



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 5, 2011

Date: April 28, 2011
Case No.: **2011.0097C**
Project Address: **1423 Polk Street**
Zoning: Polk Street Neighborhood Commercial District
80-A Height and Bulk District
Block/Lot: 0646/003
Project Sponsor: Linda Beattie
B&B Contractors Services LLC
903 Serena Drive
Pacifica, CA 94044
Staff Contact: Kevin Guy – (415) 558-6163
kevin.guy@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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415.558.6377

PROJECT DESCRIPTION

The project sponsor proposes to relocate an existing bar known as "Koko Cocktails" from its present location at 1060 Geary to the project site at 1423 Polk Street. The bar would be renamed the "HI-LO Club". The business is being displaced from its current location due to the expansion of the California Pacific Medical Center ("CPMC"). Between the hours of 8:00AM to 4:00PM, the business would sell coffee from a walk-up window. No patrons would be permitted to enter the interior of the bar and no alcohol would be sold during the hours for coffee service. Sales of coffee would end at 4:00PM, and the bar would be open between the hours of 4:00PM to 2:00AM. The project also includes interior tenant improvements and minor alterations to the existing storefront. The existing tenant space measures approximately 1,400 square feet, and the size would not change as part of the project.

SITE DESCRIPTION AND PRESENT USE

The project is located on the west side of Polk Street, between Pine and California Street, Block 0646, Lot 003. The subject property is located within the Polk Street Neighborhood Commercial District ("NCD") and the 80-A Height and Bulk District. The property is developed with a one-story commercial building, with tenants including two restaurants, a book store, and a salon/spa. The tenant space at 1423 Polk Street is currently vacant, but was previously occupied by a coffee shop known as "Java Chez Moi."

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Polk Street NCD, including restaurants, bars, apparel

stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from one to five stories in height. Upper floors of buildings are generally occupied by offices or residential units. Larger scale retail uses, tourist hotels, and residential uses are situated along the Van Ness Corridor, outside of the Polk Street NCD to the west.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 15, 2011	April 15, 2011	20 days
Posted Notice	20 days	April 15, 2011	April 13, 2011	22 days
Mailed Notice	10 days	April 25, 2006	April 13, 2011	22 days

PUBLIC COMMENT

- To date, the Department has received four communications in opposition to the proposal. These individuals expressed concerns regarding the concentration of bars on Polk Street, crime, and noise. The Department has also received numerous communications in favor of the project, including 14 letters from business owners and neighborhood organizations, which praise the responsible management of the existing Koko Cocktails, as well as the community involvement of the business owners. In addition, the Department received petitions in support of the project with over 500 signatures.
- The Office of Economic and Workforce Development has submitted a letter in support of the project, and the Police Department has verbally indicated that they support the project.

ISSUES AND OTHER CONSIDERATIONS

- The Commerce and Industry Element of the General Plan contains Guidelines that discourage the overconcentration of eating and drinking establishments within NCD's. The project would relocate an existing bar from a nearby location, and would not result in a net increase in the number of bars in the area.
- The bar is being displaced from its current location at 1060 Geary Street due to the expansion of the CPMC (current owner of that property). CPMC has agreed to record a restriction that will preclude the future reestablishment of a bar on the property at 1060 Geary Street.
- The proposed coffee service window would be located on an angled section of the storefront, and portions of the window would be located less than three feet from the front property line. While the sale of coffee is principally permitted within the Polk Street NCD, the service window requires Conditional Use authorization (see "Required Commission Action" below").

- The business is not a Formula Retail use and would serve the immediate neighborhood. The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a bar within the Polk Street NCD, pursuant to Planning Code Section 723.41. In addition, the Commission would need to grant conditional use authorization for a walk-up facility (coffee service window) that is located less than three feet from the front property line, pursuant to Planning Code Section 723.26.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project promotes the continued operation of an established, locally-owned business and contributes to the viability of the overall Polk Street NCD.
- 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 bars in the area.
- The hybrid nature of the business, including the coffee service and bar components, will activate the Polk Street streetscape throughout the day and evening.
- The coffee service window is partially set back from the front property line, therefore, the coffee service should not disrupt pedestrian circulation.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map

Sanborn Map

Aerial Photographs

Public Correspondence (see also Project Sponsor Submittal)

Project Sponsor Submittal, including:

- Security, Safety, and Management Plan
- Noise Management Plan
- 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 checked="" type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | |

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

Planner's Initials

KG: G:\Documents\Projects\1423 Polk\2011.0097C - 1423 Polk Street - Exec Sum.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

HEARING DATE: MAY 5, 2011

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Project Address: **1423 Polk Street**
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903 Serena Drive
Pacifica, CA 94044
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kevin.guy@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 723.26, AND 723.41 OF THE PLANNING CODE TO ALLOW A BAR (D.B.A. HI-LO CLUB) AND A WALK-UP FACILITY (COFFEE SERVICE WINDOW) THAT IS RECESSED LESS THAN THREE FEET FROM THE FRONT PROPERTY LINE, WITHIN THE POLK STREET NEIGHBORHOOD COMMERCIAL) DISTRICT AND THE 80-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On February 2, 2011, Linda Beattie, acting on behalf of DblHap LLC (“Project Sponsor”) filed an application with the Planning Department (“Department”) for Conditional Use Authorization under Planning Code Sections (“Section”) 303, 723,26, and 723.41 to allow a bar (d.b.a. HI-LO Club) and a Walk-Up Facility (coffee service window) at 1423 Polk Street, within the Polk Street Neighborhood Commercial District, and the 80-A Height and Bulk District. The request involves the relocation of an existing bar (d.b.a. Koko Cocktails) from its present location at 1060 Geary Street.

On May 5, 2011, the San Francisco Planning Commission (“Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0097C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 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. 2011.0097C, 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 is located on the west side of Polk Street, between Pine and California Street, Block 0646, Lot 003 ("Project Site"). The subject property is located within the Polk Street Neighborhood Commercial District ("NCD") and the 80-A Height and Bulk District. The property is developed with a one-story commercial building, with tenants including two restaurants, a book store, and a salon/spa. The tenant space at 1423 Polk Street is currently vacant, but was previously occupied by a coffee shop known as "Java Chez Moi."
3. **Surrounding Properties and Neighborhood.** The area surrounding the Project Site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Polk Street NCD, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from one to five stories in height. Upper floors of buildings are generally occupied by offices or residential units. Larger scale retail uses, tourist hotels, and residential uses are situated along the Van Ness Corridor, outside of the Polk Street NCD to the west.
4. **Project Description.** The Project Sponsor proposes to relocate an existing bar known as "Koko Cocktails" from its present location at 1060 Geary to the Project Site. The bar would be renamed the "HI-LO Club". The bar is being displaced from its current location due to the expansion of the California Pacific Medical Center ("CPMC"). Between the hours of 8:00AM to 4:00PM, the business would sell coffee from a walk-up window. No patrons would be permitted to enter the interior of the bar and no alcohol would be sold during the hours for coffee service. Sales of coffee would end at 4:00PM, and the bar would be open between the hours of 4:00PM to 2:00AM. The project also includes interior tenant improvements and minor alterations to the existing storefront. The existing tenant space measures approximately 1,400 square feet, and the size would not change as part of the project.

5. **Public Comment.** To date, the Department has received four communications in opposition to the proposal. These individuals expressed concerns regarding the concentration of bars on Polk Street, crime, and noise. The Department has also received numerous communications in favor of the project, including 14 letters from business owners and neighborhood organizations, which praise the responsible management of the existing Koko Cocktails, as well as the community involvement of the business owners. In addition, the Department received petitions in support of the project with over 500 signatures.

The Office of Economic and Workforce Development has submitted a letter in support of the project, and the Police Department has verbally indicated that they support the project.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use.** Section 723.41 states that Conditional Use Authorization is required for a Bar, as defined by Planning Code Section 790.22, within the Polk Street NCD. Section 723.26 states that Conditional Use Authorization is also required for a Walk-Up Facility that is not recessed a minimum of three feet from the front property line.

The Project Sponsor is requesting Conditional Use Authorization for the Bar use. In addition, the Project Sponsor proposes to sell coffee from a service window between the hours of 8:00AM to 4:00PM. Coffee sales are categorized as "Other Retail Sales and Services" which are principally permitted within the Polk Street NCD. The service window would be located on an angled section of the storefront, and portions of the window would be located less than three feet from the front property line. The Project Sponsor is therefore requesting Conditional Use Authorization for the coffee service window, categorized as a Walk-Up Facility per Section 723.26.

- B. **Hours of Operation.** Planning Code Section 723.27 states that a Conditional Use Authorization is required for maintaining hours of operation from 2:00AM to 6:00AM, as defined by Planning Code Section 790.48.

The Project Sponsor proposes to sell coffee from a service window between the hours of 8:00AM to 4:00PM, and to operate the bar between the hours of 4:00PM to 2:00AM. Therefore, all aspects of the business would operate during hours which are principally permitted within the Polk Street NCD.

- C. **Other Entertainment.** Planning Code Section 723.48 states that a Conditional Use Authorization is required for Other Entertainment, as defined by Planning Code Section 790.38.

The business would not include any live music, DJ's, or other activities defined as Other Entertainment by Section 790.38.

- D. **Parking.** Planning Section 151 of the Planning Code requires off-street parking for every 200 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

The existing tenant space measures approximately 1,400 square feet, therefore the Project does not require any off-street parking.

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that NC Districts containing specific uses have at least ½ the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

The project includes minor modifications of the existing storefront to accommodate the new coffee service window. Nearly the entire width of the proposed storefront at eye level will consist of clear glazing.

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 Project is desirable because it will allow for the relocation and continued operation of an established business within the Polk Street corridor. The Project will not result in a net increase of bars in the area, and will therefore not contribute to an overconcentration of such uses.

- 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 size and shape of the site and the size, shape, and arrangement of the building are adequate for the Project. The Project would not physically expand the existing building.

- 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 a 1,400 square-foot bar. 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. The area is well-served by transit, and should not generate a substantial demand for parking.

- 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 bars as outlined in Exhibit A. Conditions 10 and 16 specifically obligates the project sponsor to mitigate noise generated by the bar use.

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

The Project Site is completely built-out at the commercial ground level, therefore, no landscaping will need to be provided. The Department shall review all lighting and signs proposed for the new business in accordance with Conditions 7 and 8 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 purpose of the applicable Neighborhood Commercial District.

The Polk Street NCD functions as a neighborhood-serving marketplace, providing convenience and specialty goods and services to residents in the Polk Gulch, Nob Hill, Russian Hill, and Pacific Heights areas. The NCD is further described in Section 723.1, which states that commercial uses are generally located on the ground floor of buildings. The regulations of Section 723 are intended to, "...limit new eating, drinking, and other entertainment...uses, which can produce parking congestion, noise, and other nuisances or displace other types of local-serving convenience goods and services." The Project would relocate an existing business, and would not result in a net increase in the number of bars in the area. The bar is being displaced from its current location at 1060 Geary Street due to the expansion of CPMC (the current owner of that property). The relocated bar would occupy a storefront that is currently vacant, and will activate the streetscape during daytime and nighttime hours through the combined business model of coffee service and bar operation. The Project will not displace opportunities for local-serving convenience goods and services.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

In order for a neighborhood commercial district to remain viable and serve the needs of the surrounding neighborhood, it must exhibit a healthy balance of different types of commercial uses. This policy includes guidelines that discourage the overconcentration of eating and drinking establishments within neighborhood commercial districts. The Project would relocate an existing bar from a nearby location to occupy a storefront that is currently vacant. Therefore, the Project would not result in a net increase of bars in the area. The existing tenant space at 1423 Polk Street is currently vacant, therefore, the project will not displace retail uses that provide for neighborhood-serving convenience goods and services.

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 is desirable because it will allow the continued operation of an existing small business that is locally-owned. The relocated business will occupy an existing storefront that is currently vacant, contributing to the vitality of the District. The Project would not result in a net increase in the number of bars in the area.

OBJECTIVE 6:

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

Policy 6.1:

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

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Eating and Drinking Establishments

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
 - Balance of retail sales and services;
 - Current inventory and composition of eating and drinking establishments;
 - Total occupied commercial linear frontage, relative to the total district frontage;
 - Uses on surrounding properties;
 - Available parking facilities, both existing and proposed;
 - Existing traffic and parking congestion; and
 - Potential impacts on the surrounding community.

There is a concern with the potential over-concentration of eating and drinking establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage." The proposed project involves the relocation of an existing bar to the subject property from its present location (1060 Geary Street) approximately four blocks to the south. Therefore, the Project would not result in a net increase in the number of bars in the area. It should be noted that there are currently no bars on the subject block of Polk Street, between Pine and California Streets.

The bar is being displaced from its current location at 1060 Geary Street due to the expansion of CPMC (the current owner of that property). CPMC has agreed to record a restriction on the property at 1060 Geary Street that precludes the possibility of a bar use being reestablished at that location. This restriction

will ensure that granting this Conditional Use authorization will not result in a net increase in the number of bars in the area.

Policy 6.2:

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

An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

9. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

The Project would allow the continued operation of a locally-owned business. The bar will occupy a storefront that is currently vacant, and will not displace a retail tenant that provides convenience goods and services to the surrounding neighborhood.

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

The Project would relocate an established bar that is being displaced by the expansion of the California Pacific Medical Center. The business will occupy a storefront that is currently vacant, and will enhance the commercial vitality of the Polk Street NCD. The storefront is located within a single-story commercial building that contains no dwelling units above. Coffee will served from a storefront service window from the hours of 8:00AM to 4:00PM, activating the streetscape during daytime hours. No Other Entertainment uses (such as live music performances) are proposed or would be authorized by this approval. Therefore, the project will protect the existing neighborhood character.

- 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 would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The area is well-served by public transportation.

- 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 Project. No industrial or service sector uses would be displaced. The Project will enable the continued operation of an existing, locally-owned business.

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

Although there would be some interior tenant improvements to the subject commercial space, the Project does not involve any construction activities that would compromise the structural integrity of the existing building. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The Project proposes only minor alterations to the existing exterior storefront. The alterations would not negatively impact any historic features of the building.

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

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.

10. 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.
11. 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. 2011.0097C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated May 5, 2011, 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.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 5, 2011.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 5, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a bar (d.b.a. HI-LO Club), and a Walk-Up Facility (coffee service window) located at 1423 Polk Street, Block 0646, Lot 003, pursuant to Planning Code Section(s) 303, 723.26, and 723.41 within the Polk Street Neighborhood Commercial District and the 80-A Height and Bulk District; in general conformance with plans, dated May 5, 2011, and stamped "EXHIBIT B" included in the docket for Case No. 2011.0097C and subject to conditions of approval reviewed and approved by the Commission on May 5, 2011 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 May 5, 2011 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.

Performance

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

3. **Restriction of Previous Location.** The Project Sponsor shall coordinate with the owners of the property at 1060 Geary Street (former location of Koko Cocktails) to record a Notice in the Official Records of the Recorder of the City and County of San Francisco for the property at 1060 Geary Street. This Notice shall state that the a bar use, as defined by Planning Code Section 790.22, shall not be permitted to operate on the property at 1060 Geary Street.

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

Provisions

DESIGN – COMPLIANCE AT PLAN STAGE

4. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
5. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
6. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Lighting Plan.** The Project Sponsor shall submit an exterior lighting plan to the Planning Department prior to Planning Department approval of the building / site permit application.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
8. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
9. **Overhead Wiring.** The Property owner will allow MUNI to install eyebolts in the building adjacent to its electric streetcar line to support its overhead wire system if requested by MUNI or MTA.

Provisions

For information about compliance, contact San Francisco Municipal Railway (Muni), San Francisco Municipal Transit Agency (SFMTA), at 415-701-4500, www.sfmta.org

10. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

Monitoring

MONITORING - AFTER ENTITLEMENT

11. **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

12. **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.

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

13. **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

OPERATION

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

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

15. **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>

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

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

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

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-5530123, www.sf-police.org

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

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

18. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not

Operation

litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

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

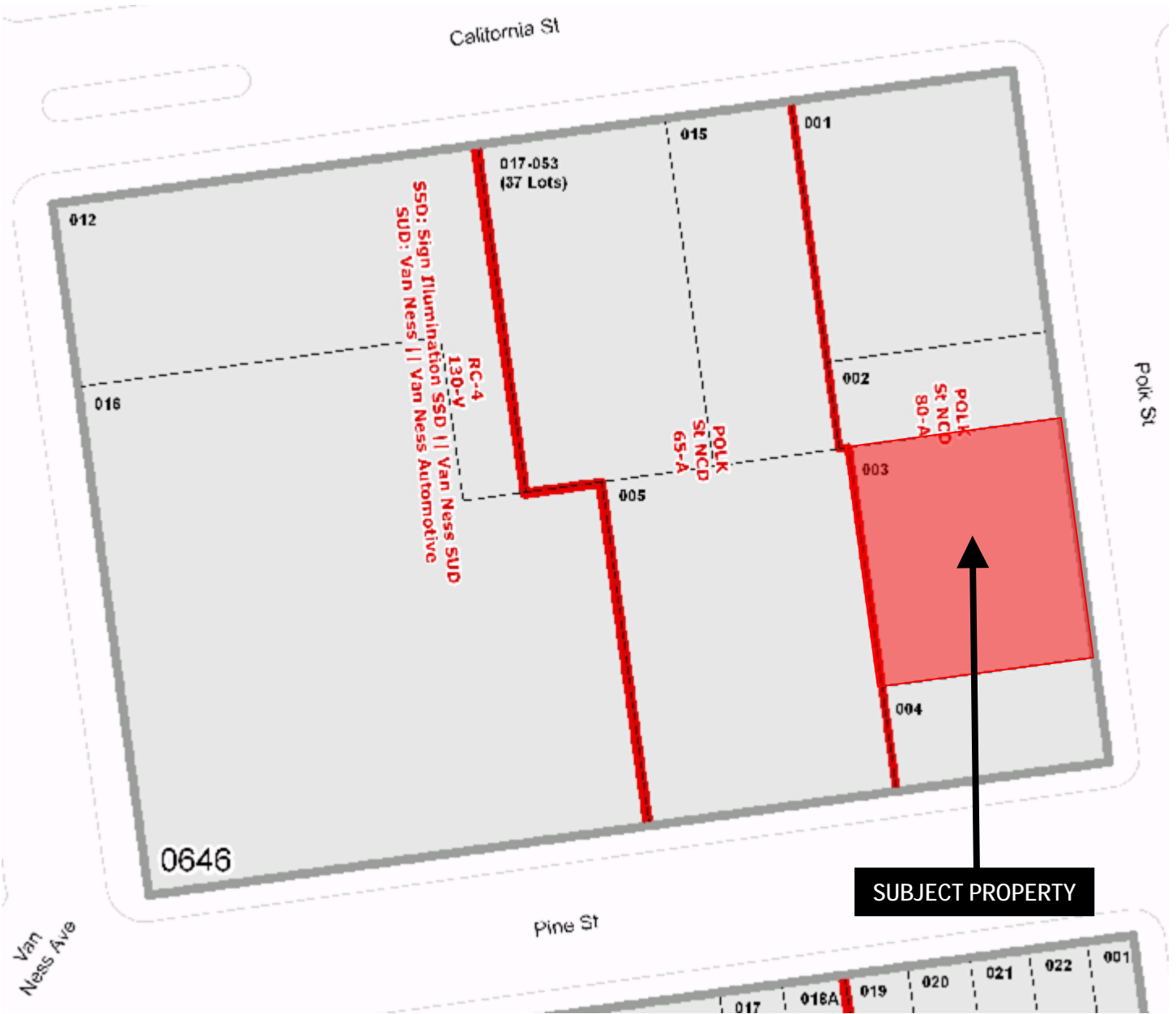
19. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed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

20. **Hours of Operation.** The coffee service window is limited to operating hours from 6:00AM to 4:00PM. During this time, the interior of the bar premises shall not be accessible to patrons, and no alcohol will be sold. The bar is limited to operating hours from 4:00PM to 2:00AM.

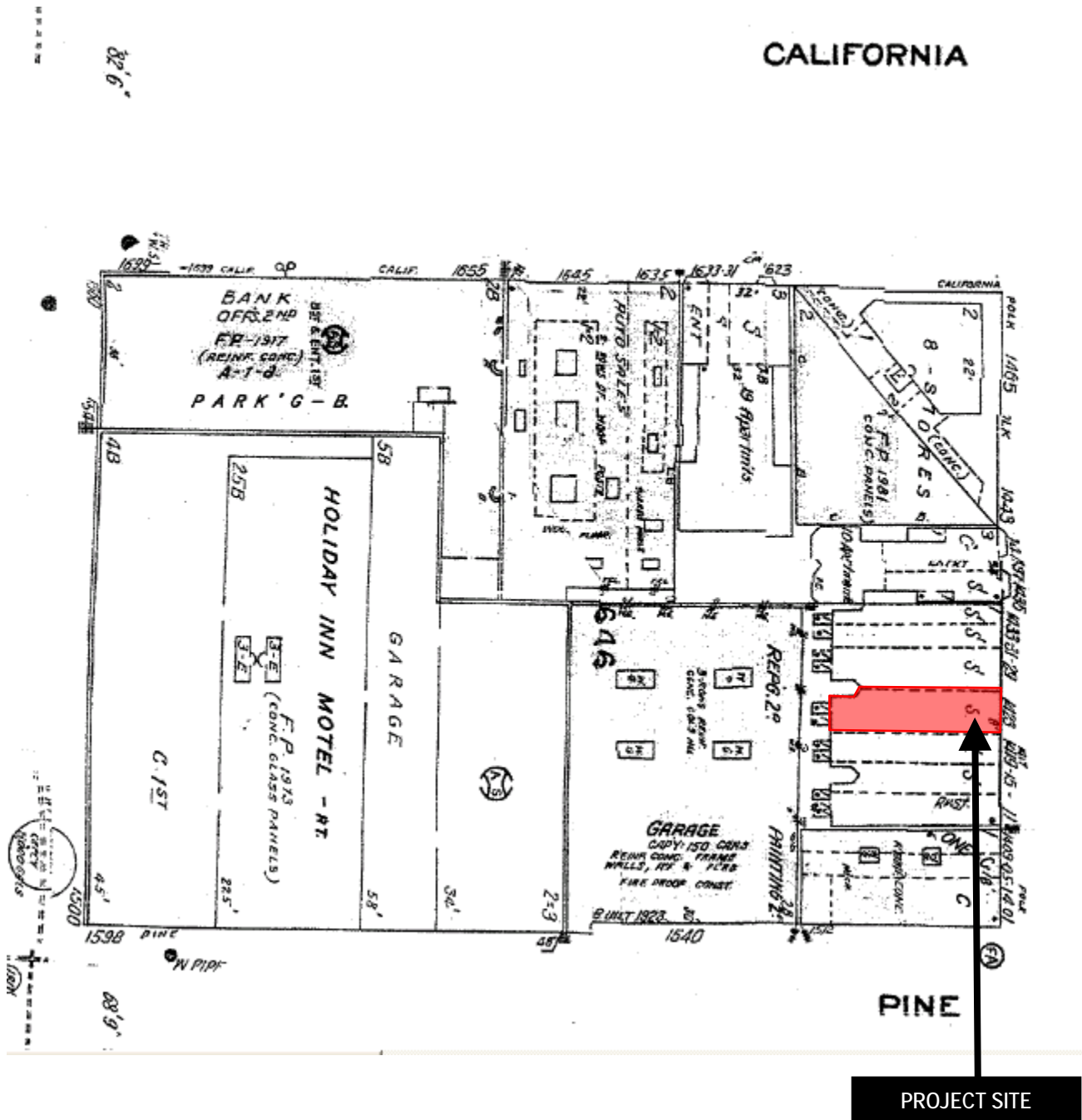
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map



Conditional Use Authorization
Case Number 2011.0097C
1423 Polk Street

Sanborn Map*



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



Conditional Use Authorization
Case Number 2011.0097C
1423 Polk Street

Aerial Photo

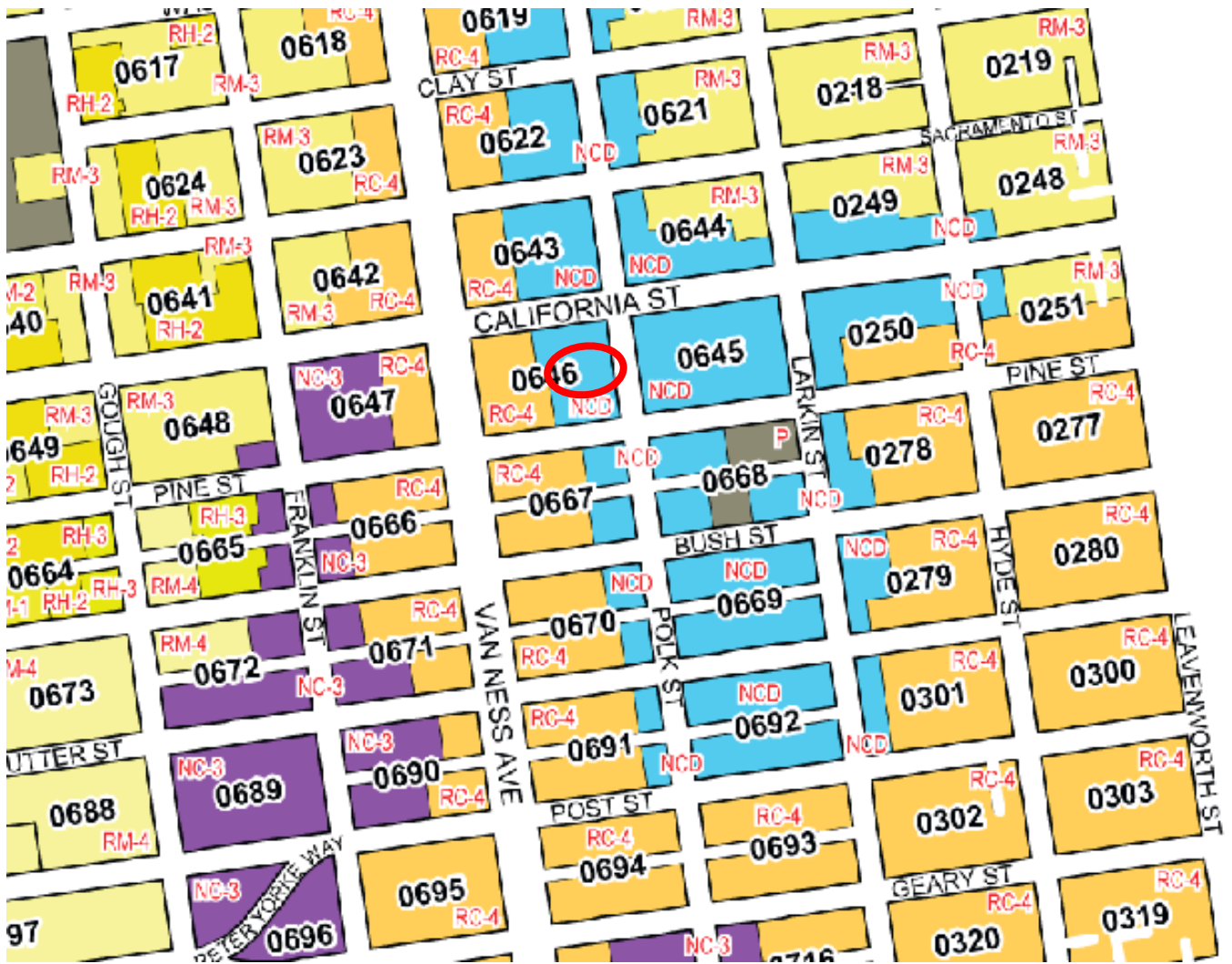


PROJECT SITE



Conditional Use Authorization
Case Number 2011.0097C
1423 Polk Street

Zoning Map



Conditional Use Authorization
Case Number 2011.0097C
1423 Polk Street

From: [Li Chapman](mailto:Li.Chapman)
To: dave.falzon@sfgov.org; kevin.guy@sfgov.org
Subject: Application for license transfer from commerical district to Polk NCD
Date: 04/14/2011 02:46 PM
Attachments: [ABCProtest1423PolkFactsForProtests.docx](#)

Re 1423 Polk application

Thank you for offering to review my comments.

Attached is information prepared for ABC protests. Turn to page 2-3: "FACTS" summarizes my objections to the applications for 1427 Polk.

I was one of many residents of 500' notice area who received no notice-- after Koko reported to ABC the official mailing on 3/26.

The mailing a resident directly across Polk Street received was an invitation to coffee at the "Hilo Club."

SF Towers originally told me they had no notice. Then this week the manager updated information: they found something taped to their wall (later they got "a letter"). So my guess is Koko got ABC feedback about complaints.

Mercy Housing's Leland (1300 block of Polk) and SF Towers (Pine at Van Ness) seem likely to be in 500' notice area. Management stated intent to inform their populations of elders of this opportunity to protest. Based on notification by me. I heard serious concerns about crime expressed from both senior residences.

Also in 500' area (and likely not notified) is CCDC senior residence at Larkin/Pine. That intersection (which I share) was a scene of the famous pimp duel where bullets penetrated buildings. So I alerted CCDC supervising housing manager (who seemed interested to receive this notification).

Not far away are On Lok senior services and the school.

Residents near Polk and Pine give pathetic accounts of noisy pimp fights and noisy Kimo's. How would YOU like to be told, by Northern, that SFPD won't respond to more complaints about pimps waking you weekends at 3:30 or 4AM -- until you start photographing pimps for SFPD? (Talk to Paul: his apartment faces 1427 Polk, where he got such a nice invitation to coffee).

And the Koko owner-- concurrently Membership Chair and Secretary of Lower Polk Neighbors-- managed not to collect dues from me for months last year. Although I never had trouble paying previous treasurers. Excuses came from two of Miss Koko's fellow officers why LPN could not accept my dues-- while two other officers tried to get Miss Koko to collect them. This worked great: Chris Schulman (acting as chair) announced before every vote that only dues-paying members can vote; this included the vote where the Acting Chair orchestrated endorsement for Koko's move to either of TWO locations within 500' of my home.

Now Steve Black threatens to sue me for complaining about prostitutes outside the bars on Polk Street. At the same LPN meeting where he announced the bar owners "are the backbone of this organization" -- and counted the license owners "right here at this meeting."

So think about that LPN endorsement for plans of their Membership Chair: The community volunteer who recruits the alcohol and entertainment industry to a community group which some residents and merchants identified as "a merchant group." One resident commented this week: "The architect brings in bars."

I heard from other LPN members that Lori Martens held an open house and described plans for a coffee house transforming to a bar at night. I guess my invitation went the way of my ABC notice. It would have been so interesting to hear more creative stories about the bar owners' plans to be good neighbors: Like Space Gallery bringing us art with occasional wine tastings. Like other wine tastings transforming into Pour House. Like Mayes "restaurant." Like Blur, another "restaurant." Like an Indian restaurant turning to beer manufacture. Like... I could go on here-- but I should get to get back to the Live Nation protestants.

Thanks for listening.

Linda Chapman
1316 Larkin
516-5063 cell
674-3589 home

①

APRIL 22, 2011

MR. GUY

I LIVE DIRECTLY ACROSS THE STREET FROM 1423 POLK ST. AT 1420 IN A THIRD FLOOR FRONT APARTMENT. I HAVE BEEN THERE SINCE 1975.

DURING THAT TIME I HAVE WITNESSED TWO BAR'S ON THIS BLOCK, THE PALMS AT 1406 AND BUSBEY'S AT 1436. BOTH CREATED HIGH LEVELS OF LATE NITE STREET NOISE, FIGHTS, ARGUMENTS, AND THE WELL KNOWN HEIGHTENED EMOTIONAL OUTBURSTS UP TO, AND WELL AFTER 2:00 P.M. CLOSING.

DURING THAT TIME, THE 1970'S AND EARLY 1980'S, I FOUND IT NECESSARY TO MOVE MY BED IN TO THE KITCHEN AT THE BACK OF MY APARTMENT TO GET SOME SLEEP AND BE ABLE TO WORK.

AT THAT TIME THERE WAS NO ORGANIZED PROSTITUTION ON THE 1400 BLOCK OF POLK ST.. THE SITUATION IS VERY DIFFERENT NOW, WITH THE MEN WHO RUN IT CHASING THE GIRLS UP AN DOWN THE BLOCK

②

APRIL 22, 2011

FROM 3:30 P.M. TO 6:00 AND 7:00 A.M. IN THE MORNING AND HANGING OUT IN MASS AT THE CORNER OF POLK AND PINE ST'S.

WE WHO LIVE IN THIS STREET ALREADY ENDURE HIGH LEVELS OF STREET NOISE, EARLY MORNING GARBAGE PICKUP SEVEN DAYS A WEEK, NEXT COME THE AMBULANCES AND FIRE TRUCKS THAT USE POLK ST. TO CROSS TOWN AND AVOID VAN NESS AV., ALL DAY, EVERY DAY. AT NITE THE BAR CROWD, AND TO ME THE MOST DISTURBING, THE MEN ^{WHO} RUN THE PROSTITUTION AND HANG OUT AT THE CORNER.

I THINK THAT WE WHO LIVE IN THIS BLOCK SHOULD HAVE SOME PEACE AFTER THE SUN GO'S DOWN.

I AM AGENST THIS BAR BECOSE I KNOW WHAT IT WILL BRING WITH IT.

THANK YOU Paul Corbani

PAUL CORBANI
PH. 775-7605

LOWER POLK NEIGHBORS

PO BOX 641980 SAN FRANCISCO, CA 94164-1980
415.351.3900 • FAX 415.351.3909
WWW.LOWERPOLKNEIGHBORS.ORG

The logo for Lower Polk Neighbors (LPN) is a dark gray square with the letters "LPN" in white, bold, sans-serif font.

April 26, 2011

Mr. Kevin Guy
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

(REVISED FROM OUR JANUARY 31, 2011 LETTER)

Dear Mr. Guy:

Lower Polk Neighbors is a neighborhood association made up of both residents and merchants in the lower part of San Francisco's Polk Gulch district. We meet monthly to discuss neighborhood issues and then follow up on those discussions with action.

The Lower Polk Neighbors general membership has voted to support KoKo Cocktails proposed move to 1423 Polk Street. We kindly ask your department to support this project and look forward to having members speak in favor to the Planning Commission.

Our organization understands that operating a bar requires responsible bar owners. The proprietors of KoKo's meet this requirement. We also believe that reasonable restrictions on Conditional Use Authorizations are necessary. The owners of Koko Cocktails have proposed a number of self imposed restrictions, attached, which provide our association with confidence that this business will be a good neighbor. We request that all conditions appropriate for a CU Authorization be included. In addition, the owners of KoKo have agreed to not begin selling alcoholic beverages until after 12pm daily. We ask that this be included in the list of conditions as well.

We request that there be a condition included that will allow for the Planning Commission to review the CU at any time and impose additional conditions or revoke the CU if found justified. While we have the upmost confidence in the current owners, we feel this provision will allow for the neighborhood to ensure that this bar is necessary or desirable for years to come.

We commend Koko's for proposing a bar that is not located adjacent to other nighttime establishments. The concerns we have in the neighborhood over some nightlife businesses are compounded when there are establishments immediately adjacent to each other. We also commend KoKo's for making a lateral move in terms of square footage. Whereas there were opportunities to locate to larger spaces, some which did not require a Conditional Use Authorization, the establishment owners sought out a space that is of similar size and scope as their current location.

Warm Regards,

Ron Case, LPN Chairman

cc. LPN Executive Committee Members

KoKo Lounge

[on Geary St. between Van Ness and Polk Streets]

**Conditions [to be placed on KoKo's moving to 1423 Polk Street –
Between Pine & California Streets]**

1. LPN requested that we agree to not re-new our entertainment license and and we have agreed.
2. We will install security cameras with a view of the street as well as the interior of our establishment. Those tapes will be available to the SFPD upon request.
3. We will continue to have door security every night from 9pm until closing.
4. We will clean up any graffiti immediately.

Our commitments to the neighborhood

1. We will be available anytime and promptly address our neighbor's issues and concerns.
2. We will continue to be active members of the Lower Polk Neighborhood.
3. We will ask people not to smoke in front of our business and our neighbors businesses. We will request that they smoke at the end of the block.
4. We will continue to sweep up all garbage in front of our establishment and our neighbors nightly as well as clean the sidewalk with water daily.
5. We will not have bottle-recycling pick up at night.
6. We will not simply kick people out at 1:30A.M. We will actively ask our patrons to go home quietly.
7. We will shut all doors and windows at 9:00P.M.
8. We will with the approval of the SF Building Department reduce the of the windows to half of there current size and install sound mitigating glass. We will also install sound mitigating materials on the interior.
9. We will allow our customers to bring in food from our neighbors restaurants and compost their trash.
10. We will continue to use green cleaning supplies and compost.

FOR: Kevin Guy
City Planning Department
1650 Mission St, Suite 400
San Francisco 94103-2479

FROM: Linda Chapman

Re: 2011:0097C, 1423 Polk Street, Conditional Use to convert retail store to "Hilo Club"
Please transmit to Planning Commissioners these objections; and "Cops target Polk Street prostitution"
(Examiner 4/19/11).

Alcohol and entertainment replacing neighborhood retail and restaurants, from Post to Bush, created a new "entertainment district." Nob Hill's shopping district is inundated with crowds from outside the neighborhood and nighttime noise. Streetwalkers, pimps, shootings, and other crime spread along Polk, Van Ness, California, Larkin, Hyde and surrounding residential streets.

Residents of the previously safe, quiet residential neighborhood in lower Nob Hill (as well as Polk Gulch businesses and patrons) now face a concentration of bars unknown to other neighborhoods: noisy young crowds converging from around the Bay Area to drink and dance; prostitution on residential streets; neighbors concerned about violence.

Planning Code Section 303(c) criteria for Conditional Use preclude approving a bar for this location-- as does the ABC law intended to protect residents, property owners, businesses, and institutions in the vicinity.

Have applicants made adequate disclosure?

1. Alcohol and entertainment businesses invaded our retail district by disassembling their operations. "Hilo Club" offered to mitigate a nighttime operation with a daytime coffee bar. There is a pattern of bars and "clubs" trying to gain footholds by claiming plans for "art showings," for "occasional" wine tasting, or entertainment "for restaurant patrons."

What is required for approval?

1. Planning Code standards for Conditional Use and the ABC law **both** preclude approval. City and state law require consideration of many similar issues.
2. Applicants have the burden to show that a bar at this site is **necessary or desirable** for the community, and will have **no adverse impacts** (to include "health and safety, convenience, or general welfare of persons residing or working in the vicinity").
3. Sec. 303 and ABC law require denial for impacts on residents. ABC adds a rebuttable presumption: Licenses **SHALL BE DENIED for sites within 100' of residences**. Many residents live within 100' of 1423 Polk. Residents on and near the 1400 block complain of noise and disorderly conduct on Polk and Pine from late-night activity, including Kimo Club at the intersection. Public nuisance associated with the same type license a half block from the location chosen to add a bar is grounds for denial in accordance with Sec. 303(c)(2) and (4) and the ABC law.

4. Both laws require consideration of impacts for residences and other properties “in the vicinity,” beyond 100’. Here they include businesses, churches, schools, youth programs, senior services.
5. City decisions should consider that ABC law discourages transferring licenses within 200’ of the same type license. Moreover, ABC **SHALL DENY licenses where there is “undue concentration”- and in high crime areas.** The only rebuttal ABC considers is showing that this bar is needed for “public convenience,” and will cause no harm to the neighborhood, residents, or businesses.
6. The Planning Code likewise requires applicants to show community benefit—and requires denial for adverse impacts.
7. “Necessity,” “convenience for the community,” “community benefit” cannot be shown where numerous bars are an easy walk from 1423 Polk—as close as half a block.
8. 1423 Polk is located within 200 feet of at least one bar. The number of on-sale licenses “allowed” by ABC rules for the census tract is 18-- and it is already “oversaturated” with 30.
9. Sec. 303(c)(4) requires “conformity with the stated purpose of the applicable Neighborhood Commercial District.”
10. Defined in Sec 723.1—Polk NCD: “The controls encourage neighborhood serving businesses, but limit eating, drinking, and other entertainment...which can produce parking congestion, noise and other nuisances or displace other types of local-serving convenience goods and services.” The intent is to limit the type of business proposed.
11. ABC statistics showing an area “oversaturated” with on-sale licenses should preclude a city decision to increase licenses from 30 to 31 (where 18 are allowed).
12. Current bar and unlawful “club” operations in the Polk NCD are not “neighborhood-serving.” Checking Koko Club websites/reviews indicates something other than a quiet neighborhood bar.

What are crime impacts of the existing late-night scene?

13. Years of research and statistics documented higher incidence of crime and violence associated with adding alcohol sales: “More alcohol sales sites in a neighborhood equate to more violence.” “Studies suggest a strong association between violence and the retail availability of alcohol.” (<http://newsinfo.iu.edu/news/page/normal/13421.html>. <http://www.ncbi.nlm.nih.gov/bookshelf/br.fcgi?book=hssamhsapep&part=A16152>).
14. The late-night industry attracts crime to our neighborhood.
15. SFPD reports the vicinity of 1423 Polk as a “high crime area.” Shootings occurred nearby on Polk, Pine, and California Streets. While this application was posted, two people were shot outside a late-night business on the 1600-block of Polk.
16. Numerous complaints involve streetwalkers or pimps. Arrested streetwalkers and johns overwhelmingly are residents of other cities, drawn to a center of late-night activity.
17. Neighbors complain of frequent loud pimp fights near the Polk/Pine intersection, associated with late-night businesses around the chosen location.
18. Police reported a territorial dispute when pimps fired 48 rounds near the Larkin Pine senior housing-- and bullets entered buildings.
19. My home is located near the intersection where pimps shot it out.

20. I often return home late at night, walking from Van Ness or Polk. I avoid my nearest cross street since I was informed that Pine is where pimps hold their union meetings: at the intersection with Polk; at Grubsteak (another late-night business).
21. This classic diner was a favorite with residents-- but criminal activity that followed "the action" to Polk is changing the economy. It takes from us retail establishments that were in the neighborhood as long as I remember. Criminals move into some. The bar scene drives others out. Unsavory street scenes and a sense of danger drive customers away. Bars and illegal "clubs" replace restaurants that drew customers to our retail district from outside the neighborhood benefitting other businesses in addition to serving local residents.
22. I am one of many residents who moved to this neighborhood for life, then saw it change in the past 5-plus years-- as non-neighborhood serving profiteers inundated us with bars and "clubs." I moved here in 1969. For decades, the security of our streets, day and night, was a chief attraction of Nob Hill for single women and elders (a large part of our population).
23. How new elements going "where the action is" put lives at risk is illustrated by shootings at Bob's Donuts (where a neighborhood-serving business went for the late-night scene pervading our shopping district). Bullets meant for a pimp ricocheted to hit a prostitute. I often return through the Polk NCD around midnight or 1AM-- could I be the next victim? (See Examiner, 4/19/11: "Cops target Polk Street prostitution.")
24. A "pimp memorial" to violent death graced Polk Street a block from "Hilo," near senior housing.
25. Four large institutions concentrate vulnerable elders in or near the 500' notice area that now recalls the O.K. Corral.
26. While this license was posted, two friends past age 70 (frequenting the NCD for decades) witnessed intimidating incidents. One saw a mugging with beating and screams-- when leaving a meeting with the district supervisor at the community church, about 8PM to avoid Polk Street after dark. An incident about 10PM, with screams for help at California and Polk (half a block from "Hilo Club") made another woman reconsider evening shopping trips to Cala Market.
27. Police now warn neighborhood meetings about numerous thefts and attacks on elders—events that recently came to our area.

How do bars contribute to neighborhood deterioration?

28. Customers of the Polk Street bars and "clubs" are largely young people from outside the neighborhood, drawn to Nob Hill's retail district by a new reputation that "Polk is where the action is." Johns, prostitutes, pimps, and other crime are attracted by clubs, late-night scenes.
29. Bars like Koko, and associates running illegal "clubs," joined to bring busloads of youths to our neighborhood, advertising "Polk Village Pub Crawls." From experience with shady promoters, a neighborhood advocate told me that "party buses" transport under-age youths having alcohol "catered" from licensed businesses when they stop. A recent news report of a death caused by drinking on a party bus corroborated his account.
30. Music and loud voices from the bars and crowds thronging the sidewalks disturb residents.
31. At a community meeting, a resident complained of Koko Club disturbing residents near the applicants' Geary location. Neighbor complaints about noise from the Kimo Club (steps from

where Koko owners could add noise that caused complaints on Geary) are good cause for denial, by standards of Sec. 303(c) and the ABC law.

32. While a “Hilo Club” notice was posted, I passed inebriated, rowdy young groups along Polk Street, from Post to Pine, some heading noisily into the side streets.
33. Residents complain about crowds outside the bars so dense they can’t pass on the sidewalk. In October I called police about a disorderly mob from three adjacent bars making an entire block impassible, forcing residents to walk in the street—a single security person standing passively-- a “party bus” that transported youths to drink in our neighborhood parked in a traffic lane.
34. While “Hilo Club” was posted, on Saturday morning, I saw one of the drunks sleeping in the vacant retail space next to the church stagger into Frank Norris Alley for privacy to “go” on the condo wall.
35. One Sunday between 6:15 and 7AM, I met three streetwalkers working Polk from Pine to Sutter. Weekend nights, streetwalkers mingle in the crowd outside bars. From Polk they ranged over Van Ness and Nob Hill, favoring Larkin, California, Cala Market, and the empty church.
36. Bars, entertainment, and unlawful “clubs” occupy what previously were restaurants and retail space. Many violated conditions of approval and zoning restrictions, morphing from permitted restaurant to non-permitted club, or otherwise expanding alcohol and entertainment business.
37. These businesses discourage other restaurant and retail business. They drive up rents, consume former retail spaces, create noisy disorderly streets at night and dark gated storefronts by day, discourage pedestrian traffic, attract few customers for neighborhood retail merchants.

How will conditions be enforced?

38. Reporting violations of use designations and conditions of approval got nowhere with City Planning enforcement staff. Calls were not returned—repeatedly, after weeks of follow-up requests. Complaints about specific businesses and practices were not accepted. cursory permit checks by the enforcement supervisor (and preliminary checks by the NCD planner) supported my reports of violations. Enforcement merely directed me to research permit history myself and complain to the Entertainment Commission.
39. ABC and SFPD seemed responsive to complaints of license violations. But this creates an enforcement burden for numerous violations of C.U. conditions on members of the public (ill-prepared to pursue them) and on under-resourced ABC and police enforcement divisions.
40. Consider police resources diverted to a losing battle to control prostitution around lower Nob Hill—in addition to the pimps and crime that percolate around prostitutes and late-night “action.” A sweep of 53 prostitutes and johns found 52 attracted from other cities by the late-night scene in a residential neighborhood. This activity was unknown north of Post Street before the Commission approved bars and other late-night business for the NCD.
41. The Examiner reported a losing battle to control impacts of transforming a neighborhood commercial corridor into an entertainment zone. This is how the Planning Commission implemented zoning rules for our Neighborhood Commercial District.

Could "Hilo Club" merit special treatment that conflicts with Sec303(c))?

42. "Hilo Club" applicants appealed to planners and residents that proposed hospital construction required their move from a location on Geary, near Van Ness. Vacating a commercial district does not justify removing a retail space from a neighborhood commercial district.

43. Lease conditions at another site cannot justify location near residences, in an "oversaturated" "high-crime" area-- where the state law intends to prevent **all** license transfers.

44. Koko Club owners knew their Geary Street location was not permanent, when they chose it. The hospital project was required to offer them relocation assistance. Koko Club owners could demand assistance to move to an appropriate location.

45. Advantageous lease and relocation terms may have justified choosing the previous short-term arrangement. They don't justify defeating the purpose of ABC laws and zoning laws in a residential neighborhood.

46. Applicants know that near the site chosen for "Hilo Club" residents wake in the wee hours to noise from Kimo Club and the weekend pimp fights. Across from "Hilo," a resident said the police won't respond to more complaints about pimps-- unless he gets up at 4AM to photograph those gentlemen.

47. The applicants' personal needs cannot outweigh needs of an entire community. How could the Planning Code be used to justify moving more late-night action to a center of pimp activity? .

Linda Chapman
674-3589

licwa@yahoo.com




Published on *San Francisco Examiner* (<http://www.sfexaminer.com>)

[Home](#) > San Francisco police crack down on Polk Street prostitution

San Francisco police crack down on Polk Street prostitution

[Comments \(0\)](#)

 [On the street: Police say most prostitutes who work in San Francisco are from areas outside The City. \(AP file photo\)](#)

An increase in seedy sex deals on Polk Street has led to a major police crackdown on prostitution on the strip, where a pimp and prostitute were shot earlier this month.

Neighbors say the number of sex peddlers working on Polk Street has grown to an alarming level that jeopardizes their safety and efforts to clean up the area.

Their fears were validated the morning of April 3, when a pimp was shot multiple times in the doorway of Bob's Donut & Pastry Shop at 1621 Polk St. Ricocheting bullets also struck and injured a call girl, police Capt. Ann Mannix said Monday.

"That's not the only shooting that's happened related to prostitution in recent years," said Supervisor David Chiu, whose district includes Polk Street.

Some of the sex acts are being performed in alleyways, said David Villa Lobos, an executive director for the Community Leadership Alliance.

Villa Lobos, who lives on Polk Street, said on Sunday he looked out his window and saw "loads and loads of prostitutes."

The sex deals hamper efforts during the past decade to spiff up and beautify Polk Street, which is historically known for having a hopping sex trade, Villa Lobos said.

After complaints from neighbors, Chiu said he met with cops, neighborhood groups and the District Attorney's Office and called for a crackdown.

More cops are on the streets making arrests, Mannix said. During a 24-hour period last week, at least four prostitutes were arrested, including a 16-year-old runaway.

In the bust involving the girl, cops also arrested two pimps, which is rare because often prostitutes won't admit to having a pimp, Mannix said.

As the cops spoke to two call girls, their pimps called their cell phones. The cops got the girls to

4/19/2011

San Francisco police crack down on Polk...

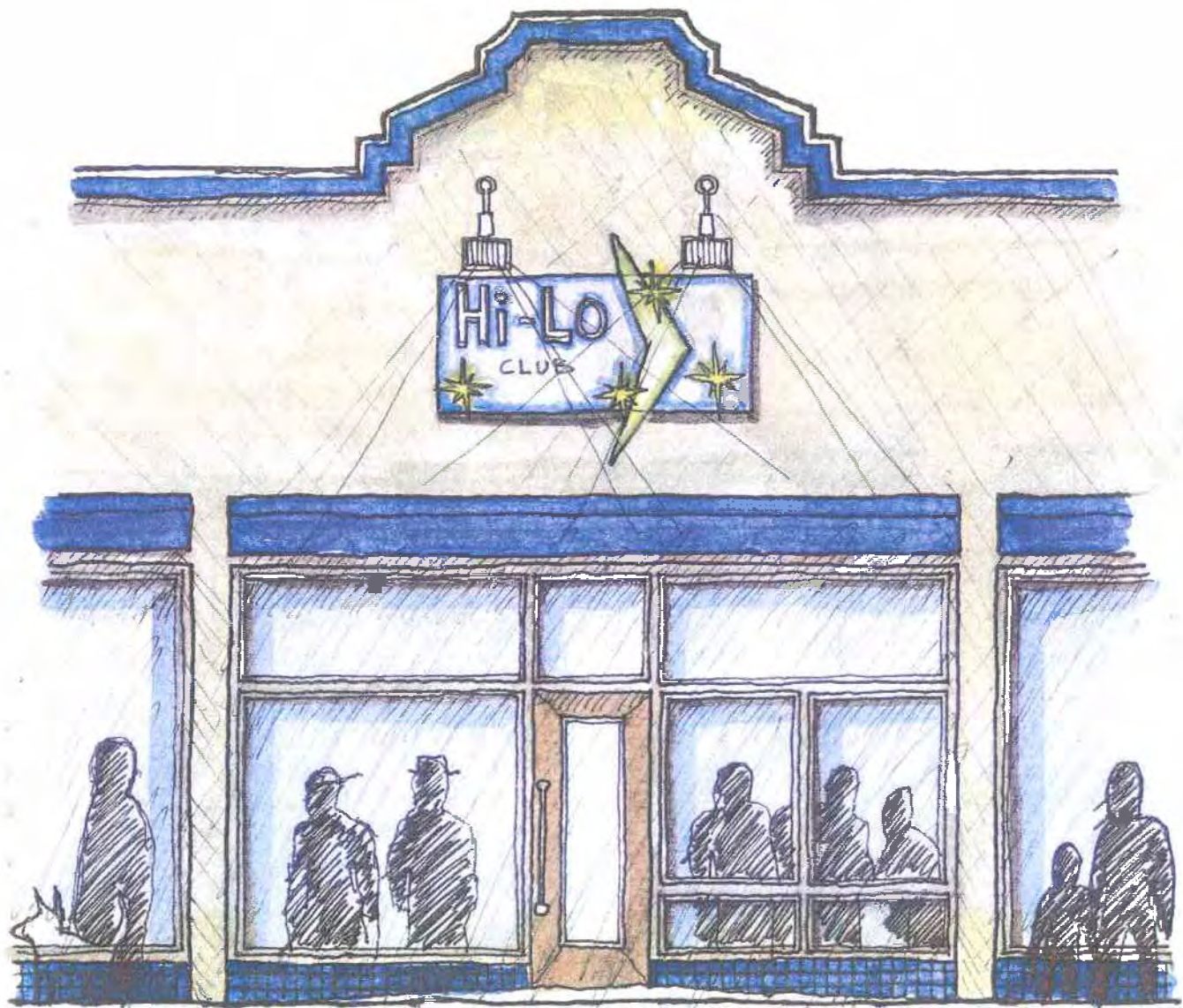
offer the pimps' locations. The pimps were soon arrested.

Mannix said 98 percent of sex workers in The City are not San Franciscans.

maldax@sfxaminer.com

[Crime](#) [Local](#) [pimp](#) [Polk Street](#) [prostitution](#) [san francisco](#)

Source URL: <http://www.sfxaminer.com/local/crime/2011/04/cops-crack-down-polk-street-prostitution>



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Designer: Chris Stokes

chrisstokes@gmail.com

415-518-4613

Project Consultant: Linda Beattie

lbeattie@sbcglobal.net

415-816-1594



Existing Koko Cocktails 1060 Geary Street

Koko Cocktails is a neighborhood establishment that is being displaced by the proceeding development of California Pacific Medical Center (CPMC). Since its inception, Koko Cocktails has been a supportive neighborhood business in the Tenderloin. The proprietors are Lori Martens, Christopher Keith and Justin Mulford. We currently provide jobs for nine employees. Koko Cocktails has prided itself on its good standing with Alcohol and Beverage Control and the San Francisco Police Department. One of our number one concerns is maintaining a safe and controlled environment in and around the premises. Koko Cocktails brings more foot traffic into this blighted part of the neighborhood and has made the environment safer for people traveling through the neighborhood and for the patrons taking public transportation. Our goal is to preserve our objective— to offer a small, safe, and unique neighborhood destination that prides

itself on its friendly, capable staff, local clientele, and upscale spirits and cocktails offered at affordable prices.

Koko Cocktails is not only neighborhood bar, but also a space for community use. All the proprietors are conscientious of neighborhood and global issues. Justin Mulford, has organized fundraisers for earthquake aid in Haiti, tsunami victims in Japan, and the families of the American hikers held hostage in Iran. Christopher Keith is working to organize funding for the arts and provide a venue for cultural events such as The Tenderloin Reading Series, book release party for Craig Child's, *Flat Man Crooked* and McSweeney's literary circle readings, The Tenderblog community social, SF Buto dance troop, and art shows. We have helped local photographer Heather Cumming secure money to publish her first book about the neighborhood, we host a yearly fundraiser for Michael Greene's AIDS ride, and participate in the San Francisco Fire Fighters Toy's for Tots program. Lori Martens is active in the Lower Polk Neighbors Association, Polk District Merchants Association, and works with neighboring businesses to resolve merchant resident issues. She also is involved in neighborhood clean up, organized bottle pick-up from neighborhood bars, and has raised money for underprivileged teens in the Tenderloin to go to summer camp.

To Whom It May Concern

My name is John Cragin and I have lived at 1054 Geary Street, San Francisco for over 28 years. The building is the same building where Koko's is presently located.

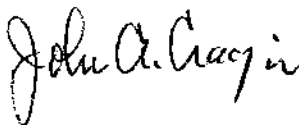
I have known all of the owners of this establishment over these past 28 years. And the current owners are the most conscientious of all the owners. They have been very concerned about how Koko might effect those of us living in the building, as well as the neighborhood.

In addition to having the Koko phone number, Lori has given me her personal cell phone number, and has asked me to contact her if there is ever anything that I need. There has never been any need for me to contact her concerning any problems.

In addition to being concerned about any problems we might have, they are very concerned about the neighborhood. They are constantly making sure that the area in front of the building is kept clean. And they are constantly dealing with any graffiti that might be painted on the building.

Manuel Mejia and Eduardo R. Galindo have read this letter and have requested that they be able to endorse it as well.

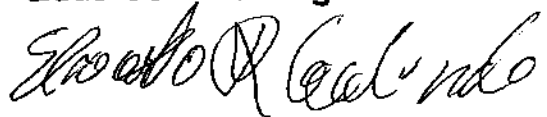
John A. Cragin



Manuel Mejia



Eduardo R. Galindo





*California Pacific
Medical Center*

A Sutter Health Affiliate

April 19, 2011

Kevin Guy
San Francisco Planning Department
Northeast Quadrant
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Mr. Guy,

I, Alan H. Loving, Senior Project Manager, Planning & Entitlements on behalf of California Pacific Medical Center, will sign a "Notice of Special Restrictions" for 1060 Geary Street, San Francisco, CA 94109. The purpose of this letter is to alert neighbors in the Lower Polk Neighborhood that there will not be another drinking establishment that will be occupying this space.

Alan H. Loving

Date: 4-19-11

Mr. Alan H. Loving
Senior Project Manager,
Planning & Entitlements
Enterprise Development
California Pacific Medical Center
633 Folsom Street, 5th Floor
San Francisco, CA 94107



California Pacific
Medical Center
A Sutter Health Affiliate

April 15, 2010

DBLHAP, LLC

(Individually as: Lori Martens, Christopher Keith, and Justin Mulford) with Jeffrey Walker as sole Guarantor

Dbas KOKO'S

1060 Geary

San Francisco, CA 94109

Re: Notice of Relocation Benefits

Dear Ms. Martens, Mr. Keith and Mr. Mulford:

As you may be aware, your landlord California Pacific Medical Center ("CPMC"), is proceeding with the development of the medical center. To carry out this project, it will be necessary for you to relocate your business at 1060 Geary Street.

You will not be required to move without at least 150 day advance written notice of the day by which you must vacate. However, you can contact us at any time for assistance with your move and to receive benefits for which you may be eligible.

This is a notice for relocation assistance. You are eligible to receive the following benefits:

1. **RELOCATION ADVISORY ASSISTANCE:** provided by Autotemp, a professional firm hired by CPMC to provide relocation assistance to you. The advisory assistance, depending upon your needs may include:

Inform business owners of available relocation assistance services and benefits, and explain relocation process.

Provide business owner(s) with on-going advisory assistance to minimize hardship and expedite the move, including referrals to potential replacement sites, movers, and other services that may be needed.

2. **MOVING AND RELATED EXPENSES:**

If you move and reestablish your business at a new location, you are entitled to payment for such actual moving expenses as CPMC determines to be reasonable and necessary, including expenses for:

- a. Transportation of personal property. Transportation costs for a distance beyond 50 miles are not eligible, unless CPMC determines that relocation beyond 50 miles is justified.
- b. Packing, crating, unpacking, and uncrating of the personal property.
- c. Disconnecting, dismantling, removing, reassembling, and reinstalling relocated machinery, equipment, and other personal property, and certain substitute personal property. This includes connection to utilities available nearby. It also includes modifications to the personal property necessary to adapt it to the replacement site, or the utilities at the replacement site, and modifications necessary to adapt the utilities at the replacement site to the personal property. (Expenses for providing utilities from the right of way to the building or improvement are excluded.)
- d. Storage of the personal property not to exceed 12 months, unless CPMC determines that a longer period is necessary.
- e. Insurance for the replacement value of the personal property in connection with the move and necessary storage.
- f. Any license, permit, or certification required of your business or farm operation at the replacement location. However, the payment shall be based on the remaining useful life of your existing license, permit, or certification.
- g. The replacement value of property lost, stolen, or damaged in the process of moving (not through the fault or negligence of your own, your agent, or employee) where insurance covering such loss, theft, or damage is not reasonably available.
- h. Professional services necessary for (i) planning the move of the personal property, (ii) moving the personal property, and (iii) installing the relocated personal property at the replacement location.
- i. Relettering signs and replacing stationary on hand at the time of displacement that is made obsolete as a result of the move.
- j. Actual direct loss of tangible personal property incurred as a result of moving or discontinuing the business or farm operation. The payment shall consist of the lesser of:
 - (i) The fair market value of the item for continued use at the displacement site, less the proceeds from its sale. (To be eligible for payment, you must make a good faith effort to sell the personal property, unless the Agency determines that such effort is not necessary. When payment for property loss is claimed for goods held for sale, the fair market value shall be based on the cost of the goods to the business, not the potential selling price.); or
 - (ii) The estimated cost of moving the item, but with no allowance for storage. (If the business or farm operation is discontinued, the estimated cost shall be based on a moving distance of 50 miles.)

- k. The reasonable cost incurred in attempting to sell an item that is not to be relocated.
- l. Purchase of substitute personal property. If an item of personal property which is used as part of a business or farm operation is not moved but is promptly replaced with a substitute item that performs a comparable function at the replacement site, you will be entitled to payment for the lesser of:
 - (i) The cost of the substitute item, including installation costs at the replacement site, minus any proceeds from the sale or trade-in of the replaced item; or
 - (ii) The estimated cost of moving and reinstalling the replaced item, based on the lowest acceptable bid or estimate obtained by CPMC for eligible moving and related expenses, but with no allowance for storage.
- m. Searching for a replacement location. A displaced business or farm operation is entitled to reimbursement for actual expenses, not to exceed \$2,000 as CPMC determines to be reasonable, which are incurred in searching for a replacement location including:
 - (i) Transportation
 - (ii) Meals and lodging away from home.
 - (iii) Time spent searching, based on reasonable salary or earnings.
 - (iv) Fees paid to a real estate agent or broker to locate a replacement site, exclusive of any fees or commissions related to the purchase of such site.
- n. Other moving related expenses as CPMC determines to be reasonable and necessary.

In addition to the payments available above, a small business may be eligible to receive a payment, not to exceed \$20,000, for expenses actually incurred in relocating and reestablishing at a replacement site.

Reestablishment expenses must be reasonable and necessary as determined by CPMC. They may include, but are not limited to, the following:

- a. Repairs or improvements to the replacement real property as required by Federal, State or local law, code or ordinance.
- b. Modifications to replacement property to accommodate the business operation or make replacement structures suitable for conducting the business.
- c. Construction and installation costs for exterior signage to advertise the business.
- d. Provision of utilities from right of way to improvements on the replacement site.
- e. Redecoration or replacement of soiled or worn surfaces at the replacement site, such as paint, paneling, or carpeting.
- f. Licenses, fees and permits when not paid as part of moving expenses.

- g. Feasibility surveys, soil testing and marketing studies.
- h. Advertisement of replacement location.
- i. Professional services in connection with the purchase or lease of a replacement site.
- j. Estimated increased costs of operation during the first two years at the replacement site, for such items as:
 - 1) Lease or rental charges,
 - 2) Personal or real property taxes,
 - 3) Insurance premiums,
 - 4) Utility charges, excluding impact fees.
- k. Impact fees or one time assessments for anticipated heavy utility usage.
- l. Other items that CPMC considers essential to the reestablishment of the business.

As a matter of information, you should be aware that you are not entitled to payment under reestablishment regulations for any of the following:

- ≡ Purchase of capital assets, such as office furniture, filing cabinets, machinery or trade fixtures.
- ≡ Purchase of manufacturing material, production supplies, product inventory or other items used in the normal course of the business operation.
- ≡ Interior or exterior refurbishments at the replacement site which are purely aesthetic in purpose except as paid in "e." above.
- ≡ Interest on funds borrowed to accomplish the move.

CAUTION: In order to qualify for reimbursement of the above-described expenses, you **MUST**:

- A. Provide CPMC with a certified list or inventory of the items to be moved at least thirty (30) days in advance of the start of your move; and
- B. Notify CPMC at least fifteen (15) days in advance of the date of the start of your move or disposition of your property; and
- C. Permit CPMC to monitor the move
- D. Permit CPMC to make reasonable and timely inspections of the personal property at both the displacement and replacement sites.

Failure to comply with any of the above four (4) requirements may result in your losing part or all of your benefits.

As a matter of information, you should also be aware that you are not entitled to payment for:

- < Cost of moving any structure or other real property improvement in which you reserved ownership; or
- < Interest on a loan to cover moving expenses; or
- < Loss of Goodwill; or
- < Loss of profits; or
- < Loss of trained employees; or
- < Personal injury; or
- < Costs for storage of personal property on real property owned or leased by the displaced person.

You may move either by commercial mover or take full responsibility for all or part of the move. If you elect a "self-move", CPMC must first obtain at least two (2) acceptable bids or estimates.

- OR -

4. **FIXED PAYMENT IN LIEU OF PAYMENT FOR ACTUAL MOVING AND RELATED EXPENSES AND REESTABLISHMENT EXPENSES**

In lieu of a payment for actual moving and related expenses and reestablishment expenses, you may elect to receive an amount equal to your business' recent average annual net earnings in an amount not less than \$2,000 nor more than \$40,000. A displaced business is eligible for the payment if CPMC determines that:

- 1) The business owns or rents personal property which must be moved in connection with such move; and, the business vacates or relocates from its displacement site.
- 2) The business is not operated at a displacement dwelling solely for the purpose of renting such dwelling to others.
- 3) The business is not operated at the displacement site solely for the purpose of renting the site to others.
- 4) The business contributed materially to the income of the displaced person during the two taxable years prior to displacement.
- 5) The business is not part of a commercial enterprise having more than three other entities which are not being acquired by CPMC, and which are under the same ownership and engaged in the same or similar business activities.

and

EMPLOYEE TRANSITION ALLOWANCE: If you elect to receive the "In Lieu" payment, your current employees will be eligible for transitional benefits that include:

- a. Introduction to available positions at CPMC through a job fair
- b. A transition allowance based upon one-fourth of the annual gross income of the employee in the preceding year.

If you lease or rent from CPMC, failure to pay necessary rental payments to CPMC may reduce the relocation payment which you will receive.

Relocation payments are normally made within sixty (60) days of the date that your completed claim is received by CPMC.

You will be given at least 150 days written notice before you will be required to move from the property.

It is important that you understand the matters explained above which relate to your eligibility. If at any time you want assistance, please contact me by writing, telephoning, or visiting me at the address listed below.

Sincerely,



Geoffrey Nelson
California Pacific Medical Center

ACKNOWLEDGMENT

I was personally contacted by CPMC's Relocation Consultant. I have had the available services and entitlements explained to me. I have been advised that CPMC's Relocation Consultant will be available to assist me if any questions arise or as assistance is needed. I have been given a copy of this form letter and a full explanation of relocation assistance available to me.

Signature:

Date:



Proposed Location 1423 Polk Street

Our proposed location is 1423 Polk Street. We are also changing the name of the business to the HI-LO Club. KoKo's relocation is not intended as an expansion. The usable square footage of the Polk Street location is roughly the same as KoKo's current location and the maximum occupancy will remain at 49. Bar operating hours will be from 4:00 PM to 1:30 AM. We also plan to add coffee service from 8:00 AM to 4:00 PM. We will serve take out from a cart through a sliding window. We have a 5' set back off the city right of way for our customers to be on our property. We also have a 4' X 16' area for us to create an area for waiting so we will not obstruct the public right of way on the sidewalk area. The bar doors will be locked to the public during the day. By adding coffee service daily, we can help control loitering, graffiti, and keep the sidewalks clean in the area. Adding take out coffee service to the community will also allow us to employ more people.

Safety and Management Plan

Hi-Lo Club

We take the safety of our patrons, employees, and neighbors very seriously. We have taken a no nonsense approach to concerns and provide a controlled environment. It is our goal to be good neighbors to our community. We have maintained a spotless record with both the Alcohol and Beverage Control and the San Francisco Police Department by taking these responsible measures.

Security Measures

- **Security Camera's on the interior and exterior**
- **All employees L.E.A.D trained by the ABC**
- **No unruly behavior tolerated**
- **No disrespectful behavior tolerated**
- **No one under 21 allowed**
- **No intoxicated persons allowed**
- **No service to intoxicated persons**
- **Non-alcoholic beverages available**
- **Door security nightly**
 - Easily identifiable uniform**
 - Controls access to venue**
 - Security for customers, employees, and neighbors**
 - Checks for proper Identification**
 - Counts all persons entering and exiting**
 - Prohibits rowdy persons from entering**
 - Mitigates noise outside**
 - Keeps sidewalks clear**
 - Ensures persons leave quietly**
 - Manages no smoking out front policy**
- **All staff alerted of problems**
- **Issues addressed immediately**
- **Unruly persons must leave**
- **No force used on patrons**
- **Police Department called if necessary**
- **No narcotics tolerated**
- **No loitering or standing in front of Hi-Lo Club**
- **No fighting**
- **Well light**
- **No smoking in front of neighboring business.**
- **Par city smoking ordinance "Smoking only 1) at the curb, or 2) if no curb, at least 15 ft. from exits, entrances, windows, and vents."**
- **We will discourage people from smoking**

Management Plan

- **Owner on site during operating hours**
- **Always available to neighbors**
- **Respect our neighbors**
- **Promptly address issues**
- **Keep a log book of issues**
- **No graffiti**
- **Litter removed continuously**
- **Garbage cans provided**
- **Premises constantly maintained**
- **Doors and windows closed during operating hours**
- **Deliveries between 2:00-4:00 P.M only**

Hi-Lo Coffee Cart

We would also like to introduce HI-LO coffee during the day hours to continue our presence on a daily bases. Coffee service hours will be 8:00 AM until 4:00 PM. Our plan is to have a coffee cart inside the bar area and we will serve coffee through a sliding window in the storefront to allow access to the coffee cart during operations hours. We have a 5' set back off the city right away for our customers to be on our property. We also have a 4' X 16' area for us to create an area for waiting so we will not obstruct the public right away on the sidewalk area.

- **Trash cans provided**
- **No smoking in front of neighboring businesses**
- **No litter**
- **No congestion of patrons on sidewalk**
- **Customers not to block neighboring businesses**
- **Line forms between a parking meter and lamp post**
- **Bar doors locked during coffee service**
- **Strong management on site**
- **No loitering**
- **Deliveries between 2:00-4:00 P.M only**
- **Par city smoking ordinance "Smoking only 1) at the curb, or 2) if no curb, at least 15 ft. from exits, entrances, windows, and vents."**
- **We will discourage people from smoking**

Noise Management Plan

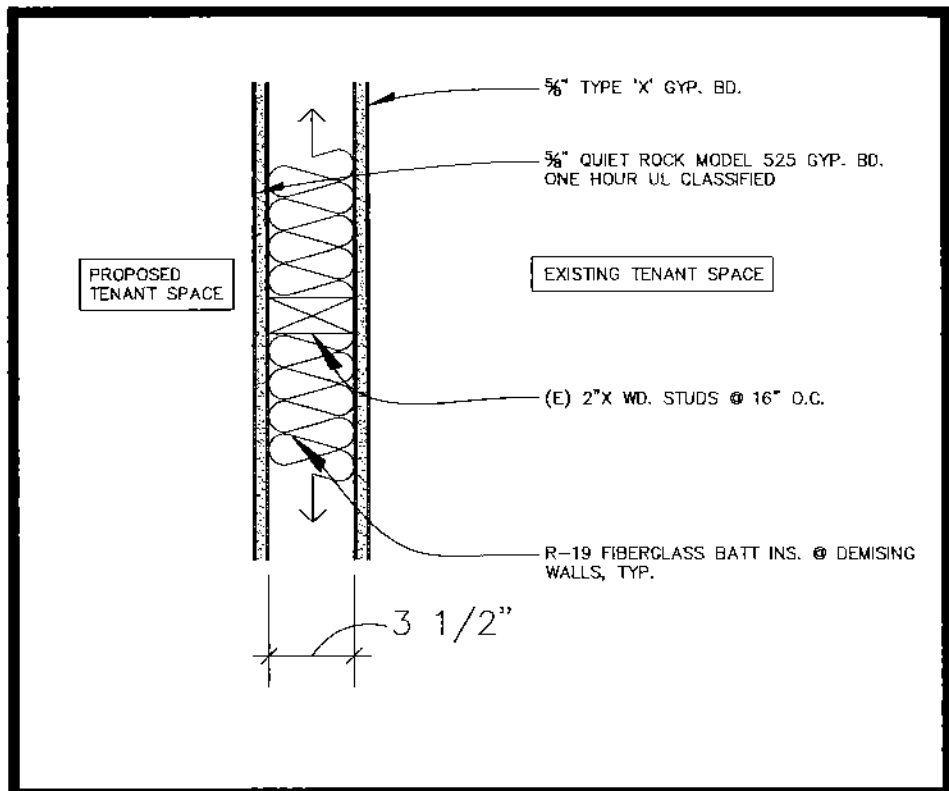
- **No DJs, live entertainment, or televisions**
- **No loitering**
- **Entry/exit fitted with door closers**
- **Sound system fitted with sound limiter and controlled by owner**
- **No noise audible from establishment outside**
- **Sound mitigating materials installed during construction**
- **Doors and windows closed 4:00 PM-2:00 AM**
- **Deliveries between 2:00-4:00 P.M only**

DEMISING WALL

The wall assembly shown to the right will mitigate sound transmitting through the wall to the adjacent tenants.

The demising wall will be stripped and R-19 batt insulation will be installed between the studs. Then quiet rock model 525 5/8" gypsum board will be installed over the batt insulation and attached to the studs.

This assembly yields an STC rating of 51, compared to that of a standard demising wall, which yields a rating of 39.

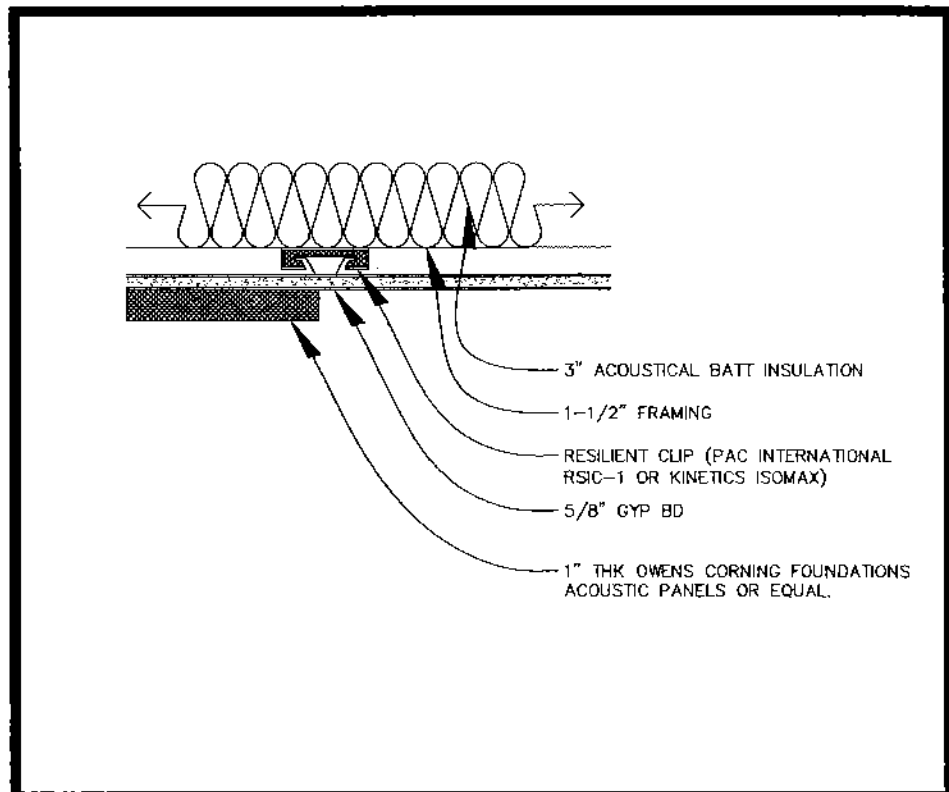


CEILING ASSEMBLY

The ceiling assembly shown to the right is designed to absorb sound that is generated in the space.

The ceiling will have the existing gypsum board stripped off and new acoustical batt insulation will be installed. Resilient clips will be attached to the new gypsum board ceiling. The clips are designed to isolate sound being transmitted through to the structure.

The acoustical panels will absorb sound generated in the space and lower the overall noise level.





QuietRock 525

HIGHER PERFORMANCE, HIGHER RELIABILITY, LOWER COST SOUNDPROOFING SOLUTIONS.



Easiest, lowest-cost way to meet code for multi-family party walls

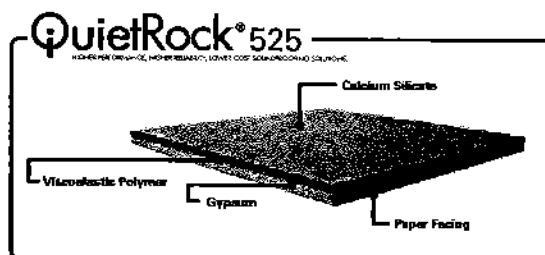
QuietRock 525 sound damping drywall provides a simple, reliable, low-cost way to meet building code for multi-family party wall construction, as well as excellent performance for residential and commercial construction. A single sheet of QuietRock 525 on one side of single wood studs exceeds code for STC ratings – which lets you eliminate the added material and labor cost for double-stud construction, and gain more sellable floor space.

QuietRock 525 Benefits

- Provides superior noise reduction at a lower total installed cost than other sound damping methods
- Delivers STC ratings of 49-70
- UL fire-rated
- Installs and hangs like regular drywall
- Continues to reduce noise even when fixtures are installed, such as shelves or lamps
- Only 5/8" thick
- Outperforms other sound damping methods, including soundboard and resilient channel
- Tested in accordance with ASTM C473 (complies with ASTM C1396)

Product Specifications

Model:	QuietRock 525
Thickness:	5/8", tapered edges
Weight:	3.2 lbs/sqft
STC-rated:	49-70 (ASTM E90)
Fire-rated:	1 hour (ASTM E119)
Surface flame:	Class A (ASTM E84)
R value:	0.5
UL-rated assemblies:	U347, U386, L591, W317



QuietRock is a multi-layer engineered drywall panel made of gypsum and viscoelastic sound absorbing polymers

STC Comparison*

5/8" gypsum	39
6" CMU	45
Soundboard	46
Mass loaded vinyl	45
QuietRock 525	51-57

**in single wood stud construction (single 2x4 24" OC)*

Product Ordering Codes

4' x 8' panel:	QR525STD4X8
4' x 9' panel:	QR525STD4X9
4' x 10' panel:	QR525STD4X10
4' x 12' panel:	QR525STD4X12

Applications

- Multi-family
- Party walls
- Commercial
- Hotels
- Schools
- Offices
- Hospitals
- Home theaters
- Conference rooms

For volume purchases. See your local dealer for details.



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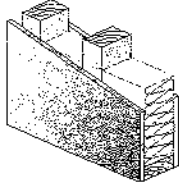
QuietRock® 525

HIGHER PERFORMANCE, HIGHER RELIABILITY, LOWER COST SOUNDPROOFING SOLUTIONS.



Lowest-Cost Solutions in the Market

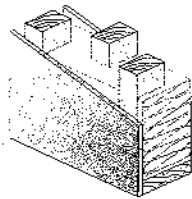
Lowest Cost Wall
QuietRock on one side



UL/ULC Design #:
U386, W317

STC: 51 - Fire: 1 Hour

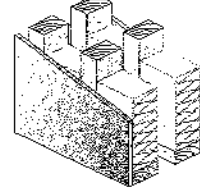
Staggered Stud Wall
QuietRock on one side



UL/ULC Design #:
U386, W317

STC: 57* - Fire: 1 Hour

Double Stud Wall
QuietRock on one side

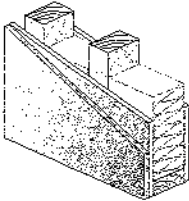


UL/ULC Design #:
U386, W317

STC: 63* - Fire: 1 Hour

Retrofit and Remodeling

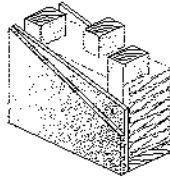
Single Stud Wall
QuietRock on one side of
existing drywall



UL/ULC Design #:
U386, W317

STC: 49 - Fire: 1 Hour

Staggered Stud Wall
QuietRock on one side of
existing drywall

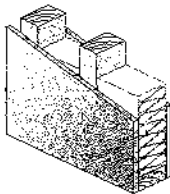


UL/ULC Design #:
U386, W317

STC: 60* - Fire: 1 Hour

High Performance

Single Stud Wall
QuietRock on both sides

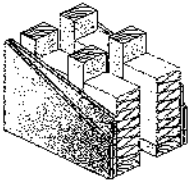


STC: 55

2 Hour Separation Walls

Double Stud Wall

One layer of QuietRock
on both sides; 1" fire shield shaft
liner material both sides



UL Design #:
U347

STC: 70 - Fire: 2 Hour

*Estimated

See Acoustic and Fire Assemblies document for more information.

The information contained in this document is for general information purposes only. Features and specifications are subject to change. The diagrams and stated STC ratings listed are intended to serve as a guide. Construction practices have an influence on final STC ratings. Serious Materials cannot guarantee actual STC ratings. Flanking sound patterns, the integrity of the wall, and floor and ceiling construction are important factors in effective sound control.

STCs shown are on 24" wood studs.



Serious Materials, Inc. 1250 Elko Drive, Sunnyvale, CA 94089 | 1.800.797.8159 | www.SeriousMaterials.com | www.QuietRock.com | PN: 101-00013-011110

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RIVERBANK ACOUSTICAL LABORATORIES

1512 S. BATAVIA AVENUE
GENEVA, ILLINOIS 60134

Alion Science and Technology

630/232-0104
FOUNDED 1918 BY
WALLACE CLEMENT SABINE

TEST REPORT

FOR: Serious Materials, Inc.
Sunnyvale, CA

Sound Transmission Loss Test
RAL™-TL07-019

ON: ID 05: QuietRock 525 (QR 525), 24" on Center Wood
Stud Wall with R-13 Fiberglass and 5/8" Type X
Gypsum

Page 1 of 4

CONDUCTED: 23 January 2007

TEST METHOD

Unless otherwise designated, the measurements reported below were made with all facilities and procedures in explicit conformity with the ASTM Designations E90-04 and E413-04, as well as other pertinent standards. Riverbank Acoustical Laboratories has been accredited by the U.S. Department of Commerce, National Institute of Standards and Technology (NIST) under the National Voluntary Laboratory Accreditation Program (NVLAP) for this test procedure (NVLAP Lab Code: 100227-0). A description of the measuring technique is available separately.

DESCRIPTION OF THE SPECIMEN

The test specimen was designated by the client as ID 05: QuietRock 525 (QR 525), 24" on center wood stud wall with R-13 fiberglass and 5/8" Type X gypsum. The overall dimensions of the specimen as measured were nominally 2.46 m (97 in.) wide by 2.74 m (108 in.) high and 121 mm (4.875 in.) thick. The specimen was installed by the client directly into the laboratory's 2.74 m (9 ft) by 4.27 m (14 ft) wood-lined steel frame. A substantial filler wall was used in the remaining open area. Both the filler wall and test specimen were sealed on the periphery (both sides) with dense mastic.

The description of the specimen was as follows: The wall consisted of a 2 x 4 wood stud wall with R-13 fiberglass batt insulation. One side of the wall was finished with 5/8 inch Type X gypsum board and the other side was finished with QuietSolutions QR 525. A more detailed description of the wall assembly appears in the sections below.

Floor Ceiling Plates, Studs and Insulation: The wall had two 89 mm (3.5 in.) wide by 38 mm (1.5 in.) thick and 2.44 m (96 in.) long SPF wood plates. Plates were attached to the top and bottom of the test frame with 12d nails on 610 mm (24 in.) centers. Five (5) 89 mm (3.5 in.) wide by 38 mm (1.5 in.) thick and 2.67 m (105 in.) long SPF wood studs spaced on 610 mm (24 in.) centers were attached to the floor and ceiling plates with 12d nails. The total weight of the wood used was 28 kg (61 lbs). All cavities formed by the plates and studs were lined with Kraft faced R-13 fiberglass insulation measuring 89 mm (3.5 in.) thick. The total weight of the insulation was 8.2 kg (18 lbs).

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NVLAP Lab Code 100227-0

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TEST REPORT

Serious Materials, Inc.

RAL™-TL07-019

23 January 2007

Page 2 of 4

Gypsum Wallboard: On one side, a layer of 16 mm (0.625 in.) thick Type X gypsum board was applied vertically to the studs. On the other side, a layer of 16 mm (0.625 in.) thick QR 525 board was applied vertically to the studs. The boards were attached to the studs with #6, 41 mm (1.625 in.) long bugle head drywall screws at 406 mm (16 in.) on centers. Total weight of the gypsum board as measured was 68.7 kg (151.5 lbs.). Total weight of the QR 525 board as measured was 100 kg (221 lbs.). All joints and seams were staggered for each board layer application. Joints were sealed with QuietSeal 350 (QS 350) acoustical caulk and metal taped. Screw heads remained exposed.

The weight of the specimen as measured was 196.7 kg (433.75 lbs.), an average of 29.1 kg/m² (5.9 lbs/ft²). The transmission area used in the calculations was 6.7 m² (72.5 ft²). The source and receiving room temperatures at the time of the test were 19±1°C (67±2°F) and 50±2% relative humidity. The source and receive reverberation room volumes were 178 m³ (6,298 ft³) and 177 m³ (6,255 ft³), respectively.

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Serious Materials, Inc.

RAL™-TL07-019

23 January 2007

Page 3 of 4

TEST RESULTS

Sound transmission loss values are tabulated at the eighteen standard frequencies. A graphic presentation of the data and additional information appear on the following pages. The precision of the TL test data is within the limits set by the ASTM Standard E90-04.

<u>FREQ.</u>	<u>T.L.</u>	<u>C.L.</u>	<u>DEF.</u>	<u>FREQ.</u>	<u>T.L.</u>	<u>C.L.</u>	<u>DEF.</u>
100	17	1.05		800	53	0.17	
125	31	0.41	4	1000	53	0.14	1
160	37	0.64	1	1250	54	0.15	1
200	37	0.60	4	1600	54	0.12	1
250	41	0.35	3	2000	51	0.13	4
315	46	0.29	1	2500	51	0.09	4
400	46	0.28	4	3150	55	0.07	
500	50	0.25	1	4000	54	0.05	1
630	51	0.26	1	5000	55	0.07	

STC=51

ABBREVIATION INDEX

FREQ. = FREQUENCY, HERTZ, (cps)

T.L. = TRANSMISSION LOSS, dB

C.L. = UNCERTAINTY IN dB, FOR A 95% CONFIDENCE LIMIT

DEF. = DEFICIENCIES, dB<STC CONTOUR (SUM OF DEF = 31)

STC = SOUND TRANSMISSION CLASS

Tested by

Marc Sciaky

Marc Sciaky
Experimentalist

Approved by

David L. Moyer

David L. Moyer
Laboratory Manager

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RIVERBANK ACOUSTICAL LABORATORIES

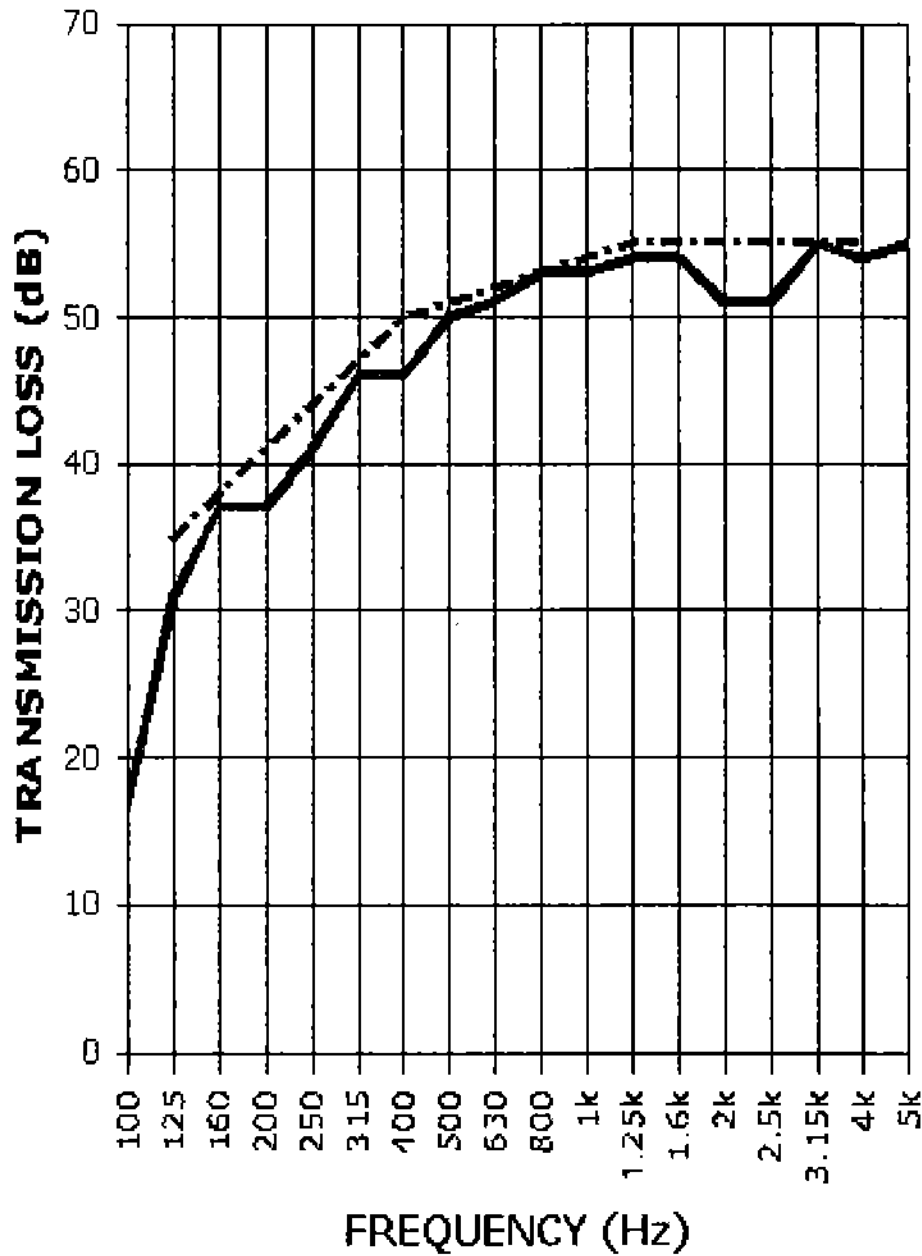
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TEST REPORT SOUND TRANSMISSION REPORT RAL - TL07-019

Page 4 of 4



STC= 51



TRANSMISSION LOSS
SOUND TRANSMISSION LOSS CONTOUR

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LOWER POLK NEIGHBORS

PO BOX 641980 SAN FRANCISCO, CA 94164-1980
415.351.3900 • FAX 415.351.3909
WWW.LOWERPOLKNEIGHBORS.ORG



January 31, 2011

Mr. Rick Crawford
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Dear Mr. Crawford:

Lower Polk Neighbors is a neighborhood association made up of both residents and merchants in the lower part of San Francisco's Polk Gulch district. We meet monthly to discuss neighborhood issues and then follow up on those discussions with action.

The Lower Polk Neighbors general membership has voted to support KoKo Cocktails proposed move to 1423 Polk Street. We kindly ask your department to support this project and look forward to having members speak in favor to the Planning Commission. KoKo Cocktails

Our organization understands that operating a bar requires responsible bar owners. The proprietors of KoKo's meet this requirement. We also believe that reasonable restrictions on Conditional Use Authorizations are necessary. The owners of Koko Cocktails have proposed a number of self imposed restrictions, attached, which provide our association with confidence that this business will be a good neighbor. We request that all conditions appropriate for a CU Authorization be included. In addition, the owners of KoKo have agreed to not begin selling alcoholic beverages until after 12pm daily. We ask that this be included in the list of conditions as well.

Lastly, we request that there be a condition included that will allow for the Planning Commission to review the CU at any time and impose additional conditions or revoke the CU if found justified. While we have the upmost confidence in the current owners, we feel this provision will allow for the neighborhood to ensure that this bar is necessary or desirable for years to come.

Warm Regards,

Ron Case, LPN Chairman

cc. LPN Executive Committee Members



Board of Directors

*Marlayne Morgan, President
Bertie Campbell, Vice President
Melinda LaValle, Treasurer
Karen Dell'Isola
Jack Scott, Member at Large
Lois Scott, Member at Large
Teresa Schnabel, Member at Large
Allen Soong, Webmaster*

April 9, 2011

Ms. Christina Olague, President
SF Planning Commission

Re: Change of Conditional Use Authorization for 1423 Polk Street

Dear Commissioner Olague:

We are writing in support of this application by the owners of ***Koko's Cocktails***, currently located at 1060 Geary Street. The owners of this business have been forced to relocate to a new location due to the untimely closure of their property on Geary Street by California Pacific Medical Center's plans to build a medical office building in the future.

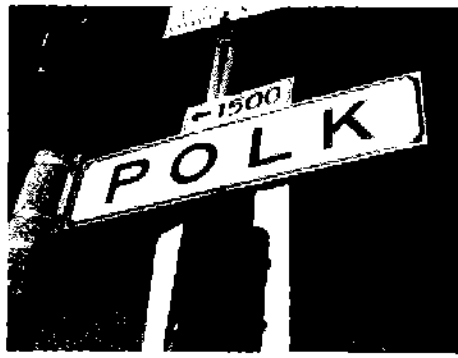
Ms. Lori Martens, Justin Muldorf and Christopher Keith are responsible business owners who have improved the 1000 block of Geary Street and provided a clean, safe and well run establishment for our neighborhood. They must close their thriving business and risk losing their investment if they are not allowed to proceed with establishing their new business on Polk Street in an expeditious manner.

We urge the Commission to approve this application and allow this viable small business to continue to serve the neighborhoods in the central city area.

Regards,

Marlayne Morgan
President

c. CHNA Board Members
SF Planning Commissioners
Mr. John Rahaim



**POLK DISTRICT MERCHANTS ASSOCIATION
1815 POLK STREET - SAN FRANCISCO, CA 94109**

05 April 2011

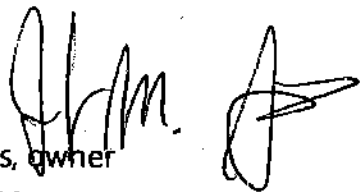
Kevin Guy
San Francisco Planning Department

We are writing on behalf of the Polk District Merchants Association (PDMA) to express our full support for the move of KoKo Cocktails from 1060 Geary to 1423 Polk Street, to be owned and operated by DBLHAP, LLC. We have been meeting regularly with Lori Martens, one of the owners, and at our recent meeting she received the unanimous support of our membership for the move to our area.

Ms. Martens has done a very good job of introducing herself to her new neighbors, both merchants and residents, and answering any questions about her business. She has demonstrated a lot of sensitivity to the neighborhood and its concerns. She and her partners have made several decisions—being open during the day, but not serving alcohol until after 4 pm, for example—that indicate they really understand what it takes to be a strong merchant presence on their new block. Despite the fact that her business isn't even open in the new location, Lori is already working with neighbors on issues that affect the area, both as an individual merchant, as a member of the Polk District Merchants Association, and as a member of the Polk Resiliency Project.

We welcome the addition of this establishment to the neighborhood and look forward to having Lori and her partners as fellow merchants in the mid-Polk District. If you have any questions, please do not hesitate to contact either of us.

Sincerely,


Jennifer Farris, owner
STUDIO Gallery
PDMA Co-President
415.931.3130
Jennifer.Farris@sbcglobal.net

Stephen Cornell, owner
Brownie's Hardware
PDMA Co-President
415.673.8900
Stephen@BrowniesHardware.com

OFFICE OF THE MAYOR
SAN FRANCISCO



EDWIN M. LEE
MAYOR

January 15, 2011

Lori Martens
Justin Mulford
Christopher Keith
1060 Geary Street
San Francisco, CA 94109

Dear Lori:

For the past three years KoKo Lounge has been a positive presence in the Lower Polk Street Neighborhood and-as a result of the proposed CPMC campus, I know that you need to relocate your business. It is my hope that KoKo Lounge will remain in integral part of the vibrant Polk Street nightlife for years to come. In general, your positive contribution to the Lower Polk Neighbors Association and specifically with your involvement and assistance in bringing other nightlife establishments together to speak to security, sound, noise, trash and other neighborhood quality of life issues.

I know that you have discussed this move with other neighboring businesses and the Executive Committee of Lower Polk Neighbors. Each stakeholder feels that your reputation as a bar owner is exemplary and is supportive of the proposed move. Planning Commission approval will be required, however, I think that with the overwhelming support by the above stakeholders, I expect a conditional use to be granted with little or no opposition.

I look forward to working closely with you in the future to create a LPN Nightlife Committee that deals with issues that arise in the neighborhood and to your continued business presence in the Lower Polk Neighborhood.

Kind Regards,

Shell Thomas
Polk Street Corridor Manager
Office of Economic and Workforce Development
shell.thomas@sfgov.org
(415) 554-5106

Monday, December 6th, 2010


Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, CA 94103

Dear Planning President Ron Miguel:

We are writing to urge you to approve KoKo Cocktail's Change of Use Application to allow them to move from 1060 Geary Street to 1423 Polk Street. Community Housing Partnership is a non-profit developer of housing for formerly homeless families and individuals in San Francisco. Because of this, we pay close attention to the presence of bars and on-sale alcohol shops in the areas we serve. We have worked closely with the owners of KoKo Cocktails around several neighborhood improvement issues over the past few years.

Their establishment is a fantastic example of how any small business, not just a bar, should relate to a community. They take care of the sidewalk in front of the establishment and provide capable "eyes on the street" therefore increasing public safety. They have worked closely with both residential and commercial neighbors to solve shared problems. In addition, we are very appreciative of their efforts to increase a positive neighborhood profile through their cultural events such as the "Tenderloin Reading Series" and numerous benefits for many worthy causes.

Sincerely,



Gail Gilman
Executive Director
Community Housing Partnership

Employment & Training Programs

1095 Market Street, Suite 700
San Francisco, CA 94103
p 415 749 2790
f 415 626 5820

Administrative Office

280 Turk Street
San Francisco, CA 94102
p 415 929 2470
f 415 749 2791
www.chp-sf.org

**POLK STREET PARTNERS
1441 HARRISON STREET
SAN FRANCISCO, CA 94103**

January 19, 2011

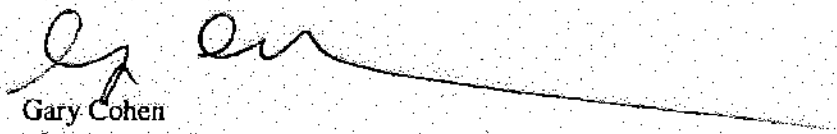
San Francisco Planning Department
San Francisco Department of Building Inspection

Re: 1423 Polk Street, San Francisco, CA/KoKo Cocktails

To Whom It May Concern:

On behalf of Polk Street Partners, the owner of 1411-1433 Polk Street, San Francisco, we hereby authorize Lori Martens, DblHap LLC, dba. KoKo Cocktails, and Linda Beattie, B & B Contractors Services LLC to file plans and permits with the City and County of San Francisco, for the premises at 1423 Polk Street, San Francisco, to change the use from retail to bar and to obtain the necessary building permits. Please contact me with any questions. 415-271-7966.

Yours truly,



Gary Cohen
Managing Partner
Polk Street Partners

Polk Street Produce
1334 Polk Street
San Francisco, CA 94109
(415) 447-2801



October 15, 2010

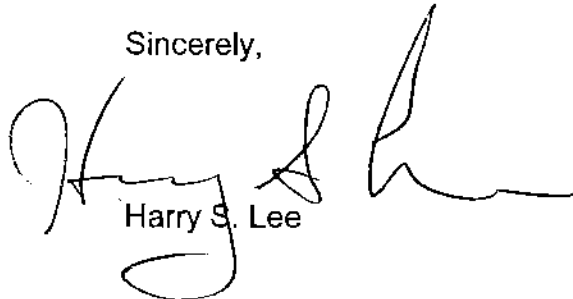
Koko Cocktails
1060 Geary Street
San Francisco, CA 94109
Attn: Manager

RE: Support of Proposed Relocation to 1423 Polk Street

Dear Sir or Madame,

I have been co-owner of Polk Street Produce for the past 3 years. I just wanted to let you know that I am very much in favor of your proposed relocation to 1423 Polk Street. In your current location, you managed to turn an old, rundown bar into a very popular and prosperous one. I look forward to having you as a neighbor because not only will your new location upgrade the neighborhood, but it will undoubtedly bring in additional business to the surrounding area.

Sincerely,



Harry S. Lee

April 15, 2011

Planning commissioners
San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

Re: KoKo Cocktails at 1423 Polk

Honorable Planning Commissioners,

I am writing to support the new location of KoKo Cocktails at 1423 Polk. KoKo Cocktails is not just another bar, this unique establishment provides a sense of place and already has loyal group customers. I strongly believe that it will be an asset to Lower Polk Neighborhood and it will benefit the surrounding businesses as well.

Please provide the necessary approvals for the relocation of this business. I look forward to having KoKo Cocktails nearby my business for me and my customers to enjoy.

Sincerely,
Ron Puangpinij
Proprietor

La Biang Thai Massage
1301 Polk Street
San Francisco, CA 94109
Tel: (415) 931-7692
Email: labiangthai@sbcglobal.net

April 18, 2001

President Christina Olague and Planning Commissioners
1650 Mission Street Suite 440
San Francisco, CA 94103

Dear Ms Olague and Planning Commissioners,

As someone who has owned and operated 3 businesses within 1 block of one another on Polk Street since 2000 I am very familiar with the dilemma KoKo's Cocktails is facing with their intended move to 1423 Polk Street. I went through the same process 2 years ago because of an unreasonable landlord. It was incredibly difficult to move a business of 10 years and then to spend almost 400K to build out an empty shell, and before that even happened apply for a C.U.P, transfer a liquor license and be without any income for 6 months. However, it all seemed worth it when 10 months after opening the Small Business Commission recognized the Lush Lounge as Small Business of the month.

The owners of KoKo's Cocktails have operated a reputable, responsible business while at the same time involved with community affairs and are hands on. The very last thing I would want to do is support a business that would bring my neighborhood down. It is not the business, but rather the business owners that make or break a neighborhood.

I gladly support their move and will be at the May 5th Planning Commission meeting.

Regards,

Steve Black
Owner, Lush Lounge
1221 Polk Street
SF, CA 94109

November 29, 2010

The Honorable Ron Miguel
President
San Francisco Planning Commission
1650 Mission Street, Suite 400
San Francisco, California 94103

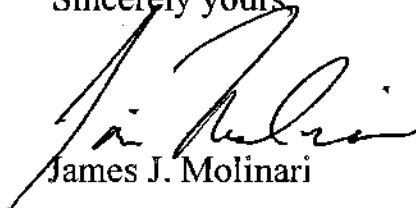
Dear President Miguel:

I am pleased to bring to your attention Lori Martens of Koko Cocktails, located at 1060 Geary Street, San Francisco. Koko Cocktails is a neighborhood bar that is being displaced by California Pacific Medical Center (CMPC). CMPC will be obtaining the space Koko Cocktails occupies for administrative purposes.

Lori and her partners have made many contributions to the city, and the Tenderloin community. They have established and maintained many relationships within the community including The Lower Polk Neighbors and the Good Neighbor Coalition. The Mayor's Office has helped find a location for them and has been assisting them throughout the process.

I believe that Koko Cocktails is a great asset to the Polk Street neighborhood and I hope you will give serious consideration toward assisting them in their continuing endeavors. Thank you for your time and attention to this matter.

Sincerely yours,



James J. Molinari

April 12, 2011

1553 Pine Street #2
San Francisco, CA 94109-4611

President Christina Olague
1650 Mission Street Suite 400
San Francisco, CA 94103-2480

Dear President Olague and Commissioners,

It has recently come to my attention that a campaign is being mounted to block the relocation of Koko Cocktails from 1060 Geary to 1423 Polk. As a longtime resident of the Polk Gulch neighborhood and as someone who would be living approximately one block from the site, I would like to contribute my own perspective on the subject.

Since the mid-1980s, I have occupied an apartment on Pine Street between Polk and Van Ness. Like most of my neighbors, I have been surprised by the recent proliferation of bars, and the subsequent pedestrian traffic, particularly on weekends.

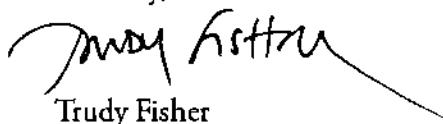
When Kimo's first began showcasing noisier bands, approximately eight or ten years ago, the music from the bass and drums frequently infiltrated my apartment late into the night. Kimo's owners were responsive to the objections raised by nearby residents, however, and subsequently soundproofed the upstairs area where the bands were performing. Once the issue of noise was resolved, I have had no further complaints against any of the local bars — not Lush Lounge, Hemlock, Edinburgh Castle, their owners, or the people who patronize their businesses. I am pleased that my neighborhood is seeing such a resurgence of economic activity, and I welcome the benefits that accrue to the local restaurants and shops (particularly Quetzal Cafe, which has remained on the scene for so long, ever optimistic).

As a matter of fact, the only neighborhood drinkers who have given me problems at all are the inhabitants of the highrise condominiums across the alley behind my building — whose guests have thrown beer bottles off the patios, breaking car windows and littering the streets, and who often conduct loud drunken conversations out on their decks, long after everyone else in the neighborhood has gone to bed.

In the past several years, as a member of the Lower Polk Neighbors Association, I have become acquainted with the current owners of Koko Cocktails: Lori Martens, Christopher Keith, and Justin Mulford. I can tell you unequivocally that these three business people are kind, intelligent, responsible individuals who have energetically committed themselves to improving my neighborhood. They have helped to address issues plaguing all of us as a group, and Lori especially has played a pivotal role in guiding the Association toward prompt, imaginative solutions to problems. In shaping the next incarnation of their bar, they have remained patient with and attentive to the comments and suggestions broached by local residents. I can only surmise that the neighbors objecting to this move must be objecting to the use of alcohol in general and not to Koko Cocktails and its owners specifically.

Please allow the transfer from 1060 Geary to 1423 Polk to proceed. I believe that the presence of Koko Cocktails on that block will be a positive contribution to the Polk Street neighborhood.

Sincerely,


Trudy Fisher

Jason Gitlin
775 Post Street #301
San Francisco, CA 94109

January 21, 2011

Ron Miguel
San Francisco Planning Commission
600 DeHaro Street
San Francisco, CA 94107

Mr. Miguel,

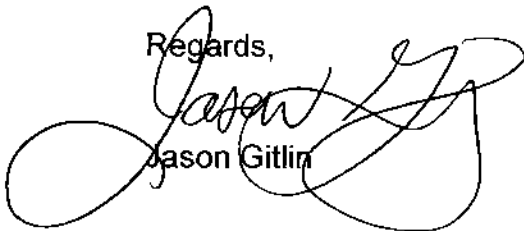
As a neighborhood resident, I am writing this letter in strong support of your decision to approve the move of KoKo Cocktails' liquor license from 1060 Geary Street to their new location at 1423 Polk Street. The current owners of KoKo Cocktails, Lori Martens, Chris Keith and Justin Mulford, are conscientious business owners with a loyal following of customers, and they deserve the opportunity to continue doing business in our neighborhood.

I can say from personal experience that the block of Geary Street between Polk and Van Ness is much safer since they took ownership of KoKo cocktails. And I am certain that the way they run their business will have a similarly positive impact on the block of Polk Street they are planning to move to.

I have known Lori, Chris and Justin for seven years. They work extremely hard and care about creating a safe and inviting environment for their customers. Our neighborhood needs business owners like them if the quality of life on Polk Street is to improve for residents, tourists and visitors.

They truly deserve your support.

Regards,


Jason Gitlin

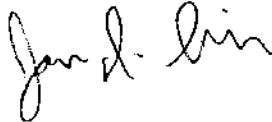
**Christina Olague &
Planning Commissioners
1650 Mission Street Suite 400
San Francisco, CA 94103**

I am writing to encourage you to pass the Change of Conditional Use Authorization for the owners of Koko Cocktails. Speaking as a proud resident and event organizer in the Tenderloin, I can say unequivocally that the owners of Koko have a deep and vested interest in being a positive and constructive influence on the community. They single-handedly turned a dicey corner of Geary Street into a clean and safer place. I can't count how many times I've been told by riders of the 38 that they felt infinitely safer waiting for the bus after Koko arrived on the block.

The staff at Koko has brought non-profit fundraisers, food drives, and literary events to their bar. They've raised the standard of what a neighborhood bar should be, and have followed through with astounding integrity. My project, the Tenderloin Reading Series, found its genesis at Koko Cocktails. The owners were unbridled in their support of a community event that sought to bring people together to share stories about the neighborhood. Without the continuing support of Lori, Chris, and Justin, there's no way the event (and everything it has developed into) could have been nearly as successful as it has become. So with all my heart I strongly encourage you to authorize the Change of Conditional Use.

Sincerely,

Jonathan I Hirsch

A handwritten signature in black ink, appearing to read "Jonathan I Hirsch". The signature is written in a cursive, flowing style.

April 7, 2011

Dear President Christina Olague and Planning Commissioners,

I am writing on behalf of Lori Martens, Christopher Keith and Justin Mulford in regards to their attempts to obtain a Change of Conditional Use Authorization for their bar, KoKo Cocktails. I have known Lori, Christopher and Justin for over six years now and they, with their bar as a venue, have helped me raise over one thousand dollars to benefit the San Francisco AIDS Foundation and my AIDS/LifeCycle fundraising. Their assistance and generosity with my fundraising efforts has had an amazing and positive impact on my life as well as the lives of those who benefit from the services that the San Francisco AIDS Foundation provides.

I am not the only person to benefit from the kindness of the three owners of this bar; they have helped out numerous other people and organizations within the community to make their neighborhood and San Francisco a better place to live. They have a very thorough calendar which details events at their bar as well as an online presence on Facebook to help promote events to an even larger pool of people.

As a resident of the Tenderloin I choose KoKo Cocktails over all other bars in the area because of the welcoming and safe environment that they foster. I have many other options for places to meet friends for a drink but I choose to walk the few extra blocks because I feel a sense of community within the walls of KoKo's. I urge you to approve their request for a Change of Conditions Use Authorization so that KoKo Cocktails can continue to be a part of this wonderful neighborhood and community.

Best regards,

Michael Green



January 11, 2011

Planning Commission
President Ron Miguel
1650 Mission Street
Suite 400
San Francisco, CA 94103

Hello President Miguel,

I am writing to support the move of Justin Mulford and his business partners at Koko Cocktails from their current location on Geary Street to 1423 Polk Street.

I have been going to Koko's at the current location on Geary Street at least once a week on Tuesdays for 3 years or more. When our weekly Tuesday outing first began, we would pick a place to meet from a list of bars in the neighborhood. It wasn't long before we were skipping the list and heading to Koko's each week instead. The warm welcome, wonderful concoctions, fantastic prices and consistently excellent service won us over.

I have come to know Justin and his team as professional, courteous and motivated business owners. I would hate to see them leave the Polk Gulch neighborhood when their current lease expires. Tuesdays wouldn't be the same without them.

Sincerely,

A handwritten signature in black ink that reads "M. Cardinal". The signature is written in a cursive, flowing style.

Michelle Cardinal

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

I am eager to express my support to the owners of KoKo Cocktails for the proposed Change of Use Authorization they will need to re-locate to 1423 Polk Street.

They will be losing their lease due to the pending California Pacific Medical Center Project. It is my understanding that they will operate a take out artisan coffee counter from 8:00AM to 3:00 PM. and a Lounge from 4:00PM to 1:30AM. It would be a benefit to this neighborhood to have a viable and responsible business occupy 1423 Polk Street.

I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature Mark Leahy
Name MARK LEAHY
Business BELLA FIORA
Address 1475 POLK STREET
E-mail ML

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

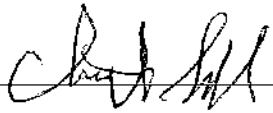
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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature 
Name CHARANJIT SINGH
Business Teet Big Times
Address 1444 Polk Street
E-mail Teet415@SBCGLOBAL.NET

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature Emma Smith

Name EMMA SMITH

Business Luscious Wear

Address 1410 polk street SAN FRANCISCO, CA 94109

E-mail N/A

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature A Chow Colman Math
Name A Chow / Colman Math
Business Misha SF
Address 1428 Polk St SF CA 94109
E-mail Sales@MishaHealth.com

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Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

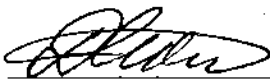
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Thank you for your consideration.

Signature 
Name Deanna Kunkovich
Business Fashion Exchange
Address 1446 Polk St. S.F. CA 94109
E-mail Kl.deanna@gmail.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature



Name

Simon Redmond

Business

Polk SF Gym.

Address

1436 Polk SF

E-mail

Simonr20@gmail.com

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1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature 

Name muniir sulaiman

Business ROYAL LIQUORS

Address 1400 POLK ST

E-mail 

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1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature *Harold*

Name HAZ

Business HAZ SF GROCERIES

Address 1401 POLK ST SF CA 94109

E-mail _____

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature Tom Lam

Name TOM LAM

Business PHO VIETNAM

Address 1426 Polk Street

E-mail TomLam0824@gmail.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature A. Eskandarian

Name ANDY ESKANDARIAN

Business VICTOR'S PIZZA

Address 1411 POLK STREET S.F CA 94111

E-mail 415-885-1660

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

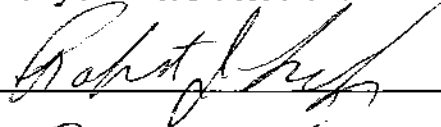
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Thank you for your consideration.

Signature 
Name ROBERT LYNCH
Business OPUS LIGHT
Address 1222 SUTTER ST.
E-mail ROBERT @ OPUSLIGHTS.COM

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature John Kung

Name John S. Kung

Business Quick Printing

Address 1288 Polk St.

E-mail Quick Printing @ SBC Global . Net

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

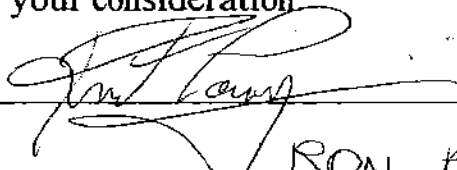
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Thank you for your consideration

Signature



Name

RON. PUANGPINIJ

Business

LA BIANG THAI

Address

1301 POLK STREET, SAN FRANCISCO, CA 94109

E-mail

LABIANGTHAI@SBCGLOBAL.NET

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

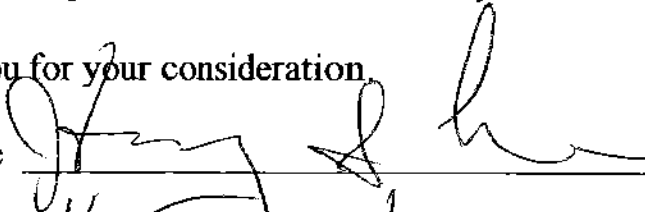
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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature



Name

Harry Hee

Business

Polk st produce.

Address

1334 polk st.

E-mail

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

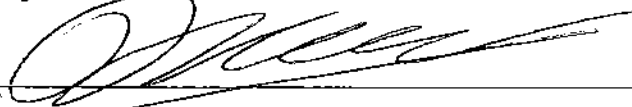
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Thank you for your consideration.

Signature 
Name ~~Max Muscile~~ Chanh Pham
Business Max Muscile
Address 1346 POLK
E-mail PLQC@AOL.COM

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103


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Thank you for your consideration.

Signature 

Name Erica Tanamachi

Business Christopher Collins

Address 1112 Sutter St. SF CA 94109

E-mail erica@christophercollinscollection.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature Wayne R. Newman
Name WAYNE R. NEWMAN
Business QUETZAL INTERCAFE
Address 1234 POLK ST SF CA 94109
E-mail Wayne @ quetzal.org

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature Hiroshi Roy Hayama
Name Hiroshi Roy Hayama
Business Utsawa Floral Design
Address 1339 Polk street San Francisco, CA
E-mail hayama1970@hotmail.co.jp

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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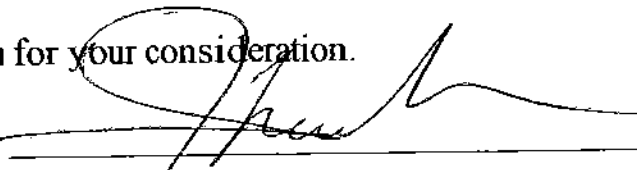
Signature

Name

Business

Address

E-mail



KIM. TRAN.

CITY Beauty Salon.

1610 POLK ST. S.F. CA: 94109.

(415) 928-9725.

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103


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Thank you for your consideration.

Signature 
Name Josh Magnani
Business Contraband Coffee
Address 1415 Larkin
E-mail contrabandcoffee@gmail

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature Joseph V. Dabit
Name Joseph V. DABIT
Business Cup A JOE Coffeehouse
Address 896 SUTTER ST. S.F., CA 94109
E-mail j.dabit@gmail.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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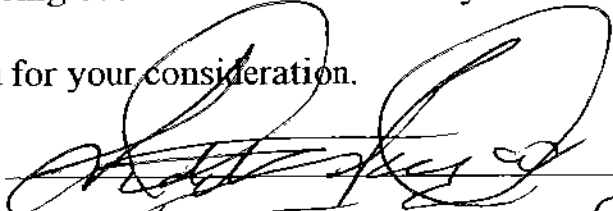
Signature

Name

Business

Address

E-mail



Gilbert Gonzalez

PLANT WAREHOUSE

1624 CALIF ST 94109

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

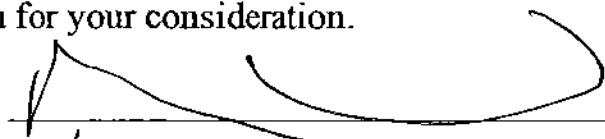
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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature 
Name Numan Zeidan Nick.
Business California Tobacco Center
Address 1501 Polk St SF, CA, 94109
E-mail N/A

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

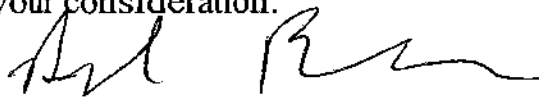
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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature 
Name Derek Burke
Business Vertigo BAR
Address 1160 Polk ST.
E-mail Vertigobar@me.com

We need your support for our business's re-location! Please sign this letter and we will deliver it to the planning commission and keep your information private.

Honorable Ron Miguel and Commissioners,

I am writing to express my support for the proposed Change of Use Authorization for 1423 Polk Street.

I frequent KoKo Cocktails and support their re-location within the neighborhood. They will be losing their lease due to the demolition of their current location for the pending California Pacific Medical Center project.

KoKo Cocktail owners Christopher Keith, Lori Martens, and Justin Mulford are responsible bar owners who provide a safe and enjoyable venue for people to gather. I can attest to the fact that they deeply care about the neighborhood and are active members of the Lower Polk Neighbors.

I urge you to approve the Change of Use they will need to continue doing business in the community.

Thank you for your consideration.

Sincerely,

Signature

Briam Weatherhill

Name

BRIAM WEATHERHILL

Address

1477 PINE ST. 94109.

E-Mail

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature Teresa Mittre
Name Teresa Mittre
Business Molte Cose
Address 2044 Polk St SF CA 94109
E-mail teresa@molte cose.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

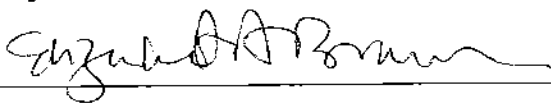
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Thank you for your consideration.

Signature 

Name Elizabeth Branon, LAC

Business Acupuncture

Address 2000 Van Ness #708 SF CA 94109

E-mail branon.acupuncture@gmail.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

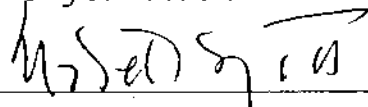
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Signature 
Name Elizabeth Shypert
Business Velvet da Vinci
Address 2015 Polk St
E-mail elizabeth@VelvetDaVinci.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

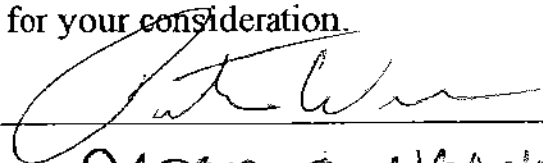
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They will be losing their lease due to the pending California Pacific Medical Center Project. It is my understanding that they will operate a take out artisan coffee counter from 8:00AM to 3:00 PM. and a Lounge from 4:00PM to 1:30AM. It would be a benefit to this neighborhood to have a viable and responsible business occupy 1423 Polk Street.

I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature



Name

PATRICK WRAEBEL

Business

THE ANIMAL CONNECTION II

Address

1677 WASHINGTON ST, SF.

E-mail

ANIMALCONNECT2@40C

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

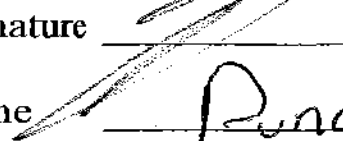
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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature 
Name Duncan Ley
Business Tonic & Bullitt
Address 2360 Polk & 2209 Polk
E-mail duncan.ley@gmail.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

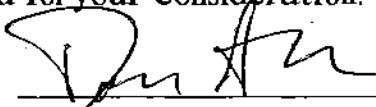
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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature 
Name DON ALAN
Business Hemlock Tavern
Address 1131 Polk St
E-mail hemanova@earthlink.net

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

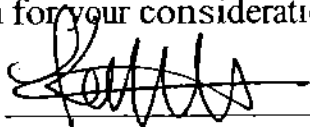
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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature



Name

Ken Meade

Business

Vertigo Bar

Address

1160 Polk St

E-mail

sf-irish@yahoo.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature Chris Rauli
Name Chris Rauli
Business Lush Lounge
Address 1221 Polk St 94109
E-mail info@lushlounge.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

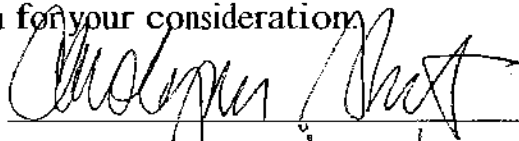
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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature



Name

CAROLYN ABST

Business

CASEY ABST ARCHITECTS

Address

1033 POLK ST. SF CA 94109

E-mail

CA@CASEY-ABST-ARCHITECTS.COM

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature

Rita Paoli

Name

RITA PAOLI

Business

CITY DISCOUNT

Address

1542 POLK ST.

E-mail

P.S.

Let's all try to clean the street.

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103


President Ron Miguel and Commissioners,

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Thank you for your consideration.

Signature 

Name Donald P. DeShon

Business Modern Thai Andaman LLC

Address 1247 Polk St SF 94109

E-mail desHonDon@gmail.com 415 385-2208

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

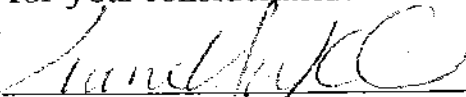
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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature 

Name Liame Yukle

Business Liame Skin Care & Aesthetics

Address 2000 Van Ness Ave, Suite 307

E-mail liame@comcast.net

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

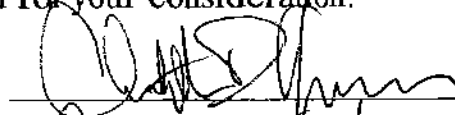
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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature



Name

Christophe F. Jones

Business

Treadwell & Bollo / A Lagan Co.

Address

231 17th Ave, San Francisco, CA 94121

E-mail

Cycubed@yahoo.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature



Name

TOD Alzman

Business

R BAR

Address

1176 Sutter St

E-mail

TOD@RBAR-SE.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

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Thank you for your consideration.

Signature David Williams
Name DAVID Williams
Business Hooker's Sweet Treats
Address 442 Hyde St SF 94109
E-mail david@arbanswamp.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

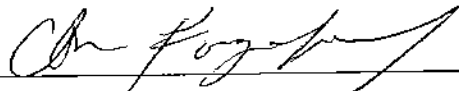
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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature 
Name Chris Fogarty
Business R Bar
Address 1176 Sutter St
E-mail fogdog@hotmail.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

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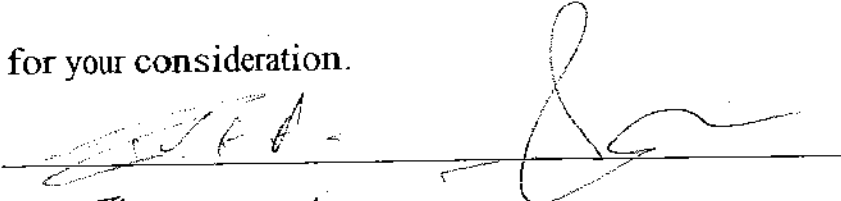
Signature

Name

Business

Address

E-mail



IVE ABOW
Yogi Food Market
908 Sutter Street.
IVEABOW@GMAIL.COM

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103


President Ron Miguel and Commissioners,

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Thank you for your consideration.

Signature 
Name DAVID BLOOD
Business LITTLE BIRD COFFEEHOUSE
Address 835 BEAR Y ST
E-mail david_blood@yahoo.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

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Thank you for your consideration.

Signature Chelsea Addison
Name Chelsea Addison-Torres
Business little bird coffeehouse
Address 835 gearY st. SF 94109
E-mail littlebirdcoffeehouse@gmail.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

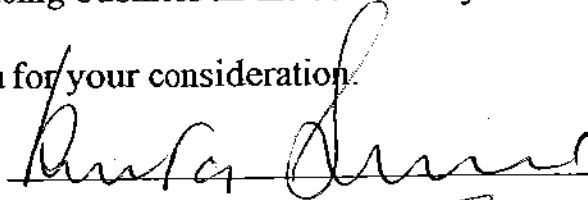
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Thank you for your consideration.

Signature



Name

KAMRAN - SHERKH

Business

ARK SIGN

Address

1101 POST. ST.

E-mail

INFO@ARKSIGN.COM

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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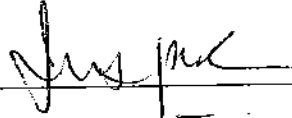
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Thank you for your consideration.

Signature



Name

Park, Jungmi

Business

K&S Produce Market

Address

905 Larkin St.

E-mail

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103


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Thank you for your consideration.

Signature 
Name SHANNON AMTIN
Business FARM: TABLE
Address 754 POST STREET SF 94109
E-mail SHANNON@FARMTABLESF.COM

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

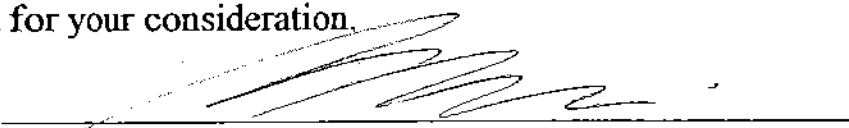
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Thank you for your consideration.

Signature 

Name KINANI Ahmed

Business Jeben Coffee & Tea Co.

Address 994 polk st. SF CA 94109

E-mail Jebenssf@gmail.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

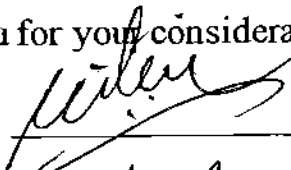
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Thank you for your consideration.

Signature



Name

ARKO BHATT

Business

NEW INDIA BAZAR

Address

1107 POLK ST

E-mail

nibsf@att.net

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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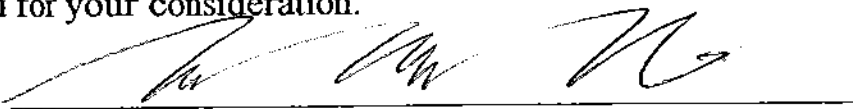
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Thank you for your consideration.

Signature



Name

CHO MIN SAENG

Business

Sudachi Sushi

Address

1217 Sutter St. SF. CA 94109

E-mail

Jopdking1@gmail.com. lindsayle@gmail.com

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature SB Black
Name Steven Black
Business Lush Lounge
Address 1221 Polk St, SF 94109
E-mail Lushlounge@yahoo

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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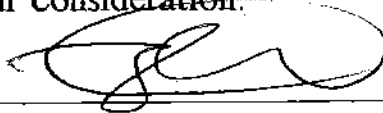
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Thank you for your consideration.

Signature



Name

William Otero

Business

Leopard Tea Co.

Address

1416 Bush St

E-mail

pacho51@hotmail

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature



Name

JEAN-LUC KAYIGIRE

Business

MOUSSY'S CREATION LLC

Address

1345 BUSH ST

E-mail

~~KAY~~ SL@MOUSSY'S.COM

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature Sarah Silberberg
Name Sarah Silberberg
Business Frontlyne
Address 1428 Bush ST.
E-mail N/A

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

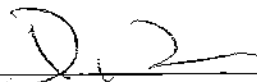
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Thank you for your consideration.

Signature 
Name Dan
Business Schweizer Basket
Address 1430 Bush ST
E-mail _____

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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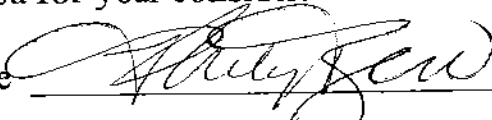
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Thank you for your consideration.

Signature



Name

PHILIP RENO

Business

G&R PAINT Co.

Address

1238 SUTTER ST.

E-mail

CRPAINT@SBEGLOBAL.NET

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

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I urge you to approve the Change of use KoKo Cocktails owners need to continue doing business in the community.

Thank you for your consideration.

Signature Michael Patton

Name Michael Patton

Business LEFTOVERS

Address 1243 Sutter Street 94109

E-mail CWS19@LEFTOVERS.COM

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

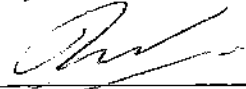
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Signature 
Name T. Rungcher
Business True Communications
Address 1475 polk st ste 6 sf CA 94109
E-mail Truecommunications@sbcglobal.net

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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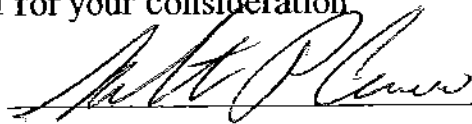
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Signature



Name

SALVATORE P CIMINO

Business

1512 PINE ST 1512 BARBER SHOP

Address

1512 PINE ST SF CA 94109

E-mail

SALVATORE@1512BARBERSHOP.COM

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1650 Mission Street Suite 400
San Francisco, Ca 94103

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Thank you for your consideration.

Signature 

Name LUDOVIC RACINET

Business TUNNEL TOP

Address 601 BUSH ST SF CA 94108

E-mail ludolater@yahoo.com

Here is a sample of 25 petitions of support signed by neighbors and customers. There are 453 in total and the remainders are available upon request.

We need your support for our business's re-location! Please sign this letter and we will deliver it to the planning commission and keep your information private.

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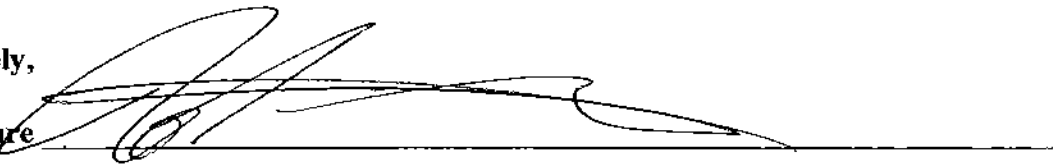
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Sincerely,

Signature



Name

ROB FLETCHER

Address

1635 California St

E-Mail

fletcherz@yahoo.com

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Sincerely,

Signature



Name

CHANIF PHAM

Address

1346 POLK ST. SF CA 94109

E-Mail

PLQC@AOL.COM

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Sincerely,

Signature

Nancy Chan

Name

N Chan

Address

1135 Polk St, San Francisco
Ca 94109

E-Mail

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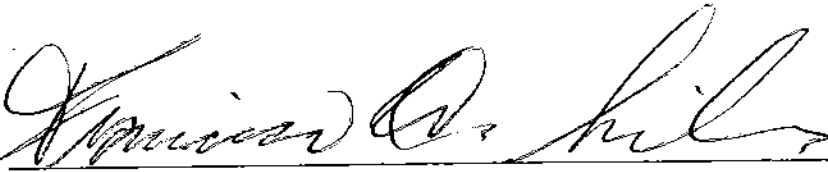
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Sincerely,

Signature



Name

FRANCISCO DA SILVA

Address

1115 Polk St S.F. Ca. 94109

E-Mail

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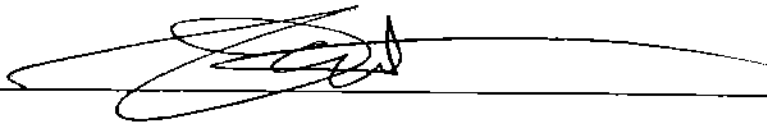
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Sincerely,

Signature



Name

JEAN-LUC KAVIGENE

Address

1255 POLK ST

E-Mail

JL@MOUSSYS.COM

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Sincerely,

Signature Annabelle

Name Annie Hackett

Address 1207 Bush

E-Mail _____

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Sincerely,

Signature Trudy Fishar

Name TRUDY FISHAR

Address 1553 PINE ST # 2 SF 94109

E-Mail photos.translator@yahoo.com

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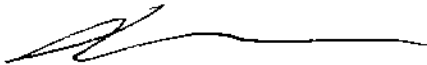
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Sincerely,

Signature



Name

DAVID RHODES

Address

1819 POLK #107

E-Mail

D_F_RHODES@HOTMAIL.COM

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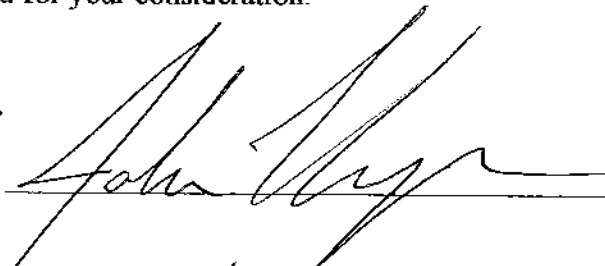
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Signature



Name

John Krueger

Address

1618 Polk St SF CA

E-Mail

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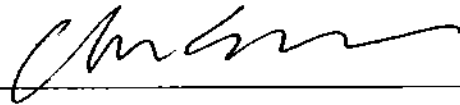
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Sincerely,

Signature



Name

CHRIS SCHULMAN

Address

1156 Sutter # 304 94109

E-Mail

chris.schulman@gmail.com

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Signature



Name

Kimberlee Hartwig-Schulman

Address

11570 Sutter St. #504 SF CA 94109

E-Mail

khartwig@gmail.com

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Signature

Scott Phillipott

Name

Scott Phillipott

Address

1530 California St #2 SF 94109

E-Mail

kingquincy@gmail.com

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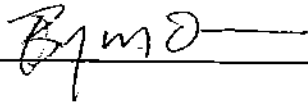
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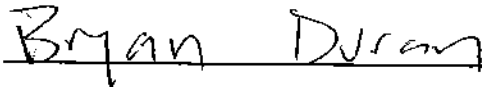
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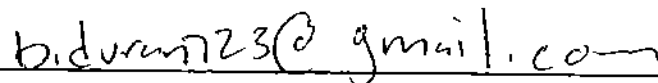
Name



Address



E-Mail



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Sincerely,

Signature

Takeo Chiang

Name

TAKEO CHIANG

Address

1560 Sacramento St. SF CA. 94121

E-Mail

chislanger@gmail.com

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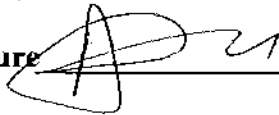
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Name

ALYSSA JONES

Address

1357 SACRAMENTO ST APT 2

E-Mail

ALYSSA.LEIGHT@GMAIL.COM

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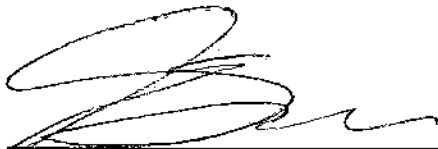
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Signature



Name

EMILIANO HLIZOTI

Address

1053 BUSH ST B

E-Mail

Emiliano@jmail.com

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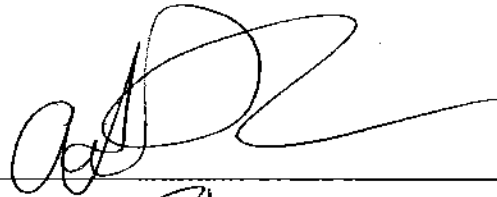
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Sincerely,

Signature



Name

Adam Flores

Address

1525 Sacramento St. 94109

E-Mail

adamxv3@yahoo.com

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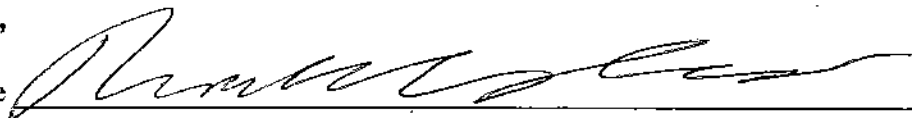
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Sincerely,

Signature



Name

Richard C. Hesse

Address

1418 Larkin St. #11

E-Mail

rhesse@hbtmail.com

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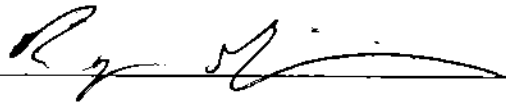
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Sincerely,

Signature



Name

Ryan Gillespie

Address

1480 Larkin St. #3, San Francisco, CA 94109

E-Mail

ryan @snapshot.sf.com

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Signature



Name

Patrick Robey

Address

1755 PINE ST APT 10 SFCA

E-Mail

MermaidsandWhales@gmail.com

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Sincerely,

Signature



Name

Miranda Peto

Address

1200 Pine St., SF, 94109

E-Mail

MISSMOO@aol.com

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Signature

Paul Krapp

Name

Brendan Krapp

Address

1490 Pine St. #5

E-Mail

temul7@yahoo.com

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Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

President Ron Miguel and Commissioners,

I am eager to express my support to the owners of KoKo Cocktails for the proposed Change of Use Authorization they will need to re-locate to 1423 Polk Street.

I frequent KoKo Cocktails and support their re-location within the neighborhood. They will be losing their lease due to the demolition of their current location for the pending California Pacific Medical Center project.

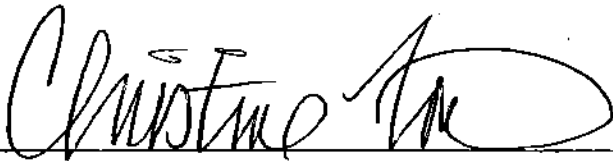
KoKo Cocktail owners Christopher Keith, Lori Martens, and Justin Mulford are responsible bar owners who provide a safe and enjoyable venue for people to gather. I can attest to the fact that they deeply care about the neighborhood and are active members of the Lower Polk Neighbors.

I urge you to approve the Change of Use they will need to continue doing business in the community.

Thank you for your consideration.

Sincerely,

Signature



Name

CHRISTINE ZONA

Address

1355 Post #207, SF, CA, 94109

E-Mail

Christine.Zona@hotmail.com

We need your support for our business's re-location! Please sign this letter and we will deliver it to the Planning Commission and keep your information private.

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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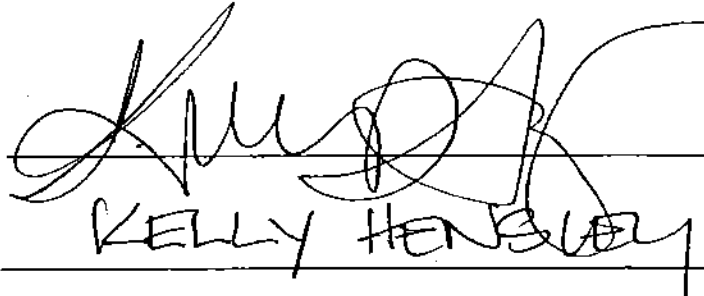
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Thank you for your consideration.

Sincerely,

Signature



Name

KELLY HENSLEY

Address

1254 BUSH ST.

E-Mail

kelly@leftoverstores.com

We need your support for our business's re-location! Please sign this letter and we will deliver it to the Planning Commission and keep your information private.

Planning Commission President Ron Miguel
1650 Mission Street Suite 400
San Francisco, Ca 94103

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I urge you to approve the Change of Use they will need to continue doing business in the community.

Thank you for your consideration.

Sincerely,

Signature



Name

William O'Leary

Address

1030 Lockin St #2

E-Mail

PINE ST.

CALIFORNIA ST.



TENANT SPACE AT 1438 POLK ST.

2. POLK ST. LOOKING WEST BTW CALIFORNIA ST AND PINE ST

CALIFORNIA ST.

PINE ST.



1. POLK ST. LOOKING EAST BTW CALIFORNIA ST AND PINE ST ,ACROSS FROM PROJECT SITE

Project Name
1423 POLKST ST

Project Number
11.01

Sheet
POLK ST ELEVATIONS

Scale
NTS

Description
STREET ELEVATIONS

Date
04.04.11

All drawings and written material appearing herein constitute original and unpublished work of the designer and may not be duplicated, used or disclosed without the written consent of the designer.

SEVENTYSEVEN
747 Eddy Street, #7
San Francisco
CA 94109
Tel. 415 518-4613

E.1

SALOON DEVIE&SPA

STOREFRONT AP-PEARS TO BE ORIGINAL STEEL FRAMED SYSTEM. BLUE TILE AND ENTRY TILE IS INTACT.



4. SALOON DEVIE & SPA

MYCONOS GREEK CUISINE

STOREFRONT IS NEW WHITE ALUMINUM KNOCK DOWN FRAMING WITH SLIDING WINDOWS. BLUE TILE IS INTACT AND ENTRY TILE IS INTACT.



3. MYCONOS GREEK CUISINE

VICTORS PIZZA

STOREFRONT IS MIX OF ORIGINAL ALUMINUM STOREFRONT AND NEW BRONZE ALUMINUM KNOCK DOWN FRAMING WITH SLIDING WINDOWS. BLUE TILE AND ENTRY TILE IS INTACT.



2. VICTORS PIZZA

FIELDS BOOK STORE

STOREFRONT HAS BEEN RECONFIGURED TO A BUTT GLAZED SYSTEM. ORIGINAL BLUE TILE AND ENTRY TILE IS INTACT



1. FIELDS BOOK STORE

Project Name
1423 POLK ST

Project Number
11.01

Sheet
POLK ST. ELEVATIONS

Scale
NTS

Description
STOREFRONT ANALYSIS

Date
04.04.11

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747 Eddy Street, #7
San Francisco
CA 94109
Tel. 415 518-4613

E.3

1423 POLK ST

LOUVERED TRANSOM OVER DOOR TO BE REMOVED TO PREVENT SOUND TRANSMISSION TO THE STREET



4. TRANSOM OVER DOOR

1423 POLK ST

STOREFRONT WILL BE REPLACED TO ALLOW A NEW UPDATED STOREFRONT SYSTEM TO BE PUT IN PLACE. BLACKED OUT GLASS WILL BE REMOVED TO PROMOTE TRANSPARENCY



2. DETAIL



3. TENANT SPACE FOR 1423 POLK ST.

1423 POLK ST

STOREFRONT WILL BE REPLACED TO ALLOW A NEW UPDATED -STOREFRONT SYSTEM TO BE PUT IN PLACE. BLUE TILE AND ENTRY TILE TO REMAIN INTACT.



1. STOREFRONT

Project Name
1423 POLK ST
Description
STREET ELEVATIONS

Project Number
11.01
Date
04.04.11

Sheet
PROJECT ELEVATIONS
Scale
NTS

All drawings and written material appearing herein constitute original and unpublished work of the designer and may not be duplicated, used or disclosed without the written consent of the designer.

SEVENFORTYSEVEN
747 Eddy Street, #7
San Francisco
CA 94109
Tel. 415 518-4613

E.2

- DEMOLITION DRAWINGS MAY NOT SHOW ENTIRE SCOPE. CONTRACTOR IS TO REMOVE ALL EXISTING CONSTRUCTION AND SYSTEMS REQUIRED TO FACILITATE CONSTRUCTION OF NEW SCOPE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING WORK TO REMAIN. DAMAGE TO EXISTING WORK TO REMAIN SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE. PROVIDE AND PLACE BRACING AND SHORING. BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE AND ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE OR INJURY.
- CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF THE SAFETY OF THE STRUCTURE APPEARS TO BE ENDANGERED. OPERATIONS SHALL NOT BE RESUMED UNTIL SAFETY IS RESTORED.
- CONTRACTOR SHALL DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING.
- CONTRACTOR SHALL PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS TO REMAIN.
- CONTRACTOR SHALL PHASE DEMOLITION IN ACCORDANCE WITH AN APPROVED CONSTRUCTION SCHEDULE.
- CONTRACTOR SHALL PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION, INCLUDING RECYCLING OF DEMOLISHED MATERIALS IN ACCORDANCE WITH APPLICABLE LAWS, REGULATIONS, AND AUTHORITIES.
- CONTRACTOR SHALL REPAIR ALL DEMOLITION IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
- BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
- CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK AND LEAVE THE SITE IN A CONDITION ACCEPTABLE TO THE ARCHITECT.

11 | DEMOLITION NOTES

N.T.S.

THESE DIAGRAMS INDICATE GENERAL DESIGN GUIDELINES CONFORMING TO THE APPROPRIATE JURISDICTIONS LISTED HEREIN. FOR SPECIFIC CONDITIONS, SEE APPROPRIATE DWG.'S WITHIN

THIS PROJECT SHALL COMPLY WITH ALL FEDERAL AMERICANS WITH DISABILITIES ACT REGULATION AND ALL LOCAL ACCESSIBILITY REGULATIONS.

THRESHOLDS SHALL BE NO HIGHER THAN 1/2" ABOVE THE FLOOR. EDGE TO BE BEVELED WITH A SLOPE NO GREATER THAN 1 IN 12.

CONTRACTOR TO VERIFY SLOPES AT ALL LOCATIONS ON EXTERIOR ACCESSIBLE PATH OF TRAVEL. NOTIFY ARCHITECT IF SLOPES EXCEED THOSE SPECIFIED.

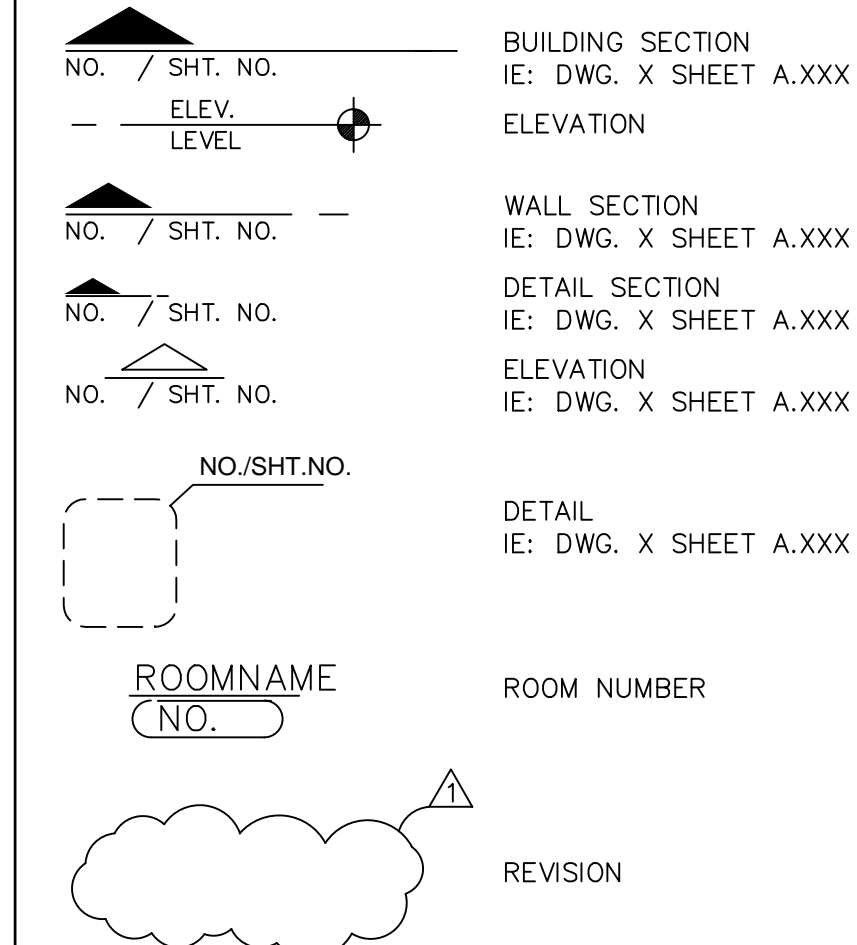
PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT PARKING AREAS AS SHOWN. PAINTED SYMBOLS ON ASPHALT SURFACE TO BE BRIGHT WHITE IN BLUE COLOR.

MAINTAIN 48" CLEAR WIDTH AT ALL EXTERIOR ACCESSIBLE PATH LOCATIONS, UNLESS OTHERWISE NOTED.

FLOOR SHALL BE LEVEL THROUGHOUT. REQUIRED RAMPS SHALL COMPLY WITH ALL FEDERAL AMERICANS WITH DISABILITIES ACT REGULATION AND ALL LOCAL ACCESSIBILITY REGULATIONS.

10 | ACCESSIBILITY NOTES

N.T.S.



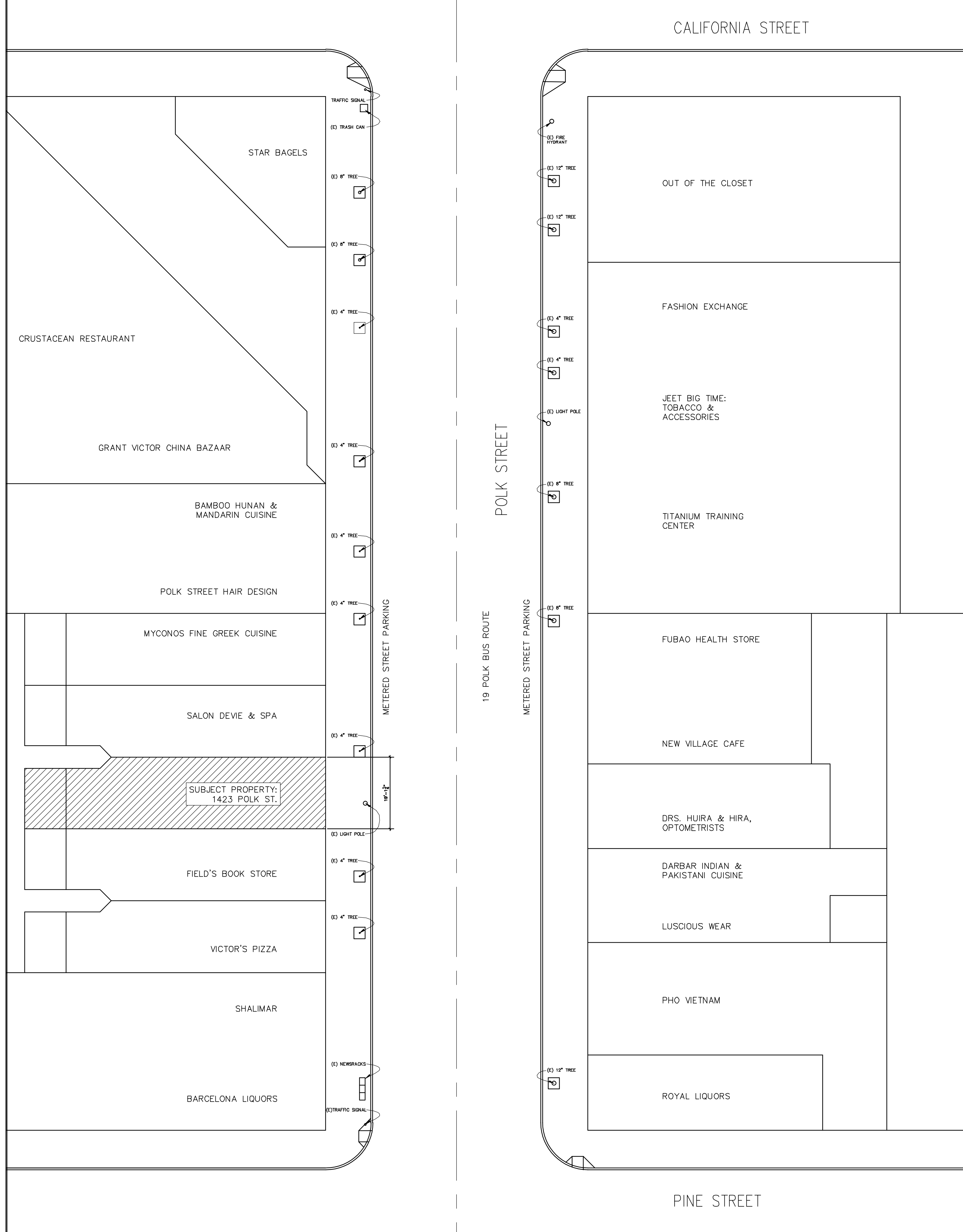
9 | SYMBOL LEGEND

N.T.S.

ADJ. Adjacent	A.F.F. Above Finish Floor
ALUM. Aluminum	ANOD. Anodized
ATT. Attenuation	AT. At
BD. Board	BETW. Between
BLKG. Blocking	BM. Beam
BSMT. Basement	B.U.R. Built-Up Roof
C.B.B. Cement, Backer Bd.	CEM. Cement
C.I.P. Cast In Place	C.J. Control Joint
CL. Center Line	CLNG. Ceiling
CL.R. Clear	COL. Column
C.M.U. Concrete Masonry Unit	CONC. Concrete
CONC. Construction	CONT. Continuous
DBL. Double	D.G. Double Glazed
D.C. Dimension	DN. Down
DR. Door	DTL. Detail
DWG. Drawing	EACH. Each
EL. Elevation	E.J. Expansion Joint
ELEC. Electrical	ELEV. Elevator
E.Q. Equal	EQUIP. Equipment
EXP. Expansion	EXT. Exterior
(E) Existing	F.C. Fiber Cement
F.E.C. Fire Extinguisher Cabinet	F.F.L. Finish Floor Level
FLR. Floor	FLUOR. Fluorescent
FIN. Finish	F.O. Face of
F.O.S. Face of Stud	F.O.W. Face of Wall
FURR. Furring	GA. Gauge
G.S.M. Galvanized Sheet Metal	GALV. Galvanized
GLAZ. Glazing	GR. Grade
G.W.B. Gypsum Wall Board	GYP. BD. Gypsum Board
H.C. Hollow Core	H.D. Hot Dipped
H.M. Hollow Metal	HR. Hour
HT. Height	INS. Insulation
INT. Interior	JOINT. Joint
JT. Level	LEV. Level
LT. Light	LOC. Location
M.U. Masonry Unit	MAX. Maximum
MECH. Mechanical	MEMB. Member
MFR. Manufacturer	MIN. Minimum
MTD. Mounted	MTL. Metal
MOD. Module	N.I.C. Not in Contract
NO. Number	(N) New
O.C. On Center	OPNG. Opening
OPP. Opposite	PRE-FIN. Pre Finished
PL. Property Line	PLAS. Plaster
PLAS. LAM. Plastic Laminate	PLT. Plate
PLY. Plywood	PT. Point
P.TD. Painted	RAD. Radius/Radii
R.W.L. Rain Water Leader	R.D. Roof Drain
R.D. Redwood	RDWD. Redwood
RE. Refer to	RES. Resilient
RESIL. Resilient	REQ'D. Required
RGD. Rigid	RM. Room
R.O. Rough Opening	R.O.D. Rolling O/head Dr
S.C. Solid Core	SCHED. Schedule
SECT. Section	SHT. Sheet
SIM. Similar	SKD. GD. Skid Guard
ST. STL. Stainless Steel	STRUCT. Structural
SUSP. Suspended	THK. Thick
THRU. Through	T.O. Top of
T.O.S. Top of Steel	T.O.W. Top of Wall
T.S. Tube Steel	TYP. Typical
VEN. Veneer	VEST. Vestibule
VER. Verify	W. With
WD. Wood	W.P. Water Proofing
W.R. Water Resistant	WT. Weight
U.N.O. Unless Noted Otherwise	

8 | ABBREVIATIONS

N.T.S.



7 | SITE PLAN

N.T.S.

CHANGE OF USE FROM RETAIL USE TO BAR USE AND CHANGES TO FRONT FACADE AS PER PLANS. TENANT IMPROVEMENT WILL BE UNDER SEPARATE PERMIT

5 | PROJECT DESCRIPTION

N.T.S.

ARCHITECTURAL

A.000	COVER SHEET
A.001	TITLE 24
A.002	TITLE 24
AEX.1	EXISTING GROUND LEVEL PLAN
A.101	GROUND LEVEL DEMOLITION PLAN
A.201	GROUND LEVEL FLOOR PLAN
A.201C	GROUND LEVEL COFFEE SERVICE PLAN
A.301	EXTERIOR ELEVATION
A.401	BUILDING SECTIONS

4 | SHEET INDEX

N.T.S.

PER CBC 106.3.4.2:
DEFERRED SUBMITTALS:
ALL MECHANICAL, ELECTRICAL, PLUMBING WORK TO BE SUBMITTED UNDER SEPARATE APPLICATION
SUBMITTAL DOCUMENTS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

3 | DEFERRED SUBMITTALS

N.T.S.

SITE ADDRESS
1423 POLK STREET
SAN FRANCISCO, CA 94109

OWNERS
LORI MARTENS
DBLHAP LLC
895 SUTTER ST #510
SAN FRANCISCO, CA 94109
TEL. (415) 670-0497
SFHONKYTONK@GMAIL.COM

PROJECT CONTACT
CHRIS STOKES
1681 FOLSOM STREET
SAN FRANCISCO, CA 94103
TEL. (415) 626-4613
CHRISSTOKES@GMAIL.COM

ASSESSORS PARCEL NUMBER
0646-003

CONSTRUCTION TYPE: V-NR

OCCUPANCY DESIGNATION: M

DESCRIPTION OF USE: RETAIL

SPRINKLERS: NO

PROJECT AREA: 1,350 SF

FLOOR: GROUND LEVEL

NUMBER OF STORIES: 1

NUMBER OF BASEMENT LEVELS: 0

COUNTY: SAN FRANCISCO

2 | BUILDING INFORMATION

N.T.S.

2010 CA BUILDING CODE W/ SAN FRANCISCO AMENDMENTS

2010 MECHANICAL CODE

2010 PLUMBING CODE

2010 CA ELECTRICAL CODE

2010 ENERGY CODE

2010 CA FIRE CODE

NFPA 72 (FIRE ALARMS)

2010 NFPA 13/13R (SPRINKLERS)

1 | EFFECTIVE CODES

N.T.S.

SEVENTYFOUR SEVEN
747 EDDY STREET, #7
SAN FRANCISCO, CA
94109
CHRIS STOKES
TEL. 415 518-4613

PROJECT DATA

NO. DATE 04/04/11

BY/CHKD BY/CHKD

REVISIONS

CHANGE OF USE CS/CS

SCALE AS NOTED

REF. NORTH

SHEET A.000

SHEET DESCRIPTION
GENERAL NOTES
AND ACCESSIBILITY
INFORMATION

H-ILO CLUB
1423 POLK STREET
SAN FRANCISCO, CA 94109

NO. / SHT. NO. BUILDING SECTION
IE: DWG. X SHEET A.XXX

ELEV. LEVEL ELEVATION

NO. / SHT. NO. WALL SECTION
IE: DWG. X SHEET A.XXX

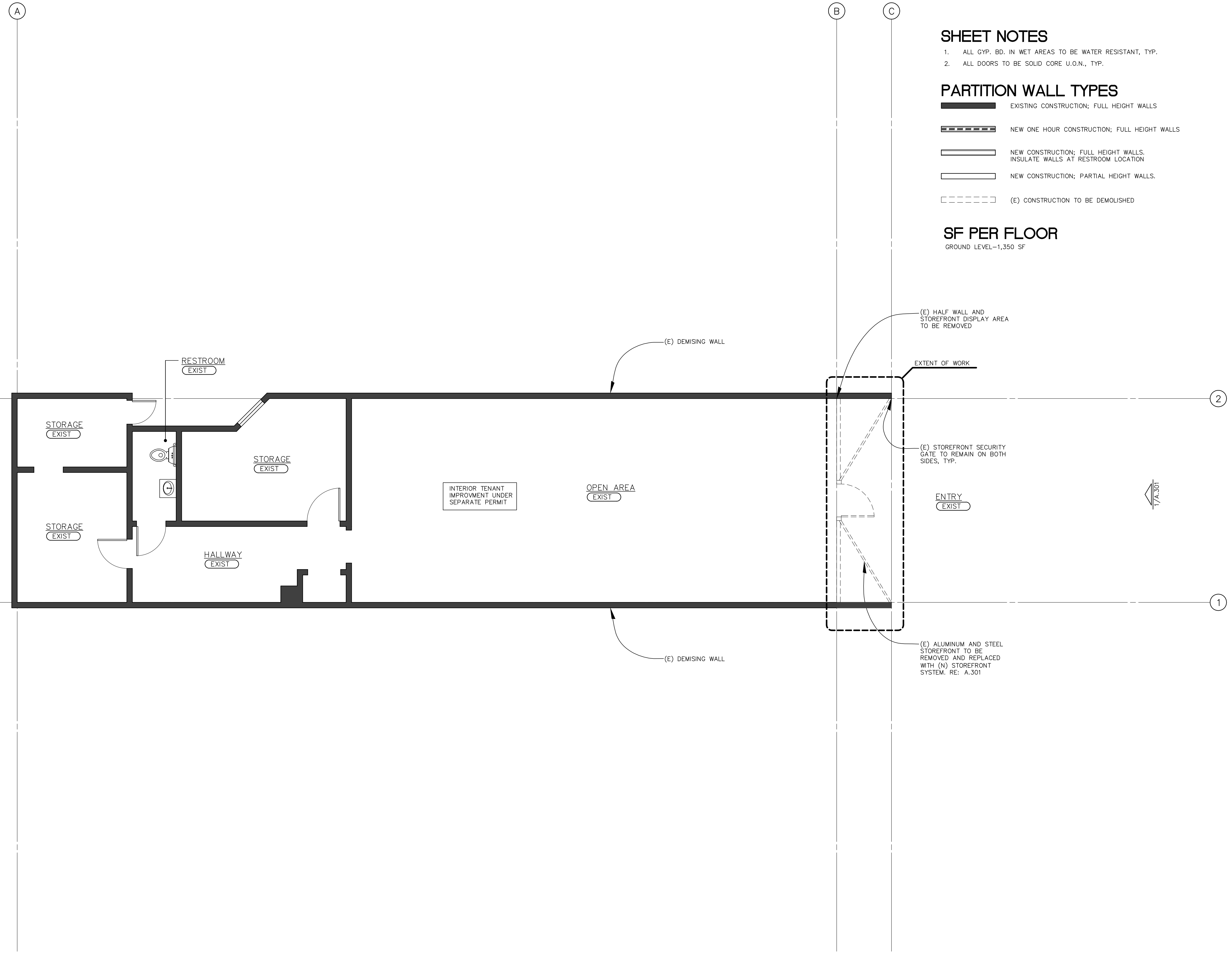
NO. / SHT. NO. DETAIL SECTION
IE: DWG. X SHEET A.XXX

NO. / SHT. NO. ELEVATION
IE: DWG. X SHEET A.XXX

NO./SHT.NO. DETAIL
IE: DWG. X SHEET A.XXX

ROOMNAME NO. ROOM NUMBER

REVISION



SHEET NOTES

1. ALL GYP. BD. IN WET AREAS TO BE WATER RESISTANT, TYP.
2. ALL DOORS TO BE SOLID CORE U.O.N., TYP.

PARTITION WALL TYPES

- EXISTING CONSTRUCTION; FULL HEIGHT WALLS
- NEW ONE HOUR CONSTRUCTION; FULL HEIGHT WALLS
- NEW CONSTRUCTION; FULL HEIGHT WALLS. INSULATE WALLS AT RESTROOM LOCATION
- NEW CONSTRUCTION; PARTIAL HEIGHT WALLS.
- (E) CONSTRUCTION TO BE DEMOLISHED

SF PER FLOOR

GROUND LEVEL-1,350 SF

SEVENTYFOURTYSEVEN
747 EDDY STREET, #7
SAN FRANCISCO, CA
CA 94109
CHRIS STOKES
TEL. 415 518-4613

PROJECT DATA
HLO CLUB
1423 POLK STREET
SAN FRANCISCO, CA 94109

NO. DATE	ISSUES AND REVISIONS	BY / CHECK
04/04/11	CHANGE OF USE	CS/CS

SCALE
1/4" = 1'-0"
REF. NORTH

ALL DRAWINGS AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.

SHEET
A.101
SHEET DESCRIPTION
GROUND LEVEL
DEMOLITION PLAN

NO. DATE	ISSUES AND REVISIONS	BY / CHECK
04/04/11	CHANGE OF USE	CS/CS

SCALE	1/4" = 1'-0"
REF. NORTH	

SHEET	A.201
SHEET DESCRIPTION	GROUND LEVEL FLOOR PLAN

SHEET NOTES

1. ALL GYP. BD. IN WET AREAS TO BE WATER RESISTANT, TYP.
2. ALL DOORS TO BE SOLID CORE U.O.N., TYP.

PARTITION WALL TYPES

- EXISTING CONSTRUCTION; FULL HEIGHT WALLS
- NEW ONE HOUR CONSTRUCTION; FULL HEIGHT WALLS
- NEW CONSTRUCTION; FULL HEIGHT WALLS. INSULATE WALLS AT RESTROOM LOCATION
- NEW CONSTRUCTION; PARTIAL HEIGHT WALLS.
- (E) CONSTRUCTION TO BE DEMOLISHED

SF PER FLOOR

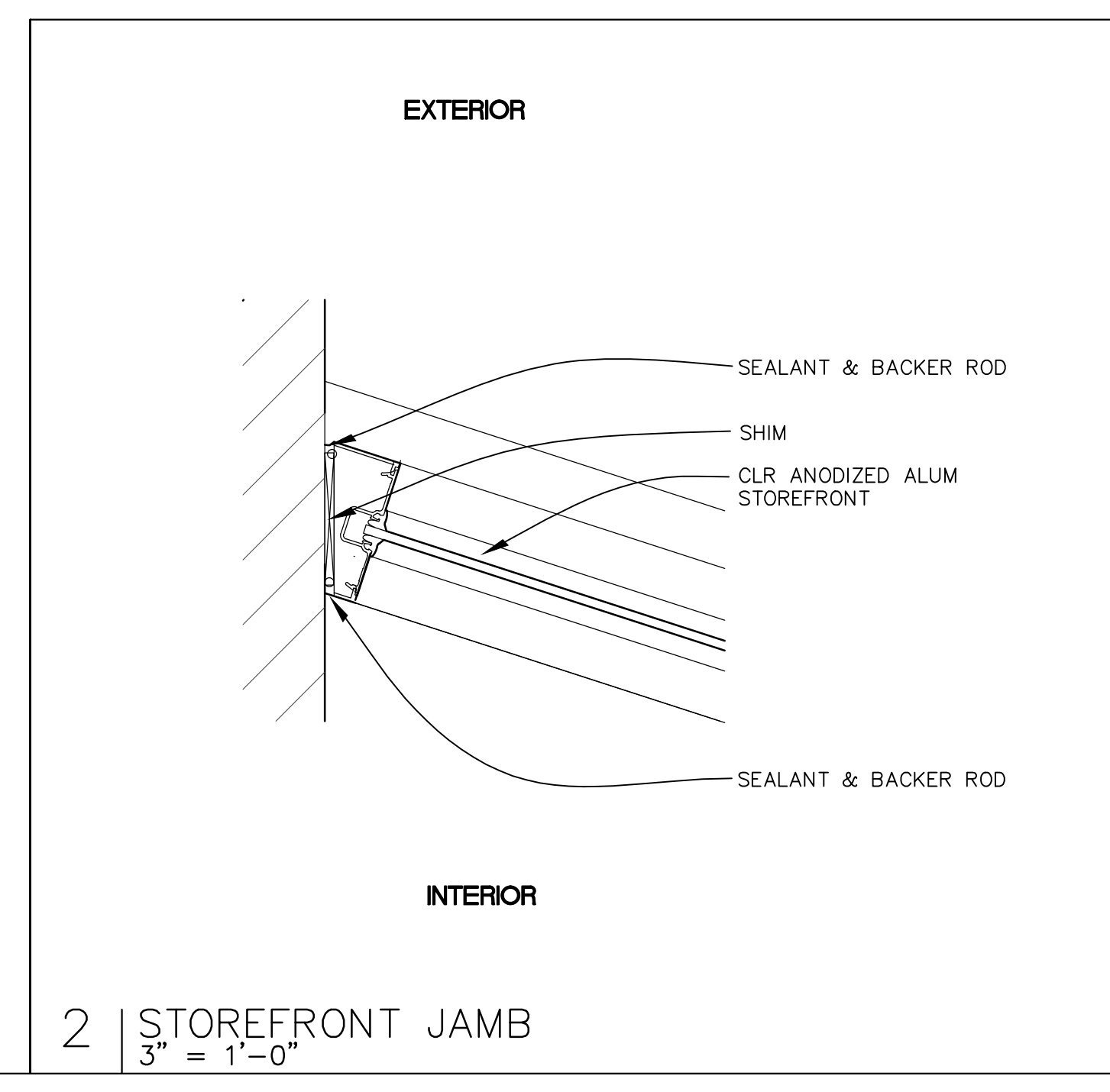
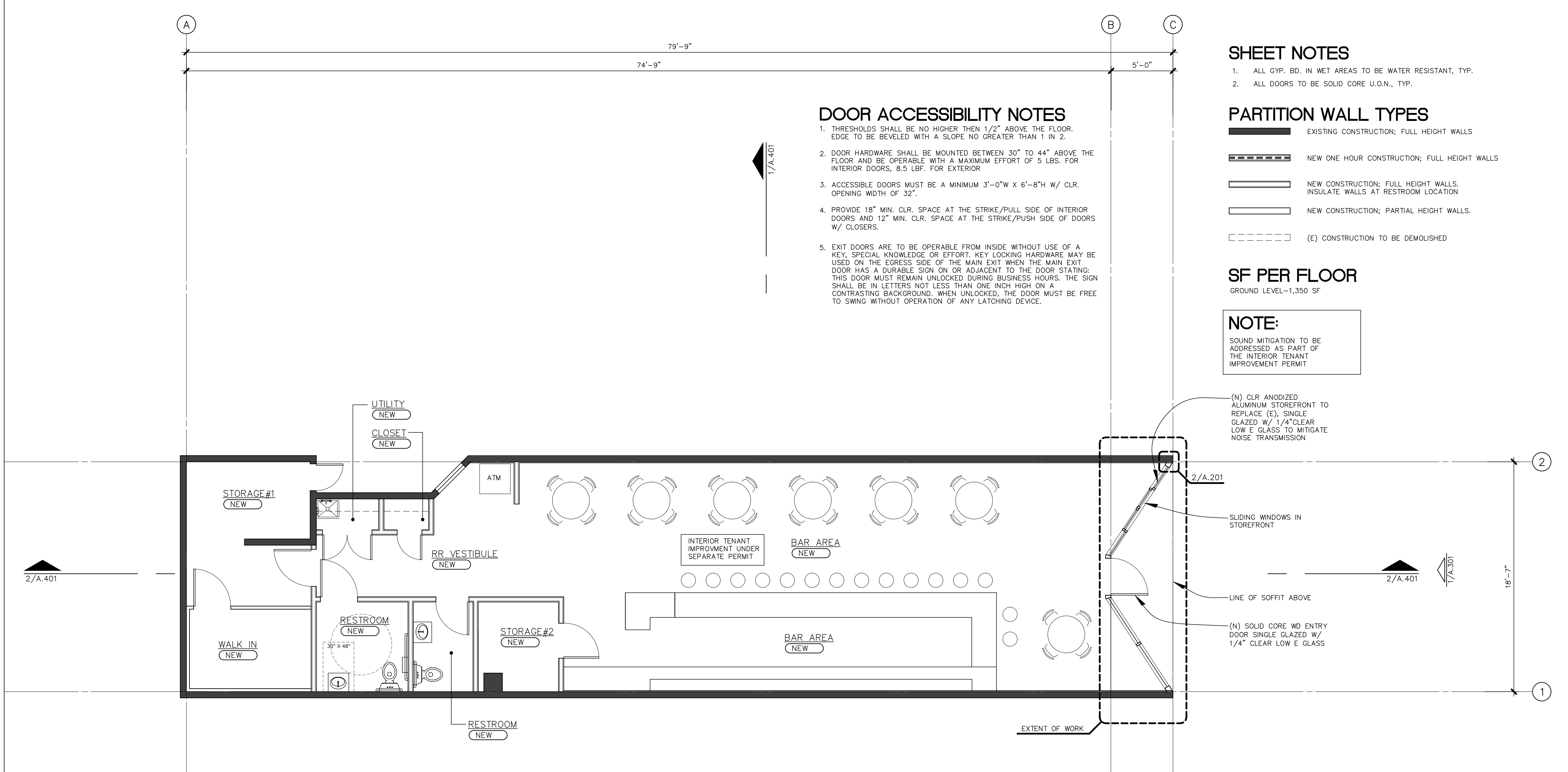
GROUND LEVEL-1,350 SF

NOTE:

SOUND MITIGATION TO BE ADDRESSED AS PART OF THE INTERIOR TENANT IMPROVEMENT PERMIT

DOOR ACCESSIBILITY NOTES

1. THRESHOLDS SHALL BE NO HIGHER THEN 1/2" ABOVE THE FLOOR. EDGE TO BE BEVELED WITH A SLOPE NO GREATER THAN 1 IN 2.
2. DOOR HARDWARE SHALL BE MOUNTED BETWEEN 30" TO 44" ABOVE THE FLOOR AND BE OPERABLE WITH A MAXIMUM EFFORT OF 5 LBS. FOR INTERIOR DOORS, 8.5 LBF. FOR EXTERIOR
3. ACCESSIBLE DOORS MUST BE A MINIMUM 3'-0"W X 6'-8"H W/ CLR. OPENING WIDTH OF 32".
4. PROVIDE 18" MIN. CLR. SPACE AT THE STRIKE/PULL SIDE OF INTERIOR DOORS AND 12" MIN. CLR. SPACE AT THE STRIKE/PUSH SIDE OF DOORS W/ CLOSERS.
5. EXIT DOORS ARE TO BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. KEY LOCKING HARDWARE MAY BE USED ON THE EGRESS SIDE OF THE MAIN EXIT WHEN THE MAIN EXIT DOOR HAS A DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING: THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS. THE SIGN SHALL BE IN LETTERS NOT LESS THAN ONE INCH HIGH ON A CONTRASTING BACKGROUND. WHEN UNLOCKED, THE DOOR MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE.

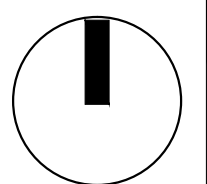


1 | GROUND LEVEL PLAN
1/4" = 1'-0"

2 | STOREFRONT JAMB
3" = 1'-0"

NO. DATE	ISSUES AND REVISIONS	BY / CHECK
04/04/11	CHANGE OF USE	CS/CS

SCALE
 1/4" = 1'-0"
 REF. NORTH




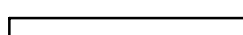
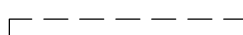


ALL DRAWINGS AND DIMENSIONS UNLESS OTHERWISE SPECIFIED.

SHEET NOTES

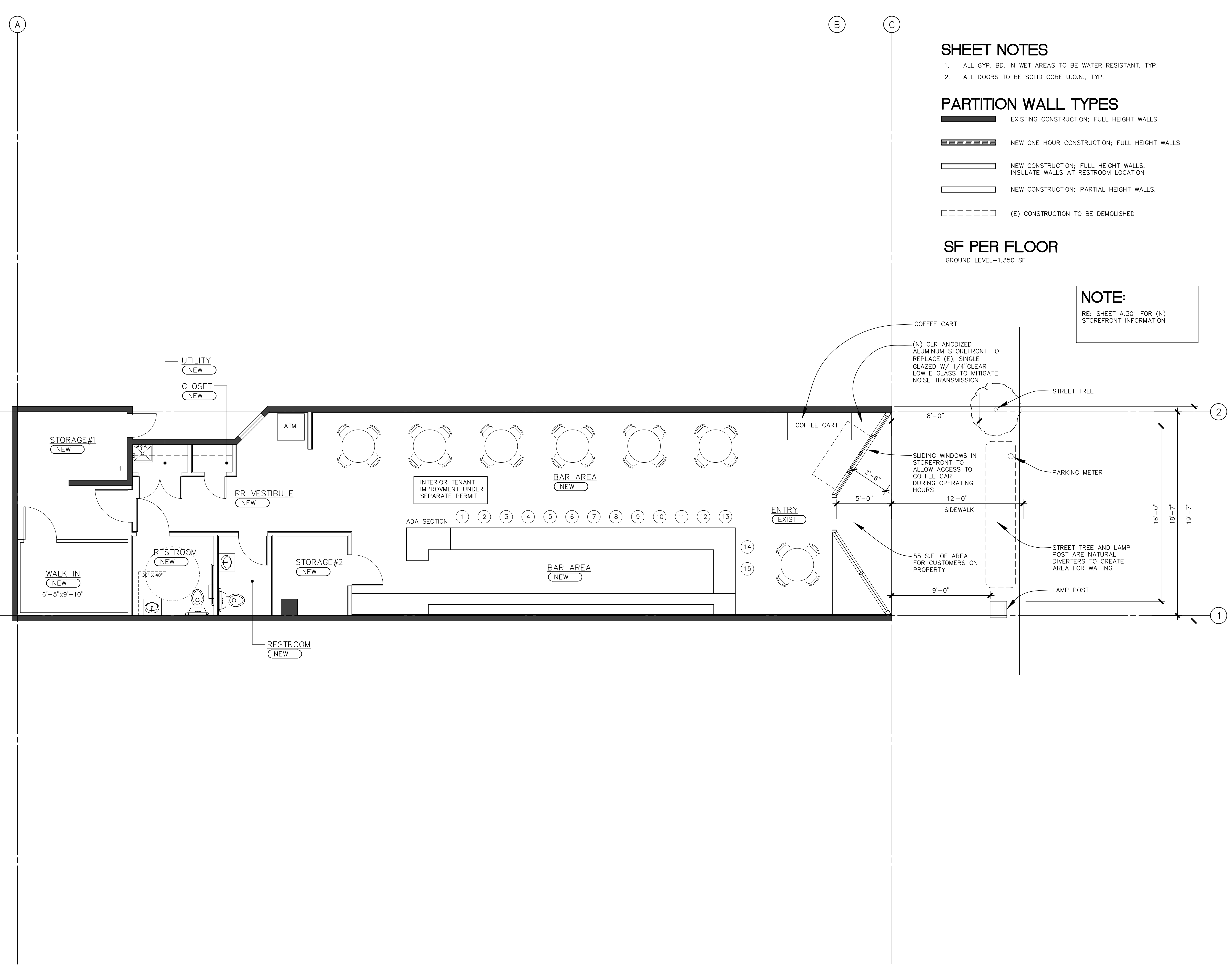
1. ALL GYP. BD. IN WET AREAS TO BE WATER RESISTANT, TYP.
2. ALL DOORS TO BE SOLID CORE U.O.N., TYP.

PARTITION WALL TYPES

-  EXISTING CONSTRUCTION; FULL HEIGHT WALLS
-  NEW ONE HOUR CONSTRUCTION; FULL HEIGHT WALLS
-  NEW CONSTRUCTION; FULL HEIGHT WALLS. INSULATE WALLS AT RESTROOM LOCATION
-  NEW CONSTRUCTION; PARTIAL HEIGHT WALLS.
-  (E) CONSTRUCTION TO BE DEMOLISHED

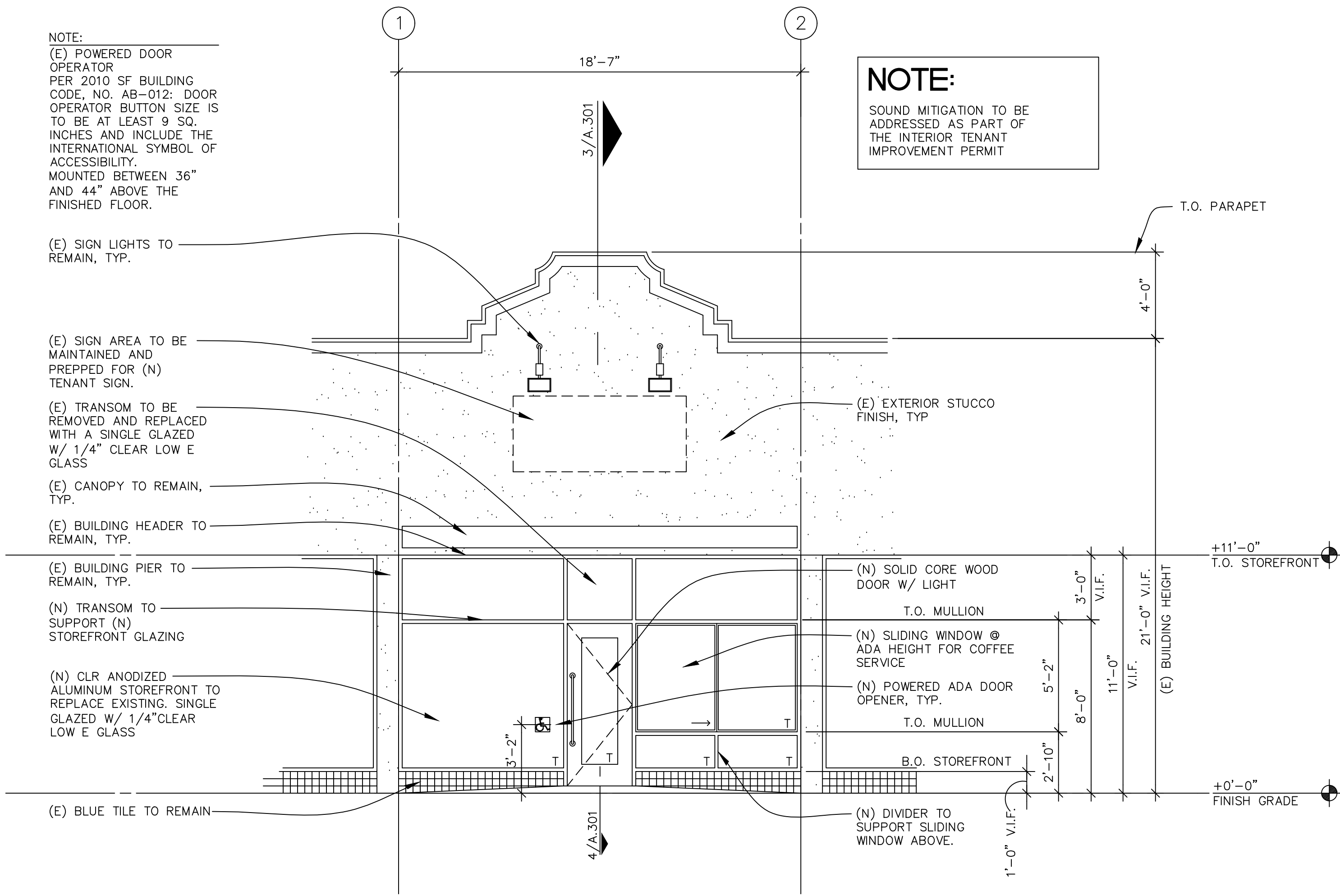
SF PER FLOOR
 GROUND LEVEL-1,350 SF

NOTE:
 RE: SHEET A.301 FOR (N) STOREFRONT INFORMATION

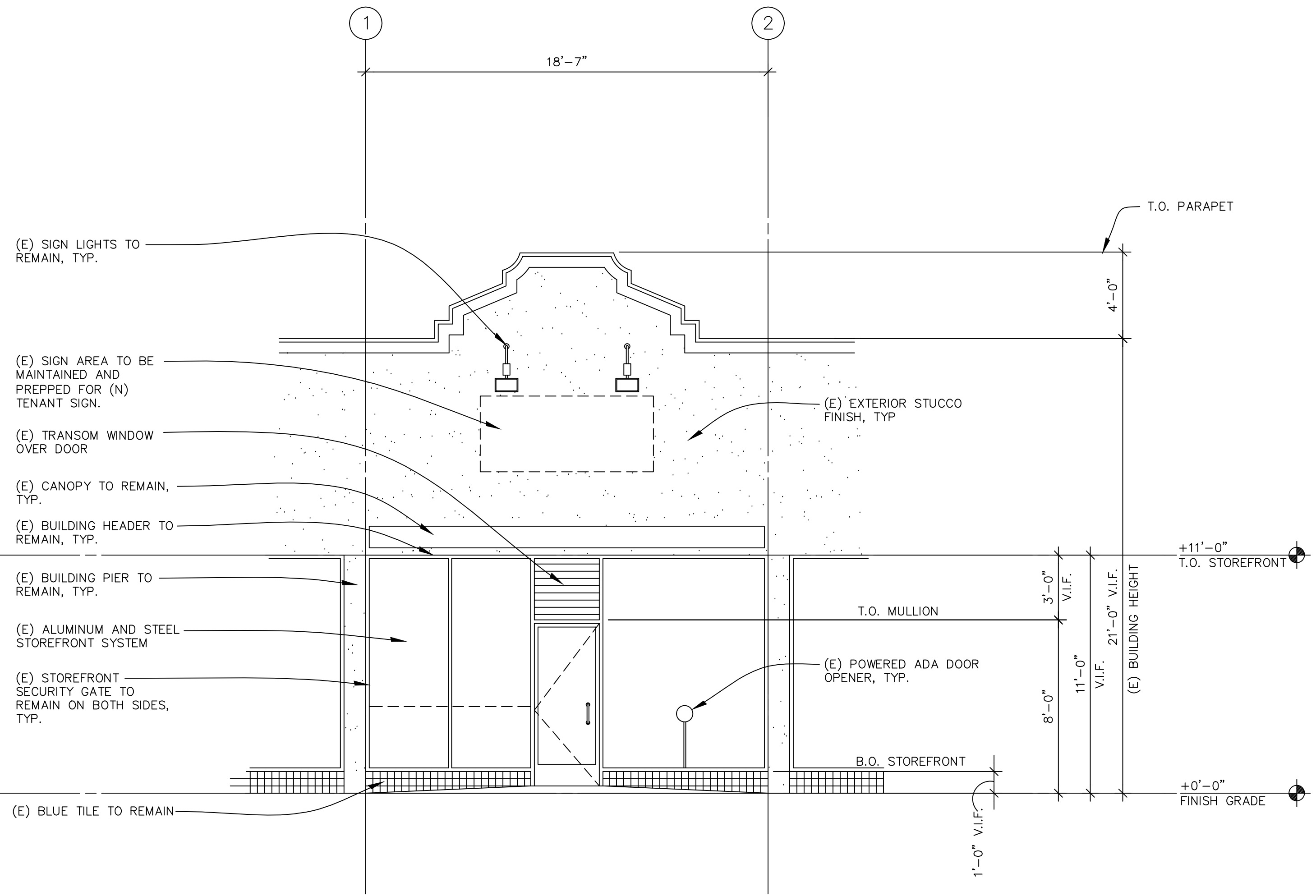


NOTE:
 (E) POWERED DOOR OPERATOR PER 2010 SF BUILDING CODE, NO. AB-012: DOOR OPERATOR BUTTON SIZE IS TO BE AT LEAST 9 SQ. INCHES AND INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. MOUNTED BETWEEN 36" AND 44" ABOVE THE FINISHED FLOOR.

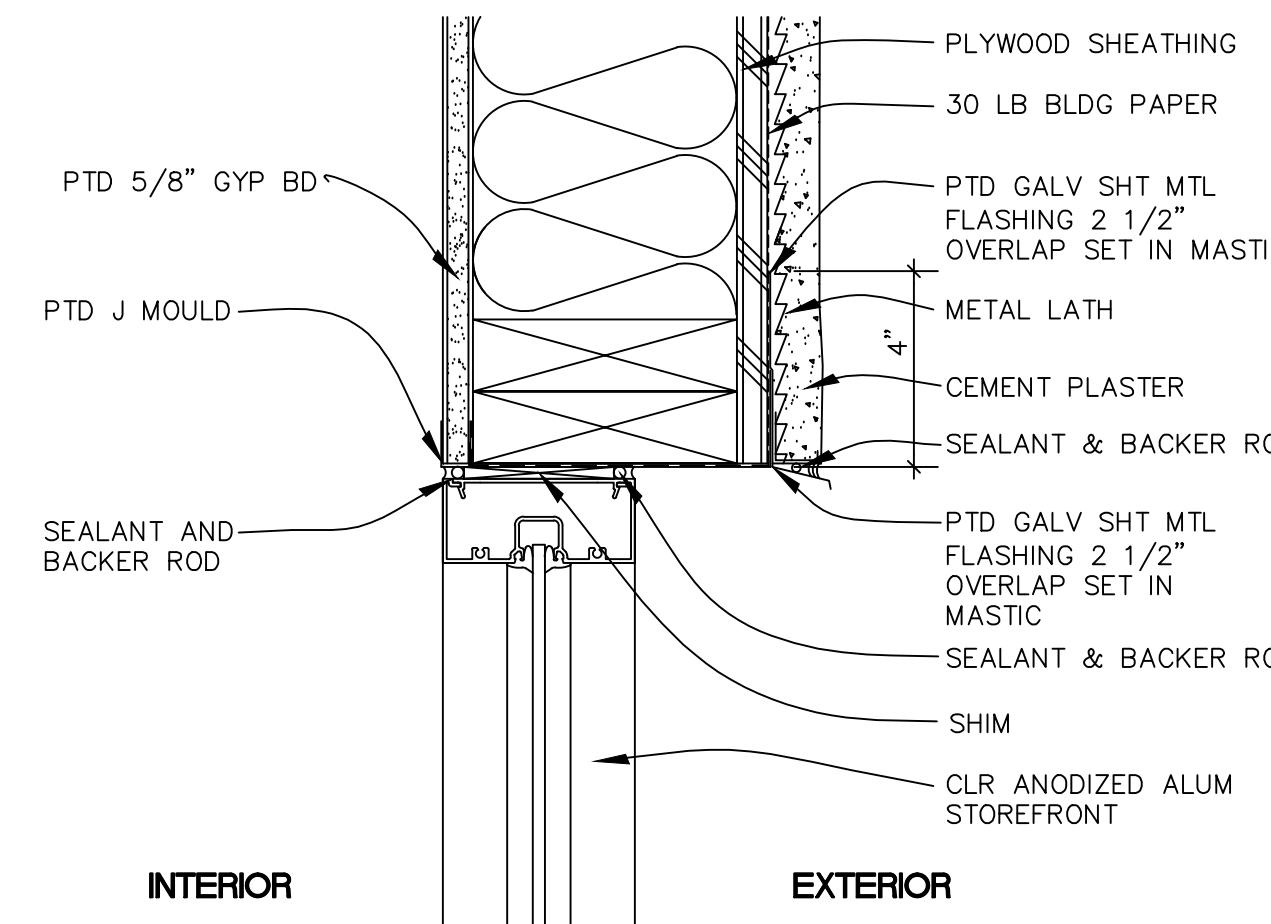
NOTE:
 SOUND MITIGATION TO BE ADDRESSED AS PART OF THE INTERIOR TENANT IMPROVEMENT PERMIT



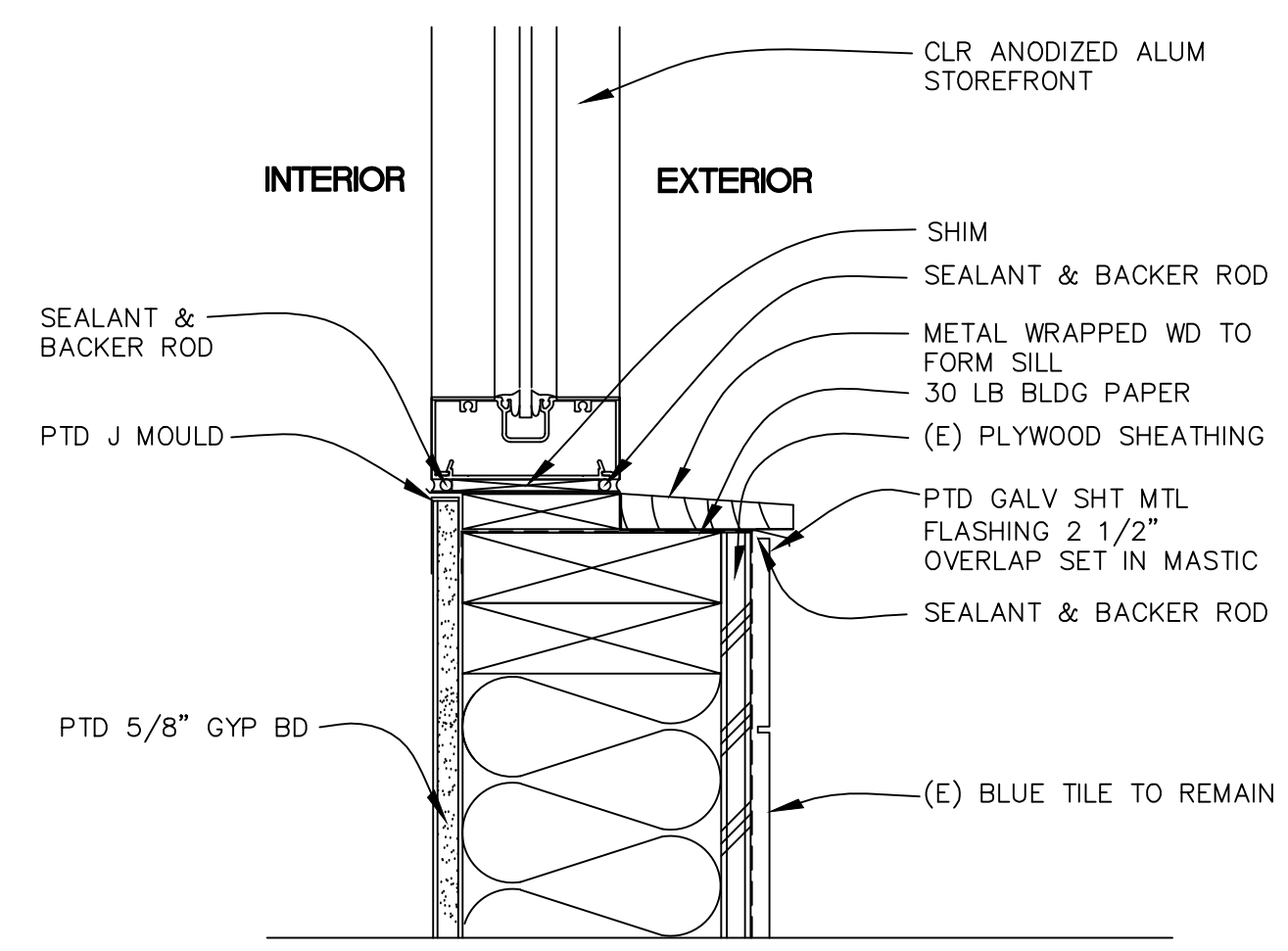
2 | PROPOSED EXTERIOR ELEVATION
 1/4" = 1'-0"



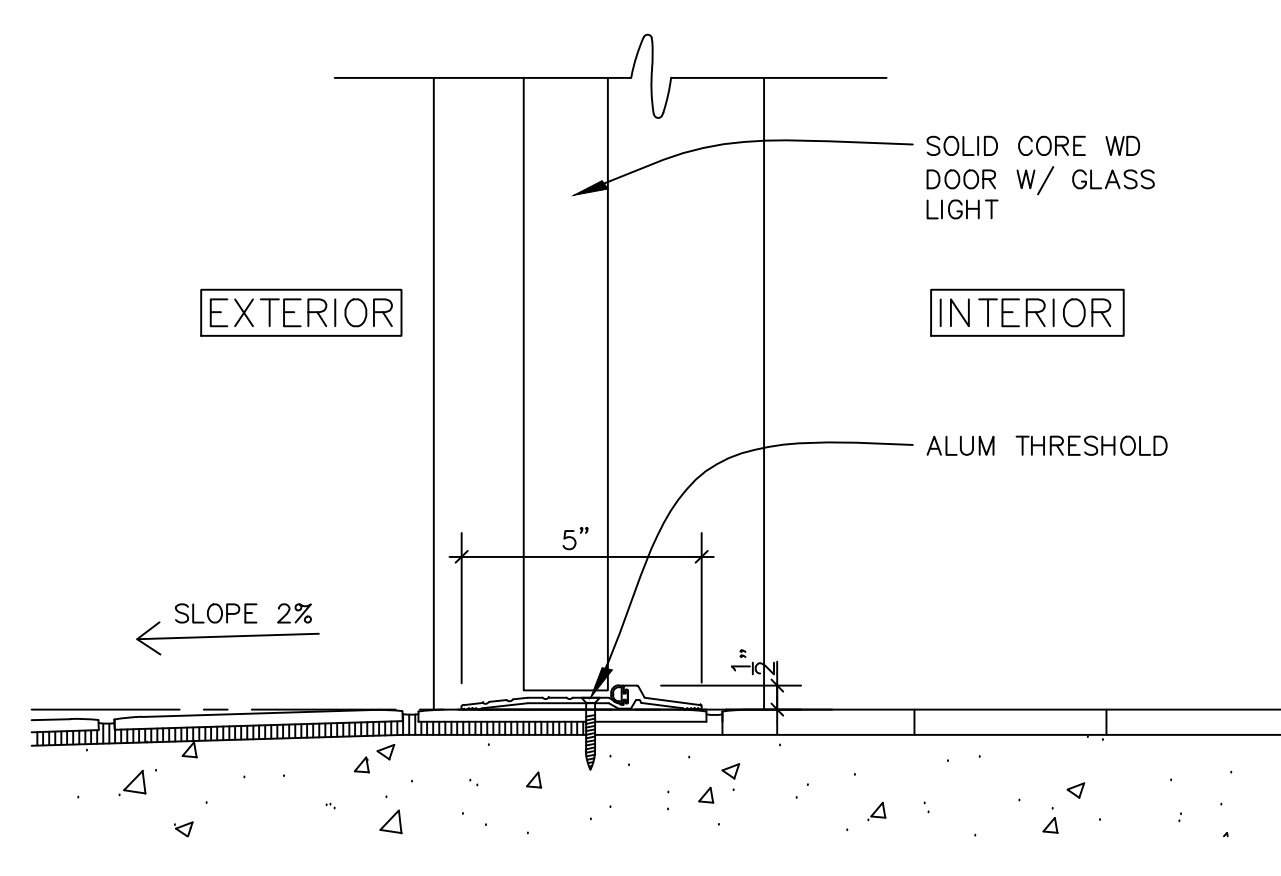
1 | EXISTING EXTERIOR ELEVATION
 1/4" = 1'-0"



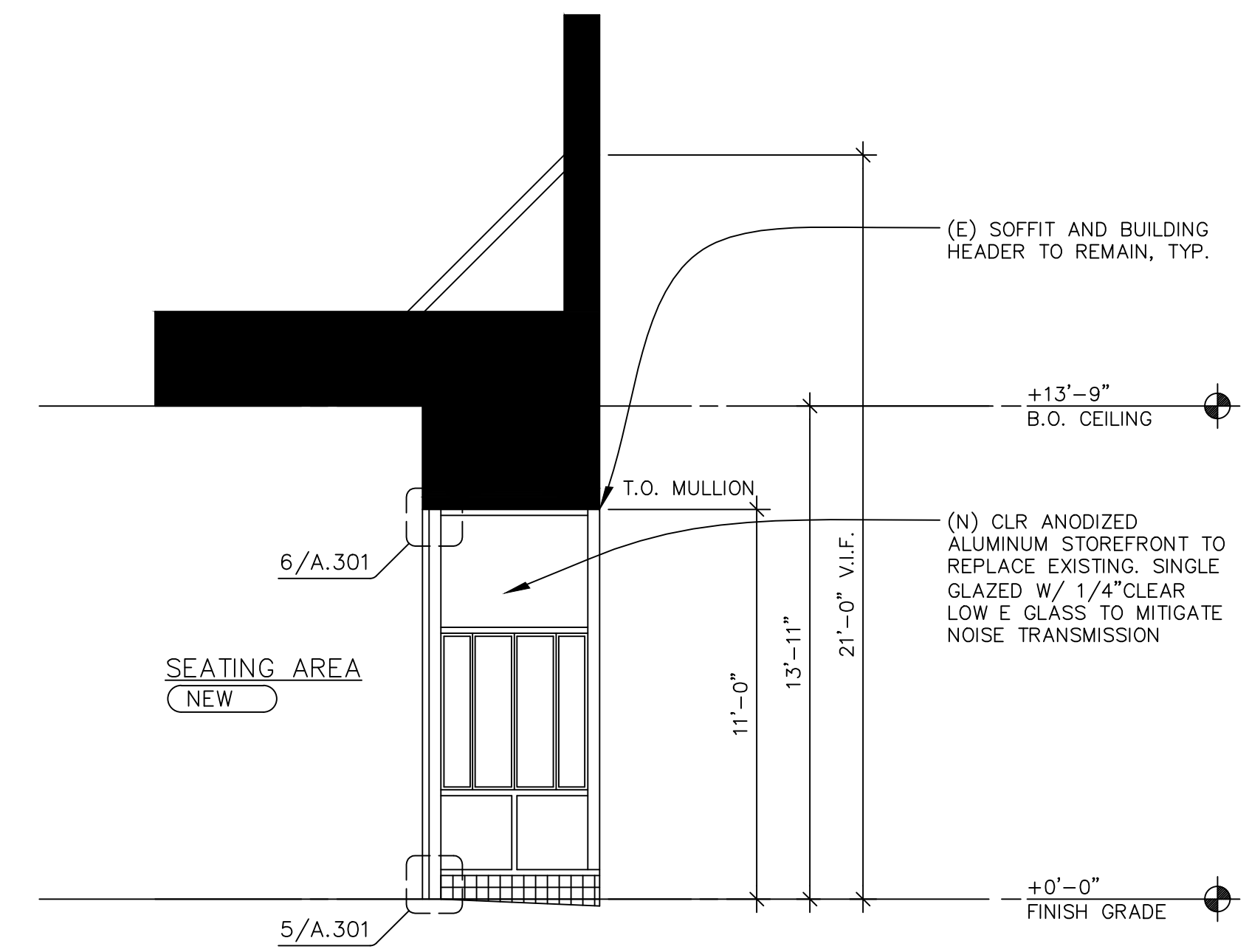
6 | STOREFRONT HEAD
 3" = 1'-0"



5 | STOREFRONT SILL
 3" = 1'-0"



4 | ENTRY DOOR THRESHOLD
 3" = 1'-0"



3 | STOREFRONT SECTION
 1/4" = 1'-0"

SEVENTYSEVEN
 747 EDDY STREET, #7
 SAN FRANCISCO, CA
 CA 94109
 CHRIS STOKES
 TEL: 415 518-4613

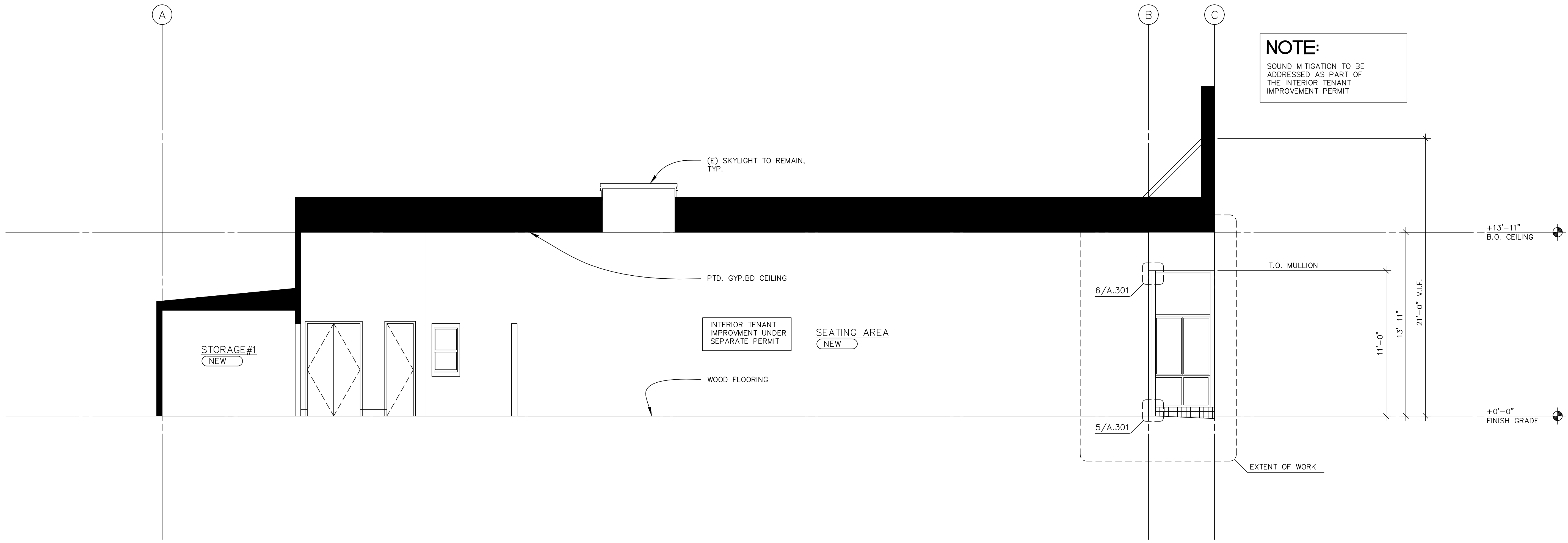
PROJECT DATA
HLO CLUB
 1423 POLK STREET
 SAN FRANCISCO, CA 94109

NO.	DATE	REVISION/REVISIONS	BY/CHECK
04/04/11	CHANGE OF USE		

SCALE
 1/4" = 1'-0"
 REF: NORTH

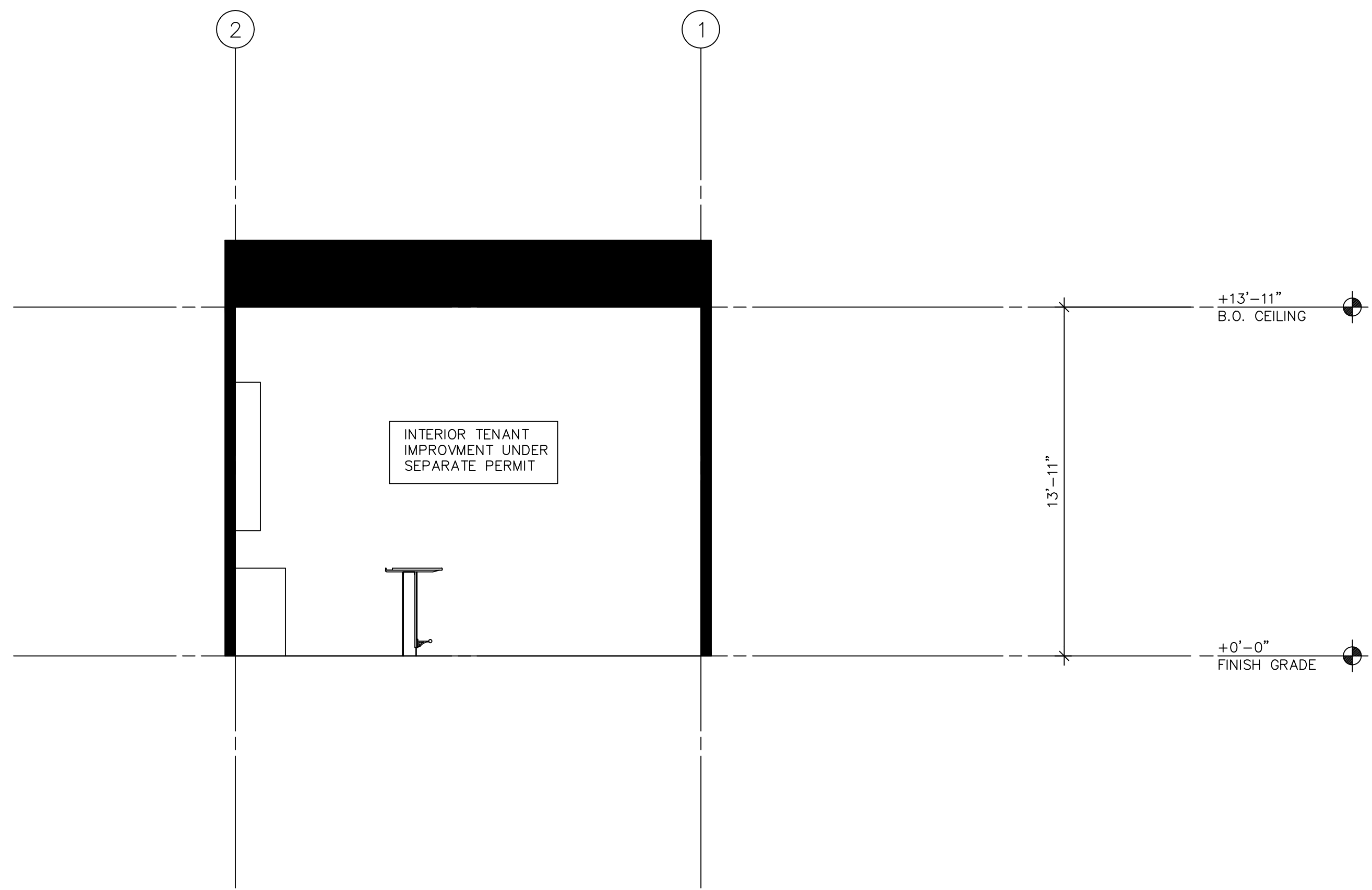
SHEET
A.301
 SHEET DESCRIPTION
 EXTERIOR ELEVATIONS
 AND SECTION

2 | SECTION
1/4" = 1'-0"



NOTE:
SOUND MITIGATION TO BE
ADDRESSED AS PART OF
THE INTERIOR TENANT
IMPROVEMENT PERMIT

1 | SECTION
1/4" = 1'-0"



SEVENTYFOURTYSEVEN
747 EDDY STREET, #7
SAN FRANCISCO, CA
CA 94109
CHRIS STOKES
TEL: 415 518-4613

PROJECT DATA
H+LO CLUB
1423 POLK STREET
SAN FRANCISCO, CA 94109

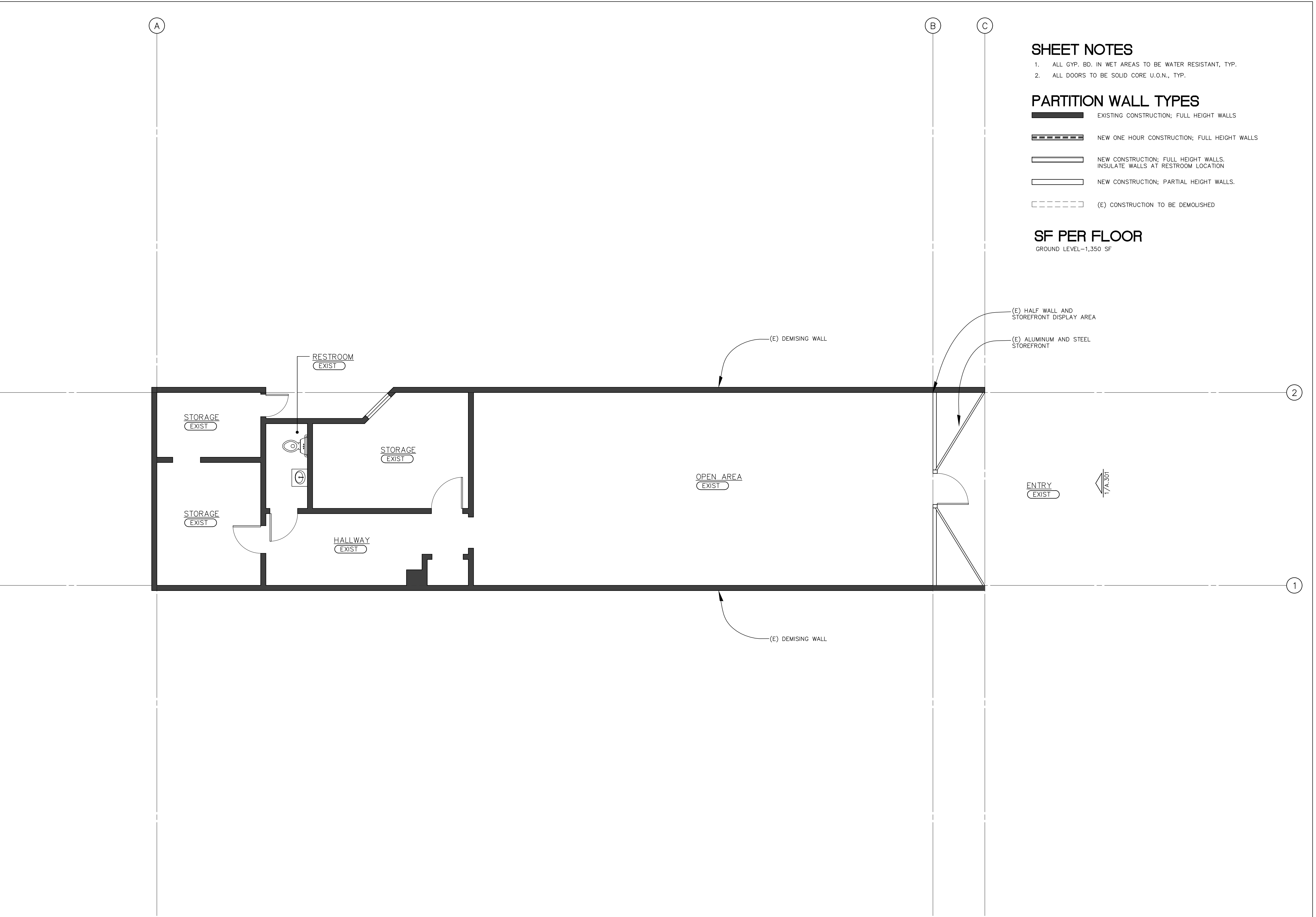
NO.	DATE	REVISION/DESCRIPTION	BY/CHECK
04/04/11		CHANGE OF USE	

SCALE
1/4" = 1'-0"
REF. NORTH

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SHEET
A.401






SHEET DESCRIPTION
BUILDING SECTIONS



SHEET NOTES

1. ALL GYP. BD. IN WET AREAS TO BE WATER RESISTANT, TYP.
2. ALL DOORS TO BE SOLID CORE U.O.N., TYP.

PARTITION WALL TYPES

-  EXISTING CONSTRUCTION; FULL HEIGHT WALLS
-  NEW ONE HOUR CONSTRUCTION; FULL HEIGHT WALLS
-  NEW CONSTRUCTION; FULL HEIGHT WALLS. INSULATE WALLS AT RESTROOM LOCATION
-  NEW CONSTRUCTION; PARTIAL HEIGHT WALLS.
-  (E) CONSTRUCTION TO BE DEMOLISHED

SF PER FLOOR

GROUND LEVEL-1,350 SF

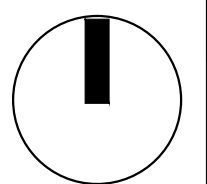
1 | EXISTING GROUND LEVEL PLAN
1/4" = 1'-0"

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NO. DATE	ISSUES AND REVISIONS	BY / CHECK
04/04/11	CHANGE OF USE	CS/CS

SCALE
1/4" = 1'-0"
REF. NORTH



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SHEET
A.EX1
SHEET DESCRIPTION
EXISTING GROUND
LEVEL FLOOR PLAN