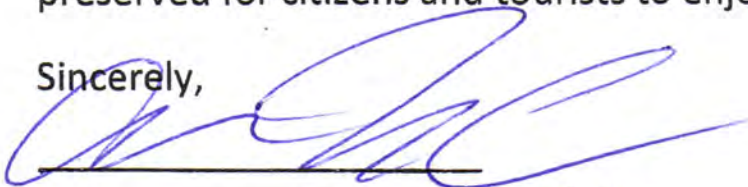
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Sincerely,



Print name

Anna Marie Clifton

Address

1600 15th St

Email

Date:

4/23/12

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Sincerely,



Print name

Ivan Tzabul

Address

Berkeley

Email

ivan36@gmail.com

Date:

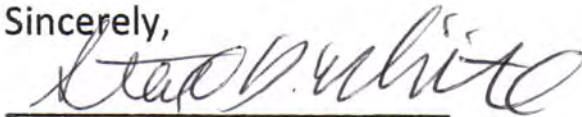
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Sincerely,



Print name

Steve D. White

Address

718-37th Ave

Email

45+ro5teveWHITE@GMAIL.COM

Date: 4/23/2017

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Sincerely,

Print name

Ofer Breda

Address

37 Dearborn St, San Francisco

Email

ofer.breda@imperia.com

Date: 4-22-17

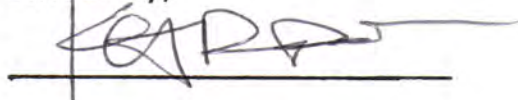
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Sincerely,



Print name

Katie Carroll

Address

1531 40th Ave SF 94122

Email

Ktmaviccarrroll@gmail.com

Date: 4-21-17

Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

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Sincerely,

Print name

Amy Perrier

Address

578 Precita Ave

Email

amy.m.perrico@gmail.com

Date:

4/23

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Sincerely,



Print name

Blake Newcomb

Address

2126 Pine St #11, SF CA

Email

blakenewcomb@gmail.com

Date: 4.21.2017

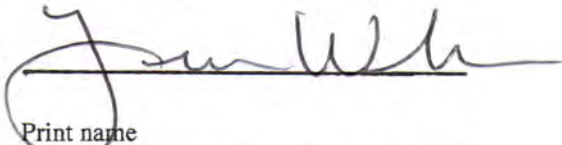
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Sincerely,



Print name

TRAVIS WESCHE

Address

2450 46TH AVE

Email

TWESCH27@GMAIL.COM

Date:

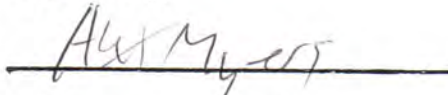
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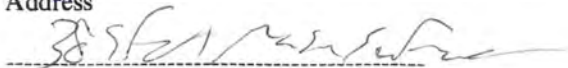
Sincerely,



Print name



Address



Email



Date:

4/21/17

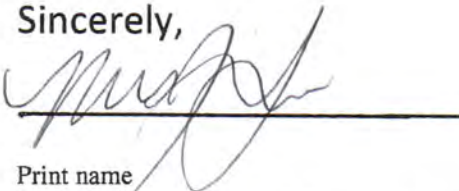
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Sincerely,



Print name

MICHELLE HOADLEY

Address

2920 TARAVAL #7

Email

Date:

4/20/17

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Sincerely,



Print name

Ian Knight

Address

2450 46th Ave

Email

ianknight09@gmail.com

Date:

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Sincerely,



Print name

DEAN CARPENTER

Address

415 PRINCESTON ST SF

Email

DEANCARPENTER@GMAIL.COM

Date:

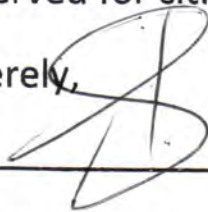
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Sincerely,



Print name

I. M. Bates

Address

998 Albrecht Street

Email

im@alumbr. co. ca

Date:

4/26/17

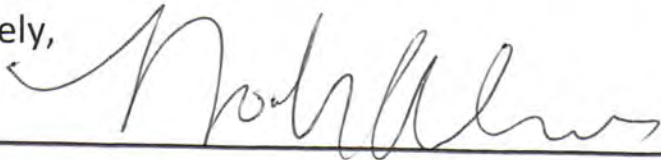
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Sincerely,



Noah Adams

458 Head St.

Date:

4/23/17

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Sincerely,



Print name

Sydney De

Address

796 Fort Blvd.

Email

iansyddo23@gmail.com

Date: 1/12/17

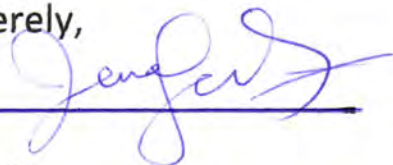
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Sincerely,

Sign 

Print name

Jena Schwirtz

Address

6115 Sacramento Ave Richmond, CA 94804

Email

jena@thegogame.com

Date: 4/3/2017

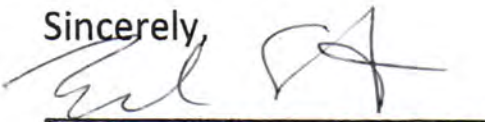
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Sincerely,



Print name

Enrol Stewart

Address

1237 23rd Ave SFC A 94122

Email

enrolstewart@gmail.com

Date: 4-22-17

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Sincerely,

TYLER HENTON

Print name

TYLER HENTON

Address

1438 11th St. Oakland

Email

mobyvrick@hotmail.com

Date:

4/22/17

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Sincerely,

Print name

STEPHEN BOLSTAD

Address

192 LAIDLEY ST

Email

STEBOLSTAD@GMAIL.COM

Date: 4/22/17

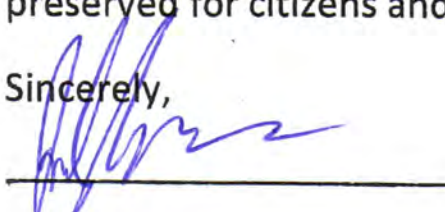
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Sincerely,



Print name

JEFFREY STARKER

Address

1246 CASTRO ST, SF, CA 94114

Email

JSTARKER@GMAIL.COM

Date: 4/22/17

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Sincerely,



Print name

MAYA DE LA ROSA-COHEN

Address

1246 Castro St, S.F., 94114

Email

mafealde@gmail.com

Date:

4/22/2017

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Sincerely,



Print name

TESSA SENIOR

Address

1379A HAMPSHIRE ST. S.F. 94110

Email

TLSENIOR@HOTMAIL.COM

Date:

4/22/17

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Sincerely,

Maxwell Bennett

Address 2740 Harrison St. SF, CA 94110

Email Maxwellbbennett@gmail.com

Date: 4/13/17

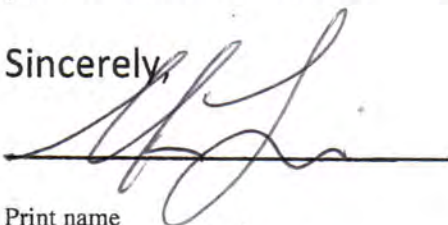
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Sincerely,



Print name

MARIO Leiva

Address

1896 47th ave

Email

marioe-leiva@yahoo.com

Date: 4-14-07

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Sincerely,

Kevin Kneibridge

Print name

K. Kneibridge

Address

2558 46th Ave.

Email

KRK170@gmail.com

Date: 03/31/2017

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Sincerely,

Ann Peters

A. Peters

P.O. Box 40308
SF CA 94140

Date: 4-14-17

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Sincerely,



Print name

Michael X

Address

436 20th Ave SF 94121

Email

michaelxanimated@gmail.

Date: 4/18/17

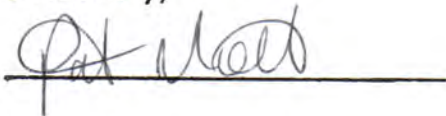
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Sincerely,



Print name

Patricia Mott

Address

4033 Ortega St. SF CA 94122

Email

mottp@sfsd.edu

Date: 4-18-17

Dear San Francisco Planning Commissioners:

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Sincerely,



Print name

Angie Bloomfield

Address

579 Valencia, SF 94110

Email

A.Bloomfield@gmail.com

Date: 4-15-17

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Sincerely,

Print name

Faya Kachigian

Address

2448 #8 great highway

Email

layrac@protonmail.com

Date:

April 20 2017

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Sincerely,

Reid Overman

440 Guerrero St

Date:

4 | 22 | 17

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Sincerely,



MARINA MANTOVANI TRUMBULL

S.F.

415-244-4192

Date:

4/18/17

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Sincerely,

Rachel Znerold

RACHEL ZNEROLD

416 Dolores ST SF, CA 94110

Date: 4-15-17

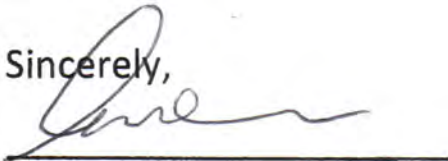
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Sincerely,



Print name Melanie Truong

Address

Email Melanie.truong@holy.craftbrewery.com

Date: 4.14.17

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Sincerely,

Brittany N. Damon

Print name

BRITTANY N. DAMON

Address

1794 9TH AVE

Email

damon.brittany@yahoo.com

Date:

4/11/17

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Sincerely,

LARRY WEISS

Print name

Larry Weiss

Address

716 Folsom St, San Francisco, CA 94107

Email

lkw586@hotmail.com

Date:

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Sincerely,

FRANK WALKER - SHPD #1910

Print name

Address

518 ALVARADO

Email

N/A

Date:

4/20/2017

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Sincerely,

JASON LAMB

705 VALLEJO ST., SAN FRANCISCO CA
94133

Date:

4-18-17

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Sincerely,

Josh Koll

463 Sanchez St. SF, CA 94114

joshkoll@hotmail.com

Date: 4-18-17

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Sincerely,

Jason Fages

463 Sanchez St

SF, CA 94114

Date:

4/18/17

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Sincerely,



Scott Eberhardt

416 Dolores #5

SF, CA

94110

Date:

4/18/17

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Sincerely,



Christopher Orr

SE, CA 94110

✓
Date:

4-18

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Sincerely,

LANCE WALDEN

3626 VICENTE ST.
SF, CA 94116

Date:

April 18th 2017

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Sincerely,

DENNYS LIMA

1459 18TH ST

Date: April 18th 2017

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Sincerely,

Rae Orona

1459 18th Street #269

MR. MACIARONI 707.442.2200

Date:

18 APR 2017

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Sincerely,

ROBT A. CARRILLO

ADDRESS 368 SAN CARLOS ST. 94110

EMAIL RCARRILLO@GMAIL.COM

Date:

4-18-17

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Sincerely,

Scot Schneider
Richland Ave S.F.

Date:

Dear San Francisco Planning Commissioners:

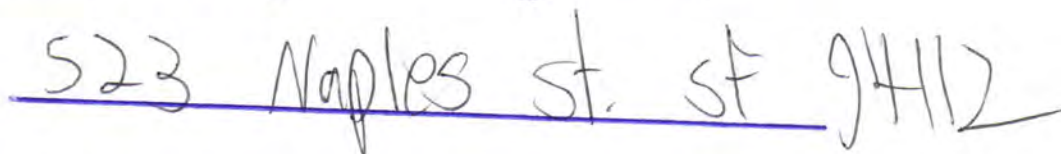
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Sincerely,





Date:

7.17.17

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Sincerely,



479 LEVENTY ST 94117

Date:

4/16/2017

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Sincerely,

Maya Sodhu 94110

Mazou Khay 94110

Support!

Date:

4/22/17

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Sincerely,

JAMES GALUS

Address 134 KINGSTON ST SF, CA
~~134 KINGSTON ST SF, CA~~

Email james.galus@gmail.com

Date: 21/22/17

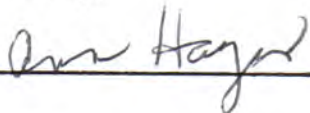
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Sincerely,



Print name

Ann Hayes

Address

21 59 - 41 Ave

Email

Date: 4/13/17

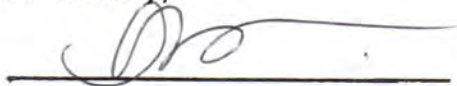
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Sincerely,



Print name

MARIA ANDARA

Address

1896 47TH AVE

Email

princess_joaquina@yahoo.com

Date:

4/22/17

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Sincerely,

Donna Miller

Address

9415 York St S.F. 94110

Email

Date: 4/22/17

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Sincerely,

Bon Baustein

Print name

Address

Email

Date: 4-22-17

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Sincerely,

Print name

Shane Masun

Address

1285 Guerrero St #1 SF, CA 94110

Email

Date:

7/22/17

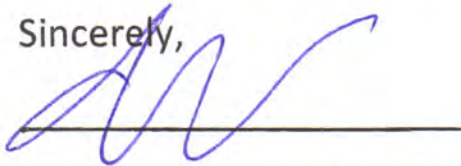
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Sincerely,



Print name

Joelle Murphy

Address

3961 17th St

Email

joelle@gmail.com

Date: 4-22-17

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Valerie Rose

Address _____

Email marketing and other email@gmail.com

Date: 4/22/17


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Sincerely,



Rene Murillo

Address: _____

Email: rene.murillo@gmail.com

Date:

4/22/17

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Sincerely,

G. Matte

PRINT NAME

Gabrielle Matte

EMAIL ADDRESS

hello@gabriellematte.ca

3542 23rd Street x1

Date: 4/22/17

Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

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Sincerely,

PRINT NAME

Leslie Becker

ADDRESS

EMAIL

969 Dolores

lesliebecker86@gmail.com

Date: 4/22/17

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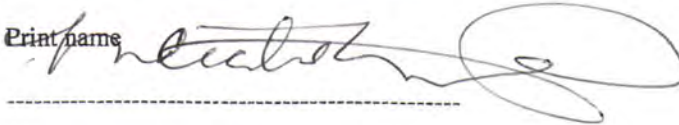
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Sincerely,

MARIA CECILIA MARIN ART

Print name



Address

SF, CA

Email

Cecilia.MarinArt@gmail.com

Date: 4/22/17

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Sincerely,

Print name

Kate Pearson

Address

219 Granada Ave. San Francisco, CA 94112

Email

Date: 4/22/2017

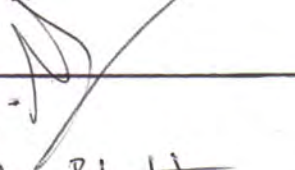
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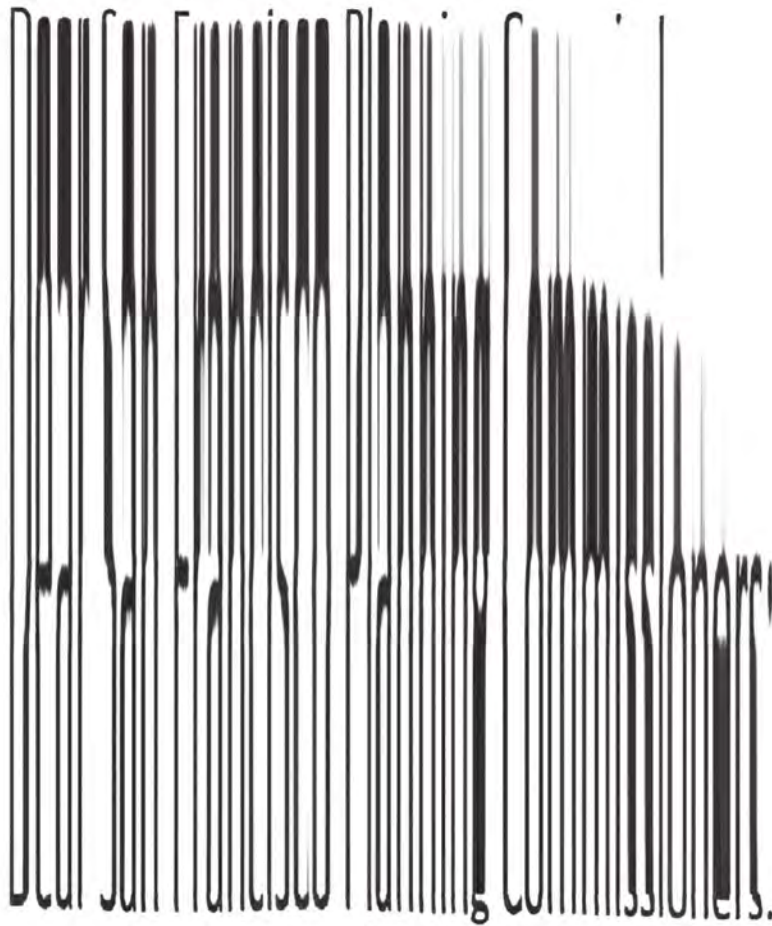


Print name
Anish Bhatt

Address
199 New Mt St, San Francisco 94105

Email
anish@gmail.com

Date: 4/22/17



Date

4/4/17

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Sincerely,

Russ Gonserv

Print name

Address

2436 Great High Way

Email

usse12@gmail.com

Date: 2/11/17

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Sincerely,

Amey Zimmer
Print name AJ

Address 1698 Barlow Ln Sfb 95472

Email zickler63@gmail.com

Date:

2/14/17

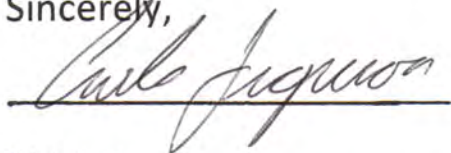
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Sincerely,



Print name

CARLOS FIGUEROA

Address

1256 STANTON LN 250 HAYWARD CA 94545

Email

CARLOSALSA62@YAHOO.COM

Date: 2/11/17

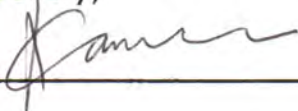
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Print name

A. Canedo

Address

1256 STANHOPE LANE

Email

asacredra@yahoo.com

Date:

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Sincerely,



Print name

M. Vanden Boogaerde

Address

763 14th Street

Email

monique.vandenboogaerde@gmail.com

Date:

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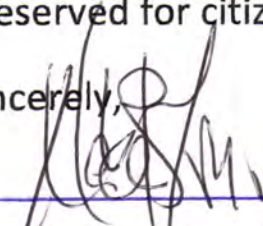
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Sincerely,

Print name

Address

Email



Yusef Silmi

ysilmi@gmail.com

2663 Mission St.

Date:

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Sincerely,



Print name

Craig Hales

Address

P.O. Box 881782 SF CA 94188

Email

BARTYARTSTUDIO@GMAIL.COM

Date:

4/22/17

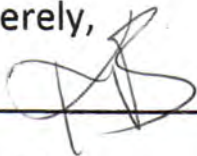
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Sincerely,



Print name

KATYA BLACK

Address

1322 Chestnut, SF

Email

KatyaBlack@yahoo.com

Date:

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Sincerely,

Jennifer Schwan



Print name

Address

2208 Mission St, SF CA 94116

Email

JLSCHWAN@yahoo

Date: 4/22/17

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Sincerely,

Print name

Jason Harrel

Address

575 Harrison St #305 San Francisco, CA 94105

Email

Date: 4.22.17

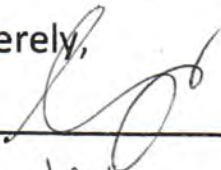
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Sincerely,



Print name

Rhea Yo

Address

616 cutland,

Email

Date: 4/22/2017

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Sincerely,



Print name

Samuel Kim

Address

Email

Date:

4/22/17

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Sincerely,

Rachel Trueb

Print name

Rachel Trueb

Address

Email

Date:

4/22/17

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Sincerely,

→ PRINT CLARK TELIA

ADDRESS / EMAIL 3542 23RD ST.

clark.telia@gmail.com

Date:

4/22/17

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Sincerely,



Print name

Conor Mahoney

Address

320 S. 14th St. Chestnut, IN

Email

Mahoney.Conor92@gmail.com

Date:

4/22/17

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Sincerely,

Print name

DOR WAND

Address

1035 WOOD ST, OAKLAND

Email

dorwand@smail.com

Date: 4/22/2017

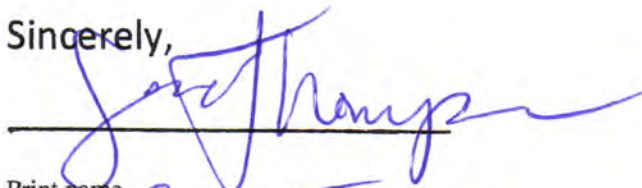
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Sincerely,



Print name

Sara Thompson

Address

1035 Wood St. Oakland

Email

MsSaraThompson@gmail.com

Date: 4/22/2017

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Sincerely,

Jerry McNamara

Print name

624A Guerrero

Address

SF CA 94110

Email

McNamara.Jerry@gmail.com

Date:

04/22/17

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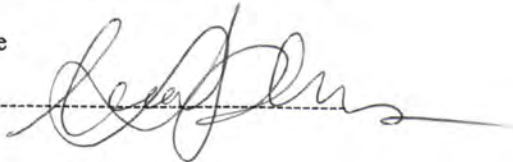
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Sincerely,

ANNA PHAM

Print name



Address

595 3RD AVE APT #3 SAN FRANCISCO, CA 94118

Email

Date:

4 / 22 / 17

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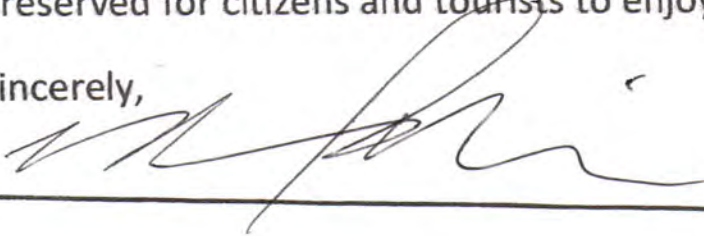
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Date:

9/22/17


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Sincerely,

Jessica De 

Print name

11

Address

140 McAllister St, SF

Email

JessicaBD08@gmail.com

Date:

4/22/17

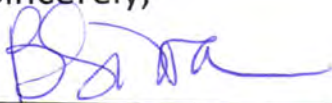
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Sincerely,



555 Ashbury St #2

SP CA 94117

Date:

4/22/17

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Sincerely,



873 Ocean

Moss Beach, Ca 94038

Date:

7/22/17

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Sincerely,

San McFarland Brown

671 Edison Street

Montara, Ca 94037

Date:

4/22/17

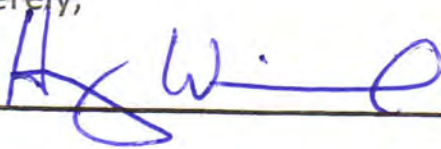
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Sincerely,



901 Vermont St.

SF CA 94107

Date:

4-22-17

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Sincerely,

Geraldine Lafferty

4220 Cesar Chavez

S.F. CA 94131

Date:

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Sincerely,

Silvia Basso

18 18th St.

diebrooke@hotmail.com

Date:

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Sincerely,

Manuel Casas

18 10th street

my manuelcasas@gmail.com

Date: 4/22/17

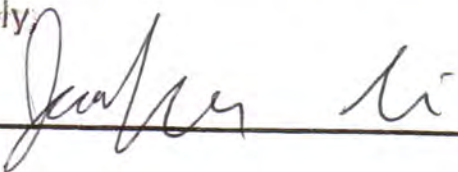
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Sincerely,



JLi - 2012@yahoo.com

Date: 4/22/17

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Sincerely,

Dave Peck

3356 22nd St.

San Francisco, CA 94110

Date:

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Sincerely,

Brandon Bowers

PRINT Brandon Bowers

ADDRESS 100 Hoffman S.F. CA

EMAIL bowers1975@gmail.com

Date: 4/22/17

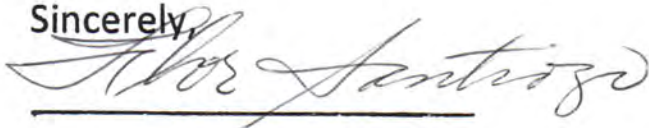
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Sincerely,



Print name

FLOR SANTIAGO

Address

116 Detroit St. S.F. CA
94131

Email

N/A

Date: 4/21/2017

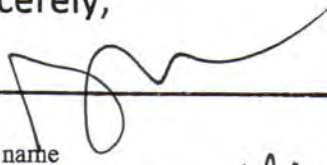
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Sincerely,



Print name Meghan Wood

Address 1450 Valencia St, SF CA

Email _____

Date: 4.22.17

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Sincerely,



Print name

Emmalee Kremer

Address

2428 19th Ave

Email

emmaleekremer@gmail.com

Date: 4/22/17

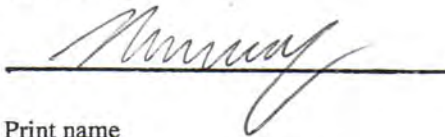
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Sincerely,



Print name

CHIRAG REDDY

Address

1520 PERSHING DR

Email

cjr689@gmail.com

Date:

4/22/17

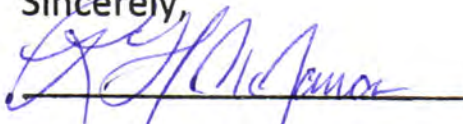
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Sincerely,



Print name

Richard McNamara

Address

18 Mounds Rd, Apt G, San Mateo

Email

RichardHMcNamara@gmail.com

Date:

1/22/17

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Sincerely,



Print name

CAT STEVENS

Address

1276 7th AVE

Email

CATSTEVENSDESIGN@YAHOO.COM

Date: 4/22/17

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Sincerely,

Nancy Hill

Print name

Address

821 Douglas St. SF CA 94114

Email

Date:

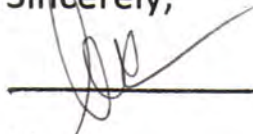
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Sincerely,



Print name

KRIS BOSE

Address

421 Nevada St, SF 94110

Email

krisbose@outlook.com

Date: 4/12/17

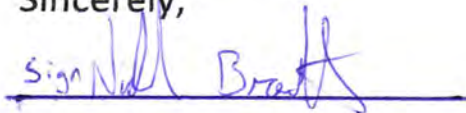
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Sincerely,



Print name

Nicholas Brentley

Address

1424 Alice St #420 Oakland, CA 94612

Email

nickbrentley@gmail.com

Date:

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Sincerely,

Sign

Print name

MARK HEDINGER

Address

296 30th St. #8

Email

apps.hedinger@gmail.com

Date: 1/14/2017

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Sincerely,

Print name

Ana Zacapa

Address

3345 21st Street, SF CA 94110

Email

analuciazacapa@yahoo.com

Date: 1/14/17

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Sincerely,

Print name

CAMERON J. MANCERO

Address

507 OAK STREET, SF, CA

Email

camer37@gmail.com

Date:

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Sincerely,

Print name

MICHAEL FRANCISCO

Address

5224 MISSION ST. SF CA 94112

Email

ANTHONY.MICHAELS2323@GMAIL.COM

Date:

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Sincerely,

Print name Amanda Schwartzbaum

Address

Email Amanda.Schwartzbaum@fnad.com

Date:

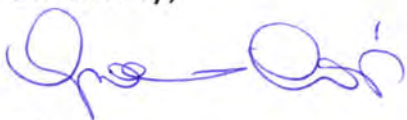
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Sincerely,



Print name

GIOVANNA CASTELLI

Address

1709 JONES ST

Email

GIOVANNA.CASTELLI@GMAIL.COM

Date:

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Sincerely,

Print name

Chuckinho

Address

772 South Van Ness Ave #2

Email

chuckinho58@gmail.com

Date:

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Sincerely,

Print name

Jennifer Dougherty

Address

1781 Quesada Ave SF

Email

joroso@me.com

Date:

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Sincerely,

Print name

T.J. Grassaway

Address

116 Nee St. 94114

Email

T.J. Grassaway@gmail.com

Date:

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Sincerely,

SIGN - PRINT Colleen SHWARTZ

ADDRESS 2724 Folsom ST.

EMAIL AllColleen@aol.com

Date: 1/14/17

Dear San Francisco Planning Commissioners:

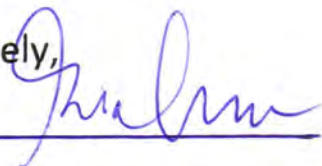
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Sincerely,

Sign



Print name

GIA CHUA

Address

143 Monterey Blvd. SF

Email

giapchuva@gmail.com

Date:

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Sincerely,

Print name

Rhianon Etcheverry

Address

rbethj92@yahoo.com

Email

5340 Ruby Creek Ct. Reno, NV 89506

Date:

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Sincerely,

Print name

SARA SANDBERG

Address

2518 3rd St San Francisco

Email

sandberg@amadotheater.com

Date: 1/10/17

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Sincerely,

Print name

Eleni Kardaras

Address

9 Hugo St, San Francisco, CA 94122

Email

chemgirl84@gmail.com

Date:

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Sincerely,

Print name

Joe Ruggiero

Address

17 A Goddard St. SF 94110

Email

jruggiero@gmail.com

Date:

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Sincerely,

Print name

Thearith Seng

Address

2402 24th St. Apt B San Francisco, CA 94110

Email

the.seng.meister@gmail.com

Date:

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Sincerely,

Print name

Lauren Camacho

Address

418 5th Ave San Francisco, CA 94118

Email

hiimlolo@yahoo.com

Date:

1/11/17

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Sincerely,

Print name

Mitch Yeckes

Address

30725 S WALL ST COLTON OR 97017

Email

i-grupo@YAHOO.com, br

Date:

1.11.17

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Sincerely,

Print name

Kate Lipham

Address

3411 Geary Blvd

Email

klipham@yahoo.com

Date:

1/11/17

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Sincerely,

Print name

Ryan Mesch

Address

119 Fair Oaks St SF 94110

Email

Ryan.Mesch@gmail.com

Date:

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Sincerely,

Print name

SKOTT COWGILL

Address

2724 Folsom ST. SF CA 94110

Email

SKOTT_C@YAHOO

Date:

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Sincerely,

Print name

Steve Kasklman

Address

59 Homesteads SF, CA 94114

Email

Steve.Kasklman@omni.com.com

Date: 4/14/17

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Sincerely,

Sign

Print name

DARREL LEWIS

Address

883 trent Ave SF

Email

the_magraw@hotmail.com

Date:

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Sincerely,

Print name

PJ Etchennery

Address

5540 Ruby creek Ct Pens, NY 89506

Email

jredran13@hotmail.com

Date: 1/13/17

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Sincerely,

Sign

Print name

Dana Rose

Address

725 Carolina St

Email

Date: 4/13/17

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Sincerely,

Sign 

Print name

Crystal Sanders

Address

1540 York St.

Email

beaconstreet95@gmail

Date:

1/14/17


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Sincerely,

PRINT-SIGN Michael Catoner 

ADDRESS 970 ST. FRANCIS BLVD APT ~~2000~~
DAILY CITY, CA 94015 2000

EMAIL m.catonier@rocketmail.com

Date: 1/14/17

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Sincerely,

PRINT-SIGN KRISTINA TILOSEO

ADDRESS



EMAIL ktioseo@yahoo.com

Date: 1/14/17

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Sincerely,

PRINT Jonathan Siegel

SIGN

EMAIL [fitzmine@gmail](mailto:fitzmine@gmail.com)

Date: 4/14/17

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Sincerely,

PRINT AJ Molyneux

SIGN 

EMAIL

Date: 1/14/17

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Sincerely,

PRINT Lily McMahon

ADDRESS 2391 Mission Street

EMAIL carouse18@gmail

Date: 1/14/17

Dear San Francisco Planning Commissioners:

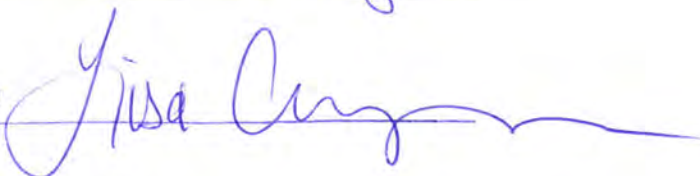
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Sincerely,

PRINT Lisa Aragon

SIGN 

EMAIL Lisa.R.Aragon@gmail.com

Date: 4/14/17

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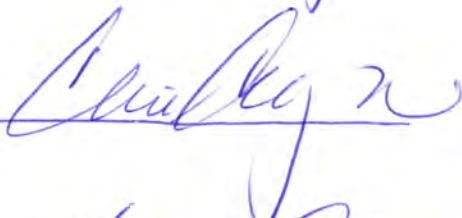
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PRINT Chris Aragon

SIGN 

EMAIL cbalaga@pmc.sfdca.gov

Date: 1/14/17

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Sincerely,

PRINT Robert Hinman

SIGN 

EMAIL robbie.hinman@gmail.com

Date: 1/14/17

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Sincerely,

PRINT Anna Waahlen

SIGN 

EMAIL ~~wahlen~~ waahlen.anna@gmail.com

Date:

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Sincerely,

Print name

Ricky Montalvo

Address

199 Fremont St 4th

Email

ricky@ymail.com

Date:

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Sincerely,

Print name

Sumet Bakshi

Address

116 Nbe Street, 94114

Email

scienceteacher8@yahoo.com

Date:

January 16, 2017

Dear San Francisco Planning Commissioners:

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Sincerely,

Print name

Michele Kappel-Stone

Address

396 Bellevue Ave, #301, Oakland CA 94610

Email

michelekappelstone@gmail.com

Date:

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Sincerely,

Print name

Devin Hall

Address

634 Geary St SF, CA

Email

pumbadumba@gmail.com

Date: JANUARY 16th 2017

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Sincerely,



Print name

PAUL GRIFFITH

Address

1529 TRENT AVE SF CA 94116

Email

paulgriffith@gmail.com

Date:

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Sincerely,

Print name

Michael Uffern

Address

434 Tehama

Email

muffern@amado.com

Date: 4/14/17

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Sincerely,



PRINT SANDRA BLANIA

SIGN 

EMAIL sandra.blania@hotmail.com

Date: 1/14/17

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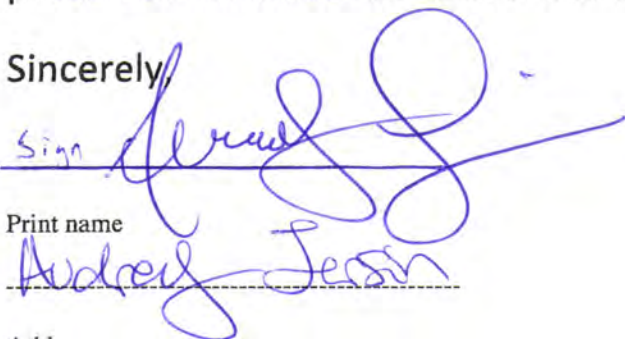
Sincerely,

Sign

Print name

Address

Email



Audrey Jerson

251 Olson Way, San Francisco, CA

audrey.jerson@gmail.com

Date: 4/14/17

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Sincerely,

Sign 

Print name

Melissa D. Accolla

Address

25200 Carlos Bee Blvd

Email

melaccol2@yahoo.com

Date: 1/14/14

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Sincerely,

Sign 

Print name

Noah Cardero

Address

20 Day St SF

Email

noah.kc@gmail.com

Date: 1/13/17


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Sincerely,

Sign 

Print name

Todd Russell

Address

email
russell.todd24@gmail.com

Email

AD
2632 Bryant St, SF 94110

Date: 1/13/17

Dear San Francisco Planning Commissioners:

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Sincerely,

Sign 

Print name

Rebecca Crabb

Address

1025 Jackson St Apt 25

Email

rmcrabb@gmail.com

Date: 4/13/17

Dear San Francisco Planning Commissioners:

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Sincerely,

Sign

Print name

Christina Lewis

Address

383 Colendge St SF CA 94110

Email

dotty.mopper@gmail.com

Date: 7/2/17

Dear San Francisco Planning Commissioners:

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Sincerely,

Signature

Print name

Address

Email

Ta-Wei Lin
2571 Mission St. #1
tawelin626@gmail.com

Date: 1/12/17

Dear San Francisco Planning Commissioners:

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Sincerely,

Sign Tonya Newstetter

Print name

TONYA NEWSTETTER

Address

7543 HILLMONT DR, OAKLAND, CA 94605

Email

TONYA-NEWSTETTER@GMAIL.COM

Date: 1/13/17

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Sincerely,

Sign [Signature]

Print name

Annabel Kingsford

Address

4742 Anzac Pde Sydney

Email

annabellkingsford@gmail.com

Date: 1/13/17

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Sincerely,

Sign

Print name

Public Aguilar

Address

113 Monterey Blvd SE

Email

daaguilar@slglobal.net

Date: 1/13/17

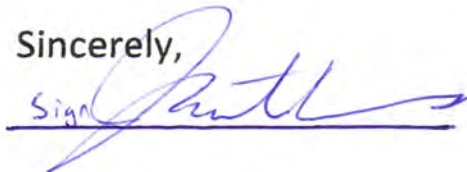
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Sincerely,



Print name

Janet Lewis

Address

883 Trent Ave SF

Email

Date: 4/13/17


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Sincerely,

Sign 

Print name

FRANK FINK

Address

725 CAROLINA

Email

Date: 1/12/17

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Sincerely,

Sign 

Print name

LUIZA MILLER

Address

55 Page St #420, 94102

Email

miller.luisa@gmail.com

Date:

3/27/17

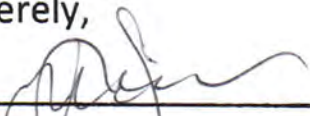
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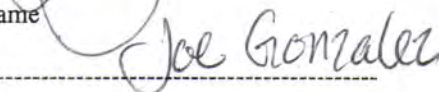
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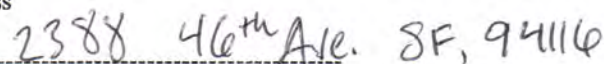
Sincerely,



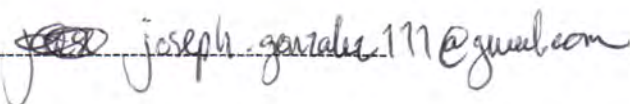
Print name



Address



Email



Date:

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Sincerely,

Print name

Vincent Arroyo

Address

1255 8th Ave Apt 6 SF, CA 94122

Email

arroyo.v@sbcglobal.net

Date: 3-25-17

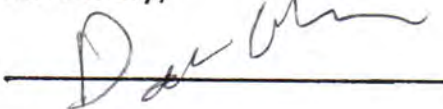
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Sincerely,



Print name

David Auerbach

Address

2303 Bryant St. SF CA 94110

Email

dave@reddave.com

Date:

4.1

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Sincerely,

ZACHARIAH

Print name

1510 33rd Ave

Address

San Fran

Email

Date:

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Sincerely,

Alex Armstrong

Print name

2344 37th Ave

Address

alex@gmail.com

Email

Date: 3-25-17

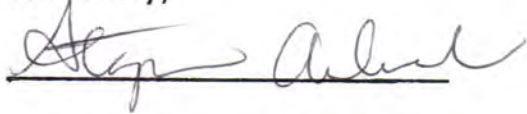
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Sincerely,



Print name

Stephanie Auerbach

Address

2303 Bryant St. SF CA 94110

Email

stephanielynnauerbach@gmail.com

Date:

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Sincerely,

Tupac

Tupac Saavedra

150 Valencia St SF CA 94140

Date:

3/24/17

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Sincerely,



Print name

Tyler Adan

Address

1886 43rd Ave

Email

3/24/17

Date:

3/24/17

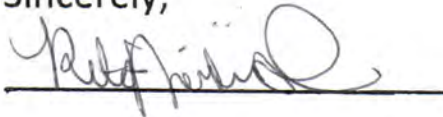
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Sincerely,



Print name

Dita Makrisina

Address

1290 38th Avenue

Email

Date: 3/24/17

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Sincerely,

Talia Doménici

Print name

Talia Doménici

Address

1290 30th Avenue

Email

Date: 3-29-2017

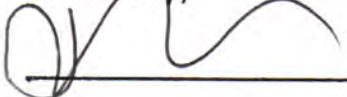
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Sincerely,



Print name

VASO PERITOS

Address

3841 Clement

Email

vaso@vasoperitosid.com

Date: 3/31/17

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Sincerely,

Print name Nane Chu

Address 57 Divisadero St. SF CA 94117

Email nechisppone@yahoo.com

Date:

4/1/2017

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Sincerely,



Print name

ANDREEA GONZALEZ

Address

451 25th AVE

Email

aelday@gmail.com

Date: 4/1/2017

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Sincerely,

Hai Peng

Print name

Hai Peng

Address

1387 4th Ave

Email

SF CA iamfudcheny@yahoo.com

Date: 4/11/17

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Sincerely,

Hyun-chul Kim

~~Print name~~

3312 Broadway Apt 1

~~Address~~

[Signature]

Email portractshead@hotmail.com

Date:

06/1/2017

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Sincerely,

Christin. W

Print name

2450 20th Ave SF 94116

Address

chr1st1n@yahoo.Com

Email

Date: 09/11/17

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Sincerely,

Clare Nyhan

Print name

CLARE NYHAN

Address

85 Sanchez St, SF, CA 94114

Email

clarenyhan@gmail.com

Date: 4/1/2017

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Sincerely,

Print name

Tziken Wong

Address

77 Row Place #403, SF, CA

Email

Hwong@gmail.com

Date: 4/1/2017

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Sincerely,

MARIBEL SANTUCO

Print name

Address

1012 AMENDO CT LAFAYETTE

Email

MARIBEL SANTUCO @ MAC - COM

Date:

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Sincerely,

Catherine Wenzler

Print name

884 45th ave

Address

SF CA 94121

Email

Date: March 23, 2017

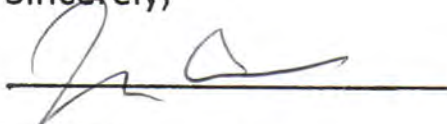
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Sincerely,



Print name

Mahru Ar

Address

2538 Union St. SF 94116

Email

Mahru.ar@gmail.com

Date: April 1, 2017

Dear San Francisco Planning Commissioners:

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Sincerely,

Gina Walker

Date:

4/1/17

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Sincerely,

Jesse Walker-Shaw

Date:

3/22/12

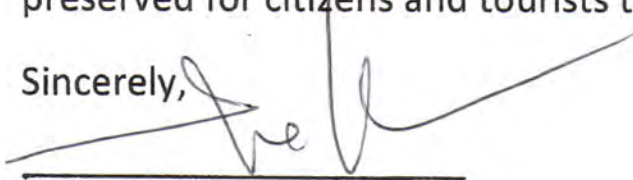
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Sincerely,



Print name

Eve Kramer

Address

310 Mountain View Ave Sec A 95062

Email

ek333@gmail.com

Date:

4/2/17

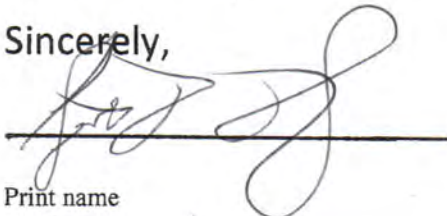
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Sincerely,



Print name

Scott King

Address

2419 37th Ave S.F.

Email

sking8503@gmail.com

Date: 4/21/7

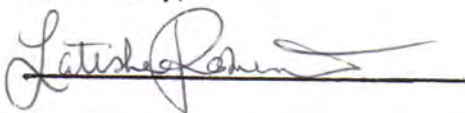
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Sincerely,



Print name

LaTisha Robinson

Address

1322 29th ave SF CA 94112

Email

latishrobinson@gmail.com

Date:

4/1/17

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Sincerely,

Andrew Lee

Print name

1499 Mission St

Address

[Signature]

Email

acl1098@yahoo.com

Date: 3-28-17

Dear San Francisco Planning Commissioners:

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Sincerely,



Print name

Danny Zhang

Address

1546 AVILA ST

Email

Date:

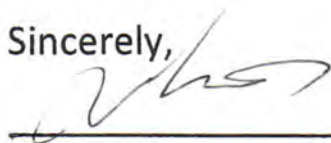
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Sincerely,



Print name

Juliana Zheng

Address

1546 AVENUE ST S I O 2 94118

Email

3/29/17

Date:

FROM THE LANDLORD
OF 998 VALENCIA

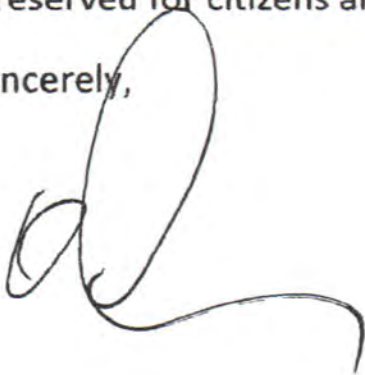
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Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a long, sweeping horizontal line.



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1009 Valencia Street • San Francisco, CA 94110

Date:

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Sincerely,

José Ibarra
Ibarra Brothers Printing
1009 Valencia St,
San Francisco, CA 94110
(415) 826-6700

Date:

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Sincerely,

Paula Putra Luccas
SIGN

Paula Putra Luccas
PRINT

500 KING DRIVE APT 820
ADDRESS

PutraLuccas@gmail.com
EMAIL

Date:

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Sincerely,

Tim Barnhart

Print name

Tim Barnhart

Address

976 Fierz Rd Road, Loma LA 22642

Email

tbarnhart@fmcconsulting.com

Date:

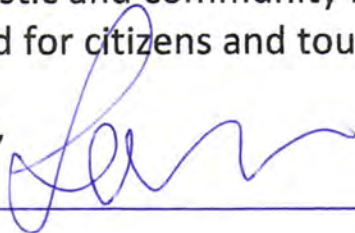
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Sincerely,



Print name

LAUREN GARCIA

Address

2214 JUDAH ST

Email

laurengarcia@gmail.com

Date:

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Sincerely,

Lara Szlamkowitz

Print name

125 Dana st.

Address

Temafly, NJ

Email

lara@onetruthyoga.com

Date:

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Sincerely,



Print name

Jacob Freeman

Address

80 Crescent Ave, San Francisco, CA 94110

Email

jacobafreeman@gmail.com

Date: 1/20/2017

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Sincerely,



Print name

Kathleen Montazemi

Address

1201 Scott Ave. #161, Davis, Ca 95612

Email

KDMontazemi@gmail.com

Date:

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Sincerely,

Darius Montazemi

Print name

Darius Montazemi

Address

1201 Scott Ave, Clovis Ca, 93612

Email

d.montazemi@gmail.com

Date:

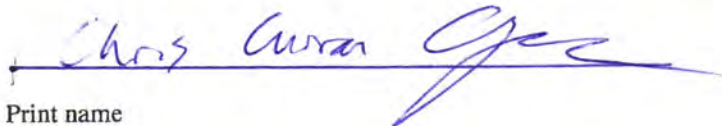
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Sincerely,


 Print name

Address 2595 Mission St. Ste 305
 SF CA 94110

Email

Date:

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Sincerely,

Print name

Maritza Rosales

Address

978 Valencia St 304 S.F. CA 94110

Email

maritza@granarae@hotmail.com

Date:

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Sincerely,

Print name

Roger H Branda

Address

998 Valencia St. 301 S.F. CA 94110

Email

rogerbranda@sbcglobal.net

Date: 2017-1-20


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Sincerely,

Philip Thomas, 

Print name

3201 Washington St.

Address

pa@pit.vc

Email

Date:

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Sincerely,



Print name

Ashwin Mudaliar

Address

279 Seneca Ave., 94112

Email

ashwin.mudaliar@gmail.com

Date: 1/9/2017

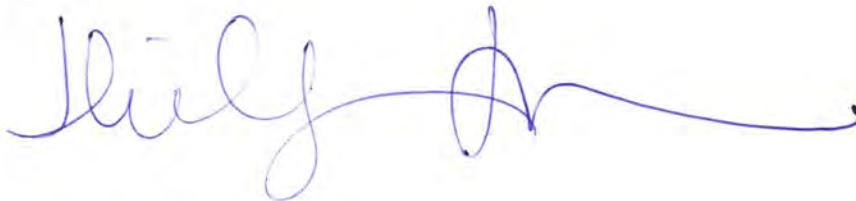
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Sincerely,

A handwritten signature in blue ink, appearing to read "Harry Dadio-Perrone", with a long, sweeping horizontal line extending to the right.

Harry Dadio-Perrone

Date: 1/9/2017

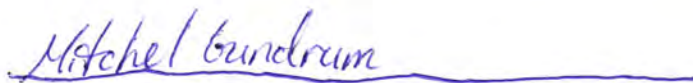
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Sincerely,

A handwritten signature in blue ink, appearing to read "Mitchel Gundrum", with a long, sweeping horizontal line underneath it.A handwritten signature in blue ink, appearing to read "Mitchel Gundrum", with a horizontal line underneath it.

Date:

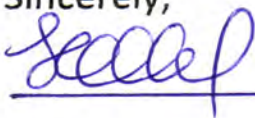
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Sincerely,



Print name

LUCY MARSLAND

Address

26 YARRABIN ST

Email

Date: 1/21/2017

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Sincerely,



Print name

Eleanor Kung

Address

223 San Carlos St, San Francisco, CA 94110

Email

jellybelly@gmail.com

Date: 1-20-17

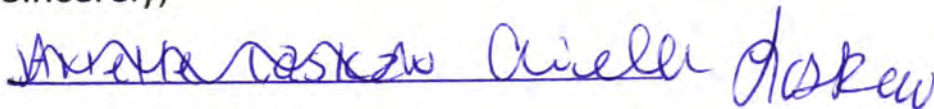
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Sincerely,



Print name

Arielle Lyskaw

Address

2904 Morcom ave. Oakland CA

Email

arielledyan@gmail.com

Date: 1/14/12


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Sincerely,

PRINT-SIGN Tom Merz 

ADDRESS 557 62nd St Oakland, CA 94609

EMAIL tom.merz@gmail.com

Date:

Dear San Francisco Planning Commissioners:

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Amado's is a small theater space. The neighborhood surrounding it, at 998 Valencia and 21st Streets, would benefit from this venue's artistic and creative programming as it has for the past decade. The San Francisco Entertainment Commission has fully vetted and licensed the theater for years, which is a testament to its value to the neighborhood and legitimacy as a local community performance space.

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Sincerely,

Meridith Blascon

Print name

Meridith Blascon

Address

144 Liberty St.

Email

mblascon@gmail.com

Date:

1/23/17

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Sincerely,

Marcus Smith

Print name

Marcus Smith

Address

152 Corbett Ave., SF, CA

Email

Date:

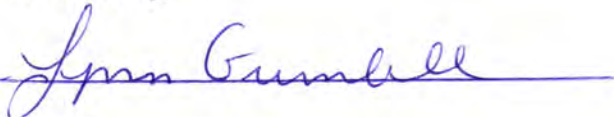
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Sincerely,



Print name

Lynn Gumble

Address

152 Corbett, SF

Email

Date:


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Sincerely,



Print name

Cecilia Culverhouse

Address

542 Wisconsin St. SF CA 94107

Email

Date:

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Sincerely,




Print name



Address



Email



Date:

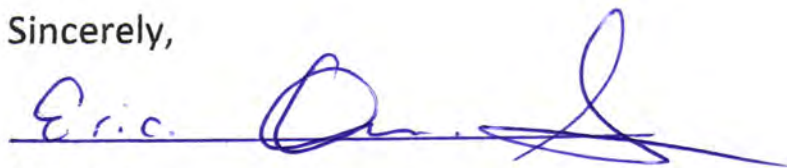
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Sincerely,



Print name

Eric Ornstein

Address

10308 Almayo Ave #4, LA, CA, 90064

Email

Ericornstein@gmail.com

Date:

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Sincerely,

Diana Shvartsberg

Print name

10308 Almayo Avenue, #4, CA, CA, 90064

Address

Dianashvartsberg@gmail.com

Email



Date:

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Sincerely,

Print name

Josh Presenthal

Address

223 A 9th St SF, CA 94101

Email

josh@1110@gmail.com

Date:

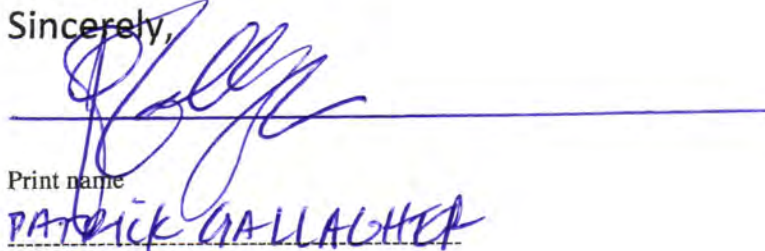
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Sincerely,



Print name

PATRICK GALLAGHER

Address

501 BRANSTONE TERRACE SF CA 94114

Email

Date:

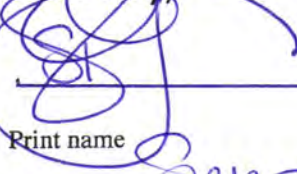
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Sincerely,



Print name

Senra Gallagher

Address

301 Graystone Ter #7 SF

Email

senrasweet@gmail.com

Date: 1/20/17

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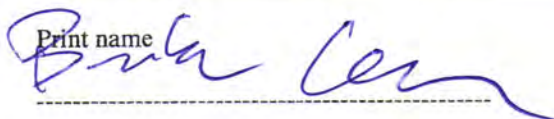
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Sincerely,

BRANKO KOVACIC

Print name


Address

88 HOWARD STREET #1412

Email

branko.kovacic@gmail.com

Date:

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Sincerely,

ISABEL KIMPTON

Print name



Address

1304 MAIR ST, BALLARAT, VIC, AUSTRALIA, 3350

Email

isabel-kimpton@hotmail.com

Date: Feb 23, 2017

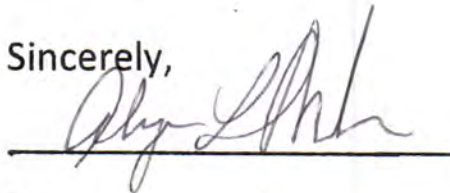
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Sincerely,



Print name

Alyssa Miller

Address

1726 Balboa St St, CA 94121

Email

amillerknight@gmail.com

Date:

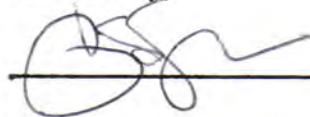
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Sincerely,



Print name

Josh Goldberger

Address

SF, CA

Email

JONASFLY@GMAIL.COM

Date:

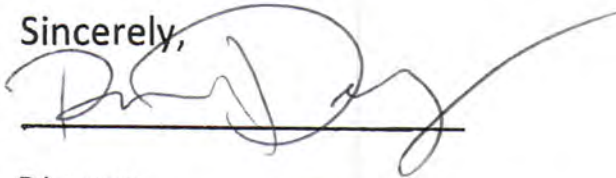
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Sincerely,



Print name

Rachael DeSouza

Address

2212 21st ave SF

Email

Desouza02@gmail

Date:

2/22/17

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Sincerely,

Print nameJalce Roberts

Address

1624 Sacramento St

Email

JayRob21@gmail

Date: Feb 20, 2017

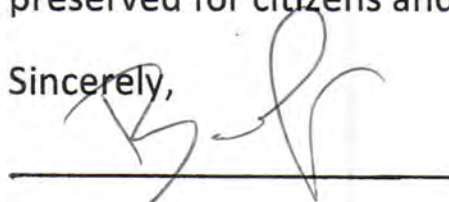
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Print name

Bernie Flores Jr

Address

Email

Date: 2/20/17

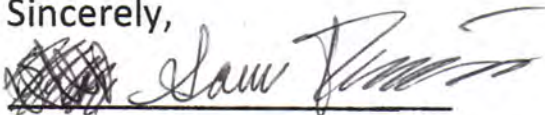
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Sincerely,


Sam Devine

Print name

Sam Devine

Address

1210 6th Ave, SF, CA 94122

Email

DanDevine@yahoo.com

Date: 2.20.17

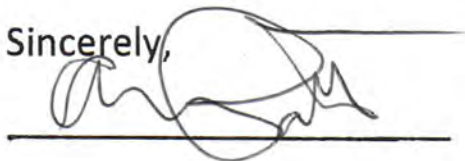
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Sincerely,



Print name

Arjun Patil

Address

1346 47th Ave

Email

fakemakeaddress@gmail.com

Date:

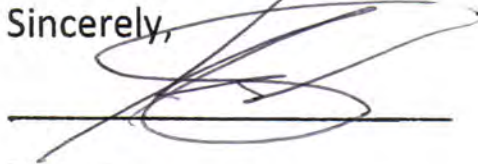
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Sincerely,



Print name

Andrew Sullivan

Address

1654 Page St

Email

asullivan@sullivan.org

Date: 2/21/17

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Sincerely,

JAMES MORRIS

Print name

[Signature]

Address

Lower Haight

Email

james.morris80@yahoo.com

Date:

2/17/17

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Sincerely,

Elaine Quinby

Print name

ELAINE QUINBY

Address

Email

Date:

2/17/17

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Sincerely,

Kerry L. Lubelle

Print name

Kerry L. Lubelle

Address

843 Filbert St SF 94133

Email

/

Date:

2/17/17

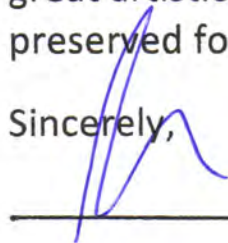
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Sincerely,



Print name

JAY SANDOZ

Address

261 PIERCE ST #1 SF 94117

Email

jstandards@yahoo.com

Date: 2/27/17

Dear San Francisco Planning Commissioners:

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Sincerely,


SIGN

Kelly EAKER
PRINT

597 Guerrero St SF, CA 94110
ADDRESS

internetoutfitters@gmail.com
EMAIL

Date: 2/27/2017

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Sincerely,

Ryeh Lindemuth
SIGN

Ryeh Lindemuth
PRINT

597 Guerrero St. #3 94110
ADDRESS

rlindemuth@yahoo.com
EMAIL

Date: 02 / 19 / 07

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Sincerely,



Print name

DANNY KING

Address

2135 30th Avenue

Email

danielking5@gmail.com

Date: 2-14-17

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Sincerely,

Danny Sando

Print name

Address

2562 Great Highway S.F.

Email

danny.sando@sfplanning.com

Date: 2.19.2016

Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

Amado's is a small theater space. The neighborhood surrounding it, at 998 Valencia and 21st Streets, would benefit from this venue's artistic and creative programming as it has for the past decade. The San Francisco Entertainment Commission has fully vetted and licensed the theater for years, which is a testament to its value to the neighborhood and legitimacy as a local community performance space.

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Sincerely,

VINCENT RINALDI

Print name

Address

1444 DE HARCO ST

Email

VINCENTRINALDI01@gmail.com

Date:

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Sincerely,

DAVID BUCHANAN

Print name

David Buchanan

Address

105 GLENVIEW CIRCLE MENLO PARK CA 94025

Email

Date: 2/17/2017

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Sincerely,



Print name

Guy M. Purser

Address

2770 38th Ave SF CA 94114

Email

guy.purser@aol.com

Date:

2/17/17


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Sincerely,

Thomas Murach 

Print name

Address

2157 48th ave, SF 94116

Email

Date: 3-6-2017

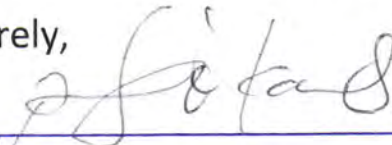
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Sincerely,


SIGN

PING DI KANG
PRINT

2408 Clement St S.F. CA 94121
ADDRESS

EMAIL

Date: 3/4/17

Dear San Francisco Planning Commissioners:

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Sincerely,



SIGN

MELISSA MATLINS
PRINT

302 MONTGOMERY SAN FRANCISCO CA 94110
ADDRESS

melissa.matlins@gmail.com
EMAIL

Date: 3/4/17

R.I.P. Vira Cocha 

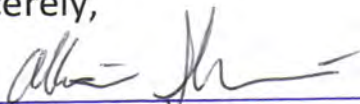
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Sincerely,


SIGN

Allison Shiman
PRINT

3232 21st St SF, CA 94110
ADDRESS

Ahshiman@gmail.com
EMAIL

Date: 3/4/17


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Sincerely,



 Print name
Gabriela Prado.

Address
2426 Brant St Apt E

Email
gabrielaxmaria@icloud.com.

Date:

3.4.17

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Sincerely,



Print name

Gina Campanile

Address

2426 Bryant St SFA

Email

gina.campanile@sfaloe.com

Date:

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Sincerely,

Print name

Dianne Heitman

Address

2171 Revere Ave. SF

Email

dianneheitman@ymail.com

Date:

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Sincerely,

Print name

JOHN SCIANNA

Address

268 FAIR OAKS ST. S.F. CA 94110

Email

JOHN.G.SCIANNA@GMAIL.COM

Date: 2/23/17

Dear San Francisco Planning Commissioners:

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Sincerely,

Print name

Chris Hastings

Address

322 Lexington St

Email

Date:

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Sincerely,

SUSAN RABIN

Print name

105 Gloria Cir. Menlo Park
CA 94025

Address

Email

susanrabin1@gmail.com

Date: 2/18/17

Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

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Sincerely,



Print name

Shannon KURASAKI

Address

641 Central Ave, SF 94117

Email

shanisaku@gmail.com

Date: 02/24/2017

Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

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Sincerely,

CHRISTIAN JUNG

Print name

740 UNION ST.

Address

S.F. CA 94133

Email

baldelvis@gmail.com

Date: 2/24/17

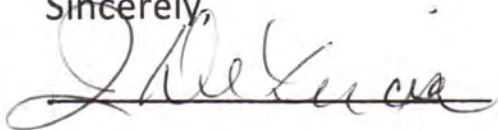
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Sincerely,



Print name

Janis Delucia

Address

4606 Dolores Ave Oakland 94602

Email

janisdelucia@gmail.com

Date:

2/23/17

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Sincerely,

KATHRYN WARD

Print name

KATHRYN WARD

Address

631 O'Farrell St. 94109

Email

kward@yabo.com

Date: 24 Feb 17

Dear San Francisco Planning Commissioners:

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Sincerely,


SIGN

Andrew Bell
PRINT

51 Duncan St 94110
ADDRESS

EMAIL

Date: 02/24/17

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Sincerely,


SIGN

CHRISTINA QUIROZ
PRINT

630 MISSISSIPPI ST S.F. 94107
ADDRESS

christina.quiroz@gmail.com
EMAIL

Date: 3/1/2017

Dear San Francisco Planning Commissioners:

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Sincerely,

COLLIN DAYBELL

Print name

1427 28th AVE - SF, CA 94122

Address

Email

COLLIN.DAYBELL@GMAIL.COM

Date: 3-1-17

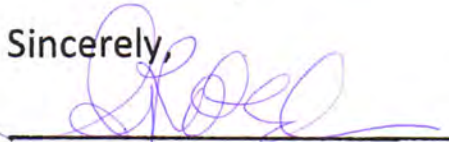
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Sincerely,



Print name

Amanda Rose

Address

888 Innes Avenue

Email

arose@zebraawning.com

Date:

3-1-17

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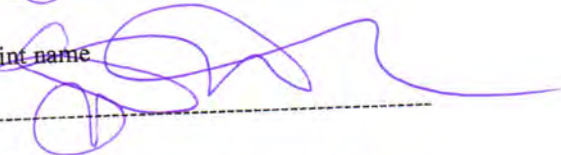
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Sincerely,

Sara N Montabon

Print name



Address

2601 43rd Ave #203

Email

montabon@gmail.com

Date: 02/26/2017

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Sincerely,

Print name

Marcus Santa

Address

3612 Toland St.

Email

marctedans@gmail.com

Date: 3-2-17

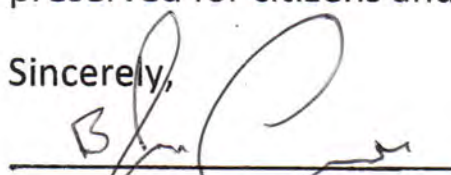
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Print name

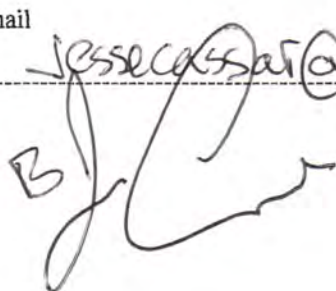
Jesse Cassar

Address

1545 48th Ave

Email

JesseCassar@gmail.com



Date: FEB. 17TH 2017

Dear San Francisco Planning Commissioners:

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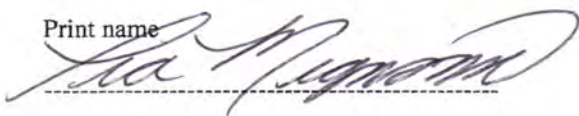
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Sincerely,

Tim Mignone

Print name



Address

833 GROFTON AVE, SF CA 94112

Email

TM@SF.SUBTRIDER.ORG

Date:

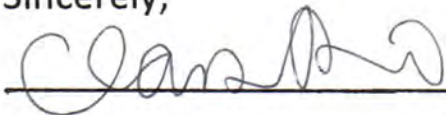
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Sincerely,



Print name

Clara Richmond

Address

2212 21st Ave

Email

Clara.grichmond@gmail.com

Date: 3-2-17

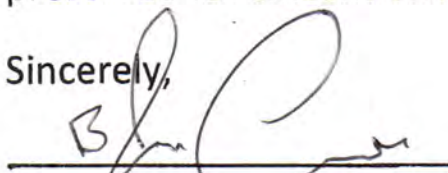
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Print name

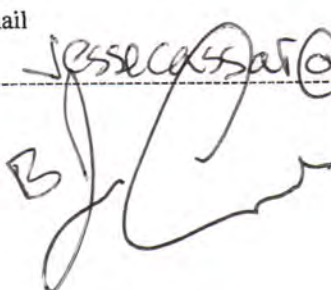
Jesse Cassar

Address

1545 48th Ave

Email

jesscassar@gmail.com



Date:

3/1/17

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Sincerely,



Print name

Neema Khanna

Address

71 Lovers St. SF 94114

Email

ilovesing75@yahoo.com

Date: 3/4/17

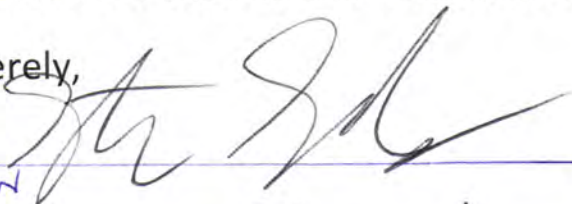
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Sincerely,



SIGN

Steven Saucedo

PRINT

2426 Bryant St ~~apt~~ E SF CA 94110

ADDRESS

stevenmsaucedo@gmail.com

EMAIL

Date: 3.4.17

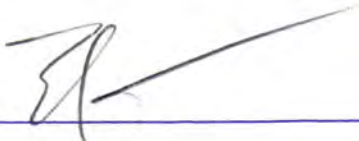
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Sincerely,


SIGN

EDGAR GARCIA
PRINT

2613 25th ST.
ADDRESS

SPTILDETH@GMAIL.COM
EMAIL

Date: 1.28.17

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Sincerely,



Print name

McKenzie Erickson

Address

3439 26th Street
San Francisco, CA 94118

Email

mckenzie22@gmail.com

Date: 1.28.17

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Sincerely,

Anthony Bull

Print name

Anthony Bull

Address

350 Union St. (SF)

Email

anthetabulle@gmail.com

Date: 1-28-17

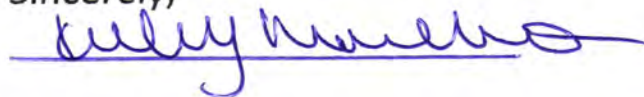
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Sincerely,



Print name

Kelley Maulbetsch

Address

949 Guerrero St. SF, CA 94110

Email

kelleymaulbetsch@gmail.com

Date:

1.24.17

Dear San Francisco Planning Commissioners:

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Sincerely,



Print name.

Luna Velazquez

Address

109 Geary St #20 SF CA 94109

Email

luna.velazquez@gmail.com

Date: 1/28/17

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Sincerely,

Alex LENTZ

Print name

ALEX LENTZ

Address

2301 POLK ST, SF

Email

ALEXLENTE@GMAIL.COM

Date: 1/28/17

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Sincerely,

Karen Edwards

Print name

Karen Edwards

Address

1416 Taylor St #11 SF 94133

Email

karen.l.edwards@gmail.com

Date: 1/28/17

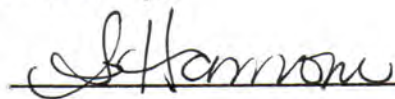
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Sincerely,



Print name

S. HANNON

Address

1859 MASON ST #6 SF CA 94133

Email

sarahkona@yahoo.com

Date: 1/28/17

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Sincerely,



Print name

FRED WETERGREN

Address

2000 BROADWAY, 1011

Email

FREDERICK.WETERGREN@HOTMAIL.COM

Date: 1/28/17

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Sincerely,



Print name

Kent Sugiura

Address

826 Folsom St.

Email

Kent.sugiura@gmail.com

Date: 1.24/17

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Sincerely,

SIGN - PRINT  Yuxdi Epstein

ADDRESS 4063 Poplar Ave. Concord CA 94521

EMAIL yuxdi Epstein@gmail.com

Date: 1. 28.17


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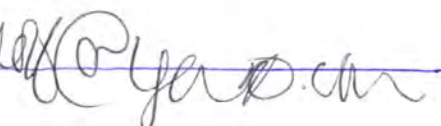
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Sincerely,

PRINT-SIGN ILANA MINKOFF 

ADDRESS 200 Lamassus Ave

EMAIL @gmail.com

Date:

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Sincerely,

Nils Ossa

Print name

Nils Ossa

Address

703 Frederick Str., S.F. CA 94117

Email

nilsedward@yahoo.com

Date: 1. 24. 17


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Sincerely,


Pamela Vagata

Print name

3725 23RD ST
 SF CA 94114

Address

Email

deviantgeekbunny@gmail.com

Date: 1/20/17

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Sincerely,

Print name

KELLY BECERRA

Address

1859 MASON #6 SF CA, 94133

Email

BEERRAKELLY@GMAIL.COM

Date: 1/27/17


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Sincerely,

SIGN-PRINT Lynae Byler 

ADDRESS 2960 21st St. San Francisco, CA 94110

EMAIL lynaebylere@gmail.com

Date: 1/26/17

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Sincerely,

SIGN - PRINT Mike Ternecy

ADDRESS 1222 Noe St, Apt A, S.F. CA, 94114

EMAIL ternecy@gmail.com

Date: 1/28/17

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Sincerely,

SIGN-PRINT Michelle Griffin

ADDRESS 1002 Nue St. Apt. A SF. CA 94114

EMAIL Mgriffin1279@gmail.com

Date: 1.28.17

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Sincerely,



Print name

ANNA HALE

Address

998 Valencia St. SF CA 94110

Email

nothing-red@hotmail.com

Date: 1-26-17

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Sincerely,

SIGN - PRINT  Tim Berkey

ADDRESS 881 Sotovalle St

EMAIL tberkey@magnum.com

Date: 1.27.17

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Sincerely,

PRINT-SIGN Adam West 

ADDRESS 1771 46th Ave SF CA 94122

EMAIL amw813@gmail.com

Date: 1/28/17


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Sincerely,

Kayla Kroll 

Print name

Kayla Kroll

Address

1377 Cabrillo Ave San Jose Ca 95132

Email

kakroll15@gmail.com

Date: 1/28/17

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Sincerely,

SIGN-PRINT Emily Bridge EBridge

ADDRESS 22377 52 Avenue Langley BC. # V2Y 1L5

EMAIL emily07grace@gmail.com

Date: 1/28/17

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Sincerely,

SIGN-PRINT Grant Wortley / Grant Wortley

ADDRESS 5771 Whisperwood Dr Haslett, MI 48840

EMAIL grant.wortley16@gmail.com

Date: 1/28/17

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Sincerely,



Print name

Elizabeth Chandler

Address

87 Valparaiso St. SF, Ca 94133

Email

elizabeth.cml@gmail.com

Date: 1/28/17

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Sincerely,

Cori SANTIANO

Print name



Address

826 Folsom St, SF, CA

Email

P.SANTIANO@gmail.com

Date: 1.28.17

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Sincerely,

SIGN - PRINT Roberto Arroyo Robert Arroyo

ADDRESS P.O. Box 2254 Martinez, Ca. 94553

EMAIL corazon752000@yahoo.com

Date: 1-23/17

Dear San Francisco Planning Commissioners:

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Sincerely,

SIGN-PRINT  Renee R. Sylvia

ADDRESS 11 Pine Drive Fairfax CA 94930

EMAIL rene@bluebeardmusic.org

Date: 1. 24. 17

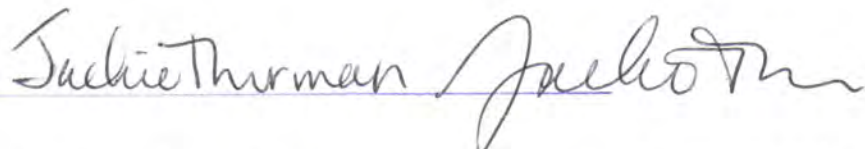
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Sincerely,

PRINT-SIGN Jackie Thurman 

ADDRESS 2466 43rd Ave SF CA 94116

EMAIL jackiethurman@msn.com

Date: 1. 23. 17

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Sincerely,

SIGN - PRINT Kasey Nejad

ADDRESS 1490 46TH AVE. SF CA 94122

EMAIL kasey@phee.co

Date: 1.28.17

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Sincerely,

SIGN- PRINT  sasha mircov

ADDRESS 3208A Folsom street

EMAIL sasha.mircov@gmail.com

Date: 1.26.17

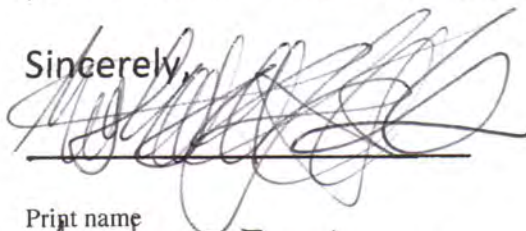
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Sincerely,



Print name

Anastasia Zankinos

Address

2300 Sloat Blvd. (SF CA 94116)

Email

zankinan@gmail.com

Date: 1/28/17

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Sincerely,



Print name

Bonnie Lummis

Address

Cayuga Avenue

Email

bglummis@gmail

Date: 1.28.17

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Sincerely,

PRINT-SIGN Alison Brody
ADDRESS 559 Jersey, SF 94114
EMAIL alisonlas@yahoo.com

Date: 1/28/17

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Sincerely,



Print name

4242 Bluma Elise Craig

Address

424 B Union St SF CA 94133

Email

elise@craig@gmail.com

Date: 1/20/17

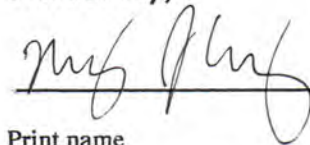
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Sincerely,



Print name

Nancy Craig

Address

424 B Union St. SF. CA 94133

Email

nancy.jane.craig@gmail.com

Date: 1/28/17

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Sincerely,

Lynn Schreiber

Print name

123 Woodland Road

Address

Pgh PA 15232

Email

funnysong12@mac.com

Date: 1/28/17

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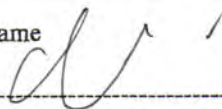
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Sincerely,

IAIN GRANT

Print name



Address

391 CAMPBELL DRIVE, MISSION DISTRICT, SAN FRANCISCO, CA 94114

Email

IAINMGRANT@GMAIL.COM

Date: 1/23/17

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Sincerely,



Print name

Raj Mistry

Address

925 Irving SF, 94122

Email

rmistry@tamdistrict.org

Date: 1/29/17

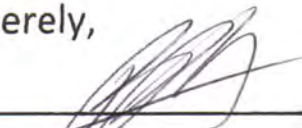
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Sincerely,



Print name

Ryan R. Alkerberg

Address

2174 Sutter St. #23 SF, CA. 94115

Email

ryanalkerberg@hotmail.com

Date: 1.27.17


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Sincerely,

PRINT-SIGN Kelle S Barranco 

ADDRESS 163 W Pierce Ave #1, San Francisco, CA 94144

EMAIL KSBARRANCO@gmail

Date: 1-28-14

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Sincerely,

PRINT-SIGN Clara McKenney
Clara McKenney

ADDRESS 2133 Stockton St B101, SF 94133

EMAIL clmck@yahoo.com

Date: 1.24.2007

Dear San Francisco Planning Commissioners:

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Sincerely,

PRINT-SIGN

Jenny Lightstone

ADDRESS

333 3rd Street Ste. 205 SF CA 94107

EMAIL

jlightst@yahoo.com

Date: 1.24.17

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Sincerely,

PRINT-SIGN Stefanie Sowinski

ADDRESS 55 Lapidge Street

EMAIL stefanie.sowinski@gmail.com

Date: 1/27/17

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Sincerely,



Print name

Jason Enneking

Address

1439 7th St, Apt 6 Riverside CA 92507

Email

jasonenneking@gmail.com

Date: 1/28/17

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Sincerely,

Francine Grant

Print name

Francine Grant

Address

391 Carra Dr

Email

francine-grant@yahoo.com

Date:

4/27/17

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Sincerely,

PRINT-SIGN

Yoon Jean-Butterfield

ADDRESS

2330 40th Ave SF, CA 94114

EMAIL

yoonj@icloud.com

Date: 1.29.17

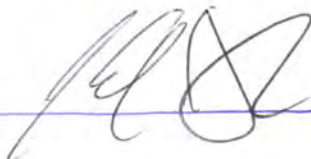
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Sincerely,

PRINT-SIGN Kyle Hughes 

ADDRESS 24 Cumberland Street

EMAIL Kyle@blackoakcoffee.com

Date: 1/28/17

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Sincerely,

PRINT-SIGN Mike Valentine Mike Valentine

ADDRESS

EMAIL

Date: 01.29/12

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Sincerely,

PRINT-SIGN Lisa Ehrlich 

ADDRESS 54 Linda St SF

EMAIL lisa.ehrlich@gmail.com

Date: 1.29.17


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Sincerely,

PRINT-SIGN Joel Gorfain - 

ADDRESS 114 Soto Heights Ave.

EMAIL Yelgorfain@gmail.com

Date: 1.29.17

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Sincerely,

SIGN-PRINT Johanna Main

ADDRESS 1384 32nd Ave, SF

EMAIL main.johanna@gmail.com

Date: 1-27-17

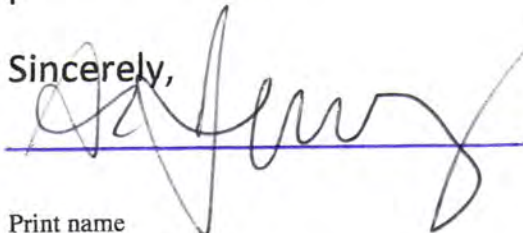
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Sincerely,



Print name

Arlo Jamrog

Address

3435 Cesar Chavez St #304, SF CA 94110

Email

amados@arlojamrog.com

Date: 1.28.17

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Sincerely,



Print name

Nick Ferrif

Address

117 Malabar Way

Email

nferrif@gmail.com

Date: 1.27/17

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Sincerely,


SIGN

Daphne Vega
PRINT

2850 23rd St SF CA 94110
ADDRESS

daphnevega1@gmail.com
EMAIL

Date: 1.22.17

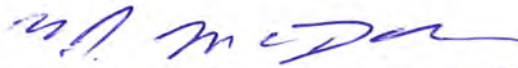
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SIGN

BS McDonnell
PRINT

18202 Wakecrest Dr.
Malibu, CA 90265
ADDRESS

BS McDonnell@Mac.com
EMAIL

Date:

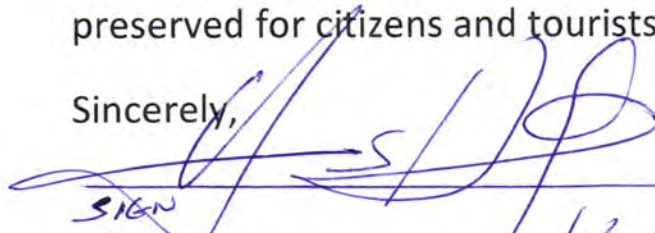
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 SIGN
 JEHOANATAN SHAI KOENIG
 PRINT
 2850 23rd St. SF. CA 94110
 ADDRESS
 Jehonatan.Koenig@gmail.com
 EMAIL

Date: 01.28/2017

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Sincerely,



Print name

NATHAN SCRIPPS

Address

220 4th Street San Francisco, CA 94103

Email

nathanscripps@gmail.com

Date: ~~11/21/17~~ 11/24/17

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Sincerely,

KEVIN O'DONNELL

Print name

KEVIN O'DONNELL

Address

3173 TURK BLVD

Email

Date: 1/28/17

Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

Amado's is a small theater space. The neighborhood surrounding it, at 998 Valencia and 21st Streets, would benefit from this venue's artistic and creative programming as it has for the past decade. The San Francisco Entertainment Commission has fully vetted and licensed the theater for years, which is a testament to its value to the neighborhood and legitimacy as a local community performance space.

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Sincerely,

SIGN-PRINT Yvonne Blum / Mary Blank

ADDRESS 1251 Little Elk Creek Rd.

EMAIL travellaver396@gmail.com

Date:

7/31/17

Dear San Francisco Planning Commissioners:

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Sincerely,



Adrienne Lynn

PRINT

1702 Wakecrest Dr, Moraga, CA 94556

ADDRESS

AdrienneLynn1@mac.com

EMAIL

Date: 1/24/17

Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

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Sincerely,

C.L. Behrens

Print name



Address

2162 46th Ave SF 94116

Email

cbehrensmusic@gmail.com

Date: 2/23/14

Dear San Francisco Planning Commissioners:

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Sincerely,

Kelly Bridges-Berry

Print name

Kelly Bridges-Berry

Address

2448 #1 Creat Ave #1

Email

loopranger@thecomm

Date: 01/24/2017

Dear San Francisco Planning Commissioners:

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Sincerely,



Print name

NOEL COTTER

Address

1320 POTRERO AVE SF 94110

Email

noel@umna.lt.com

Date: 1/24/17

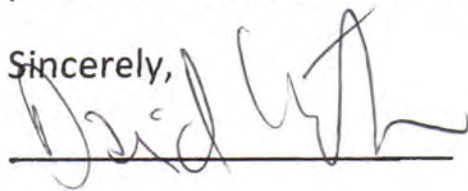
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Sincerely,



Print name

DAVID LEFSEKSISICH

Address

2733 TARAUA SF CA

Email

Lulu-dave@yahoo.com

Date: 07/24/17


Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

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Sincerely,



Print name

REBECCA LIEBERKRODT

Address

2733 TARAVAL SF CA 94116

Email

lulu.davis@yahoo.com

Date: 1/23/17

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Sincerely,



Print name

DAVE GLASS

Address

762 45th Ave SF 94121

Email

laundrette@comcast.net

Date:

01-26-2017

Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

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Sincerely,

SIGN-PRINT Shirley Smallwood. Shirley Smallwood

ADDRESS 906 Waterford Place

EMAIL GAZZIT@AOL.COM

Date: 1.24.17

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Sincerely,

Print name

Nick Troubridge

Address

1441 Haight St, SF 94117

Email

nrtroubridge@gmail.com

Date:

01/24/17

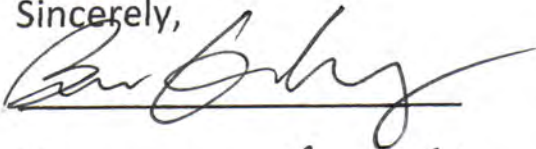
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Sincerely,



Print name

Brian Galloway

Address

1501 Taraval St.
SF. CA. 94116

Email

Galloway415@gmail.

Date: 1.29.17

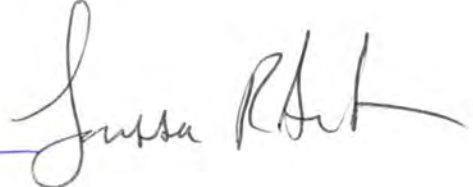
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Sincerely,

PRINT-SIGN Lorissa Anderson 

ADDRESS 56 Linda St

EMAIL LorissaAnderson@gmail.com

Date:

1/25/17

Dear San Francisco Planning Commissioners:

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Sincerely,

BARBARA MITCHEMAN

Print name

[Signature]

Address

33 Oak way SE #94131

Email

Date:

1/23/17

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Sincerely,



Print name

Leon Bersukh

Address

1887 MARBU CIRCLE, SAN FRANCISCO, CA 94101

Email

EUROPEALLOU@GMAIL.COM

Date:

1/22/17

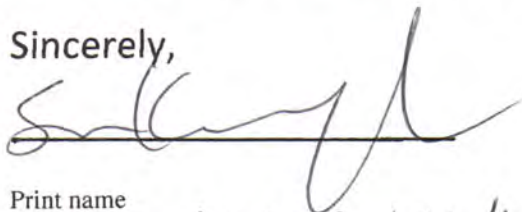
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Sincerely,



Print name

SEAN KAVANAGH

Address

3614 TARAVAL ST

Email

SEANKAVANAGH@gmail.com

Date: 1.27.17

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Sincerely,

PRINT-SIGN

Tom JH Tom Murphy

ADDRESS

809 France Ave. / St. LA Hill

EMAIL

THURPHYST@GMAIL.COM

Date: 1-23-17

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Sincerely,

Natasha Baldwin

Print name

87 Lydia Ave

Address

San Francisco, CA 94129

Email

cheerbabe144@aol.com

Date: 1-25-17

Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

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Sincerely,

Kathy Lee

Print name

2049 Divisadero St

Address

SFCA 94115

Email

robberduke@earthlink.net

Date: 25/01/2017

Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

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Sincerely,

BLUE

Print name

Azul

Address

121 Blackhawk

Email

azul@lamar.com

Date: 25/01/2017

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Sincerely,



Print name

BRIDGET DINGLEY

Address

23 Glen Ave, Clayton, Vic, Aus 3136

Email

bridgetdingley1@gmail.com

Date: 1.23.17

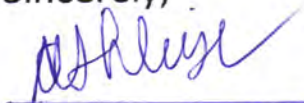
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Sincerely,



Print name

Ashleigh Merlino

Address

157 Holly Pointe, Warner Robins, GA 31088

Email

ashleigh.merlino@gmail.com

Date:

1/25/17

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Sincerely,



Print name

Kristen Conley

Address

141 Chenery Street SF, CA 94131

Email

Date:

1/25/17

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Sincerely,



Print name



Address



Email



Date: 1/28/17

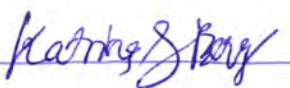
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Sincerely,

SIGN-PRINT  - Katrine Stenogård-Bay

ADDRESS Haslevangsvej 1C, Aarhus, Denmark

EMAIL katrinesbay@gmail.com

1/25/17

Date:

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Sincerely,

Alexander Valle

Print name

Address

15 OTTAWA ST. SAN FRANCISCO, CA.

Email

alexval70@gmail.com

Date:

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Sincerely,

PRINT-SIGN Jhw Adams

ADDRESS 245 Sth ST #305

EMAIL JWA@RETINA.NET

Date:

2/2/17

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Sincerely,



Print name

Marissa Lucero

Address

1473 46th Ave

Email

Date:

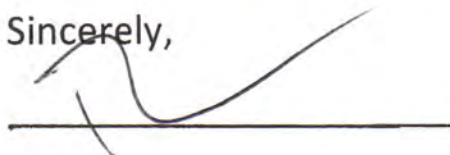
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Sincerely,



Print name

Thomas Patrick

Address

2910 Sloat Blvd SF CA 94114

Email

tpkndfsh@gmail.com

Date: 2/3/17

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Sincerely,



Print name

BROOKE JENSEN

Address

1327 31ST AVE #3 S.F. CA

Email

lucky4brooke@yahoo.com

Date: 2-3-17

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Sincerely,

Mary S. Nickols

Print name

Mary S. Nickols

Address

3240 Taraval St.

Email

knux@sbcglobal.net

Date: _____

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Sincerely,



Print name

KENT NUCKERS

Address

3240 TARAVAL ST

Email

dnuckers@berkeley.com

Date:

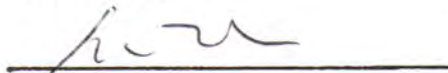
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Sincerely,



Print name

Clayton Earle

Address

821 Irving St SF 94122

Email

SanFranJohn2@gmail.com

Date: 2-4-17

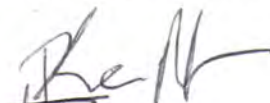
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Sincerely,


Robert Harris

Print name

Robert Harris

Address

2567 29th Ave. SF. 94116

Email

thebuzzers1@gmail.com

Date:

4
2. 7. 17

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Sincerely,

Timothy Crowley

Print name

2571 41st Ave

Address

SF, CA 94116

Email

tcrow415@gmail.com

Date: 2/4/17

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Sincerely,

Jeff Crowley

Print name

Jeff Crowley

Address

2571 41st Ave.

Email

jrc@pacbell.net

Date: _____

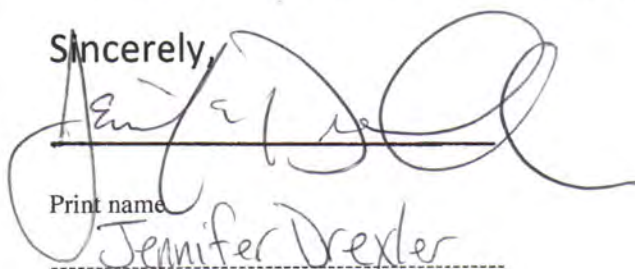
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Sincerely,



Print name _____
Jennifer Drexler

Address

1716 Waller St, SF

Date:

2/4/17


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Sincerely,

Carly Bisogno 

Print name

190 Monterey Blvd.

Address

SF, CA 94131

Email

cmbisogno@gmail.com

Date:

2/4/17

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Sincerely,

BRIAN MURPHY

Print name

190 Monterey Blvd

Address

murphyb56@yahoo.com

Email

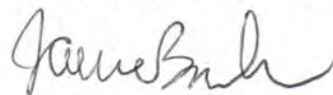
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Sincerely, 
Jaime Borschuk

Print name

Address

2214 43rd Ave SF 94116

Email

jaime.borschuk@gmail.com

Date: 2/3/17

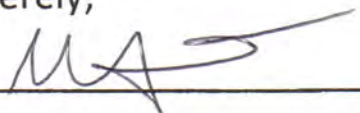
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Sincerely,



Print name

Ilona Rinenberg

Address

3121 Vicente St - #101 SF CA 94116

Email

ilondrinenberg@yahoo

Date:

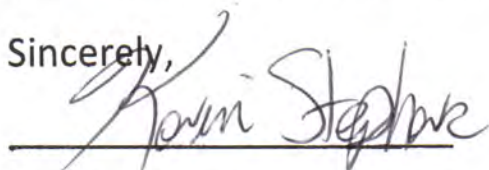
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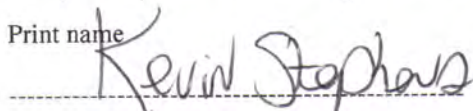
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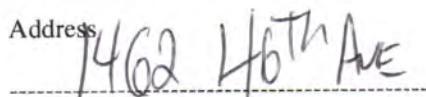
Sincerely,



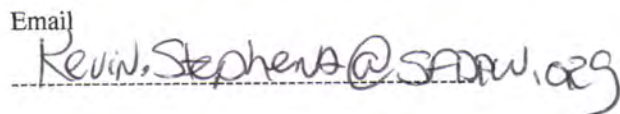
Print name



Address



Email



Date: 2-4-2017

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Sincerely,



Print name

Sean Gios

Address

1019 Ashbury

Email

Date: 2/2/17

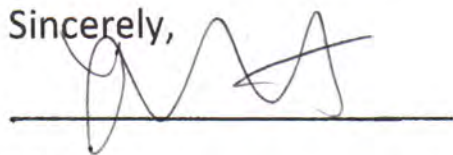
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Sincerely,



Print name

Laura Mattingly

Address

2147 42nd Ave 94116

Email

Date: 02/01/16

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Sincerely,

Brendan Lange

Print name

Brendan Lange

Address

48th & Taraval

Email

brendanlange@gmail.com

Date:

02/01/16

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Sincerely,



Print name

Jeremy Knudsen

Address

2845 St. Francis Drive

Email

soldacmusic@gmail.com

Date: _____

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Sincerely,

SABRINA YOUNG

Print name

Address

1767 18th Ave. SE, CA 94122

Email

Date: 1/25/17

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Sincerely,

Hugh Skinner

Print name

IM

Address

4041 Lincoln, S.F. CA 94122

Email

Date: 1/26/2017

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Sincerely,



Print name

DONNA L. Robblee

Address

2733 Taraval St

Email

donna.robblee@stcglobal.net

Date: 1-27-17

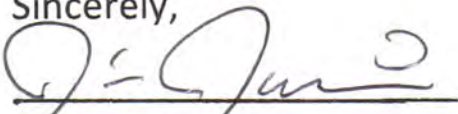
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Sincerely,



Print name

Jim Jaworski

Address

1959 28th Ave SE

Email

Date: 1-25-17

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Sincerely,

ERIC FRIEDMAN

Print name

Address

2440 GREAT HWY #5 SF CA 94116

Email

berserko@windspring.com

Date: 2/8/17

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Sincerely,



Print name

TIM SHEA

Address

201 TURK ST. #714, SF, CA

Email

teachertims@gmail.com

Date: 1/25/17

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Sincerely,

Stephen Duddy

Print name

STEPHEN DUDDY

Address

378 GOLDEN GATE AVE. #445 SF CA 94102

Email

stedied20@netzero.net

Date: 02/8/17

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Sincerely,



Print name

Terrance Smith

Address

29159 Chubney Road

Email

terrance.smith20@aol.com

Date: 1/29/17

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Sincerely,

Brett Moody

Print name

Brett Moody

Address

998 Valencia St,

Email

brettmoodymail@gmail.com

Date: 1/29/17

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Sincerely,

aus

Print name

Aby Swington

Address

1255 15TH Ave #1 SF, CA 94122

Email

abzdmf@gmail.com

Date: 1/28/17

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Sincerely,



Print name

Eric Thrasher

Address

1255 15th Ave #1, SF

Email

ethrasher@yahoo.com

Date: Feb 13, 2017

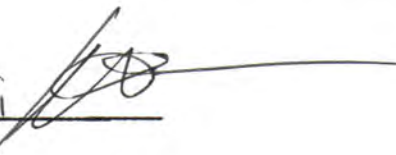
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Sincerely,

Donna Roggi 

Print name

Donna Roggi

Address

2145 8 45th ave

Email

Droggi@ea.com

Date: 2/12/17

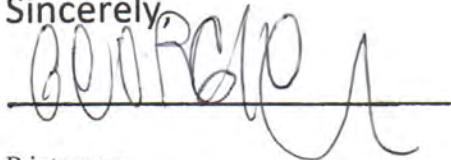
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Sincerely,



Print name

GEORGE LOCHMAN

Address

1839 47TH AVE SF CA 94114

Email

GLOCHMAN@Y2H00.COM

Date: 2/10/17

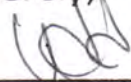
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Sincerely,



Print name

Whitney Kidd

Address

3128 Wawone 94116

Email

chaseandkidd@gmail.com

Date: 2.10.17

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Sincerely,

David Ashby

Print name

DAVID ASHBY

Address

3660 taraval 94116

Email

Date: 2/9/17

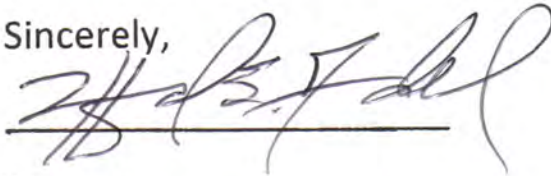
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Sincerely,



Print name

REXFORD E. MANDEL

Address

655 JOHN MUIR DR. SF. CA 94132

Email

I DON'T DO EMAIL, I'M A CURMUDGEON

Date: 2/9/2017

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Sincerely,



Print name

Bruce Bennett

Address

618 Redwood Ave. Pacifica, CA 94044

Email

bruceb@sfsu.edu

Date:

2/8/17

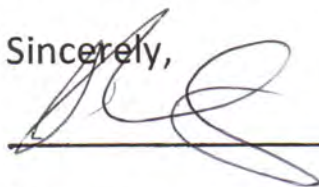
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Sincerely,



Print name

Alison Thomas

Address

3522 Valencia St.

Email

alison@amadosf-a1.com

Date: 2/9/17

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Sincerely,

Mitchell Mylius

Print name

Mitchell Mylius

Address

~~241~~ 241 Farraloves Street
San Francisco, CA

Email

myliusmitchell@gmail.com

Date:

2/8/12

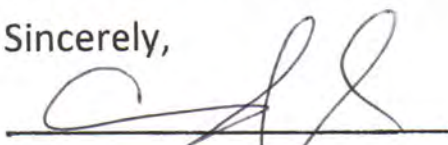
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Sincerely,



Print name

Cindy Hayward

Address

3901 Noriega

Email

Cindy.pizzaplace@gmail.com

Date:

2/7/17

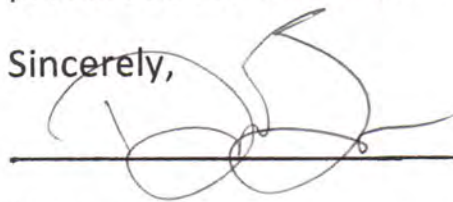
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Sincerely,



Print name

DAVID BOSS

Address

376 DOLORES ST SAN FRANCISCO, CA 94110

Email

DBOSS510@gmail.com

Date:

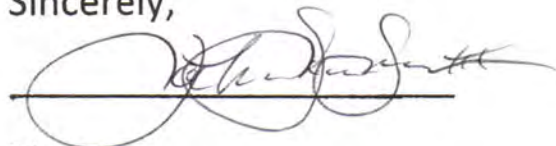
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Sincerely,



Print name

Joseph M. Gonzalez

Address

2388 46th Ave.

Email

Joseph.gonzalez.111@gmail.com

Date: _____

1-31-17

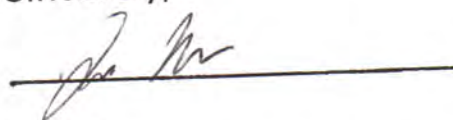
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Sincerely,



Print name

Jorge Wynne

Address

2388 46th Ave

Email

jorge.wynne@gmail.com

Date:

Jan 31, 17

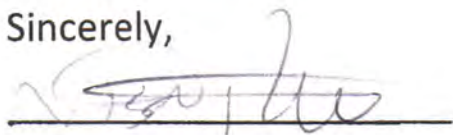
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Sincerely,



Print name

Lisa Rick

Address

2360 15TH AVE SFC 94116

Email

blueye2isa37@yahoo.com

Date: 1.31.17

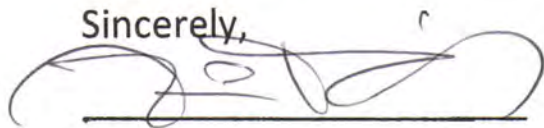
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Sincerely,



Print name

JAMES PARISH

Address

2027 42ND AVE. S.F. CA, 94114

Email

firejimbo@gmail.com

Date: 1/31/17

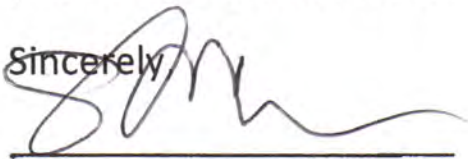
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Sincerely,



Print name

Steven R. Hsiao

Address

SF CA

Email

Steven.R.Hsiao@gmail.com

Date: 1/30/17

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Sincerely,

Dan Hughes

Print name

[Signature]

Address

2562 Grest Hws SF CA 94116

Email

danhughes13@gmail.com

Date: 1/30/16

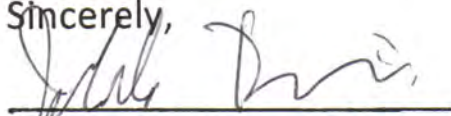
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Sincerely,



Print name

JEFF DESIMA

Address

2514 43RD AVE

Email

JEFFDESIMA@GMAIL.COM

Date: 1/26/17

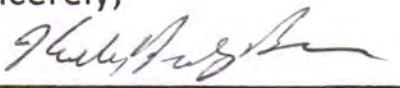
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Sincerely,



Print name

Kelly Bridges Berger

Address

2448 Great Hwy #1

Email

loopranger@yahoo.com

Date: 1/27/17

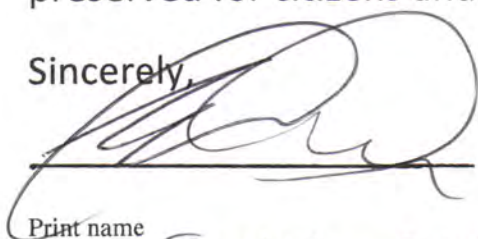
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Sincerely,



Print name

EDUARDO CLARIL

Address

2131 - 41st AVE

Email

eyecongraphics@yahoo.com

Date: 2-11-17

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Sincerely,

Print name

Marc LeBiavant

Address

301 Dellbrook Ave

Email

leben@sfycdm.com

Date:

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Sincerely,

Brett Reed

Print name

BRETT REED

Address

2401 24TH ST.

Email

BRETT.REED@GMAIL.COM

Date: 2/11/2017


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Sincerely,



Print name

B. Quinn

Address

3001 Ulloa St. SF.

Email

quinn73@hotmail.com

Date: 2/2/17

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Sincerely,

Mairin Haley

Print name

Mairin Haley

Address

2375 Union Ave

Email

Date: 2-11-17

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Sincerely,

Crystal Bryant

Print name

Crystal Bryant

Address

1326 Valencia St. SF

Email

Date: 2/12/17

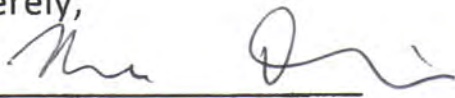
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Sincerely,



Print name

RAJEEV DUJARI

Address



Email

10 15th AV SF

Date: 2/11/17

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Sincerely,

BOB MARTINEZ

Print name

BOB MARTINEZ

Address

1326 VALENCIA ST

Email

BMARTINEZ@ALCAHAZCRUISES.COM

Date: 2/10/17

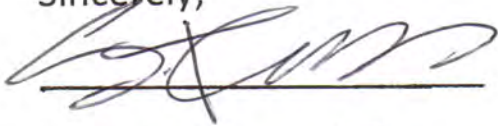
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Sincerely,



Print name

Suzanne Ferras

Address

2347 ~~7th~~ 31st Ave., SF, CA, 94116

Email

local365ofcc@gmail.com

Date: 2/12/17

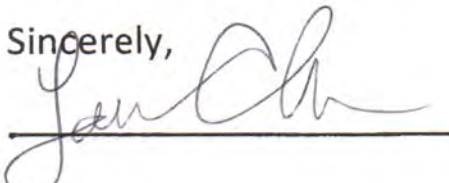
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Sincerely,



Print name

Lauren Christensen

Address

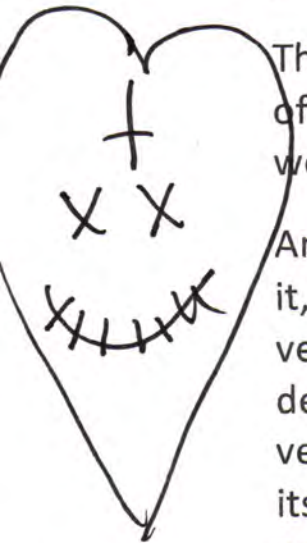
325 Guerrero St. SF, CA

Email

lchristensen314@gmail.com

Date: 2/4/2017

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Sincerely,

Taylor Nairn

Print name

Address

Email

taylor69@hotmail.com

Date: 02/8/17

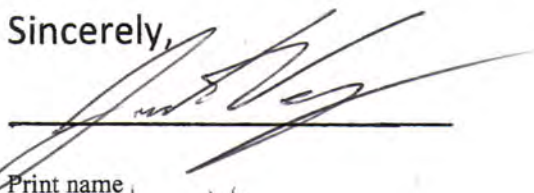
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Sincerely,



Print name

Justin Viz

Address

472 C Street, Colma, CA

Email

JViz12@yahoo.com

Date: 2/6/2017

Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

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Sincerely,

Juliette Hernandez

Print name

1542 Anza St

Address

SF, CA 94119

Email

Juliette.jmh@gmail.com

Date: 2/4/2017

Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

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Sincerely,

Katherine Renz

Print name

1755 37th Ave

Address

87, 94122

Email

katherinrenz1@gmail.com

Date: 2.7.17

Dear San Francisco Planning Commissioners:

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Sincerely,

Chet Bentley

Print name

Chet Bentley

Address

2379 24th Ave.

Email

BogdanBentley@gmail.com

Date: Feb. 13th 2017

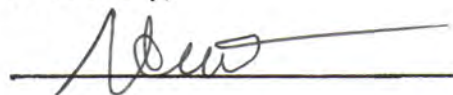
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Sincerely,



Print name

Daas Khalsa

Address

1956 21st Ave

Email

Droggi@ea.com

Date:

3/11/17

Dear San Francisco Planning Commissioners:

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Sincerely,



Print name

RYAN GONZALEZ

Address

2201 45TH AVE, SAN FRANCISCO, CA 94116

Email

rg4672@gmail.com

Date:

3/11/17

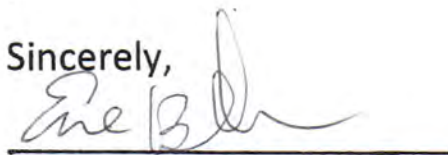
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Sincerely,



Print name

Eve Bekker

Address

399 wilde S.F. CA (Previously 185 Precita)

Email

evebekker@gmail.com

Date: _____

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Sincerely,

Mareah Hickey

Print name

Mareah Hickey

Address

410 Taraval St #410

Email

mkmhickey@yahoo.com

Date: 3.11.17

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Sincerely,



Print name

Saul Steiner

Address

1466 28th Ave SF/CA 94122

Email

trump1.p@gmail.com

Date: 3/11/2017

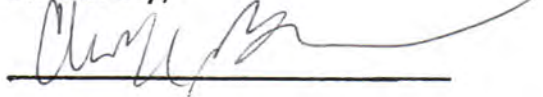
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Sincerely,



Print name

Christy Greenwald

Address

1462 San Bruno Ave

Email

Christy.Greenwald@gmail.com

Date: 3/12/17

Dear San Francisco Planning Commissioners:

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Sincerely,

Lindsay Millikan

Print name

Lindsay Millikan

Address

441 AUSTIN ST

Email

MILLIKAN.LINDSEY@GMAIL.COM

Date: _____

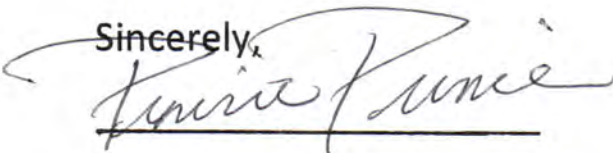
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Sincerely,



Print name

PRAIRIE PRINCE

Address

2246 48th Ave

Email

prairieprince1@gmail.com

Date:

3/14/17

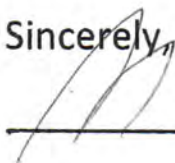
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Sincerely,



Print name

Graham Soudin

Address

2542 94th Ave SF 94116

Email

Date: 3/15/17

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Sincerely,

Andy Czekorski

Print name

4515 Linden way

Address

Email

aczekorski@gmail.com

Date: 3/19/17

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Sincerely,

Jamie Spiegel

Print name

Jamie Spiegel

Address

36 Rectoria Way SF

Email

jspiegel.49@gmail.com

Date:

3/19/2017

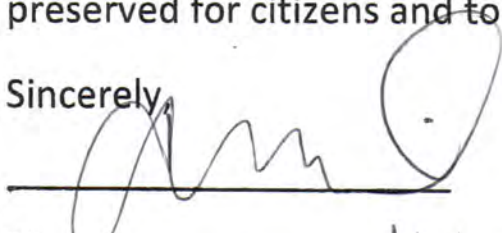
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Sincerely,



Print name

COLIN MAHIN

Address

1534 46th AVE

Email

CPMAHIN@ME.COM

Date:

2/15/2017

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Sincerely,

ZAC TAYLOR

Print name

ZAC TAYLOR

Address

3226 ORTEGA ST

Email

ztaylor21@gmail.com

Date: 3/8/17

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Sincerely,

Katherine Tincher

Print name

Katherine Tincher

Address

1824 20th St, SF

Email

Kat@Katherinetincher.com

Date: 3/3/17

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Sincerely,

Juan ZORRILLA

Print name

2709 43rd AVE.

Address

SAN FRANCISCO

Email

zorricca92@gmail.com

Date:

03/03/17

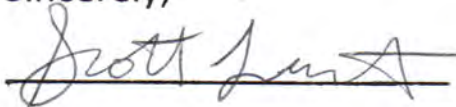
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Sincerely,



Print name

Scott Loenhorst

Address

1473 44th Ave., San Francisco, CA 94122

Email

scottloenhorst@yahoo.com

Date:

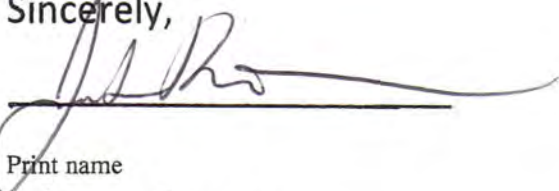
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Sincerely,



Print name

JACOB RAWSIN

Address

2218 46TH AVE

Email

JACOBRAWSIN@GMAIL.COM

Date: 3/12/17

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Sincerely,

Kristi Mitsuda

Print name

Kristi Mitsuda

Address

949 Capp St., #20, SF, CA 94110

Email

Date:

3/12/17

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Sincerely,



Print name

Damon Herb

Address

949 Copp St Apt 2c 94110

Email

Date:

03/03/12

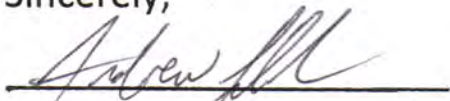
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Sincerely,



Print name

ANDREW SOBOL

Address

3131 VICENTE ST, SF, 94116

Email

andrewsobol@gmail.com

Date:

3/3/14

Dear San Francisco Planning Commissioners:

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Sincerely,



Print name

LARISSA PASCHYN

Address

3131 Vicente St Apt 102, San Francisco, CA 94116

Email

LARISSA.PASCHYN@GMAIL.COM

Date: 3-14-17

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Sincerely,

Paul Pacios

Print name

PAUL PACIOS

Address

1609 WALTER ST

Email

CABA SON @ HOTMAIL - COM

Date: 3/14/17

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Sincerely,

O. Kate Reid

Print name



Address

3623 18th St. Apt #3, 94110

Email

Katerre@gmail.com

Date: 3/14/17

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Sincerely,

Margie Buckley

Print name

Margie Buckley

Address

118 Fair Oaks SF

Email

Date: 3.14.17

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Sincerely,

Print name

Cory Vaile

Address

910 Capp St

Email

Cory.Vaile@gmail.com

Date:

3-14-17

Dear San Francisco Planning Commissioners:

This letter is to voice my complete and full support for the change of use application for 998 Valencia Street, San Francisco, which would allow for a Type 47 liquor license.

Amado's is a small theater space. The neighborhood surrounding it, at 998 Valencia and 21st Streets, would benefit from this venue's artistic and creative programming as it has for the past decade. The San Francisco Entertainment Commission has fully vetted and licensed the theater for years, which is a testament to its value to the neighborhood and legitimacy as a local community performance space.

Many arts venues have disappeared from the creative landscape of San Francisco, and I believe that supporting a venue like Amado's is essential to keeping the unique character of the Mission District intact. By allowing this change of use, one of the great artistic and community hubs of our neighborhood will be preserved for citizens and tourists to enjoy for years to come.

Sincerely,



Print name

Mark Swiencider

Address

118 Fair Oaks St SF

Email

Date:

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Sincerely,

Print name

Don Bleu

Address

24 VIA ANTONIA, ALAMO, CA 94507

Email

DonBleu@GMAIL.COM

Date: 3/15/17

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Sincerely,



Print name

Patrick O'Sullivan

Address

175 Woodsworth Ave CA 94062

Email

patrick@osullivanfamily.com

Date: 3/15/17

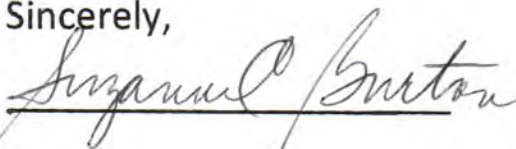
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Sincerely,



Print name

Suzanne C. BURTON

Address

119 Mosher Way
Palo Alto, CA 94304

Email

burtobusiness@mac.com

Date: 3/14/17

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Sincerely,

Barbara Hooper

Print name

Barbara Hooper

Address

Email

barbarahooper@comcast.net

Date: 3/15/17

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Sincerely,

Susan O'Sullivan

Print name

Susan O'Sullivan

Address

175 Woodsworth Ave.

Email

Susan@osullivanfamily.com

Date: 3/14/2017

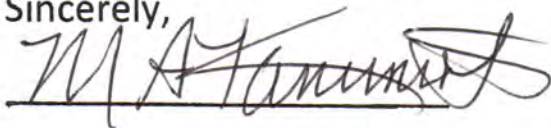
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Sincerely,



Print name

MICHAEL KAMIMOTO

Address

542 Valencia St. SF, CA.

Email

mike@in-benefitsolutions.com

Date: 3-14-17

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Sincerely,

B. Wellwood

Print name

I

Address

8-2A 94110

Email

benkwell@yohoo.com

Date: 3/13/17

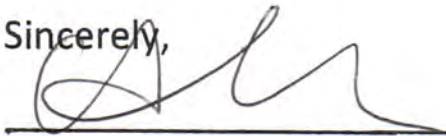
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Sincerely,



Print name

Claire Gendler

Address

1001 Chestnut St.

Email

Klairebear@hotmail.com

Date:

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Sincerely,



Print name

Clayton Freeland

Address

2018 46th Ave

Email

Date:

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Sincerely,



Print name

Daniell Cleaver

Address

763 14th St

Email

dnellcleaver@yahoo.com

Date:

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Sincerely,



Print name

Mario DiSandro

Address

~~2602~~ 2602 34th Ave

Email

mdisandro@gmail.com

Date:

3/5/2017

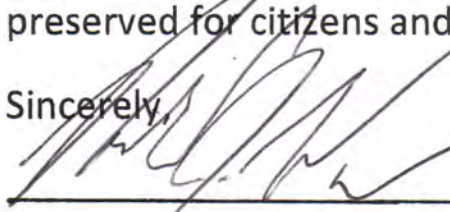
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Sincerely,



Live music makes life better.

Print name

Richard J. Woodruff (manager, Madrone Art Bar)

Address

707 47th Ave.

Email

richjwood@yahoo.com

Date:

3/12/17

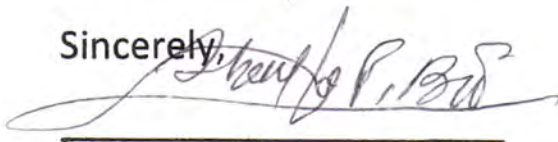
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Sincerely,



Print name

Atav/fo P. B. 17

Address

#14 Liberty St
SF 94110

Email

STUDIOLA.TV

Suzanne Joe Kai
 Director/Producer
 STUDIOLA.TV
 220 Newport Center Drive, #11-88
 Newport Beach, CA 92660

To Whom It May Concern:

I am a native of San Francisco. I thought I knew most of the really cool areas of San Francisco, but on my recent film shoot for my documentary, I discovered the wonderful basement venue of Amado's at 998 Valencia Street at 21st Street in the Mission District!

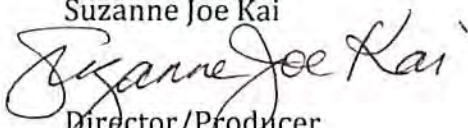
I learned that Amado's is up for review for a change of license in order to continue offering entertainment programs. I sincerely hope you will visit Amado's and see what I just saw. A great, cozy venue! There was easy parking and we dined after the event at a terrific restaurant called Dosa across the street.

I am producing and directing a feature documentary film about Ben Fong-Torres, *Rolling Stone* magazine's legendary first music editor and writer. My documentary crew and I worked on the shoot locations in coordination with the SF Film Commission, in order to follow Ben to his various day-to-day events ranging from his hosting a major gala at the Four Seasons Hotel in downtown San Francisco, to being interviewed for a podcast in the basement at Amado's in the Mission District.

It's the very unique venues like Amado's that gives the community character and makes San Francisco great. You have to go to one of Amado's events, then dine in a nearby restaurant like we did. Our director of photography flew in from New York City for our shoot and he loved the City so much, he was dreaming about moving to San Francisco!

Sincerely,

Suzanne Joe Kai



Director/Producer
 StudioLA.TV

Cell: 949-275-0880
Suzanne@StudioLA.TV

STUDIOLA TV 220 NEWPORT CENTER DRIVE, #11-88, NEWPORT BEACH, CA 92660

From: Ariel .
To: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: 998 Valencia Project
Date: Wednesday, May 03, 2017 5:10:02 PM

Hi Linda,

Hope this message finds you well. I'm writing in lieu of being able to attend the San Francisco Planning Commission hearing on May 4 regarding a conditional use permit for Amado's on 998 Valencia Street.

I am a volunteer at Artist's Television Access, which is located directly next door to the project at 992 Valencia Street. Artist's Television Access is a community arts non-profit which has operated at 992 Valencia for over 25 years. We recently received city funding to provide renovations to our space.

These renovations may be rendered useless by the planned conditional use permit, as we often host screenings of video art and performances which will be jeopardized by the noise generated through a wall we share with Amado's 998 Valencia Street location.

My concern lies in the levels of noise generated by a bar and restaurant. If this conditional use permit comes to pass, we may be unable to serve our community through our arts programming.

If sound-proofing became a provision of the conditional use permit, such that our screenings and performances were unfettered by the bustle of the bar/restaurant downstairs, it would allow us to continue to serve our community and for Amado's retail and restaurant/bar space to thrive.

Thank you for your time and consideration.

All the best,
Ariel Zaccheo

From: Mike Missiaen
To: [Ajello Hoagland, Linda \(CPC\)](#)
Subject: Concerns about use of 998 Valencia
Date: Thursday, May 04, 2017 4:52:06 AM

Dear Ms. Ajello-Hoagland,

I am writing to express my concerns about the possible use of 998 Valencia Street as a restaurant and bar. My concerns stem from the fact that this storefront is next door to Artists' Television Access, a gallery, community space, and film-screening venue.

I've been attending events and screenings at Artists' Television Access (ATA) since 1998 and have seen how it fosters community and provides a venue for low-cost education and entertainment. If a bar and restaurant move in next door to this space, the resulting noise coming through the wall (land lasting till 2am) will severely compromise the audience's enjoyment of presentations and locally-produced film screenings at ATA.

Artist-run spaces like ATA are a key part of the Mission community and having a restaurant at 998 Valencia will make it difficult for ATA to provide the same level of service to the community that it has for the past 30 years or so.

Best Regards,
Mike Missiaen
(San Francisco resident since 1996)

Ajello Hoagland, Linda (CPC)

To: David Quinby
Subject: RE: Concern re. Conditional Use Authorization for 998 Valencia Street

From: Kelly Pendergrast [<mailto:kellypendergrast@gmail.com>]
Sent: Wednesday, May 03, 2017 3:54 PM
To: Ajello Hoagland, Linda (CPC)
Subject: Concern re. Conditional Use Authorization for 998 Valencia Street

Hi Linda,

I'm writing in my capacity as President of the Board of Directors of Artists' Television Access (ATA), the nonprofit media and art space at 992 Valencia Street.

I am very concerned about the proposed Conditional Use Authorization for 998 Valencia Street, and their intention to operate a restaurant and bar out of the space, serving until 2am each night. We share a wall with 998 Valencia Street, and we have strong reason to believe that the proposed operation as a restaurant and bar would have significant negative effects on ATA, to the extent that it would affect our ability to operate.

ATA has been at 992 Valencia Street since 1986. We serve the community by offering low-cost film, video, and media screenings and performances an average of 3-4 nights a week. We also serve up-and-coming experimental artists and filmmakers, who are offered space to show their work at no cost to them.

Much of the film and art we show has an important sound element, whether it's dialogue in a film or live performance of a musical score. A previous tenant of 998 Valencia Street (Viracocha) began using their basement space as a music venue about 5 years ago (for mostly indie, folk, and acoustic music) with significant sound spillage into our space. We worked with the Viracocha team to mitigate the negative effects, they increased the soundproofing of their space, and we tried to program on alternate nights where possible. While that helped, we still had to deal with audible sound from their space, negatively impacting our screenings.

We assume new proposed usage as a restaurant and bar will be significantly louder than Viracocha, and the noise will be far more consistent and run far later. Regardless of the tenant's intent to soundproof or mitigate sound spillage, from experience we know that sound spill will affect us in a major way, and could well impede our ability to attract audiences and artists, who will be rightly concerned about spillover sound affecting their ability to enjoy screenings at ATA.

As one of the few community oriented experimental arts organizations left in the Mission District, especially one with an important historical legacy like ours, we are very worried that sound issues from 998 may force us out of our space, leaving us with no other options to rent an affordable space in San Francisco.

On behalf of the ATA board, I hope that you will consider the negative impacts on ATA and the Bay Area experiential film and art community before granting a Conditional Use Authorization.

Please get in touch if you'd like to talk further. I also plan to attend the Planning Commission hearing tomorrow May 4.

Sincerely,
Kelly Pendergrast
ATA Board President

--

Kelly Pendergrast
(415) 948-5242
kellypendergrast@gmail.com



3 May 2017

Dear Linda Ajello Hoagland and SF Planning Commissioners,

For several months the VCMA has been in an extended dialogue with David Quinby the owner of the business at 998 Valencia. It has become clear to us on more than one occasion that he has been disingenuous and, we feel, has misled us regarding his intent for the use of the space. We have extensive notes and email correspondence we can supply at your request. Our initial conversations took place in January which were so promising that we sent our letter of support for the project on February 2nd (enclosed). Since that first misunderstanding we've been assured verbally and in writing that Mr. Quinby's intent is to preserve as much of the previous retail/entertainment incarnation as possible with the addition of food and alcohol sales needed to support the venue's success. Most recently, he told us in an email on 4/27 that, "The front area is retail and it's a little over 600 sq ft." He also led us to believe that was noted in the CU documentation. Yet, the final outcome has now changed and deviated notably from the promises made by Mr. Quinby with CU text saying 400 s.f. of retail and plans showing the same. We feel that Mr. Quinby has been insincere in how he has promoted his intent for the space and instead plans to convert it to a full-service restaurant with a minimal, if not artificial, retail gesture.

In general the VCMA is opposed to retail to restaurant conversions. We'd be happy to supply our reasons for this, but to keep this short will offer those separately upon request. In this case, based on Mr. Quinby's promises to us and the community, we saw a unique opportunity and unanimously voted to support his CU application. Unfortunately, we now feel that Mr. Quinby intentionally dragged this along while knowingly changing his plan and has misled us as well as the community. Regretfully, we must withdraw that support.

Yet, continuously optimistic, we'll make one more attempt. We are still content to support the project with the following stipulations/changes as part of the final documentation. Which for us, is a compromise.

- No less than 600 s.f. of retail space should be reserved in the front area of the ground floor with daytime hours typical to the corridor.
- Office space and restaurant path of travel should not be calculated as part of the 600 s.f. requirement.
- Plans submitted with the CU need to reflect 600 s.f. of space as opposed to current plans showing 400 s.f. We recommend drawing a straight line from the entry to the stairs south to the opposite wall with retail on the east side and restaurant and kitchen on the west side (see attached).
- We would also like the plans to state, "Retail Store" rather than "Retail Book Store" as we see books as one of the least viable businesses to open along the corridor yet, seemingly one of the most visually pleasant as a backdrop to a restaurant space. We're not in a position to dictate what sort of retail Mr. Quinby operates but don't feel it's necessary to stipulate books on the plans unless of course the Planning Commission prefers a designation.

Thank your time in considering this matter.

Sincerely,

A handwritten signature in blue ink, appearing to be "Sean Quigley", with a long horizontal flourish extending to the right.

Sean Quigley
President, VCMA

URINALS

DINING COUNTER (BAR 250 SQ. FT.)

DINING AREA (500 SQ. FT. DASHED LINE)

RESTAURANT (DINING-BAR-FACILITIES) GROSS AREA (900 SQ. FT. DASHED LINE)

RESTAURANT-PREP + STORAGE GROSS AREA (1000 SQ. FT.)

DINING

URINALS

400 SQ. FT. RETAIL SPACE (POINT DASHED)

RETAIL BOOK STORE

RESTAURANT ENTRY

RETAIL BOOK STORE

DESIGNATED RETAIL SPACE.
Allows for approximately 600 s.f.
plus path of travel



2/2/17

Dear San Francisco Planning Commissioners,

I recently discussed the change of use application for 998 Valencia Street with David Quinby the business owner. During that discussion, I learned that the application specifically designates the basement only as the location for the Type 47 liquor license securing the ground floor (street level) use as retail, it's currently designated use. Because of this provision, among other reasons detailed below, the VCMA would like to offer our full support for the project.

We're particularly interested in supporting Mr. Quinby in his efforts continue the basement entertainment venue at 998 Valencia alongside the ground floor retail. We would prefer that the basement remain an entertainment venue (i.e. rather than become a full-service restaurant without entertainment) but feel that requiring that as part of the CU approval is not necessary since it does not extend up to the ground floor. We believe allowing full beverage service will give the business the opportunity to attract larger audiences as well as create a stronger profit base and will ultimately be more likely to succeed.

Many arts venues are disappearing from the creative landscape of San Francisco, and we believe a venue like Amado's is essential to keeping the unique character of the Valencia Corridor alive. By allowing this change of use, one of the great artistic and community hubs of our corridor will be preserved for citizens and tourists to enjoy for years to come.

Sincerely,

Sean Quigley
President, VCMA
seanq@paxtongate.com

Copy: pic@sfgov.org

Our Mission is to cultivate and beautify the corridor for the benefit of visitors, residents and merchants. Additionally, we endeavor to combine our voices and views toward the goal of maintaining the unique identity and independent spirit of the neighborhood.

From: Ray Cannon
To: [Ajello Hoagland, Linda \(CPC\)](mailto:ajellohoagland.linda@sfgov.org)
Subject: RE: Case No 2016-014361CUA at 998 Valencia
Date: Tuesday, May 02, 2017 10:15:49 AM

Yes, that is correct, Linda. Thanks very much. Ray

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

From: Ajello Hoagland, Linda (CPC) [<mailto:linda.ajellohoagland@sfgov.org>]
Sent: Tuesday, May 2, 2017 7:07 AM
To: Ray Cannon <rcannon@juniper.net>
Subject: RE: Case No 2016-014361CUA at 998 Valencia

Hi Ray,

I just want to make sure that I am clear on your request so I can accurately relay your concerns. It sounds like your issue is with the sidewalk width along sections of Valencia Street and their ability to accommodate pedestrian traffic in addition to restaurant traffic, but not with the proposed project at 998 Valencia Street?

Regards,
Linda

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

From: Ray Cannon [<mailto:rcannon@juniper.net>]
Sent: Monday, May 01, 2017 8:08 PM
To: Ajello Hoagland, Linda (CPC)
Subject: RE: Case No 2016-014361CUA at 998 Valencia

Thanks very much, Linda, for your quick response. We really appreciate your assistance.

Feel free to redact from the public comments any remarks regarding other businesses in my email since our concern is mainly that the sidewalks are too narrow to handle the current pedestrian traffic let alone more restaurant crowds. We really like our business neighbors and want them to thrive--we just want to be able to walk in our neighborhood without colliding with other pedestrians on Valencia or having to choose to walk out into the street to get around them.

Best regards,

Ray

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

From: Ajello Hoagland, Linda (CPC) [<mailto:linda.ajellohoagland@sfgov.org>]
Sent: Monday, May 1, 2017 8:51 AM
To: Ray Cannon <rcannon@juniper.net>
Subject: RE: Case No 2016-014361CUA at 998 Valencia

Mr. Cannon,

Thank you for your comments. I will forward them to the Planning Commission in their packet for the project.

Regards,
Linda

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

From: Ray Cannon [<mailto:rcannon@juniper.net>]

Sent: Sunday, April 30, 2017 5:10 PM
To: Ajello Hoagland, Linda (CPC)
Subject: Case No 2016-014361CUA at 998 Valencia

Dear Linda,

We are 19 year homeowners around the corner from this applicant's business, living at 17 Liberty Street.

We fully support the unique character of the Valencia Corridor and appreciate policies that preserve independently owned businesses on Valencia itself, including the former Viracocha and now Amado's at 998 Valencia.

However my spouse and I do oppose granting anymore permits for eating, drinking and cafe spaces until the City commits to widening the sidewalks on Valencia between 19th and 24th Streets.

We are already losing non-food & drink independent retailers at an alarming pace in the block of Valencia between 20th and 21st streets and on 20th. (3 ice cream stores within one city block of each other is not what any of the neighbors want to see Valencia become, I am sure.)

And we have endured the hassles of not being able to slide by Lolo or Dosa restaurant (both of which we enjoy) on a busy night even while walking single file down the sidewalk. (As you may know for the planning records, we have tried to work cooperatively with Lolo which backs up to our bedrooms on the issues related to noise, smell and hygiene that can result from granting restaurant and liquor permits in what is essentially a residential neighborhood with only light mixed use previously allowed.)

When you add restaurants and cafes on these narrow sidewalks you impact the neighbors and pedestrians by forcing them often to walk unsafely into the streets and bike lanes just to get around unaware crowds waiting to be seated, bikes locked to meters and sidewalk tables and chairs.

The City had the right idea in widening the sidewalks on Valencia from 15th to 19th and needs to complete this project between 19th and 24th--or at least commit to a schedule for doing so--before granting any more food or liquor permits on this stretch.

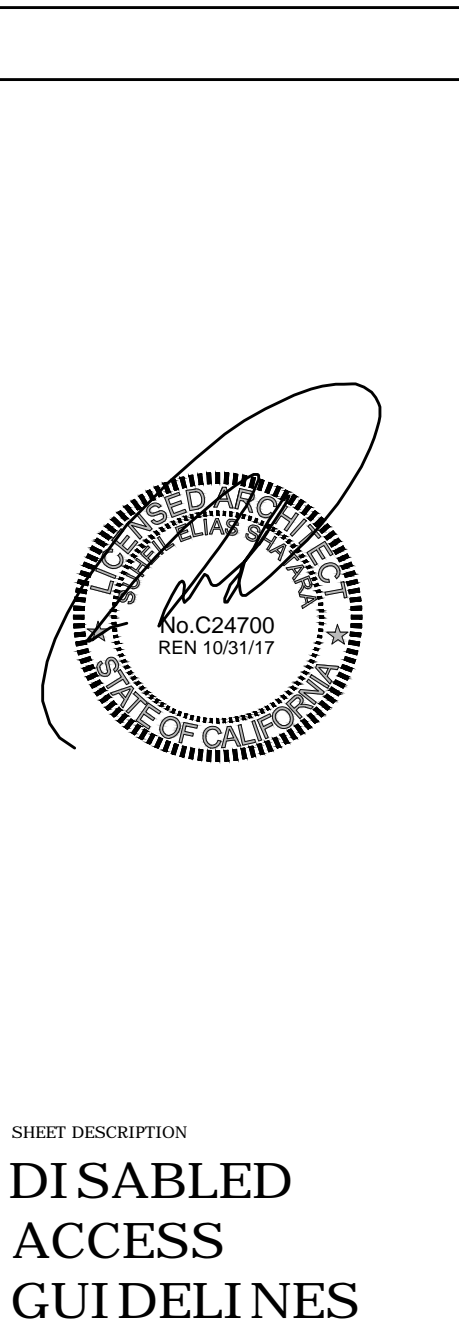
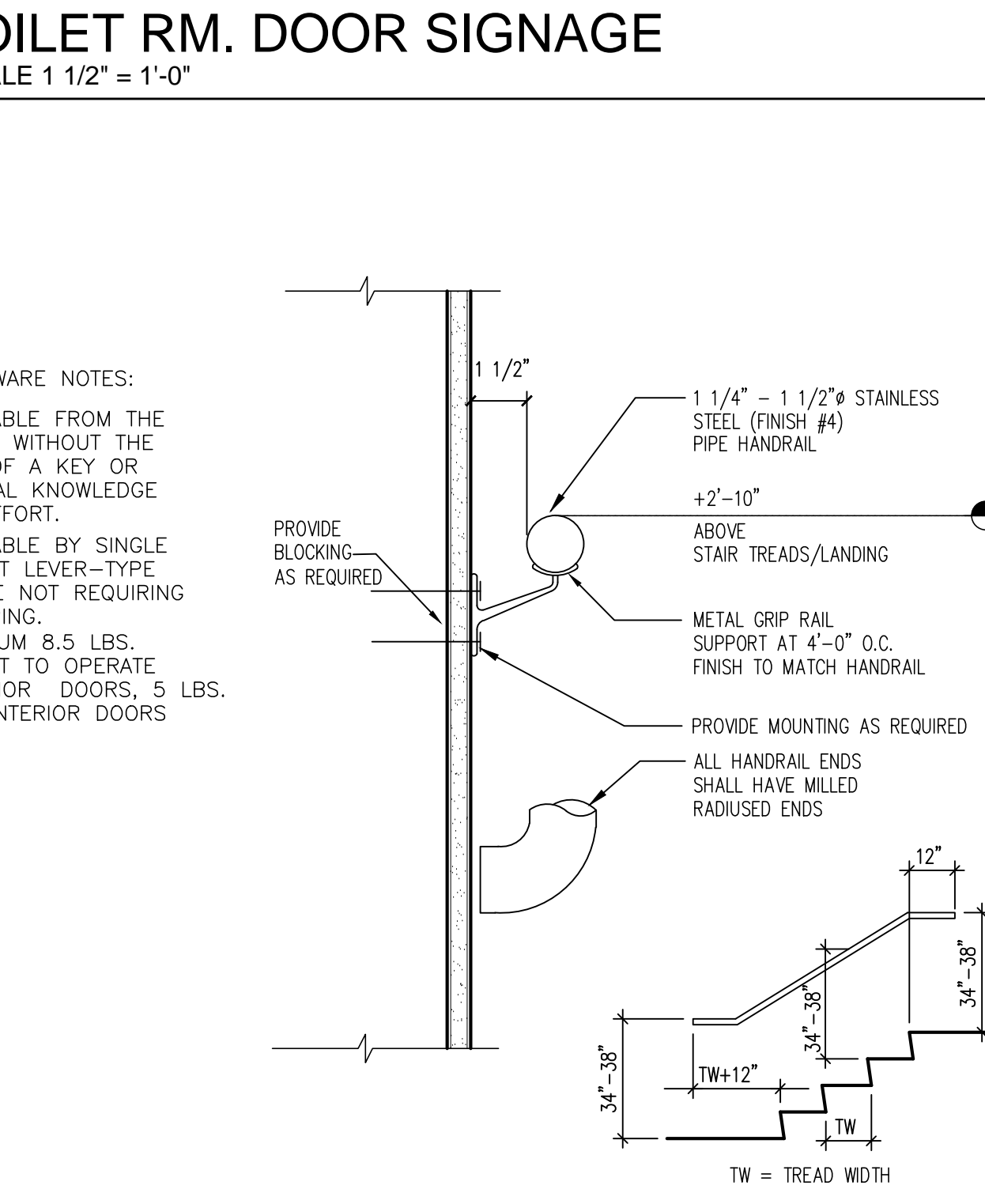
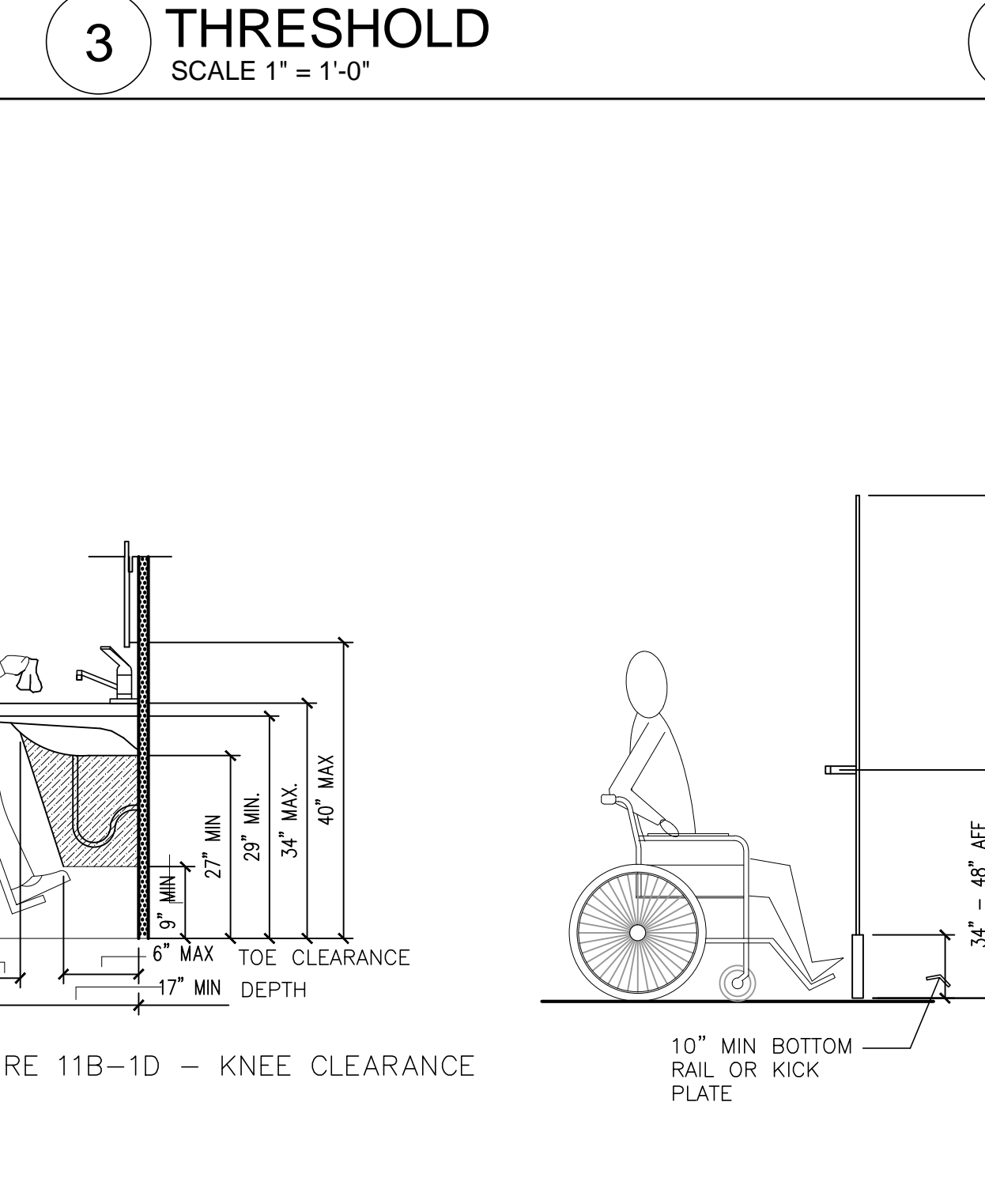
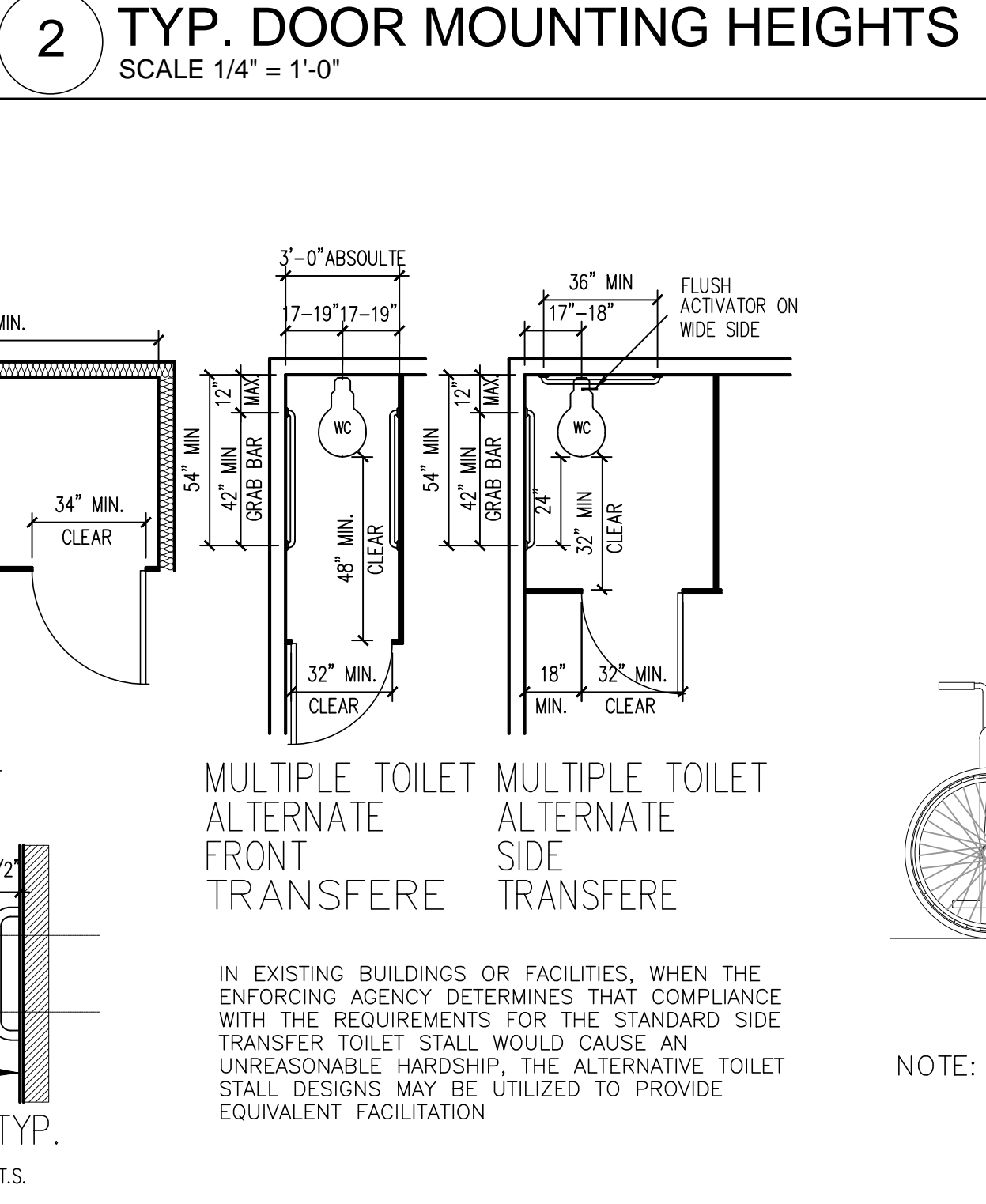
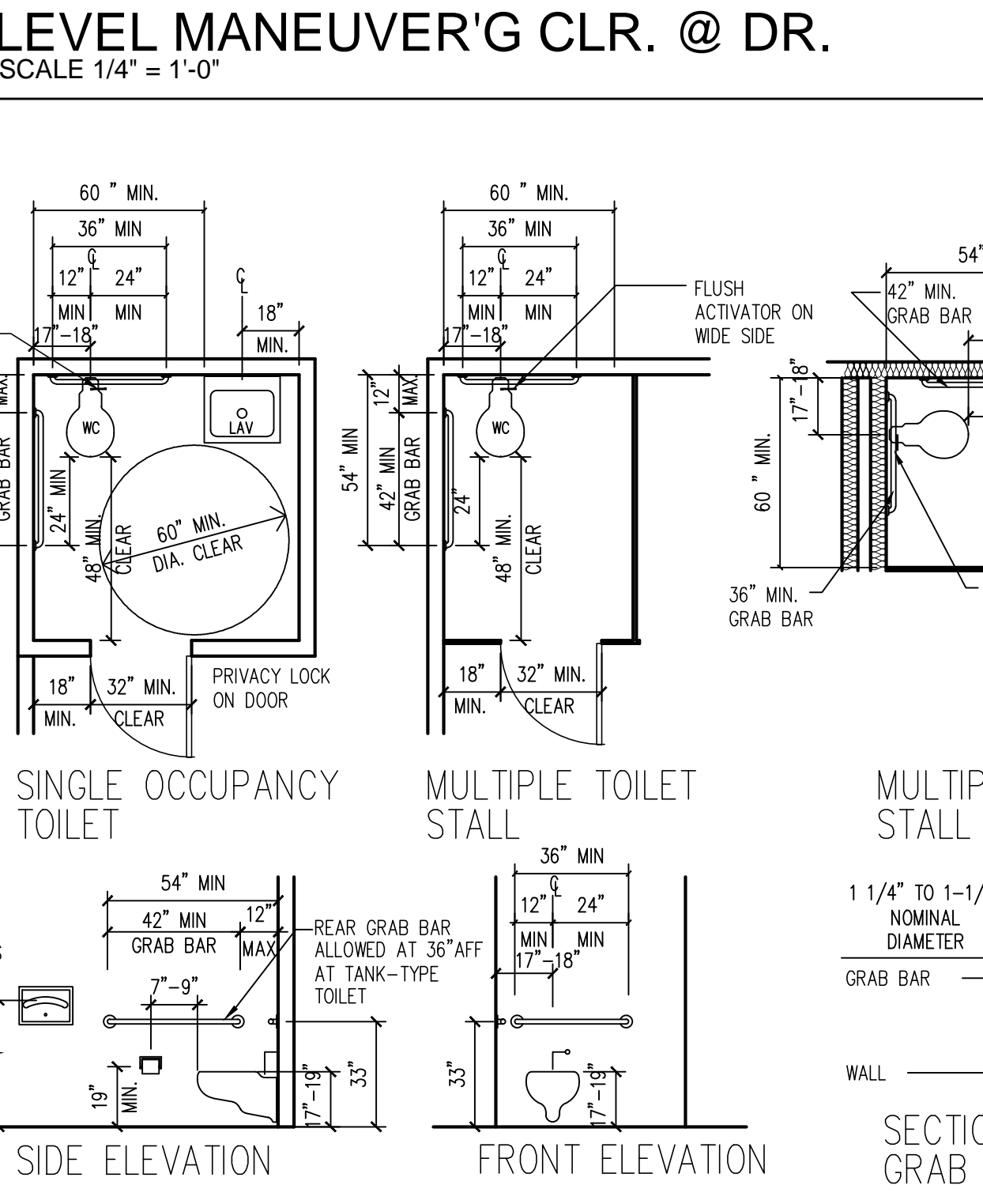
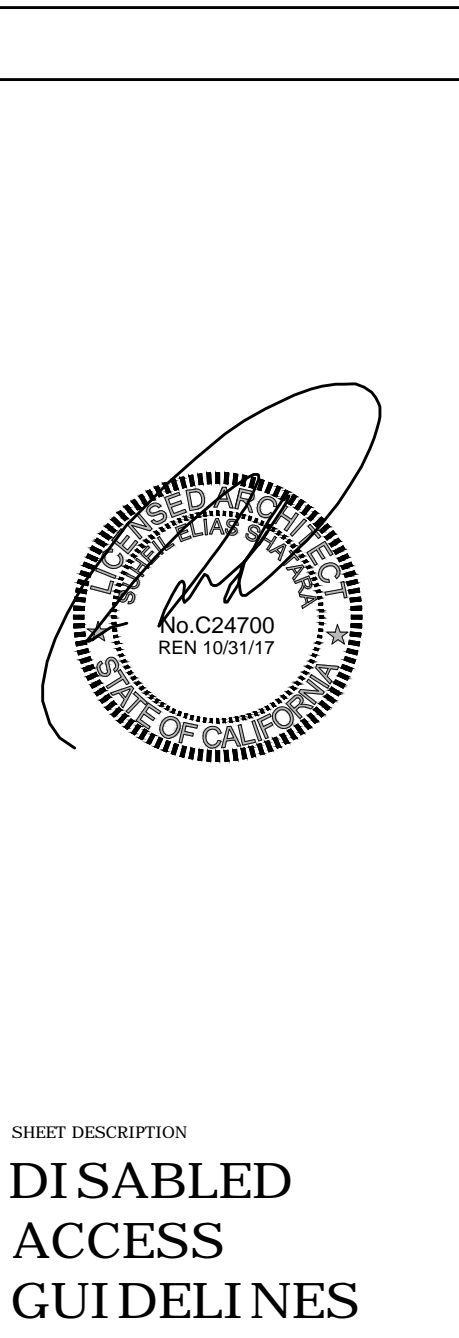
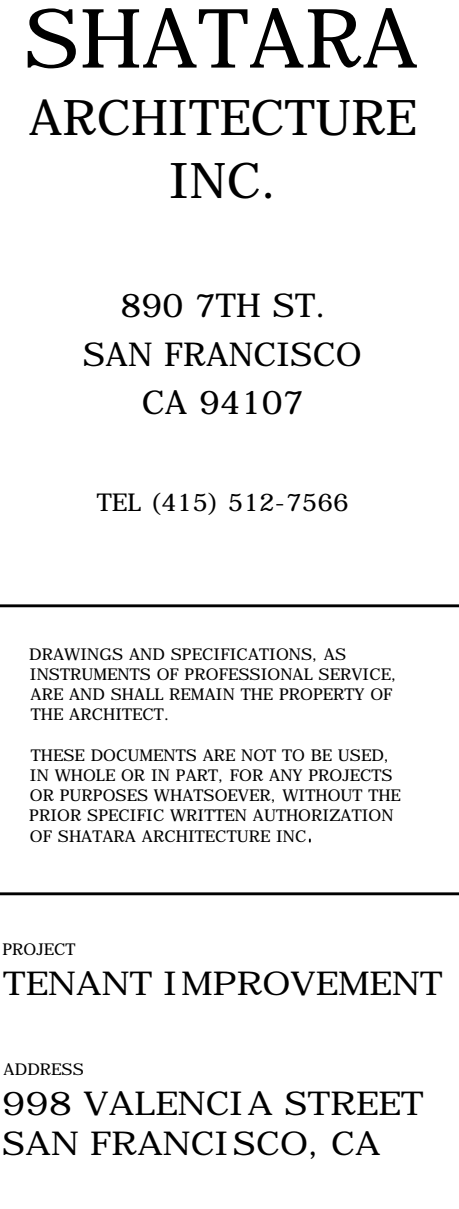
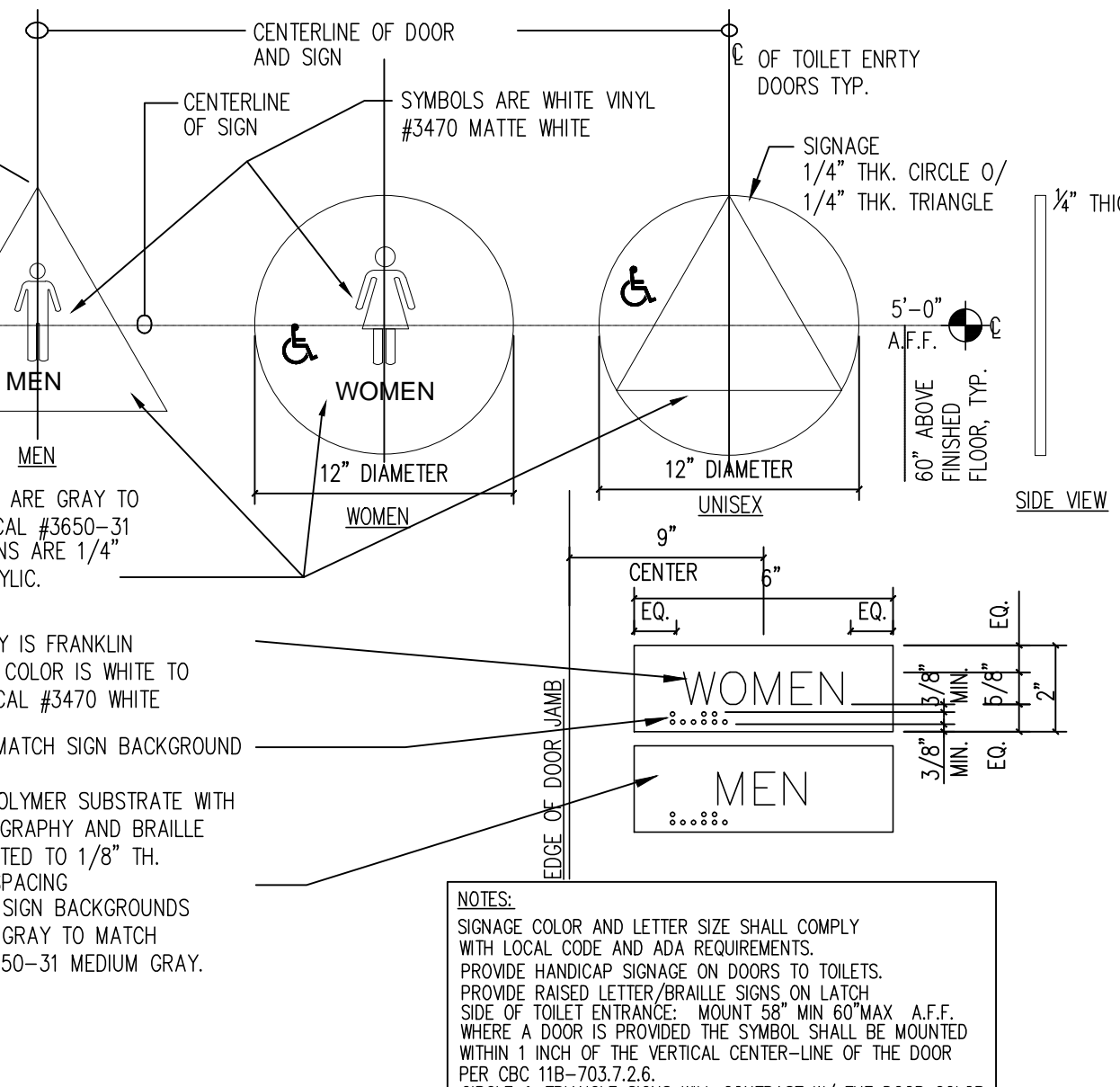
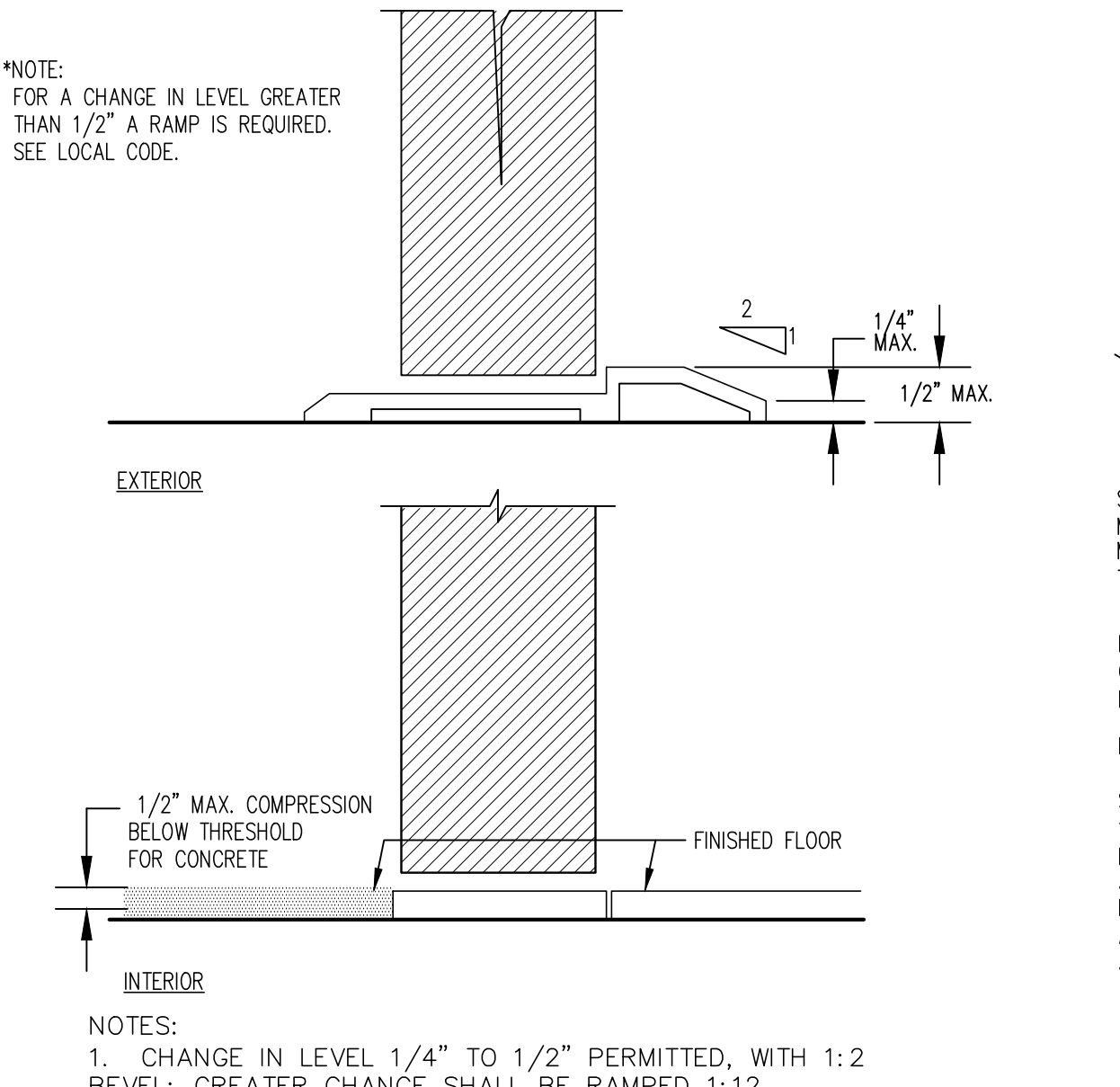
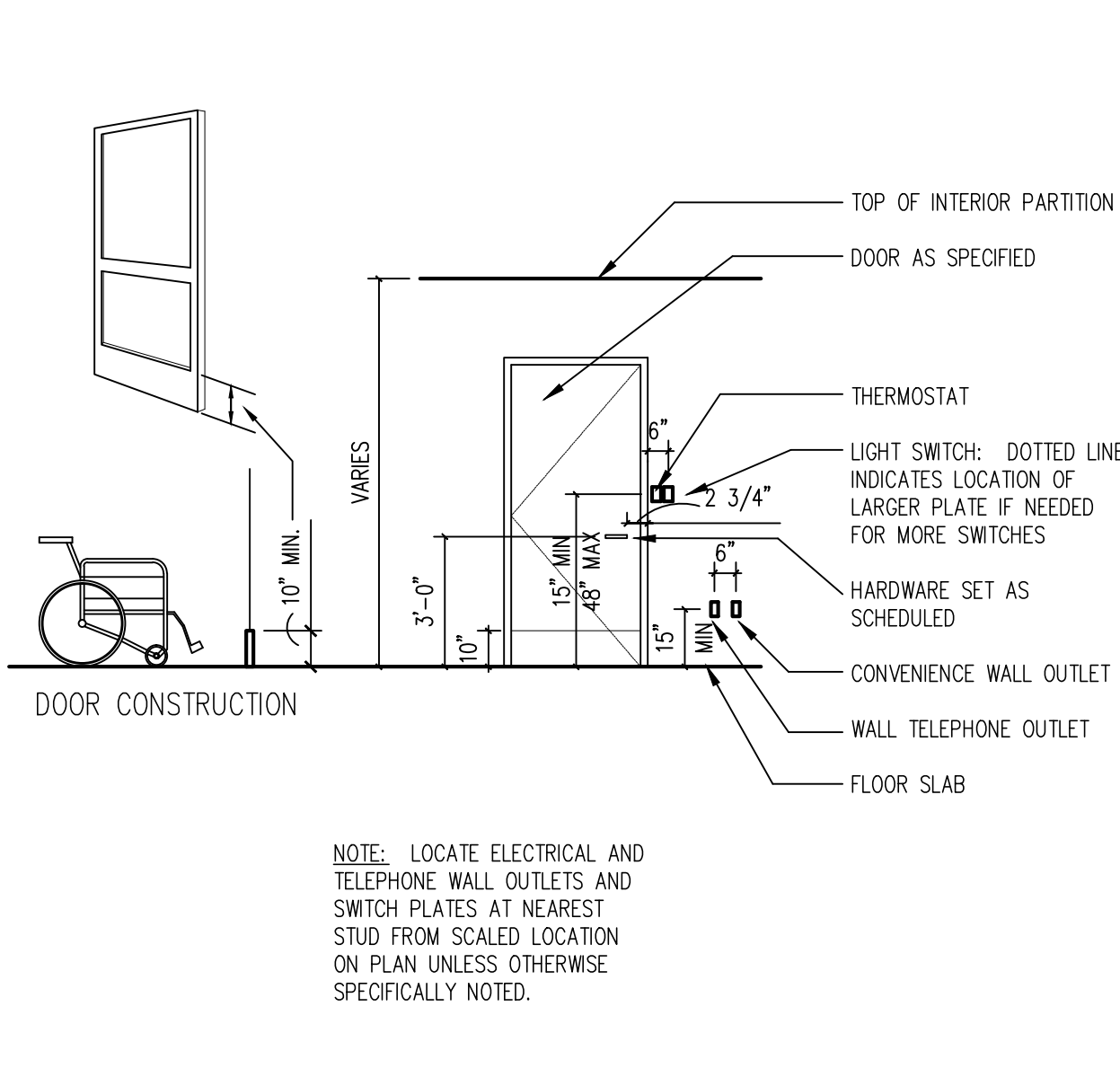
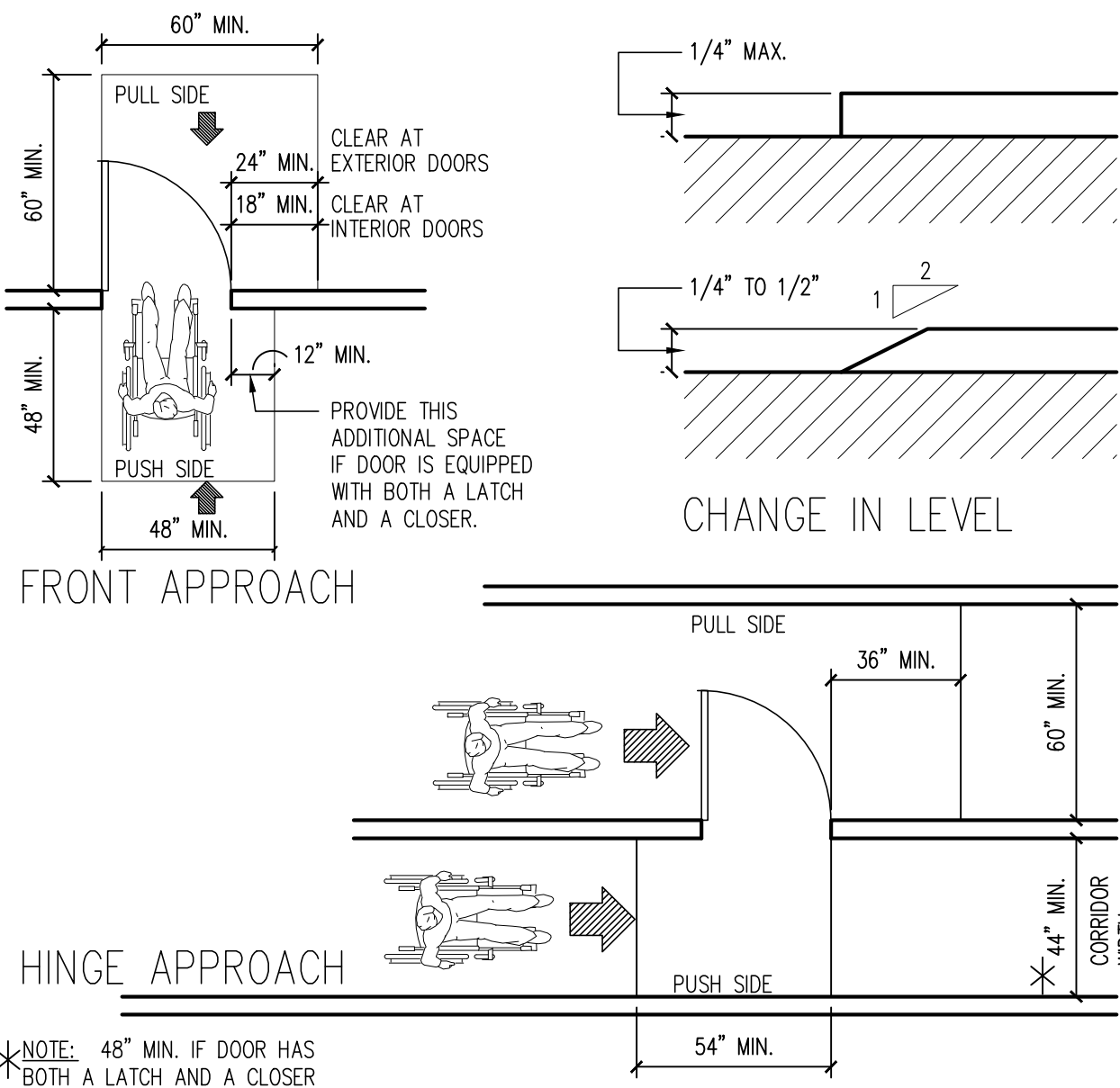
Without these planned improvements we cannot support this application.

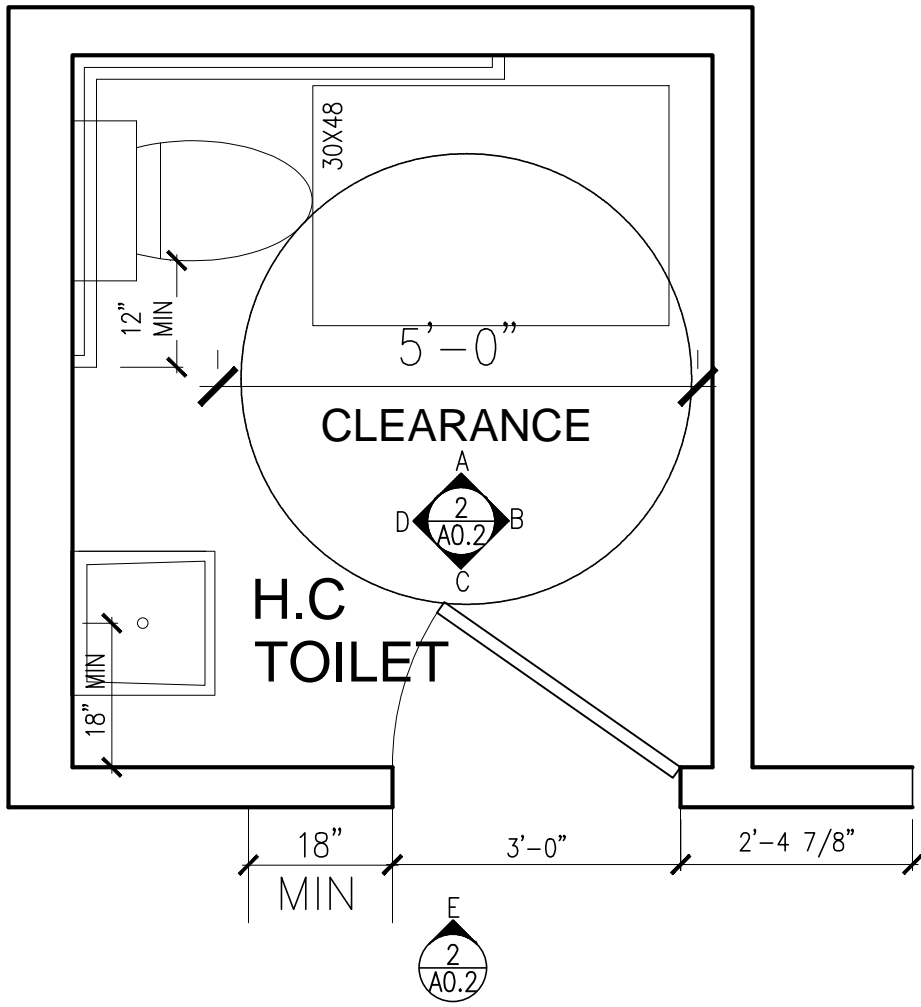
Thanks very much,

Ray Cannon
John Sullivan
17 Liberty Street
SF CA 94110
415-285-0761

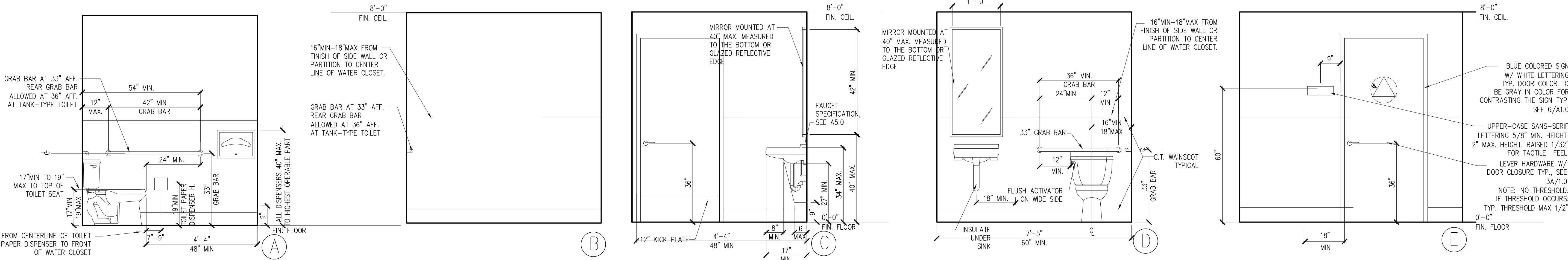
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	<div>DIVISION 1 GENERAL REQUIREMENTS</div> <div><div>PART 1 - GENERAL</div><div><div>A. SCOPE OF WORK</div><div>C. DEFINITIONS</div><div>E. REGULATORY REQ'TS</div><div>G. QUALITY ASSURANCE</div><div>I. PROJECT MEETINGS</div><div>K. CONTRACT MOD.</div><div>M. WARRANTIES</div></div><div><div>B. CONTRACT DOCUMENTS</div><div>D. REFERENCE STANDARDS</div><div>F. SUBMITTALS</div><div>H. TEMPORARY FACILITIES AND SERVICES</div><div>J. SCHEDULING AND PAYMENT</div><div>L. PROJECT CLOSEOUT</div></div></div> <div><div>PART 2 - PRODUCTS</div><div><div>A. MANUFACTURES</div><div>C. PRODUCT SUBSTITUTIONS</div></div><div><div>B. PRODUCT DELIVERY STORAGE AND HANDLING</div></div></div> <div><div>PART 3 - EXECUTION</div><div><div>A. EXAMINATION OF SITE, SURVEYS, LINES AND LEVELS</div><div>B. INSTALLATION</div><div>D. CLEANING</div></div><div><div>C. PROJECT COORDINATION AND SUPERVISION</div></div></div> <div><div>PART 1 - GENERAL</div><div><div>A. SCOPE OF WORK</div><div>B. CONTRACT DOCUMENTS</div></div><div><div>C. DEFINITIONS</div><div>D. AS REQUIRED:</div><div>E. DIRECTED:</div><div>F. FURNISH:</div><div>G. INDICATED:</div><div>H. INSTALL:</div><div>I. PROVIDE:</div></div><div><div>SATISFACTORY: TO THE SATISFACTION OF THE ARCHITECT; SUBJECT TO THE ARCHITECT'S ACCEPTANCE.</div></div></div>	<div>D. REFERENCE STANDARDS</div> <div><div>1. THE CONTRACT DOCUMENTS CONTAIN REFERENCES TO VARIOUS STANDARD SPECIFICATIONS, CODE, PRACTICES, AND REQUIREMENTS FOR MATERIALS, WORK QUALITY, INSTALLATION, INSPECTION, AND TESTS, WHICH REFERENCES ARE PUBLISHED AND ISSUED BY THE ORGANIZATIONS, SOCIETIES, AND ASSOCIATIONS, LISTED BELOW. SUCH REFERENCES ARE HEREBY MADE A PART OF THE CONTRACT DOCUMENTS TO THE EXTENT REQUIRED. WHEN THE EFFECTIVE DATE OF A REFERENCE STANDARD IS NOT GIVEN, IT SHALL BE UNDERSTOOD THAT THE CURRENT EDITION OR LATEST THEREOF IS REFERENCED.</div><div><div>AIA</div><div>ANSI</div><div>ASTM</div><div>AWI</div><div>FED. SPEC.</div><div>FGMA</div><div>ICBO</div><div>NEC</div><div>SDI</div><div>UBC</div><div>UL</div><div>WIC</div></div><div><div>AMERICAN INSTITUTE OF ARCHITECTS</div><div>AMERICAN NATIONAL STANDARDS INSTITUTE</div><div>AMERICAN SOCIETY FOR TESTING AND MATERIALS</div><div>ARCHITECTURAL WOODWORK INSTITUTE</div><div>FEDERAL SPECIFICATION</div><div>FLAT GLASS MARKETING ASSOCIATION</div><div>INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS</div><div>NATIONAL ELECTRICAL CODE</div><div>STEEL DOOR INSTITUTE</div><div>UNIFORM BUILDING CODE</div><div>UNDERWRITERS LABORATORIES</div><div>WOODWORKING INSTITUTE OF CALIFORNIA</div></div></div> <div><div>E. REGULATORY REQUIREMENTS</div><div><div>1. CONTRACTOR SHALL CONFORM TO AND ABIDE BY ALL LOCAL CITY, COUNTY, AND STATE BUILDING AND SANITARY LAWS, RULES AND REGULATIONS, AND INDUSTRIAL SAFETY LAWS. IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE THEREWITH, CONTRACTOR SHALL SO NOTIFY ARCHITECT PROMPTLY. SHOULD THE CONTRACTOR PERFORM ANY WORK CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, HE SHALL BEAR ALL COSTS ARISING THEREFROM.</div><div>2. THE CONTRACTOR SHALL SECURE AND THE OWNER SHALL PAY FOR THE GENERAL BUILDING PERMIT. ANY AND ALL OTHER PERMITS, INSPECTIONS AND LICENSES REQUIRED FOR THIS PROJECT SHALL BE SECURED AND FEES PAID FOR BY CONTRACTOR.</div></div><div><div>F. SUBMITTALS</div><div><div>1. AS CALLED FOR THE SPECIFICATIONS AND/OR AS REQUIRED FOR THE EXECUTION OF THE WORK, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES AND PRODUCT DATA TO THE ARCHITECT.</div><div>2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THOROUGHLY CHECKING SHOP DRAWINGS, SAMPLES AND PRODUCT DATE PRIOR TO ISSUANCE TO THE ARCHITECT AND SHALL INITIAL AND DATE ALL THE ITEMS.</div><div>3. THE CONTRACTOR SHALL DETERMINE AND VERIFY FIELD MEASUREMENTS, FIELD DIMENSIONS, FIELD CONSTRUCTION CRITERIA, CATALOG NUMBERS AND OTHER SIMILAR DATA TO ENSURE SUCH MEASUREMENTS, CRITERIA, AND NUMBERS AND DATA CONFORM WITH THE DRAWINGS AND SPECIFICATIONS.</div><div>4. THE CONTRACTOR SHALL MAKE SUBMITTALS PROMPTLY IN ACCORDANCE WITH THE ACCEPTED SCHEDULE OF WORK, AND IN A MANNER WHICH WILL CAUSE NO DELAY IN THE WORK OF THE CONTRACTOR OR SUBCONTRACTORS. ALL SUBMITTALS SHALL BE MADE A MINIMUM OF FOURTEEN (14) DAYS PRIOR TO THE FABRICATION OR PURCHASE.</div><div>5. THE CONTRACTOR SHALL NOT BEGIN ANY FABRICATION OR PROJECT WORK WHICH REQUIRES SUBMITTALS UNTIL SUBMITTALS ARE RETURNED WITH THE ARCHITECT'S APPROVAL.</div><div>6. ALL SHOP DRAWINGS SHALL BE SUBMITTED AS TRANSPARENCIES W/APPROPRIATE CORRECTIONS NOTED BY THE CONTRACTOR BEFORE REVIEW BY THE ARCHITECT. THE ARCHITECT WILL THEN REVIEW THE SHOP DRAWINGS, NOTE CORRECTIONS AND COMMENTS AND RETURN THREE (3) COPIES TO THE CONTRACTOR. IF REQUIRED BY THE ARCHITECT, THE CONTRACTOR WILL RESUBMIT CORRECTED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION OF THE WORK.</div><div>7. SAMPLES AND PRODUCT DATA SHOULD BE SUBMITTED IN TRIPLICATE. IF REQUIRED BY THE ARCHITECT THE SAMPLE AND PRODUCT DATA SHALL BE RESUBMITTED UNTIL ACCEPTED AS SATISFACTORY.</div><div>8. THE ARCHITECT SHALL REVIEW SUBMITTALS ONLY FOR CONFORMANCE WITH THE DESIGN INTENT OF THE WORK AND FOR CONFORMANCE WITH THE INFORMATION GIVEN OR INFERRED FROM THE CONTRACT DOCUMENTS. THE REVIEW SHALL BE GENERAL ONLY AND WILL NOT NECESSARILY INCLUDE A DETAILED CHECK, OF DIMENSIONS, FIELD MEASUREMENTS, QUANTITIES, RELATED ASSEMBLIES AND MATERIALS, FABRICATIONS OR CONSTRUCTION METHODS OR THE LIKE.</div><div>9. THE ARCHITECT'S REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM CONFORMANCE WITH THE CONTRACT DOCUMENTS OR IMPLY APPROVAL OF CHANGES TO THE CONTRACT DOCUMENTS, WHETHER OR NOT SUCH NONCONFORMITY'S ARE DISCOVERED IN THE SUBMITTALS.</div></div><div><div>G. QUALITY ASSURANCE</div><div><div>1. UNLESS OTHERWISE INDICATED OR SPECIFIED, ALL MATERIALS, PRODUCTS, PROCESSES, EQUIPMENT, SYSTEMS, OR THE LIKE SHALL BE ERECTED, INSTALLED, OR APPLIED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS, AND RECOMMENDATIONS.</div><div>2. MATERIALS, EQUIPMENT, SYSTEMS, AND ASSEMBLIES REQUIRING SPECIAL KNOWLEDGE AND SKILL FOR THEIR APPLICATION/INSTALLATION SHALL BE APPLIED/INSTALLED BY THE SPECIFIED PRODUCT MANUFACTURER OR HIS AUTHORIZED REPRESENTATIVE OR BY A SKILLED OR EXPERIENCED SUBCONTRACTOR SPECIALIZING IN THE APPLICATION/INSTALLATION OF THE SPECIFIED PRODUCT WITH AT LEAST FIVE YEARS EXPERIENCE IN THE TYPE OF WORK INDICATED AND SPECIFIED.</div><div>3. SHOP AND FIELD WORK SHALL BE PERFORMED BY MECHANICS, CRAFTS PERSONS, ARTISANS, AND WORKERS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. ALL WORK ON THIS PROJECT SHALL BE PERFORMED IN ACCORDANCE WITH THE BEST AND ACCEPTED PRACTICES OF THE VARIOUS TRADES INVOLVED AND IN ACCORDANCE WITH THE DRAWINGS, REVIEWED SHOP DRAWINGS, AND THESE SPECIFICATIONS.</div><div>4. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, AND TRUE, OR TRUE TO INDICATED ANGLE, AND IN PROPER ALIGNMENT AND RELATIONSHIP TO THE WORK OF OTHER TRADES. FINISHED WORK SHALL BE FREE FROM DEFECTS AND DAMAGE.</div><div>5. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORK QUALITY WHICH ARE NOT CONSIDERED TO BE UP TO THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIAL OR WORK QUALITY SHALL BE REPAIRED OR REPLACED, AS DIRECTED, AT NO ADDITIONAL COST TO THE OWNER.</div></div><div><div>H. TEMPORARY FACILITIES AND SERVICES</div><div><div>1. CONTRACTOR SHALL PROVIDE AND PAY FOR INSTALLATION AND MAINTENANCE OF ALL TEMPORARY FACILITIES AND SERVICES REQUIRED FOR PERFORMING THE WORK INCLUDING: WATER SERVICE, ELECTRICAL SERVICE, TELEPHONE SERVICE AND SANITARY FACILITIES.</div><div>2. CONTRACTOR SHALL PROVIDE A FENCE ALONG THE PROPERTY LINES AS "REQUIRED TO SECURE THE CONSTRUCTION SITE" AT ALL TIMES.</div></div></div></div></div></div>	<div>I. PROJECT MEETINGS</div> <div><div>1. AT ANY TIME DURING THE PROGRESS OF THE WORK, THE ARCHITECT OR OWNER SHALL HAVE AUTHORITY TO REQUIRE THE CONTRACTOR AND HIS SUBCONTRACTORS TO ATTEND A CONFERENCE OF ANY OR ALL OF THE CONTRACTORS ENGAGED ON THE WORK, AND ANY NOTICE OF SUCH CONFERENCE SHALL BE DUTY OBSERVED AND COMPLIED WITH BY THE CONTRACTOR AND HIS SUBCONTRACTORS.</div><div>J. SCHEDULING AND PAYMENT</div><div><div>1. IMMEDIATELY UPON BEING AWARDED THE CONTRACT, AND BEFORE REQUEST FOR FIRST PAYMENT, CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ARCHITECT A CONSTRUCTION PROGRESS AND COMPLETION SCHEDULE, AND A COMPLETE LIST OF NAMES, ADDRESSES AND PHONE NUMBERS OF ALL SUBCONTRACTORS, SUPPLIERS, FABRICATORS AND MANUFACTURERS, ENGAGED IN THE EXECUTION OF THE SUBJECT CONSTRUCTION WORK.</div><div>A. THE SCHEDULE SHALL BE IN GRAPHIC FORM, SHOWING THE PROPOSED DATES OF COMMENCEMENT AND COMPLETION OF EACH OF THE VARIOUS SUBDIVISIONS OR UNITS OF WORK REQUIRED DURING THE COURSE OF CONSTRUCTION.</div><div>2. EACH APPLICATION FOR PAYMENT SHALL BE COORDINATED WITH THE PAYMENT SCHEDULE, CONSTRUCTION SCHEDULE AND THE CONSTRUCTION COST BREAKDOWN.</div></div><div><div>K. CONTRACT MODIFICATIONS</div><div><div>1. IF THE OWNER REQUESTS A CHANGE IN THE SCOPE OF WORK, THE ARCHITECT SHALL ISSUE A PROPOSAL REQUEST TOGETHER WITH ANY ADDITIONAL DOCUMENTATION REQUIRED TO THE CONSTRUCTOR. WITHIN TEN DAYS OF RECEIPT THE CONTRACTOR SHALL SUBMIT AN ESTIMATE OF COST TO EXECUTE THE CHANGE AND ITS IMPACT ON THE SCHEDULE. PROPOSAL REQUESTS ARE FOR INFORMATION ONLY AND SHALL NOT CONSIDERED AS INSTRUCTION TO STOP WORK IN PROGRESS, OR TO EXECUTE THE CHANGE.</div><div>2. IF THE OWNER DECIDES TO PROCEED WITH THE CHANGE THE ARCHITECT WILL ISSUE A CHANGE ORDER, SIGNED BY THE OWNER, TO THE CONTRACTOR AT WHICH TIME THE CONTRACTOR IS AUTHORIZED TO PROCEED WITH THE WORK.</div><div>3. IF THE CONTRACTOR CONTENTS THAT INSTRUCTIONS FROM THE ARCHITECT OR OWNER INVOLVE EXTRA COST UNDER THE CONTRACT BETWEEN OWNER AND CONTRACTOR, THE CONTRACTOR SHALL GIVE WRITTEN NOTICE OF SUCH CONTENTION WITHIN FIVE (5) DAYS AFTER RECEIVING SUCH INSTRUCTIONS, AND SHALL GIVE AN ESTIMATE IN WRITING OF THE EXTRA COSTS INVOLVED IN SUCH CHANGE BEFORE COMMENCING THE WORK. THE CONTRACTOR, BEFORE EXECUTING THE WORK CONCERNING SUCH INSTRUCTIONS, SHALL NOT PROCEED, EXCEPT IN CASE OF EMERGENCY ENDANGERING LIFE OR PROPERTY, WITHOUT A WRITTEN CHANGE ORDER SIGNED BY OWNER. WITHOUT SUCH A CHANGE ORDER SIGNED BY OWNER THE CONTRACTOR SHALL HAVE NO VALID CLAIM FOR EXTRA WORK PERFORMED PURSUANT TO INSTRUCTIONS FROM THE ARCHITECT OR OWNER.</div><div>4. SUPPLEMENTAL INSTRUCTIONS ISSUED BY THE ARCHITECT DURING CONSTRUCTION ARE TO BE CONSIDERED CLARIFICATION'S RATHER THAN AUTHORIZED CHANGES TO THE DRAWINGS AND SPECIFICATIONS.</div></div></div><div><div>L. PROJECT CLOSEOUT</div><div><div>1. SUBSTANTIAL COMPLETION</div><div><div>A. WHEN THE PROJECT HAS REACHED SUBSTANTIAL COMPLETION THE CONTRACTOR SHALL INITIATE THE CLOSEOUT PROCESS BY SUBMITTING THE FOLLOWING ITEMS TO THE OWNER AND ARCHITECT:</div><div><div>1. NOTICE OF SUBSTANTIAL COMPLETION.</div><div>2. CERTIFICATE OF OCCUPANCY ISSUED BY THE BUILDING DEPARTMENT.</div><div>3. A PUNCH LIST OF ALL INCOMPLETE OR INCORRECT WORK WITH A DATE OF COMPLETION.</div><div>4. WARRANTIES AND INSTRUCTION MANUALS FOR ALL EQUIPMENT.</div></div></div><div>5. CONTRACTOR'S WRITTEN ONE YEAR WARRANTY WHICH WILL TAKE EFFECT ON THE DATE OF ISSUANCE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION.</div><div>B. UPON RECEIPT OF THE CONTRACTOR'S SUBMITTAL THE OWNER AND ARCHITECT SHALL INSPECT THE WORK. IF THEY DETERMINE THE WORK HAS BEEN SUBSTANTIALLY COMPLETED THEY WILL ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION AND A PUNCH LIST OF ITEMS TO BE COMPLETED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.</div><div>2. FINAL COMPLETION</div><div><div>A. A FINAL INSPECTION TO DETERMINE ACCEPTANCE OF THE PROJECT WILL BE Y FOR PERFORMED BY THE OWNER AND ARCHITECT. CONTRACTOR SHALL ACCOMPANY THE ARCHITECT AND OWNER ON THE FINAL INSPECTION TOUR.</div><div>B. FROM THE INFORMATION GATHERED FROM THIS INSPECTION, THE ARCHITECT WILL PREPARE A PUNCH LIST OF WORK TO BE PERFORMED, CORRECTED, OR COMPLETED BEFORE THE PROJECT WILL BE ACCEPTED. ALL WORK ON THE PUNCH LIST SHALL BE COMPLETED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF THE PROJECT BY THE OWNER.</div><div>C. CONTRACTOR SHALL FURNISH THE OWNER WITH SUCH AFFIDAVITS AND RELEASES AS REQUIRED BY THE CONTRACT, CERTIFYING TO THE PAYMENT OF ALL DEBTS AND CLAIMS RELATED TO THE PROJECT AND TO THE RELEASE OF LIENS, IF ANY.</div><div>D. UPON ACCEPTANCE OF THE PROJECT BY THE OWNER, CONTRACTOR SHALL SUBMIT HIS REQUEST FOR THE FINAL PAYMENT. FINAL PAYMENT WILL NOT BE MADE BY THE OWNER, HOWEVER, UNTIL FORTY-FIVE (45) DAYS AFTER RECORDING OF THE NOTICE OR CERTIFICATE OF COMPLETION WITH THE COUNTY.</div><div>E. THE OWNER SHALL FILE THE NOTICE OR CERTIFICATE OF COMPLETION WITH THE COUNTY RECORDER, WITHIN TEN (10) WORKING DAYS AFTER RECEIPT FROM THE CONTRACTOR, OF THE FOLLOWING DOCUMENTS.</div></div><div><div>1. CONTRACTOR'S AFFIDAVIT OF PAYMENT OF ALL APPLICABLE TAXES AND LICENSE FEES IN CONNECTION WITH THIS CONTRACT;</div><div>2. CONTRACTOR'S AFFIDAVIT OF PAYMENT OF DEBT AND CLAIMS (AIA FORM G706);</div><div>3. CONTRACTOR'S AFFIDAVIT OF RELEASE OF LIENS (AIA FORM G706A);AND</div><div>4. CONSENT OF SURETY COMPANY TO FINAL PAYMENT (AIA FORM G707).</div></div><div><div>M. WARRANTIES</div><div><div>1. THE CONTRACTOR AGREES TO DELIVER TO OWNER ANY AND ALL MANUFACTURER'S WARRANTIES AND MAINTENANCE MANUALS FOR EQUIPMENT AND PRODUCTS USED IN THE SUBJECT WORK.</div><div>2. THE CONTRACTOR UPON COMPLETION OF THE ENTIRE WORK DESCRIBED IN THE CONTRACT, SHALL PROVIDE THE OWNER WITH A WRITTEN GUARANTEE STATING THAT ALL WORK PERFORMED AND MATERIALS INSTALLED AS PART OF THE CONTRACT IS FULLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. DURING THAT ONE YEAR PERIOD, ALL DEFECTIVE WORKMANSHIP AND OR MATERIALS SHALL BE REPAIRED AND/OR REPLACED INCLUDING ANY WORK OF OTHERS WHICH HAS BEEN DAMAGED BY SUCH DEFECTIVE WORKMANSHIP AND/OR REPLACEMENT OF SUCH WORKMANSHIP AND/OR MATERIALS, AT NO ADDITIONAL COST TO THE OWNER.</div></div></div><div><div>PART 2 - PRODUCTS</div><div><div>A. MANUFACTURERS</div><div><div>1. THE CONTRACTOR SHALL PROVIDE ALL PRODUCTS, MATERIALS AND EQUIPMENT AS SPECIFIED IN THE DRAWINGS AND OR SPECIFICATIONS. ALL OTHER MATERIALS NOT SPECIFICALLY DESCRIBED IN THE CONTRACT DOCUMENTS, BUT REQUIRED FOR A COMPLETE AND PROPER INSTALLATION OF THE WORK SHALL BE NEW, AND OF FIRST QUALITY.</div></div></div></div></div></div></div>	<div><div>2. BY AGREEING TO TERMS AND CONDITIONS OF CONTRACT, THE CONTRACTOR HAS ACCEPTED THE RESPONSIBILITY TO VERIFY THAT SPECIFIED PRODUCTS WILL BE AVAILABLE AND TO PLACE ORDERS FOR ALL REQUIRED MATERIALS IN SUCH A TIMELY MANNER AS IS NEEDED TO MEET THE CONSTRUCTION SCHEDULE.</div><div>3. DELAYS IN CONSTRUCTION ARISING BY VIRTUE OF NON-AVAILABILITY OF A SPECIFIED MATERIAL AND/OR METHOD WILL NOT BE CONSIDERED BY ARCHITECT AS JUSTIFYING AN EXTENSION FOR TIME OF COMPLETION OR JUSTIFYING THE SUBSTITUTION OF MATERIAL OR EQUIPMENT.</div></div> <div><div>B. PRODUCT DELIVERY AND HANDLING</div><div><div>1. CONTRACTOR SHALL COMPLY WITH MANUFACTURER RECOMMENDATIONS FOR PRODUCT HANDLING, STORAGE, AND PROTECTION. PRODUCTS SHALL BE DELIVERED TO JOB SITE IN THE MANUFACTURER'S ORIGINAL CONTAINER, WITH LABELS INTACT AND LEGIBLE, AND MAINTAINED WITH SEALS UNBROKEN AND LABELS INTACT UNTIL THE TIME OF USE. DAMAGED MATERIAL SHALL BE REMOVED AND REPLACED WITH NEW MATERIAL IN GOOD CONDITION.</div></div><div><div>C. PRODUCT SUBSTITUTIONS</div><div><div>1. IF THE CONTRACTOR DESIRES TO USE ANY OTHER BRAND OR MANUFACTURE OF EQUAL QUALITY, APPEARANCE, AND UTILITY TO THE PRODUCT SPECIFIED, HE SHALL REQUEST SUBSTITUTION AS PROVIDED HEREIN. THE ARCHITECT WILL ACCEPT AS SATISFACTORY OR REJECT THE REQUEST FOR SUBSTITUTION, AND HIS DECISION SHALL BE FINAL. UNLESS SUBSTITUTIONS ARE REQUESTED AS PROVIDED HEREIN, DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS WILL NOT BE PERMITTED.</div><div>2. REQUEST FOR SUBSTITUTIONS WILL BE CONSIDERED ONLY WHEN OFFERED BY THE CONTRACTOR AS FOLLOWS:</div><div><div>A. PRODUCT DATA, INCLUDING DRAWINGS AND DESCRIPTIONS OF PRODUCTS, FABRICATION AND INSTALLATION PROCEDURES.</div><div>B. SAMPLES, WHERE APPLICABLE OR REQUESTED.</div><div>C. A LIST OF CHANGES OR MODIFICATIONS NEEDED TO OTHER PARTS OF THE WORK AND TO CONSTRUCTION PERFORMED BY THE OWNER AND SEPARATE CONTRACTORS, THAT WILL BE NECESSARY TO ACCOMMODATE THE PROPOSED SUBSTITUTION.</div><div>D. A STATEMENT INDICATING THE SUBSTITUTION'S EFFECT ON THE CONSTRUCTION SCHEDULE COMPARED TO THE SCHEDULE WITHOUT THE APPROVAL OF THE SUBSTITUTION. INDICATE THE EFFECT OF THE PROPOSED SUBSTITUTION ON OVERALL CONTRACT TIME.</div><div>E. COST INFORMATION, INCLUDING A PROPOSAL OF THE NET CHANGE, IF ANY IN THE CONTRACT SUM.</div><div>F. CERTIFICATION THAT THE SUBSTITUTION IS EQUAL-TO OR BETTER IN EVERY RESPECT TO THAT REQUIRED BY CONTRACT DOCUMENTS, AND THAT IT WILL PERFORM ADEQUATELY IN THE APPLICATION INDICATED. INCLUDE CONTRACTOR'S WAIVER OF RIGHTS TO ADDITIONAL PAYMENT OR TIME, THAT MAY BE NECESSARY BECAUSE OF THE SUBSTITUTION'S FAILURE TO PERFORM ADEQUATELY.</div><div>3. CONTRACTOR SHALL NOT PROCEED WITH ANY SUBSTITUTION UNTIL THE ARCHITECT HAS ACCEPTED THE SUBSTITUTION AS SATISFACTORY, IN WRITING. SUCH ACCEPTANCE SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS.</div></div></div><div><div>PART 3 EXECUTION</div><div><div>A.EXAMINATION OF SITE, SURVEYS, LINES AND LEVELS</div><div><div>1. INSPECTION OF SITE: THE CONTRACTOR SHALL INSPECT THE SITE AND LOCATION OF THE WORK AND SHALL ACQUAINT THEMSELF WITH ALL CONDITIONS RELATING TO THE CONSTRUCTION AND COMPLETION OF THE PROJECT.</div><div>2. GRADES, LINES, AND LEVELS</div><div><div>A. DATUM: WHEN APPLICABLE, THE CONTRACTOR SHALL CORRECTLY LOCATE ALL GRADES, LINES, AND LEVELS AS REQUIRED FOR CONSTRUCTION AND COMPLETION OF THE PROJECT FROM ESTABLISHED REFERENCE POINTS AND THE DATUM FURNISHED ON THE DRAWINGS.</div><div>B. STAKING AND GRADES: WHEN APPLICABLE, CONTRACTOR SHALL LOCATE AND STAKE OUT ALL NEW CONSTRUCTION AND FACILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY AND CORRECTNESS OF ALL LINES AND GRADES AND FOR ESTABLISHING THE LOCATION OF BURIED UTILITY LINES.</div><div>3. EXISTING UTILITIES: CONTRACTOR SHALL VERIFY ON SITE THE LOCATION AND DEPTH (ELEVATION) OF ALL EXISTING UTILITIES AND SERVICES BEFORE PERFORMING ANY EXCAVATION WORK. CONTRACTOR SHALL CAP OR MOVE UTILITIES AS REQUIRED FOR COMPLETION OF PROJECT.</div></div><div>B. INSTALLATION</div><div><div>1. UNLESS OTHERWISE NOTE, ALL MANUFACTURED MATERIALS, PRODUCTS, PROCESSES, EQUIPMENT OR THE LIKE SHALL BE INSTALLED OR APPLIED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS, SPECIFICATIONS OR DIRECTIONS. IF ANY ITEM OF EQUIPMENT OR MATERIAL IS FOUND TO BE INSTALLED NOT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL MAKE ALL CHANGES NECESSARY TO ACHIEVE SUCH COMPLIANCE.</div><div>2. SHOP AND FIELD WORK SHALL BE PERFORMED BY MECHANICS SKILLED AND EXPERIENCED IN THE FABRICATION AND INSTALLATION OF THE WORK INVOLVED. ALL WORK ON THE PROJECT SHALL BE DONE IN ACCORDANCE WITH THE BEST PRACTICES OF THE VARIOUS TRADES INVOLVED AND IN STRICT ACCORDANCE WITH THE DRAWINGS, APPROVED SHOP DRAWINGS, AND THESE SPECIFICATIONS. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT AND RELATIONSHIP TO THE WORK OF OTHER TRADES. ALL FINISHED WORK SHALL BE FREE FROM DEFECTS. ARCHITECT RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WITH ARE NOT CONSIDERED TO BE UP TO THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED. SUCH INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.</div><div>3. ALL INSTALLATIONS AND APPLICATIONS SHALL CONFORM TO THE REQUIREMENTS OF ALL APPLICABLE BUILDING CODES AND REGULATIONS.</div></div><div><div>C. PROJECT COORDINATION AND SUPERVISION.</div><div><div>1. THE CONTRACTOR SHALL PROVIDE INTERFACE AND COORDINATION OF ALL TRADES, CRAFTS AND SUBCONTRACTORS REQUIRED TO PROVIDE CORRECT AND ACCURATE CONNECTION OF ABUTTING ADJOINING, OVERLAPPING AND RELATED WORK.</div><div>2. THE CONTRACTOR SHALL OBTAIN ALL FIELD MEASUREMENTS REQUIRED FOR THE ACCURATE FABRICATION AND INSTALLATION OF THE WORK INCLUDED IN THIS CONTRACT. DIMENSIONS SHALL BE VERIFIED IN THE FIELD. EXACT MEASUREMENTS ARE THE CONTRACTOR'S RESPONSIBILITY.</div><div>3. THE CONTRACTOR SHALL BE IN CHARGE OF THIS CONTRACT WITHIN THE LIMITS OF THE SITE, AS WELL AS THE DIRECTING AND SCHEDULING OF THE WORK. FINAL RESPONSIBILITY FOR THE PERFORMANCE, INTERFACE, AND THE COMPLETION OF THE WORK AND THE PROJECT SHALL BE THE CONTRACTOR'S.</div></div><div><div>D. CLEANING</div><div><div>1. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL WEEKLY REMOVE ALL DIRT AND RUBBISH CAUSED BY THEIR WORK FROM THE BUILDING AND THE SITE. AT COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE INTERIOR AND EXTERIOR OF THE BUILDING, INCLUDING HARDWARE, FLOORS, ROOFS, SILLS, LEDGES, GLASS OR OTHER SURFACES WHERE DEBRIS, PLASTER, PAINT SPIRITS AND DIRT MAY HAVE COLLECTED. ALL GLASS SHALL BE WASHED CLEAN AT COMPLETION.</div><div>2. THE CONTRACTOR SHALL DISPOSE OF WASTE, TRASH, AND DEBRIS IN A SAFE, ACCEPTABLE AND LEGAL MANNER, OFF THE OWNER'S PROPERTY, IN ACCORDANCE WITH APPLICABLE LAWS AND ORDINANCES AND AS PRESCRIBED BY AUTHORITIES HAVING JURISDICTION.</div><div>3. THE CONTRACTOR SHALL MAINTAIN FINISHED SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTED BY OWNER. IN EVENT OF DAMAGE, PROMPTLY MAKE REPLACEMENTS AND REPAIRS TO THE SATISFACTION OF ARCHITECT AND AT NO ADDITIONAL COST TO OWNER.</div></div></div></div></div></div></div></div></div>	<div><div>SHATARA</div><div>ARCHITECTURE</div><div>INC.</div></div> <div><div>890 7TH ST.</div><div>SAN FRANCISCO</div><div>CA 94107</div></div> <div><div>TEL (415) 512-7566</div></div> <div><div>DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.</div><div>THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.</div></div> <div><div>PROJECT</div><div>TENANT IMPROVEMENT</div><div><div>ADDRESS</div><div>998 VALENCIA STREET</div><div>SAN FRANCISCO, CA</div></div><div><div>BLOCK: 3608</div><div>LOT: 010</div></div></div> <div><div>PROJECT DIRECTORY</div><div><div>ARCHITECT</div><div>890 7TH STREET</div><div>SAN FRANCISCO, CA 94107</div><div>TEL: 415-512-7566</div><div>CONTACT: MR. SUHEIL SHATARA</div></div><div><div>OWNER</div><div>CONTACT ARCHITECT</div></div></div> <div><div>BUILDING 09.20.2016</div><div>BUILDING 02.09.2017</div><div>BUILDING 03.19.2017</div></div> <div><div>NO C24700</div><div>REN 103117</div></div> <div><div>SHIRT DESCRIPTION</div><div>GENERAL</div><div>REQUIREMENTS</div></div> <div><div>AO.01</div></div>
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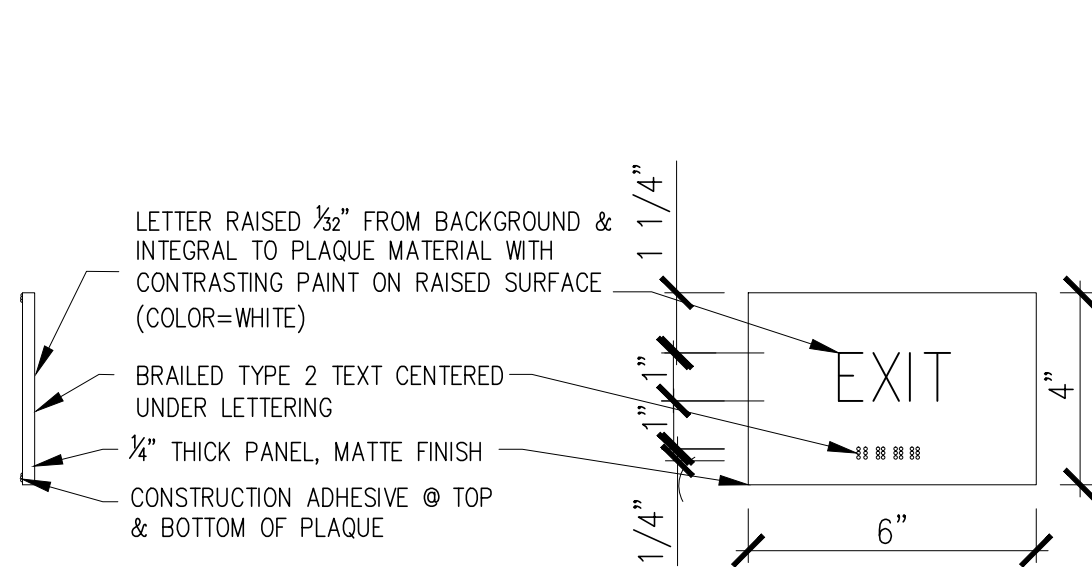




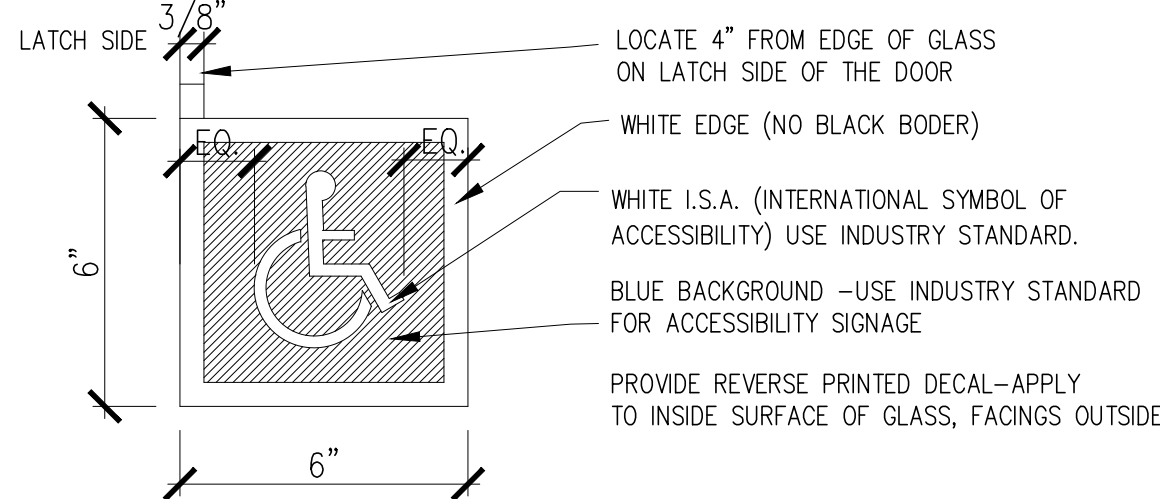
1 ENLARGED H.C. TOILET PLAN
SCALE : 1/2"=1'-0"



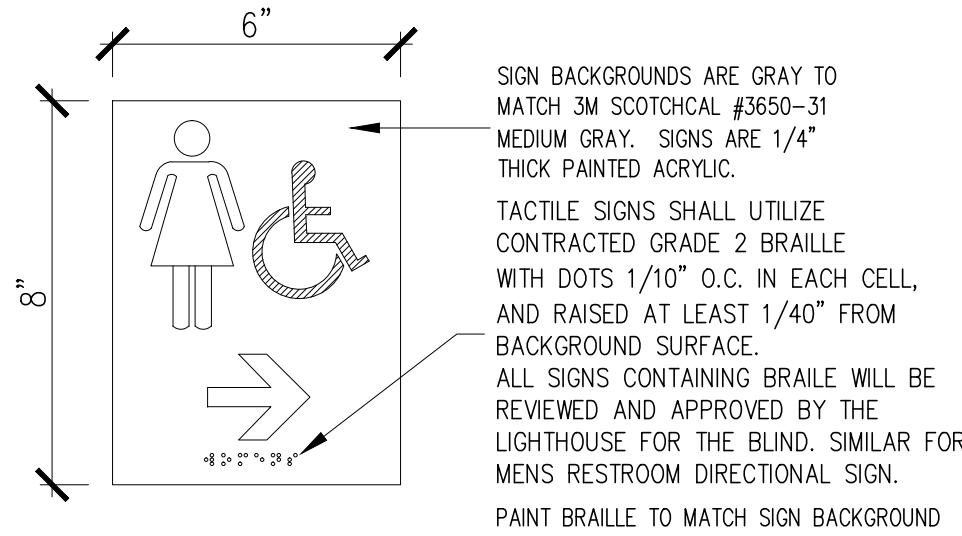
2 TOILET ELEVATIONS
SCALE : 1/2"=1'-0"



3 "EXIT" SIGN
SCALE : 3"=1'-0"



5 ISA DECAL (TACTILITY NOT REQUIRED)
SCALE : 3"=1'-0"



4 DIRECTIONAL SIGNAGE
SCALE : 3"=1'-0"

TYPICAL SIGNAGE NOTES

1. ALL SIGN COMPONENTS SHALL BE INSTALLED WITH PERMANENT ADHESIVE TO PROVIDE DURABLE SIGNAGE WITH NO DELAMINATION.
2. WALL MOUNTED SIGNS SHALL BE INSTALLED WITH THE CENTERLINE OF SIGN AT 60 A.F.F. U.O.N.
3. ROOM IDENTIFICATION SIGNS SHALL BE MOUNTED ON THE LATCH SIDE OF THE DOOR, UNLESS IF THERE IS INSUFFICIENT SPACE, IN WHICH CASE SIGN MAY BE MOUNTED ON THE HINGE SIDE.
4. TACTILE SIGNS SHALL COMPLY WITH A.D.A RECOMMENDATIONS. TEXT SHALL BE SANS-SERIF UPPERCASE CHARACTERS AT LEAST 5/8" HIGH AND RAISED 1/32" FROM BACKGROUND SURFACE.
5. TACTILE SIGNS SHALL UTILIZE CONTRACTED GRADE 2 BRAILLE WITH DOTS 1/10" O.C. IN EACH CELL, AND RAISED AT LEAST 1/40" FROM BACKGROUND SURFACE.
6. PICTOGRAM'S BORDER DIMENSION SHALL BE AT LEAST 6" HIGH AND EACH DIRECTLY SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM.
7. FONT FOR ALL TEXT SHALL BE UNIVERSE 57 CONDESED AS SHOWN IN DETAILS .
8. ARCHITECT TO PROVIDE DIGITAL FILES AS REQUIRED BY SIGNAGE FABRICATOR
9. SAMPLES AND VERIFICATION OF SIGNAGE SHALL BE REQUIRED TO ENSURE COMP
10. ALL SIGNS CONTAINING BRAILLE WILL BE REVIEWED AND APPROVED BY THE LIG- FOR THE BLIND.
11. ALL SIGNS TO BE CLEAR NON-GLARE AND CONTRASTING ON COLOR.

SHATARA
ARCHITECTURE
INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.
THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.

PROJECT
TENANT IMPROVEMENT

ADDRESS
998 VALENCIA STREET
SAN FRANCISCO, CA

BLOCK: 3608
LOT: 010

PROJECT DIRECTORY

ARCHITECT
890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566

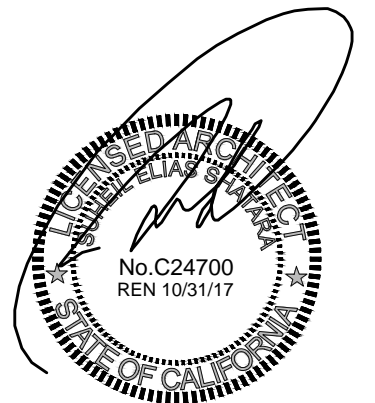
CONTACT: MR. SUIHEIL SHATARA

OWNER
CONTACT ARCHITECT

BUILDING 09.20.2016

BUILDING 02.09.2017

BUILDING 03.19.2017



SHEET DESCRIPTION
ACCESSIBILITY
REQUIREMENTS

A0.2



NOTICE

TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION REQUIREMENTS (BUILDING)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition to* the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Building Inspector or 415-558-6570.

Before final building inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. ***The permit will not be finalized without compliance with the energy inspection requirements.***

Energy Inspection Services Contact Information

1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.energyinspections@sfgov.org
4. In person: 3rd floor at 1660 Mission St.

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at <http://energy.ca.gov/title24/2013standards/>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at <http://sfdbi.org/information-sheets>

Energy Inspection Services
1660 Mission Street— San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfgov.org/dbi (website)

Attachment NRB

TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION (BUILDING) A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 998 VALENCIA ST. APPLICATION NO. ADDENDUM NO.

ENGINEER/ARCHITECT NAME SUHEIL SHATARA PHONE NO. (415) 871 1229

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Acceptance testing must be performed by an individual licensed to perform the specific testing needed. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2013 California Energy Code, the following documentation is required for the building elements in this project:

- | | |
|---|---|
| 1. Installation
<i>Envelope</i>
[] NRCL-ENV-01-E Certificate of Installation – Envelope (IB35)
<i>Mechanical</i>
[] NRCL-MCH-01-E Certificate of Installation – Mechanical (IB36)
<i>Process</i>
[] NRCL-PRC-01-E Certificate of Installation – Refrigerated (IB37) Warehouses
2. Acceptance
<i>Envelope</i>
[] NRCA-ENV-02-F Fenestration Acceptance (AB1)
<i>Mechanical</i>
[] NRCA-MCH-02-A Outdoor Air (AB2)
[] NRCA-MCH-03-A Constant Volume Single Zone HVAC (AB3)
[] NRCA-MCH-04-H HERS Air Distribution Duct Leakage Testing (AB4)
[] NRCA-MCH-05-A Air Economizer Controls (AB5)
[] NRCA-MCH-06-A Demand Control Ventilation (DVC) (AB6)
[] NRCA-MCH-07-A Supply Fan Variable Flow Controls (VFC) (AB7)
[] NRCA-MCH-11-A Automatic Demand Shed Controls (AB8)
[] NRCA-MCH-12-A Fault Detection & Diagnostics for DX Units (AB9)
[] NRCA-MCH-13-A Automatic Fault Detection & Diagnostics for Air Handling & Zone Terminal Units (AB10)
[] NRCA-MCH-14-A Distributed Energy Storage DX AC Systems Test (AB11) | <i>Thermal Energy Storage</i>
[] NRCA-MCH-15-A Thermal Energy Storage (TES) Systems (AB12)
<i>Supply Air Temperature Reset Controls</i>
[] NRCA-MCH-16-A Supply Air Temperature Reset Controls (AB13)
<i>Energy Management Control System</i>
[] NRCA-MCH-18-A Energy Management Control System (AB14)
<i>Process</i>
[] NRCA-PRC-01-F Compressed Air Systems (AB15)
[] NRCA-PRC-02-F Commercial Kitchen Exhaust (AB16)
[] NRCA-PRC-03-F Parking Garage Exhaust (AB17)
[] NRCA-PRC-04-F Refrigerated Warehouse – Evaporator Fan Controls (AB18)
[] NRCA-PRC-05-F Refrigerated Warehouse – Air-cooled Condenser Controls (AB19)
[] NRCA-PRC-06-F Refrigerated Warehouse – Variable Speed Compressor (AB20)
[] NRCA-PRC-07-F Refrigerated Warehouse – Electric Resistance Underslab Heating System (AB22)
<i>Mechanical</i>
[] NRCA-MCH-04-H HERS Duct Leakage Measurement – New System (VB30)
[] NRCA-MCH-04-H HERS Duct Leakage Measurement – Low Leakage Air-Handling Units (VB31)
[] NRCA-MCH-04-H HERS Duct Leakage Measurement – Altered (Existing) System (VB32)
[] NRCA-MCH-04-H HERS Duct Leakage Measurement – Sealing of All Accessible Leaks (VB33) |
|---|---|

Prepared by: SUHEIL SHATARA Date: 09/20/2016

Required information: Engineer/Architect of Record Signature
Fax: Email: SUHEIL@SHATARAARCH.COM

Review by: DBI Engineer or Plan Checker Phone: (415) 558-

APPROVAL (Based on submitted reports)

DATE DBI Building Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474



NOTICE

TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION REQUIREMENTS (ELECTRICAL/LIGHTING)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition to* the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Electrical Inspector or 415-558-6570.

Before final electrical inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. ***The permit will not be finalized without compliance with the energy inspection requirements.***

Energy Inspection Services Contact Information

1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.energyinspections@sfgov.org
4. In person: 3rd floor at 1660 Mission St.

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at <http://energy.ca.gov/title24/2013standards/>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at <http://sfdbi.org/information-sheets>

Energy Inspection Services
1660 Mission Street— San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfgov.org/dbi (website)

Attachment NRE

TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION (ELECTRICAL/LIGHTING) A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 998 VALENCIA ST. APPLICATION NO. ADDENDUM NO.

ENGINEER/ARCHITECT NAME SUHEIL SHATARA PHONE NO. (415) 871 1229

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Acceptance testing must be performed by an individual licensed to perform the specific testing needed. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2013 California Energy Code, the following documentation is required for the electrical and lighting work in this project:

- | | |
|---|--|
| 1. Installation
<i>Indoor Lighting</i>
[] NRCL-LT1-01-E Certificate of Installation – Indoor Lighting (IE6)
[] NRCL-LT1-02-E Indoor Lighting Control (IE7)
[] NRCL-LT1-03-E Line-Voltage Track Lighting (IE8)
[] NRCL-LT1-04-E Two Interlocked Lighting Systems (IE9)
[] NRCL-LT1-05-E Power Adjustment Factors (HERS) (IE10)
[] NRCL-LT1-05-E Additional Videoconference Studio Lighting (IE11)
<i>Outdoor Lighting</i>
[] NRCA-LT1-01-E Certificate of Installation – Outdoor Lighting (IE12)
[] NRCA-LT1-02-E Outdoor Lighting Controls (AE4)
<i>Sign Lighting</i>
[] NRCL-TS-01-E Certificate of Installation – Sign Lighting (IE14)
<i>Electrical</i>
[] NRCL-ELC-01-E Certificate of Installation – Electrical Power Distribution (IE15)
<i>Solar</i>
[] NRCL-SPV-01-E Solar Photovoltaic System (IE16) | 2. Acceptance
<i>Indoor Lighting</i>
[] NRCA-LT1-02-A Lighting Controls (AE1)
[] NRCA-LT1-03-A Automatic Daylighting Controls (AE2)
[] NRCA-LT1-04-A Demand Responsive Lighting Controls (AE3) |
|---|--|

Prepared by: SUHEIL SHATARA Date: 09/20/2016

Required information: Engineer/Architect of Record Signature
Fax: Email: SUHEIL@SHATARAARCH.COM

Review by: DBI Engineer or Plan Checker Phone: (415) 558-

APPROVAL (Based on submitted reports)

DATE DBI Electrical Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474



NOTICE

TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION REQUIREMENTS (PLUMBING)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition to* the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Plumbing Inspector or 415-558-6570.

Before final plumbing inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. ***The permit will not be finalized without compliance with the energy inspection requirements.***

Energy Inspection Services Contact Information

1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.energyinspections@sfgov.org
4. In person: 3rd floor at 1660 Mission St.

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at <http://energy.ca.gov/title24/2013standards/>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at <http://sfdbi.org/information-sheets>

Energy Inspection Services
1660 Mission Street— San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfgov.org/dbi (website)

Attachment NRP

TITLE-24 NON-RESIDENTIAL ENERGY INSPECTION (PLUMBING) A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 998 VALENCIA ST. APPLICATION NO. ADDENDUM NO.

ENGINEER/ARCHITECT NAME SUHEIL SHATARA PHONE NO. (415) 871 1229

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Acceptance testing must be performed by an individual licensed to perform the specific testing needed. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2013 California Energy Code, the following documentation is required for the plumbing work in this project:

- | | |
|--|--|
| 1. Installation
<i>Plumbing</i>
[] NRCL-PLB-01-E Certificate of Installation – Water Heating Systems (IP10)
[] NRCL-PLB-02-E High Rise Residential/Hotel/Motel Central Hot Water System Distribution (IP11)
[] NRCL-PLB-03-E High Rise Residential/Hotel/Motel Single Dwelling Unit Hot Water System Distribution (IP12)
[] NRCL-PLB-21-H HERS High Rise Residential/Hotel/Motel Central Hot Water System Distribution (IP13)
[] NRCL-PLB-22-H HERS High Rise Residential/Hotel/Motel Single Dwelling Unit Hot Water System Distribution (IP14)
<i>Solar</i>
[] NRCL-STH-01-E Solar Water Heating System (IP15)
2. Acceptance
<i>Mechanical</i>
[] NRCA-MCH-08-A Valve Leakage Test (AP1)
[] NRCA-MCH-08-A Supply Water Temperature Reset Controls (AP2)
[] NRCA-MCH-10-A Hydronic System Variable Flow Controls (AP3)
[] NRCA-MCH-17-A Condenser Water Temperature Reset Controls (AP4) | 3. Verification
<i>Plumbing</i>
[] NRCL-PLB-21-H High Rise Residential/Hotel/Motel Central Hot Water System Distribution (VP1)
[] NRCL-PLB-22-H High Rise Residential/Hotel/Motel Single Dwelling Unit Hot Water System Distribution (VP4) |
|--|--|

Prepared by: SUHEIL SHATARA Date: 09/20/2016

Required information: Engineer/Architect of Record Signature
Fax: Email: SUHEIL@SHATARAARCH.COM

Review by: DBI Engineer or Plan Checker Phone: (415) 558-

APPROVAL (Based on submitted reports)

DATE DBI Plumbing Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474



NOTICE

SIMPLIFIED TITLE-24 NON-RESIDENTIAL INTERIOR TENANT IMPROVEMENT ENERGY INSPECTION REQUIREMENTS (M/E/P)

Please note that Certificates of Installation and/or Acceptance and/or Verification are required for this project, as indicated on this form issued with this permit. Ensuring the accurate completion of this documentation is the direct responsibility of the engineer/architect of record. This documentation is required *in addition to* the called inspections performed by the Department of Building Inspection.

For questions regarding the details or extent of required documentation or testing, and if there are any field problems regarding documentation or testing, please call your District Inspector or 415-558-6570.

Before final inspection is scheduled, documentation of energy compliance "Certificate of Installation, Acceptance, and Verification" must be completed and signed by the responsible person in charge. ***The permit will not be finalized without compliance with the energy inspection requirements.***

Energy Inspection Services Contact Information

1. Telephone: (415) 558-6132
2. Fax: (415) 558-6474
3. Email: dbi.energyinspections@sfgov.org
4. In person: 3rd floor at 1660 Mission St.

Note: We are moving towards a 'paperless' mode of operation. All special inspection submittals, including final letters, may be emailed (preferred) or faxed. We will also be shifting to a paperless fax receipt mode.

Installation, Acceptance, and Verification certificates can be found on the California Energy Commission website at <http://energy.ca.gov/title24/2013standards/>

Information Sheet M-06 provides submittal instructions for the Title-24 installation, verification, and acceptance energy certificates. M-06 may be found on the SFDBI website at <http://sfdbi.org/information-sheets>

Energy Inspection Services
1660 Mission Street— San Francisco CA 94103
Office (415) 558-6132 – FAX (415) 558-6474 – www.sfgov.org/dbi (website)

SIMPLIFIED TITLE-24 NON-RESIDENTIAL INTERIOR TENANT IMPROVEMENT ENERGY INSPECTION (M/E/P) A COPY OF THIS DOCUMENT SHALL BE KEPT WITH THE APPROVED DRAWING SET

JOB ADDRESS 998 VALENCIA ST. APPLICATION NO. ADDENDUM NO.

ENGINEER/ARCHITECT NAME(S) SUHEIL SHATARA PHONE NO. (415) 871 1229

Ensuring the completion of installation documentation as well as the required acceptance/verification testing is the direct responsibility of the undersigned. Installation documentation must be completed by the contractor performing the installation. Acceptance testing must be performed by an individual licensed to perform the specific testing needed. Verification testing must be completed by a certified HERS rater.

In accordance with the requirements of the 2013 California Energy Code, the following documentation is required for a typical Non-Residential Tenant Improvement:

- | | |
|---|---|
| MECHANICAL
1. Installation
[] NRCL-MCH-01-E Certificate of Installation – Mechanical (IB36)
2. Acceptance
[] NRCA-MCH-02-A Outdoor Air (AB2)
[] NRCA-MCH-03-A Constant Volume Single Zone HVAC (AB3)
Engr/Arch of Record: _____
Email: _____ | ELECTRICAL
1. Installation
[] NRCL-LT1-01-E Certificate of Installation – Indoor Lighting (IE6)
[] NRCL-LT1-02-E Indoor Lighting Control (IE7)
[] NRCL-LT1-03-E Line-Voltage Track Lighting (IE8)
[] NRCL-LT1-05-E Power Adjustment Factors (IE10)
[] NRCL-ELC-01-E Certificate of Installation – Electrical Power Distribution (IE15)
2. Acceptance
[] NRCA-LT1-02-A Lighting Controls (AE1)
[] NRCA-LT1-03-A Automatic Daylighting Controls (AE2)
[] NRCA-LT1-04-A Demand Responsive Lighting Controls (AE3)
Engr/Arch of Record: _____
Email: _____ |
|---|---|

PLUMBING
1. Installation
[] NRCL-PLB-01-E Certificate of Installation – Water Heating Systems (IP10)
Engr/Arch of Record: _____
Email: _____

This simplified energy inspection form is intended to be used for typical interior tenant improvements. If additional Installation, Acceptance, or Verification certificates not shown in this form are required, the standard Non-Residential Building, Plumbing, and Electrical Energy Inspection forms shall be used.

Review by: DBI Engineer or Plan Checker Phone: (415) 558-

APPROVAL (Based on submitted reports)

DATE DBI Inspector or Energy Inspection Services Staff

QUESTIONS ABOUT TITLE-24 ENERGY INSPECTION SHOULD BE DIRECTED TO:
Energy Inspection Services (415) 558-6132; or, dbi.energyinspections@sfgov.org; or FAX (415) 558-6474

SHATARA ARCHITECTURE INC.

890 7TH ST.
SAN FRANCISCO
CA 94107

TEL (415) 512-7566

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.

THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.

PROJECT
TENANT IMPROVEMENT

ADDRESS
998 VALENCIA STREET
SAN FRANCISCO, CA

BLOCK: 3608
LOT: 010

PROJECT DIRECTORY
ARCHITECT

890 7TH STREET
SAN FRANCISCO, CA 94107
TEL: 415-512-7566

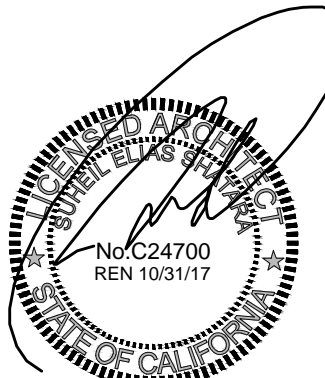
CONTACT: MR. SUHEIL SHATARA

OWNER
CONTACT ARCHITECT

BUILDING 09.20.2016

BUILDING 02.09.2017

BUILDING 03.19.2017



SHEET DESCRIPTION

ENERGY
COMPLIANCE
CHECK LIST

A1.0.1



SHATARA
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PROJECT
TENANT IMPROVEMENT

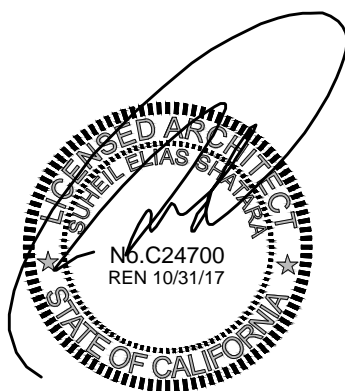
ADDRESS
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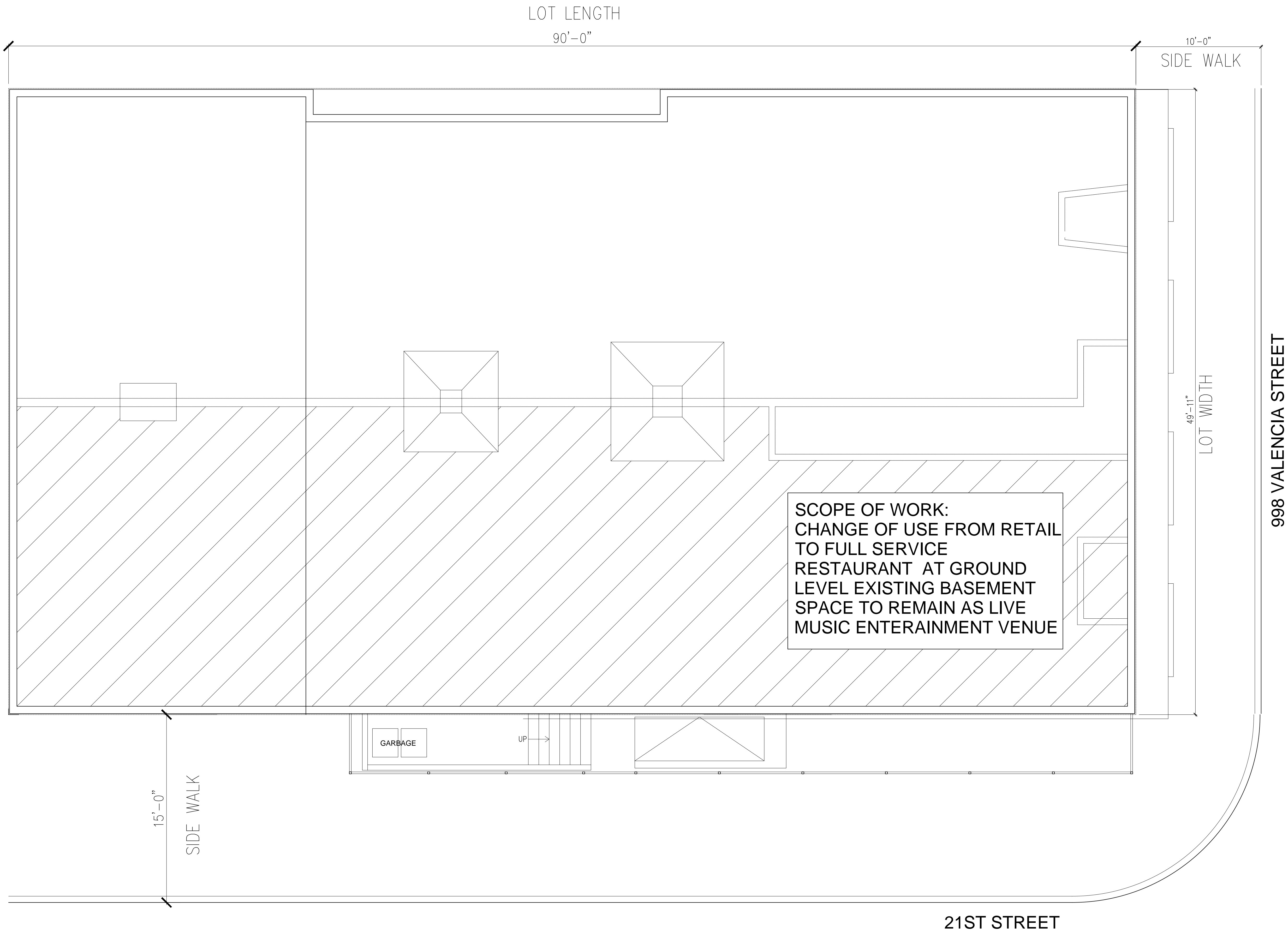
CONTACT: MR. SUHEIL SHATARA
OWNER
CONTACT ARCHITECT

BUILDING	09.20.2016
BUILDING	02.09.2017
BUILDING	03.19.2017

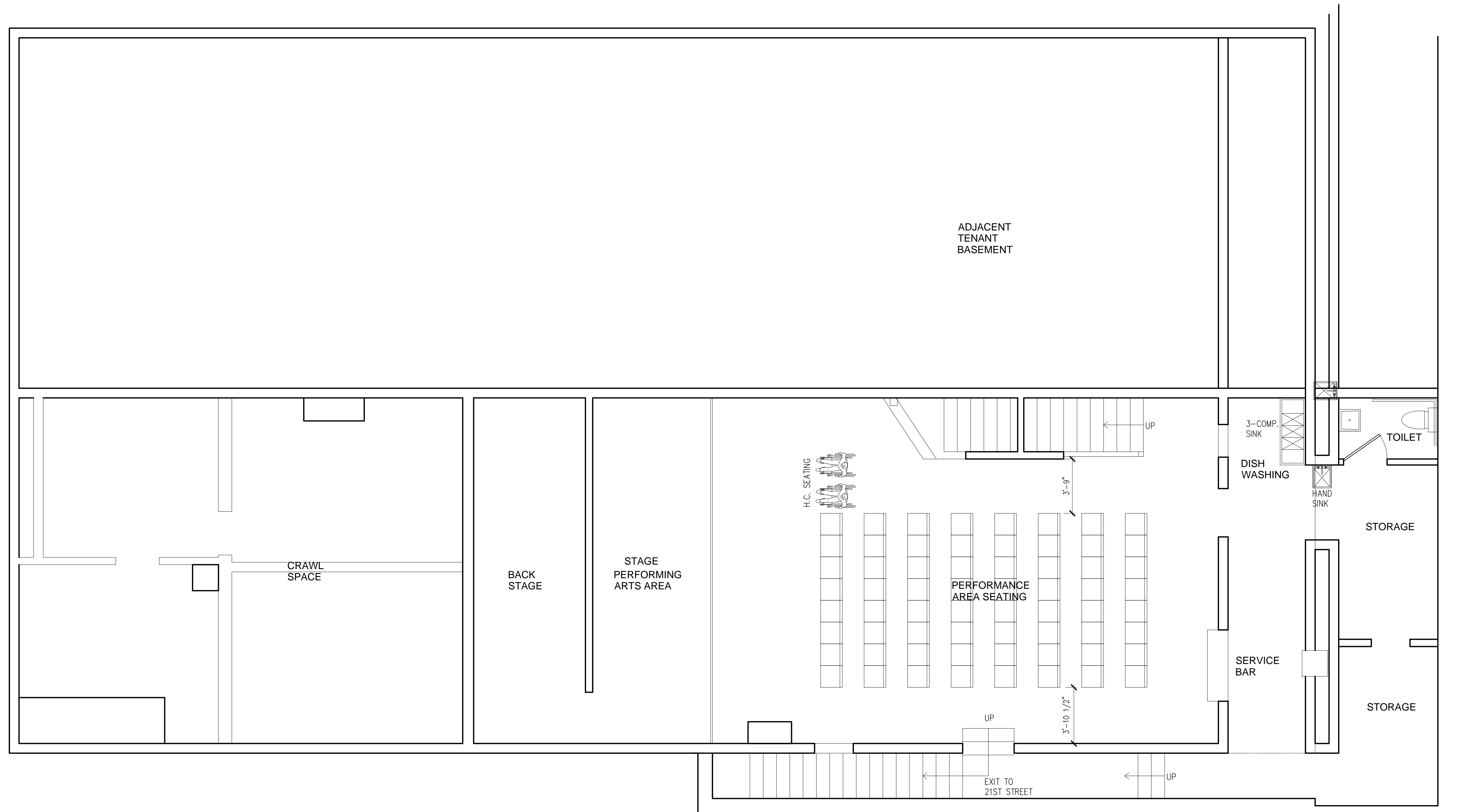
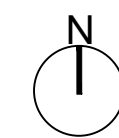


SHEET DESCRIPTION
EXISTING /
PROPOSED SITE
PLAN

A1.0



1 EXISTING & PROPOSED SITE PLAN
SCALE : 1/4"=1'-0"



1 EXISTING BASEMENT FLOOR PLAN
SCALE : 1/4"=1'-0"

DETAILS SHEET NOTES

- ① WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- ② FLOOR/CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND

	WALL TYPE		SECTION
	DOOR NUMBER		ELEVATION
	WINDOW NUMBER		FLOOR/CEILING ASSEMB. TYPE
	(E) WALL TO BE DEMOLISHED		(E) WALL TO REMAIN
	(N) WALL		PROPERTY LINE

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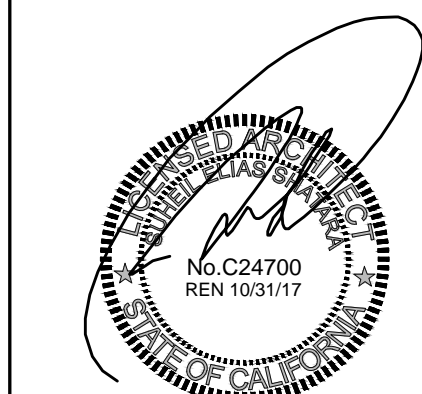
OWNER

CONTACT ARCHITECT

BUILDING 09.20.2016

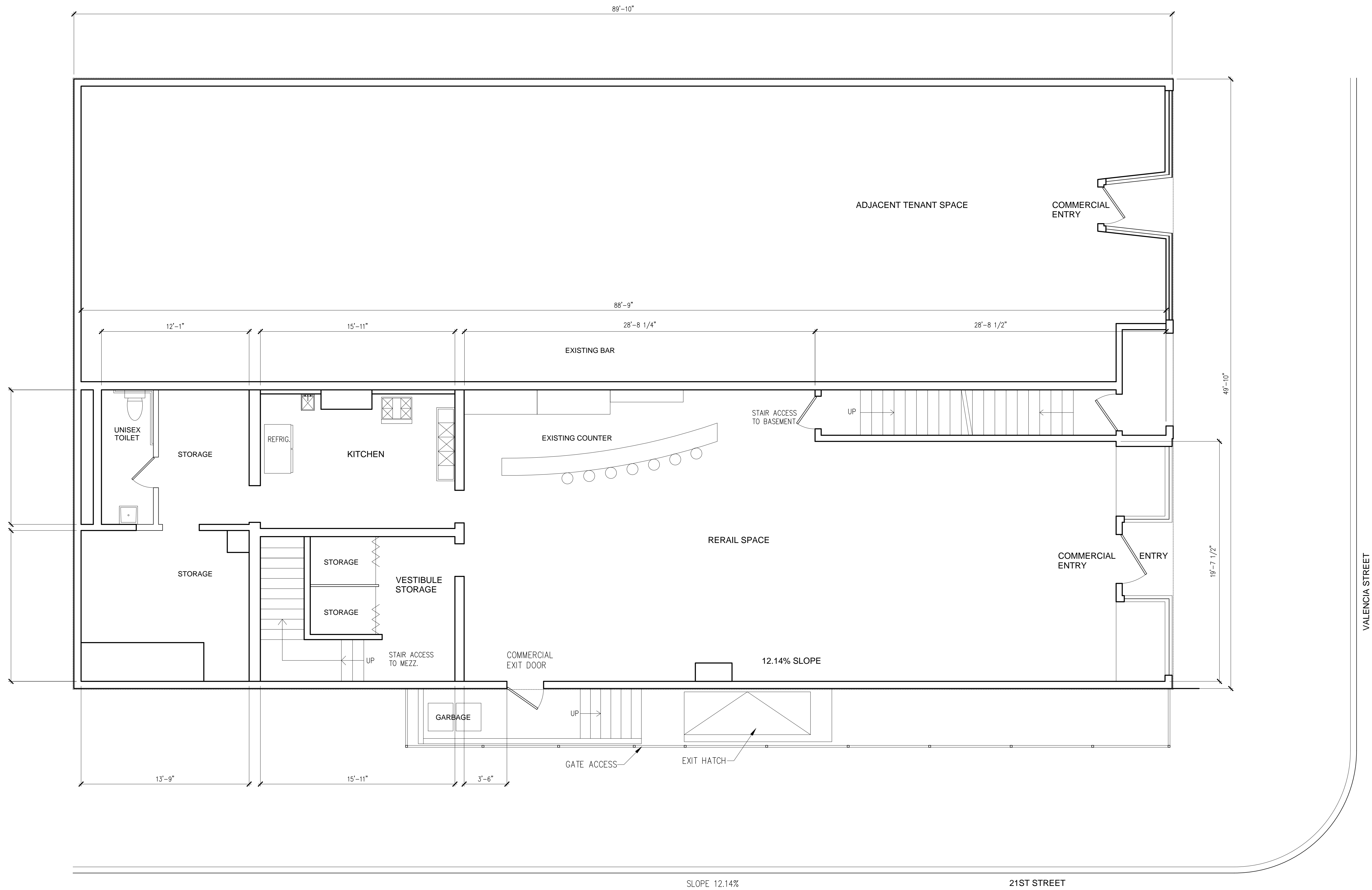
BUILDING 02.09.2017

BUILDING 03.19.2017



SHEET DESCRIPTION
**EXISTING
BASEMENT
FLOOR PLAN**

A1.1



1 EXISTING FIRST FLOOR PLAN
SCALE : 1/4"=1'-0"







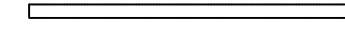


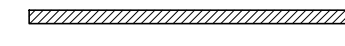
DETAILS SHEET NOTES

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LEGEND

	WALL TYPE		SECTION
	DOOR NUMBER		ELEVATION
	WINDOW NUMBER		FLOOR/CEILING ASSEMB. TYPE
	(E) WALL TO BE DEMOLISHED		(E) WALL TO REMAIN
	(N) WALL		PROPERTY LINE

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BUILDING 09.20.2016

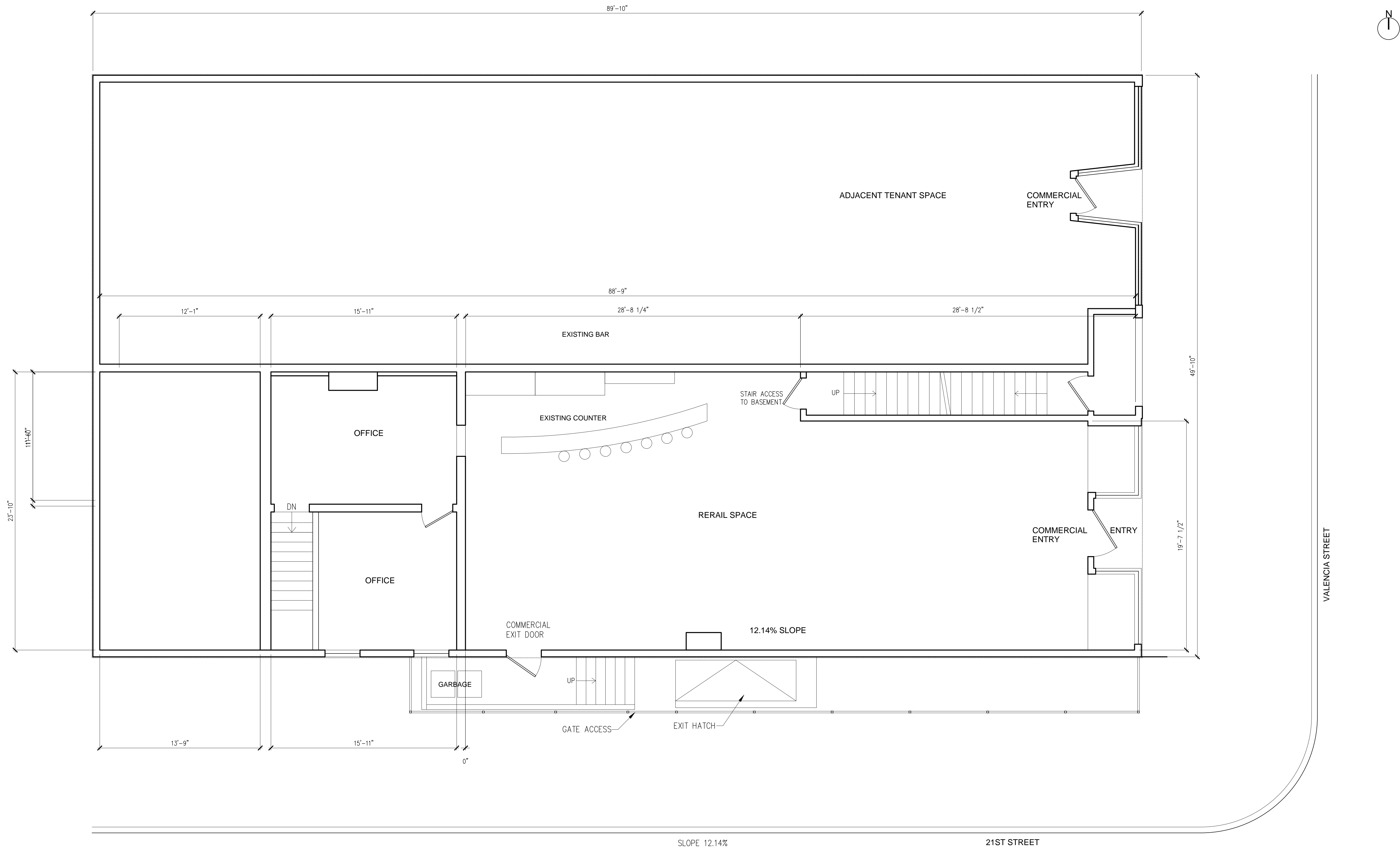
BUILDING 02.09.2017

BUILDING 03.19.2017

SHEET DESCRIPTION

EXISTING
FIRST FLOOR
PLAN

A1.2



1 EXISTING MEZZ. FLOOR PLAN
SCALE : 1/4"=1'-0"

DETAILS SHEET NOTES

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- ② FLOOR/CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

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LEGEND

- 9 WALL TYPE
- 999 DOOR NUMBER
- 9A WINDOW NUMBER
- 1 A3.4 SECTION
- 1 A3.4 ELEVATION
- 1 A FLOOR/CEILING ASSEMB. TYPE
- (E) WALL TO BE DEMOLISHED
- (E) WALL TO REMAIN
- (N) WALL
- PROPERTY LINE

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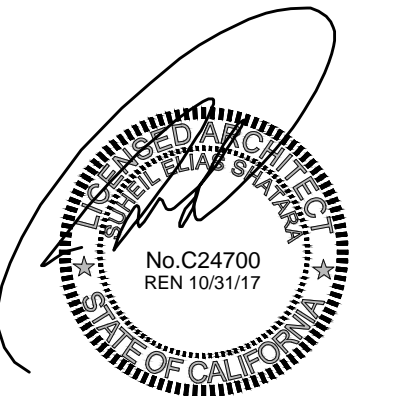
CONTACT: MR. SUHEIL SHATARA

OWNER
CONTACT ARCHITECT

BUILDING 09.20.2016

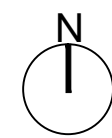
BUILDING 02.09.2017

BUILDING 03.19.2017



SHEET DESCRIPTION
**EXISTING
MEZZ. FLOOR
PLAN**

A1.3



SHATARA
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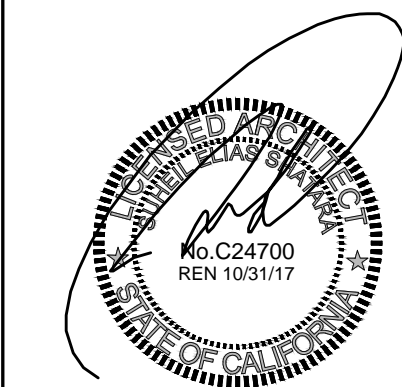
CONTACT: MR. SUHEIL SHATARA

OWNER
CONTACT ARCHITECT

BUILDING 09.20.2016

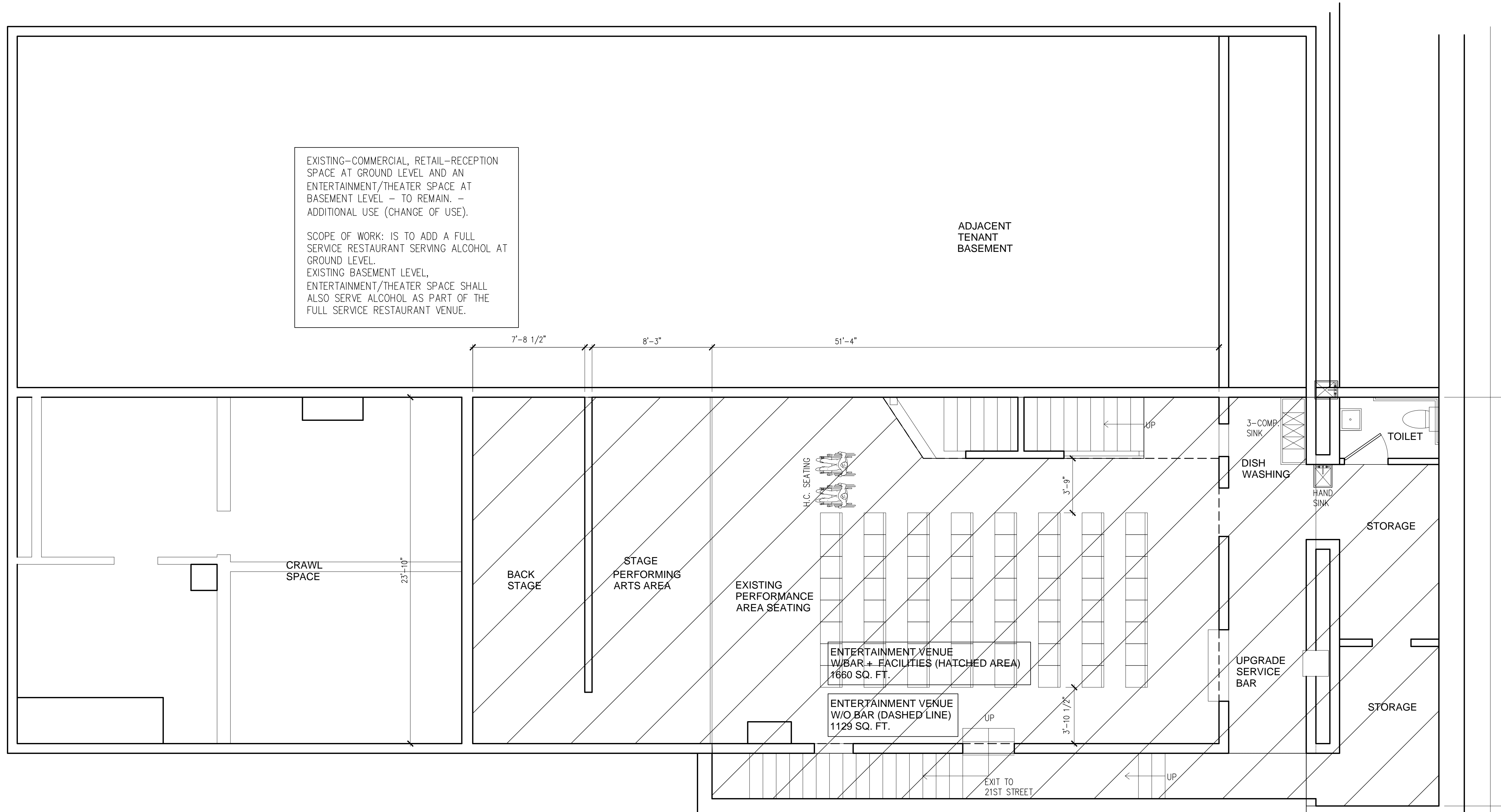
BUILDING 02.09.2017

BUILDING 03.19.2017



SHEET DESCRIPTION
PROPOSED
BASEMENT
FLOOR PLAN

A2.0



1 PROPOSED BASEMENT FLOOR PLAN
SCALE :1/4"=1'-0"

DETAILS SHEET NOTES

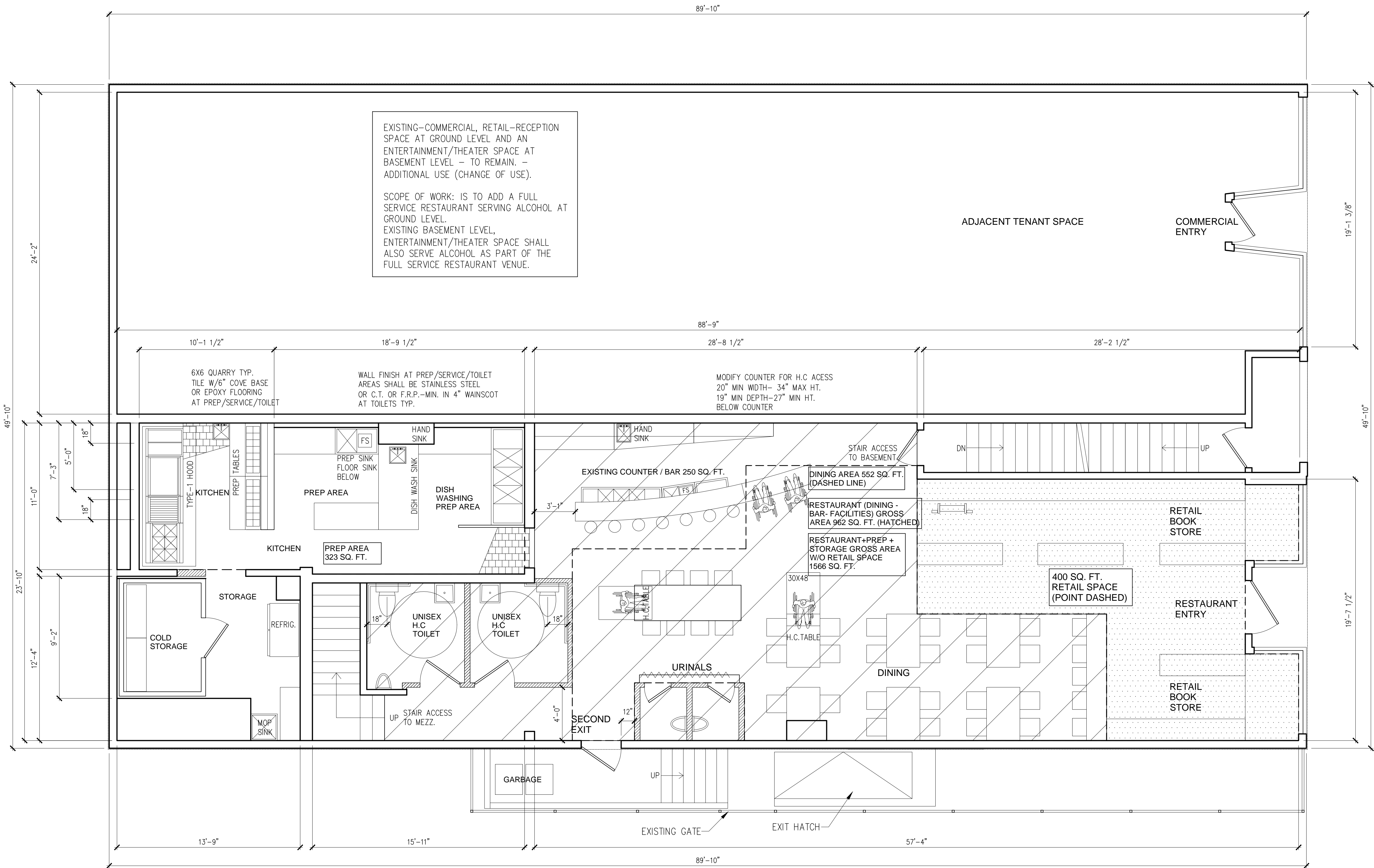
- 1 WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- 2 FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

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LEGEND

- | | | | |
|-----|---------------|---------------------------|----------------------------|
| 9 | WALL TYPE | 1
A3.3 | SECTION |
| 999 | DOOR NUMBER | 1
A3.3 | ELEVATION |
| 9A | WINDOW NUMBER | A | FLOOR/CEILING ASSEMB. TYPE |
| | | (E) WALL TO BE DEMOLISHED | |
| | | (E) WALL TO REMAIN | |
| | | (N) WALL | |
| | | PROPERTY LINE | |



1 PROPOSED FIRST FLOOR PLAN
SCALE : 1/4"=1'-0"

DETAILS SHEET NOTES

- 1 WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- 2 FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

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LEGEND

- | | | | |
|-----|---------------|---------------------------|----------------------------|
| 9 | WALL TYPE | 1
A3.4 | SECTION |
| 999 | DOOR NUMBER | 1
A3.4 | ELEVATION |
| 9A | WINDOW NUMBER | A | FLOOR/CEILING ASSEMB. TYPE |
| | | (E) WALL TO BE DEMOLISHED | |
| | | (E) WALL TO REMAIN | |
| | | (N) WALL | |
| | | PROPERTY LINE | |

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PROJECT
TENANT IMPROVEMENT

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BLOCK: 3608
LOT: 010

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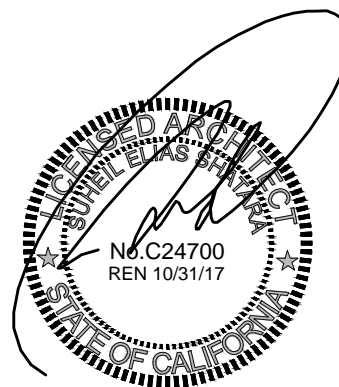
OWNER

CONTACT ARCHITECT

BUILDING 09.20.2016

BUILDING 02.09.2017

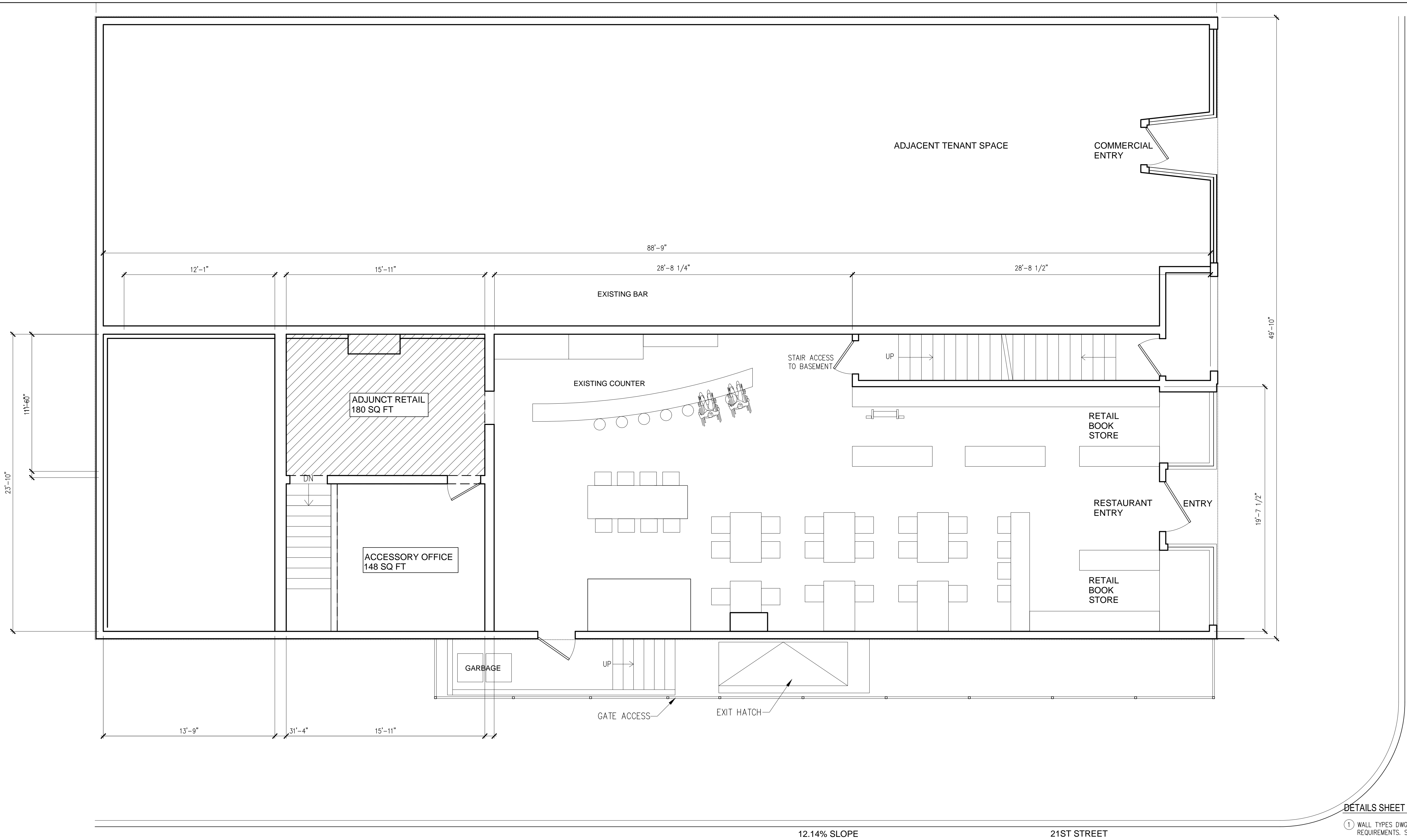
BUILDING 03.19.2017



SHEET DESCRIPTION

PROPOSED
FIRST FLOOR
PLAN

A2.1



1 PROPOSED MEZZ. FLOOR PLAN
SCALE : 1/4"=1'-0"

DETAILS SHEET NOTES

- 1 WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- 2 FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

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LEGEND

- | | | | |
|-----|---------------|-----------|----------------------------|
| 9 | WALL TYPE | 1
A3.4 | SECTION |
| 999 | DOOR NUMBER | 1
A3.4 | ELEVATION |
| 9A | WINDOW NUMBER | A | FLOOR/CEILING ASSEMB. TYPE |
| | | (E) | WALL TO BE DEMOLISHED |
| | | (E) | WALL TO REMAIN |
| | | (N) | WALL |
| | | | PROPERTY LINE |

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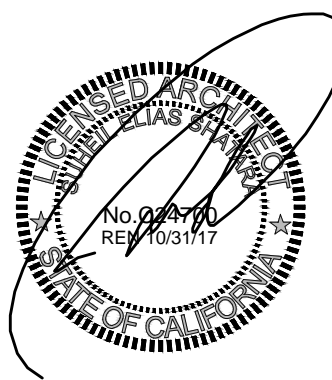
OWNER

CONTACT ARCHITECT

BUILDING 09.20.2016

BUILDING 02.09.2017

BUILDING 03.19.2017



SHEET DESCRIPTION

PROPOSED
MEZZANINE
FLOOR PLAN

A2.2

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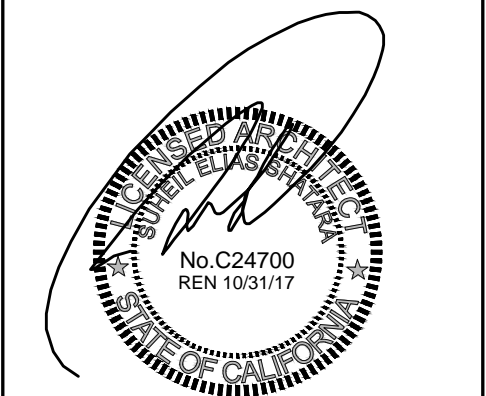
PROJECT DIRECTORY

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CONTACT ARCHITECT

BUILDING	09.20.2016
BUILDING	02.09.2017
BUILDING	03.19.2017



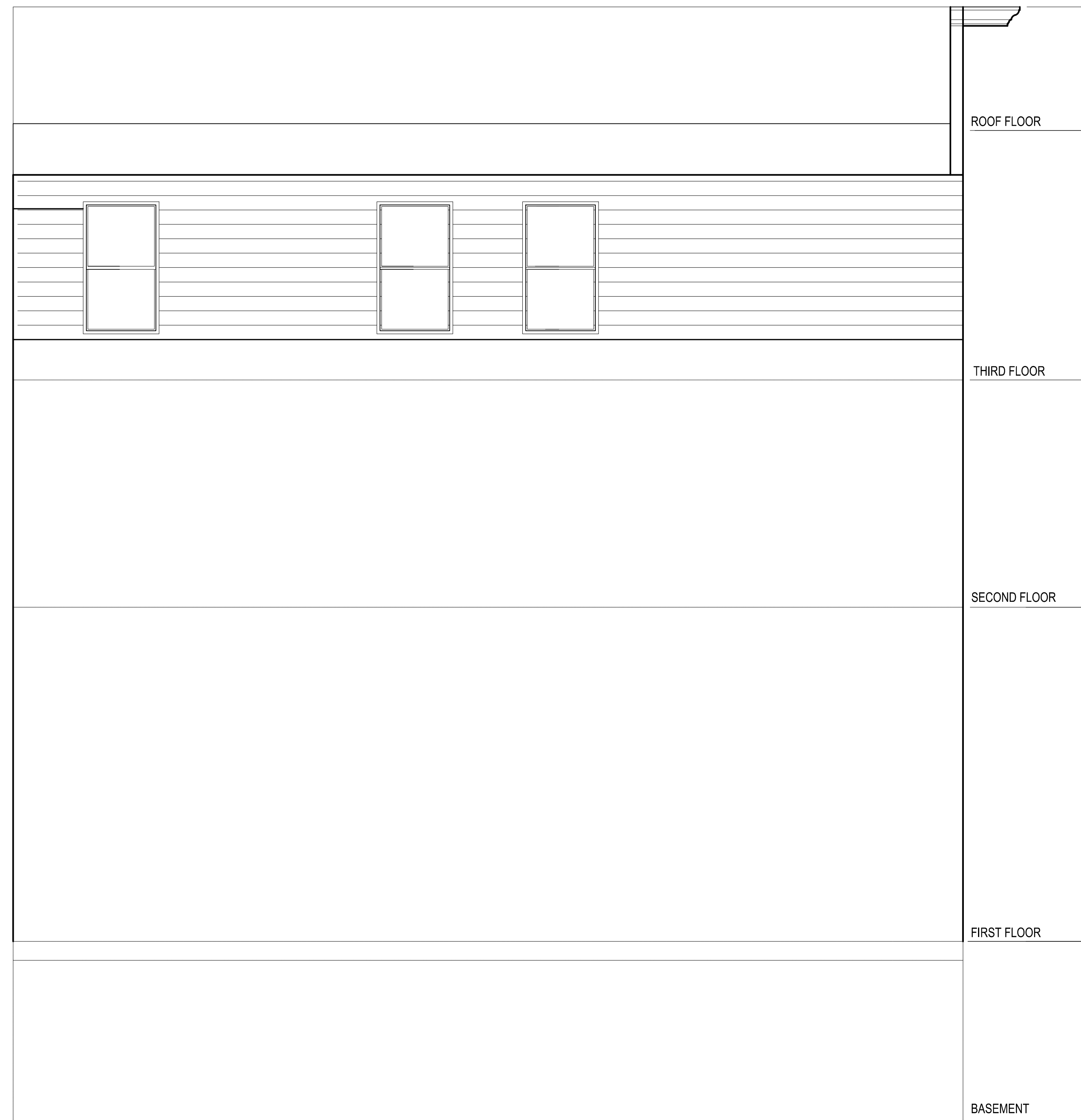
SHEET DESCRIPTION
EXISTING
ELEVATIONS

A3.1



1 EAST ELEVATION (FRONT)
SCALE : 1/4"=1'-0"

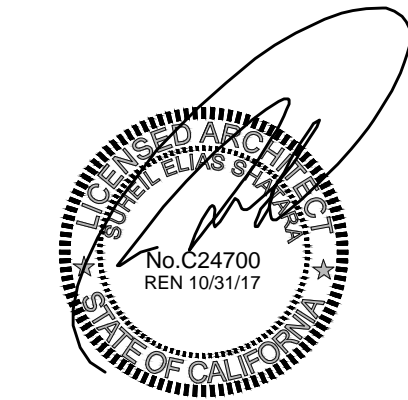
NO WORK ON THIS ELEVATION

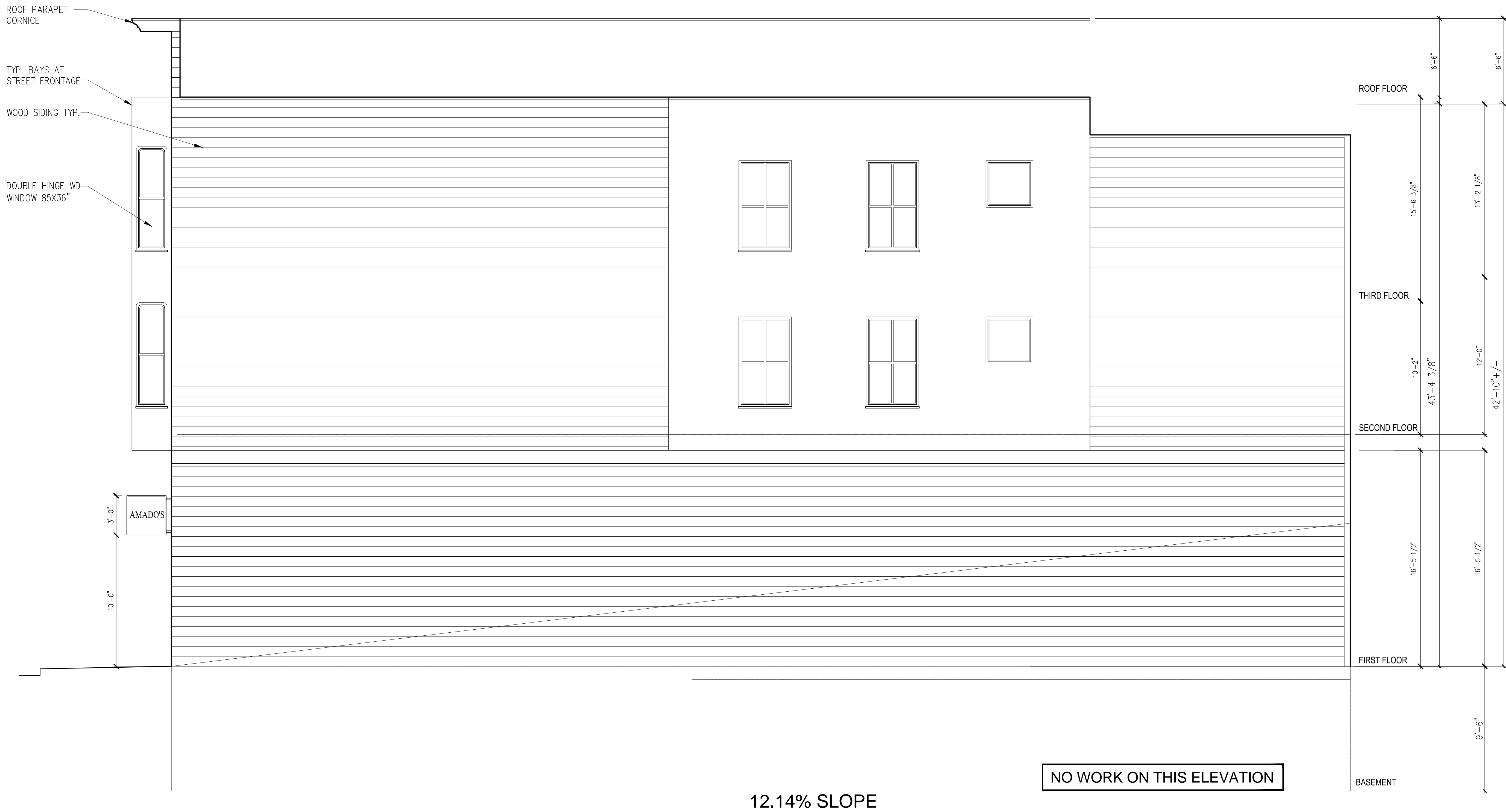


2 WEST ELEVATION (REAR)
SCALE : 1/4"=1'-0"

NO WORK ON THIS ELEVATION

BUILDING	09.20.2016
BUILDING	02.09.2017
BUILDING	03.19.2017





① NORTH ELEVATION
SCALE : 1/4"=1'-0"

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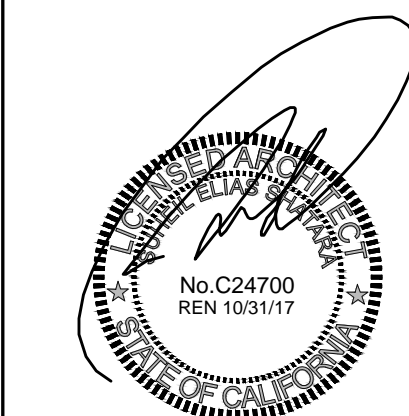
CONTACT: MR. SUHEIL SHATARA

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BUILDING 09.20.2016

BUILDING 02.09.2017

BUILDING 03.19.2017



SHEET DESCRIPTION

EXISTING
ELEVATION

A3.3



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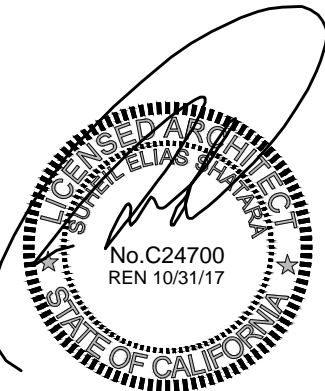
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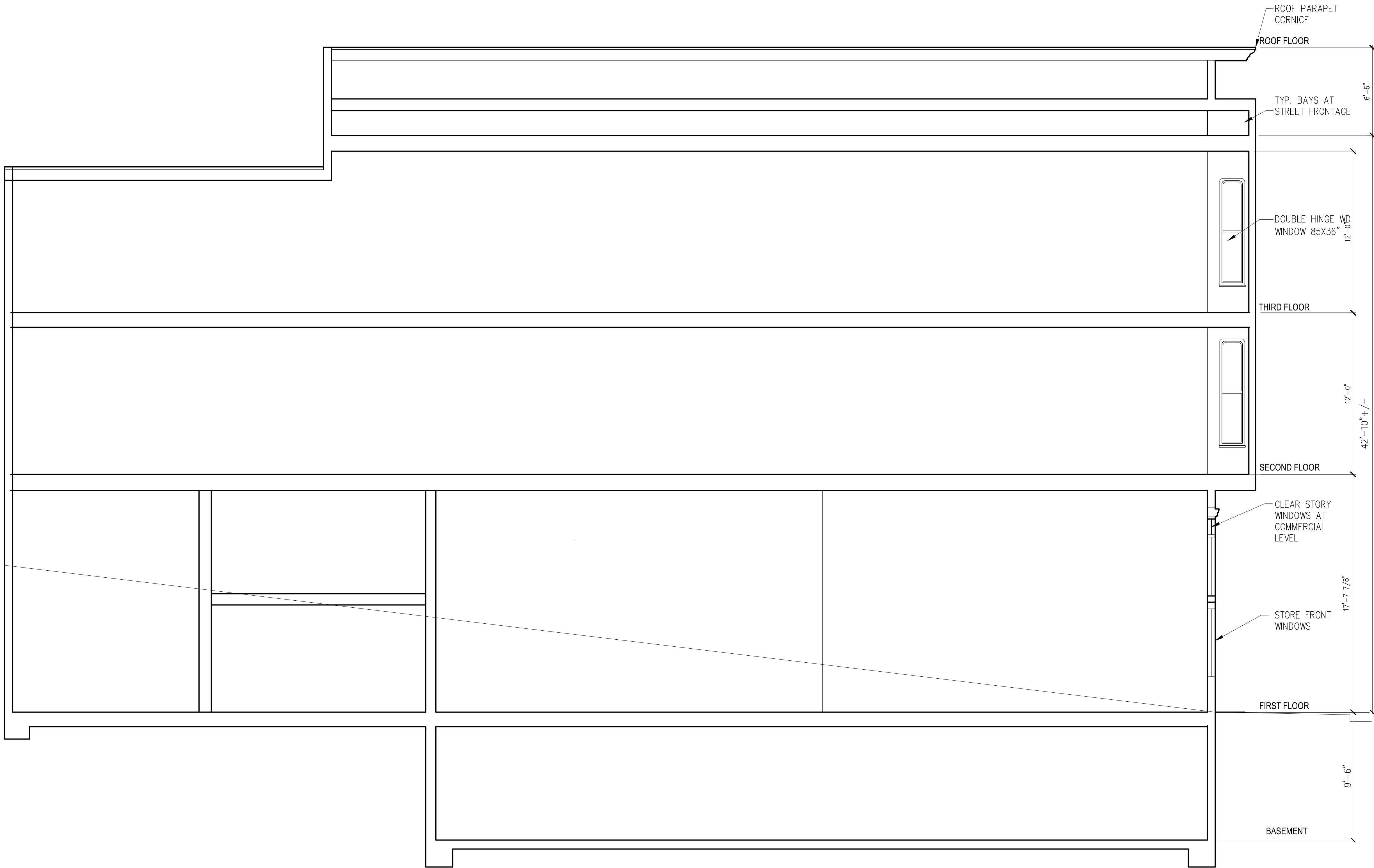
OWNER
CONTACT ARCHITECT

BUILDING	09.20.2016
BUILDING	02.09.2017
BUILDING	03.19.2017



SHEET DESCRIPTION
EXISTING/
PROPOSED
SECTION

A3.4



① EXISITNG & PROPOSED SECTION
SCALE : 1/4"=1'-0"



SAN FRANCISCO PLANNING DEPARTMENT

CEQA Categorical Exemption Determination

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.	
	Class 1 – Existing Facilities. Interior and exterior alterations; additions under 10,000 sq. ft.
	Class 3 – New Construction/ Conversion of Small Structures. Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
	Class ___

STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

If any box is checked below, an <i>Environmental Evaluation Application</i> is required.	
<input type="checkbox"/>	Air Quality: Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	Hazardous Materials: If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)</i>
<input type="checkbox"/>	Subdivision/Lot Line Adjustment: Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i>
<input type="checkbox"/>	Slope = or > 20%: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Landslide Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report is required.
<input type="checkbox"/>	Seismic: Liquefaction Zone: Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones)</i> If box is checked, a geotechnical report will likely be required.
If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u>	
<input type="checkbox"/>	Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.
Comments and Planner Signature (optional):	

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

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

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

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

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW
TO BE COMPLETED BY PRESERVATION PLANNER**

Check all that apply to the project.	
<input type="checkbox"/>	1. Project involves a known historical resource (CEQA Category A) as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. Interior alterations to publicly accessible spaces.
<input type="checkbox"/>	3. Window replacement of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. Façade/storefront alterations that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. Raising the building in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. Restoration based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. Addition(s) , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. Other work consistent with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. Other work that would not materially impair a historic district (specify or add comments):</p> <p>(Requires approval by Senior Preservation Planner/Preservation Coordinator) _____</p>
<input type="checkbox"/>	<p>10. Reclassification of property status. (Requires approval by Senior Preservation Planner/Preservation Coordinator)</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A <input type="checkbox"/> Reclassify to Category C </p> <p style="padding-left: 40px;">a. Per HRER dated: _____ (attach HRER)</p> <p style="padding-left: 40px;">b. Other (specify): _____</p>
<p>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</p>	
<input type="checkbox"/>	<p>Further environmental review required. Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. GO TO STEP 6.</p>
<input type="checkbox"/>	<p>Project can proceed with categorical exemption review. The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. GO TO STEP 6.</p>
<p>Comments (optional):</p> 	
<p>Preservation Planner Signature:</p> 	

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

<input type="checkbox"/>	<p>Further environmental review required. Proposed project does not meet scopes of work in either (check all that apply):</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review </p> <p>STOP! Must file an <i>Environmental Evaluation Application</i>.</p>			
<input type="checkbox"/>	<p>No further environmental review is required. The project is categorically exempt under CEQA.</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Signature:</p> </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p>
<p>Planner Name:</p> <p>Project Approval Action:</p> <p>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</p>	<p>Signature:</p> 			

STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
If at least one of the above boxes is checked, further environmental review is required.	

DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp: