



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: APRIL 12, 2012

*Date:* April 5, 2012  
*Case No.:* 2011.1216 C  
*Project Address:* 9 West Portal Avenue  
*Zoning:* West Portal Neighborhood Commercial District  
26-X Height and Bulk District  
*Block/Lot:* 2979A/029  
*Project Sponsor:* James Robinson & Gail Ferriss  
9 West Portal Avenue  
San Francisco, CA 94127  
*Staff Contact:* Doug Vu – (415) 575-9120  
[doug.vu@sfgov.org](mailto:doug.vu@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The Project necessitates a Conditional Use Authorization, pursuant to Planning Code Section 303, in order to modify the Conditions of Approval contained in Motion No. 18163, Case No. 2010.0422C, to allow an increase in the permitted hours of operation and the number of seats within the existing bar and liquor store (d.b.a. Vin Debut). The granting of this Conditional Use Authorization would expand the bar component and allow Vin Debut to operate until 1:00 a.m. Sunday – Thursday, until 2:00 a.m. Friday – Saturday, until 2:00 a.m. on January 1, increase the amount of floor area dedicated to the sale and service of alcohol for on-site consumption, have up to 45 seats within the bar, and allow outdoor tables and chairs.

### SITE DESCRIPTION AND PRESENT USE

The Subject Property is located on the east side of West Portal Avenue between Ulloa and Vicente Streets. The lot currently contains a two-story commercial structure built circa 1922 that is divided into two ground-floor commercial tenant spaces, with office space on the second floor. Vin Debut abuts Eezy Freezy Health and Gourmet Foods to the south, and the Squat and Gobble Restaurant to the north. Vin Debut contains approximately 1,100 square feet of gross floor area and approximately 34'-9" of frontage along West Portal Avenue. The subject property is within the West Portal Neighborhood Commercial District (NCD) and 26-X Height and Bulk District.

Vin Debut is currently permitted to operate as a liquor store with a limited bar component. Their existing limitations include: (1) restriction to only Alcoholic Beverage Control Type 20 and 42 liquor licenses (Off-Sale Beer and Wine, and On-Sale Beer and Wine for Public Premises, respectively); (2) hours of operation until 11:00p.m. Sunday – Thursday, and 12:00 a.m. (midnight) Friday – Saturday, with the provision that private events closed to the public may exceed these hours if appropriate signage is posted; (3) outside tables and chairs not permitted; (4) no more than one-third of the occupied floor area dedicated to the

sale and service of alcohol for on-site consumption; (5) minimum two-thirds of the area must be dedicated to retail displays; and (6) no more than nineteen (19) seats provided for on-site wine consumption.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

Land uses located within the subject block of West Portal Avenue include predominantly one- and two-story buildings containing primarily neighborhood-serving commercial uses on the ground floor with office space located above. The West Portal NCD is surrounded by low-density residential neighborhoods consisting of predominantly single-family detached dwellings.

The controls in this District are designed to preserve the existing family-oriented village character of West Portal Avenue. The building standards limit building heights to 26 feet and two stories, and maintain the existing pattern of rear yards at the ground level and above. The height, bulk, and design of new development, especially on large lots, should respect the small-scale character of the District and its surrounding residential neighborhoods. Lot mergers creating large lots are discouraged. Individual nonresidential uses require conditional use permits above 2,500 square feet and are restricted to 4,000 square feet as an absolute limit to conform to the existing small use sizes in the District.

Special controls on commercial uses are designed to protect the existing mix of ground-story retail uses and prevent further intensification and congestion in the District. No new financial services are permitted. Since the District and surrounding neighborhoods are well served by the existing number of eating and drinking establishments, new bars, restaurants and take-out food generally are discouraged. Any proposed new establishment should be carefully reviewed to ensure that it is neighborhood-serving and family –oriented, and will not involve high-volume take-out food or generate traffic, parking, or litter problems. Large fast-food restaurants and small self-service restaurants are prohibited. Medical and business or professional services are permitted at the first two stories, but additional ground-story locations are to be closely monitored to ensure that the current balance between retail and office uses is maintained. Existing service stations are encouraged to continue operating, but changes in their size, operation, or location are subject to review. Other automotive uses are prohibited. The neighborhood-oriented, retail character of the District is further protected by prohibiting hotels and nonretail uses on the ground floor. The daytime orientation of the District is maintained by prohibitions of entertainment uses and late-night commercial operating hours.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

| <b>TYPE</b>        | <b>REQUIRED PERIOD</b> | <b>REQUIRED NOTICE DATE</b> | <b>ACTUAL NOTICE DATE</b> | <b>ACTUAL PERIOD</b> |
|--------------------|------------------------|-----------------------------|---------------------------|----------------------|
| Classified News Ad | 20 days                | March 23, 2012              | March 21, 2012            | 22 days              |
| Posted Notice      | 20 days                | March 23, 2012              | March 23, 2012            | 20 days              |

|               |         |                |                |         |
|---------------|---------|----------------|----------------|---------|
| Mailed Notice | 20 days | March 23, 2012 | March 22, 2012 | 21 days |
|---------------|---------|----------------|----------------|---------|

## **PUBLIC COMMENT**

- The Department has received a substantial amount of support for the request to modify the existing Conditions of Approval, including 14 letters from individuals, organizations and businesses such as the West Portal Avenue Association, Papenhausen Hardware, Squat & Gobble Restaurant, and the Greater West Portal Neighborhood Association. In addition, a petition to remove the restrictions on hours of operation and guest seating with signatures from 255 individuals has also been received.

## **ISSUES AND OTHER CONSIDERATIONS**

- WineStyles (currently dba Vin Debut) was granted its original Conditional Use authorization in 2009 under Motion No. 17897 that allowed a bar use within a formula retail liquor store. Motion No. 17897 included Conditions of Approval that limited the hours of operation (9:00 a.m. – 8:00 p.m. daily) and number of seats (eight) to mitigate a concern the approval would result in an intense Formula Retail bar.
- WineStyles subsequently dropped its formula retail association and changed its name to Vin Debut. The liquor store and bar proved to be a positive, family-friendly addition to the West Portal neighborhood. In 2010, Vin Debut applied for a Conditional Use authorization and was granted Motion No. 18163, which modified Motion No. 17897 and increased the hours of operation to 9:00 a.m. – 11:00 p.m., Sunday-Thursday; and 9:00 a.m. – 12:00 a.m., Friday-Saturday, and number of seats to nineteen.
- There is one other bar in the West Portal Avenue NCD (d.b.a. Que Syrah) that only serves wine and beer, and not distilled spirits.
- The permitted hours of operation in the West Portal NCD are from 6:00 a.m. until 2:00 a.m., daily. The requested extension of hours is consistent with the permitted-by-right hours of operation in the District.
- The project sponsor/business owner has conducted extensive outreach throughout the West Portal neighborhood and surrounding areas.

## **REQUIRED COMMISSION ACTION**

In order for the Project to proceed, the Commission must grant Conditional Use authorization to modify the previously imposed Conditions of Approval pursuant to Planning Code Section 303.

## **BASIS FOR RECOMMENDATION**

- Vin Debut is an independent, locally-owned business and has continued to be a positive, family-friendly addition to the West Portal Neighborhood. The liquor store and bar has operated for

approximately three years with no complaints and has become an integral part of the West Portal community.

- Remaining open until 1:00 a.m. Sunday – Thursday, and until 2:00 a.m. on Fridays – Saturdays with a total of 45 seats allows for a more equitable business plan compared to other bars in the neighborhood, and will be a beneficial addition to the neighborhood.
- Vin Debut will continue to be limited to Alcoholic Beverage Control license Types 20 and 42, and will not be permitted to serve distilled spirits.
- Vin Debut is a neighborhood-serving business that is well received by the surrounding low density residential districts. It will not involve a high volume of customers or generate traffic, parking or litter problems. The West Portal NCD is well served by the MUNI K, L, and M light-rail lines as well as the 17 and 48 bus lines.
- The business is not a Formula Retail use and would serve the immediate neighborhood.
- The project meets all applicable requirements of the Planning Code and is consistent with the General Plan.

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

Block Book Map  
Sanborn Map  
Aerial Photographs  
Zoning Map  
Site Photograph  
Public Correspondence

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input type="checkbox"/> Project sponsor submittal  |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>  |
| <input type="checkbox"/> Environmental Determination    | <input type="checkbox"/> Check for legibility   |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>   |
| <input type="checkbox"/> Height & Bulk Map              | <input 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 type="checkbox"/> Context Photos                 | <input type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos         |   |

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

\_\_\_\_\_  
Planner's Initials

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# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- Other

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## Planning Commission Draft Motion

HEARING DATE: APRIL 12, 2012

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*Case No.:* **2011.1216 C**  
*Project Address:* **9 WEST PORTAL AVENUE**  
*Zoning:* West Portal Neighborhood Commercial District  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTION 303 OF THE PLANNING CODE, TO MODIFY CONDITIONS OF APPROVAL CONTAINED IN MOTION NO. 18163, CASE NO. 2010.0422C, TO ALLOW AN INCREASE IN THE HOURS OF OPERATION AND AN INCREASE IN THE PERMITTED NUMBER OF SEATS WITHIN THE EXISTING BAR AND LIQUOR STORE (D.B.A. VIN DEBUT), LOCATED WITHIN THE WEST PORTAL NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) AND 26-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On October 27, 2011, James Robinson (hereinafter "Project Sponsor") filed an application (hereinafter "Application") with the Planning Department (hereinafter "Department") for Conditional Use authorization pursuant to Planning Code Section 303, on the property located at 9 West Portal Avenue, Assessor's Lot 029 in Block 2979A (hereinafter "Property"), to modify the Conditions of Approval contained in Motion No. 18163, Case No. 2010.0422C, to allow an increase in the hours of operation, the number of seats within the existing bar and liquor store (d.b.a. Vin Debut), allow outdoor tables and chairs, and remove the limitations and requirements on floor area devoted to on-site tasting and retail sales, respectively, per the application dated October 27, 2010 and labeled "EXHIBIT B" (hereinafter "Project), within the West Portal Neighborhood Commercial District (hereinafter "West Portal NCD") and 26-X Height and Bulk District.

On April 12, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2011.1216C.

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

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 Sponsor, Department staff, and other interested parties.

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2011.1216C, 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 Property is located on the east side of West Portal Avenue between Ulloa and Vicente Streets. The lot currently contains a two-story commercial structure built circa 1922 that is divided into two ground-floor commercial tenant spaces, with office space on the second floor. Vin Debut abuts Eezy Freezy Health and Gourmet Foods to the south, and the Squat and Gobble Restaurant to the north. Vin Debut contains approximately 1,100 square feet of gross floor area and approximately 34'-9" of frontage along West Portal Avenue. The subject property is within the West Portal Neighborhood Commercial District (NCD) and 26-X Height and Bulk District.

Vin Debut is currently permitted to operate as a liquor store with a limited bar component. Their existing limitations include: (1) restriction to only Alcoholic Beverage Control Type 20 and 42 liquor licenses (Off-Sale Beer and Wine, and On-Sale Beer and Wine for Public Premises, respectively); (2) hours of operation until 11:00p.m. Sunday – Thursday, and 12:00 a.m. (midnight) Friday – Saturday, with the provision that private events closed to the public may exceed these hours if appropriate signage is posted; (3) outside tables and chairs not permitted; (4) no more than one-third of the occupied floor area dedicated to the sale and service of alcohol for on-site consumption; (5) minimum two-thirds of the area must be dedicated to retail displays; and (6) no more than nineteen (19) seats provided for on-site wine consumption.

3. **Surrounding Properties and Neighborhood.** Land uses located within the subject block of West Portal Avenue include predominantly one- and two-story buildings containing primarily neighborhood-serving commercial uses on the ground floor with office space located above. The

West Portal NCD is surrounded by low-density residential neighborhoods consisting of predominantly single-family detached dwellings.

The controls in this District are designed to preserve the existing family-oriented village character of West Portal Avenue. The building standards limit building heights to 26 feet and two stories, and maintain the existing pattern of rear yards at the ground level and above. The height, bulk, and design of new development, especially on large lots, should respect the small-scale character of the District and its surrounding residential neighborhoods. Lot mergers creating large lots are discouraged. Individual nonresidential uses require conditional use permits above 2,500 square feet and are restricted to 4,000 square feet as an absolute limit to conform to the existing small use sizes in the District.

Special controls on commercial uses are designed to protect the existing mix of ground-story retail uses and prevent further intensification and congestion in the District. No new financial services are permitted. Since the District and surrounding neighborhoods are well served by the existing number of eating and drinking establishments, new bars, restaurants and take-out food generally are discouraged. Any proposed new establishment should be carefully reviewed to ensure that it is neighborhood-serving and family –oriented, and will not involve high-volume take-out food or generate traffic, parking, or litter problems. Large fast-food restaurants and small self-service restaurants are prohibited. Medical and business or professional services are permitted at the first two stories, but additional ground-story locations are to be closely monitored to ensure that the current balance between retail and office uses is maintained. Existing service stations are encouraged to continue operating, but changes in their size, operation, or location are subject to review. Other automotive uses are prohibited. The neighborhood-oriented, retail character of the District is further protected by prohibiting hotels and nonretail uses on the ground floor. The daytime orientation of the District is maintained by prohibitions of entertainment uses and late-night commercial operating hours.

4. **Project Description.** The Project necessitates a Conditional Use Authorization, pursuant to Planning Code Section 303, in order to modify the Conditions of Approval contained in Motion No. 18163, Case No. 2010.0422C, to allow an increase in the permitted hours of operation and the number of seats within the existing bar and liquor store (d.b.a. Vin Debut). The granting of this Conditional Use Authorization would expand the bar component and allow Vin Debut to operate until 1:00 a.m. Sunday – Thursday, until 2:00 a.m. Friday – Saturday, until 2:00 a.m. on January 1, increase the amount of floor area dedicated to the sale and service of alcohol for on-site consumption, have up to 45 seats within the bar, and allow outdoor tables and chairs.
5. **Public Comment.** The Department has received a substantial amount of support for the request to modify the existing Conditions of Approval, including 12 letters from individuals, organizations and businesses such as the West Portal Avenue Association, Papenhausen Hardware, Squat & Gobble Restaurant, and Barbagelata Real Estate. In addition, a petition to remove the restrictions on hours of operation and guest seating with signatures from 255 individuals has also been received.



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

- A. **Hours of Operation.** Planning Code Section 729.27 permits businesses in the West Portal NCD to be open from 6:00 a.m. until 2:00 a.m. daily.

*The hours of operation included in Motion No. 18163, Case No. 2010.0422C limited the business to operate from 9:00 a.m. to 11:00 p.m. Sunday – Thursday, and 9:00 a.m. to 12:00 a.m. Friday – Saturday. The proposed hours of operation are from 9:00 a.m. to 1:00 a.m. Sunday – Thursday, 9:00 a.m. to 2:00 a.m. Friday – Saturday, and 9:00 a.m. to 2:00 a.m. on January 1. The hours of operation requested by the Project Sponsor are consistent with the permitted hours of operation in the West Portal NCD.*

- B. **Bar Use.** Planning Code Section 729.41 permits bars in the West Portal NCD with Conditional Use authorization.

*A Conditional Use Authorization was approved on June 4, 2009, under Case No. 2009.0273C; Motion 17897, to allow a bar at the Subject Property. A Conditional Use Authorization was subsequently approved on August 5, 2010, under Case No. 2010.0422C: Motion 18163, which modified Conditions of Approval numbers 11 and 15 to increase the hours of operation and increase the number of chairs permitted in the bar, respectively.*

*This Conditional Use Authorization seeks to modify Condition numbers 11 and 15 (hours of operation and number of chairs, respectively), and eliminate numbers 12, 14, and 16 (prohibition of sidewalk tables and chairs, limitation of floor area dedicated to the sale/service of alcohol for on-site consumption, and minimum required floor area dedicated to retail displays, respectively).*

- C. **Liquor Store.** Planning Code Section 729.45 permits liquor stores in the West Portal NCD by right.

*The existing liquor store component of Vin Debut will remain at the Property.*

- D. **Signage.** Vin Debut currently has a permitted sign erected on the street façade of the building. Any future signage or alterations to the existing signage will be subject to the relevant provisions of the Planning Code and will be reviewed by the Planning Department prior to the issuance of any sign permit.

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 will provide a use that is necessary and desirable for the neighborhood in that it will expand the viability of a well-used existing neighborhood-serving business. The commercial use is compatible with the existing uses in the general vicinity of the Property. The envelope of the existing building will not be enlarged, and the façade of the building will not be altered.*

- 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;

*There are no proposed modifications to the exterior of the structure on the Property. The interior layout of the building will be minimally modified to accommodate additional seating and service for patrons of the bar.*

- 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;

*Traffic conditions will remain substantially unaltered by this Project because the proposed use is a neighborhood-serving business that is frequented by foot, cab or public transportation by many residents of the surrounding neighborhoods. The majority of the comments received in support of this Project mention this is a neighborhood serving establishment that is an integral part of the community. Parking is not required in the West Portal NCD for uses that occupy less than 5,000 square feet of floor area.*

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

*The Project includes the expansion of business hours and an increase in the permitted seating for patrons of the bar, and will therefore not create any noxious or offensive emissions such as glare, dust or odors.*

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

*The Project does not require any additional landscaping or screening, and any newly proposed signage shall be subject to review by the Department and required to meet all applicable provisions set forth in Article 6.*

- 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.*

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

## **COMMERCE AND INDUSTRY ELEMENT**

### **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.

*Modifying the existing Conditions of Approval would provide desirable services to the neighborhood and employment opportunities to the West Portal community. Vin Debut is locally owned and operated and currently provides a similar service to the community. The business has operated with strict conditions for the past three years with no complaints. Based on their history, an increase to their hours of operation and number of seats will enable development that provides substantial net benefits to the community with negligible undesirable consequences.*

*The intensity of uses proposed at the Property are compatible with other businesses along West Portal Avenue, and the restriction to limit Alcoholic Beverage Control licenses to Types 20 and 42 (beer & wine sales only) in Exhibit A is imposed to address potential concerns about a traditional "full bar" within this family-oriented neighborhood.*

#### **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.

*Allowing modifications to the existing Conditions of Approval will enable the retention and operational expansion of the existing locally-owned wine bar and liquor store. Vin Debut has become a successful local wine bar and wine store in the West Portal NCD. Increasing its permitted hours of operation and number of seats will enable continued success of the local small business.*

**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.

*Modifying the existing Conditions of Approval would not prevent the West Portal NCD from achieving optimal diversity in the types of goods and services available throughout the neighborhood. Rather, allowing less restrictive hours of operation and an increased capacity for customers would benefit the NCD, making it more viable by accommodating more foot traffic to the NCD during later evening hours, which brings additional "eyes to the street" from nearby residents. It will also provide an after dinner amenity to residents dining on West Portal Avenue.*

**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.

*The Applicant is an independent San Francisco entrepreneur. The business owners have recognized the demand by local residents to expand the availability of on-site wine consumption at the Property.*

**AIR QUALITY ELEMENT**

**Objectives and Policies**

**OBJECTIVE 3:**

DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

**Policy 3.2:**

Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

*The Project supports this Policy due to its location across the street from the West Portal/Ulloa Street MUNI Station. This station is served by three light-rail lines (K, L and M) and two bus lines (17 and 48). The Property is also surrounded by residential neighborhoods, making it within walking distance to a large number of its customers.*

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 granting of this Conditional Use Authorization will not adversely affect the existing neighborhood-serving retail uses in the area because there is only one other business within the West Portal NCD that offers a similar use (Que Syrah, located at 230 West Portal Avenue). Many neighborhood commercial districts have businesses that compete with other similar businesses, as it provides choices and variety for consumers. The modifications to the existing hours of operation, number of permitted seats within the bar, and the limitations and requirements on floor area devoted to on-site tasting and retail sales, respectively, are in response to customer demand, thus enhancing neighborhood-serving retail.*

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

*The immediate vicinity is characterized predominantly by commercial buildings of one to two stories in height with ground floor retail uses along West Portal Avenue. No changes are proposed to the existing building envelope and no existing housing will be removed. The modification of the existing hours of operation and number of seats within the bar area preserves the cultural and economic diversity of the neighborhood as it provides variety and additional consumer options for patrons of the West Portal NCD without displacing any existing businesses.*

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

*No housing will be removed for this Project.*

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

*The Property measures 1,100 square feet and will have a low demand on neighborhood parking. The area is well served by public transit, with a MUNI underground station near the intersection of West Portal Avenue and Ulloa Street, with access to the K, L, and M light rail lines, as well as the 17 and 48 bus lines. A substantial number of neighbors have commented this is a neighborhood-serving establishment that is patronized by those who live in the adjacent residential areas. The Project will not impede MUNI transit nor will it overburden the City's streets or neighborhood parking.*

- 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 industrial and service sector uses. Service sector employment opportunities may increase as a result of the increased hours of operation and permitted number of seats.*

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

*The Property will comply with all required seismic and life safety codes in order to achieve the possible preparedness to protect against injury and loss of life in the event of an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The existing structure is not a landmark or historic building, and the Project does not propose any exterior alterations.*

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

*The Project does not include any changes to the existing building envelope and will have no negative impact on existing parks and 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. 2011.1216C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on April 12, 2012.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: April 12, 2012

## EXHIBIT A

### AUTHORIZATION

This authorization is for a Conditional Use, pursuant to Planning Code Section 303, in order to modify the Conditions of Approval contained in Motion No. 18163 (Case No. 2010.0422C) to allow an increase in the permissible hours of operation (9:00 a.m. to 1:00 a.m. Sunday – Thursday, 9:00 a.m. to 2:00 a.m. Friday – Saturday, and 9:00 a.m. to 2:00 a.m. on January 1), up to 45 chairs within the existing bar and liquor store (d.b.a. Vin Debut), outdoor tables and chairs, and the removal of limitations and requirements on floor area devoted to on-site tasting and retail sales, respectively, for the use located at 9 West Portal Avenue (Block 2979A, Lot 029) within the West Portal NCD and 26-X Height and Bulk District, subject to Conditions of Approval reviewed and approved by the Commission on April 12, 2012 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 April 12, 2012 under Motion No. XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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



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

### PERFORMANCE

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

### DESIGN

3. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code applying to nonconforming uses.

### MONITORING

4. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

5. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning

Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

## OPERATION

6. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed 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>*

7. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

8. **Noise Control.** The premises shall be 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](http://www.sfdph.org)*

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

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

9. **Community Liaison.** Prior to the implementation of 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 community liaison officer will be James Robinson, who can be contacted at (415) 350-1136, or via email at [james@vindebut.com](mailto:james@vindebut.com). 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](http://www.sf-planning.org)*

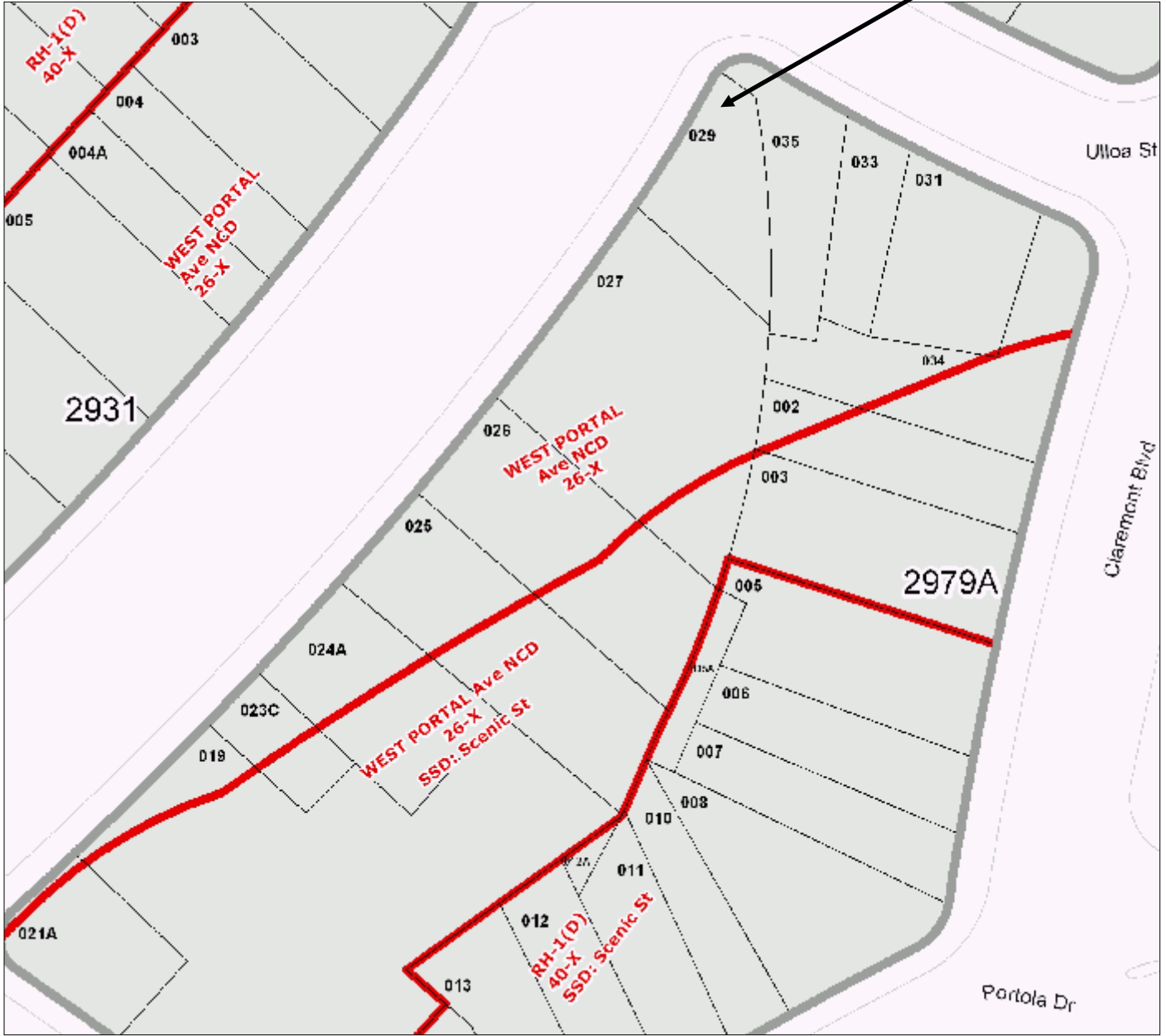
10. **Hours of Operation.** The subject bar and liquor store is limited to the following hours of operation: 9:00 a.m. to 1:00 a.m., Sunday – Thursday; 9:00 a.m. to 2:00 a.m., Friday – Saturday; and 9:00 a.m. to 2:00 a.m. on January 1.

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

11. **Alcoholic Beverage Control.** The subject bar and liquor store is limited to Alcoholic Beverage Control license Types 20 (Off Sale Beer & Wine) and 42 (On Sale Beer & Wine – Public Premises).
12. **Seating Capacity.** No more than forty-five (45) seats may be provided within the bar and liquor store, and no more than eight (8) chairs may be provided for sidewalk seating.
13. **Existing Conditional Use Authorization.** This Motion shall supersede all Conditions of Approval contained in Motion No. 18163 (Case No. 2010.0422C).

# Parcel Map

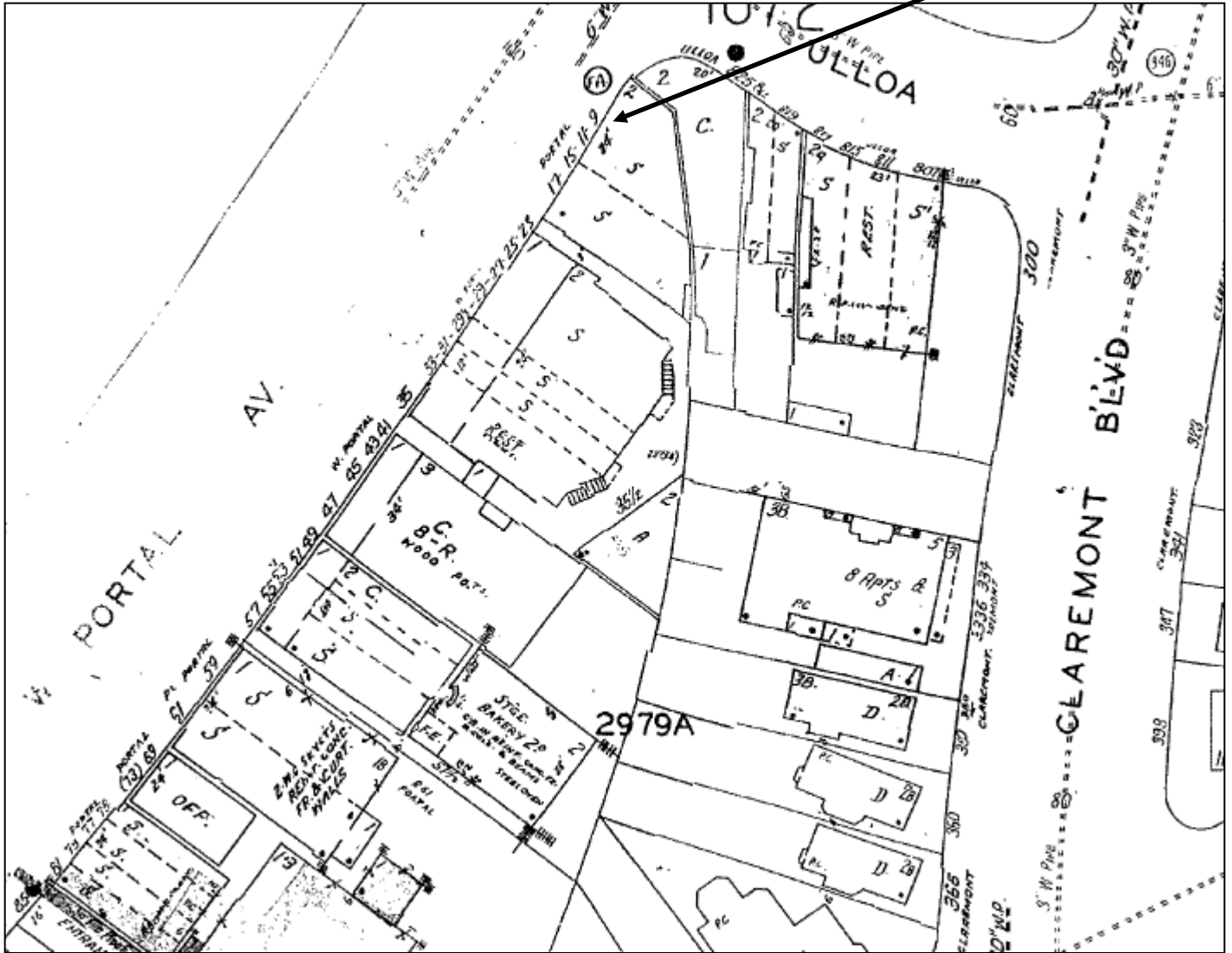
**SUBJECT PROPERTY**



Conditional Use Authorization  
Case Number 2011.1216C  
Bar and Liquor Store  
9 West Portal Avenue

# Sanborn Map\*

SUBJECT PROPERTY



\*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 2011.1216C  
Bar and Liquor Store  
9 West Portal Avenue

# Aerial Photo

view facing south



**SUBJECT PROPERTY**

Conditional Use Authorization  
Case Number 2011.1216C  
Bar and Liquor Store  
9 West Portal Avenue

# Aerial Photo

view facing east

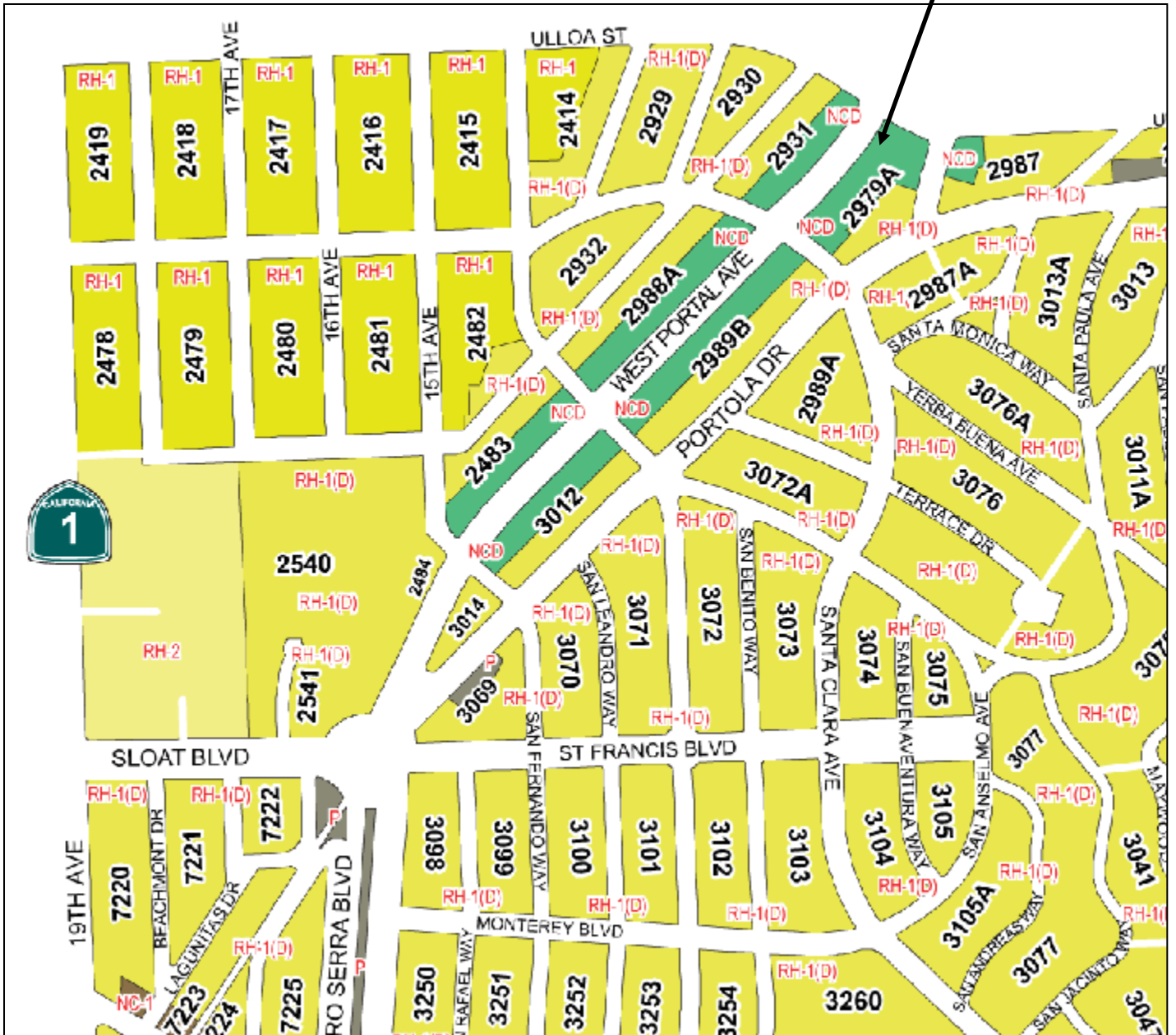


**SUBJECT PROPERTY**

Conditional Use Authorization  
Case Number 2011.1216C  
Bar and Liquor Store  
9 West Portal Avenue

# Zoning Map

SUBJECT PROPERTY



Conditional Use Authorization  
Case Number 2011.1216C  
Bar and Liquor Store  
9 West Portal Avenue



# Site Photo



Conditional Use Authorization  
Case Number 2011.1216C  
Bar and Liquor Store  
9 West Portal Avenue

# Site Photo



Conditional Use Authorization  
Case Number 2011.1216C  
Bar and Liquor Store  
9 West Portal Avenue

## James Robinson

---

**From:** Maryo Mogannam [maryo@postalchase.com]  
**Sent:** Tuesday, October 25, 2011 1:08 PM  
**To:** james@vindebut.com  
**Subject:** re: vin debut

Dear Mr Robinson,

I am very familiar with your business, Vin Debut, and have frequented it several times. Quite frankly I am amazed that you have any conditional use restriction of any kind. It is my opinion that your establishment is an asset to the neighborhood.

Your clean, open, showcase windows are welcoming, your staff is professional and knowledgeable. The clientele that you attract is exactly what the West Portal Area needs more of. Your establishment by far is the nicest in appearance of the others in the immediate area.

If I can be of any assistance in this matter as West Portal Avenue Association President, please don't hesitate to contact me or have pertinent parties contact me.

Sincerely

Maryo Mogannam  
WPAA President

Maryo Mogannam CEO  
The Postal Chase Inc.

530 Divisadero St. S.F. CA 94117  
912 Cole Street S.F. CA 94117  
3053 Fillmore St. S.F. Ca 94123  
58 West Portal Ave. S.F. CA 94127

**PAPENHAUSEN  
HARDWARE**

32 WEST PORTAL AVENUE  
SAN FRANCISCO, CA 94127  
( 4 1 5 ) 6 8 1 - 6 7 1 7

James Robinson  
Vin Debut  
9 West Portal Ave  
San Francisco, CA 94127

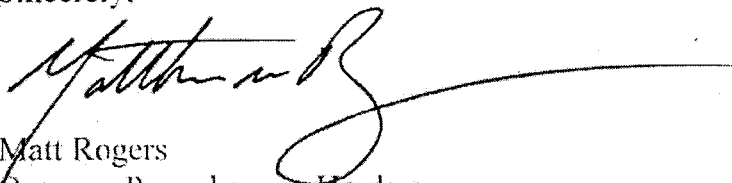
February 1, 2012

Dear James:

I am writing to let you know that you have my strong support in regards to the proposed changes you are making with the business. A successful business helps everyone in the neighborhood from the neighbors to the surrounding businesses. Successful business owners, don't just sit around and wait for things to happen they are proactive. West Portal needs more businesses like Vin Debut and more business owners like you.

Let me know if there is anything I can do to assist you with this project as you move forward.

Sincerely,



Matt Rogers  
Owner - Papenhausen Hardware




James Robinson  
Vin Debut  
9 West Portal Avenue  
San Francisco, California 94127

Dear Mr. Robinson,

As your next door neighbor and fellow West Portal business owner, I am writing to offer my full support of your proposed changes to your business model. I see no potential problems whatsoever with your plans. Specifically, I think the later hours will add vibrancy and enhanced public safety to our shared corner.

Don't hesitate to call if there is anything I can do to help.

Sincerely,



Issa Sweidan  
Managing Partner  
Squat & Gobble  
Issa@SquatAndGobble.com

February 20, 2012

Mr. Doug Vu  
San Francisco City Planner

RE: Vin Debut on West Portal Avenue

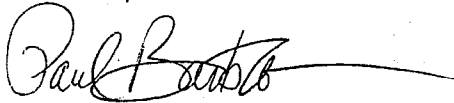
Dear Mr. Vu:

I am writing to support Vin Debut's expansion to a full wine bar and to show my approval for an extension of their operating hours and seating capacity.

As a business owner just a few doors down, I feel that Vin Debut adds a much needed upscale element to the West Portal merchant mix and by allowing them to move forward with their proposed business plan, this will bring in more revenue to the neighborhood.

Therefore, Vin Debut wholeheartedly receives the support of Barbagelata Real Estate!

Sincerely,



Paul Barbagelata  
Owner  
415-759-2500 office  
415-279-3834 cell  
Paul [B@RealEstateSF.com](mailto:B@RealEstateSF.com)

DRE # 01259825



Vin Debut - Seating/Hours of operation

Dana Fredsti

to:

doug.vu

02/18/2012 02:17 PM

Cc:

stefanocassolato

Show Details

Security:

To ensure privacy, images from remote sites were prevented from downloading. Show Images

History: This message has been replied to.

Dear Mr. Vu:

I'm a resident of San Francisco and have been a loyal and happy customer at Vin Debut since they opened. I would strongly urge you to grant the petition to expand their hours and number of seats allowed. They are an asset to the neighborhood, supportive of other businesses in West Portal, and having a place to go that's convenient after, say, seeing a 9pm movie would be great.

Thank you for your time and attention.

Best,  
Dana Fredsti



Dana Fredsti

PLAGUE TOWN: An Ashley Parker Novel (Titan Books, release date April 3, 2012)

MURDER FOR HIRE: The Peruvian Pigeon (James A. Rock Inc, Yellowback Mysteries Imprint)

RIPPING THE BODICE, CHAMPAGNE, FIXATION (Ravenous Romance, as Inara LaVey)

[www.danafredsti.com](http://www.danafredsti.com)

WHAT WOMEN REALLY WANT IN BED (Quiver Press, with Cynthia Gentry)

Member, Sisters in Crime (National & NorCal Chapters)

President- 2010/2011, SinC NorCal

<http://about.me/DanaFredsti>



Memo of Support: Conditional Use Permit - Vin Debut, 9 West Portal Avenue

April

to:

doug.vu@sfgov.org

02/18/2012 06:44 PM

Cc:

"stefanocassolato@att.net", Robert Campbell

Please respond to April

Show Details

History: This message has been replied to.

To: Planner Doug Vu

From: April Karys and Robert Campbell, 1026 Folsom St., San Francisco, CA 94103

Regarding: Support for Vin Debut owners' conditional use permit application to increase seating capacity, remove floor space restriction on wine bar, increase hours.

Dear Mr Vu,

Vin Debut at 9 West Portal Avenue will likely put up its required public notice of conditional use poster this coming week. We are writing in support of owners James Robinson's and Gail Ferris' petition through a conditional use permit to increase the seating capacity of their business, which is a wine bar and retail establishment, from 19 to 45 seats. Considering their current certificate of occupancy states legal occupancy at 46 seats, we feel the request to increase seating is reasonable. Additionally we support their request to remove the restriction that limits the wine bar to one-third of the usable floor space of their business. This would allow them to expand their wine bar -- which has become popular while remaining low-key and cultured -- while still retaining the wonderful retail wine component of Vin Debut. Finally, we support their request to allow Vin Debut to remain open until 2 a.m. daily. To our knowledge, this is the allowed closing time for every other bar in San Francisco. Considering that the owners/operators of Vin Debut have had no incidents or reports in the entire time the business has been in operation, we feel this is an extremely reasonable request. James and Gail are upstanding, hardworking citizens of San Francisco, whose business has added to the high quality of the West Portal neighborhood and the friendly sophistication of the area's ambiance. Granting their conditional use permit for the above-stated project would allow the business to continue to flourish, which would be nothing but beneficial to the West Portal neighborhood and to the city of San Francisco. Finally, we know from discussion with the owners that they would fully support any competitor wine bar's conditional use permit to increase their hours of operation, should a competitor feel that Vin Debut's increased hours would put the competitor at a disadvantage.

Thank you for your consideration of the above.

With best regards,

April Karys

Robert Campbell

1026 Folsom St., San Francisco, CA 94103

(415) 552-4171



February 20, 2012

Mr. Doug Vu  
San Francisco City Planner

RE: Vin Debut on West Portal Avenue

Dear Mr. Vu:

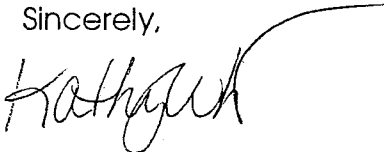
I am writing to support Vin Debut's expansion to a full wine bar and an extension of their operating hours and seating capacity.

I live and work on West Portal Avenue and really feel this would be a much needed addition to the neighborhood. I was very happy to see that Vin Debut had changed their business plan awhile back and became more of a wine bar instead of just a retail outlet. While I enjoy a drink at the Philosopher's Club and Joxer Daly's on occasion, these two establishments are missing that upscale ingredient. It's nice to stop in with friends and family and have a glass of wine or two in a pleasant environment. It also comes in handy if you want to have a meeting place before enjoying dinner at one of West Portal's many restaurants.

I know that I speak for others who live and work on West Portal Avenue as well--we would like an alternative place to go and enjoy a beverage besides a "bar" environment!

Thank you.

Sincerely,

A handwritten signature in cursive script that reads "Kathy White". The signature is written in black ink and has a long, sweeping flourish that extends to the right.

Kathy White  
West Portal Resident  
415-595-9470  
[Mail.KathyWhite@gmail.com](mailto:Mail.KathyWhite@gmail.com)



bunnelse

to:

doug.vu

02/22/2012 05:40 PM

Cc:

stefanocassolato, carmen.chu

Show Details

History: This message has been replied to.

Dear Mr. Vu:

I am writing to support the application of James Robinson and Gail Ferriss (owners of Vin Debut at 9 West Portal Avenue) in their request to increase their seating capacity of their establishment from 19 to 45, and to stay open later in the evening similar to the other bars on the street, like Joxer Daly's, the Philosopher's Club, etc.

This is a business that I and my friends and colleagues regularly patronize and enjoy, and as a neighbor (Vicente and 21st) and frequent West Portal shopper, I would heartily support this request. I'd support the same freeing of restrictions for their competitor Que Syrah, down West Portal Avenue, as well – this seems to be the exact kind of high-end patronage needed and desired for the area.

Please feel free to contact me with any questions.

Regards,  
Sue Bunnell



Fwd: Extension of Hours of Vin Debut  
Stefano Cassolato  
to:  
Doug Vu  
03/06/2012 01:25 PM  
Show Details

For the file. Marsha

Stefano Cassolato  
Garland Public & Community Relations  
535 Green Street  
San Francisco, CA 94133  
415-875-0818  
[stefanocassolato@att.net](mailto:stefanocassolato@att.net)

Begin forwarded message:

**From:** gallery market <[gmuussf@yahoo.com](mailto:gmuussf@yahoo.com)>  
**Subject:** Extension of Hours of Vin Debut  
**Date:** March 5, 2012 9:47:56 PM PST  
**To:** Stefano Cassolato <[stefanocassolato@att.net](mailto:stefanocassolato@att.net)>  
**Reply-To:** gallery market <[gmuussf@yahoo.com](mailto:gmuussf@yahoo.com)>

To whom it may concern,

I am a 30 year old native San Franciscan who grew up in the Sunset district living on 24th Ave as a child, currently living on 23rd and Ulloa (I never moved from the Sunset). I frequently shop and eat on West Portal Ave due to the variety of shops and food available so close to my home. West Portal is one of my favorite streets in the city and holds dear to my heart since I was 6 years old buying candy at Shaws (on West Portal). Currently, I frequent the classy wine shop and tasting bar - Vin Debut ( corner of West Portal and Ulloa). Being that I manage a wine shop on Union Square about 10 times the size of Vin Debut, I appreciate the excellent job their staff has done with such a small space in such an "old school" neighborhood. Vin Debut is definitely a positive addition to my neighborhood. Drinking wine is a social experience that broadens peoples' horizons. To have a such a place within walking distance of my home is a treat. However, I do wish the Vin Debut would extend their hours until 2am (like other bars on West Portal). Most days, I don't finish work until 11:30pm and would love to stop in Vin Debut for a glass of wine to unwind or take my wife after work. It's a shame that they close so early. The owner told me it is a restriction to their liquor license. So, I am writing this letter in support of the extension to the hours of Vin Debut until 2am. The community definitely needs it and would appreciate it.

Yours Truly,

Jack Mogannam  
2541 23rd Ave  
San Francisco, CA 94116  
415-307-8995 cell

# F.X. CROWLEY

200 MORNINGSIDE DRIVE SAN FRANCISCO CALIFORNIA 4132

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March 6, 2012

Mr. Doug Vu  
San Francisco Planning Department  
1650 Mission St Ste 400  
San Francisco, CA 94103-2479

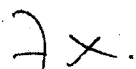
**RE: Conditional Use Permit for Vin Debut, 9 West Portal**

Dear Mr. Vu:

As a resident of West Portal and West of Twin Peaks area, I would recommend to support the conditional use permit for Vin Debut on 9 West Portal Ave. It is my opinion that this business needs to be able to expand in a sustainable way and be open during the hours convenient to its customers.

In closing, I would go on record as encouraging any business endeavor that will make West Portal a vibrant and more enjoyable neighborhood.

Sincerely,



F.X. Crowley

cc: [marshagarland@att.net](mailto:marshagarland@att.net)  
[stefanocassolato@att.net](mailto:stefanocassolato@att.net)  
[curtis.lum@sfgov.org](mailto:curtis.lum@sfgov.org)



**Vin Debut Support in West Portal**  
Brian Jofus Donohue · to: doug.vu  
Cc: stefanocassolato, carmen.chu

03/27/2012 09:17 AM

---

History: This message has been replied to.

Hi Mr. Vu,

I'm writing to support the application of James Robinson and Gail Ferriss (owners of Vin Debut at 9 West Portal Avenue) in their request to increase their seating capacity of their establishment from 19 to 45, and to stay open later in the evening.

This is a business that I and my friends/colleagues regularly patronize and enjoy, and as a neighbor (25th and Taraval), I would strongly support this request.

Give me a buzz, should any questions come up!

Enthusiastically,

Brian Jofus Donohue - Voter, Taxpayer, 5th Gen. Californian  
M (408) 431-2844



## Greater West Portal Neighborhood Association

*Families working to improve their neighborhood*

---

April 4, 2012

Doug Vu  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

**RE: 2011.1216C - 9 WEST PORTAL AVENUE**

Dear Mr. Vu,

On behalf of the Greater West Portal Neighborhood Association (GWPNA), I'd like to express our support for the conditional use request for Vin Debut's expansion of service hours and seating on West Portal Avenue.

GWPNA is a non-profit, neighborhood organization that formed in 1976 to support and improve the quality of life for the people who live and work in the West Portal area. We represent roughly 2,200 households within our boundaries.

Last night at our regular monthly meeting we voted to support Vin Debut's request for conditional use authorization to allow an extension of their operating hours to 2:00 a.m., and to increase in their interior seating from 18 to 35. James and Gail have been in business at 9 West Portal Avenue for roughly 5 years and have been a great addition to our neighborhood. As business owners they exemplify the honesty and integrity we value, and their business has helped increase foot traffic along the avenue which in turn is helping to keep our neighborhood business corridor vibrant and alive.

We urge you to approve this application and support the small businesses we depend on in West Portal.

Sincerely yours,

Matt Chamberlain, President  
Greater West Portal Neighborhood Association

cc: James Robinson



FW: Regarding Vin Debut on West Portal  
James Robinson  
to:  
Doug.Vu  
04/04/2012 04:33 PM  
Cc:  
"Marsha Garland", "Stefano Cassolato"  
Show Details

1 Attachment



image001.jpg

Doug,

Please add this letter of support from Andrew Bley to the file. Mr. Bley is a candidate for supervisor of District 7 which includes West Portal Avenue.

Regards,

James Robinson  
Vin Debut  
9 West Portal Avenue  
San Francisco, CA 94127  
james@vindebut.com



---

**From:** Andrew Bley [<mailto:abley@andrewbley.com>]  
**Sent:** Wednesday, April 04, 2012 12:13 PM  
**To:** James Robinson  
**Subject:** Regarding Vin Debut on West Portal

Hi James,

Thank you for letting me know about your application to the City to expand the number of seats and extend the hours of operation of your store, Vin Debut, on West Portal. As a local homeowner living just a couple blocks away, I fully support this request and hope that your application is granted quickly and easily. I believe that the neighborhood will benefit and I wish you and your business great success.

You're welcome to present this email to any department or commission and please let me know if you'd like me to speak on your behalf at any hearing or public meeting.

Cheers, Andrew

Andrew Bley

**Candidate for District 7 Supervisor**

51 Madrone Avenue

San Francisco, CA 94127





Fwd: Vin Debut  
Marsha Garland  
to:  
Doug Vu  
01/19/2012 05:35 PM  
Show Details

History: This message has been replied to.

We just received this e-mail of support for Vin Debut at 9 West Portal Avenue. Please put with your file. Thanks. Marsha Garland

Marsha Garland  
Garland Public & Community Relations  
535 Green Street  
San Francisco, CA 94133  
415-531-2911  
[marshagarland@att.net](mailto:marshagarland@att.net)

Begin forwarded message:

**From:** Charlie Geis <[charliegeis@mac.com](mailto:charliegeis@mac.com)>  
**Subject:** **Vin Debut**  
**Date:** January 19, 2012 1:28:40 PM PST  
**To:** [stefanocassolato@att.net](mailto:stefanocassolato@att.net)  
**Cc:** [james@vindebut.com](mailto:james@vindebut.com)

Attn: Planning Commission

To whom it may concern,

This letter is written in support of James Robinson, Proprietor of Vin Debut, in the West Portal neighborhood.

As a local restaurateur, operating a similar business, I fully lend all my support to see the successful enterprise of Vin Debut.

James has proven himself to be a reliable, creative, hard working, and responsible citizen and business owner of San Francisco. As such, your commission should grant permission for James to provide his customers a choice to increasingly support his business. To accomplish this goal, Vin Debut needs additional seating and longer operating hours that match similar businesses in San Francisco.

For those who do not consume high alcohol content libations, having a neighborhood option like Vin Debut to sip wine, socialize, and network is absolutely necessary to support

the community and keep storefronts from becoming vacant.

Therefore, I whole heartedly support Vin Debut's petition for additional seating and expanded serving hours.






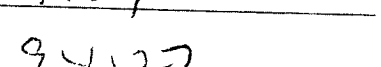
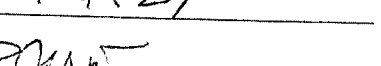

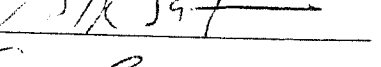
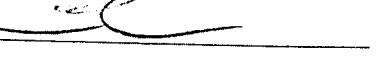
Best regards,

Charlie Geis  
Managing Partner

The Vin Club  
515 Broadway St  
North Beach  
SF, CA 94133

## Petition to Remove Vin Debut's Restrictions (Hours of Operation & Guest Seating)

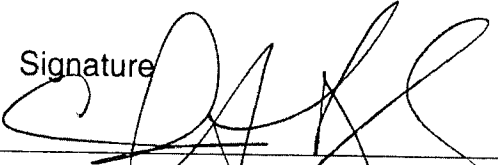
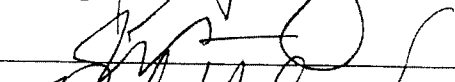
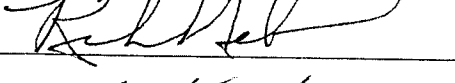
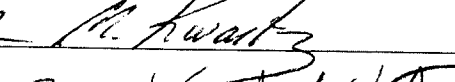
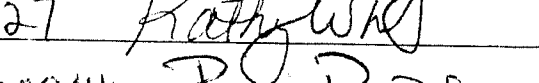
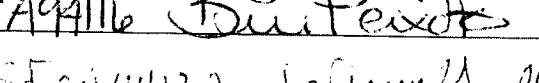
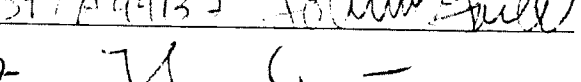

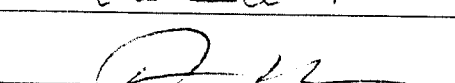

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| Name (Print)            | Address                          | Signature   |
|-------------------------|----------------------------------|---|
| 1. Ramaswami Kishore    | 325 W. Portal Av., SF, CA. 94127 |    |
| 2. Courtney Durbin      | 2350 27th Ave SF, CA 94116       |    |
| 3. Justin Hanzel-Durbin | 2350 27th Ave SF, CA 94116       |    |
| 4. WEIL HALE            | 101 GREENWICH ST SAN BRUNO 94066 |    |
| 5. Michael Gensler      | 49 Paloma Ave, SF 94127          |    |
| 6. ALAN MORRELL         | 49 Paloma Ave, SF 94127          |    |
| 7. Pat Jew              | 3620 19th St. #27, SF 94110      |    |
| 8. Steven Lafance       | 150 Yerba Buena Ave SF 94137     |    |
| 9. CHRIS CLARKE         | 415 WINSTON DR. #101 SF 94132    |   |
| 10. Pablo Soriano       | 275 Victoria St SF 94132         |  |

Completed Date: \_\_\_\_\_

## Petition to Remove Vin Debut's Restrictions (Hours of Operation & Guest Seating)

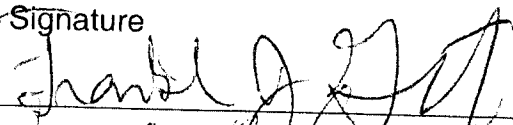
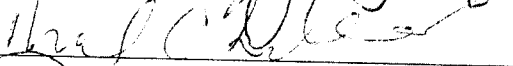
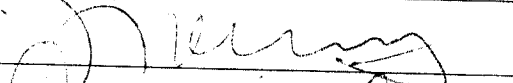
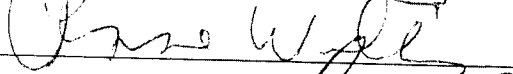
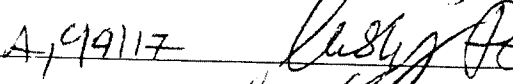
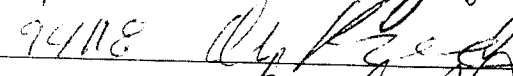


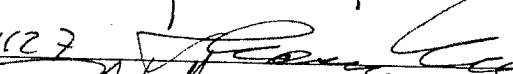
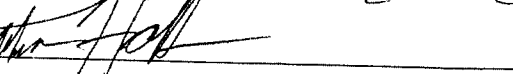
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| Name (Print)       | Address                                | Signature   |
|--------------------|--|---|
| 1. Cindy Hayward   | 2322-48 <sup>th</sup> Ave SF, CA 94116 |    |
| 2. Jeremy Nichols  | 8617 Tompkins SF, Ca 94110             |    |
| 3. Richard Mehler  | 180 CARNELIAN SF, CA 94131             |    |
| 4. Michelle Kwartz | 1651-39 <sup>th</sup> Ave SF CA 94122  |    |
| 5. Kathy White     | 47 West Portal #1 SF, CA 94127         |    |
| 6. Brie Peixoto    | 2511 26th Ave San Francisco, CA 94116  |    |
| 7. SoAnna Gould    | 8100 Oceanview Terr # 207 SF CA 94132  |    |
| 8. JOOST KRIKMAAR  | 279 Uicant St SF CA 94127              |   |
| 9. ARTHUR DIKX     | 274 MARSH ST., SF, CA, 94132           |  |
| 10. Jim Maye       | 120 Lowry Way SF, CA 94117             |  |

Completed Date: \_\_\_\_\_

## Petition to Remove Vin Debut's Restrictions (Hours of Operation & Guest Seating)

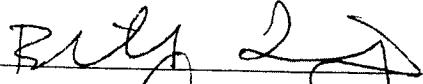

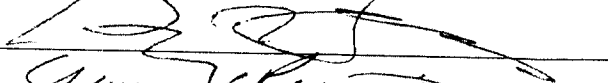

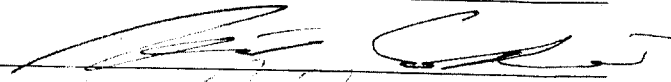

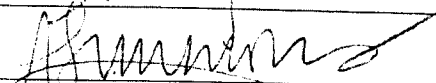


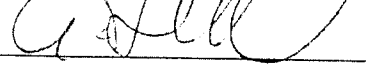
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| Name (Print) | Address  | Signature   |
|--------------|--|---|
| 1.           | Franklin Griffen 2459 39 <sup>TH</sup> AVE               |    |
| 2.           | RICHARD DONAWALL 824. 4 LLOYD ST.                        |    |
| 3.           | LORITIANA MARGI 744 TERESITA BLVD, SF 94127              |    |
| 4.           | Anne Willis 320 Junipero Serra                           |    |
| 5.           | Ainsley Rupp 1575 waller st #3, SF CA, 94117             |    |
| 6.           | AMANDA ROSS 335 ILLID AVE 74 SF, CA 94118                |    |
| 7.           | EMILY HEDAMS 811 CONZALEZ DP SF 94132                    |    |
| 8.           | KEVIN D. McCLURE 1504 8 <sup>TH</sup> AVENUE SF CA 94122 |   |
| 9.           | THOMAS KUORUKI 118 KENSINGTON SF CA 94127                |  |
| 10.          | PATRICK HOLT 327 12 <sup>TH</sup> AVE                    |  |

Completed Date: \_\_\_\_\_

## Petition to Remove Vin Debut's Restrictions (Hours of Operation & Guest Seating)

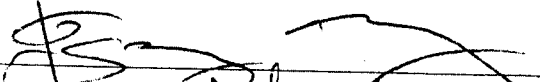


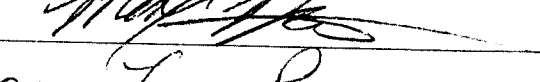
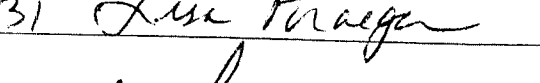
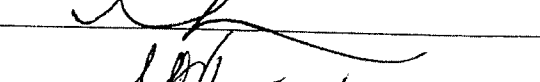

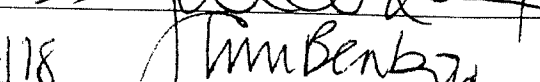
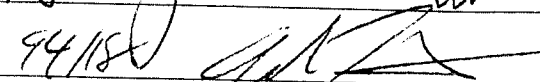

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| Name (Print)         | Address             | Signature   |
|----------------------|---------------------|---|
| 1. BILL LING         | 145 UUCA            |    |
| 2. Steve Cronse      | 2275 19th St        |    |
| 3. Greg Harris       | 1543 Shred Dr       |    |
| 4. Shane Perotti     | 2322 12th Ave       |    |
| 5. Nicholas Coluzzi  | 341 West Portal Ave |    |
| 6. Mike Gfa          | 2971 24th Ave       |    |
| 7. Arigi Simmonds    | 2100 HAWISM ST SF   |    |
| 8. Cynthia Delgado   | 1235 17th Ave Apt 2 |   |
| 9. Sacelle Considine | 74 market Dr        |  |
| 10. ANNETT SELL      | 58 W. PORTAL        |  |

Completed Date: \_\_\_\_\_

## Petition to Remove Vin Debut's Restrictions (Hours of Operation & Guest Seating)



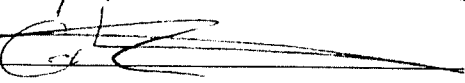

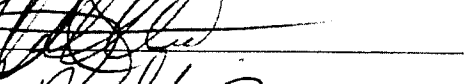
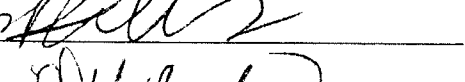


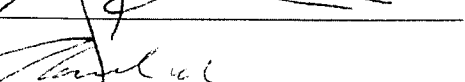
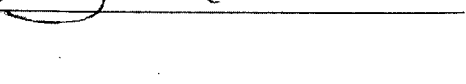
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| Name (Print)      | Address                               | Signature   |
|-------------------|---------------------------------------|---|
| 1. TOMY ZHANG     | 93 TOPEKA AVE, SF, CA                 |    |
| 2. Jim Anderson   | 846 Allston Way S.F.C.                |    |
| 3. ceatuv Cowan   | 53 Forest Side SF                     |    |
| 4. Max Bencomo    | 1971 44th Ave                         |    |
| 5. Lisa Praeger   | 4316 26 <sup>th</sup> ST. SF CA 94131 |    |
| 6. Rose W. French | 571 46 <sup>th</sup> Ave, SF 94121    |    |
| 7. Mena Long      | 571 46 <sup>th</sup> Ave, SF 94121    |   |
| 8. MARSHA CARLAW  | 800 A Lombard 94133                   |  |
| 9. Julie Benbow   | 3845 California #1 SF 94118           |  |
| 10. Adan Hertzell | 319 2nd Ave Apt. #4 SF CA 94118       |  |

Completed Date: \_\_\_\_\_

## Petition to Remove Vin Debut's Restrictions (Hours of Operation & Guest Seating)

Many of our valued customers have requested that we stay open later on the weekends and that we provide more seating. Please sign this petition if you would like for us to have the ability to stay open as late as 2 a.m. and be able to provide up to 40 seats. Your signature will help facilitate the conditional use process at the San Francisco Planning Department and will enhance your wine enjoyment at Vin Debut. **Thank You!**

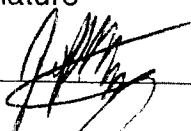
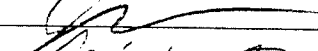





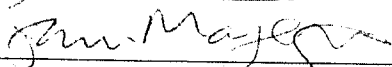
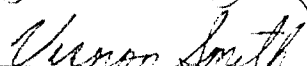

| Name (Print)           | Address                                | Signature   |
|------------------------|--|---|
| 1. Shawn Kittredge     | 325 West Portal SF 94127               |    |
| 2. Melanie Mamed       | 1357 4th Ave SF CA 94110               |    |
| 3. Ghad Alborida       | 60 West Portal Ave                     |    |
| 4. Jimp's P. Avraji    | 2468 Folsom Ave.                       |    |
| 5. Matthew P. Ettinger | 800 Woodside Ave 94127                 |    |
| 6. Britton Rollin      | 200 Woodside Ave 94127                 |    |
| 7. Jill Baker          | 2518 17th Ave                          |    |
| 8. GARY STILLINGS      | 2518 17th Ave SF 94116                 |   |
| 9. Salma Khan          | <del>1000</del> 2013rd St. #2 SF 94103 |  |
| 10. Kameel's Du        | 351 Cornwall St #5 SF 94118            |  |

Completed Date: 12-01-11



## Petition to Remove Vin Debut's Restrictions (Hours of Operation & Guest Seating)

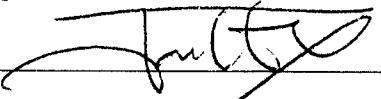
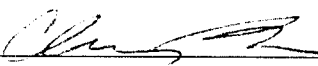
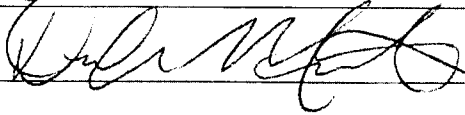



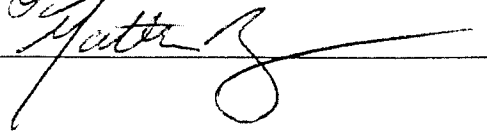
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| Name (Print)                          | Address                      | Signature   |
|---------------------------------------|------------------------------|---|
| 1. JEFF MURRAY                        | 2275 19th Ave. Apt 15        |    |
| 2. Justin Beem                        | 25 Fillmore St, SF, CA 94117 |    |
| 3. Mikiko Beem                        | 25 Fillmore St, SF, CA 94117 |    |
| 4. ERIC STROM                         | 4621 Lincoln Way             |    |
| 5. Elliot Haxe                        | 60 Escondido ave             |    |
| 6. Ben Helms                          | 2406 Funston Ave             |    |
| 7. JONATHAN MAGUIRE                   | 2646 45th Ave.               |    |
| 8. <del>Jonathan</del> Jaenic Maguire | 2646 45th Ave                |   |
| 9. Vernon Smith                       | 2458 26th Ave. 94116         |  |
| 10. Liz Klein                         | 58 West Portal # 201         |  |

Completed Date: 12.02.11

## Petition to Remove Vin Debut's Restrictions (Hours of Operation & Guest Seating)


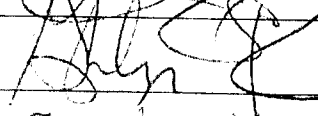
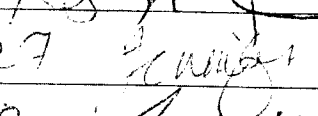
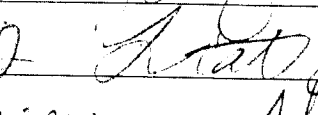
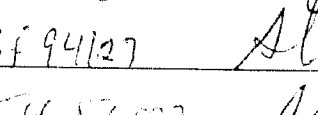
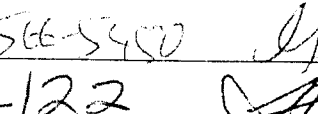
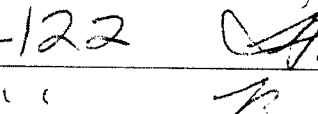
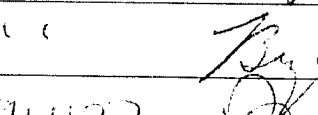
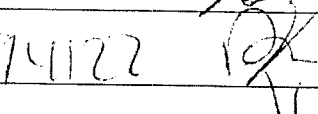
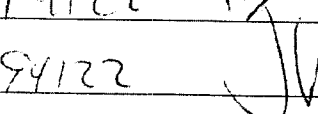
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| Name (Print)         | Address                            | Signature   |
|----------------------|------------------------------------|---|
| 1. Jason Fox         | 170 EL VERANO WY, SF, CA 94127     |    |
| 2. Brendon Morris    | 501 VICENTE ST. 94116              | B. Morris   |
| 3. Christina Brown   | 2408 FUNSTON AVE, SF 94116         |    |
| 4. LINDA WERTHEIM    | 179 Forest Side Ave SF 94127       | Linda Wertheim  |
| 5. DASHA MATSUURA    | 2406 FUNSTON AVE SF 94116          |    |
| 6. CARLOS ORTIZ      | 81 WEST PORTAL AV. SF 94127        | Carlos Ortiz  |
| 7. John D. Walteshen | 2027 17 <sup>th</sup> Ave 94116    |    |
| 8. Elizabeth Buchrad | 3738 22 <sup>nd</sup> St. SF 94114 |   |
| 9. Hannah Saini      | 350 Arbutus Dr. SF 94132           |  |
| 10. MATTHEW ROGERS   | 32 WEST PORTAL SF 94127            |  |

Completed Date: 12-03-11

**Petition to Remove Vin Debut's Restrictions  
(Hours of Operation & Guest Seating)**

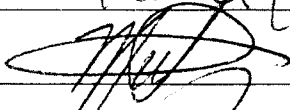
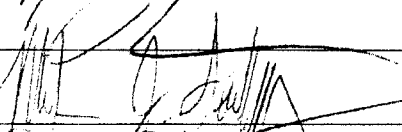
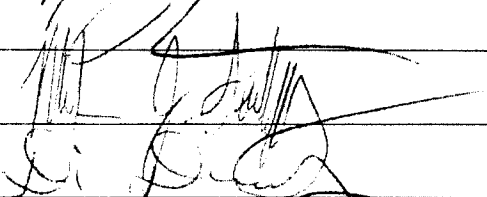

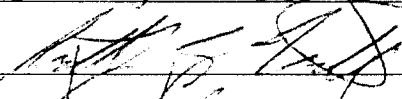
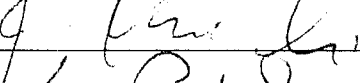
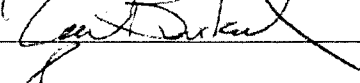
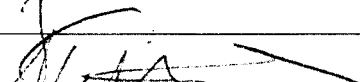

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| Name (Print)        | Address                     | Signature   |
|---------------------|-----------------------------|---|
| 1. DIANE MARTINEZ   | 2875 19th Avenue Apt 15     |    |
| 2. Ashlyn Perri     | 771 Chestnut                |    |
| 3. Jennifer Norrell | 2 W AVON A ST. SF 94127     |    |
| 4. Lisa Levy        | 1390 8th Ave SF 94112       |    |
| 5. Alex Newburgh    | 329 San Benito Way SF 94127 |    |
| 6. Glenn Lewis      | 135 Avenue G SF 506-5450    |    |
| 7. Teresa Ledesma   | 1695 19th Ave SF 94122      |   |
| 8. Brayton Fisher   | " " " " "                   |   |
| 9. Danielle Weeth   | 1762 1/2 9th Ave SF 94122   |  |
| 10. JEFF VAACA      | 1762 1/2 9th Ave SF 94122   |  |

Completed Date: 12-04-11

## Petition to Remove Vin Debut's Restrictions (Hours of Operation & Guest Seating)

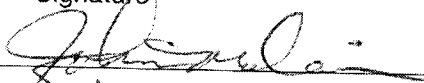
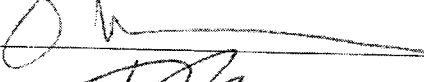
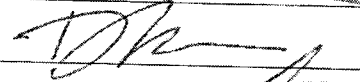


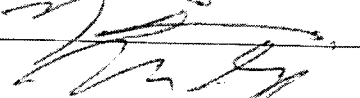





Many of our valued customers have requested that we stay open later on the weekends and that we provide more seating. Please sign this petition if you would like for us to have the ability to stay open as late as 2 a.m. and be able to provide up to 40 seats. Your signature will help facilitate the conditional use process at the San Francisco Planning Department and will enhance your wine enjoyment at Vin Debut. **Thank You!**

| Name (Print)         | Address                      | Signature   |
|----------------------|------------------------------|---|
| 1. Kathleen McKern   | 20 Lenox Way                 | Kathleen McKern   |
| 2. Michelle Reingold | 1521 Portola Dr              |    |
| 3. Jan Shepherd      | 551 Dewey                    |    |
| 4. Mark J. Sandhoff  | 327 12 <sup>th</sup> Ave     |    |
| 5. Diane Dewey       | 2263 19 <sup>th</sup> Ave    |    |
| 6. Scott W. B. B.    | 312 TERESITA                 |    |
| 7. Katherine Kuchyda | 118 Kensington way           |    |
| 8. Lea Burkard       | 1971 44 <sup>th</sup> Avenue |   |
| 9. Alvin Gonzalez    | 2600 West Portal Ave #2      |  |
| 10. Nathan Fox       | 372 W Portal Ave #4          |  |

Completed Date: 11/26/2011

**Petition to Remove Vin Debut's Restrictions  
(Hours of Operation & Guest Seating)**

Many of our valued customers have requested that we stay open later on the weekends and that we provide more seating. Please sign this petition if you would like for us to have the ability to stay open as late as 2 a.m. and be able to provide up to 40 seats. Your signature will help facilitate the conditional use process at the San Francisco Planning Department and will enhance your wine enjoyment at Vin Debut. **Thank You!**

|     | Name (Print)    | Address  | Signature   |
|-----|-----------------|--|---|
| 1.  | John Molina     | 2227 35 <sup>th</sup> Ave SF 94116             |    |
| 2.  | Ken A. Kunkel   | 3470 21st St SF 94110                          |    |
| 3.  | DAVID Liu       | 2909 24 AVE SF 94132                           |    |
| 4.  | NATHALIE GRON   | <del>162 MAR</del> 1675 HOWARD ST. SF CA 94103 |    |
| 5.  | Jean Fawcett    | 209 SEPPEANO DR. SF CA 94132                   |    |
| 6.  | Nathalie Gangel | 815 Burnett Ave #2 SF 94131                    |    |
| 7.  | Michael Gangel  | 815 Burnett Ave #2 SF 94131                    |   |
| 8.  | Thomas Donahue  | 824 Union 94127                                |   |
| 9.  | Louis Day       | 545 Darni Way 94127                            |  |
| 10. | Jeff Goe        | 166 Market Ave 94127                           |  |
| 11. | Dana Lee        | 639-19 <sup>th</sup> Ave 94121                 |  |

Completed Date: \_\_\_\_\_

**Petition to Remove Vin Debut's Restrictions  
(Hours of Operation & Guest Seating)**

Many of our valued customers have requested that we stay open later on the weekends and that we provide more seating. Please sign this petition if you would like for us to have the ability to stay open as late as 2 a.m. and be able to provide up to 40 seats. Your signature will help facilitate the conditional use process at the San Francisco Planning Department and will enhance your wine enjoyment at Vin Debut. **Thank You!**

| Name (Print)              | Address                     | Signature           |
|---------------------------|-----------------------------|---------------------|
| 1. Jennifer + Mark Norrey | 2 Wawona St SF, CA 94127    | Jennifer Norrey     |
| 2. Grace Pang             |                             | Grace Pang          |
| 3. Jill Newman            | 140 Merced Ave SF           | Jill Newman         |
| 4. Tim & Wendy Sheehan    | 126 Lenox Way SF 94127      | Tim Sheehan         |
| 5. Michelle Lever         | 336 Hazelwood Ave SF 94127  | Michelle Lever      |
| 6. ALFRED F. McDONNELL    | 1749 9TH AVE 94122          | Alfred F. McDonnell |
| 7. Jeneal GRANIER         | " "                         | Jeneal Granier      |
| 8. Monica Chua            | 455 Monticello 94127        | Monica Chua         |
| 9. Britta Narum           | 279 Vicente St SF, CA 94127 | Britta Narum        |
| 10. Yvonne McClure        | 1504 8th Avenue SF CA 94122 | Yvonne McClure      |

Completed Date: \_\_\_\_\_


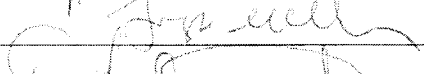


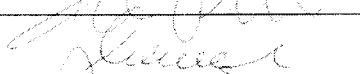
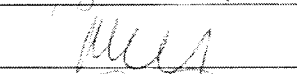




## Petition to Remove Vin Debut's Restrictions (Hours of Operation & Guest Seating)

Many of our valued customers have requested that we stay open later on the weekends and that we provide more seating. Please sign this petition if you would like for us to have the ability to stay open as late as 2 a.m. and be able to provide up to 4 seats. Your signature will help facilitate the conditional use process at the San Francisco Planning Department and will enhance your wine enjoyment at Vin Debut. **Thank You!**

|     | Name (Print)    | Address                 | Signature              |
|-----|-----------------|-------------------------|------------------------|
| 1.  | Matt Ward       | 4335 Cesar Chavez SF CA | <i>Matt Ward</i>       |
| 2.  | CAROLINE WARD   | 4335 CESAR CHAVEZ SF CA | <i>Caroline Ward</i>   |
| 3.  | Eva Ward        | 4335 Cesar Chavez St CA | <i>Eva Ward</i>        |
| 4.  | PAT DUNBAR      | 527 LOS PALMOS SF CA    | <i>Pat Dunbar</i>      |
| 5.  | Emilie Menard   | 1584 19th AVE, SF, CA   | <i>Emilie Menard</i>   |
| 6.  | Alex Spitzman   | 1584 19th Ave, SF, CA   | <i>Alex Spitzman</i>   |
| 7.  | Jon Keating     | 35 Clement St Apt A     | <i>Jon Keating</i>     |
| 8.  | Shannon Basset  | 130 GRANVILLE WAY SF CA | <i>Shannon Basset</i>  |
| 9.  | Fernando Ruarte | 130 GRANVILLE WAY SF CA | <i>Fernando Ruarte</i> |
| 10. | Dana Froese     | 2527 4th Ave            | <i>Dana Froese</i>     |

**Petition to Remove Vin Debut's Restrictions  
(Hours of Operation & Guest Seating)**

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| Name (Print)            | Address                            | Signature   |
|-------------------------|------------------------------------|---|
| 1. Faris Al Abdulkarim  | 335 buckingham way, SF, 94132      |    |
| 2. Tanya Miller         | 59 Inverness Dr                    |    |
| 3. Melissa Nelson       | 137 Ashford Ave                    |    |
| 4. Kristin Bird         | 565 19th Ave                       |    |
| 5. Roxanne Brazier      | 804 Ashmun St DC                   |    |
| 6. Shauna Spahr         | 3 Westlake Ave Daly City           |    |
| 7. Roxana Miller        | 1678 Great Highway SF              |   |
| 8. Sneha Kelleher       | 116 Markon Ave SFOA                |  |
| 9. Leonid Naboyshchikov | 5100 Gea Ave #141 Seaside CA 93955 |  |
| 10. Gary Fisher         | 2618 45th ave SE SA 94116          |  |




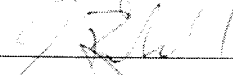
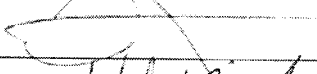

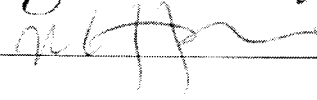
Completed Date: \_\_\_\_\_





**Petition to Remove Vin Debut's Restrictions  
(Hours of Operation & Guest Seating)**

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| Name (Print) | Address           | Signature                          |   |
|--------------|-------------------|------------------------------------|---|
| 1.           | Ilze Maceo        | 190 Eastmoor Ave. #11, D.C., 94015 |    |
| 2.           | Marcelo Castellan | 185 Sushire Dr. Pacifica           |    |
| 3.           | Whitney Morris    | 410 Sherwood Dr. Sausalito         |    |
| 4.           | Zach Bushnell     | 301 Geary #8, SF, 94102            |    |
| 5.           | Thomas J. Kealy   | 150 Leavoy Way SF CA 94127         |    |
| 6.           | Glynis Myers      | 122 28th Ave, SF, CA 94121         |   |
| 7.           | Lynn Tremblay     | 2711 4th Ave, SF CA 94116          |  |
| 8.           |                   |                                    |   |
| 9.           |                   |                                    |   |
| 10.          |                   |                                    |   |


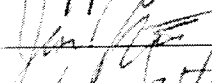
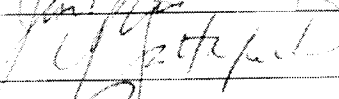
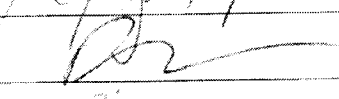

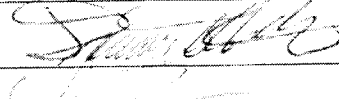

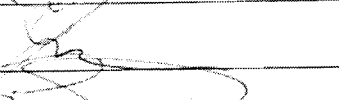

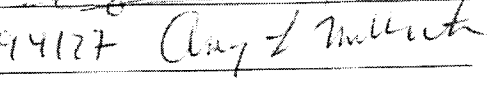
**Petition to Remove Vin Debut's Restrictions  
(Hours of Operation & Guest Seating)**

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| Name (Print)             | Address         | Signature          |
|--------------------------|-----------------|--------------------|
| 1. Mark McNabb           | 32 Forestside   | Mark McNabb        |
| 2. MARTHA Hoover         | 234 JOOST AVE   | MARTHA Hoover      |
| 3. Taylor Mayfield       | 234 Joost Ave   | Taylor Mayfield    |
| 4. Dev Anuja             | 2629 15th AVE   | Dev Anuja          |
| 5. CHRIS Fung AKA TANAKA | 288 Juanita Way | CHRIS Fung         |
| 6. Sarah B. Jorgensen    | 298 Juanita Way | Sarah B. Jorgensen |
| 7. Shayne WATSON         | 2172 15th AVE   | Shayne WATSON      |
| 8.                       |                 |                    |
| 9.                       |                 |                    |
| 10.                      |                 |                    |

**Petition to Remove Vin Debut's Restrictions  
(Hours of Operation & Guest Seating)**

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|     | Name (Print)     | Address                             | Signature   |
|-----|------------------|-------------------------------------|---|
| 1.  | Tiffany Banzon   | PO BOX 768 SF, CA 941               |    |
| 2.  | Jesse Pyatt      | 2503 Pleasant Court                 |    |
| 3.  | Michelle Jaffe   | 815 La Playa Blvd SF 94121          |    |
| 4.  | Raymond Calder   | 515 FAXON AVE                       |    |
| 5.  | Akank Calder     | 515 FAXON AVE                       |    |
| 6.  | Duncan McFarland | 233 Harold Ave                      |   |
| 7.  | Elaine Shen      | 20 Terrace Drive SF, CA 94127       |  |
| 8.  | Lesley Inca      | 6159-Hearst Ave, SF CA 94112        |  |
| 9.  | Erica [unclear]  | 2440 Great Hwy SF CA 94116          |  |
| 10. | Amy Milbrath     | 301 Juniper Street Blvd SF CA 94127 |  |

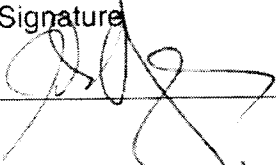





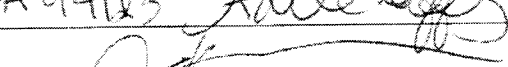


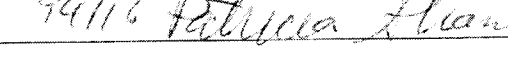
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(Hours of Operation & Guest Seating)**

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|     | Name (Print)     | Address                         | Signature               |
|-----|------------------|---------------------------------|-------------------------|
| 1.  | MARISSA KIM      | 542 Bannan Apt 403              | <i>Marissa Kim</i>      |
| 2.  | TUPU OJAVEA      | 1310 Redwood Drive, SF CA 94124 | <i>Tupu Ojavea</i>      |
| 3.  | MEL ANNIZZI      | 2259 9TH AVE                    | <i>Mel Annizzi</i>      |
| 4.  | PETER TAYLOR     | 2960 FILLMORE #7                | <i>Peter Taylor</i>     |
| 5.  | RAYMOND GALARCE  | 312 Oxford St                   | <i>Raymond Galarce</i>  |
| 6.  | STE FANO CONGADO | 92 Lewis St                     | <i>Ste Fano Congado</i> |
| 7.  | ORIN GUDERJAHN   | 255 Edgely Way SF               | <i>Orin Gudersjahn</i>  |
| 8.  | LISSE RECHTEN    | 2120 Farnstr St                 | <i>Lisse Rechten</i>    |
| 9.  | SALMA KHAN       | 1582 Stilwell Rd, 94124         | <i>Salma Khan</i>       |
| 10. | KATIE FINES      | 3320 Santiago St SF CA 94110    | <i>Katie Fines</i>      |




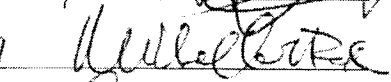





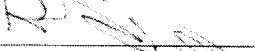
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(Hours of Operation & Guest Seating)**

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| Name (Print)          | Address                             | Signature   |
|-----------------------|-------------------------------------|---|
| 1. JOHN JONES         | 3420 Sausalito St 94116             |    |
| 2. Erran Andrews      | 211 27th St 94131                   |    |
| 3. MONIQUE LALIBERTE  | 1715 43rd Ave St 94122              |    |
| 4. Wendy Russell      | 32 Century Ln R.W.C. CA 94061       |    |
| 5. William Kami       | 127 Lake St SF 94118                |   |
| 6. Janin Dowe         | 2052 10th Ave SF CA 94116           |  |
| 7. Adele Diffley      | 3799 Fillmore St Apt 11 SF CA 94123 |  |
| 8. James Regan        | 2449 14th Avenue SF 94116           |  |
| 9. Rick Ross          | 40 Ace Drive Glendale, CA           |  |
| 10. Patricia Shanahan | 624 Wawona St, SF CA 94116          |  |

**Petition to Remove Vin Debut's Restrictions  
(Hours of Operation & Guest Seating)**

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| Name (Print) | Address                 | Signature                               |   |
|--------------|-------------------------|---|---|
| 1.           | CARL HILTZ 650 550-0000 | 2601 MISSION ST SUITE 502 S.F. CA 94110 |    |
| 2.           | Thomas C. Thornton      | 72 Madison Ave., SF, CA 94107           |    |
| 3.           | Bob McAtee              | 40 S. Van Ness Ave. SF, CA 94103        |    |
| 4.           | Michelle Fox            | 170 El Verano Way, SF, 94127            |    |
| 5.           | Anne S. Zarate          | 1050 Monterey Blvd SF 94127             |    |
| 6.           | David Wendland          | 2330 17th St SF, CA 94103               |   |
| 7.           | Therese White           | 106 Miraloma Dr. SF CA 94107            |  |
| 8.           | Jeanne Brody            | 2107 4th Ave 94116                      |  |
| 9.           | David Kohlmyer          | 2691 15th Ave. 94116                    |  |
| 10.          | Ben Gallion             | 275 Victoria 94132                      |  |

**Petition to Remove Vin Debut's Restrictions  
(Hours of Operation & Guest Seating)**

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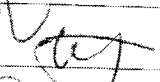

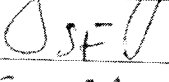





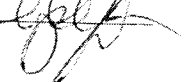
| Name (Print)       | Address                             | Signature       |
|--------------------|-------------------------------------|-----------------|
| 1. Kerry Slattery  | 40 Riverton Dr SF CA                | Kerry Slattery  |
| 2. Karen Lunden    | 111 Abiora St 94127                 | Karen Lunden    |
| 3. Shaun Plunder   | 77 Van Ness Ave, #1300, SF CA 94102 | Shaun Plunder   |
| 4. Molly Clancy    | 77 Van Ness Ave #1300 "             | Molly Clancy    |
| 5. Jonathan Hudson | 100 Fort Blvd                       | Jonathan Hudson |
| 6. Alberto De Feon | 100 Fort Blvd apt 111               | Alberto De Feon |
| 7. Alison Cochrane | 227 Union St, SF 94132              | Alison Cochrane |
| 8. K Morgan        | 54 Edgehill Way 94127               | K Morgan        |
| 9. David Moore     | 3817-17th St SF CA                  | David Moore     |
| 10. AARON EATON    | 2067 28th AVE, SF, CA               | Aaron Eaton     |





**Petition to Remove Vin Debut's Restrictions  
(Hours of Operation & Guest Seating)**

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|     | Name (Print)      | Address                                    | Signature   |
|-----|-------------------|--|---|
| 1.  | Prisca Carpenter  | 287 church st. SF 94114                    |    |
| 2.  | Helen Yang        | 1946 44th Ave SF 94116                     |    |
| 3.  | Susan Yang        | 475 Terrace Blvd SF 94127                  |    |
| 4.  | Ping Liu          | 384 San Miguel st SF 94112                 |    |
| 5.  | Tim G Evans       | 316 8 19th Ave #1 SF CA 94121              |    |
| 6.  | Laura Finan       | 1044 Judah St #1 SF CA 94122               |    |
| 7.  | JOSH LEWIS        | 1044 JUDAH ST. # 1 SAN FRANCISCO, CA 94122 |    |
| 8.  | Jacqueline Stieve | 1475 18th Ave #5 SF CA 94122               |   |
| 9.  | Candlyn John      | 106 Director Way SF                        |  |
| 10. | Debbie Lau        | 1266-38th Avenue SF CA 94122               |  |

Completed Date: \_\_\_\_\_

**Petition to Remove Vin Debut's Restrictions  
(Hours of Operation & Guest Seating)**

Many of our valued customers have requested that we stay open later on the weekends and that we provide more seating. Please sign this petition if you would like for us to have the ability to stay open as late as 2 a.m. and be able to provide up to 40 seats. Your signature will help facilitate the conditional use process at the San Francisco Planning Department and will enhance your wine enjoyment at Vin Debut. **Thank You!**

| Name (Print)          | Address                           | Signature   |
|-----------------------|-----------------------------------|-------------|
| 1. SPENCER FISCH      | 116 Delmar SF                     | [Signature] |
| 2. Jordan Jones       | 71 Ulloa St SFCA                  | [Signature] |
| 3. GARTH HOLSINGER    | 3820 Portal #13, SF CA 94112      | [Signature] |
| 4. Jason Cheung       | 2636 34th Avenue SF               | [Signature] |
| 5. Lawrence Belleguer | 59 Twin Peaks Blvd, 94114         | [Signature] |
| 6. LIAM DIXON         | 91 Meceed Ave SF 94129            | [Signature] |
| 7. Felicia Tudal      | 28 Endington Pl Piedmont CA 94611 | [Signature] |
| 8. Tom McKeever       | 2249 Washington St SF CA 94115    | [Signature] |
| 9. Cynthia Smith      | 1700 Broadway St SF CA 94115      | [Signature] |
| 10. JASON WINKLER     | 184 Maywood Dr                    | [Signature] |

Completed Date: \_\_\_\_\_

**Petition to Remove Vin Debut's Restrictions  
(Hours of Operation & Guest Seating)**





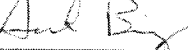





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|     | Name (Print)       | Address                               | Signature                 |
|-----|--------------------|---------------------------------------|---------------------------|
| 1.  | Emilia D'Anzica    | 184 Maywood Dr                        | <i>Emilia D'Anzica</i>    |
| 2.  | Maria D'Anzica     | 184 Maywood Dr                        | <i>Maria D'Anzica</i>     |
| 3.  | STEVEN LEBETTE     | 2151 25th AVE SF                      | <i>Steve LeBette</i>      |
| 4.  | Dan Casey          | 83 Inverness, SF                      | <i>Dan Casey</i>          |
| 5.  | Mary Casey         | 83 Inverness SF                       | <i>Mary B Casey</i>       |
| 6.  | Nancy Kriedemann   | 110 Merced Ave. SF.                   | <i>Nancy Kriedemann</i>   |
| 7.  | Annett Shafer Sell | 5810 Postal Ave                       | <i>Annett Shafer Sell</i> |
| 8.  | James Yasutaka     | 16852 Patricia Way, Grates Valley, CA | <i>James Yasutaka</i>     |
| 9.  | Joyce Jaboe        | 880 Dorian Way SF, CA 94127           | <i>Joyce Jaboe</i>        |
| 10. | LINDA WERTHEIM     | 179 Forest Side Ave, SF 94127         | <i>Linda Wertheim</i>     |

Completed Date: \_\_\_\_\_

**Petition to Remove Vin Debut's Restrictions  
(Hours of Operation & Guest Seating)**

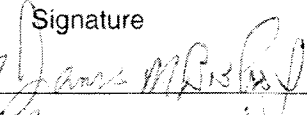
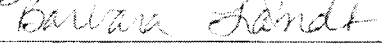

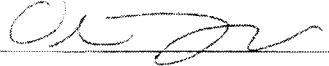
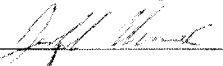
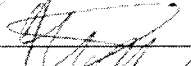


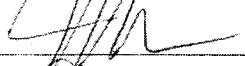
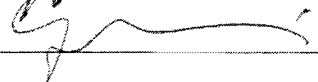
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| Name (Print)      | Address                      | Signature   |
|-------------------|------------------------------|---|
| 1. Luba Shitman   | 3127 Santiago St. SF, CA     |    |
| 2. Fabiola Lara   | 13 Forest Knolls Dr. SF CA   |    |
| 3. LORELEI SUAREZ | 2001 37th AVE SF CA          |    |
| 4. CHRIS FUNG     | 288 Juanita Way SF CA        |    |
| 5. SARAH BRIDGE   | 288 JUANITA WAY SF CA.       |    |
| 6. John Corry     | 2 Stanford Hts SF CA         |    |
| 7. LARRY DOYLE    | 1940 TARAVAL ST, SF CA       |    |
| 8. KAREN ARCALA   | 314 ARROWHEAD WY HAYWARD, CA |    |
| 9. Angela Vega    | 1001 National Ave 94066      |   |
| 10. ARVIDO ARCALA | 344 Arrowhead way 94544      |  |

Completed Date: \_\_\_\_\_

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|     | Name (Print)    | Address                     | Signature   |
|-----|-----------------|-----------------------------|---|
| 1.  | James M. Bishop | 356 Hazelwood Ave SF 94127  |    |
| 2.  | Barbara Landt   | 356 Hazelwood Ave, SF 94127 |    |
| 3.  | Deborah Kirkham | 2618 45th Ave 94116         |    |
| 4.  | OLIVER TREMBLAY | 2171 41st Ave 94116         |    |
| 5.  | Judah Mirast    | 2120 Funston Ave. 94116     |    |
| 6.  | Alyson Mitchell | 2122 Funston Ave 94116      |    |
| 7.  | MADISON SINK    | 55 Lakewood Ave 94127       |    |
| 8.  | BRIAN ROSEN     | 1890 20th Ave SE 94122      |   |
| 9.  | Mary Engfer     | 118 Shrift SF 94112         |   |
| 10. | Cindy Mackenzie | 2663 18th Ave SF 94116      |  |

Completed Date: \_\_\_\_\_