



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 17, 2011

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Date: March 10, 2011
Case No.: **2010.1080C**
Project Address: **311 DIVISADERO STREET**
Zoning: NC-2 (Small-Scale) Neighborhood Commercial District
Divisadero Street Alcohol Restricted Use District
40-X Height and Bulk District
Block/Lot: 1218/006
Project Sponsor: Laurie Aaronson and Sharon Ardiana (restaurant operators)
Ragazza, LLC
311 Divisadero Street
San Francisco, CA 94117
Ellen Soulis and Christina Decker (property owners)
1660 - 9th Avenue
San Francisco, CA 94122
Staff Contact: Sharon M. Young – (415) 558-6346
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PROJECT DESCRIPTION

The proposal is a request for Conditional Use authorization under Sections 711.24 and 303 of the Planning Code to add an 'outdoor activity area' to an existing full-service restaurant (dba Ragazza) located within the rear yard of a three-story hotel (dba The Metro Hotel) within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal is to add an outdoor dining area with tables and chairs to accommodate up to 20 restaurant patrons on a 240-square foot patio within the rear yard of the hotel. The existing rear yard surrounding the patio is currently landscaped with mature trees, bushes and plants, and latticed property line fencing covered in vines; the patio is set back approximately 6'6" from the north property line, 2' to 3'6" from the south property line, and 8' from the west property lines. The patio was utilized by a previous restaurant as an outdoor dining area without the benefit of a permit before the change of restaurant ownership occurred. The current restaurant 'Ragazza', with approximately 1,000 square feet in floor area, has been in operation since September 2010 and has an interior dining area to accommodate 40 restaurant patrons.

The proposed hours of operation of the outdoor dining area are 5 p.m. to 10 p.m. for Sunday through Thursday dinner service (last dinner seating at 8:45 p.m.), 5 p.m. to 10:30 p.m. for Friday and Saturday dinner service (last dinner seating at 9:15 p.m.), and 11 a.m. to 4 p.m. for Saturday and Sunday brunch service (last brunch seating at 3 p.m.)

SITE DESCRIPTION AND PRESENT USE

The Project Site is on the west side of Divisadero Street between Oak and Page Streets; on Lot 006 of Assessor's Block 1218. The project is located within the NC-2 (Small-Scale) Neighborhood Commercial District and a 40-X Height and Bulk District. The subject lot is approximately 6,181 square-feet (57.50 feet wide by 107.50 feet deep) in size and is occupied by a three-story hotel (dba The Metro Hotel) constructed circa 1900. The existing full-service restaurant (dba Ragazza) is located on the ground floor of the building. The proposed 'outdoor activity area' (outdoor dining area) will be located on the patio within the rear yard of the hotel. The rear yard abuts the adjacent property to the south with (containing a 4-unit apartment building) and the adjacent property to the west (containing a 6-unit apartment building).

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Project Site is located at the eastern edge of the Haight Ashbury Neighborhood. The majority of the surrounding development consists of one-to-three story commercial, residential and mixed-use buildings within this portion of the NC-2 Zoning District. Generally, the commercial establishments characterizing this portion of Divisadero Street include a mixture of specialty stores, retail service establishments, restaurants, a grocery store, personal service establishments. Some of the existing commercial establishments (except within the subject building) include Kelly-Moore Paints, Custom Orthopedic Appliances, Ng's Cleaners, Thai Place II, KJ Produce Market, Comix Experience, Open Mind Music, Cookin', and Skin City. On Page and Oak Streets, running north and south of the project site, there are primarily three-to-four story residential and mixed-use buildings within RM-1 (Residential, Mixed, Low-Density) and RM-2 (Residential, Mixed, Moderate-Density) Zoning Districts.

ENVIRONMENTAL REVIEW

The proposed project was determined by the San Francisco Planning Department to be categorically exempt from environmental review, under Class 1(a) of the State CEQA Guidelines, Section 15301, pursuant to Title 14 of the California Administrative Code.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 25, 2011	February 25, 2011	20 days
Posted Notice	20 days	February 25, 2011	February 25, 2011	20 days
Mailed Notice	20 days	February 25, 2011	February 24, 2011	21 days

PUBLIC COMMENT

- As of March 10, 2011, the Department has not received any letters or phone calls in opposition to the project. The Department received two emails and four letters in support of the project.

ISSUES AND OTHER CONSIDERATIONS

- The existing full-service restaurant dba Ragazza is independently owned by Sharon Ardiana (also owner of 'Gialina', a restaurant in Glen Park since 2007) and Laurie Aaronson (owner of 'AOC

SF', a restaurant accounting and consulting practice serving over 30 restaurants in San Francisco). According to the project sponsors, they have been in the restaurant business for over 25 years (Sharon Ardiana) and over 15 years (Laurie Aaronson). They have indicated that 'Ragazza' provides a family-friendly neighborhood restaurant for the surrounding area and have received strong support from the local neighborhood association NOPNA, in which they are involved.

- The project sponsors have indicated that there are no other full-service outdoor dining options in the neighborhood and adding outdoor seating in the garden will provide neighborhood families and friends with the opportunity to enjoy table service dining al fresco, both in the evening and during weekend brunch. They also believe that the addition of outdoor seating will create a stable economic model for 'Ragazza' and allow them to survive financially, providing jobs (approximately 22 employees currently and expected to increase to 30 employees with the addition of the outdoor seating area). The project sponsors have also indicated that they do not propose building any permanent structures in the outdoor seating area, only moveable tables, chairs, and potted plants so that the space can remain flexible.

OUTDOOR ACTIVITY CRITERIA

- The proposed Outdoor Activity Area at the rear of the lot requires additional consideration. Planning Code Section 145.2 outlines the following three considerations:

- A. The nature of the activity operated in the outdoor activity area is compatible to surrounding uses.

The proposed Project is located within the NC-2 Zoning District, a district that encourages ground floor commercial activity. Although the rear yard of the hotel/restaurant abuts residential properties to the south and west, the perimeter of the proposed 'outdoor activity area' is set back from the side and rear property lines which are fences covered in vines. The project sponsors have indicated the proposed outdoor dining area, with moveable tables and chairs, will provide a venue protected by the wind. Outdoor heaters and / or umbrellas may be put in place for customer comfort during the evening and to protect them from afternoon sun. The menu offered in the outdoor space will be the same menu offered in the interior of the restaurant. 'Ragazza' will voluntarily not allow the sale of beer or wine without the purchase of food, unless the party is on a wait list for a dinner table, to ensure maintenance of a restaurant environment. In addition, the project sponsors have indicated that the outdoor dining area has been utilized by previous restaurants without the benefit of a permit in the rear yard for many years with no apparent adverse effect or impact on abutting properties.

- B. The operation and design of the outdoor activity area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences.

According to the project sponsors, the operation and design of the outdoor activity area will not significantly disturb the privacy or affect the livability of adjoining or surrounding residences for the following reasons: (1) No busing stations for dishes will be permitted outside to reduce noise associated with "clattering dishes"(Instead, dishes will be taken directly to the dishwasher and not dumped in a bus table outside.); (2) Recorded or live music or amplified sound shall be prohibited in the outdoor space; (3) Patrons not sitting at a table in the garden will not be allowed to loiter in the garden; (4) In regard to noise control, employees will ask restaurant patrons who are too loud to respect neighbors, and signs will be posted in the garden to that effect; (5) the restaurant shall ensure that the outdoor

garden is kept tidy, clean, and free of debris; and (6) the use and access to the rear yard will be restricted for employees after outdoor dining service hours and daily cleaning of the rear yard will be restricted to at or after 9 a.m.

- C. The hours of operation of the activity in the outdoor activity area are limited so that the activity does not disturb the viability of surrounding uses.

While the NC-2 Zoning District allows the hours of operation from 6 a.m. to 2 a.m., the project sponsors have indicated that the proposed hours of operation of the outdoor dining area are 5 p.m. to 10 p.m. for Sunday through Thursday dinner service (last dinner seating at 8:45 p.m.), 5 p.m. to 10:30 p.m. for Friday and Saturday dinner service (last dinner seating at 9:15 p.m.), and 11 a.m. to 4 p.m. for Saturday and Sunday brunch service (last brunch seating at 3 p.m.).

REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization pursuant to Sections 711.24 and 303 of the Planning Code to add an 'outdoor activity area' to an existing full-service restaurant (dba Ragazza) located within the rear yard of a three-story hotel (dba The Metro Hotel) within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The proposed project meets all applicable requirements of the Planning Code.
- The proposed project will help to enhance the existing full-service restaurant which is compatible with and complimentary to the type of uses characterizing this portion of the NC-2 Zoning District. It may also provide new opportunities to the City by providing for additional employment opportunities.
- The Department believes that this project is necessary and/or desirable for the following reasons:
 - a) The proposed project will enhance the economic diversity of the neighborhood by helping to retain an existing business in the area.
 - b) The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.
 - c) The proposed project would be consistent with the mixed commercial-residential character of this portion of Divisadero Street within the NC-2 Zoning District.

RECOMMENDATION:	Approval with Conditions
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Attachments:

Zoning District Map
Parcel Map
Sanborn Map
Aerial Photographs
Site and Context 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 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 | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> |

SMY

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

Planner's Initials

SMY: C:\311 Divisadero Street - summary-smy.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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Planning Commission Motion No. XXXXX

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 711.24 AND 303 OF THE PLANNING CODE TO ADD AN ‘OUTDOOR ACTIVITY AREA’ (OUTDOOR PATIO DINING AREA) TO AN EXISTING FULL-SERVICE RESTAURANT (DBA RAGAZZA) AT 311 DIVISADERO STREET, LOCATED WITHIN THE REAR YARD OF A THREE-STORY HOTEL (DBA THE METRO HOTEL) WITHIN THE NC-2 (SMALL-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On December 7, 2010, Laurie Aaronson and Sharon Ardiana (hereinafter “Project Sponsors”) made an application for Conditional Use authorization for the property at **311 Divisadero Street, Lot 006 in Assessor’s Block 1218** (hereinafter “Subject Property”), pursuant to Planning Code Sections 711.24 and 303 to add an ‘outdoor activity area’ to an existing full-service restaurant (dba Ragazza) located within the rear yard of a three-story hotel (dba The Metro Hotel) within an NC-2 (Neighborhood Commercial, Small-Scale) District and a 40-X Height and Bulk District, in general conformity with plans dated June 8, 2010, and labeled “Exhibit B” (hereinafter “Project”). The proposal is to add an outdoor dining area with

tables and chairs to accommodate 20 restaurant patrons located on a 240-square foot patio with the rear yard of the hotel.

On **March 17, 2011**, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No. 2010.1080C**.

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (hereinafter "CEQA"), the Planning Department of the City and County of San Francisco (hereinafter "Department") determined that the proposed Conditional Use Application was categorically exempt from the environmental review process under Class 1(a) of the State CEQA Guidelines, Section 15301, pursuant to Title 14 of the California Administrative Code. The Commission has reviewed and concurs with said determination.

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. 2010.1080C, 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 is on the west side of Divisadero Street between Oak and Page Streets; on Lot 006 of Assessor's Block 1218. The project is located within the NC-2 (Small-Scale) Neighborhood Commercial District and a 40-X Height and Bulk District. The subject lot is approximately 6,181 square-feet (57.50 feet wide by 107.50 feet deep) in size and is occupied by a three-story hotel (dba The Metro Hotel) constructed circa 1900. The existing full-service restaurant (dba Ragazza) is located on the ground floor of the building. The proposed 'outdoor activity area' (outdoor dining area) will be located on the patio within the rear yard of the hotel.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Haight Ashbury Neighborhood. The majority of the surrounding development consists of one-to-three story commercial, residential and mixed-use buildings within this portion of the NC-2 Zoning District. Generally, the commercial establishments characterizing this portion of Divisadero Street include a mixture of specialty stores, retail service establishments, restaurants, a grocery store, personal service establishments. Some of the existing commercial establishments (except within the subject building) include Kelly-Moore Paints, Custom Orthopedic Appliances, Ng's Cleaners, Thai Place II, KJ Produce Market, Comix Experience, Open Mind Music, Cookin', and

Skin City. On Page and Oak Streets, running north and south of the project site, there are primarily three-to-four story residential and mixed-use buildings within RM-1 (Residential, Mixed, Low-Density) and RM-2 (Residential, Mixed, Moderate-Density) Zoning Districts.

4. **Project Description.** The proposal is a request for Conditional Use authorization under Sections 711.24 and 303 of the Planning Code to add an 'outdoor activity area' to an existing full-service restaurant (dba Ragazza) located within the rear yard of a three-story hotel (dba The Metro Hotel) within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District. The proposal is to add an outdoor dining area with tables and chairs to accommodate up to 20 restaurant patrons on a 240-square foot patio within the rear yard of the hotel. The existing rear yard surrounding the patio is currently landscaped with mature trees, bushes and plants, and latticed property line fencing covered in vines; the patio is set back approximately 6'6" from the north property line, 2' to 3'6" from the south property line, and 8' from the west property lines. The patio was utilized by a previous restaurant as an outdoor dining area without the benefit of a permit before the change of restaurant ownership occurred. The current restaurant 'Ragazza', with approximately 1,000 square feet in floor area, has been in operation since September 2010 and has an interior dining area to accommodate 40 restaurant patrons.

The proposed hours of operation of the outdoor dining area are 5 p.m. to 10 p.m. for Sunday through Thursday dinner service (last dinner seating at 8:45 p.m.), 5 p.m. to 10:30 p.m. for Friday and Saturday dinner service (last dinner seating at 9:15 p.m.), and 11 a.m. to 4 p.m. for Saturday and Sunday brunch service (last brunch seating at 3 p.m.)

5. **Issues and Other Considerations.**

- The existing full-service restaurant dba Ragazza is independently owned by Sharon Ardiana (also owner of 'Gialina', a restaurant in Glen Park since 2007) and Laurie Aaronson (owner of 'AOC SF', a restaurant accounting and consulting practice serving over 30 restaurants in San Francisco). According to the project sponsors, they have been in the restaurant business for over 25 years and over 15 years. They have indicated that 'Ragazza' provides a family-friendly neighborhood restaurant for the surrounding area and have received strong support from the local neighborhood association NOPNA, of which they are involved in.
- The project sponsors have indicated that there are no other full-service outdoor dining options in the neighborhood and adding outdoor seating in the garden will provide neighborhood families and friends with the opportunity to enjoy table service dining al fresco, both in the evening and during weekend brunch. They also believe that the addition of outdoor seating will create a stable economic model for Ragazza and allow them to survive financially, providing jobs (approximately 22 employees currently and expected to increase to 30 employees with the addition of the outdoor seating area). The project sponsors have also indicated that they do not propose building any permanent structures in the outdoor seating area, only moveable tables, chairs, and potted plants so that the space can remain flexible.

6. **Public Comment.** As of March 10, 2011, the Department did not receive any letters or phone calls in opposition to the project. The Department received one email and two letters in support of the project.
7. **Use District.** The project site is within the NC-2 (Neighborhood, Small-Scale) District. The NC-2 District is intended to serve as the City's Small-Scale Neighborhood Commercial District. These districts are linear shopping streets which provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered is varied and often includes specialty retail stores, restaurants, and neighborhood-serving offices. NC-2 Districts are commonly located along both collector and arterial streets which have transit routes.

Most new commercial development is permitted at the ground and second stories. Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment uses, however, are confined to the ground story. The second story may be used by some retail stores, personal services, and medical, business and professional offices. Parking and hotels are monitored at all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the livability within and around the district, and promote continuous retail frontage. Housing development in new buildings is encouraged above the ground story. Existing residential units are protected by limitations on demolition and upper-story conversions.

8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Full-Service Restaurant.** Planning Code Section 711.42 allows a full-service restaurant within the NC-2 Zoning District on the 1st story.

The current full-service restaurant dba Ragazza is located on the 1st story of the existing hotel dba Metro Hotel.

- B. **Outdoor Activity Area.** Planning Code Section 711.24 states that a Conditional Use authorization is required for a new outdoor activity area in the NC-2 Zoning District.

The project sponsors intend to include an 'outdoor activity area' pursuant to Planning Code Section 711.24 to include an outdoor dining area with tables and chairs to accommodate up to 20 restaurant patrons located on a 240-square foot patio within the rear yard of the hotel.

- C. **Rear Yard.** Planning Code Section 134 states that rear yard shall be provided at the second story and at each succeeding story of the building, and at the first story if it contains a dwelling unit.

The proposed project complies with the rear yard requirements pursuant to Planning Code Section 134 since the existing building is a hotel with the subject full-service restaurant on the first story.

- D. **Hours of Operation.** Planning Code Section 710.27 allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m.

The proposed hours of operation of the outdoor dining area are 5 p.m. to 10 p.m. for Sunday through Thursday, 5 p.m. to 10:30 p.m. Friday and Saturday, and 11 a.m. to 4 p.m. Saturday and Sunday.

9. **Planning Code Section 145.2** establishes criteria for the Planning Commission to consider when reviewing applications for Outdoor Activity Areas in Neighborhood Commercial Districts that are not contiguous to the front property line.

- A. The nature of the activity operated in the outdoor activity area is compatible to surrounding uses.

The proposed Project is located within the NC-2 Zoning District, a district that encourages ground floor commercial activity. Although the rear yard of the hotel/restaurant abuts residential properties to the south and west, the perimeter of the proposed 'outdoor activity area' is set back from the side and rear property lines which are fences covered in vines. The project sponsors have indicated the proposed outdoor dining area, with moveable tables and chairs, will provide a venue protected by the wind. Outdoor heaters and / or umbrellas may be put in place for customer comfort during the evening and to protect them from afternoon sun. The menu offered in the outdoor space will be the same menu offered in the interior of the restaurant. 'Ragazza' will voluntarily not allow the sale of beer or wine without the purchase of food, unless the party is on a wait list for a dinner table, to ensure maintenance of a restaurant environment. In addition, the project sponsors have indicated that the outdoor dining area has been utilized by previous restaurants without the benefit of a permit in the rear yard for many years with no apparent adverse effect or impact on abutting properties.

- B. The operation and design of the outdoor activity area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences.

According to the project sponsors, the operation and design of the outdoor activity area will not significantly disturb the privacy or affect the livability of adjoining or surrounding residences for the following reasons: (1) No busing stations for dishes will be permitted outside to reduce noise associated with "clattering dishes"(Instead, dishes will be taken directly to the dishwasher and not dumped in a bus table outside.); (2) Recorded or live music or amplified sound shall be prohibited in the outdoor space; (3) Patrons not sitting at a table in the garden will not be allowed to loiter in the garden; (4) In regard to noise control, employees will ask restaurant patrons who are too loud to respect neighbors, and signs will be posted in the garden to that effect; (5) the restaurant shall ensure that the outdoor garden is kept tidy, clean, and free of debris; and (6) the use and access to the rear yard will be restricted for employees after outdoor dining service hours and daily cleaning of the rear yard will be restricted to at or after 9 a.m.

- C. The hours of operation of the activity in the outdoor activity area are limited so that the activity does not disturb the viability of surrounding uses.

While the NC-2 Zoning District allows the hours of operation from 6 a.m. to 2 a.m., the project sponsors have indicated that the proposed hours of operation of the outdoor dining area are 5 p.m. to 10 p.m. for Sunday through Thursday dinner service (last dinner seating at 8:45 p.m.), 5 p.m. to 10:30 p.m. for Friday and Saturday dinner service (last dinner seating at 9:15 p.m.), and 11 a.m. to 4 p.m. for Saturday and Sunday brunch service (last brunch seating at 3 p.m.).

10. **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:

D. 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.

No tenant improvements are proposed to the existing full-service restaurant ground floor commercial space. No changes will be made to the existing building envelope. The proposal will involve the addition of an outdoor dining area with tables and chairs located on the existing patio within the rear yard of the hotel.

E. 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 size and shape of the site and the size, shape and arrangement of the building are adequate for the proposed Project. There will be no physical expansion of the existing building or commercial space.

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;

Existing traffic patterns will not be significantly affected by the proposed Project. Public transit is within close proximity to the existing full-service restaurant within walking distance of the Project Site. There is on-street parking in front of the subject property and in the surrounding neighborhood.

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

No significant noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed Project. According to the project sponsors, with regard to noise control in the garden (rear yard), employees will ask restaurant patrons who are too loud to respect neighbors, and signs will be posted in the garden to that effect.

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

The proposed Project does not propose any tenant improvements. There will be no addition of parking spaces, loading facilities, open space or service areas. All Project signage and projections will be consistent with the controls of the Planning Code.

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

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

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

The proposed Project is consistent with the stated purpose of the NC-2 Zoning District in that the intended use will enhance an existing neighborhood-serving business.

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

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

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, which 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 existing full-service restaurant is compatible with and complimentary to the types of uses characterizing this portion of the NC-2 Zoning District, which includes a mixture of specialty stores, retail service establishments, restaurants, a grocery store, and personal service establishments. The proposed use to add an 'outdoor activity area' to enhance the existing full-service restaurant use would be consistent with the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

Policy 2.3:

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

The proposed Project will help retain an existing commercial activity which enhances the diverse economic base of the City.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The proposed Project would provide enhanced opportunities for employment of neighborhood residents since the project sponsor have indicated that they intend to hire more employees with the outdoor dining area.

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.

No commercial tenant would be displaced and the project would assist the Neighborhood Commercial District in achieving optimal diversity in the types of goods and services available in the neighborhood by providing an outdoor dining option in the neighborhood.

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.

Two independent entrepreneurs are sponsoring the proposal. The existing full-service restaurant is neighborhood-serving and is not a Formula Retail Use.

12. **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 proposed Project will preserve and enhance existing neighborhood-serving retail uses by continuing to occupy a commercial space and diversifying the type of commercial establishments within the immediate neighborhood. According to the project sponsors, the full-service restaurant currently employs approximately 22 people, and expects to hire approximately 8 more people with the addition of an outdoor dining area.

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

The proposed Project will not displace housing as no housing exists in the building.

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

The proposed Project will not have any impacts on the City's supply of affordable housing. No housing will be removed as part of this project.

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

The proposed Project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The existing full-service restaurant is a neighborhood-serving use to which residents can access by walking or taking public transit.

- 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.

There is no commercial office development associated with the proposed Project. No industrial or service sector uses would be displaced.

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

The proposed Project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.

- G. That landmarks and historic buildings be preserved.

The proposed Project will not significantly affect any landmarks or historic buildings.

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

The proposed Project will not affect any city-owned park or open space.

13. 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.
14. 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. 2010.1080C** subject to the following conditions attached hereto as "EXHIBIT A" 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 17, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 17, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to add an 'outdoor activity area' to an existing full-service restaurant (dba Ragazza) located within the rear yard of a three-story hotel (dba The Metro Hotel) located at 311 Divisadero Street in Assessor's Block 1218, Lot 006, pursuant to Planning Code Sections 711.24 and 303 within the NC-2 (Small-Scale Neighborhood Commercial) Zoning District and a 40-X Height and Bulk District; in general conformance with plans, dated January 11, 2011, and stamped "EXHIBIT B" included in the docket for Case No. 2010.1080C and subject to conditions of approval reviewed and approved by the Commission on March 17, 2011, under Motion No. XXXXX. The proposal is to add an outdoor dining area with tables and chairs to accommodate up to 20 restaurant patrons on a 240-square foot patio within the rear yard of the hotel. The proposed hours of operation of the outdoor dining area are 5 p.m. to 10 p.m. for Sunday through Thursday dinner service (last dinner seating at 8:45 p.m.), 5 p.m. to 10:30 p.m. for Friday and Saturday dinner service (last dinner seating at 9:15 p.m.), and 11 a.m. to 4 p.m. for Saturday and Sunday brunch service (last brunch seating at 3 p.m.) 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 17, 2011, 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

PROVISIONS

3. **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.

4. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department.

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

5. **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

6. **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 off 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/>.

7. **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/>*

8. **Noise Control.** The premises shall be operated so that incidental 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 415-553-1012 or 415-5530123, www.sf-police.org

9. **Odor Control.** While it is inevitable that some low level of odor may be detectible to nearby residents and passersby, appropriate odor control equipment shall be installed and maintained to prevent any significant noxious or offensive odors from escaping the premises. The building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans.

For information about compliance with odor or other chemical air pollutants emission standards and air quality regulations 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

10. **Lighting.** All Project lighting shall be directed onto the Project site only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

11. **Community Liaison.** Prior to issuance of a building permit application 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 written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

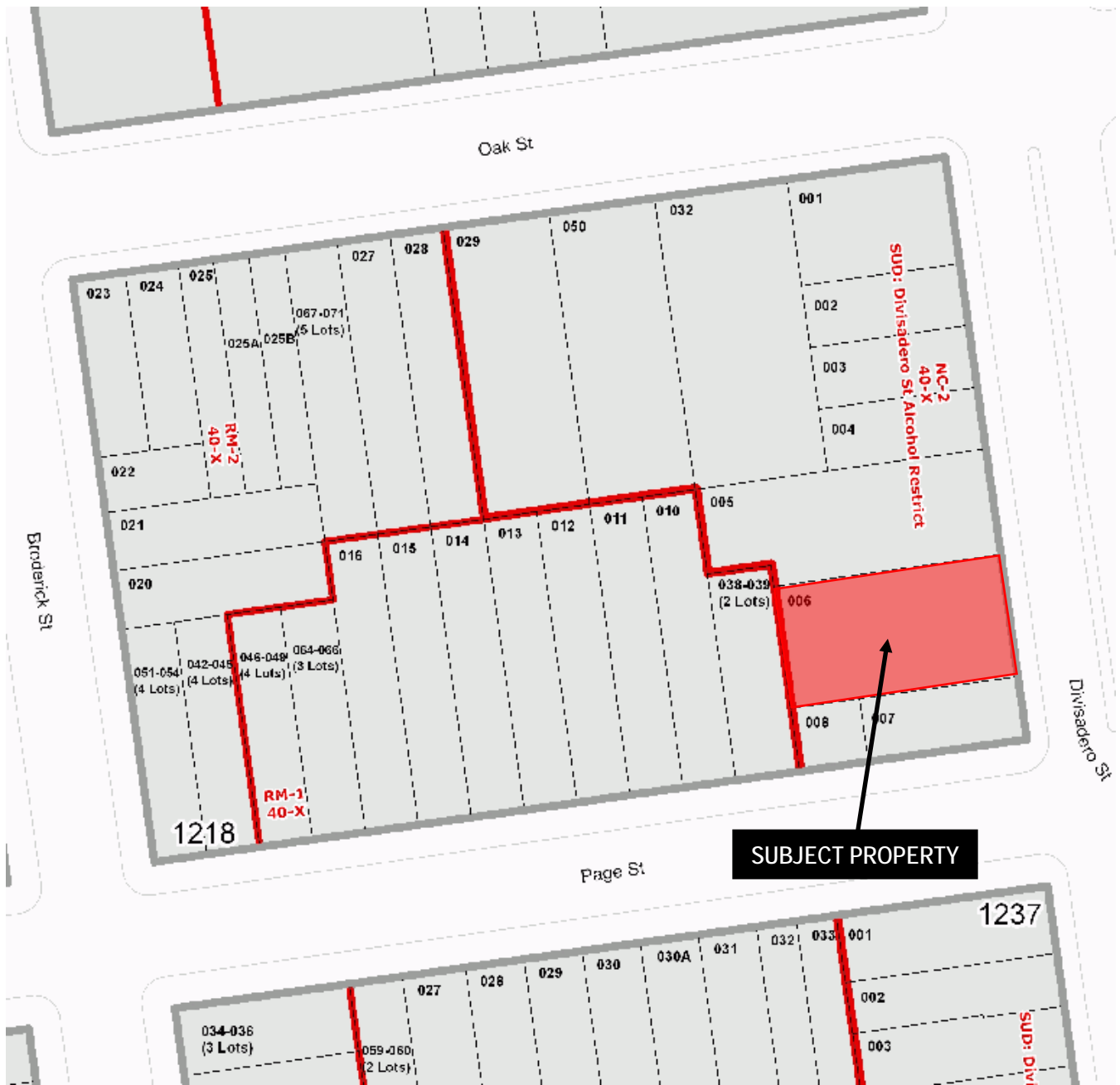
Zoning Map



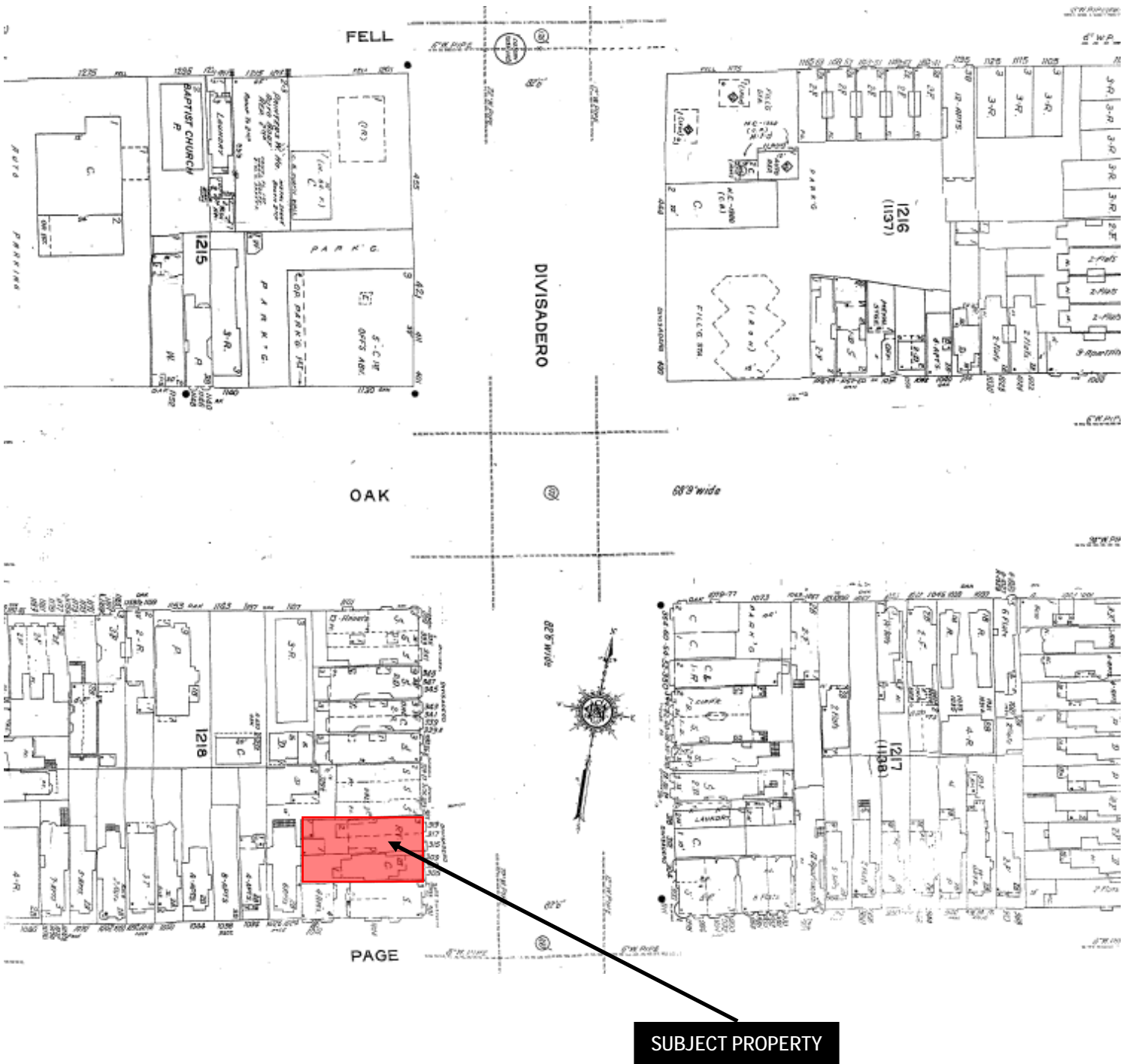
Conditional Use Hearing
Case Number 2010.1080C
311 Divisadero Street



Parcel Map



Sanborn Map*

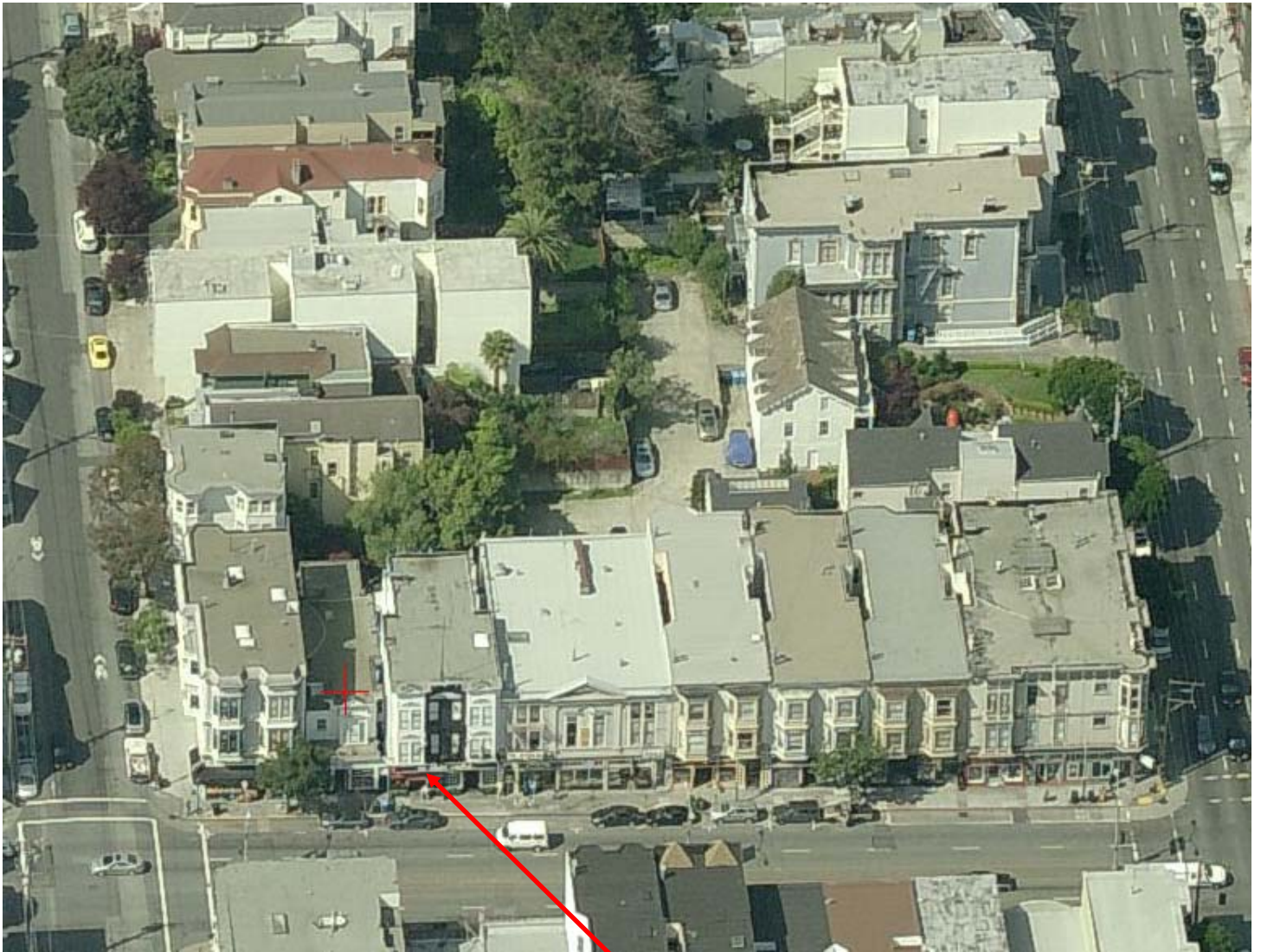


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2010.1080C
311 Divisadero Street

Aerial Photo*



**The Aerial Maps reflect existing conditions in March 2009.*

SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.1080C
311 Divisadero Street

Aerial Photo*



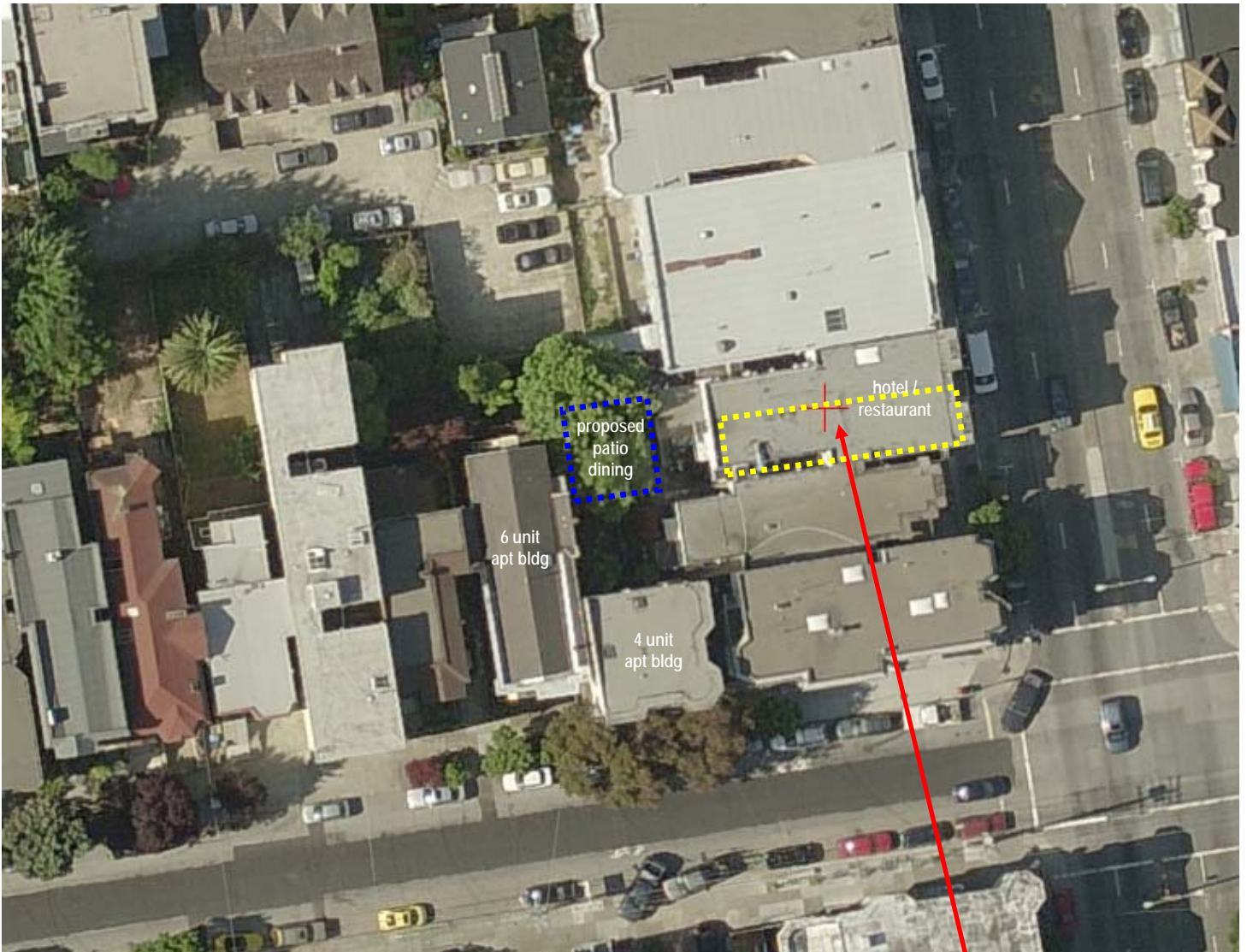
SUBJECT PROPERTY

**The Aerial Maps reflect existing conditions in March 2009.*



Conditional Use Hearing
Case Number 2010.1080C
311 Divisadero Street

Aerial Photo*



SUBJECT PROPERTY

**The Aerial Maps reflect existing conditions in March 2009.*



Conditional Use Hearing
Case Number 2010.1080C
311 Divisadero Street

Site Photo

SUBJECT PROPERTY



front of Ragazza

Conditional Use Hearing
Case Number 2010.1080C
311 Divisadero Street

Site Photo

INTERIOR OF RESTAURANT



INTERIOR DINING
AREA

KITCHEN /PREP
AREA



Conditional Use Hearing
Case Number 2010.1080C
311 Divisadero Street

Site Photo

SUBJECT PROPERTY'S CURRENT PATIO AREA IN REAR YARD



backyard, house directly behind garden ("yellow house", 1024 Page)



Conditional Use Hearing
Case Number 2010.1080C
311 Divisadero Street

Site Photo

SUBJECT PROPERTY'S CURRENT PATIO AREA IN REAR YARD

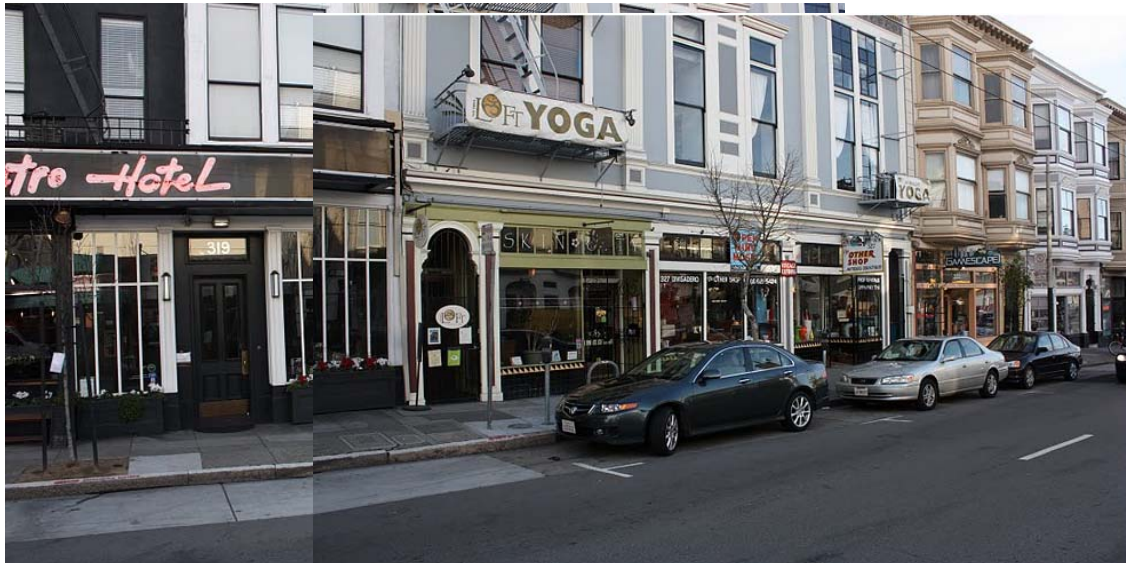


upper patio, which hotel guests use, but which restaurant guests will not use, with white house

Conditional Use Hearing
Case Number 2010.1080C
311 Divisadero Street

Site Photo

SUBJECT BLOCK



Conditional Use Hearing
Case Number 2010.1080C
311 Divisadero Street

Site Photo

OPPOSITE BLOCK



Conditional Use Hearing
Case Number 2010.1080C
311 Divisadero Street

Sherrie Matza
1527 McAllister Street
San Francisco, CA 94115
415-922-5290
shermatza@aol.com

February 19, 2011

To: San Francisco Planning Department/Commission
RE: 311 Divisadero
Ragazza Restaurant – Conditional Use Permit

To Whom it May Concern:

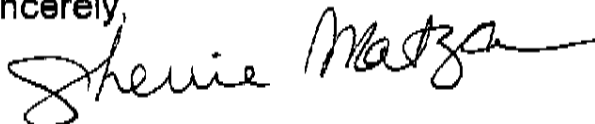
As a Divisadero Corridor resident, I wholly support Ragazza's conditional use permit for an outdoor backyard patio. This will be a great addition to the restaurant and provides the neighborhood with a much appreciated amenity.

Divisadero Street has had many challenges over the years and the City needs to support businesses that service our community.

Please proceed expeditiously with this CU permit request.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Sherrie Matza". The signature is written in black ink and is positioned below the typed name "Sherrie Matza".

Andrew Dudley
900 Oak Street #15
San Francisco, CA 94117
andrew@haighteration.com
(415) 513-3250

February 25, 2011

To whom it may concern,

My name is Andrew Dudley, and I'm an Oak Street resident and editor of a blog about the Lower Haight called Haighteration. I'm writing in support of Ragazza's application for permission to open their backyard patio space for the enjoyment of their diners.

As I live two blocks away from Ragazza, I'm quite familiar with the dearth of outdoor dining options in the area. A very small handful of cafes in the neighborhood have outdoor tables -- Bean There, Cafe du Soleil, and Duboce Park Cafe come to mind -- but no sit-down restaurants that I'm aware of offer this amenity. Even The Grind's front seating area, while exposed to the elements, is still covered (and relatively charmless). A restaurant that offers the possibility of enjoying a meal or glass of wine in a peaceful outdoor garden setting would be a fantastic and unique addition to the neighborhood.

I've also been around long enough to remember the 311 Divisadero space in its former incarnation as Le Metro, and I'm well aware of how popular their back patio was, especially on sunny days. Many readers of Haighteration have expressed how much they miss the patio -- it's a topic that has come up several times when other businesses (such as Katz Bagels on Haight) have shown an interest in outdoor seating. I know the return of the space would receive an overwhelmingly positive reaction from the neighborhood.

Finally, as a resident I'd like to express the confidence I have that Ragazza will manage the space responsibly with regards to their surrounding neighbors. The fact that they've chosen to go through the proper permitting channels to use the space when previous tenants have not is one indication of their good intentions. They've also already taken very encouraging steps in defining reasonable hours for their intended usage of the space and assuring that the area will be prepped and cleared promptly. And as someone who has dined at Ragazza several times, I know that their patrons are definitely not the rowdy/nolsy type that are likely to draw complaints. Instead, I expect their diners will be equally respectful of the space and the people who live around it.

I do hope you will grant approval to Ragazza to open this wonderful space for the enjoyment of their diners. I really believe it would be a great boost for the neighborhood. If you would like any more information from me, please don't hesitate to get in touch.

Best,

Andrew Dudley
Editor, Haighteration.com



Ed Rose
<ed.rose@sbcglobal.net>

02/26/2011 04:48 PM

Please respond to
ed.rose@sbcglobal.net

To sharon.m.young@sfgov.org

cc

Subject Case No. 2010.1080C

I received the hearing notice about the Ragazza permit to expand into the outdoor patio at the rear of the restaurant. I've been a resident in the neighbourhood for twenty years, and have eaten in that back patio many times when it was "unpermitted." I think the precedent has been established for this use, and Ragazza should be allowed the permit. I'm sure they will do everything they can to mitigate any issues that may arise from their use of the patio.

Regards,
--Ed Rose

March 3, 2011

San Francisco Planning Department
Subject: 311 Divisadero Street, Ragazza


To Whom it May Concern:

I am writing in support for approval of Ragazza restaurant to use the garden patio for seating.

I am a current restaurant owner of nopa and nopalito in the same neighborhood of Ragazza and welcome the addition of a high quality restaurant run by responsible business owners such as Sharon and Laurie.

With multiple storefronts vacant in our neighborhood it would make sense to allow Ragazza to offer more seating which will allow them to have the opportunity to operate a financially sound business.

Sincerely,



Jeff Hanak, Owner
nopa and nopalito restaurant
560 Divisadero St / 306 Broderick St.
415-350-8620



Dennis MacNeil
<dennis.macneil@yahoo.co
m>
03/08/2011 02:20 PM

To sharon.m.young@sfgov.org
cc carine_blanchet@yahoo.com, laurie@aocsf.com
Subject Case 2010.0894C regarding Ragazza SF

Dear Ms. Young,

We are writing to you to let you know that we strongly support the application by Ragazza (Case 2010.0894C) to receive a permit to use the outdoor dining area behind the restaurant.

When we moved to the neighborhood almost 10 years ago, this outdoor dining space was one of the best dining spaces along the Divisadero corridor and its close proximity to our home at 1029 Page Street made it a favorite place to meet our friends and neighbors. Even now that the area has become more of a dining destination, this remains one of only two outdoor dining areas along the corridor and certainly the most scenic. When the operators of the restaurant shut down, we lamented the loss of this space.

When we learned of Sharon Ardiana and Laurie Aaronson's plan to open a restaurant at 311 Divisadero, we eagerly anticipated them reopening the outdoor dining area. Ragazza has quickly become one of the most popular restaurants in the neighborhood, and it can be difficult to get a table at the restaurant. Having an additional dining area in the back will make it much easier for us to dine there. Despite the crowds it attracts, Ragazza has been a good neighbor since it opened and we have not had any issues related to noise or any other issues with them.

Ragazza has gone a step further to be a good neighbor and invited everyone within a certain radius of the restaurant to hear directly from them about their plans for using the outdoor dining area. They appear to be ready to take every possible reasonable action that would make the dining area not only enjoyable for the patrons of the restaurant, but also to minimize any excessive noise that might disturb any of the residents who live close by. We have full confidence in their ability to make this dining area a great asset to the neighborhood once again, but even better than before.

We eagerly look forward to the San Francisco Planning Department's approval.

Sincerely,

Dennis MacNeil and Carine Blanchet



Respect the neighborhood, be part of the community

North of Panhandle Neighborhood
Association
P.O. Box 591208
San Francisco, CA 94159
Email: nopna@nopna.org
Web: <http://wp.nopna.org>

March 8, 2011
Sharon Young
Department of Planning
1650 Mission Street, Suite 400
San Francisco, CA 94103
Sharon.M.Young@sfgov.org

Re: Case No. 2010.0894C, Ragazza's Permit for Outdoor Dining Area

Dear Ms. Young,

The Board of the North of Panhandle Neighborhood Association (NOPNA) supports granting Ragazza Restaurant, located at 311 Divisadero, permission to use the back garden area as a dining area. Ragazza has been a welcome addition to the neighborhood and is fast becoming a very popular neighborhood restaurant.


Laurie and Sharon, the owners, have shown care and concern by reaching out to immediate neighbors and the NOPNA Board and inviting residents to review their plans and address concerns. At their luncheon on February 28th, 2011, the owners explained their plan which includes keeping the serving hours within reason, properly training their personnel as to how to keep the noise level down and responding quickly to any neighborhood concerns.

We believe they have taken a pro-active approach with neighbors and are responding to their potential issues *before* the permit is granted, a step we commend. To our knowledge, the owners have provided adequate assurance to any neighbors that have voice concerned and we are confident that they will continue to act as good neighbors and community members.

We recommend approval to Ragazza's application, No. 2010.0894C, for utilizing the beautiful back garden area for dining, as was done previously by prior tenants of the space at 311 Divisadero.

If you have any further questions or would like to discuss in more detail, please feel free to contact us at nopna@nopna.org.

Sincerely,
JJ Strahle


Board Member
on behalf of the North Panhandle Neighborhood Association (NOPNA)



"Lloyd D Haddad"
<lloyd@capricornframing.com
>

03/09/2011 12:32 PM

Please respond to
<lloyd@capricornframing.com>

To <Sharon.M.Young@sfgov.org>

cc "Laurie Aaronson" <laurie@aocsf.com>, "Remy Nelson
(Mojo)" <rem@mojobicyclecafe.com>, "Krouse Michael"
<info@michaelkrouse.com>, "Walt Bell"

bcc

Subject Ragazza Conditional Use Permit

Dear Sharon,

I am Lloyd Haddad, Secretary of the Divisadero Merchants Association, which represents the merchants on Divisadero Street from Haight to Geary. Under unanimous vote from the DMA, I am writing to support Ragazza's application for a conditional use permit to serve food and beverage in the outdoor garden area of 311 Divisadero. We welcome the addition Ragazza is making to the neighborhood and support the expansion of their business.

Ragazza is run by responsible operators, who are sensitive to the needs and concerns of the neighborhood, and we are confident that outdoor dining at Ragazza will be conducted in a manner that will be a very positive addition to the Divisadero Corridor. Furthermore, outdoor full service dining is a unique service that Ragazza can provide to the neighborhood.

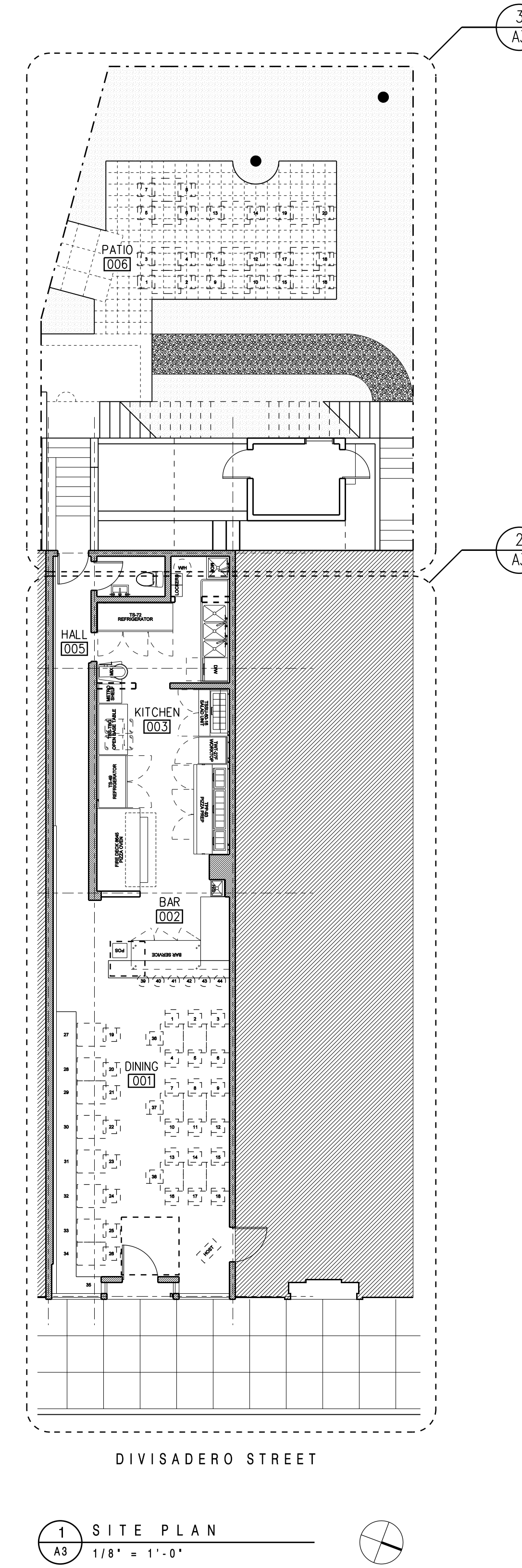
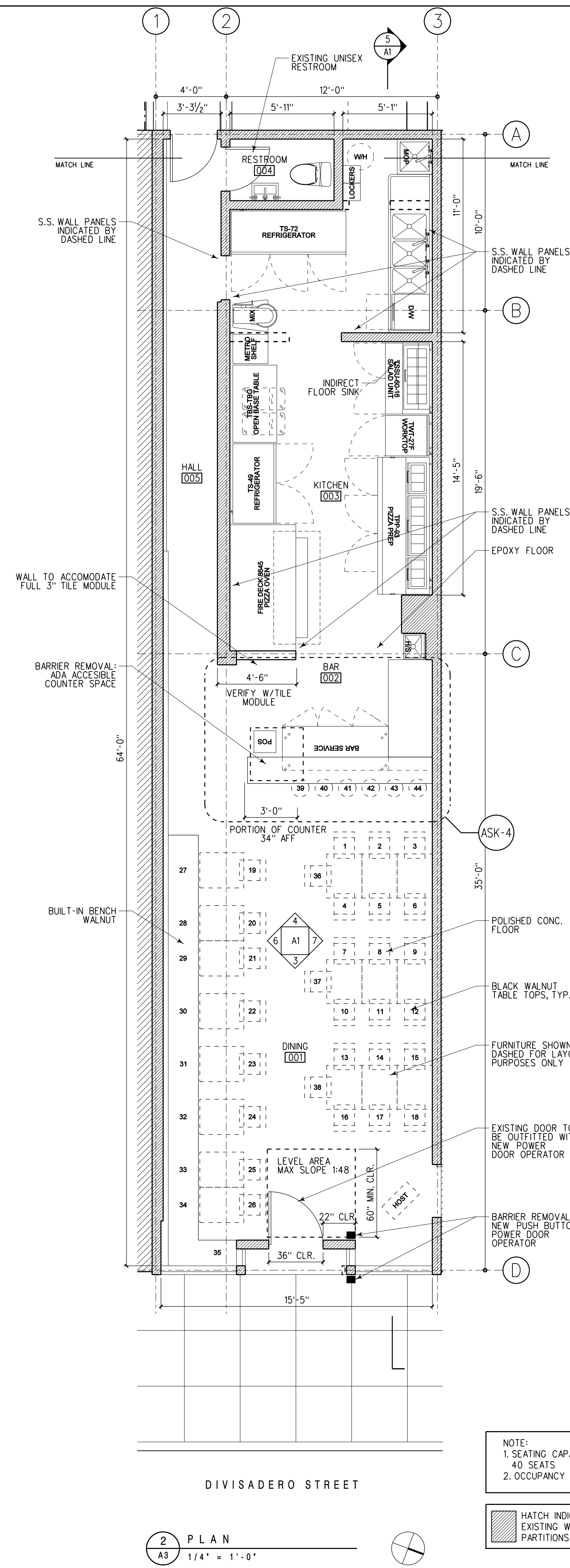
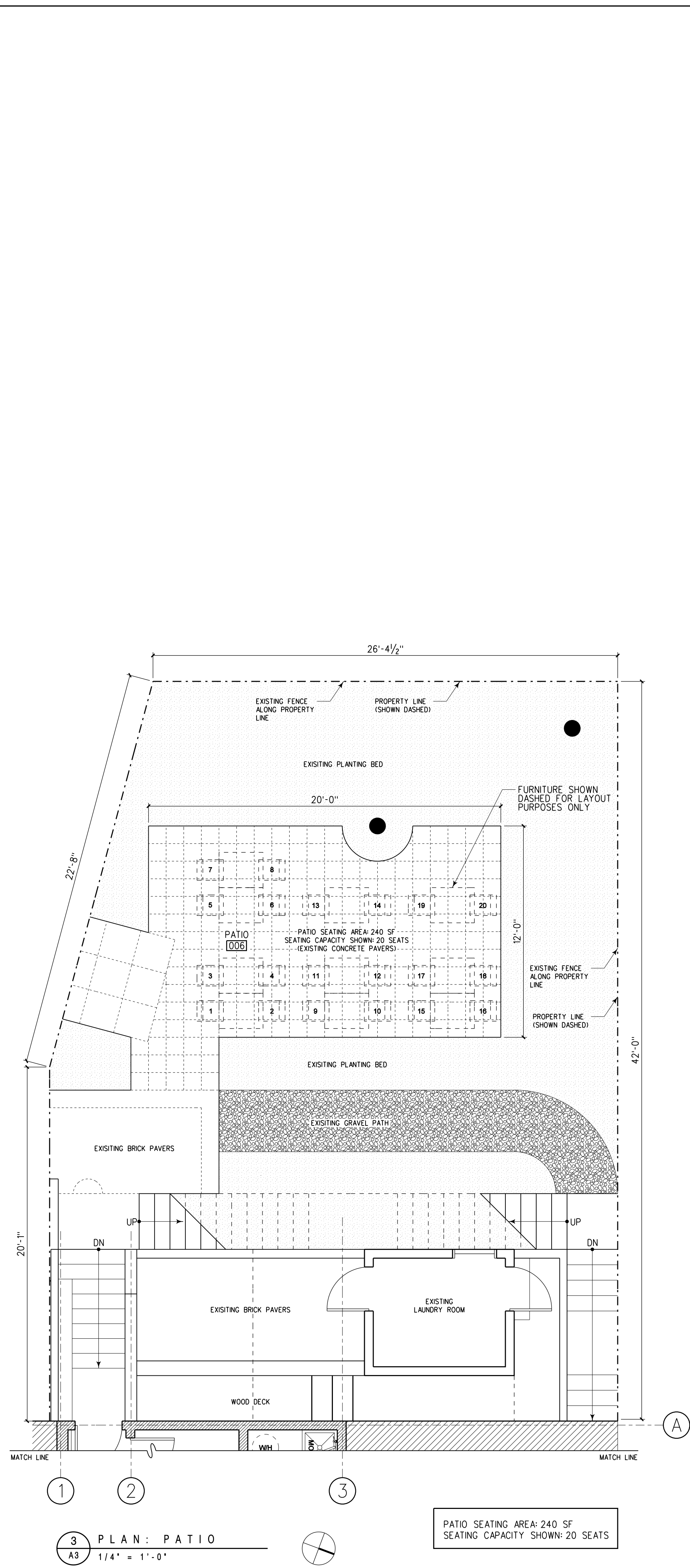
One of the missions of the DMA is to foster economic growth in our area and assist small businesses where possible. We are in favor of the new jobs that will be brought to the area with the expansion of Ragazza's business, along with additional tax revenue for the city.

Ragazza is a family friendly business that has been embraced by the Divisadero neighborhood since opening last fall, and we hope you will approve their application for a conditional use permit.

If you have any questions or need more information, please don't hesitate to contact me. Thank you for your time.

Lloyd D Haddad
(415) 292-3390 (shop)
(415) 264-6086 (mobile)

CAPRICORN FRAMING
1335 DIVISADERO ST
SAN FRANCISCO, CA 94115
Noon-7pm Tues-Sat
or by
Appointment



REVISION NUMBER	PERMIT SET	DATE
1	PERMIT SET	29 APRIL 2010
2	BID SET	18 MAY 2010
3	CONSTRUCTION DOCUMENTS	2 JUNE 2010
4	PATIO PERMIT	11 JAN 2011

CONSTRUCTION DOCUMENTS

Bohlin Cywinski Jackson
Architecture Planning Interior Design
Wilkes Barre / Pittsburgh / Philadelphia / Seattle / San Francisco
48 Geary Street, Suite 300, San Francisco, CA 94108
T: 415.989.2100 F: 415.989.2101

Ragazza
311 Divisadero Street
San Francisco, CA 94117

DATE	11 JAN 2011
BCJ PROJECT NO.	M10507
SCALE	NTS
BCJ DRAWN BY	GM CHECKED BY

A3

SHEET NUMBER