



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: MARCH 8, 2018

*Date:* March 1, 2018  
*Case No.:* **2017-015104CUA**  
*Project Address:* **201 Steiner Street**  
*Zoning:* RM-1 (Residential – Mixed, Low Density) Zoning District  
40-X Height and Bulk District  
*Block/Lot:* 0861 / 007  
*Project Sponsor:* Thomas Newbury  
937 Harrison Street  
San Francisco, CA 94107  
*Staff Contact:* David Weissglass – (415) 575-9177  
[david.weissglass@sfgov.org](mailto:david.weissglass@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The project sponsor proposes a Change of Use from an existing Limited Restaurant known as "Café Reveille," located at 201 Steiner Street, to a Restaurant. The business plans to operate between the hours of 7:00AM and 10:00PM daily, selling coffee as well as large and small meals. There are five (5) existing Reveille locations in San Francisco: three "Reveille Coffee" locations and two "Café Reveille" locations, including the subject tenant space; there are no locations anywhere else in the world. If approved, the applicants plan to apply for a Type-41 ABC license to allow the sale of beer and wine on site. The existing tenant space measures approximately 1,284 square feet, and the size would not change under this project. The tenant space was previously occupied by a Limited Restaurant (DBA "Bean There Café"). On June 1, 2017, the Planning Commission disapproved a request for Conditional Use Authorization to establish a Formula Retail Limited Restaurant (DBA "Blue Bottle Coffee") in this location.

The tenant space is an LCU (Limited Commercial Use) space within an RM-1 (Residential-Mixed, Low Density) Zoning District. Neither Limited Restaurants nor Restaurants are permitted in the RM-1 Zoning District per Planning Code Section 209.2, but LCUs are exempt from the termination provisions of Planning Code Section 185, thus allowing them to continue operating. If a Change of Use is proposed for an LCU, it must be to a use that is permitted in the most restrictive of an NC-1 Zoning District or a Neighborhood Commercial District within ¼ mile of the location, per Planning Code Section 186. This subject property is located within ¼ mile of the Upper Market Street Neighborhood Commercial Transit District, which allows Restaurants with Conditional Use Authorization. As such, Conditional Use Authorization (CUA) is required to change the use from Limited Restaurant to Restaurant.

## **SITE DESCRIPTION AND PRESENT USE**

The Project Site, Lot 007 in Assessor's Block 0861, is located at the northwest corner of Waller Street and Steiner Street in the RM-1 Zoning District in the Western Addition neighborhood. The property at 201 Steiner Street is developed with a 14,910 square foot three-story mixed-use building. The building, constructed circa 1900, occupies the entire 5,313 square foot lot, with street frontage on Steiner and Waller Streets. The primary façade faces west onto Waller Street, with the façade's first story dominated by a transparent storefront along Waller Street, and a transparent storefront along Steiner Street. The property contains no off-street parking. The subject tenant space was occupied by a Limited-Restaurant use (d.b.a. Bean There Café) until a seismic retrofit in 2015, and was thereafter vacant until Café Reveille began operations as a Limited Restaurant on February 7, 2018. Existing businesses to remain on-site are the adjacent beauty salon (d.b.a. Q-Spa at 211 Steiner Street) in the northeast tenant space, the retail bicycle shop (d.b.a. Wiggle Bicycles at 518 Waller Street) in the southwest tenant space, a personal training studio (d.b.a. MX-3 Fitness), and the ten dwelling-units located throughout the second and third floors.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

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

## **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	February 16, 2018	February 16, 2018	20 days
Posted Notice	20 days	February 16, 2018	February 14, 2018	22 days
Mailed Notice	20 days	February 16, 2018	February 16, 2018	20 days

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

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

- To date, the Department has received two emails in opposition of the request from a community member.

## **ISSUES AND OTHER CONSIDERATIONS**

- No tenant would be displaced as the result of this project. Commission approval will allow the existing Limited Restaurant to change its use to a Restaurant with no significant change in appearance or operations besides the future sale of beer and wine.
- The Planning Commission previously disapproved a request for Conditional Use Authorization to establish a Formula Retail Limited Restaurant (DBA "Blue Bottle Coffee") at this location. However, the proposed establishment is not considered a Formula Retail establishment.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a Restaurant in a Limited Commercial Use (LCU) space within the RM-1 (Residential – Mixed, Low Density) Zoning District, pursuant to Planning Code Section 186.

## **BASIS FOR RECOMMENDATION**

- The project promotes the continued operation of an established, locally-owned business.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood, and would not result in a net increase in the number of eating or drinking establishments in the neighborhood.
- The project would allow the business to better serve the residents of the Lower Haight neighborhood as a Limited Commercial Use.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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### **Attachments:**

Block Book Map

Sanborn Map

Aerial Photographs

Public Correspondence (see also Project Sponsor Submittal)

Project Sponsor Submittal, including:

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

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

DNW  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

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*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: MARCH 8, 2018

*Date:* March 1, 2018  
*Case No.:* **2017-015104CUA**  
*Project Address:* **201 STEINER STREET**  
*Zoning:* RM-1 (Residential-Mixed, Low Density) Zoning District  
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[david.weissglass@sfgov.org](mailto:david.weissglass@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 186 , 764, AND 303 OF THE PLANNING CODE TO ALLOW A CHANGE OF USE FROM A LIMITED RESTAURANT TO A RESTAURANT (D.B.A. CAFÉ REVEILLE) IN A LIMITED COMMERCIAL USE TENANT SPACE WITHIN THE RM-1 (RESIDENTIAL-MIXED, LOW DENSITY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On November 28, 2017, Thomas Newbury (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 186, 764, and 303 to allow a change of use from a Limited Restaurant to a Restaurant (d.b.a. Café Reveille) in a Limited Commercial Use (LCU) tenant space within the RM-1 (Residential-Mixed, Low Density) District and a 40-X Height and Bulk District.

On March 8, 2018, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2017-015104CUA.

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. 2017-015104CUA, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site, Lot 007 in Assessor's Block 0861, is located at the northwest corner of Waller Street and Steiner Street in the RM-1 Zoning District in the Western Addition neighborhood. The property at 201 Steiner Street is developed with a 14,910 square foot three-story mixed-use building. The building, constructed circa 1900, occupies the entire 5,313 square foot lot, with street frontage on Steiner and Waller Streets. The primary façade faces west onto Waller Street, with the façade's first story dominated by a transparent storefront along Waller Street, and a transparent storefront along Steiner Street. The property contains no off-street parking. The subject tenant space was occupied by a Limited-Restaurant use (d.b.a. Bean There Café) until a seismic retrofit in 2015, and was thereafter vacant until Café Reveille began operations as a Limited Restaurant on February 7, 2018. Existing businesses to remain on-site are the adjacent beauty salon (d.b.a. Q-Spa at 211 Steiner Street) in the northeast tenant space, the retail bicycle shop (d.b.a. Wiggle Bicycles at 518 Waller Street) in the southwest tenant space, a personal training studio (d.b.a. MX-3 Fitness), and the ten dwelling-units located throughout the second and third floors.
3. **Surrounding Properties and Neighborhood.** Zoning surrounding the Project Site is RM-1, with RH-3 Zoning to the north, east, and west; and RTO Zoning to the south. The RM-1 Zoning District includes the subject parcel and the parcel to the west. Duboce Park is 0.2-miles south of the Site. The Site is not on the Vision Zero high injury network for Steiner or Waller Streets. The Project is within 1/4-mile walking distance of the J, N, 6, 7, 7R, 7X, 22, 24, and 37 MUNI lines. Cycling is widely used in this area due to the site's proximity to the ("Wiggle") bikeway along Waller and Steiner Streets, and several other bikeways within one-half-mile. Given the area's central location and accessibility to the City's transit network, parking is not required. This District generally contains a mixture of the dwelling types found in RM and RH Districts, but in addition has apartment buildings that broaden the range of unit sizes and the variety of structures. Shopping facilities and transit lines may be found within a short distance of this District. Nonresidential uses are often present to provide for the needs of residents.

4. **Project Description.** The applicant proposes to change the use of the establishment from a Limited Restaurant to a Restaurant. The establishment has been open and operating as a Limited Restaurant since February 7, 2018. The tenant space was previously occupied by another Limited Restaurant (d.b.a. Bean There Café) until a seismic retrofit in 2015, and was thereafter vacant until Café Reveille began operating. The proposal includes only a change in the use classification for the establishment; no tenant improvements or other alterations are proposed for the establishment. A building permit for tenant improvements for the establishment, Building Permit No. 2017.12.27.7463, was approved by Planning on August 18, 2017. The existing commercial space is approximately 1,284 square feet in size. The proposed commercial use is under 5,000 square feet in size, so there is not an on-site parking requirement. The proposed operation consists of approximately 15 employees, with 5-6 employees working per shift. The majority of the employees lives in the immediate surrounding area and walks or rides public transport to work. The subject site is well served by public transit so that potential customers should not adversely affect the traffic flow. On June 1, 2017, the Planning Commission disapproved a request for Conditional Use Authorization to establish a Formula Retail Limited Restaurant (DBA “Blue Bottle Coffee”) in this location. However, the proposed use is not a Formula Retail use.
5. **Public Comment.** To date, the Department has received 2 emails in opposition of the request from a community resident.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Hours of Operation.** Planning Code Section 186 states that permitted hours of operation are from 6AM – 10PM, daily.

*The current and proposed hours of operation for Café Reveille are from 7am-10pm, daily.*

- B. **Parking.** Pursuant to Planning Code Sections 151, 186, and 209.2, no off-street parking is required for commercial uses under 5,000 square feet in area in the RM-1 Zoning District.

*There will be no off-street parking added as part of this Project.*

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

permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*The property is not located within a Neighborhood Commercial District and therefore this section does not apply specifically to this project. However, street frontages for active uses are still of importance for commercial establishments elsewhere in the City. The first 25-feet of building depth along the Steiner Street frontage are devoted to an active retail use. The subject commercial space has approximately 18 feet of frontage on Steiner Street, where the majority is a transparent storefront, and approximately 47 feet of frontage on Waller Street, where the majority is a transparent storefront. The windows will be clear and unobstructed. Signs will be required to have a sign permit and comply with the requirements of Article 6 of the Planning Code. No changes are proposed for the façade.*

- D. **Limited Commercial Use.** Any nonconforming use in an RH or RM District which is located within ¼ mile of from any Individual Area Neighborhood Commercial District or restricted use subdistrict and which complies with the most restrictive use limitations specified for the first story and below of the NC-1 District, any Individual Area Neighborhood Commercial District within ¼ mile of the use, or any Restricted Use Subdistrict within ¼ mile of the use is exempt from the termination provisions of Planning Code Section 185.

*The tenant space is a Limited Commercial Use (LCU) space within an RM-1 (Residential-Mixed, Low Density) Zoning District. Neither Limited Restaurants nor Restaurants are permitted in the RM-1 Zoning District per Planning Code Section 209.2. However, as nonconforming uses, LCUs are exempt from the termination provisions of Planning Code Section 185 so long as they comply with one of the use limitations outlined in Planning Code Section 186. As the subject property is located within ¼ mile of the Upper Market Street Neighborhood Commercial Transit District, the tenant space is exempt from the termination provisions of Planning Code Section 185.*

*The Project proposes a Change of Use in an LCU space. The subject property is located within ¼ mile of the Upper Market Street Neighborhood Commercial Transit District, which allows Restaurants with Conditional Use Authorization per Planning Code Section 764. As such, Conditional Use Authorization is required to change the use from Limited Restaurant to Restaurant.*

- E. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department.
7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The proposed Restaurant use is compatible with and desirable for the surrounding community because it would allow the continuation of a recently-established neighborhood-serving eating establishment*



*with no change in size, appearance, or operations other than the future addition of beer and wine with a Type-41 ABC license. The establishment is not considered a Formula Retail use, nor would it displace an existing tenant. Further, it would continue to activate a previously vacant storefront.*

- B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

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

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

*The Planning Code does not require parking or loading for restaurants under 5,000 square feet in area in the RM-1 Zoning District. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

- 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 restaurants as outlined in Exhibit A. Condition 6 specifically obligates 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 proposed restaurant does not require any additional tenant improvements. The Department shall review all future lighting and signs proposed for the new business in accordance with Condition 7 of Exhibit A.*

- 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 stated purpose of the District.

*The proposed project is consistent with the stated purposes of the RM-1 Zoning District in that nonresidential uses are often present to provide for the day-to-day needs of residents in this District. The establishment will continue to serve the local population with meals and non-alcoholic drinks in addition to expanding the menu to offer beer and wine in the future with a Type-41 ABC license.*

8. **Additional Findings for Eating and Drinking Uses.** Pursuant to Planning Code Section 303(o), for Conditional Use Authorization applications for Restaurant, Limited Restaurant, and Bar uses, the Planning Commission shall consider the existing concentration of eating and drinking uses in the area. Such concentration should not exceed 25 percent of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of this Section of the Code, the immediate area shall be defined as all properties located within 300-feet of the subject property and also located within the same Zoning District.

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

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

## COMMERCE AND INDUSTRY

### Objectives and Policies

#### OBJECTIVE 1:

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

#### Policy 1.1:

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

#### Policy 1.2:

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

**Policy 1.3:**

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

*The Project will ensure that the existing business continues to provide desirable goods and services to the neighborhood and provide resident employment opportunities to those in the community. The expanded scope of the existing business to include the sale of beer and wine will not result in undesirable consequences. Further, the Project Site is considered a Limited Commercial Use (LCU), which provides limited retail and commercial activity within residential districts to activate the street.*

**OBJECTIVE 2:**

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

**Policy 2.1:**

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

*The Project will retain an existing commercial activity and will enhance the diverse economic base of the City.*

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

**OBJECTIVE 6:**

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

**Policy 6.1:**

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

**Policy 6.2:**

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

*Café Reveille is a locally owned company with locations only in the City of San Francisco. Continuation of the ground floor retail use would maintain activation to the pedestrian realm by retaining an active use at the ground floor.*

**Policy 6.3:**

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of existing affordable housing and needed expansion of commercial activity.

*No commercial tenant will be displaced. The Project will not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood. The Project will provide the neighborhood with a Restaurant offering a wide variety of food and both non-alcoholic and alcoholic beverages.*

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 proposal would ensure that an existing neighborhood-serving Limited Commercial establishment is preserved, providing the residents of the neighborhood with a local business to patronize.*

- 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 on the subject property and in the surrounding neighborhood would not be adversely affected by the project.*

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

*No housing is removed for this Project.*

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

*The Project is within 1/4-mile walking distance of the J, N, 6, 7, 7R, 7X, 22, 24, and 37 MUNI lines. Cycling is widely used in this area due to the site's proximity within one block of the ("Wiggle") bikeway along Waller and Steiner Streets, and several other bikeways within one-half-mile. Given the area's central location and accessibility to the City's transit network, parking is not required.*

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

*The Project will not displace any service or industry establishment as it will simply allow an existing establishment to change its use classification. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.*

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

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

- G. That landmarks and historic buildings be preserved.

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

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

*The Project does not have an impact on parks or 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. 2017-015104CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 16, 2018, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use Authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

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

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 8, 2018.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 8, 2018

## EXHIBIT A

### AUTHORIZATION

This authorization is for a **Conditional Use Authorization** to allow a change of use from Limited Restaurant to Restaurant (d.b.a. Café Reveille) located at 201 Steiner Street, Block 0861, Lot 007, pursuant to Planning Code Section(s) 186, 764, and 303 within the RM-1 (Residential-Mixed, Low Density) District and a 40-X Height and Bulk District; in general conformance with plans, dated August 16, 2017, and stamped "EXHIBIT B" included in the docket for Case No. 2017-015104CUA and subject to conditions of approval reviewed and approved by the Commission on **March 8, 2018** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **March 8, 2018** under Motion No **XXXXXX**.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*



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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING – AFTER ENTITLEMENT

7. **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](http://www.sf-planning.org)*

8. **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](http://www.sf-planning.org)*

## OPERATION

9. **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 at 415-554-.5810, <http://sfdpw.org>.*

- 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 at (415) 252-3800, [www.sfdph.org](http://www.sfdph.org).*

*For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org).*

*For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org).*

- 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 pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), [www.baaqmd.gov](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

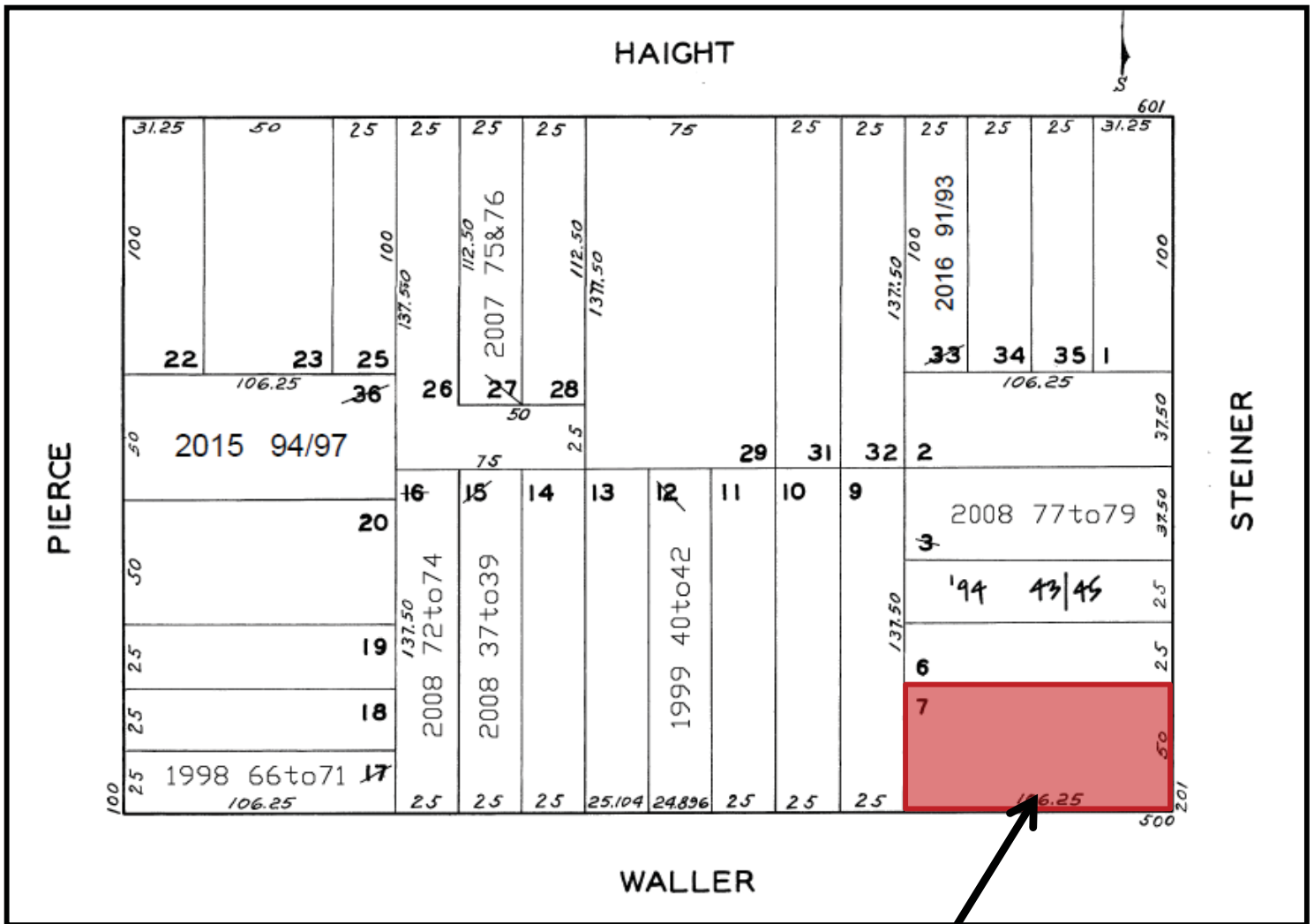
- D. Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department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

*For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>.*

10. **Hours of Operation.** The subject establishment is limited to the following hours of operation: 7:00a.m. to 10:00p.m. daily

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# Block Book Map



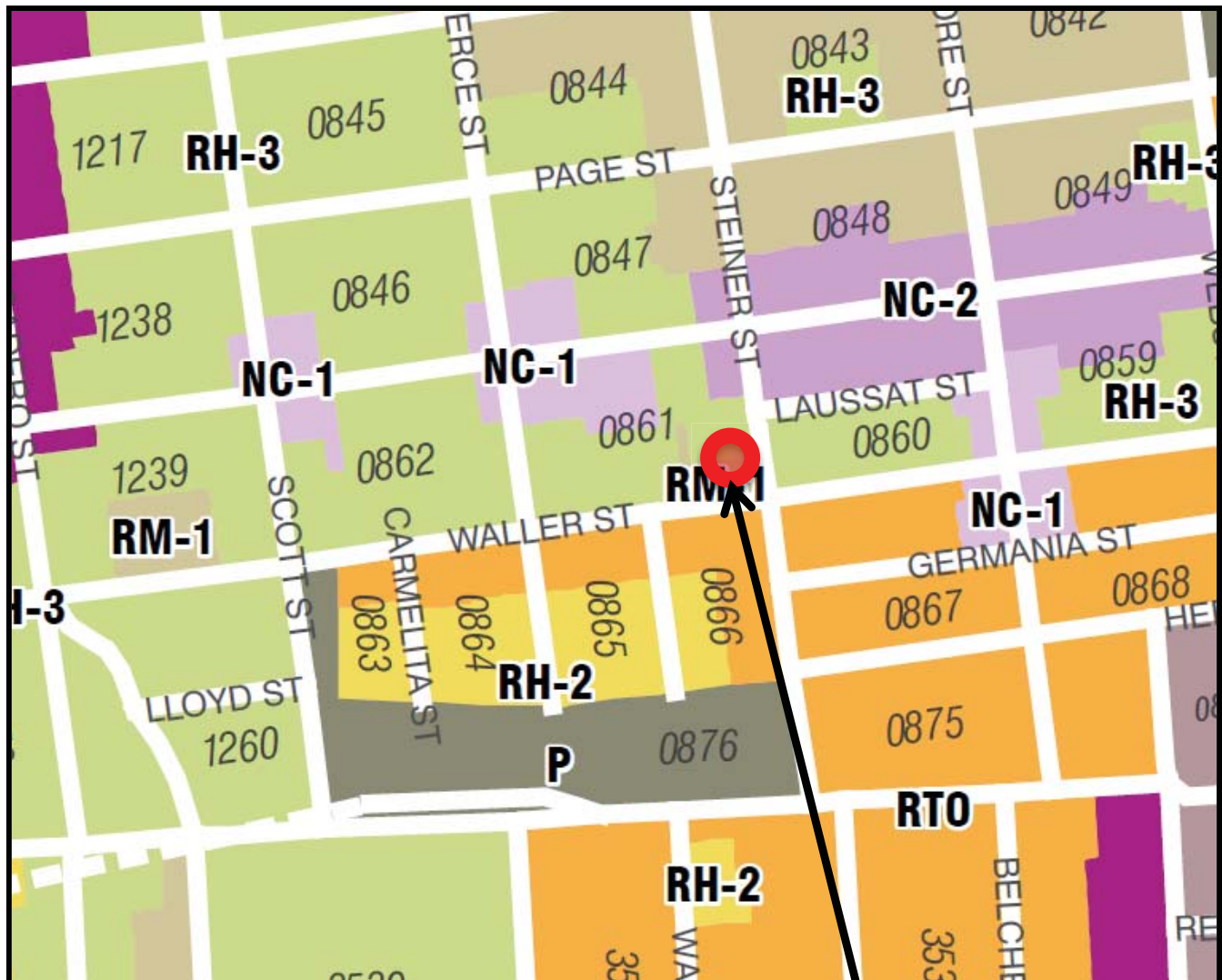
SUBJECT PROPERTY





Conditional Use Hearing  
**Case Number 2017-015104CUA**  
 201 Steiner Street  
 Block 0861 Lot 007

# Zoning Map



SUBJECT PROPERTY

SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
Case Number 2017-015104CUA  
201 Steiner Street  
Block 0861 Lot 007



# Aerial Photo



SUBJECT PROPERTY

SAN FRANCISCO  
**PLANNING DEPARTMENT**



Conditional Use Hearing  
**Case Number 2017-015104CUA**  
201 Steiner Street  
Block 0861 Lot 007

# Site Photo



SAN FRANCISCO  
**PLANNING DEPARTMENT**

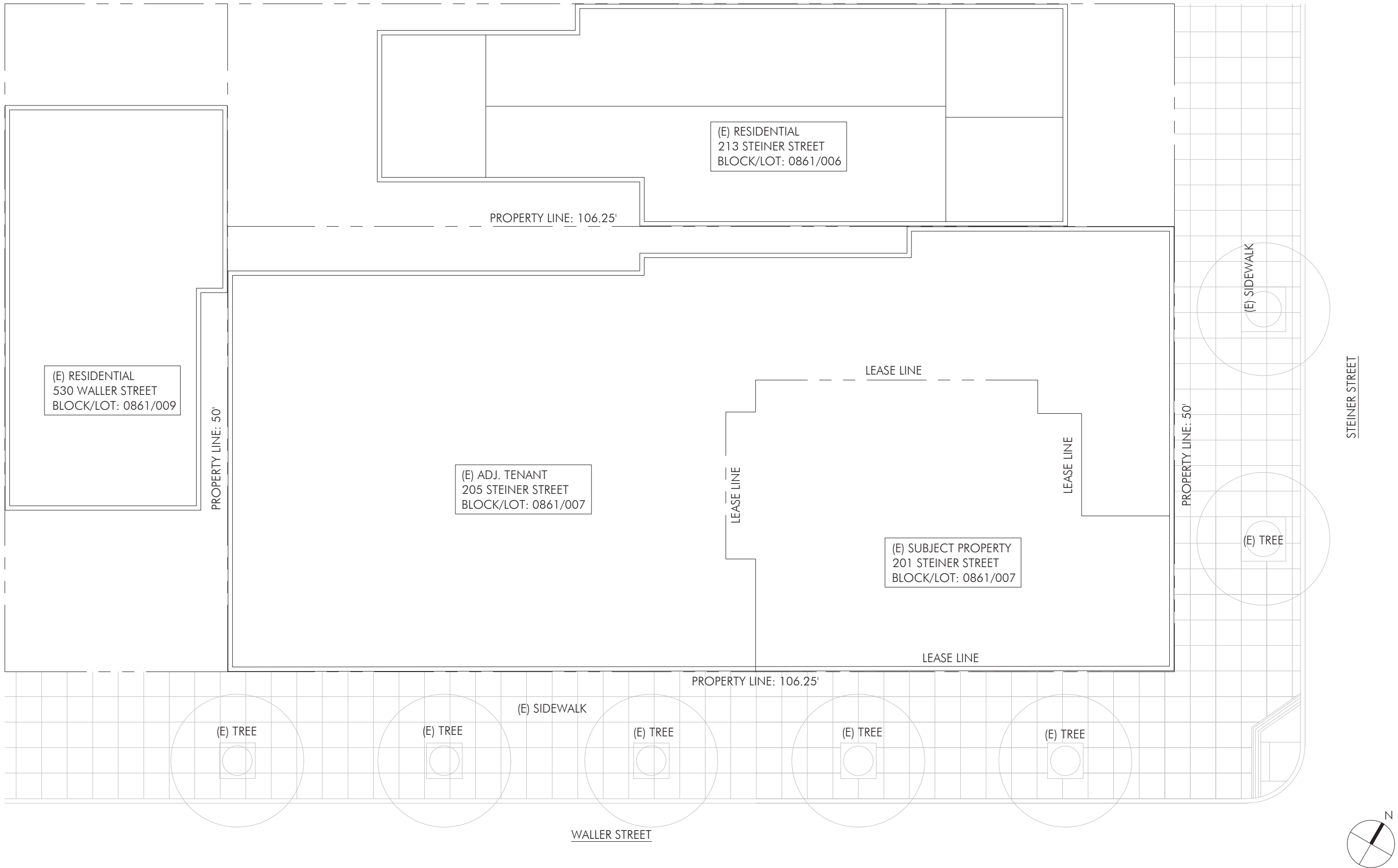


Conditional Use Hearing  
**Case Number 2017-015104CUA**  
201 Steiner Street  
Block 0861 Lot 007












## DEMOLITION KEY NOTES

- D1 REMOVE (E) DOOR AND ASSOCIATED HARDWARE.
- D2 REMOVE PORTION OF (E) WALL PER (N) WORK
- D3 REMOVE AND SALVAGE (E) DOOR. FLIP DOOR PER (N) WORK
- D4 PROVIDE OPENING AT CEILING ABOVE FOR DUCTWORK PER (N) WORK. CONTRACTOR TO VERIFY OPENING IN FIELD
- D5 (E) WATER HEATER TO BE REMOVED AND REPLACED PER (N) WORK.

	GENERAL DEMOLITION NOTES
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- |  |  |
|--|--|
| <p>CONTRACTOR SHALL PROTECT EXISTING BUILDING FROM DAMAGE WHICH MAY OCCUR FROM DEMOLITION, DUST, WATER, ETC., AND SHALL PROVIDE TEMPORARY BARRICADES, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT THE PUBLIC DURING PERIOD OF CONSTRUCTION.</p> <p>UNLESS SPECIFICALLY NOTED TO BE REMOVED, EXISTING CONDITIONS SHALL REMAIN.</p> <p>EXISTING CONSTRUCTION WHERE OBSOLETE AND/OR CONFLICTING WITH NEW CONSTRUCTION SHALL BE REMOVED.</p> <p>PROVIDE TEMPORARY PROTECTION DURING THE DEMOLITION AND CONSTRUCTION PROCESS FOR EXISTING EQUIPMENT AND ASSOCIATED CONDUIT, WIRING, PIPING, ETC. TO REMAIN.</p> <p>PATCH, REPAIR, SEAL AND REFRAME ANY DEMOLISHED AREAS AS NECESSARY TO MATCH NEW OR EXISTING ADJACENT MATERIALS FINISH AND CONSTRUCTION.</p> <p>VERIFY AND COORDINATE WITH STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEERS AND CONTRACTORS BEFORE ANY SUCH DEMOLITION BEGINS.</p> <p>WHERE UNIDENTIFIED OBJECTS AND/OR INCONSISTENCIES ARE DISCOVERED, SUBMIT INFORMATION TO THE OWNER AND ARCHITECT FOR RESOLUTION PRIOR TO PROCEEDING WITH WORK OR RELATED WORK.</p> <p>CONTRACTOR SHALL VERIFY EXISTING UTILITIES, PRIOR TO WORK COMMENCEMENT, PREARRANGE UTILITY SHUTDOWN OR TEMPORARY INTERRUPTIONS WITH BUILDING OWNER SO THERE WILL BE MINIMUM INTERFERENCES. ALL UTILITY LINES TO BE REMOVED SHALL BE PROPERLY CAPPED INCLUDING CONTROLS.</p> <p>CONTRACTOR SHALL BE RESPONSIBLE FOR STRUCTURAL INTEGRITY, PROPER FUNCTION, AND THE COMPLIANCE OF ALL CODES AND REGULATIONS OF THE RECONSTRUCTION.</p> <p>CONTRACTOR IS RESPONSIBLE FOR RECONSTRUCTION OF ALL SYSTEMS THAT MUST BE ADJUSTED DURING CONSTRUCTION AT NO INCREASE TO CONTRACT SUM. ALL SYSTEMS, THOSE RELATED TO WORK AND THOSE WHICH ARE PREVIOUSLY EXISTING, MUST BE FULLY FUNCTIONAL PRIOR TO COMPLETION OF WORK.</p> | <p>DEMOLITION IS NOT LIMITED TO WHAT IS SHOWN IN DRAWINGS. THE INTENT OF THE DRAWINGS ARE TO INDICATE THE GENERAL SCOPE OF WORK REQUIRED. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION BOTH SHOWN AND INCIDENTAL TO PROPER COMPLETIONS OF WORK.</p> <p>CONSTRUCTION WASTE MANAGEMENT<br/>100% OF MIXED DEBRIS MUST BE TRANSPORTED BY A REGISTERED HAULER TO A REGISTERED FACILITY AND BE PROCESSED FOR RECYCLING, IN COMPLIANCE WITH THE SAN FRANCISCO CONSTRUCTION &amp; DEMOLITION DEBRIS ORDINANCE.</p> |
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## LEGEND

- |   |  |
|---|--|
|  | EXISTING WALL TO REMAIN                |
|  | WALL / ITEM TO BE DEMOLISHED / REMOVED |
|  | NOT IN CONTRACT (N.I.C.)               |

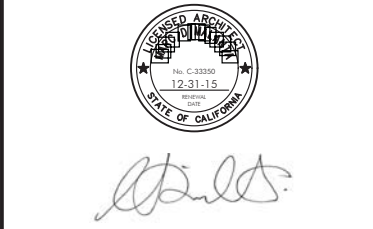
- TENANT IMPROVEMENT -

201 STEINER STREET  
SAN FRANCISCO, CA 94117  
PARCEL NO: 0861/007

 D-Scheme Studio  
Dream :: Design :: Develop

222 8TH STREET,  
SAN FRANCISCO, CA 94103  
T: 415.252.0888  
F: 415.252.8388  
[www.DSCHEME.com](http://www.DSCHEME.com)

222 8TH STREET,  
SAN FRANCISCO, CA 94103  
T: 415.252.0888  
F: 415.252.8388  
[www.DSCHEME.com](http://www.DSCHEME.com)

[illegible]

JOB NUMBER: \_\_\_\_\_ DRAWN BY: **LC**

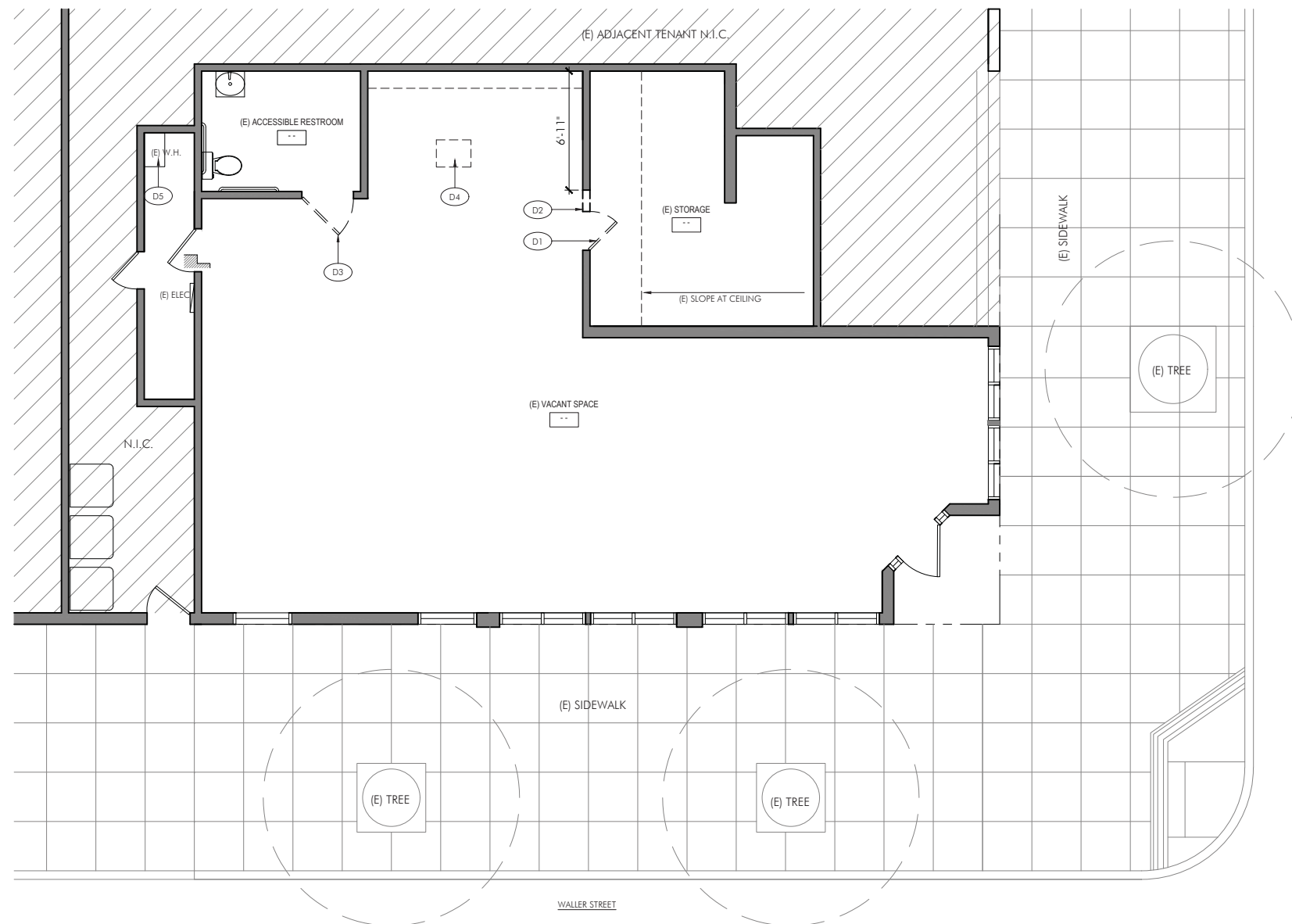
DATE: \_\_\_\_\_ CHECKED BY: **MD**

SCALE:  
**AS NOTED**

SHEET TITLE:  
EXISTING & DEMOLITION  
PLAN - FIRST FLOOR

SHEET NUMBER: **A10**

## AI.0



1 | EXISTING & DEMOLITION PLAN - FIRST FLOOR

- TENANT IMPROVEMENT -

**RÉVEILLE  
COFFEE CO.**

201 STEINER STREET  
SAN FRANCISCO, CA 94117

PARCEL NO: 0861/007

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 **D-Scheme Studio**

Dream :: Design :: Develop

222 8TH STREET,  
SAN FRANCISCO, CA 94103  
T: 415.252.0888  
F: 415.252.8388  
[www.DSCHEME.com](http://www.DSCHEME.com)



JOB NUMBER:	DRAWN BY: <b>LC</b>
DATE:	CHECKED BY: <b>MD</b>
SCALE:	
<b>AS NOTED</b>	
SHEET TITLE:	
<b>PROPOSED FLOOR PLAN FIRST FLOOR</b>	
SHEET NUMBER:	

## A2.0



### 1 EXISTING FRONT (SOUTH EAST) ELEVATION



## 2 PROPOSED FRONT (SOUTH EAST) ELEVATION

APPROVED  
PER PLANS AND APPLICATION  
PLANNING DEPARTMENT  
Routing Changes Back to Planning

**SHEET NOTES**

1 NEW VERTICAL ADA DOOR ACTUATOR MTD ON BOLLARD

1 NEW VERTICAL ADA DOOR ACTUATOR MTD ON BOLLARD

Date:	08/10/15
Scale:	$1/4" = 1' - 0"$
Drawn By:	R.S.
Job No:	10059
Sheet	A6
Of	Sheets

COMPLY w/ SFBC CH.34B  
201 STEINER STREET  
SAN FRANCISCO, CALIFORNIA

**EXISTING AND PROPOSED  
FRONT (SOUTH EAST)  
ELEVATIONS**

**SANTOS & URRUTIA**  
**STRUCTURAL**  
**ENGINEERS INC.**  
2451 HARRISON STREET  
SAN FRANCISCO, CA 94110  
TELEPHONE (415) 642-7722  
FAX (415) 642-7590

REVISIONS	BY
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**1** EXISTING RIGHT (NORTH EAST) ELEVATION  
1/4" = 1'-0"



**2** PROPOSED RIGHT (NORTH EAST) ELEVATION  
1/4" = 1'-0"

**SHEET NOTES**  
① NEW VERTICAL ADA DOOR  
ACTUATOR MTD ON  
BOLLARD



**APPROVED**  
PER PLANS AND APPLICATION  
OF AMENDING DOCUMENT  
Planning Director  
Routing: *[Signature]* Back to Planning

JOSEPH OSPITAL DBI  
SEP 11 2015

REVISIONS	BY

**SANTOS & URRUTIA**  
**STRUCTURAL**  
**ENGINEERS**  
2451 HARRISON STREET  
SAN FRANCISCO, CA 94110  
TELEPHONE (415) 642-7722  
FAX (415) 642-7590



**EXISTING AND PROPOSED  
RIGHT (NORTH EAST)  
ELEVATIONS**

**COMPLY w/ SFBC CH.34B**  
**201 STEINER STREET**  
**SAN FRANCISCO, CALIFORNIA**

Date:	08/10/15
Scale:	1/4"=1'-0"
Drawn By:	R.S.
Job No:	10059
Sheet	A7
Of	Sheets

**From:** [Weissglass, David \(CPC\)](#)  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** FW: comments re 2016 01510 4cua  
**Date:** Wednesday, February 28, 2018 10:36:31 AM

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**From:** oceansand2@aol.com [mailto:oceansand2@aol.com]  
**Sent:** Wednesday, February 28, 2018 1:04 AM  
**To:** Weissglass, David (CPC)  
**Subject:** comments re 2016 01510 4cua

mr. weissglass,  
please present my comments below to the planning commission during the public hearing for case 2016 01510 4 cua. (business at steiner and waller).

i live near the corner of waller st and laguna st and regularly walk along waller st from laguna st to duboce park passing the cafe.

i opposed blue bottle's request to open at steiner and waller in what had been for a very long time a simple coffee cafe catering to the neighborhood because blue bottle was a cookie cutter operation ie formula retail and had a different cafe concept from the former use of the space, including no wifi.

\*\* this is a neighborhood location, not on a commercial street. the business at this location has been and should remain a simple cafe operation with minimal food appropriate to a coffee cafe. the applicants should not be allowed to incrementally shift from being a cafe to a restaurant.

offering dinners will not allow for a cafe atmosphere. it will create a restaurant atmosphere. most customers of a cafe operated by a coffee serving company want a snack or/ or simply a coffee. this request for expansion of time to serve food is aimed at garnering a "dinner crowd".

it will increase traffic, noise, and most detrimentally, transform the cafe into a restaurant.

the applicant is using the foot-in-the-door method and should have made the restaurant concept request during its initial hearing to occupy the space.

in the future will the restaurant expand the menu or request permission to become a full service restaurant?

please deny the applicant's request.

Thomas Heatwole  
55 Laguna st. #205  
94102

Sent from my iPad

**From:** oceansand2@aol.com  
**To:** [Weissglass, David \(CPC\)](#)  
**Subject:** for march 2018 hearing — public comment re 2016 05150 4CUA reveille cafe steiner and waller sts.  
**Date:** Wednesday, February 28, 2018 2:39:42 PM

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planning commission,

i live on laguna st near waller and walk by the cafe almost everyday on my walk to duboce park. this section of waller st is a charming tree-lined, quiet, off-the-grid neighborhood with apt buildings, homes, many with beautiful plants and flowers in the front near the sidewalk and a few quiet, commercial storefronts- a gym, some offices, a pet shop.

blue bottle formula retail was denied permission very recently to this location due to objections, among many, of (1) traffic congestion, (2) complicated by a bike lane directly in front of the sidewalk where patrons in this case will sit at tables to drink, and (3) an increase in noise in the neighborhood.

it is a fact that alcohol consumption often leads to noisy, loud, and inappropriate behavior. as proof simply see the frequent signs on alcohol consuming establishments — “please respect our neighbors, no loud talking, etc .”

i am asking you to Deny the request for on-site alcohol of this cafe.

this location is in a neighborhood.

\*\*\* there are commercial streets such as haight st, very nearby, closeby-divisadero st, even market st, all being more appropriate for alcohol consumption and foot traffic to boost restaurant patronage.

consider that the request is being made by a company called reveille Coffee, Not Restaurant.

their own name strongly implies Cafe, Not Alcohol-available Dining.

Please Deny this request to keep neighborhoods neighborhoods. Stop turning neighborhoods into commercial areas.

Thomas Heatwole  
55 Laguna St # 205  
94102

Sent from my iPad