



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JULY 7, 2011

Date: June 30, 2011
Case No.: **2011.0208C**
Project Address: **2730 21st Street**
Zoning: RM-1 (Residential Mixed, Low Density)
40-X Height and Bulk District
Block/Lot: 4087/024
Project Sponsor: Debi Cohn
2762 21st Street
San Francisco, CA 94110
Staff Contact: Kimberly Durandet – (415) 575-6816
kimberly.durandet@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The applicant proposes to add DJ music to an existing Limited Commercial Use (d.b.a. Asiento). The commercial space has had Conditional Use Authorization to operate as a bar since 1981 (Motion No. 9074) allowing the bar to remain open until 2:00am whereas Planning Code Section 186 requires hours of operation to be limited from 6:00am to 10:00pm. One condition of approval specifically excluded any activity which would require a permit for a "Place of Entertainment". The applicant is now requesting a new Conditional Use Authorization that would allow Other Entertainment as defined in Planning Code Section 790.38, consisting of DJ music which would have limited hours of operation Sunday to Thursday 10:00am-10:00pm, Friday and Saturday 10:00am-12:00am (mid-night).

SITE DESCRIPTION AND PRESENT USE

The project is located on the northeast corner at 21st and Bryant Streets, Lot 024 of Assessor's Block 4087. The property is located within the RM-1 (Residential Mixed-Low Density) Zoning District, and a 40-X Height and Bulk District. The property is developed as a two-story building. The ground floor is a Limited Commercial Use currently operating as a bar (d.b.a. Asiento). The second floor is a residential dwelling unit. The subject property is a corner lot, with approximately 25 feet of frontage on 21st Street and 68 feet of frontage on Bryant Street. The lot is 100% covered by the subject building.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located at the intersection of 21st and Bryant Streets in an RM-1 (Residential Mixed, Low Density) Zoning District. The surrounding properties are located within the RM-1 (Residential Mixed, Low Density) and RH-2 (Residential House, Two-Family) Districts and

consist of single, two, and three-family residential buildings. The adjacent corners also consist of Limited Commercial or Nonconforming Uses at the ground floor including a café, cleaners, and grocery store. Approximately one-half mile to the west is the Mission NCT (Neighborhood Commercial Transit) Zoning District where Other Entertainment is Principally Permitted (§736.48). Approximately one-third mile to the south is the 24th Mission NCT (Neighborhood Commercial Transit) Zoning District where Other Entertainment is permitted with Conditional Use Authorization (§727.48). Both of these districts contain a mixture of food and beverage establishments, personal services, and small retail establishments. One block to the north is the recently rezoned UMU (Urban Mixed Use) Zoning District which contains a mix of uses that function as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. A range of uses include light manufacturing, home and business services, arts activities, warehouse, wholesaling, retail, educational facilities, and includes nighttime entertainment which is Principally Permitted.

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	June 17, 2011	June 16, 2011	21days
Posted Notice	20 days	June 17, 2011	June 17, 2011	20 days
Mailed Notice	10 days	June 27, 2011	June 21, 2011	17 days

The proposal requires a Section 311-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

To date, the Department has received no opposition to the project and has received two phone calls, 13 emails, and project sponsor submitted 108 signatures in support of the project.

ISSUES AND OTHER CONSIDERATIONS

The proposed addition of Other Entertainment to the existing bar will help preserve a neighborhood serving use that has been authorized since 1981. It will provide a neighborhood with some entertainment within walking distance. The bar is owned and operated by an entrepreneurial woman who resides a few doors away from the business location. She employs local DJs and offers a variety of activities as part of her business model, such as game night, and taco Tuesdays. This is not a Formula Retail use.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the establishment to have Other Entertainment (§790.38), pursuant to Planning Code Sections 178 and 186.

BASIS FOR RECOMMENDATION

- The proposal promotes the continued operation of an established, locally owned and operated business and contributes to the services offered to the neighborhood.
- The proposal 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 proposal would offer local residents an opportunity for light entertainment within walking distance.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.
- The limitation on hours would ensure that the use would not detrimentally effect the adjacent properties.

RECOMMENDATION: Approval with Conditions
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Attachment Checklist

- | | |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Height & Bulk Map | |
| <input checked="" type="checkbox"/> Parcel Map | |
| <input checked="" type="checkbox"/> Sanborn Map | |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input checked="" type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

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

kjd
Planner's Initials

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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: JULY 7, 2011

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Case No.: **2011.0208C**
Project Address: **2730 21ST STREET**
Zoning: RM-1 (Residential Mixed, Low Density)
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 178 AND 186 TO ADD DJ MUSIC TO AN EXISTING LIMITED COMMERCIAL USE AUTHORIZED AS A BAR PER MOTION NO. 9074 (D.B.A. ASIEN TO) WITHIN THE RM-1 (RESIDENTIAL MIXED-LOW DENSITY) ZONING DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT. IF GRANTED, THE CONDITIONAL USE AUTHORIZATION WOULD ALLOW THE APPLICANT TO SEEK AN ENTERTAINMENT LICENSE FOR OTHER ENTERTAINMENT AS DEFINED IS PLANNING CODE SECTION 790.38.

PREAMBLE

On March 3, 2011 Debi Cohn (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section 178, 186, and 790.38 of the Planning Code to allow the addition of DJ music to an existing Limited Commercial Use authorized as a bar per Motion No. 9074 (d.b.a. Asiento) within the RM-1 (Residential Mixed-Low Density) Zoning District, and a 40-X Height and Bulk District.

On July 7, 2011, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0208C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1A 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. 2011.0208C, 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 northeast corner of 21st and Bryant Streets, Lot 024 of Assessor's Block 4087. The property is located within the RM-1 (Residential Mixed-Low Density) Zoning District, and a 40-X Height and Bulk District. The property is developed as a two-story building. The ground floor is a Limited Commercial Use currently operating as a bar d.b.a. Asiento. The second floor is a residential dwelling unit. The subject property is a corner lot, with approximately 25 feet of frontage on 21st Street and 68 feet of frontage on Bryant Street. The lot is 100% covered by the subject building.
3. **Surrounding Properties and Neighborhood.** The project site is located at the intersection of 21st and Bryant Streets in an RM-1 (Residential Mixed, Low Density) Zoning District. The surrounding properties are located within the RM-1 (Residential Mixed, Low Density) and RH-2 (Residential House, Two-Family) Districts and consist of single, two, and three-family residential buildings. The adjacent corners also consist of Limited Commercial or Nonconforming Uses at the ground floor including a café, cleaners, and grocery store. Approximately one-half mile to the west is the Mission NCT (Neighborhood Commercial Transit) Zoning District where Other Entertainment is Principally Permitted (§736.48). Approximately one-third mile the south is the 24th Mission NCT (Neighborhood Commercial Transit) Zoning District where Other Entertainment is permitted with Conditional Use Authorization (§727.48). Both of these Districts contain a mixture of food and beverage establishments, personal services, and small retail establishments. One block to the north is the recently rezoned UMU (Urban Mixed Use) Zoning District which contains a mix of uses that function as a buffer between residential districts and PDR districts in the Eastern Neighborhoods. A range of uses include light manufacturing, home and business services, arts activities, warehouse, wholesaling, retail, educational facilities, and includes nighttime entertainment which is Principally Permitted.

4. **Project Description.** The applicant proposes to add DJ music to an existing Limited Commercial Use (d.b.a. Asiento). The commercial space has had Conditional Use Authorization to operate as a bar since 1981 (Motion No. 9074), allowing the bar to remain open until 2:00am whereas Planning Code Section 186 requires hours of operation to be limited from 6:00am to 10:00pm. One condition of approval specifically excluded any activity which would require a permit for a "Place of Entertainment". The applicant is requesting a new Conditional Use Authorization that would allow Other Entertainment as defined in Planning Code Section 790.38.

The proposed use is an independent use and locally owned and operated, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. The proposal requires a change of use and Section 311-neighborhood notification which was conducted in conjunction with the Conditional Use Authorization process. The proposed use is a neighborhood-serving use.

The proposed operation consists of seven employees. The majority of employees live in the surrounding area and walk or bike to work. Most of the guests that frequent the bar are 30 to 50 years old and live in the neighborhood. It is intended to be a place where the neighbors can come to meet each other, enjoy quality food and drinks, and be part of a musically interesting environment. Most of the patrons walk, take public transportation or a cab. Once a month, as allowed by the entertainment commission, there have been live on-site events usually in association with a birthday or anniversary party. On other nights local DJs are streamed into the bar using video projection similar to a TV. The DJs are local talent and attendance is predominately the same neighborhood residents who stay a little longer which results in increased sales and increased employment opportunity for staff. Asiento is not operated as a club but as a neighborhood serving bar. The project sponsor will not change the plan of operation with the addition of an entertainment license. The subject site is well served by public transit so that potential customers should not adversely affect the traffic flow.

5. **Public Comment.** To date, the Department has received no opposition to the project and has received two phone calls, 13 emails, and project sponsor submitted 108 signatures in support of 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. **Limited Commercial Use.** Planning Code Section 186 allows nonconforming uses in RM Districts. The nonconforming use is located more than ¼ mile from the nearest Individual Area Neighborhood Commercial District. Therefore, NC-1 District zoning controls shall apply. As such, Planning Code Section 710.48 requires Conditional Use authorization for Other Entertainment as defined in Section 790.38.

- B. **Hours of Operation.** Planning Code Section 710.27 states that a Conditional Use Authorization is required for maintaining hours of operation from 11p.m. to 2 a.m, as defined by Planning Code Section 790.48.

The subject property has a previous Conditional Use authorization to remain open until 2:00am as a bar.

- C. **Other Entertainment.** Planning Code Section 710.48 states that a Conditional Use Authorization is required for Other Entertainment, as defined by Planning Code Section 790.38.

The other entertainment to be added is DJ music. The DJ music would be restricted to the inside area and the sound equipment must be inspected and permitted by the Entertainment Commission prior to operation. Hours of operation would be as follows: Sunday to Thursday 10:00am-10:00pm, Friday and Saturday 10:00am-12:00am (mid-night).

- 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 Subject Property contains less than 5,000 square feet of floor area and thus does not require any off-street parking.

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 size of the proposed use is in keeping with other corner Limited Commercial establishments. The proposed addition of entertainment to a local neighborhood serving bar will not impact traffic or parking in the District because it is not a destination venue. This will compliment the mix of goods and services currently available in the district and will contribute to the economic vitality of the neighborhood.

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

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

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. There is no work proposed that would alter the building envelope.

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

The Planning Code does not require parking or loading for this size project. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The proposed use is subject to the standard conditions of approval and outlined in Exhibit A. Conditions 5, 6 and 7 specifically obligates the project sponsor to mitigate odor and noise generated by the use.

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

The proposed use does not require any additional tenant improvements. The Department shall review all lighting and signs when proposed.

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

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

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

The proposed project is consistent with the stated purposed of NC-1 Districts in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods.

- 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 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. Entertainment uses may be appropriate in certain districts or parts of districts if guidelines are followed.

POLICY 6.2:

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

POLICY 6.9

Regulate uses so that traffic impacts and parking problems are minimized.

The proposed addition of Other Entertainment to the bar will help preserve a neighborhood serving use that has been authorized since 1981. It will provide a neighborhood with some entertainment within walking distance. The bar is owned and operated by an entrepreneurial woman who resides a few doors away from the business location. She employs local DJs and offers a variety of activities as part of her business model, such as game night, and taco Tuesdays. 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 proposal would enhance the district by providing a bar with light entertainment for local residents. The business would be locally owned and it creates employment opportunities for the community. There are no alterations proposed to the building.

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

The existing units in the surrounding neighborhood would not be adversely affected. Hours of operation are limited to the following: Sunday to Thursday 10:00am-10:00pm, Friday and Saturday 10:00am-12:00am (mid-night). In addition, any entertainment use must be

approved by the Entertainment Commission, who also regulates noise which may be of concern to the neighbors.

- 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 site is well served by transit and most employees live in the area and would commute by walking, biking or transit. Therefore, parking and traffic will not be affected.

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

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

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

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

The project 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. 2011.0208C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated **XXXXXX**, 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

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow Other Entertainment in an existing bar (d.b.a. **Asiento**) located at 2730 21st Street pursuant to Planning Code Section(s) **178 and 186** within the **RM-1 (Residential Mixed-Low Density)** District and a **40-X** Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on **XXXXXX** 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 **XXXXXX** under Motion No **XXXXXX**.

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a

permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

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

MONITORING - AFTER ENTITLEMENT

- 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

- 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

- 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

- 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>

6. **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>

7. **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

8. **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

9. **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 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

10. **Other Entertainment.** The Other Entertainment shall be performed within the enclosed building only. The building 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. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.

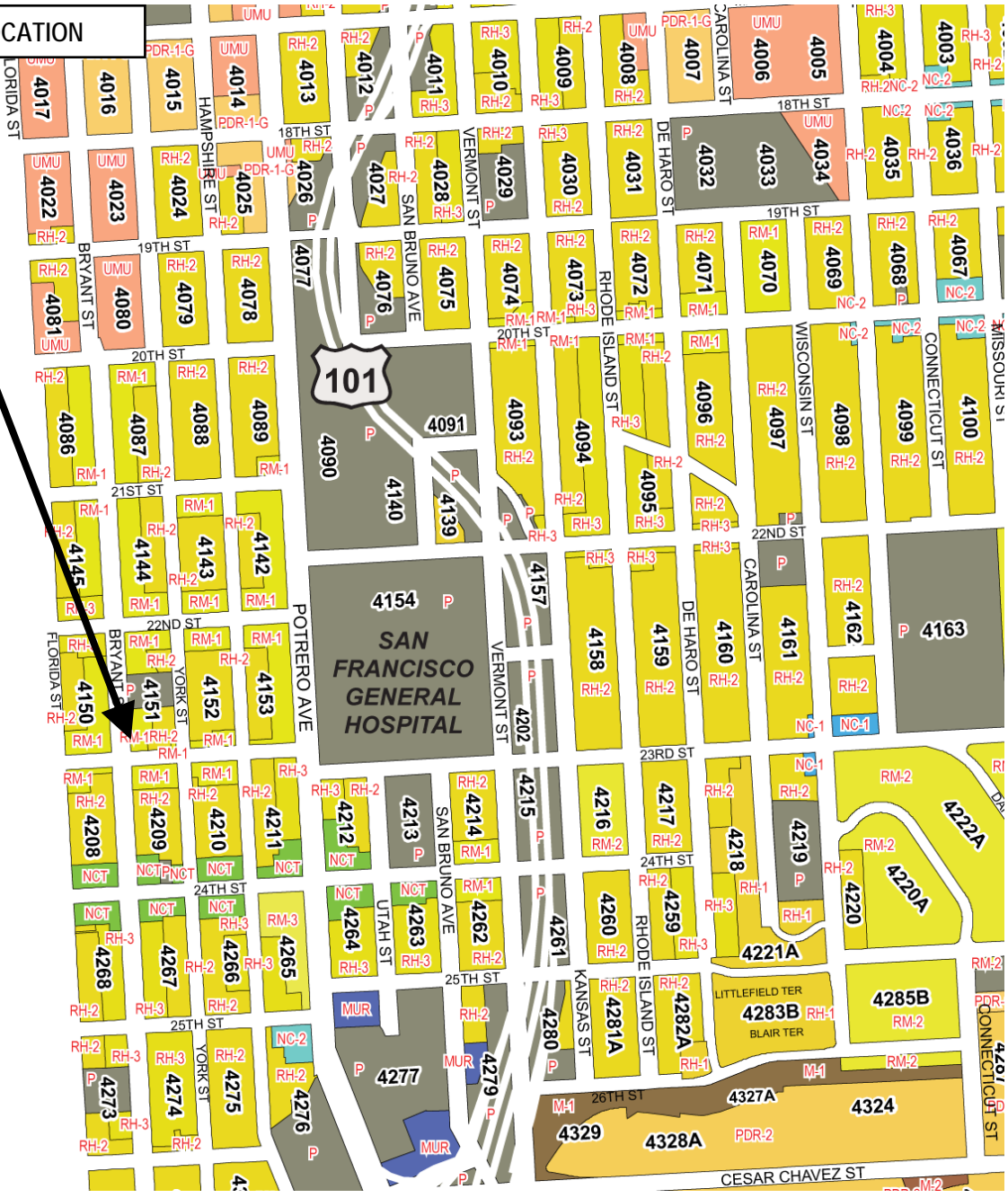
For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

11. **Hours of Operation.** Other Entertainment in the subject establishment is limited to the following hours of operation: Sunday through Thursday from 10:00a.m. - 11:00p.m. and Friday and Saturday 10:00a.m. - 12:00a.m.(midnight). The bar use is limited to the following hours of operation: Sunday through Saturday 6:00a.m. – 2:00a.m.

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

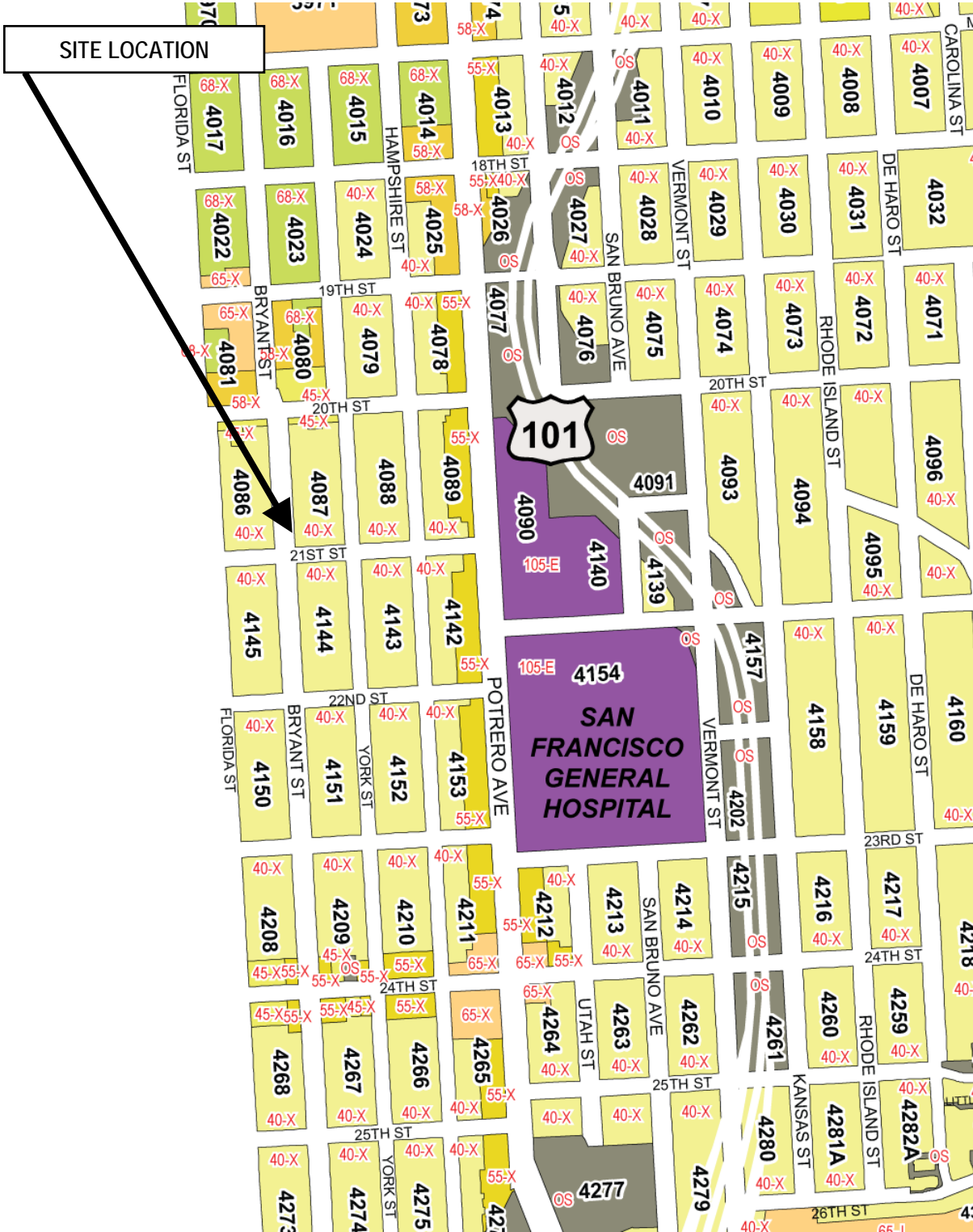
Zoning Map

SITE LOCATION



Conditional Use Authorization
Case Number 2011.0208C
2730 21st Street

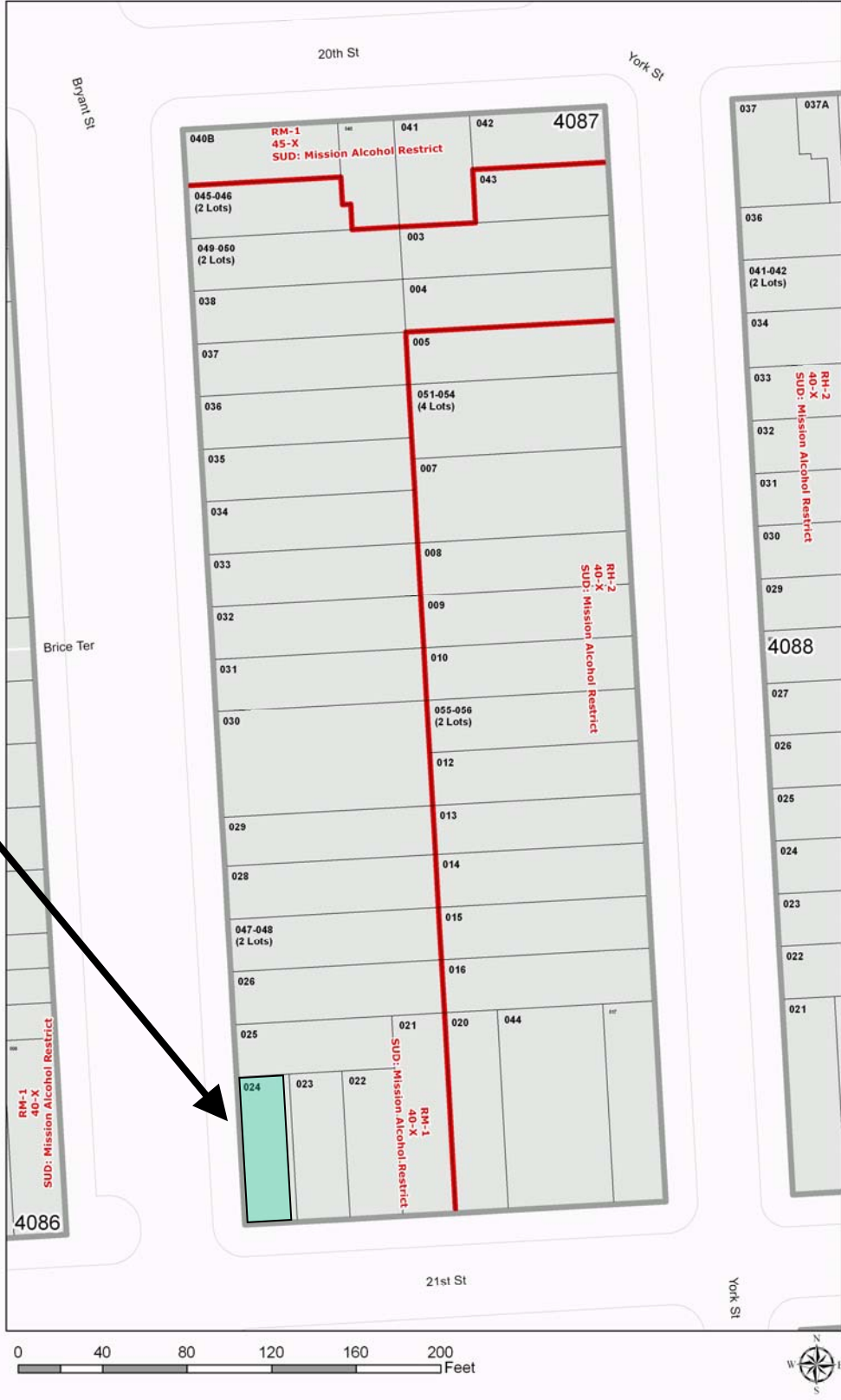
Height and Bulk Map



Conditional Use Authorization
Case Number 2011.0208C
2730 21st Street

BLOCK 4087 Parcel Map

Printed: 26 May, 2011

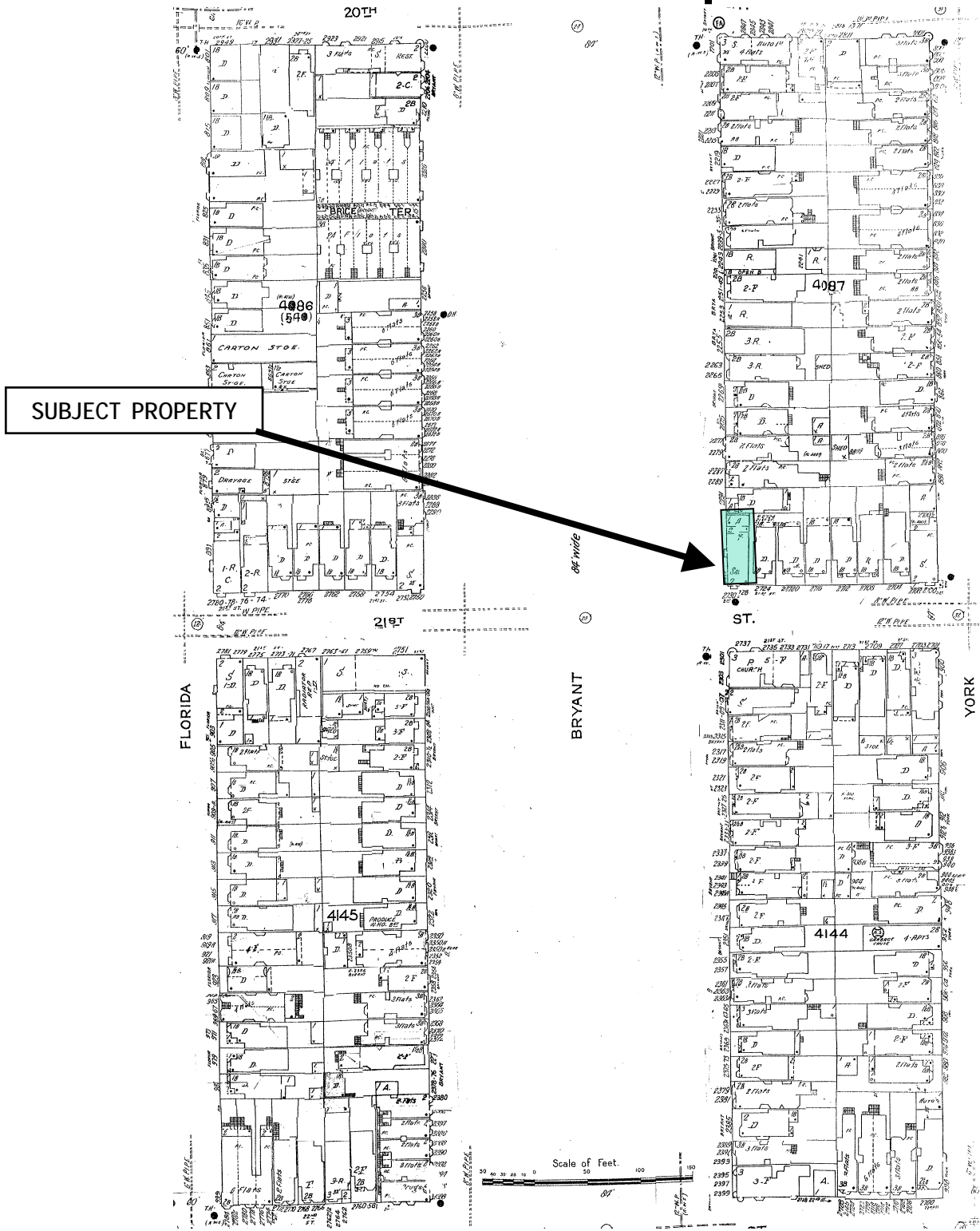


SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2011.0208C
2730 21st Street



Sanborn Map*

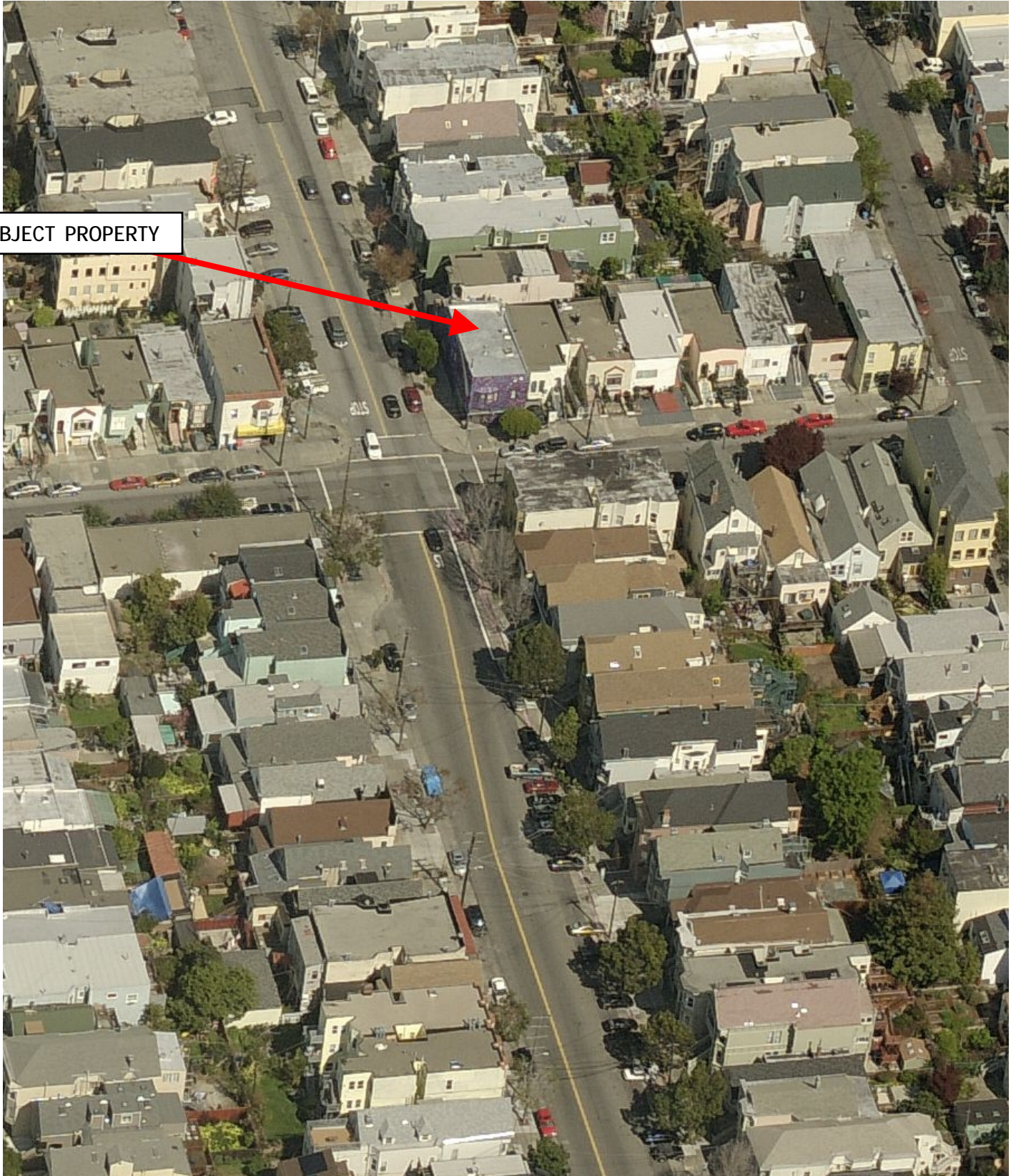


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization
 Case Number 2011.0208C
 2730 21st Street

Aerial Photo



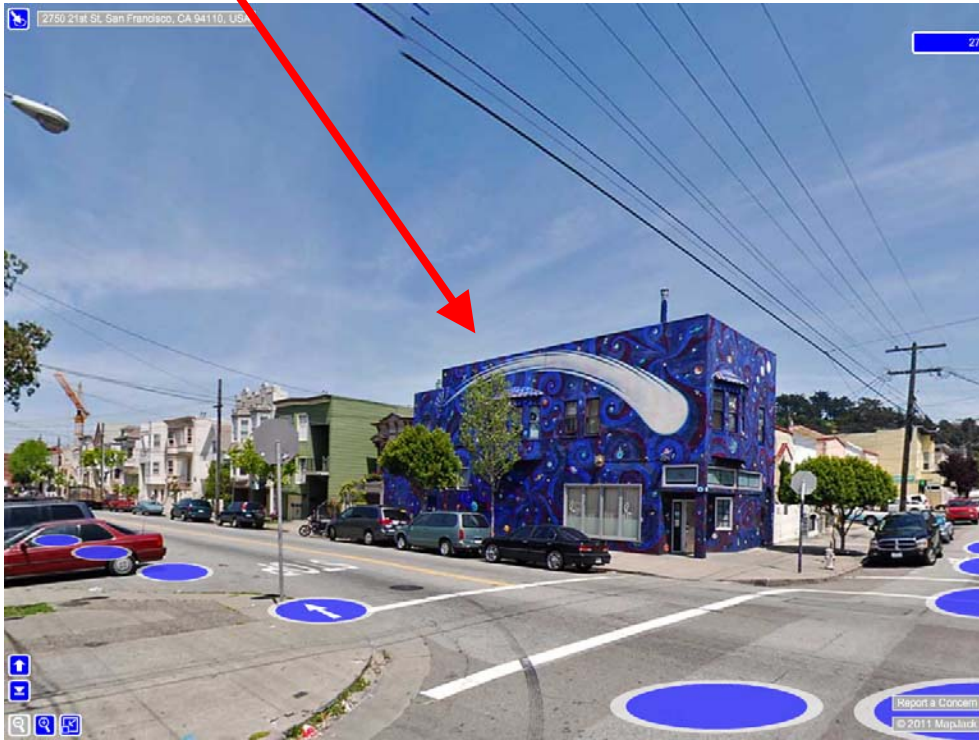
SUBJECT PROPERTY



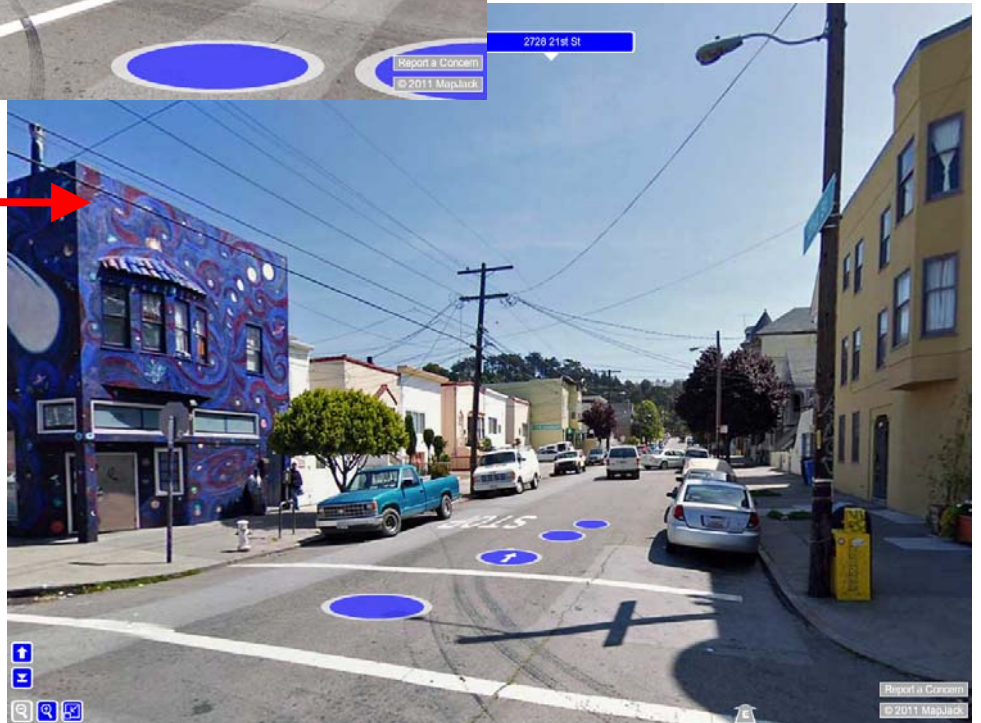
Conditional Use Authorization
Case Number 2011.0208C
2730 21st Street

Context and Site Photos

SUBJECT SITE



SUBJECT SITE



Conditional Use Authorization
Case Number 2011.0208C
2730 21st Street

Context and Site Photos

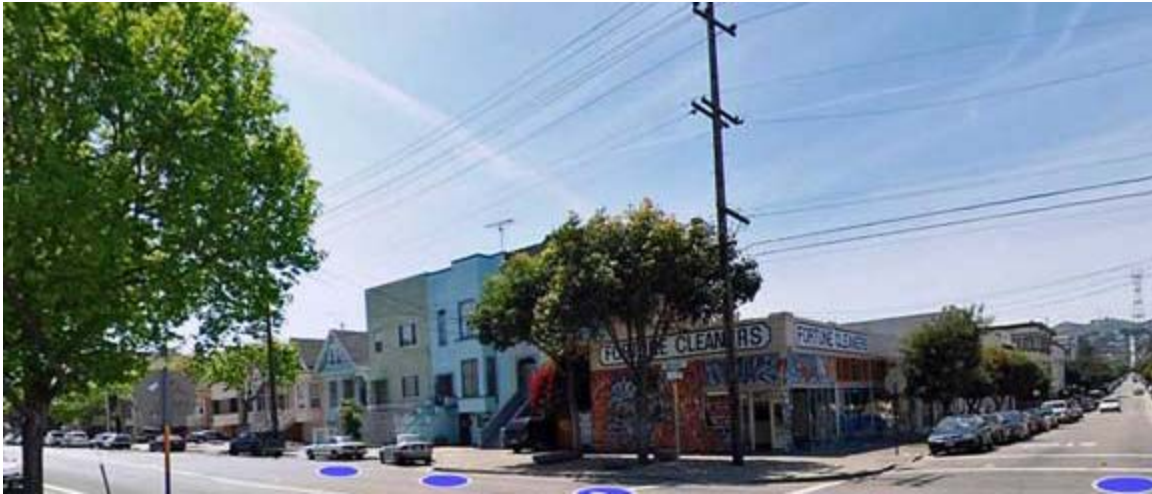
Properties to the Southeast Corner



Conditional Use Authorization
Case Number 2011.0208C
2730 21st Street

Context and Site Photos

Properties to the Southwest Corner



Properties to the West Corner



Conditional Use Authorization
Case Number 2011.0208C
2730 21st Street



Scott Gates
<scottgates.scruz@gmail.com>

06/28/2011 01:47 PM

To kimberly.durandet@sfgov.org

cc

bcc

Subject Asiento - Case # 2011.0208C

Kimberly-

My name is Scott Gates, and my wife and I live on 20th Street in the Mission a block from Asiento. I enjoyed the Monkey Club as a great neighborhood club where you could listen to good music late into the night. The new neighborhood bar in the same location is Asiento and owned by Debi Cohn, who I have known from the neighborhood as she and her husband are active participants locally.

I understand from Debi that there is an issue with the city over playing music which is a large part of the appeal of the bar. It would be a shame to not allow them to have a dj playing music there into the night. I would be worried that taking their ability to play music may put the bar in jeopardy of less customers and thus a potential of closing. The neighborhood appreciates good businesses that add to the enjoyment of our location.

I know that many of us in the neighborhood really enjoy meeting up at Asiento and enjoying their ambiance, food, and music. Please allow them to move forward with their license to play music in the bar.

Warm regards,

Scott Gates



Meredith Rocha
<sfmere@gmail.com>
06/28/2011 10:57 AM

To kimberly.durandet@sfgov.org
cc
bcc
Subject Asiento - reference case # 2011.0208C

Hello Kimberly,

I am happily writing to you in order to offer my recent experience at Asiento. I recently frequented Asiento for a Birthday Party. The crowd AND Asiento employees were delightful, professional and friendly. The warm welcome created an overall memorable experience.

I attended the recent Birthday party in order to visit the owner, Debi, too. I've met her through an extensive and large community of friends throughout San Francisco. She is delightful, friendly and a very hard working individual.

My support runs deep for Asiento since I see SF as an early night life, it is sometimes difficult to find great music, a great crowd after a nice dinner in the city. Asiento can provide a safe and respectful space for myself and others. In order for this to occur, it would be so fantastic to hear music beyond the hours of 10pm. I have listened to DJ's until 'closing time' within other venues. Might Asiento have this opportunity as well? I certainly enjoy the cozy space of Asiento therefore granting a DJ permit past 10pm would be greatly appreciated!

I sincerely hope you (and all other planners) may consider Asiento as a safe, respectful and delightful venue, too. Realizing the opportunity at Asiento, I hope you would support the business opportunity of granting DJ's to play beyond 10pm at Asiento.

Thank you for your time and consideration!

Meredith L. Rocha



Laura Johnson
<laurajohnson2000@hotmail.com>

06/28/2011 10:43 AM

To <kimberly.durandet@sfgov.org>

cc

bcc

Subject Asiento - reference case # 2011.0208C

Dear Kimberly,

I understand that you are submitting your report tomorrow to the commission with regards to Asiento getting its entertainment license. I'm hoping to attend the hearing, but either way, I wanted to get in touch in support of my friend Debi who runs the business.

I have known Debi Cohn for many years as a professional, conscientious business woman, extremely hard working and utterly honest. Since she lives locally I really believe that she is working to support her own neighborhood, and has the interest of the locals at heart.

The change of the style from club to bar has allowed the venue to take on a rather more sophisticated atmosphere, and while I enjoyed The Monkey Club (and never saw any problems late night), Asiento's reputation will remain more low key even if they extended their hours of DJ music just because of the clientele that Debi and her friendly staff attract.

I moved from Europe to San Francisco ten years ago, and I firmly believe that what makes our small city's nightlife so special is the small friendly club and great music. Asiento offers us a clean, inviting and relaxed environment where food is served and friends can meet and talk - I'm so excited to see Asiento go from strength to strength, I hope that Debi will get the chance to extend her business and keep her patrons happy!

Thanks so much for taking my thoughts into consideration,

Best,

Laura Johnson
6560 799 4709



Wendy Dolwig
<wendyd@gmail.com>

06/29/2011 03:16 PM

To kimberly.durandet@sfgov.org

cc

bcc

Subject Asiento entertainment license - case # 2011.0208C

Hi Kimberly,

I have known the owner of Asiento, Debi Cohn, for approximately 15 years and used to work with her as well. She lives just a few doors down from Asiento, and I have the utmost respect for her ability to run her establishment. Debi is the most responsible and hardworking person I know. She cares greatly about and is involved in the community in which she lives. I work as a lawyer, and would enjoy being able to relax in the evenings with live DJ music at Asiento with my friends and coworkers. The atmosphere and clientele is very relaxed. In addition, it is nice to be able to hear DJ music at a smaller, neighborhood bar.

I have the most respect for Debi and am proud of her for all her efforts with Asiento. If you have any questions, please feel free to contact me.

Thank you,
Wendy Dolwig



"Jim McDonald"
<jmcdonald@mcdonaldj.com>
06/29/2011 12:04 PM

To <kimberly.durandet@sfgov.org>
cc
bcc

Subject Case No. 2011.0208C: 2730 21st Street - north east corner at
Bryant Street, Lot 024 of Assessor's Block 4087

Dear Mr. Durandet,

It was great speaking with you today. My apologies that some of what is below may repeat some of what we discussed on the telephone as if we had not discussed it but I was literally about to hit the send button when you called and have to fly to Atlanta in a few hours.

I am writing in favor of granting an Entertainment License for Asiento. I'm sure you're seeing a number of emails regarding this, perhaps pointing to the added safety for the area, how Debi Cohn – Asiento's owner -- is a good neighbor both as a local resident and business owner, that Asiento brings business to the area, and that the previous establishment operated in a way similar to that requested by the Entertainment License w/out issue or material complaint for a number of years. All of these are true but I thought I'd point to a few other facts/impressions that I think are particularly relevant to granting the license in question.

1) Debi Cohn is, without question, the most competent and diligent business manager I know. That is saying quite a bit, as I am the Chief Patent Counsel of Blackhawk Network, Inc. (subsidiary of Safeway), former partner of the top national law firm Morgan Lewis & Bockius, and the former patent group leader for Axiom Law. I have been around a lot of successful owners and managers, Debi harnesses incredible creativity and resourcefulness to a can-do attitude that produces success and results. If Debi tells me that she is going to get something done in a particular way, I would not doubt that is exactly what will happen. And, if she cannot do it, she is an excellent evaluator of what is possible and not the type to overpromise. This is particularly relevant because there are often licenses granted with certain conditions, which would essentially make the license provisional in a sense. In granting an entertainment license to Debi, I would simply consider under what conditions such a license should be granted (e.g., hours of operation, security provided during events) and provide those conditions to Debi, who I have no doubt will find a way to make it so.

2) A second relevant observation I have made was during my first visit to Asiento. I could not believe the lack of outdoor sound from Asiento compared with the festive inside atmosphere. Externally, the sidewalk noise was practically non-existent to the extent I wondered if I was at the correct location. This must be due to some fantastic sound insulation or perhaps sound design – I would not be surprised if it were one, the other or both. The appearance of Asiento also naturally fits the area and certainly adds to the neighborhood appeal.

3) Finally, with Debi living blocks away, she has a vested interest in the well-being of the neighborhood and is the sort that gives back to her community. Helping enable her to have the means to give back will enable her to do so. Giving to her is tantamount to giving to the neighborhood.

We are all friends of San Francisco for a variety of reasons related to what San Francisco represents. One reason for me is that San Francisco is a city of neighborhoods that are rich in local ownership and pride. I purposefully seek out and support establishments of San Francisco business owners that live in San Francisco, love San Francisco, and want to make a living in their own community. This essence is epitomized in Asiento and Debi Cohn.

When we spoke on the telephone, you had noted that it would be helpful to receive comments regarding why granting this license would not create a nuisance to the neighborhood. You are most certainly far more knowledgeable of how Debi could ensure the license grant would not create such an environment and I encourage you to help her with suggestions and conditions. She is a responsible and thoughtful steward and not only would she want to not create a nuisance but I am sure she is seeking the converse impression on the neighborhood – no doubt in part because it is her own neighborhood and a reflection of herself. I will let Debi know what we spoke about so she may be able to best address any concerns at the hearing next week. If I am able to attend, I look forward to meeting you.

Please feel free to call me anytime at 408-489-2591 or to respond to this email if you wish to discuss further.

Sincerely yours,

Jim McDonald

P.S., I believe Jasper's book is still in preparation but will be titled *A Negotiated Landscape: The Transformation of San Francisco's Waterfront Since 1950* and will be published by the Center for American Places in association with the University of Chicago Press.



Martha Sandigo
<msandigo_1999@yahoo.com>

06/28/2011 06:18 PM

To kimberly.durandet@sfgov.org

cc

bcc

Subject Asiento Music License

Hello Kimberly,

I am contacting you on behalf of the restaurant Asiento. We are big fan's of this venue and are petitioning for them to allow live music. Asiento is a location that is friendly and not too loud nor crazy.

By adding music, they are only enhancing and complementing their existing business.

I appreciate your time.

Regards,

Martha Sandigo McGoldrick



Rumblemunk
<dj@rumblemunk.com>

06/28/2011 05:33 PM

To kimberly.durandet@sfgov.org

cc

bcc

Subject Supporting Asiento and SF nightlife reference case #
2011.0208C

Hi Kimberly -

I writing to show my support for Debi Cohn and her bar Asiento. I've had the pleasure of DJing on-site (with a one-night permit of course) as well as off-site (streaming it in). I like that it is a small, intimate setting where I can invite local fans to meet me and hang out. As a music producer, it's also a great spot for me to try new music that I'm writing. You can't really do that at big clubs. This brings up another point: no cover. It's great to know I can invite people down for an evening session and they don't have to pay a cover like at a big club.

I also live in the area and have noticed that the extra liveliness on Asiento's corner until 2am has reduced some minor vandalism that is usual in our area. I guess the people that knock over garbage cans, spray-paint walls and scratch cars don't like to do so when someone can see them from the bar.

In the end, it's just a nice place for artists and fans to meet and greet, not to mention locals that like having a quality place to hang out.

Thanks for your time,

Christoph



Alisha Medina
<Alisha.Medina@justanswer.com>

06/28/2011 04:49 PM

To "kimberly.durandet@sfgov.org"
<kimberly.durandet@sfgov.org>

cc

bcc

Subject Supporting Asiento- Obtaining Entertainment License

Hello Kimberly-

I am writing to you in regards to Asiento (located on 21st and Bryant) obtaining its entertainment license. I have lived in San Francisco for almost 6 years now and have ventured into so many evening/nightlife places this great city has to offer. Over the past year or so, my preferences for places to eat and enjoy myself has changed and I find myself more inclined to go to places that are mellow, with the hip flair and lounge environment. (Bumping into people and yelling over the music is something I liked to do in my early 20's, not so much now). A few months ago, I came across Asiento. It's posh, unique, environmentally friendly and if you've had a long day, this is the place to relax and listen to some cool jams. The owner, Debi Cohn is a gem. She lives locally in the neighborhood and has a passion for hospitality and great customer service. She is that owner that wears many hats; she is the busser, bartender, server, host, cleaner, etc. Debi is very respectful off all that surround her and she strives to give back. I like to explore all the many great venues for food in this city more so my night has ended at Asiento several times. It was brought to my attention and also a personal observation that there are no DJ's or entertainment after 10 pm. I believe for the sake of good business this should be altered to allow Asiento the opportunity to make a name for itself, expand to its full potential and entertainment is happiness for the soul. Also, I hear that before Asiento settled in, it used to be Monkey club and they had DJ's on until wee hours of the morning. Please consider this a plea for the same respect and that it gets bestowed upon Asiento and Debi.

I appreciate your time and consideration,

Alisha Medina

Alisha Medina

main 415-400-7939

cell 805-415-9388



www.justanswer.com



dietdr@gmail.com
06/28/2011 04:27 PM

To "kimberly.durandet@sfgov.org"
<kimberly.durandet@sfgov.org>
cc
bcc
Subject 2011.0208C Case number

Hi Kimberly,

I am writing to you because I wanted to share my thoughts about a neighborhood bar that I have grown to love, Asiento, and feel that their entertainment license should be granted. Please consider this as a request to grant their entertainment license.

I used to go to this spot when it was named the Monkey Bar and saw DJs there and there never was any problem. I enjoy the place now even better as there is great food, so makes for a great place to grab a drink, some food and enjoy conversations with friends all with great tunes playing in the background. They should be allowed to be given the opportunity to have DJs just as the place before was as it never was loud then and currently it draws a mature, respectful crowd. The location is great and as for the owner, she is a home owner and lives in the neighborhood, so has the upmost respect for keeping the area safe and being respectful of her neighbors with this local bar. She has so much experience in her line of work, which has added to the charm of this neighborhood gem. Please honor her application for her entertainment license.

Please feel free to contact me with any additional questions if you would like. I really want to support this effort and speak for many feeling exactly the same.

Sincerely,

Sabrina Rivera

Sent from my iPhone



jessica heidt
<jessicaheidt@gmail.com>
06/28/2011 03:55 PM

To kimberly.durandet@sfgov.org
cc
bcc
Subject case # 2011.0208C; Asiento letter of support

June 28, 2011

To: kimberly.durandet@sfgov.org
Re: Asiento entertainment license
case # 2011.0208C
VIA EMAIL

Dear Ms. Durand,

I write on behalf of Debi Cohn and Asiento in support of their request to obtain an entertainment license.

I was a resident of Asiento's neighborhood for many years (2643 20th St. at Hampshire), and knew the building as the Monkey Club. Since leaving the area I have many times wished that Asiento had been in existence while I lived there. It is an extremely pleasant, warm and comfortable neighborhood bar that both brings new business to the area, and provides a welcome alternative to local residents who do not want to travel to other neighborhoods to hear music later in the evening.

Debi is an excellent proprietor with mature and discerning tastes. I have no doubt that should she and Asiento be granted an entertainment license, it would be to support local djs and artists in a civilized and mellow way, as is evident in the vibe she has created at Asiento. I sincerely hope you will grant her this permit, as I look forward to inspiring late nights at Asiento. If you have any questions please don't hesitate to ask. I can be reached at 510-813-7335.

All the best,

Jessica Heidt
Artistic Director, Climate Theater



rachel lee
<rachel@gingertrout.org>

06/28/2011 03:35 PM

To kimberly.durandet@sfgov.org

cc info@asientosf.com

bcc

Subject re Asiento reference case # 2011.0208C

Dear Kimberly Durandet

I am emailing to voice my support for the bid by Asiento to get an entertainment licence.

I've know Debi, the owner, and I love the energy that Asiento has brought to the neighbourhood - it's a wonderful space, with a casual, friendly environment and certainly makes the area feel much safer for those of us walking around in the evening.

Now that I'm older, I appreciate going to hear DJs in a much less 'club like' environment - considering the last place was also a nightclub I can't see how a neighbourhood bar would cause more problems.

Debi has worked hard to bring this positive contribution and to maintain a local business. In these hard economic times, it's good for San Francisco to welcome these types of efforts.

best regards
rachel lee

415 490 7638



Dean Daniels
<gmaildsd@DeanSDaniels.co
m>
Sent by: d1s1d3ef@gmail.com

To kimberly.durandet@sfgov.org
cc
bcc
Subject Asiento: case # 2011.0208C

06/28/2011 03:28 PM

Ms Durandet,

I write in support of Debra Cohn / Asiento's application for an entertainment license at 2730 21st Street.

Debi has been my good friend from many years and during that entire time I have been impressed by her belief that well run hospitality establishments are important community resources.

The entertainment license will allow her to expand her services to her community (she owns her home very close to Asiento) by offering human selected (DJ) music in addition to food, drink, wireless internet, and safe community space in late evenings. Debi will always operate Asiento so as a community asset and additional foot traffic at night on those streets will improve safety.

Dean Daniels
720 Arkansas Street
415-517-7690



Lynley Hogan
<lynleykerr@hotmail.com>

06/28/2011 03:12 PM

To <kimberly.durandet@sfgov.org>
cc
bcc
Subject reference case # 2011.0208C

Dear Ms. Kimberly,

Please let the license for entertainment/DJ beyond 10p be awarded to Debi Cohn of Asiento.

I have known Debi since 4th Grade. I even went to UCSB with her, and we were roommates. Few people know her better than I.

Debi is a completely fair and honest and trustworthy person who deals fairly with all. She is smart, creative, and capable beyond belief. She only wants what is best for all.

Debi will do wonderful things for the neighborhood in which she lives and owns property. She and Asiento's ability to entertain with Music and DJ will be an asset for the community. And Debi attracts good people!

Thank you!

Lynley Kerr Hogan

Lynley

The Lavender Lady of Los Gatos

Fully Furnished Victorian

Short Term Rental

www.TheLavenderLadyofLosGatos.com

HomeAway#300344, VRBO#363421

408-316-4750

To whom it may concern,

24 June 2011

The address 2730 21st street had been home to many businesses since the 1980s: Vigil's Bar (that had a pool table), The Monkey Club (a night club and after hours club), Syn Lounge (a DJ club) and now Asiento, a neighborhood bar that serves tapas.

I, the undersigned, live in the neighborhood of 21st and Bryant. I frequent the bar Asiento owned by Debi Cohn. I know her to be a conscientious resident and operator who respects our neighborhood. She has been running Asiento for the last 7 months and there has been permitted nights of entertainment with DJ music during this time. I am confident that if any issues arise, she will work with us to resolve them.

By signing this petition below, I am stating support for Asiento, located at 2730 21st street, to get an entertainment license.

Name/Signature	Address	Phone or email
<u>Chris Klutke</u>	<u>2879 23rd St</u>	<u>253.961.1338</u>
<u>Elizabeth Courtis</u>	<u>2502 Folsom St.</u>	<u>elizabethcourtis@gmail.com</u>
<u>Neil Drumm</u>	<u>876 Hampshire</u>	<u>drumm@delocalizedham.com</u>
<u>April Reed</u>	<u>3074 26th St.</u>	<u>apriljreed@hotmail.com</u>
<u>Rafael Figueroa</u>	<u>768 River Ave</u>	<u>415 971-1049 ralf415@hotmail.com</u>
<u>Jennifer Disher</u>	<u>356 Utah St</u>	<u>astoriawake@yahoo.com</u>
<u>Stacy Nelson</u>	<u>954 Hampshire St.</u>	<u>(415) 948-6276</u>
<u>Joel Hernandez</u>	<u>954 Hampshire St.</u>	<u>(415) 948-6276</u>
<u>Jamie Piazza</u>	<u>2844 21st ST #102</u>	<u>(415) 265-3591</u>
<u>Matt Ganucheau</u>	<u>2844 21st #102</u>	<u>(510) 350 6300</u>
<u>Jason Gilanfar</u>	<u>83 Lafayette #2</u>	<u>(415) 887 8777</u>
<u>Devdutt Shashi</u>	<u>2501 Hamisen #4</u>	<u>415 425 5821</u>
<u>Gardner Bickford</u>	<u>757 Treat Ave</u>	<u>415 832 9401</u>
<u>Virginia Alexander</u>	<u>84 Sycamore St #1</u>	<u>(252) 670-8033</u>
<u>ALAN YU</u>	<u>975 HAMPSHIRE #1</u>	<u>bluefitra@hotmail.com</u>
<u>IONY PENEZ</u>	<u>475 HAMPSHIRE #11</u>	<u>tpstfens1.com</u>
<u>SHARON DONOVAN</u>	<u>SHARON DONOVAN</u>	<u>donovan.sheron@gmail.com</u>

To whom it may concern,

24 June 2011

The address 2730 21st street had been home to many businesses since the 1980s: Vigil's Bar (that had a pool table), The Monkey Club (a night club and after hours club), Syn Lounge (a DJ club) and now Asiento, a neighborhood bar that serves tapas.

I, the undersigned, live in the neighborhood of 21st and Bryant. I frequent the bar Asiento owned by Debi Cohn. I know her to be a conscientious resident and operator who respects our neighborhood. She has been running Asiento for the last 7 months and there has been permitted nights of entertainment with DJ music during this time. I am confident that if any issues arise, she will work with us to resolve them.

By signing this petition below, I am stating support for Asiento, located at 2730 21st street, to get an entertainment license.

Name/Signature	Address	Phone or email
<u>Damien Peters</u>	<u>2911 16th St, 94103</u>	<u>202-630-8838</u>
<u>Mercedes Biggs</u>	<u>" "</u>	<u>4435203365</u>
<u>Jessica Rich</u>	<u>2205 Bryant St, 94110</u>	<u>510/207-0421</u>
<u>John Flind</u>	<u>2778 Bryant 94110</u>	<u>Jflind10@yahoo.com</u>
<u>Chase Brubaker</u>	<u>2278 Bryant St, 94110</u>	<u>ChaseBrubaker@gmail.com</u>
<u>Paul Paul/Paul Paul</u>	<u>1501 lucky St 94110</u>	<u>paulypaul74@yahoo.com</u>
<u>TyZok Wharton</u>	<u>2898 23rd St. 94110</u>	<u>tyzok@bluxomewinery.com</u>
<u>Joyce Grimm</u>	<u>2211 Mission St. apte</u>	<u>joyce.grimm@yahoo.com</u>
<u>Mike Dze</u>	<u>2889 24th St #5 94110</u>	<u>mdzebest@hotmail.com</u>
<u>Jon Riggs</u>	<u>2889 24th St. #8 94110</u>	<u>jenabuggles@yahoo.com</u>
<u>ETHAN FASSETT</u>	<u>2211 BRYANT ST. 94110</u>	<u>ethan.fassette@gmail.com</u>
<u>Manuela Farrelly</u>	<u>2211 BRYANT ST 94110</u>	<u>noF1321@yahoo.com</u>
(son) <u>DAVID GOMEZ</u>	<u>113802 Durbin Ave, LA 90046</u>	<u>David333@earthlink.net</u>
(mom) <u>Virginia Jones</u>	<u>2758 21st St, SF 94110</u>	<u>415 285 2935</u>
<u>STEVE RUDE</u>	<u>3047 26th St, SF 94110</u>	<u>619-884-4175</u>
<u>Jon Skulski</u>	<u>876 Hampshire St, SF</u>	<u>716 289 6054</u>
<u>Jessica Stuenkel</u>	<u>2879 23rd St, SF</u>	<u>734.223.7155</u>

To whom it may concern,

24 June 2011

The address 2730 21st street had been home to many businesses since the 1980s: Vigil's Bar (that had a pool table), The Monkey Club (a night club and after hours club), Syn Lounge (a DJ club) and now Asiento, a neighborhood bar that serves tapas.

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By signing this petition below, I am stating support for Asiento, located at 2730 21st street, to get an entertainment license.

Name/Signature	Address	Phone or email
<u>Truman McCall</u>	<u>1016 Potrero, #5</u>	<u>spakenbrunwayphoto@aol.com</u>
<u>Sherwin Clayton</u>	<u>520 6th #1</u>	<u>skclayton@gmail.com</u>
<u>Corey Krehel</u>	<u>181 BARTLETT #5</u>	<u>Corey.krehel@gmail.com</u>
<u>Jason Cohen</u>	<u>960 Potrero, #2</u>	<u>cohenjason@gmail.com</u>
<u>Ally Vellan</u>	<u>1335 Hampshire St.</u>	<u>onedj2@aol.com</u>
<u>[Signature]</u>	<u>801 Wisconsin St.</u>	<u>@simonenko@gmail.com</u>
<u>[Signature]</u>	<u>2695 22nd Street</u>	<u>davabrexi@yahoo.com</u>
<u>[Signature]</u>	<u>"</u>	<u>crustasean@gmail.com</u>
<u>Jessica Feinerman</u>	<u>995 Hampshire St</u>	<u>Jess Feinerman @ yahoo.com</u>
<u>Stef Tracy</u>	<u>3008 18th St SFCA</u>	<u>stef.tracy@yahoo.com</u>
<u>[Signature]</u>	<u>163 Stonewall Rd Berkeley</u>	<u>danbern@gmail</u>
<u>John Brewer</u>	<u>877 HAMPSHIRE</u>	<u>jbrewer@futurew.com</u>
<u>Sam Salkeld</u>	<u>879 Hampshire</u>	<u>Salkeld81@yahoo.com</u>
<u>Simon Leo</u>	<u>877^A HAMPSHIRE</u>	<u>simonleo@music.com</u>
<u>MATTHEW DURABLE</u>	<u>2525a 19th Street</u>	<u>Jivefresh@gmail.com</u>
<u>Miranda Tsang</u>	<u>116 York St.</u>	<u>sandslikemiranda@gmail.com</u>
<u>PRAHAR SHAH</u>	<u>42 LAPIDGE ST</u>	<u>prde@gmail.com</u>
<u>SAIKAT BHADRA</u>	<u>2760 FOUSSER ST</u>	<u>sate sbhadra.mail@gmail.com</u>

To whom it may concern,

24 June 2011

The address 2730 21st street had been home to many businesses since the 1980s: Vigil's Bar (that had a pool table), The Monkey Club (a night club and after hours club), Syn Lounge (a DJ club) and now Asiento, a neighborhood bar that serves tapas.

I, the undersigned, live in the neighborhood of 21st and Bryant. I frequent the bar Asiento owned by Debi Cohn. I know her to be a conscientious resident and operator who respects our neighborhood. She has been running Asiento for the last 7 months and there has been permitted nights of entertainment with DJ music during this time. I am confident that if any issues arise, she will work with us to resolve them.

By signing this petition below, I am stating support for Asiento, located at 2730 21st street, to get an entertainment license.

Name/Signature	Address	Phone or email
PETER SAMUELS	2180 BRYANT SF	PETER@PETERSAMUELS.COM
Chad Bailey	2659 21 St SF	chadbailey44@hotmail.com
Leland Johnson	2659 21st Street SFO	JLELAND3@YAHOO.COM
JH	1260 Utah St	Jstbites@gmail.com
Ms	1268 Utah St	Lelyze.sherman@gmail.com
Silvia	1032 HAMPSHIRE ST SF	caminasdelaurag@yahoo.com
Rosemary	1032 HAMPSHIRE ST SF	caminasdelaurag@yahoo.com
Jesse Klatter	2361 Bryant	jesse.klatter@gmail.com
S. Clinton Woods	2230 Bryant	sclintonwoods@gmail.com
Theresa Bruckner	2230 Bryant	theresa.bruckner@gmail.com
John Heggs	970 Potrero Ave	ceehogs@gmail.com
Alicia Carrasco	1844 15th St	aacarrasco@gmail.com
Danny Cox	709 Danglell St	dannycox@hotmail.com
Song Kim	720 York St #109	song.kim@gmail.com
Ilya Shereshevsky	2923 23rd St	ishereshevsky@gmail.com
Sasha Shereshevsky	2923 23rd St	sasha.yamnik@gmail.com
Ytaelana Lopez	2272 Bryant St	ytalopez@ bell bellsouth.net
Vaee Shakoori	2864 24th St	VC-Sha@yahoo.com

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24 June 2011

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Name/Signature	Address	Phone or email
<u>Stewart</u>	<u>2976 21st St, SF 94110</u>	<u>415-377-3653</u>
<u>[Signature]</u>	<u>777 Florida #306, SF 94110</u>	<u>510-334-3594</u>
<u>[Signature]</u>	<u>2124 22nd St, ^{SF} 94107</u>	<u>310-567-5160</u>
<u>[Signature]</u>	<u>1330 VALENIA ST APTC ^{SF, 94110}</u>	<u>Scan.arietta@gmail.com</u>
<u>[Signature]</u>	<u>1090 Hampshire # ^{SF} 40710</u>	<u>autumn.healing@gmail.com</u>
<u>[Signature]</u>	<u>971 Florida St</u>	<u>630-930-8717</u>
<u>[Signature]</u>	<u>971 Florida</u>	<u>317-408-8841</u>
<u>[Signature]</u>	<u>971 Florida</u>	<u>510 303 9674</u>
<u>Mauricio / Moe</u>	<u>3809 20th ST</u>	<u>408-315-4320</u>
<u>ZACH MORAANT</u>	<u>902 FLORIDA ST</u>	<u>ZMORAANT@GMAIL</u>
<u>L.A. LASSEK</u>	<u>902 Florida St</u>	<u>laureanne.lasseke</u>
<u>Krista Scrymgeour</u>	<u>902 Florida St</u>	<u>knsta@highhorse ^{gmail.com}</u>
<u>Jason Sanchez</u>	<u>2716 21st</u>	<u>415-707-95-77 ^{justin@}</u>
<u>[Signature]</u>	<u>2987 22nd St.</u>	<u>408 334 6867</u>
<u>Rod HOCAN</u>	<u>521 CARP ST</u>	<u>415-810-1202</u>
<u>Chris King</u>	<u>2877 Bryant St #2</u>	<u>415 73862580</u>
<u>[Signature]</u>	<u>350 Alabama #15</u>	<u>650-253-7972</u>
<u>Antonio A. Arnie</u>	<u>2728 21st ST</u>	<u>415-647-1478</u>
<u>[Signature]</u>	<u>2752 AB 21st</u>	<u>415-894-7193</u>

(upstairs)
(across street)

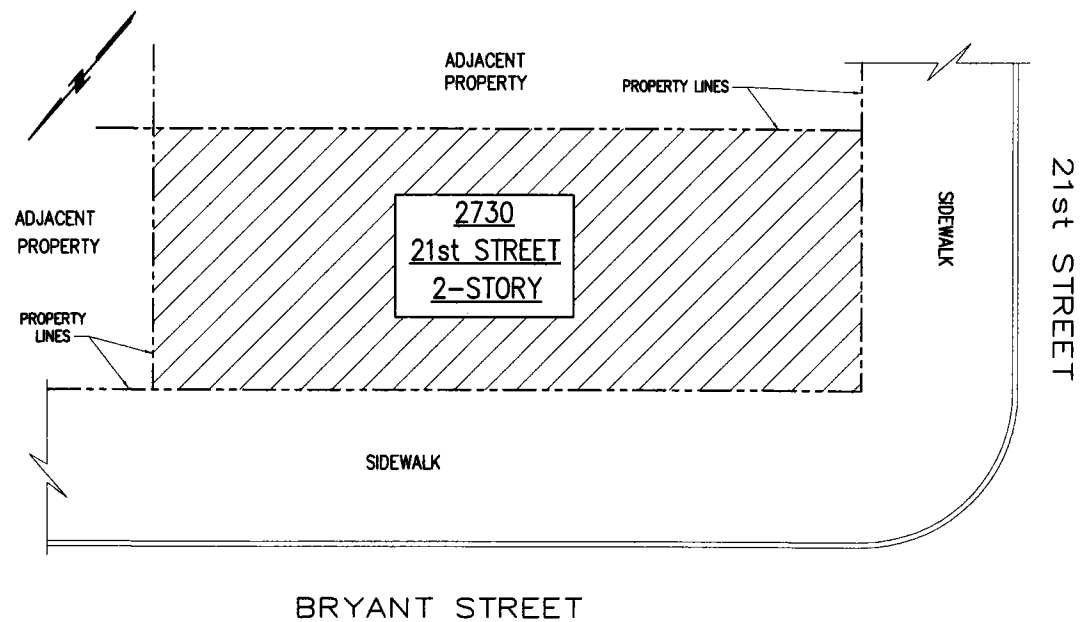
Name:

Address:

Phone:

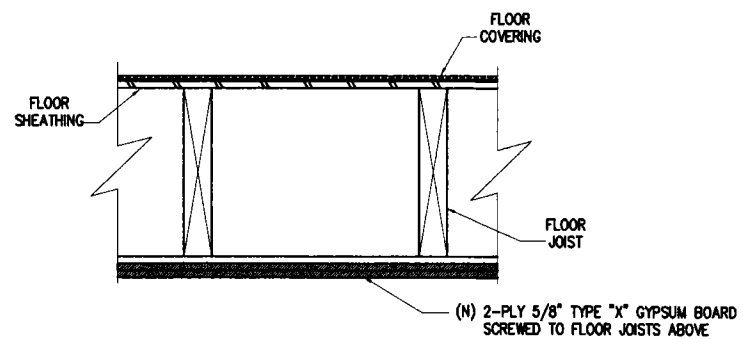
1	MAURICIO C	2735 21st	(415) 278-1918
2	Skani Speno	858 York St.	415-425-9672
3	Judith	2530 19th St	707-548-6961
4	Gail Ben	1876 15th St #4	650-995-6931
5	Dona Amos	938 1/2 Alabama St	415-336-2861
6	Walter Lopez	763 Treat Ave	845-258-8930
7	John Lopez	763 Treat Ave	617 620 7952
8	Isabel Amador	1220 RIVER ISLAND	415-351-8288
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* These signatures were on another paper before I finalized my petition language - They were eager to sign something. I can have them sign again if you'd like.

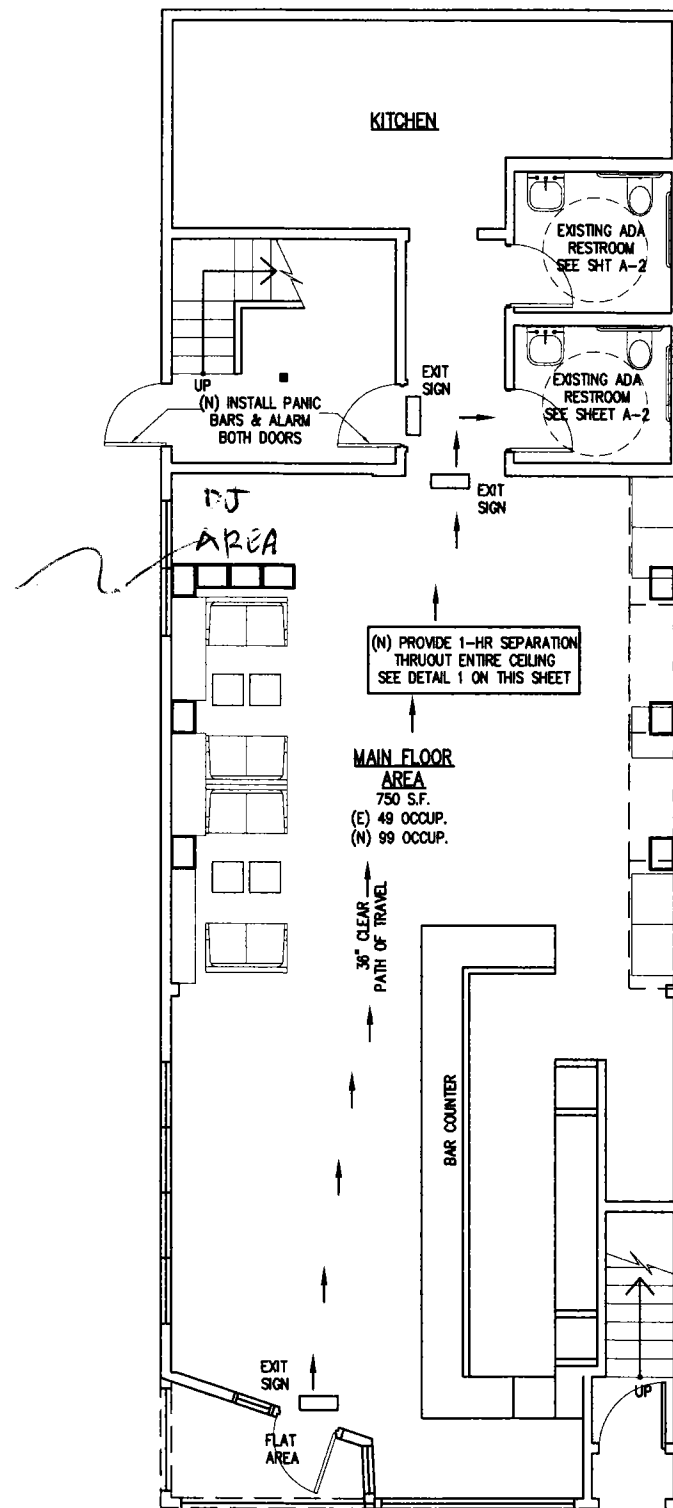


SITE PLAN
SCALE 1/8" = 1'-0"

NOTE
1- ALL LAYOUT AND DETAILS INFORMATION SHOWN ON THESE PLANS ARE (E) EXISTING UNLESS NOTED OTHERWISE (N) NEW



1 DETAIL
(E) U.N.O (N)



FIRST FLOOR PLAN
SCALE 1/4" = 1'-0"

GENERAL NOTES:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON THE DRAWINGS PRIOR TO COMMENCING WORK. ANY CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND BE RESOLVED BEFORE WORK PROCEEDS.
THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND COORDINATE ALL REQUIRED PENETRATIONS AT FOUNDATION, FLOOR, WALL OR ROOF CONSTRUCTION.
THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL BRACING, SHORING AND TEMPORARY SUPPORTS AS REQUIRED TO RESIST CONSTRUCTION LOADS UNTIL COMPLETION OF THE VERTICAL AND LATERAL LOAD SYSTEMS.

SCOPE OF WORK
INSTALL SECOND MEANS OF EGRESS TO INCREASE OCCUPANCY LOAD. INSTALL PANIC BARS @ DOORS

DRAWING INDEX
A-1 GENERAL NOTES, SITE PLAN & FLOOR PLANS
A-2 H.C. PLAN AND DETAILS

LEGEND

— EXISTING WALL TO REMAIN

11.0208 C

REVISION	BY

DESIGNER: JAVIER SOLORIZANO
3288 21st STREET #49
SAN FRANCISCO, CALIFORNIA 94110
(415) 724-5240

GENERAL NOTES, SITE PLAN
FLOOR PLANS

INCREASE OCCUPANCY LOAD
2730 21st STREET
SAN FRANCISCO, CALIFORNIA
ASSESSOR'S BLOCK 4087, LOT 24

Date 1/23/11
Scale AS NOTED
Drawn VFS
Job
Sheet
A-1
Of 1 Sheets