



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 7, 2017

Date: August 31, 2017
Case No.: 2016-016610CUA
Project Address: 3368 19th Street
Zoning: Mission Street Neighborhood Commercial Transit (NCT) District
55-X Height and Bulk District
Mission Alcoholic Beverage Special Use District
Block/Lot: 3590/020
Project Sponsor: Debbie Horn and Paul Miller
3368 19th Street
San Francisco, CA 94110
info@royalcuckoomarket.com or (415) 550-6903
Staff Contact: Michael Christensen – (415) 575-8742
michael.christensen@sfgov.org
Recommendation: **Approval with Conditions**

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

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415.558.6377

PROJECT DESCRIPTION

The proposed project (Project) would establish a restaurant use, as defined by Planning Code Section [790.91](#), in a portion of the existing grocery/liquor store (dba "Royal Cuckoo Market") in an existing one-story building. No exterior modifications to the building are proposed as part of the project.

SITE DESCRIPTION AND PRESENT USE

The site ("Project Site"), Lot 020 in the Assessor's Block 3590, is located on the north side of 19th Street, between Mission and Capp Streets, in the Mission Street NCT Zoning District. The property is developed with two commercial storefronts. The subject tenant space is currently occupied by a liquor/grocery store, and the adjacent tenant space is occupied by a jewelry store. The subject property has approximately 25 feet of frontage on 19th Street, split evenly between the two tenant spaces. The subject commercial space is approximately 750 square feet in size and occupies approximately 12.5 feet of frontage on 19th Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project is located in the Mission Street NCT Zoning District, which is intended to provide a selection of goods serving the day-to-day needs of the residents of the Mission District. Additionally, this District serves a wider trade area with its specialized retail outlets. Eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours. Properties to the east of the project site are zoned Residential Transit Oriented-Mission ([RTO-M](#)) and are primarily residential.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 18, 2017	August 16, 2017	22 days
Posted Notice	20 days	August 18, 2017	August 18, 2017	20 days
Mailed Notice	20 days	August 18, 2017	August 18, 2017	20 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 43 letters in support of the project and additional petition signatures in support of the project. No formal correspondence has been received in opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- The project requires **Conditional Use Authorization** from the Planning Commission, pursuant to the Mission 2016 Interim Zoning Controls (Planning Commission Resolution No. 19865) and Planning Code Sections 249.60, 303 and 754 to authorize a change in use of a portion of an existing grocery/liquor store to a Restaurant, as defined by Planning Code Section 790.91. 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 [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, the percent of commercial frontage in the subject zoning district within 300' feet of the project site that would be devoted to restaurant and limited-restaurant uses would increase from 22.93% to 23.79%, remaining below the 25% maximum that Planning Code Section 303 states should be maintained.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to establish a restaurant use, pursuant to the [Mission 2016 Interim Zoning Controls](#) defined in Planning Commission Resolution No. 19865 and Planning Code Sections 249.60, 303 and 754, alongside the existing grocery/liquor store use.

BASIS FOR RECOMMENDATION

- The Project promotes small-business ownership.
- The District is well served by transit; therefore customers should not impact traffic.
- The Project meets all applicable requirements of the Planning Code and General Plan.
- The Project is consistent with the intent of the Mission Street NCT Zoning District.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion
Parcel Map
Sanborn Map
Zoning Map
Height and Bulk District Map
Aerial Photograph
Site Photographs
Environmental Determination
Conditional Use Authorization Application
Letters of Support
Eating/Drinking Frontage Concentration Map
Project Plans

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

MAC

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

HEARING DATE: SEPTEMBER 7, 2017

Case No.: 2016-016610CUA
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO THE MISSION 2016 INTERIM ZONING CONTROLS DEFINED IN PLANNING COMMISSION RESOLUTION NO. 19865, AND PLANNING CODE SECTIONS 249.60, 303, AND 754 TO ESTABLISH A RESTAURANT USE IN A PORTION OF AN EXISTING LIQUOR/GROCERY STORE (DBA ROYAL CUCKOO MARKET) AT 3368 19TH STREET, WITHIN THE MISSION STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT, AND A 55-X HEIGHT AND BULK DISTRICT, AND ADOPT FINDINGS PER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.

PREAMBLE

On May 16, 2017, Paul Miller (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization for the subject property at 3368 19th Street, Lot 020 in Assessor's Block 3590, (hereinafter "subject property"), pursuant to the Mission 2016 Interim Zoning Controls and Planning Code Sections 249.60, 303, and 754 to establish a restaurant use within a portion of an existing liquor/grocery store in the Mission Street Neighborhood Commercial Transit (NCT) District, the Mission Alcoholic Beverage Special Use District, and 55-X Height and Bulk Districts.

The Planning Department Commission Secretary is the custodian of records; the file for Case No. 2016-016610CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On September 7th, 2017, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-016610CUA.

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. **2016-016610CUA**, 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 020 in the Assessor’s Block 3590, is located on the north side of 19th Street, between Mission and Capp Streets, in the Mission Street NCT Zoning District. The property is developed with two commercial storefronts. The subject tenant space is currently occupied by a liquor/grocery store, and the adjacent tenant space is occupied by a jewelry store. The subject property has approximately 25 feet of frontage on 19th Street, split evenly between the two tenant spaces. The subject commercial space is approximately 750 square feet in size and occupies approximately 12.5 feet of frontage on 19th Street.
3. **Surrounding Properties and Neighborhood.** The project is located in the Mission Street NCT Zoning District, which is intended to provide a selection of goods serving the day-to-day needs of the residents of the Mission District. Additionally, this District serves a wider trade area with its specialized retail outlets. Eating and drinking establishments contribute to the street’s mixed-use character and activity in the evening hours. Properties to the east of the project site are zoned Residential Transit Oriented-Mission ([RTO-M](#)) and are primarily residential.
4. **Project Description.** The proposed project (Project) would establish a restaurant use, as defined by Planning Code Section [790.91](#), in a portion of the existing grocery/liquor store (dba “Royal Cuckoo Market”) in an existing one-story building. No exterior modifications to the building are proposed as part of the project.

5. **Public Comment.** The Department has received 43 letters in support of the project and additional petition signatures in support of the project. No formal correspondence has been received in opposition to the project.
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 Use.** Planning Code Section 754 principally permits a Restaurant (790.91) on the first story within the Mission Street Neighborhood Commercial Transit District. Per the Mission 2016 Interim Zoning Controls, Conditional Use Authorization is required for any project which proposes a change of use to Restaurant within the Interim Control Area.

The Project Sponsor seeks to change the use of a portion of the existing liquor/grocery store to Restaurant and is seeking Conditional Use Authorization for the project.

- b. **Use Size.** Planning Code Section 121.2 requires non-residential uses to be limited to a maximum of 5,999 square feet in size within the Mission Street NCT Zoning District. Modifications to this requirement may be granted through the Conditional Use Authorization process.

The size of the existing liquor/grocery store tenant space is approximately 750 gross square feet in size, and the project only proposes to convert a small portion at the front to a Restaurant. The space proposed to be converted is approximately 150 square feet and thus complies with this requirement.

- 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 12.5 feet of frontage on 19th Street with all of subject frontage devoted to either window or entrance space to the restaurant. The existing ground level street-facing frontage on 19th 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 19th Street.

- d. **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. Thus, the project is permitted by the SUD to serve alcohol in conjunction with a bona-fide eating place.

- e. **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.

- f. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department, and will be required to meet the requirements of Article 6 of the Planning Code.

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 proposed Restaurant use is approximately 150 square feet in size and is appropriately sized for the district, which consists of small-scale buildings and neighborhood serving uses. The Restaurant use will provide services which are compatible with the neighborhood and desirable for the surrounding community. The Restaurant use will enhance the viability of the existing market use on the site.

- 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 Mission 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 150 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. The Project will not expand the existing building or change signage as part of the Conditional Use Authorization.

- 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 use is consistent with the stated purposes of the Mission Street NCT Zoning 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 Eating and Drinking 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 22.93% of the total commercial frontage as measured in linear feet. With the subject change of use from a personal service use to a Restaurant use, the total aforementioned commercial frontage dedicated to eating and drinking establishments will increase by 0.86%, for a total of 23.79%. Therefore, the proposal would be in compliance with the requirements of Code Section 303(o).

- 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 to the residents of the neighborhood and will provide resident employment opportunities to those in the community. The proposed project is consistent with purpose of the Mission 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 would establish a restaurant use within an existing liquor/grocery store. The existing business (DBA Royal Cuckoo Market) would not be displaced by the conversion, which would only occupy a small portion of the existing tenant space. The use would complement the existing business and enhance its viability by providing an additional revenue stream and assisting in the retention of staff.

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 within certain neighborhoods. 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 Mission Street Neighborhood Commercial Transit District, where the proposed project is located. Currently, approximately 22.93% of the commercial frontage of the Mission Street Neighborhood Commercial Transit District within 300 feet of the project site is attributed to eating and drinking establishments and will increase 0.86% with the addition of the Project, to a total of 23.79%. 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 the Mission and San Francisco as a whole.

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 establish a restaurant within a portion of an existing liquor/grocery store and will continue to serve the neighborhood and serve 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 any residential units, thus preserving the supply of housing.

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

The Project is located on 19th Street near Mission Street and is well-served by transit. It is highly likely that both employees and customers of the proposed project will either walk or use transit to arrive at the subject location as several bus lines operate within a few blocks of the site. Additionally, the 16th Street BART station is located approximately 0.3 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 increasing the viability of an existing neighborhood serving retail 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.

- 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. 2016-016610CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 14, 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. 19918. 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 September 7, 2017.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 7, 2017

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to establish a restaurant use within a portion of an existing liquor/grocery store, located at 3368 19th Street, Block 3590, Lot 020, pursuant to the Mission 2016 Interim Zoning Controls defined in Planning Commission Resolution No. 19865 and Planning Code Sections 249.60, 303 and 754, within the Mission Street Neighborhood Commercial Transit District and 55-X Height and Bulk District; in general conformance with plans, dated April 14, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2016-016610CUA and subject to conditions of approval reviewed and approved by the Commission on September 7, 2017 under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 7, 2017 under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

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

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

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

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

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

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

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

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

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

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

MONITORING - AFTER ENTITLEMENT

6. **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

7. **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

8. **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>

9. **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>

10. **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

11. **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

12. **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

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

- A. The business operator shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works.

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

For information about compliance of fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health.

For information about compliance with construction noise requirements, contact the Department of Building Inspection.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department.

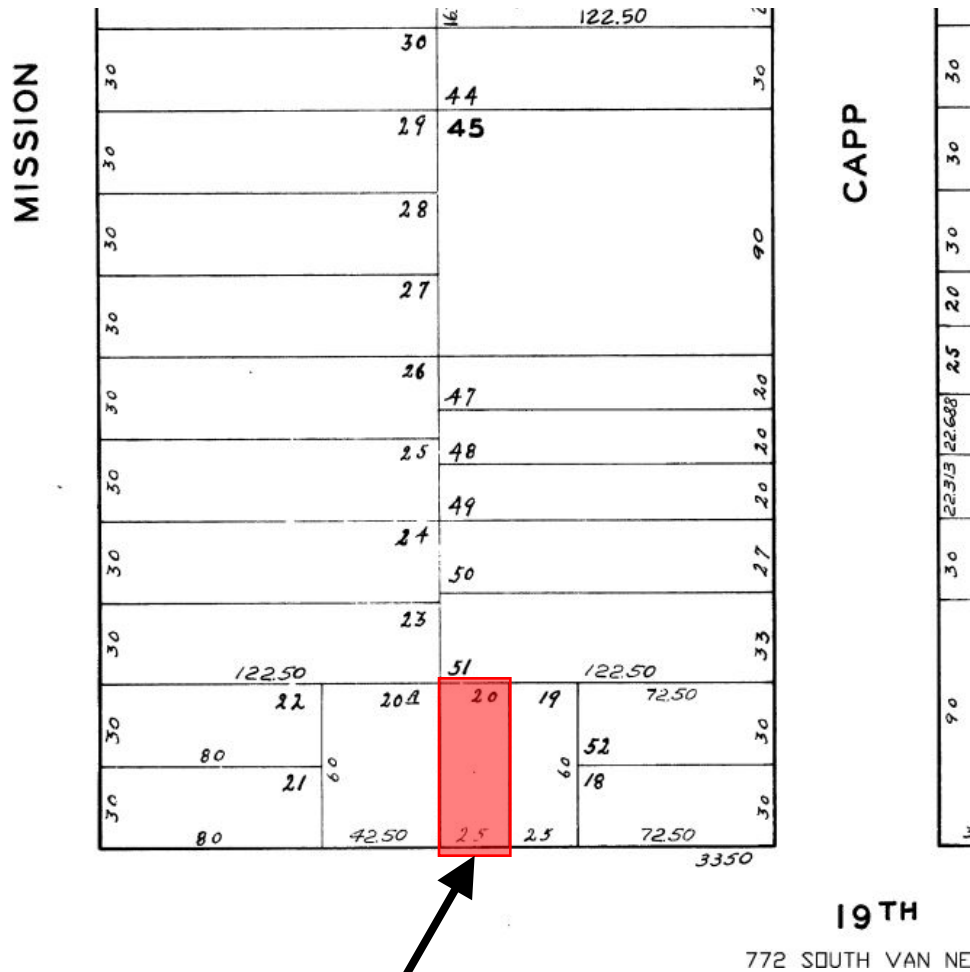
- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutant standards, contact the Bay Area Air Quality Management District (BAAQMD) and Code Enforcement, Planning Department.

- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

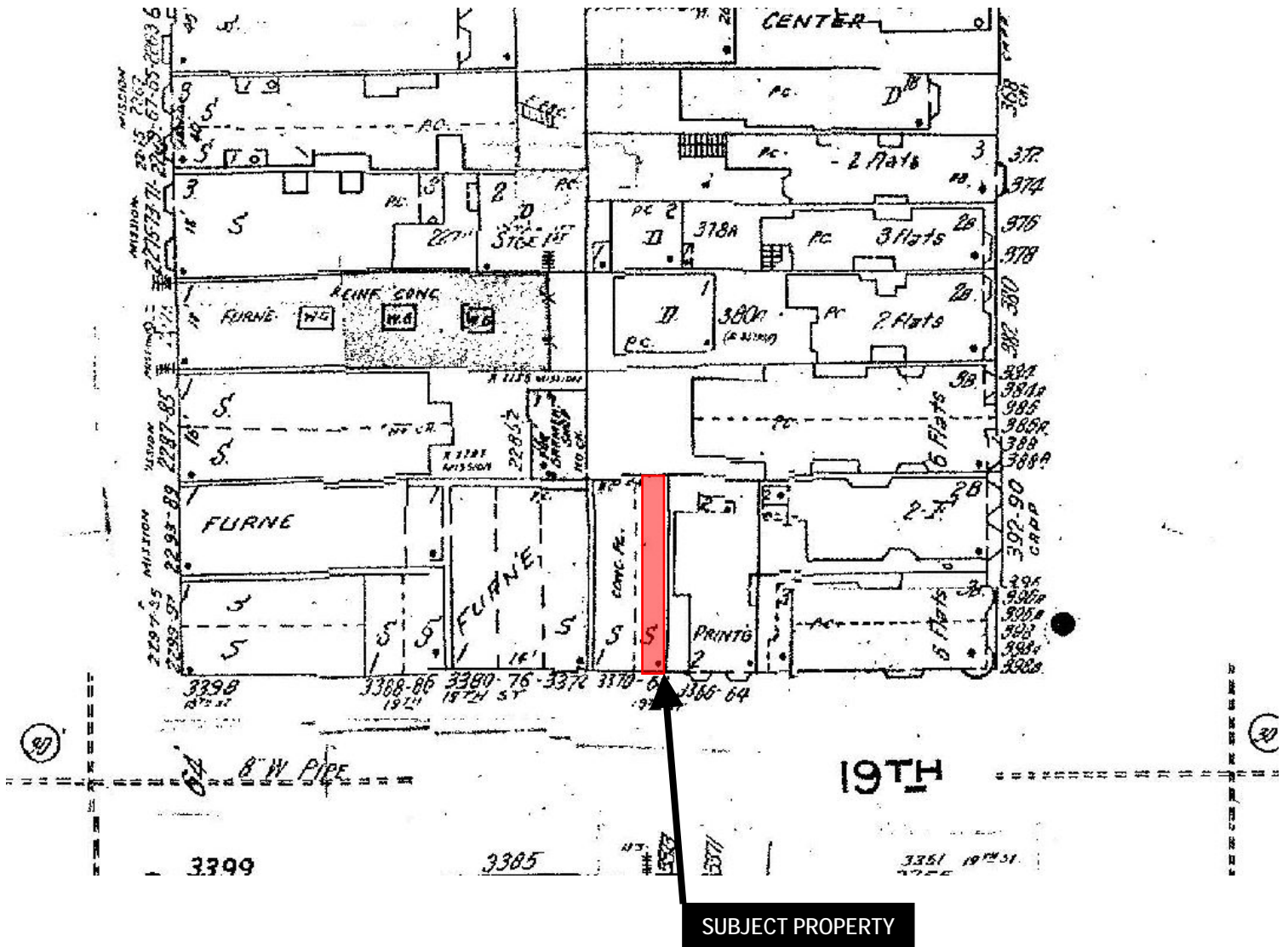
For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works.

Parcel Map



Conditional Use Authorization Hearing
Case Number 2016-016610CUA
Royal Cuckoo Market - Restaurant
3368 19th Street

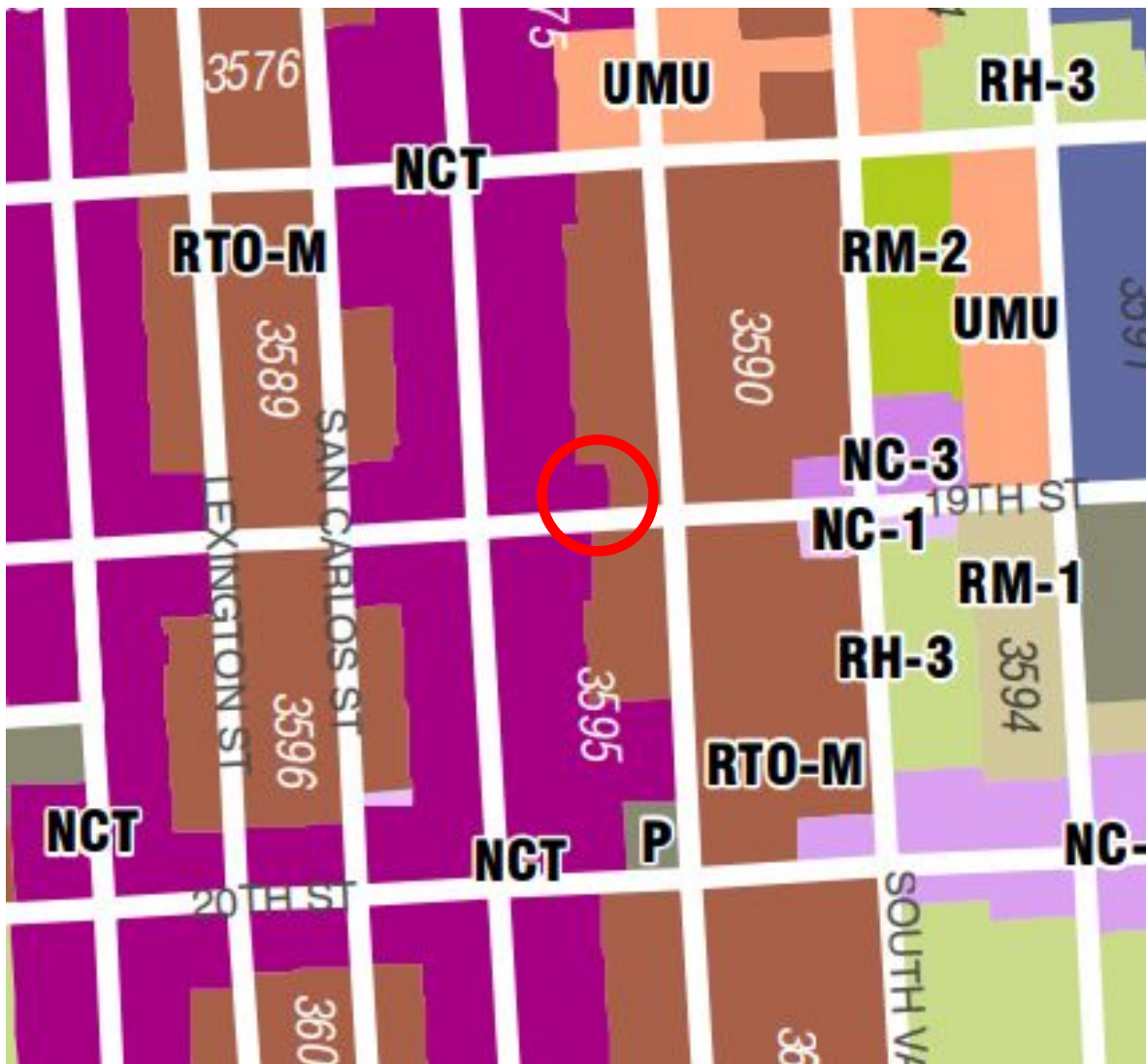
Sanborn Map*



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



Zoning Map



Conditional Use Authorization Hearing
Case Number 2016-016610CUA
Royal Cuckoo Market - Restaurant
3368 19th Street

Height and Bulk District Map



Conditional Use Authorization Hearing
Case Number 2016-016610CUA
Royal Cuckoo Market - Restaurant
3368 19th Street

Aerial Photo



SUBJECT PROPERTY

Conditional Use Authorization Hearing
Case Number 2016-016610CUA
Royal Cuckoo Market - Restaurant
3368 19th Street

Site Photo



Conditional Use Authorization Hearing
Case Number 2016-016610CUA
Royal Cuckoo Market - Restaurant
3368 19th Street



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>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap > Maher layer).</i>
<input type="checkbox"/>	Transportation: Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	Archeological Resources: Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <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.
<u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</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:

APPLICATION FOR Conditional Use Authorization

1. Owner/Applicant Information

PROPERTY OWNER'S NAME:	
PROPERTY OWNER'S ADDRESS:	TELEPHONE:
	()
	EMAIL:
APPLICANT'S NAME:	
Same as Above <input type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE:
	()
	EMAIL:
CONTACT FOR PROJECT INFORMATION:	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
	()
	EMAIL:
COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
	()
	EMAIL:

2. Location and Classification

STREET ADDRESS OF PROJECT:		ZIP CODE:		
CROSS STREETS:				
ASSESSORS BLOCK/LOT:	LOT DIMENSIONS:	LOT AREA (SQ FT):	ZONING DISTRICT:	HEIGHT/BULK DISTRICT:
/020				

3. Project Description

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

4. Project Summary Table

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

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

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

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

-
- This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins or other markings on the paper.

Priority General Plan Policies Findings

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

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

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

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

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

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

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

7. That landmarks and historic buildings be preserved; and

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

Estimated Construction Costs

TYPE OF APPLICATION:	
OCCUPANCY CLASSIFICATION:	
BUILDING TYPE:	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
ESTIMATED CONSTRUCTION COST:	
ESTIMATE PREPARED BY:	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

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

Signature: _____

Date: _____

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

Owner / Authorized Agent (circle one)

June 10, 2017

To whom it may concern:

From the moment it opened, I was a loyal customer of Royal Cuckoo Market. I became immediate friends with Charlie who works the front counter most days. It was through Royal Cuckoo that I learned about a number of local businesses, including ~~the~~ the Oakland team making Chickaroses, and even It's Its! I also ended up meeting my first true locals. Martin gives me a hello every time we share the counter.

When the wine and beer counter was introduced, I was really excited. I always take guests to Cuckoo for a quiche or a sandwich and a glass. They're always amazed. A place that's so cozy and welcoming at all times of night, and a great place to take your friend for a quiet talk or your parents for an evening of feeling special.

Charlie and his brother even encouraged me on my joke to try to learn enough songs on the guitar to play there and get started in music.

Royal Cuckoo has been my favorite neighborhood spot and the first business where

they learned my name and took the time to make me feel welcome. Plus the food is awesome and the prices are great! It's the only reasonably priced, polished place left in the Mission.

~~Tip~~

It's easy for local businesses to overcharge to try to raise margins. It's admirable that Cuckoo tries to make the market affordable when businesses half a block away charge 24.00 for a plate of pasta. It takes persistence and self-sacrifice, and a desire to preserve Mission culture and neighborhoods the way it is today. That kind of consideration for the neighborhood should not be punished by making it harder for the RC Market to have predictable revenue levels.

Please help keep the Mission a welcoming place that doesn't punish a business for doing everything right. I want the Market I ~~was~~ am lucky enough to have today: that serves coffee, pastries, wine, beer and lunch foods to a diverse crowd.

Thank you.
Gene Findley
772 S Van Ness
Next-door neighbor

July 27, 2017

Attn: Planning Commission

I am writing this letter to express my support for the Royal Cuckoo Market. My family and I currently live at 119 San Carlos St. but have been long time residents of the Mission District. We love that the market opened so close to our home. I can say that the owners are amazing people, they have brought a very unique family friendly business that we support. It is a great spot to grab a coffee and pastry in the morning and a lite bite it the afternoon. We want it to continue as a retail market with groceries and also its off sale liquor license. We also want it to keep its counter that currently serves delicious food and beer and wine. Most importantly we want the Royal Cuckoo to thrive and continue being a unique business with the spirit of San Francisco and the Mission. It would be a shame to have them loose any aspect of their permitting. I can't stress enough how great of an addition they have been to our neighborhood.

Thank you,

A handwritten signature in black ink, appearing to read 'Marisol Gonzalez', followed by a large, stylized flourish or scribble.

Marisol Gonzalez

As another local small business owner and resident within one block from the Royal Cuckoo, I see firsthand the market's offerings to the neighborhood. Several times a week I go to the Royal Cuckoo for a quick cup of coffee before opening my shop, grab a few lunch items and a cup of soup, or pick up a bottle of wine to take home after a long day at work. I was thrilled when my favorite local market added their wine bar so that I could sit down after work and catch up with the friendly owners, and long time Mission District residents, and talk about common issues affecting our businesses and the neighborhood in which we both reside! Almost every time I wander into the Royal Cuckoo I happen upon a friend, a mutual customer, or someone whom I just recognize from around the neighborhood. The Cuckoo has a way of attracting interesting people from the neighborhood from all walks of life because of its cozy, inviting feel and also because of the friendly nature of the owners! With the recent closure of so many favorite local businesses in our part of the mission, the Royal Cuckoo would be sorely missed if they were forced to shut down due to their inability to adapt and evolve into a thriving business!

Kelley Wehman, owner of Carousel Consignment SF

Aimee Pavy
63 Ulloa Street
San Francisco, CA 94127

June 4, 2017

San Francisco Planning Commission
c/o San Francisco Planning Department
1650 Mission Street, #400
San Francisco, CA 94103

Dear Planning Commission,

The Mission District has been the focal point of activity and culture in my 27 years living in San Francisco, five of those years as an SF homeowner. We bought in San Francisco because it's an amazing city that attracts so many interesting people, working hard to add to the culture of the city.

Two of those interesting and hardworking people are Debbie Horn and Paul Miller, owners of the Royal Cuckoo Market at 3368 19th Street. My favorite "watering hole" by far is the Royal Cuckoo Bar. So, I was very excited to hear that Debbie and Paul opened up another business, the Royal Cuckoo Market, good on them! But as we all know, SF is a challenging place to run a business, and I'm impressed with their problem-solving ideas, how to make the business profitable, how to sustain their wonderful presence in the Mission District community. They are part of what makes the Mission a great destination for locals and out-of-towners, looking to find something that is uniquely San Franciscan.

I want the Royal Cuckoo Market to keep its counter, serving food and beer and wine. I want it to continue to be a part of the community and a place I can continue to frequent for a coffee during the day or drink with a friend after work.

I feel very strongly about this and I know others do too—others who also work hard to add to the culture and community of the Mission District and San Francisco.

Thank you,

Aimee Pavy



My name is Pete Colpitts and
I'm writing this letter in support
of Royal Cuckoo Market. I am an
employee at PG&E at 2270 Folsom St.
I usually stop by in the morning
to start my day with some coffee,
I love the staff and its warm
welcoming atmosphere.



6/28/17

6/4/17

Dear Planning Commission,

I want the Royal Cuckoo Market to keep its retail market with groceries and its off sale liquor license.

I want the Royal Cuckoo Market to keep its counter serving food and beer and wine.

I want the Royal Cuckoo Market to keep serving coffee and pastries.

I want the Royal Cuckoo Market to remain a neighborhood gathering place and community center.

I want the Royal Cuckoo Market to be a welcoming spot for seniors.

I want the Royal Cuckoo Market to remain a unique business in the spirit of old time San Francisco and the Mission.

Sincerely,

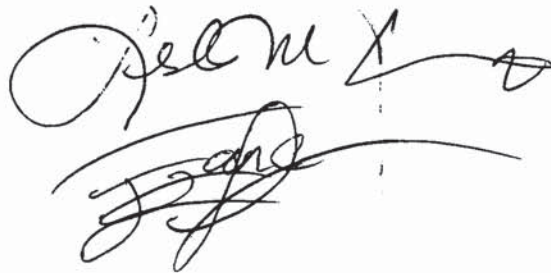
Medina Langworthy
a longtime local and friend of Lavay Smith
DIVOGA

To the San Francisco Planning Commission :

I want to write this letter to let you know my concern about closing the doors at the Royal Cuckoo Market; this is a must stop place to visit in the mission for me, my wife and friends. It is like an OASIS whenever we visit the Mission. Is a place where we know there is always someone to talk to about almost anything and there is always someone listening to you. I stop there for a drink or a café and delicious pastries. So I am asking you to please keep its tiny counter serving food, beer and wine. don't close this place!!! We love it in the Mission because where will we go if it's no longer there?

Thank you for your consideration:

Francisco Andrade and Leslie craven Andrade

The block contains two handwritten signatures. The top signature is in cursive and appears to read 'Francisco Andrade'. The bottom signature is also in cursive and appears to read 'Leslie Craven Andrade'. Both signatures are written in black ink.

Brandon Spaine
1228 3rd Avenue
San Francisco
CA 94122

Dear SF Planning Commission,

I'm pretty bummed out that I have to be writing this letter in hopes of keeping such a Mission community gem the way it was meant to be. I, along with many others in the community wish for you to let them continue operating as they presently are: serving coffee, pastries, food, beer, wine, etc.

Allowing them to do so would be allowing them to foster an amazing and genuine community that is as friendly and humble as it is diverse. If you know of a cafe with a more welcoming staff, where I can buy coffee for \$2.00 in the morning and practice my spanish with seniors who have been living in the Mission most of their life... I'd be inclined to call you a liar.

Places like the Royal Cuckoo Market are becoming more and more rare in SF, and to strip them of not only ^{what} a huge source of their modest revenue but what allows so many of us to treat it as a social space (bar service) would be a true shame to the Mission as a community. Leave this space unchanged!

—Brandon Spaine

25th July 2017.

Sarah Splane
1228 3rd Ave.
San Francisco
CA 94122

Dear San Francisco Planning Commission,

I moved to San Francisco from the United Kingdom 15 months ago - although my husband is here moving country and culture is always a difficult thing. I've lived in a few cities around the world and know it can be hard merging into a community. During the last year I've frequented the Royal Cuckoo Market bar most mornings for coffee and some evenings for drinks and snacks.

I can honestly say that from the first day I stepped foot in there I felt welcomed and part of a community, the local community. It's a place where you can run into a friendly face in a district where bars and restaurants seem to come and go, where tables are filled with laptops and silence.

The Royal Cuckoo Market is a small rare gem of San Francisco it's the first place I would bring visitors from home to show them a real taste of this city's hospitality, friendliness, mellow atmosphere and good food.

There is nothing that should change about this space, in a year I've never witnessed anything but openness to the local community and a good atmosphere. People pop in here to buy wine, sample pastries and coffee, hang with friends absent of technology and talk to each other! - as far as I'm aware that never hurt anyone.

Losing the Royal Cuckoo Market would be tragic for not only the Mission but San Francisco as a whole.

Yours sincerely, Sarah Splane.

7/27/17

To: San Francisco Planning Commission

Dear Planning Commission,

I would like to offer my support to the Royal Cuckoo Market at 3368 19th Street in San Francisco. I have been coming to the market since it opened and appreciate its friendly, down to earth and unique atmosphere, knowledgeable staff and reasonably priced market and counter café items.

The Royal Cuckoo serves the community in providing a high quality low cost café experience as well as a unique variety of beer and wine and liquors from around the world. In every category of service, the Royal Cuckoo has a reasonably or low cost option which encourages people from diverse economic backgrounds, and existing long time San Francisco Mission residents to come in to the store. These low cost unique experiences are disappearing from the neighborhood – alienating a large number of Mission Residents, and the Royal Cuckoo is a welcome relief from a lot of the high end businesses that are increasing in presence and making a lot of residents feel priced out. The Royal Cuckoo Market is a refreshing neighborhood gathering place that welcomes people of all ages and economic backgrounds including seniors.

I would like to see the Royal Cuckoo continue to serve the community by providing a retail market with groceries and an off sale liquor license, and to continue to keep its counter serving beer and wine.

The Royal Cuckoo is run and created by caring, community minded artists who care about San Francisco and its residents.

Corrine Inabinet
3580 B 18th Street
San Francisco, CA 94110
corrineinabinet@gmail.com
415.531.6151

Dear San Francisco Planning Commission,

As the City of San Francisco becomes more and more commercialized it is incredibly important that we support our unique small businesses in any way we can. Without them our city will become just another big metropolis with a big name store on every corner with no soul. We need to preserve what is left of the special culture of San Francisco which might also mean making exceptions or giving special status to local owned businesses that add color, character and that create and hold together the feeling of neighborhood and belonging that is quickly vanishing from our city.

The Royal Cuckoo Market is such a business. It's not just a place to buy supplies, grab a coffee and pastry or a glass of wine, it's a community gathering place where one can see a friendly face when you need one, share your day, get information about what's going on in the neighborhood, learn about San Francisco neighborhood history from one of the old timers. In so many of the diverse cultures living in the Mission, food and drinks are a big part of helping a community come together. Taking away that ability to gather over a small cup of coffee with neighborhood friends proves that rules and regulations mean more than preserving the diversity and uniqueness of our neighborhoods.

I, and many of my friends and neighbors, urge you to help preserve this neighborhood institution by allowing The Royal Cuckoo Market to keep it's retail market with groceries and it's off-sale liquor license. Help preserve a business in the old time spirit of San Francisco and the Mission that brings together a diverse neighborhood in a time when we dearly need community.

Sincerely,

Rebecca Shannon
125 Cambon Drive 8K
San Francisco, Ca. 94132

Date: Thursday, August 3, 2017, 12:05 PM

> Planning
> Commission San
> Francisco Planning Department 1650
> Mission Street, Suite 400
> San
> Francisco, CA 94103
>
> Dear
> Planning Commission:
> I am
> writing in support of Royal Cuckoo Market and it's
> ability to maintain its retail market and remain a
> neighborhood gathering place. Places like Royal Cuckoo
> are rare - a small business, privately owned, serving a
> community and contributing the economy and the culture of
> the Mission District, without adding to the
> over-gentrification of the area.
> Royal
> Cuckoo serves as a meeting/lunch place for other local
> business owners and their employees, a locale where senior
> citizens feel welcome to rest, a retail market that sells
> products that aren't easily found in the area without
> going to a large retailer, a quiet spot to have a drink with
> a friend, a warm place to have a coffee and a pastry.
> This unique space embodies the spirit of what San
> Francisco was, and what the Mission and its people continue
> to strive for.
> Sincerely, Maria C. Ascarrunz 3256 21st Street, Apt. 1 San Francisco, CA 94110
>

SF Planning Commission Letter

Tuesday, August 1, 2017

Dear SF Planning Commission,

I, Alex Craven, have lived at 419 Capp Street for over 24 years. The Royal Cuckoo Market is a wonderful and welcome addition to this neighborhood. I know firsthand that they provide valuable services and sense of community to all in this neighborhood. I believe that it is essential for the growth and development of this neighborhood for The Royal Cuckoo Market to be able to continue to provide their very special and unique retail grocery, food, and beverage services. I have seen a lot of changes to this neighborhood and the royal cuckoo only adds positive things. I believe that the royal cuckoo market should be able to keep its retail market with groceries, it's off sale liquor license, to keep its counter which serves food and beer and wine, to be able to serve coffee and pastries and to remain a welcoming neighborhood gathering spot for all and especially seniors. I hope that the SF planning commission will see a way for the Royal Cuckoo Market to continue to hold the permits it needs to maintain this wonderful unique thriving business. I know of multiple empty available retail storefronts within a three block radius area from the Royal Cuckoo Market that sit unused. I believe energy would be better served trying to fill those empty retail spots than trying to inhibit a locally owned small business that provides good jobs, wonderful services and a welcome and welcoming sense of community to the area of 19th and Mission Street.

Thank you,

Alex Craven

419 Capp St SF CA 94110

[415 307- 6951](tel:4153076951)

acraven419@gmail.com

Dear Planning Commission -

It's my understanding that The Royal Cuckoo Market at 3368 19th street, San Francisco, CA 94110, is under jeopardy.

I'm writing to offer my support for the market, and ask you to keep this space open as-is.

I have lived in the neighborhood for eight years, and The Royal Cuckoo is a welcome addition. It's a quirky market that has everything you didn't know you need, and many comforts that you do.

- If it's late and you're missing an onion or tomato for a recipe, The Royal Cuckoo has it!
- If you've been invited to a dinner party and need a unique wine to bring, The Royal Cuckoo has it!
- If you need a break from working at home, and could use a coffee, a nosh, and some company, the Royal Cuckoo has it!
- If you need a place to sit down, have a drink and go through the ballot book with dozens and dozens of propositions, the Royal Cuckoo has it! (I did this in October).
- If you need a housewarming gift, or a thank you gift for your mom, the Royal Cuckoo has it!
- If you forgot to buy milk, the royal cuckoo has it!

This is a truly unique place, that has high quality items, and a neighborhood vibe. It makes the block feel safer, and more colorful. The people who work there are friendly, and the patrons are kind.

I would like the Royal Cuckoo Market to keep it's retail market, groceries, wine & liquor, its counter serving beer, wine, coffee & food. I would like it to remain as-is. It's a wonderful place that has a surprisingly broad offering, not the least of which is a small group of familiar faces.

With kind regards,

Ali Hanson

226 San Carlos Street, #1
San Francisco, CA 94110

Dear Planning Commission,

I'm writing to let you know that as a resident of San Francisco for 18 years, the Mission neighborhood has been a central part of my daily life. I've always appreciated the Mission and its unique community where numerous Latin American cultures can coexist and thrive, among neighbors from diverse backgrounds that respect the culture and heritage of the district.

Experiencing the city changing through multiple waves of population and economic growth has been a difficult adjustment for many of us who are lucky enough to still be living here now. The Royal Cuckoo Market is a place where I can stop in, chat with my neighbors and feel like the city I have always known and loved is still right here.

I want the Royal Cuckoo Market to keep its retail market and off sale liquor license, as well as to continue serving coffee, food, beer and wine. I want it to continue to serve the Mission community as an inclusive gathering place.

The Royal Cuckoo Market is exactly the type of business that I want the city to support and defend so that it may continue to benefit all of the people of the Mission community.

Sincerely,

Alice Sladek

To Whom it may
concern at the SF Planning Department,I am writing this
letter today in support of my awesome neighbors at the Royal
Cuckoo Market. This market is not only a great place to buy
a unique gift, bottle of something special for someone
special, or get a bite to eat, it is a place to come
together and meet in the neighborhood-with regular
neighborhood folks from all sides of our diverse
community.It feels like (and is) that spaces like
these are special because they have become so rare, and in
order to continue to be an asset to the Mission, The Royal
Cuckoo Market needs to hang on to a few key
things:1-It needs to maintain it's off-sale
liquor license2-It needs to maintain it's
retail market and grocery3-It needs to maintain
>it's wine and beer license in its tiny bar along with
the delicious food they serve there.4-It needs to
remain a gathering place for the people of the neighborhood,
especially the older population that can get an affordable
cup of coffee there and have a nice
conversation.I implore the Planning Commission to
think deeply about the importance of such a business like
the Royal Cuckoo Market in our ever-changing city. One in
which so many of us are doing our very best to stay in as it
becomes increasingly more expensive and elite. We all need
each other so that our city remains a mecca for people of
all stripes and businesses of all stripes, run by local
people.

Thank you.

Amesia Ann Doles

11 Lilac St

SF CA 94110

Subject: Keep the Royal Cuckoo Lounge and Market alive!

To: The Planning Commission, San Francisco

I am a long term resident of San Francisco, 14 years now. It is crucial that we keep our neighborhood locales and retail establishments open and thriving, as they serve the neighborhood community and they are what keep San Francisco unique and livable.

The Royal Cuckoo Market serves the local community with groceries and should therefore keep it's retail market and off sale liquor license. I believe they should also keep their counter service: food, beer and wine, as it is unobtrusive and creates no disruption to the other services on that block and is by no means disruptive (it is not a barlike, loud atmosphere). Of course, I'd also like them to remain a neighborhood gathering place and community center, also serving their coffee and yummy pastries. It is one of the few remaining gathering places for local neighbors and seniors which definitely keeps the neighborhood united and less isolating. Seniors need a place to gather and not be holed up in their homes. Already, the Mission has lost so many old establishments, which causes more isolation among vulnerable populations that have lived there for generations.

We need to preserve the Royal Cuckoo for its uniqueness, maintaining the "old style" vibe that San Francisco is known for. We must protect these institutions as the reason people come to visit and lay down roots here is for the sense of community in these establishments. More and more of old San Francisco and the unique places are dissolving. We will end up just another anonymous city that no one cares to visit or hang out. There will be no sense of community left. We must keep these establishments thriving which will only attract more like-minded individuals who will invest long term in their local surroundings. Without these places, there will be no commitment or investment, and most of the population will be transient.

Please help save our city, what's left of it.
Thank you,

Anne-Marie Russo
Tenderloin resident, former Mission resident


SF Planning Commission
RE: Royal Cuckoo Market

My name is Anthony Lavia, and I am a resident of the Mission District. I live approximately one block from the Royal Cuckoo Market and am aware of the history of the space. The owners operate a respectable business and have caused no issues for our neighborhood.

Their right to operate the business as they see fit, within the allowable rules of the City's planning code, should not be infringed upon due to the malicious efforts of MEDA. The market is an asset to the area and the owners are contributing to the betterment of our neighborhood.

The fact their permits were issued with no neighborhood complaints, until MEDA became involved, should be proof enough that those of us who actually live here in the immediate neighborhood have no problem with their operation as a market or their beer/wine service.

Regards


Anthony Lavia
415-200-6150

Brandon Spaine
1228 3rd Avenue
San Francisco
CA 94122

Dear SF Planning Commission,

I'm pretty bummed out that I have to be writing this letter in hopes of keeping such a Mission community gem the way it was meant to be. I, along with many others in the community wish for you to let them continue operating as they presently are: serving coffee, pastries, food, beer, wine, etc.

Allowing them to do so would be allowing them to foster an amazing and genuine community that is as friendly and humble as it is diverse. If you know of a cafe with a more welcoming staff, where I can buy coffee for \$2.00 in the morning and practice my spanish with seniors who have been living in the Mission most of their life... I'd be inclined to call you a liar.

Places like the Royal Cuckoo Market are becoming more and more rare in SF, and to strip them of not only ^{what} is a huge source of their modest revenue but what allows so many of us to treat it as a social space (bar service) would be a true shame to the Mission as a community. Leave this space unchanged.

—Brandon Spaine

25th July 2017.

Sarah Splane
1228 3rd Ave.
San Francisco
CA 94122

Dear San Francisco Planning Commission,

I moved to San Francisco from the United Kingdom 15 months ago - although my husband is here moving country and culture is always a difficult thing. I've lived in a few cities around the world and know it can be hard merging into a community. During the last year I've frequented the Royal Cuckoo Market bar most mornings for coffee and some evenings for drinks and snacks.

I can honestly say that from the first day I stepped foot in there I felt welcomed and part of a community, the local community. It's a place where you can run into a friendly face in a district where bars and restaurants seem to come and go, where tables are filled with laptops and silence.

The Royal Cuckoo Market is a small rare gem of San Francisco it's the first place I would bring visitors from home to show them a real taste of this cities hospitality, friendliness, mellow atmosphere and good food.

There is nothing that should change about this space, in a year I've never witnessed anything but openness to the local community and a good atmosphere. People pop in here to buy wine, sample pastries and cake, hang with friends absent of technology and talk to each other! - as far as I'm aware that never hurt anyone.

Losing the Royal Cuckoo Market would be tragic for not only the Mission but San Francisco as a whole.

Yours sincerely, Sarah Splane.

To Whom it may concern at the SF Planning Department,

We are writing this letter today in support of our very kind neighbors at the Royal Cuckoo Market. This market is not only a wonderful place to buy a unique gift, a bottle of something special for someone special, or get a bite to eat, it is a place to come together and meet in the neighborhood, with folks from all sides of our diverse community.

In our opinion, a space like this is without doubt, a supreme, and most necessary asset to our neighborhood. We do, in our hearts, hope it will continue to be a place where people can feel comfortable, congregate, and continue to provide a sense of culture, within our community. Our purpose, here at Blue Plate restaurant, has been, in the same sensibility for the past 18 years.

So, while saying that.....

The Royal Cuckoo Market needs to hang on to a few key things:1-It needs to maintain it's off-sale liquor license2-It needs to maintain it's retail market and grocery3-It needs to maintain it's wine and beer license in its tiny bar along with the delicious food they serve there.4-It needs to remain a gathering place for the people of the neighborhood, especially the older population that can get an affordable cup of coffee there and have a nice conversation.

We implore the Planning Commission to think deeply about the importance of such a business like the Royal Cuckoo Market in our ever-changing city. One in which so many of us are doing our very best to stay in as it becomes increasingly more expensive and elite. We all need each other so that our city remains not only a destination, but supports the livelihood of folks who love and support, and provide the best interests of the the folks who we love and live with, as neighbors, friends, and fellow people.

Thank you.

Shannon Walter

Blue Plate Restaurant

3218 Mission Street

SF, CA 94110

Dear San Francisco Planning Commission,

I'm writing to request that you allow the Royal Cuckoo Market to continue serving food, beer and wine at it's in counter store. The Royal Cuckoo Market and it's sister location, The Royal Cuckoo Organ Lounge, together make a unique contribution to the local community. The Royal Cuckoo Organ Lounge features and supports some of the greatest jazz players in the Bay Area. Many of these musicians have contributed to the music scene here for decades, and they are beloved by neighbors and long time San Francisco residents throughout the city. As a music teacher and 13 year resident of San Francisco, the Royal Cuckoo is a source of inspiration and community.

The revenue from serving food, beer and wine at the Royal Cuckoo Market is essential for keeping both businesses afloat in this tough economy. Please allow the Royal Cuckoo Market to remain as a neighborhood gathering place and cultural center.

Thank you for your consideration.

Sincerely,

Amy Norman
202 6th Avenue
San Francisco, CA 94118

June 10, 2017

To whom it may concern:

From the moment it opened, I was a loyal customer of Royal Cuckoo Market. I became immediate friends with Charlie who works the front counter most days. It was through Royal Cuckoo that I learned about a number of local businesses, including ~~the~~ the Oakland team making Chicharones, and even It's Its! I also ended up meeting my first true locals. Martin gives me a hello every time we share the counter.

When the wine and beer counter was introduced, I was really excited. I always take guests to Cuckoo for a quiche or a sandwich and a glass. They're always amazed. A place that's so cozy and welcoming at all times of night, and a great place to take your friend for a quiet talk or your parents for an evening of feeling special.

Charlie and his brother even encouraged me on my joke to try to learn enough songs on the guitar to play there and get started in music.

Royal Cuckoo has been my favorite neighborhood spot and the first business where

To: The San Francisco Planning Commission

RE: THE ROYAL CUCKOO MARKET

August 4, 2017

To whom it may concern,

I am writing with real concern and urgency about the situation facing the Royal Cuckoo Market at 3368 19th Street in San Francisco. I'm an enthusiastic patron, and as a long-time resident of south-east quadrant of San Francisco, and the Royal Cuckoo Market — one of the vibrant small businesses that makes the City wonderful and unique. In our changing landscape under the tech boom and real estate crisis, I can not understand why this business is being targeted by the planning commission to cripple their ability to support themselves, but denying them the ability to serve their customers.

PLEASE rethink your approach to the Royal Cuckoo Market's retail licenses, and allow them to continue to sell groceries while maintaining their tiny counter serving food, beer and wine. What could possibly be wrong with this?

The Planning Commission has been entrusted with the important role of keeping our city rich and vibrant. Just one sandwich at the Royal Cuckoo Market will demonstrate how important that business' work is in reaching this shared goal.

Do the right thing! Support small businesses like the Royal Cuckoo Market in being able to adapt to an ever changing city and serve their customers the way they know best; with welcome, integrity, quality, and sparkle.

Sincerely,

A handwritten signature in black ink that reads "Christina". The script is fluid and cursive, with a long, sweeping underline that extends to the right.

Christina Empedocles
172 Ellsworth Street
San Francisco, CA 94110

Planning commission letter

Date: Tuesday, August 1, 2017, 4:03 PM
To the S.F. Planning Commission,

First off, I would like to extend my sincere gratitude for your efforts to improve and preserve our beautiful city of San Francisco. It is my experience and belief that the Royal Cuckoo market has greatly improved our neighborhood. I have lived in S.F. for 20 years, and have lived at 19th and Capp for the last 10 years. In that time, I have seen many new businesses come, and many older businesses go. The Royal Cuckoo market embodies ethical and aesthetic values that I feel many new businesses are lacking. The beer, wine, and food service promotes social engagement across cultures and age groups, and the store supplies quality healthy choices. It is a community gathering place where people of diverse cultures and ages feel welcome and invited. I have witnessed many seniors talking with younger patrons and the markets friendly staff while enjoying the counter food, beer, and wine service. I often go into the market for my morning coffee and pastries on my way to work. This has improved my morning routine by facilitating meeting neighbors that I had not previously. It is important to me that the Royal Cuckoo Market gets to keep all of the above services. There is much improvement that needs to happen in our neighborhood, the Royal Cuckoo Market is not a problem in any way, shape, or form. It is a profound asset, that should be allowed to continue to enhance our neighborhood.

Thank you again for your commitment to the diversity of our city,

Ena Dallas
419 Capp St.
S.F. CA
94119
[415.235.6116](tel:415.235.6116)

Peter Gowdy

740 35th Ave. San Francisco, CA 94121 • 415.786.2241 • chasgow@gmail.com
July 31, 2017

San Francisco Planning Commission
1650 Mission St. Suite 400
San Francisco, CA 94103

Dear Planning Commissioners:

I am writing to urge you to allow the Royal Cuckoo Market at 3368 19th St. to continue as a retail market with an off-sale liquor license. I especially appreciate the counter service where I can have a quick, healthy lunch or dinner with a glass of wine or beer.

I also enjoy grabbing a coffee and pastry in the morning on my way to work. I am always impressed by the diverse crowd I find there- both young and old and many working folks from the neighborhood. Of course, I am not surprised as I have known owner Paul Miller since 1995, have met most of his family (who also live in the neighborhood), and know how much they have done to preserve and add to the culture of San Francisco- especially in music. This now extends to the Royal Cuckoo Organ Lounge and the Royal Cuckoo Market. The Lounge in particular has become a gathering place of musicians, artists and local workers, and the Market is well on its way on a similar path.

Having moved to San Francisco in 1991, I guess many would still consider me a “newcomer”, but I feel strongly that the Royal Cuckoo Market is exactly the kind of unique, homegrown and inclusive business that the diverse Mission needs and should support.

Sincerely,

Peter Gowdy

Regarding the Royal Cuckoo Market

San Francisco Planning Commission

Re: Royal Cuckoo Market, 3368 19th Street, San Francisco

Dear sir or madam,

I am writing to offer my support for the Royal Cuckoo Market's continued ability to sell groceries and counter food. As a resident of nearby Capp Street for 16 years, I have seen how the Royal Cuckoo Market has brought stability to the neighborhood. This neighborhood has for many years been a gritty area that was dominated by bars and restaurants that cater to people from outside of the neighborhood. The Royal Cuckoo Market is a rare gem, offering not only delicious pastries and coffee as well as high quality groceries. More than the food, I would say they offer a community space for neighbors to enjoy and to converse about whats going on in the neighborhood and the city. These authentic neighborhood businesses are becoming more and more rare in San Francisco. I hope that the San Francisco Planning Commission will support the Royal Cuckoo Market and enable them to continue to provide their wonderful services in the neighborhood.

Best regards,

John Koch

johnpaulkoch@gmail.com

Dear San Francisco Planning Commision,

I'm writing this letter to request that you allow the Royal Cuckoo Market to continue serving food and beverages at its in-store counter. As a fifteen-year San Francisco resident, and as a teacher at a public school just around the corner from the Cuckoo Market, I'd be very sad to see this quirky, charming establishment disappear.

There's really nothing like this place. Why are there so many little horses on display? What's up with all the viking iconography? I'd like for this place to stay around long enough for me to find out. The meals are simple and affordable, and the employees are local. They play actual records from the owner's collection of rarities, many of which can't be heard anywhere else in the city.

The Royal Cuckoo Market is exactly the kind of unique venue that the Planning Commision should support. It's funky, and accessible to all. Please: let's keep the Mission District funky!

Thank you for your time,

Regards,
Judy Viertel
8 Winfield Street
San Francisco, CA 94110
[\(415\) 374-9734](tel:(415)374-9734)

Dear Folks,

We are local musicians who have worked in San Francisco for 30 years. We have been providing music and entertainment for the residents and workers of this city for most of our adult lives, and we have performed in many, and perhaps most, of the music venues in the city, including bars, restaurants, night clubs, hotels and concert venues.

We are writing this letter on behalf of the Royal Cuckoo Market, which is located at 3368 19th Street, SF, CA 94110.

The Royal Cuckoo Market is a family-owned local business, not a chain. It is a friendly, well-run neighborhood establishment that closes early (between 10 and 11pm) and serves local folks - neighbors and local families and workers.

The owner, Paul Miller, has lived in San Francisco for 30 years, most of that time in the Mission District. He worked for decades in the Mission District as a bartender, saving money for the day when he could open up his own neighborhood place. His partner, Debbie Horn has lived in San Francisco for 27 years, mostly in the Mission and Bernal Heights. She is a musician and also worked in family-owned businesses in the Mission for decades. These are wonderful long-time members of the local community, not recent transplants.

Both of these folks are extremely experienced, having worked for decades in the San Francisco service industry. This has allowed them to create a safe, friendly, warm environment for their workers and for the community. They employ only local folks, most of whom are residents of the Mission District and Bernal Heights. The staff is diverse, and most are bi-lingual.

Both are hard-working, ethical local people who have long been involved in the local community and arts scene. They also run the Royal Cuckoo Organ Lounge, one of the last remaining locally owned and independent music venues in San Francisco, presenting local artists 7 nights per week

Paul and Debbie contributes in a significant way to the local arts scene, hiring very talented local musicians and artists. As local musicians who have been performing for 30 years in San Francisco, we can attest to the fact that many local musicians and artists love the Royal Cuckoo and are regular patrons BECAUSE it supports the local arts scene. In fact, the Royal Cuckoo has

become such an important part of the San Francisco cultural scene that it is a gathering place for musicians, performance artists, visual artists and writers.

The Royal Cuckoo Market is not some chain or big-money operation that is changing the character of the city. Rather, it is business owned by members of the community who are helping to preserve the character of the city and the neighborhood.

The Royal Cuckoo has become a beloved part of the neighborhood (we live 2 blocks away). We urge you to approve whatever steps are required to ensure that this wonderful local treasure remains a vibrant place that contributes so much to our neighborhood and our community. Anything less would be a serious blow to this neighborhood and it's culture and character.

Thanks in advance for your consideration.

Sincerely,
Lavay Smith & Chris Siebert
321 Lexington Street
San Francisco, CA 94110

May 12, 2017

To Whom It May Concern:

This letter supports local business owners, Paul Miller and Debbie Horn, and The Royal Cuckoo Market. I am writing from both personal experience with the establishment and as professional work as I am Vice President of Programming for a local arts organization serving our elder community members.

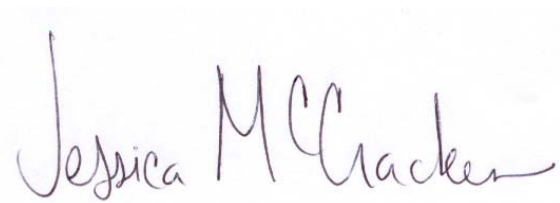
It is my opinion that The Royal Cuckoo Market is a neighborhood serving spot, one I would like to see thrive under the experienced management of Mr. Miller and Ms. Horn. I believe The Royal Cuckoo Market to be the kind of locally run business that supports our community members and local organizations. The change of use permit that they are seeking would expand their food service and create jobs.

As an active member in the Mission district where I serve residents and partner with neighborhood organizations, I support those of us who choose to love this dynamic community and invest our efforts to ensure that it flourishes. Debbie and I have met discussing plans of an oral history project celebrating our local elders. She has also offered help to reach out to her costumers so that they can become aware of the important and life enriching work we do at my community based arts non-profit.

With enthusiasm and continued dedication, Debbie and Paul contribute to the fabric of the Mission District, an area unique for its diverse cultural demographics and locally run businesses. Their efforts should be rewarded. I am pleased to support them and look forward to creating meaningful connections with them to better serve our community.

Thank you for your time and attention.

Sincerely,

A handwritten signature in purple ink that reads "Jessica McCracken". The signature is written in a cursive, flowing style.

Jessica McCracken

Vice President of Programming and Development

Ruth's Table, Bethany Center Senior Housing

June 6, 2017

Planning Commission
San Francisco, CA

To whom it may concern:

I'm writing to let you know how vital the Royal Cuckoo Market on 19th Street is to the neighborhood. It is important to keep it as a retail market with a liquor license in order for them to sell food, beer, wine and coffee. The market is a needed convenient addition to the area and people depend on it. These small businesses add to the cultural life in San Francisco's Mission District. Please consider allowing the market to continue as it has been doing.

Thank you very much.

Linda McGilvray
San Francisco

Dear Planning Commission,

I was really disappointed to hear that the Royal Cuckoo Market was in danger of losing their lovely counter serving food and beer and wine. I think the market really brings a warm family feeling to the neighborhood. Everyone that works there are caring and friendly and enhance that block that can be rowdy. They bring a warmth and European feel to 19th Street in my opinion. I love that it's also a café. A great place to be solo or socializing.

Thanks for listening,

Marianna Coolidge

Subject: Support for Royal Cuckoo Market

Date: Monday, July 31, 2017

I strongly

support keeping Royal Cuckoo Market as it is as its current mix of being an on sale/off sale food beer and wine vendor. Their friendly staff and welcoming site show the best of what San Francisco and the Mission have to offer.

Regards,

Mark D. Langan

San Francisco, CA 94110

To the Planning Commission,
I've been going to the Royal Cuckoo because it is **precisely** the unique kind of establishment that contributes to a vibrant Mission and the city as a whole.

It's quite normal for me to visit the Royal, first stopping for a snack and a beer. I can take my time. I've brought my mother here, as it's an alternative to a noisy and indistinct bar or restaurant.

I often leave with a nice bottle of what I've sampled at the bar (plus some more snacks!).

In a time where San Francisco is having a public and frank discussion of what makes the city desirable and keeps the tourists entertained, it seems like a disservice to prevent the Royal Cuckoo from continuing to do what it does best: entertain, feed and welcome anyone in a cozy venue.

People visit here to see unique and personalized venues, trying to flee the mundane office parks and suburbs elsewhere. That's why it's imperative we keep the Cuckoo contributing to what we love about our city.

Sincerely,
Mike Moss
Resident of 20 years.

May 23, 2017

San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, Ca 94103
Attention: Michael Christensen, Planner

Re: Support for Royal Cuckoo Market, 3368—19th street, application #2016 1212 4737

To Whom It May Concern:

My name is Pete Glikshtern. I am a 20-year resident of the Mission. I raised two kids here. I've also opened several businesses here, and served on the Board of the Mission Merchants Association in the 1990's and as President of that organization on two separate occasions.

I am writing to advocate for the Planning Commission to approve a Conditional Use Permit for the Royal Cuckoo Market, located at 3368—19th Street, to allow a portion of the store to serve food as a bonafide restaurant.

The market has been operating for three years as a grocery store at this location, and has built a sense of community on 19th. I live just one block down, on Shotwell. This store has been a great addition to the block. The people who frequent Royal Cuckoo are almost exclusively local residents and workers. As a regular patron, I would like to see more food options and a bigger menu. The addition of a full menu to the existing grocery store use will provide a much needed neighborhood amenity, as well as opportunities for more local employment.

The Royal Cuckoo is owned and operated by two 30-year residents of the Mission. It brings a unique character to the block. The store mostly uses local vendors to offer healthy food at competitive prices. It is the perfect kind of micro-business for our micro-neighborhood.

Our area is a mix of retail, restaurants, and production, distribution, and repair businesses. The Royal Cuckoo Market is keeping their retail area, and proposing to serve food in a portion of the store. This is a good addition to the grocery store and should help the business to be more financially viable. The last thing we need in our micro-neighborhood is another vacant storefront.

Keeping the groceries that neighbors want to buy, and also offering a few chairs for customers to sit and eat a quick meal is neighborhood serving in every way.

Paul Miller, one of the co-owners, also owns and operates the Royal Cuckoo Organ Lounge. He has done so for seven years, and has a great reputation as a responsible bar owner, hiring world renowned jazz musicians and maintaining a fun, cultural spot on Mission Street.

The Royal Cuckoo Market, along with it's restaurant use, would be closing at 10PM on weekdays 11PM on weekends, thus not catering to a nightlife scene, but rather to neighbors and local families who are grocery shopping and eating out early.

I firmly believe that the owners of the Royal Cuckoo Market share the spirit and values that are relevant in the Mission. The market is a community gathering spot, and I feel that the proposed use would add to my quality of life as a neighbor.

Please vote to approve their Conditional Use Permit.



July 31, 2017

Dear San Francisco Planning Commission,

As someone who has lived in San Francisco since 1993, and in the Mission district since 1999, I am writing to voice my full support of the Royal Cuckoo Market's license to sell food, coffee, beer and wine at their store located at 3368 19th Street.

The Royal Cuckoo Market is the kind of retail outlet that makes San Francisco such a special place. In an age when so many locally run (and locally supported) establishments have been forced to close due to rising rents and other costs, the Royal Cuckoo Market has become a neighborhood gathering place. Go visit its cozy eight seat lunch counter and talk to the people who work and shop there and you'll quickly realize this unique, charming "hole in the wall" is an asset to the Mission.

With such a small space (and with no corporate support) there's no doubt the Royal Cuckoo Market needs to keep their retail market with groceries and their off sale license in order to stay in business. I'm not sure why this has become an issue lately, but I join many of my neighbors in asking that common sense prevails and that the Royal Cuckoo Market can continue operating as it has been for some time.

Please vote in favor of giving the Royal Cuckoo Market the licenses they need and allow this beloved local business to remain in operation.

Thank you,

Peter Ratajczak
555 Bartlett Street #216
San Francisco, CA 94110
pete_r_23@yahoo.com



PRECITA EYES MURALISTS ASSOCIATION INC.

Celebrating 38 years of Community Mural Art and Culture

2981 24th Street, San Francisco, CA 94110 • Ph: (415)285-2287 Fax: (415)920-0592
348 Precita Avenue • San Francisco, CA 94110 • Phone: (415) 285-2311 • www.precitaeyes.org

May 13, 2017

RE: Letter of Support for the Royal Cuckoo Market

To Whom It May Concern:

Precita Eyes Muralists give wholehearted support to the owners of the Royal Cuckoo Market to continue to grow their business at 3369 19th Street, San Francisco Mission District.

The owners Paul Miller and Debbie Horn are long time Mission residents, business owners, service providers, and contributing members of the Mission District and Latino community values and culture.

Debbie Horn worked at Precita Eyes 18 years ago as store manager, artists and musician. I have personally known Debbie as an artist who is passionate and caring about the Mission and Latino culture that she has always called home.

Debbie worked several years as a waitress for Puerto Alegre, an established restaurant and bar on Valencia Street who adopted her as a part of their large Latino family.

Paul Miller and Debbie Horn own and manage The Royal Cuckoo Organ Lounge, with a spotless track record and reputation for decades as a cultural jazz spot at 3202 Mission and Valencia Street.

Precita Eyes support Paul Miller and Debbie Horn for a “change of use” application for a “grocery store with restaurant” to allow them to expand their food service, as well as create opportunity for local employment. As long time Mission residents, musicians and artists with over 30 years experience of working service jobs, being involved in the Mission community that has guided their vision of creating a unique and welcoming neighborhood spot that serves local residents, workers, and families. We feel confident that their beer and wine with food service will be responsibly managed due to the daytime and early evening hours of the business and the limited seating (8 seats) that will have no negative impact on the neighborhood.

Precita Eyes Muralists support Paul Miller and Debbie Horn in this creative way to expand and grow their business for all the people in the Mission to enjoy and thrive.

Thank you for your consideration and support for The Royal Cuckoo Market,
Susan

Susan Cervantes, Founding Director
Precita Eyes Muralists
415-285-2287
Celebrating 40th Anniversary 2017

Hi,

I was really disappointed to read the Mission Local piece about the issues involving the Royal Cuckoo Store being created by an agency I've respected for so many years. I am surprised that MEDA is pushing to change or revoke anything that the Royal Cuckoo people have done. The wrong people are being targeted. They are part of the neighborhood and community. You are misdirecting.

I'm a San Francisco native who grew up in a small apartment with working parents. I didn't have the money or grades for college, so I first worked retail and then became a bike messenger. Regular people like me moved to the Fillmore, the Western Addition, the Lower Haight, South of Market, and the Mission. We'd go to Roommate Referral on Cole Street to find rooms for rent in these affordable neighborhoods. And these neighborhoods were affordable for many, many, many years.... Until just the past few years.

We coexisted with the families, the artists, the gang-bangers, the crack heads. We knew them. Said "hi" to them. Sometimes drank beers with them.

We were messengers, punk rockers, rock & rollers, of all cultures, all just living in our city. Paul and Debbie are those people too. Debbie has been in the city for years than she hasn't, just being a regular person, cruising around on foot, skateboard, or bicycle. I remember when she worked at Puerto Alegre for years (owned by San Francisco natives). It seems she's always just made people of all ages all cultures feel entirely welcome. I remember Paul's face for many years as well, in the Haight and the Mission—I think. They're "one of us", and they should be able to continue doing what they're doing.

I've been to The Royal Cuckoo store quite a few times since they opened. I remember when they were employing a local punk drummer—who's been in bands since we were just out of high school. I've talked to a few of the other employees who live in the neighborhood (possibly with their families). I see older Latin men sitting at the tables out front, just hanging out with a cup. It's possible the "new mission" genetically modified pod people are customers of the market. Those people are everywhere. But more importantly, the market attracts multi generational and multi cultural people as their customers. It seems that people feel comfortable going there. The Royal Cuckoo Market--they're --coexisting--.

I think my city needs to redirect their efforts to where they are desperately needed. There are PLENTY of battles to be fought. The Royal Cuckoo battle, to me, is my city using my tax money erroneously AGAIN.

Why is there a yuppie restaurant called TACOLICIOUS in the Mission? Why are tax and rent paying regular people continuing to be evicted from my city? Why are we putting measures like the speculator tax and the air b & b measure on our ballots when half the regular people have already been evicted and can't vote in my city any more? Those should be protections established and enforced without a vote. We need

to continue pressuring against speculation, no-fault evictions, protections for small businesses, protections against arson, etc.

Please leave The Royal Cuckoo Market as-is, and continue/return to directing your services where they are truly needed.

Thanks,
Shannon Assad
27th Guerrero
94110

Here is the article that inspired this letter:

<https://missionlocal.org/2017/05/non-profit-developer-opposes-mom-and-pop-stores-plan-for-beer-and-wine/>

o whom this may concern:

I would like to urge the planning commission to consider my thoughts on the current affairs regarding the Royal Cuckoo Market on 19th St..

Having a place like the Cuckoo where you can sit outside or drop in for some groceries or a quick breakfast and a chat on the way to work is really important to us. We enjoy the market, counter service, and outdoor seating.

It's troubling that there is some discussion around this business. We have spent the last decade calling this part of town home. This particular block of the Mission is pretty rough. Places like the Cuckoo give a chance for people to sit outside and drop in to say hello and feel more connected with the place in which they live instead of the neighborhood being the thing between your apartment and wherever you're going next. That's really important. There are some real gems here--The friendly bartenders at Homestead, the huevos rancheros at La Taza, the no-nonsense lady behind the counter at Yamo, our vet, our dentist...The owners, employees, and regulars at the Cuckoo are as much a part of our lives here as everyone else in this neighborhood and I urge you to consider that.

Thank you for your time,
Zack and Meredith
3440 20th St.

IF YOU WANT THE ROYAL CUCKOO
TO STAY A RETAIL SHOP PLUS
A RESTAURANT FOOD COUNTER
SERVING BEER AND WINE
(EXACTLY HOW IT IS NOW)
PLEASE SIGN HERE

<u>name</u>	<u>email</u>	<u>date</u>
Shane Desilva	shanedesilva88@yahoo.com	5/26/17
danny Massingale	handydanny415@gmail.com	5/26/17
Daniella Preisker	danypreisker@gmail.com	5/26/17
WHITNEY WAGNER	WHITNEY.WAGNER@gmail.com	5/26/17
Justin Diver	justindiver@gmail.com	5/26/17
Jonas Cabrera	acabrera19@mail.ccsf.edu	5/26/17
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Megan Ohls	ohls.megan@gmail.com	5/26/17
CONNIE YEH	c.connie.yeh@gmail	2017/05/26
BRYAN BAKER		
James Hurlbuck	JAMES@LUKESLOCAL.COM	5/26/17
JAMES MCNEAL	general8@gmail.com	5/26/17
KAT YEH		
KARANY	KARANY.NHIM@gmail.com	5/26/17
ROBERT	bertovh@hotmail.com	5/26/17

LOVE THIS PLACE!
GREAT FOOD
COMMUNITY!

If you want the Royal Cuckoo Market
to stay a Retail Shop PLUS a
RESTAURANT Food Counter serving BEER and wine
(Exactly How it is right now)
Please Sign HERE

<u>NAME</u>	<u>EMAIL</u>	<u>DATE</u>
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Zack Jowson	zjohns2@clemson.edu	"
Scott Lovald	lovalds@hotmail.com	5/27/17
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ANNA McLuhan	amcluhan@gmail.com	5/27/17
Kondous Montaron	Kondousm@gmail.com	5/27/17 *
Mengyu Lin	g-taroo@hotmail.com	5/27/17
Cleo Hoge	CleoHoge@gmail.com	5/27/17
Marcus Coplin	MarcusCoplin@gmail.com	5/27/17

If you want the Royal Cuckoo
Market to stay a retail shop
plus a restaurant food counter with
beer & wine (exactly how it is now)
Please sign here.

Name

Email

Date

TZP

tzpollard-contact@yahoo.com

5/27/17 *

TAG

TERI GARDINER @YAHOO.COM

5/27

~~FRANK~~

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5-27-17 *

Eric Anderson

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5/27/17

Kris Carey

KristineCarey81@gmail.com

5/27/17

IF YOU WANT the
 Royal Cuckoo to Stay
 a Retail Shop Plus a
 Restaurant food counter with
 beer + wine (exactly how it is now)
 please sign Here

<u>Name</u>	<u>e mail</u>	<u>Date</u>
Elise Lin	elise.lin@gmail.com	05/27/2017
Tory Smith	torypaulsmith@gmail.com	5/27/2017
KEVIN INK	kevinrobertink@yahoo.com	5/27/2017
Herning Jernin/Herning Jernin 3	hjernin3@gmail.com	5/27/2017 *
Estela Villalobos		
Ryan Powell	RPowell1374@gmail.com	5/27/2017
Sevilla Weaver	sevilla.weaver@gmail.com	5/28/17
Kurt + Stevenson	noveltyfrosting@yahoo.com	5/28/17
KATE MAHER		
Christan Wheeler	christanwheeler@gmail.com	5/28/17
CATHERINE LEE	videovision-cml@yahoo.com	5/28/17 *
Beverly Hanly	bevhanly@gmail.com	5/28/17
mission resident 20 years		
Maureen Russell	blankgeneration@yahoo.com	5/28/17

IF YOU WANT THE Royal CUCKOO Market
 to stay a Retail Shop PLUS a RESTAURANT Food
 counter with BEER + WINE (exactly How it is now)
 Please Sign Here

NAME	EMAIL	DATE	
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DENSE CAJACOB	Paganqueen@gmail.com	5/27/17	
Vanessa Panga	bhazelrigg@outlook.com	5/28/17	★
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Danella Madrid	JamesChrisp@gmail.com	5-29-17	★
Elliot Engel	danella.madrid@gmail.com	5/29/17	
	edengel@gmail.com	5/29	

IF you want the Royal Cuckoo Market
to stay a Retail Shop Plus a
RESTAURANT Food counter with BEER + WINE
(exactly how it is now)
PLEASE Sign Here

Name

Email

Date

KEVIN DEMATTIA (BENDER'S) kevin@bendersbar.com

5/30/17

Devn Anderson

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5/30/17

Shem Kornfeld

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5/30/17

Andrew Beckerman

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5/31/17

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5/31/17

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5/31/17

Rebecca Riley

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5/31/17

LASALETE SOUSA

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5/31/17

Alex Brown

Alexandrea.brown144@gmail.com

5/31/17

CARLOS BRITO

6/01/2017

KAROLINE HATCH - PETERS

KAROLINE@KHATCH.COM


6/1/17

If you Want the
 Royal Cuckoo Market to stay a
 Retail Shop plus a Restaurant food counter
 with beer tending (exactly how it is now)
 please Sign Here

<u>Name</u>	<u>Email</u>	<u>Date</u>
Geoff House	HOUSE.G@GMAIL.COM	6/1/17
Mike Godlowski	mike@peti.co	6/1/17
Cait Meloy	caitameloy@gmail.com	6/1/17
Judy Viertel	HeyMsJudy@gmail.com	6/1/17
Dana Munkisaw	DANA.GREENDRACKER@gmail	6-1-17
Russell Preston	cat@catcatcat.cat	6/1/17
Jonathan Herman	jonaherрман@gmail.com	6/1/17
Michael Kohn	wittelt@gmail.com	6/1/17
PLAR MARRA		
Hannah Tokuno	Hannahetokuno@gmail.com	6-1-17
Maya Tucker	Kofillmaya@gmail.com	6/1/17
Michelle Reiss	mreisslax@gmail.com	6-2-17
Melina Finkelstein	peaceindustry@gmail.com	6/2/17
Carla Wojcuk		6/2/17
Jake Chevedden	jake@drinkmisswood.com	6/2/17
Johnse Howard	Johnse.howard@gmail.com	6/2/17
HELEN HENRY	HELEN@AMOLAHH.WORKS.MD.COM	6/2/17

If you want the Royal Cuckoo MARKET
to stay a Retail Shop Plus a
RESTAURANT Food Counter with BEER+WINE
(Exactly How it is now)

Please sign Here

<u>Name</u>	<u>Email</u>	<u>Date</u>
Carolynn	WJOYCE@GMAIL.COM	6/2/17
CHARLOTTE M. DEPT	CHACATEAMM@GMAIL.COM	6/2/17
Sarah Lacy	Sarahlacy@gmail.com	6/2/17
Danny Whalen	3.14159dw@gmail.com	2017-06-02
	dj@ctydaw.org	17-06-02
John Schulman	john.d.schulman@gmail	6/2/17
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Courtney Fullerchek	Ctedorchek@gmail	6/3/17
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Lea Troch	ltroch@yahoo	6.3.17
Claudia Lara	Claudarama@gmail.com	6.3.17
SARASWANSON	saraannherring@gmail.com	6/3/17
JT SWANSON @ Yahoo.com	sweatherhead@gmail.com	6/3/17
Susan Weatherhead		6/3/17

If you want the
 Royal Cuckoo Market to stay
 a Retail Shop Plus a Restaurant food
 counter serving BEER + WINE
 (exactly how it is now)

Please sign here

Name	Email	Date
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Lucky Leighrow	luxation@gmail.com	
Rochelle Hooker	rochellehooker@gmail.com	6/3/17
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A. Wilson	allisonpette@gmail.com	6/3/17
Eva Dallas	419 Copp St. S.F. CA 94110	6/4/17
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If you want the Royal Cuckoo Market
to remain a retail shop plus a restaurant food counter
serving beer + wine (exactly how it is now)
Please sign here

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MISSION FOR
(415) 298-0250

If you want the Royal Cuckoo Market
to remain a Retail Shop Plus a
Restaurant Food counter serving BEER + Wine
(exactly How it is now)

Please sign here

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If you want the Royal Cuckoo Market
to remain a retail shop plus a restaurant
Food Counter serving beer + wine
(exactly how it is now)

please sign now

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If you want the Royal Cuckoo Market
to remain a retail shop plus a restaurant
food counter serving beer + wine
(exactly how it is now)

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Date

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6/17/17

If you want the Royal Cuckoo Market
to remain a retail shop plus a restaurant food
counter serving BEER + WINE (exactly how it is now)
Please sign here

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If you want the Royal Cuckoo Market
to remain a retail shop plus a restaurant
food counter serving beer + wine
(exactly how it is now)
Please Sign here





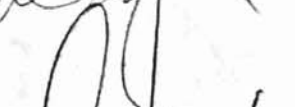
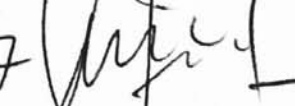



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IF you want the Royal Cuckoo Market
to remain a retail shop plus a
restaurant food counter serving beer + wine
(exactly how it is now)
Please sign here

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If You Want the
 Royal Cuckoo Market to
 remain a Retail Market plus a
 Restaurant food counter serving
 BEER + wine (exactly how it is now)
 Please Sign Here

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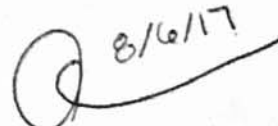
IF YOU WANT THE ROYAL CUCKOO
MARKET TO REMAIN A RETAIL SHOP
PLUS A RESTAURANT FOOD COUNTER
SERVING BEER AND WINE (EXACTLY
HOW IT IS NOW!) PLEASE SIGN HERE

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 8/6/17



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8/4/17 Carrie Ann Foster 721 Halamay Ave. ST



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8/4/17 - LARISSA MANTUANO 1372 23RD AVE



08-04-2017 STEIN RETON SBW 1420 CLAYTON ST

8-4-17 Katrina Eckman

8/4/17 Dan Zaslavsky 148 Peralta

8/5/17

Harold - Reg

8/5/17

Jesse Bailey 963 S UNESS





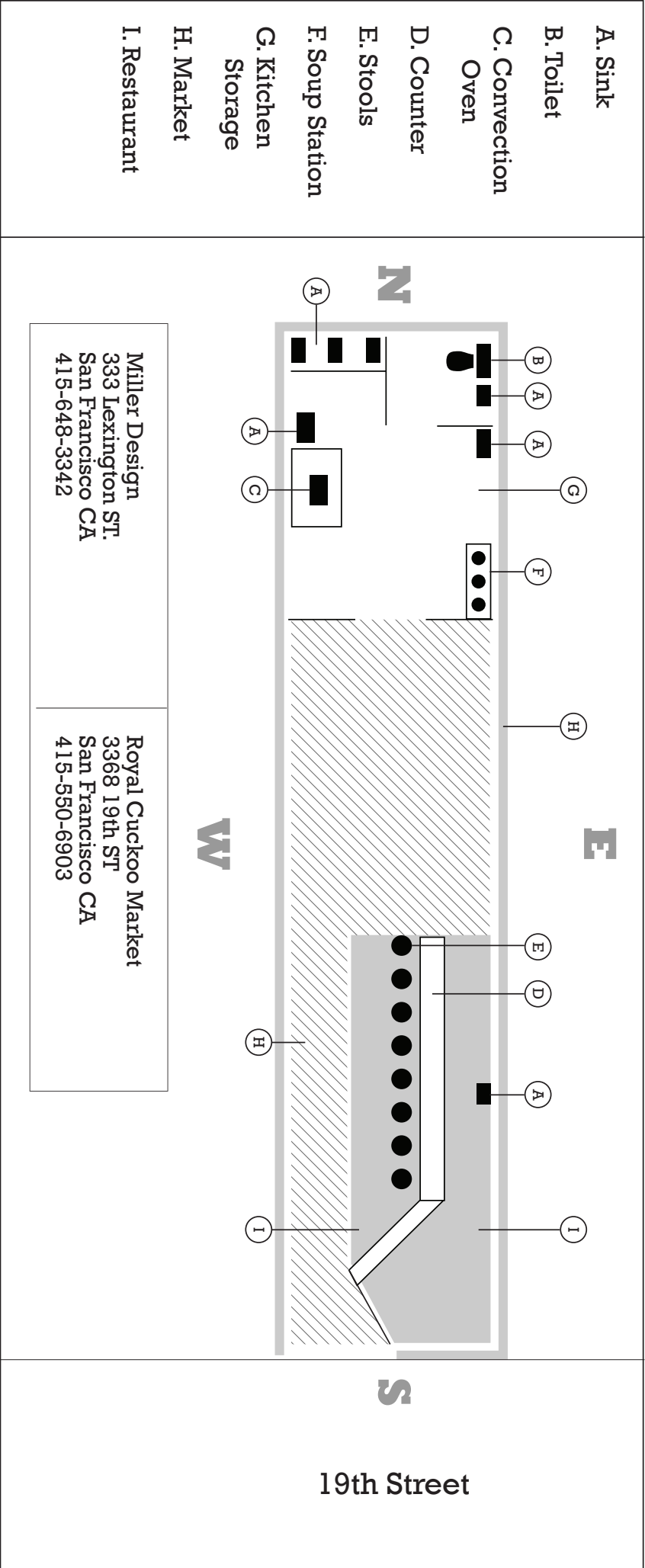
Eating/Drinking Establishment Frontage Concentration

-  Parcels Containing Eating/Drinking Establishment Frontages
-  Subject Property
-  300 Foot Buffer From Subject Property



0 75 150 300 Feet

Existing Floor Plan

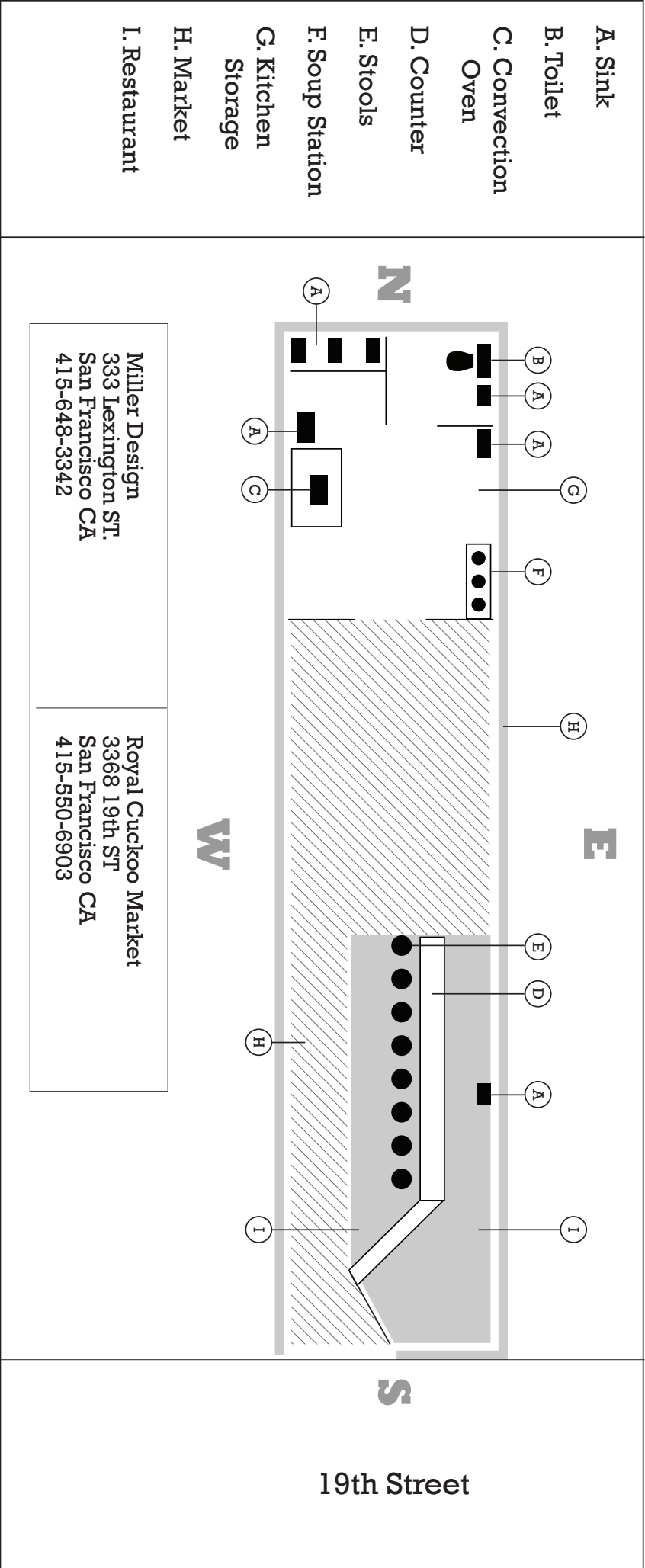


Kitchen = 180 sq ft
Market = 370 sq ft
Restaurant = 170 sq ft
Total sq ft = 720

Change of use for front portion of structure to full service restaurant.
No construction to be done.

Scope of work:
Kitchen and equipment existing
installing stools

Proposed Floor Plan



Kitchen = 180 sq ft
Market = 370 sq ft
Restaurant = 170 sq ft
Total sq ft = 720

Change of use for front portion of structure to full service restaurant.
No construction to be done.

Scope of work:
Kitchen and equipment existing
installing stools

Miller Design
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San Francisco CA
415-648-3342

Royal Cuckoo Market
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415-550-6903

19th Street