



# SAN FRANCISCO PLANNING DEPARTMENT

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## Memo to the Planning Commission

HEARING DATE: JANUARY 12, 2017

*Date:* January 5, 2017  
*Case No.:* 2014-001343CUA  
*Project Address:* 3639 Taraval Street  
*Zoning:* NC-1 (Neighborhood Commercial, Cluster)  
40-X Height and Bulk District  
*Block/Lot:* 2379/039  
*Project Sponsor:* David Quinby  
3341 20<sup>th</sup> Street  
San Francisco, CA 94110  
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### BACKGROUND

On June 23, 2016, the Planning Commission reviewed Case No. 2014-001343CUA for a request for Conditional Use Authorization pursuant to Sections 303, 710.48 710.27 of the Planning Code, to establish an Other Entertainment use with electronic amplification and hours of operation until 12:30 a.m. Sunday through Wednesday, and until 2 a.m. Thursday through Saturday within an existing Bar (d.b.a. Riptide). The Planning Commission approved the Conditional Use Authorization and as set forth in Motion No. 19677, the Planning Commission imposed the following condition of approval:

**Written Performance Update.** A written performance update shall be provided to the Planning Commission after six months and again after one year following approval of the Conditional Use Authorization. The update memo should include any further soundproofing measures that have been taken, the results of the Entertainment Commission's licensing process and periodic monitoring of approved noise levels as conducted by the Entertainment Commission, any recorded complaints with the San Francisco Police Department, and any other general feedback from neighbors regarding operation of the Entertainment use and adherence to the Conditions of Approval. The Commission may request a full hearing at their discretion.

The current operator and owner of the Riptide bar, David Quinby, has been working to get the bar repaired and back in operation following a fire that destroyed the interior of the space in August 2015. The bar has reopened for business, however, live entertainment has not yet begun on site.

The Entertainment Commission reviewed the application for a Place of Entertainment permit at a hearing on July 19<sup>th</sup>, 2016. Officer Faliano with the Taraval police station spoke at the hearing, and offered a recommendation that amplified sound should cease at 11 p.m. on weekdays, due to the quiet nature of the neighborhood. The Commission approved the Place of Entertainment permit, following the recommendation of the Police Department, to limit entertainment to 11 p.m. on Sunday through

Wednesday, and allow it until 2 a.m. on Thursday through Saturday. This represents a reduction in what was authorized by the Planning Commission in Motion 19677, where entertainment and electric amplification were permitted until 12:30 a.m. on Sunday through Wednesday, however, the authorized hours for Thursday through Saturday nights remains the same. No additional soundproofing was required as part of this hearing, however, the inspectors must still conduct the sound test at the site and will be the subject of a future hearing.

Officer Faliano with the Taraval police station provided the Department with information about complaints since the time of Planning Commission approval. He indicated that there were 6 noise complaint calls regarding patrons outside after closing hours and 1 call about a fight outside the bar. He also noted that the Riptide did not yet have their sound system and entertainment use in operation, and that the update at the 1-year mark may provide a better gauge as to how the business is working in the neighborhood.

Department staff has received minimal email communications from neighborhood residents. In general, the consensus is that the disruptions to the neighborhood from the bar have been minimal, with small windows of noise around closing time, and sidewalks in front of the bar kept generally clean. However, the neighbors also note that the bar is not yet fully operational with regard to the entertainment use, and that an update at the 1-year point will likely provide a better picture as to the impact of their operations.

There have not been any complaints filed with the Planning Department, and the Department has not found the operator to be in violation of any conditions of approval.

#### **REQUIRED COMMISSION ACTION**

None required. This memorandum is intended to update the Commission on the operation of "Riptide" at 3639 Taraval Street six months following the approval of the Other Entertainment use, per Motion 19677. The Department will provide another update at the 1 year mark.