



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MAY 3, 2012

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Date: April 26, 2012
Case No.: **2012.0156C**
Project Address: **901 COLE STREET & 101 CARL STREET**
Zoning: NC-1 (Neighborhood Commercial Cluster) District
40-X Height and Bulk District
Within ¼ mile of the Haight Street Neighborhood Commercial District (NCD)
Haight Street Alcohol Restricted Use Subdistrict
Block/Lot: 1272/001
Project Sponsor: Nate Valentine (applicant) James G. Maxwell (architect)
c/o Papazote Cole, LLC Architects II
2090 Chestnut Street 3444 Broderick Street
San Francisco, CA 94123 San Francisco, CA 94123
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposal is a request for Conditional Use authorization under Planning Code Sections 121.2, 178(e)(2), 186.1, 303, 710.21, 710.27, 719.41, and 719.42 to combine the existing approximately 600 square foot wine bar space at 101 Carl Street with the existing approximately 2,600 square foot full-service restaurant space at 901 Cole Street (both spaces previously occupied by EOS Restaurant and Wine Bar) to establish an approximately 3,200 square foot full-service restaurant and bar (d.b.a. Papazote) with Department of Alcohol Beverage Control License Type 47 (beer, wine, and/or liquor) on the basement, first floor and mezzanine of the three-story mixed-use building and to allow the restaurant and bar to operate until 2:00 a.m. The proposed full-service restaurant and bar will consist of dining areas with seating for approximately 60 persons on the ground and mezzanine floors, service and storage areas, kitchen, and restroom. Interior tenant improvements are proposed and no changes are proposed to the exterior building envelope.

SITE DESCRIPTION AND PRESENT USE

The project site at 901 Cole Street and 101 Carl Street is located on the southwest corner of Cole and Carl Streets; Assessor's Block 1272; Lot 001. The project site is located within the NC-1 Zoning District and 40-X Height and Bulk District. The project site is also located within ¼ mile of the Haight Street NCD and Haight Street RUSD. The subject lot is approximately 5,000 square feet (50 feet wide by 100 feet deep) in size and is occupied by a three-story mixed-use building constructed in 1904. The existing building is not listed in the Planning Department's 1976 Architectural Survey (AS survey) or the National or California Registers as having architectural significance. The subject commercial tenant spaces are two of four retail commercial tenant spaces on the ground floor of the building. The other two tenant spaces are occupied by a nail salon d.b.a. Lavande and a hair salon d.b.a. Mane Attraction. There are currently six residential units on the second and third floors of the building.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The project site is located within the Cole Valley / Haight Ashbury neighborhood. The surrounding development consists of a variety of commercial, mixed-use, and residential buildings. The scale of development in the area consists of a mix of low and mid-rise buildings (one- to four-story structures), some of which were built in the early 1900's. Generally, the commercial establishments characterizing this portion of Cole and Carl Streets include a mixture of restaurants, grocery stores, specialty shops, and medical and personal service establishments. The surrounding zoning is primarily NC-1 Zoning District and RH-3 (Residential, House, Three-Family) District zoning. The existing commercial establishments on this portion of Cole Street include Le Bougange De Cole, Alpha Market, Cole Family Fitness, Cole Hardware, Cole Cleaners, Bambinos Restaurante, Kameko, Zazie's, Finnegans, Cole Garage, Pharmaca Integrative, Tully's Coffee, Mad Kat, The Postal Chase, Cole Valley Pets, Val De Cole, Kezar Bar & Grill, Coin Wash & Dry, Occasions, Say Cheese, Reverie, and Video Nook. The existing commercial establishments on this portion of Carl Street include Burger Meister, Crepes On Cole, Mane Attraction, No Name Sushi, and Lavande.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	April 13, 2012	April 10, 2012	23 days
Posted Notice	20 days	April 13, 2012	April 13, 2012	20 days
Mailed Notice	20 days	April 10, 2012	April 10, 2012	23 days

The proposal requires Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- As of April 25, 2012, the Department has received 35 letters/emails (from individuals and the Haight Ashbury Improvement Association and the Cole Valley Improvement Association) in support of establishing the proposed full-service restaurant and bar at the project site. However, the Cole Valley Improvement Association indicated in their letter opposition to allowing the proposed restaurant and bar to operate until 2:00 a.m., indicating a preference for the establishment to have a similar closing time to the previous restaurant operator of 11:00 p.m. (midnight kitchen closing). On March 21, 2012, the project sponsor conducted a pre-application meeting which was attended by 14 people. The project sponsor also contacted District 5 Supervisor Christina Olague, the Haight Ashbury Improvement Association (HAIA), and the Cole Valley Improvement Association (CVIA). The Planning Department received one letter from a resident in opposition to the proposed project indicating the proposed restaurant and bar with a closing hour

of 2:00 a.m. would not be consistent in character, use, and hours of operation with surrounding uses.

ISSUES AND OTHER CONSIDERATIONS

- On May 1, 1986, the Planning Commission authorized Conditional Use under Motion No. 10674 (Case No. 1986.166C) to create a “fast-food establishment” (an approximately 600 square-foot bakery/café) at 101 -103 Carl Street. The use, which would have been prohibited at that time if proposed as a stand-alone business, was allowed because the proposed use shared the use of a common kitchen with the restaurant use, and was under the same ownership and operation as the restaurant. The use of the common kitchen and the retention of joint ownership and operation were made conditions of approval under Motion No. 10674.
- On December 7, 1995, the Planning Commission authorized Conditional Use under Motion No. 14025 to convert the previously approved bakery/café to a “wine bar”. Motion No. 14025 modified and superseded prior Motion No. 10674. Though the kitchen continued to be shared with the restaurant, the 600 square-foot wine bar use was approved as a separate and distinct use, and no special restrictions were placed on the wine bar concerning ownership or use of a common kitchen.
- On July 2, 2007, Building Permit Application No. 2007.06.29.5630 was issued connecting the two commercial spaces through an internal stair connection.
- The proposed full-service restaurant and bar d.b.a. Papazote is not considered a formula retail use under Section 703.3 of the Planning Code. According to the project sponsor, Papazote will be a full-service Mexican restaurant reminiscent of his other restaurant d.b.a. Mamacita located at 2317 Chestnut Street in San Francisco’s Marina District. Papazote will be a family-oriented establishment offering menu items such as house-made tortillas, “never-ever” meats, artisanal accoutrements, and sustainably sourced produce from local farms (i.e. 80% of produce during high growing seasons from their family farm in Sonoma).

REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization pursuant to Sections 121.2, 178(e)(2), 303, 710.21, 710.27, 719.41, and 719.42 of the Planning Code to combine the existing approximately 600 square foot wine bar space at 101 Carl Street with the existing approximately 2,600 square foot full-service restaurant space at 901 Cole Street (both spaces previously occupied by EOS Restaurant and Wine Bar) to establish an approximately 3,200 square foot full-service restaurant and bar (d.b.a. Papazote) with Department of Alcohol Beverage Control License Type 47 (beer, wine, and/or liquor) on the basement, first floor and mezzanine of the three-story mixed-use building and to allow the restaurant and bar to operate until 2:00 a.m. The project site is located within the NC-1 (Neighborhood Commercial Cluster) Zoning District and 40-X Height and Bulk District. The project site is also located within ¼ mile of the Haight Street Neighborhood Commercial Zoning District and Haight Street Alcohol Restricted Use Subdistrict.

PRELIMINARY RECOMMENDATION

- Staff is recommending that the proposed project be approved with modifications which limit the proposed full-service restaurant and bar to the permitted hours of operation of 6 a.m. to 12:30 a.m.

seven days a week with regard to preserving residential livability in this small-scale Neighborhood Commercial District. Staff recommends that all restaurant operations shall cease by 12:30 a.m. and has included a condition of approval to this effect.

- The proposed project will occupy a vacant commercial tenant space on the subject block which will be complimentary to the mix of existing neighborhood-serving uses within the neighborhood. It will also provide new job opportunities to the City. The proposed project meets all applicable requirements of the Planning Code.
- The Department believes that this project is necessary and/or desirable for the following reasons:
 - a) The proposed project will enhance the economic diversity of the neighborhood by allowing a new business in the area.
 - b) The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.
 - c) The proposed project, approved with modifications, would be consistent with the mixed commercial-residential character of this portion of the NC-1 Zoning District.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Zoning District Map
- Parcel Map
- Sanborn Map
- Aerial Photographs
- Site and Context Photographs
- Reduced Plans
- Public Comment
- Project Sponsor’s supplemental information

Attachment Checklist

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

SMY

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

Planner's Initials

SMY: C:\901 Cole Street & 101 Carl Street summary-smy.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Motion No. XXXXX

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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 121.2, 178(e)(2), 186.1, 303, 710.21, 710.27, 719.41, AND 719.42 TO COMBINE THE EXISTING APPROXIMATELY 600 SQUARE FOOT WINE BAR SPACE AT 101 CARL STREET WITH THE EXISTING APPROXIMATELY 2,600 SQUARE FOOT FULL-SERVICE RESTAURANT SPACE AT 901 COLE STREET (BOTH SPACES PREVIOUSLY OCCUPIED BY EOS RESTAURANT AND WINE BAR) TO ESTABLISH AN APPROXIMATELY 3,200 SQUARE FOOT FULL-SERVICE RESTAURANT AND BAR (D.B.A. PAPAZOTE) WITHIN THE NC-1 (NEIGHBORHOOD COMMERCIAL CLUSTER) ZONING DISTRICT AND 40-X HEIGHT AND BULK DISTRICT. THE PROJECT SITE IS ALSO LOCATED WITHIN ¼ MILE OF THE HAIGHT STREET NEIGHBORHOOD COMMERCIAL ZONING DISTRICT AND HAIGHT STREET ALCOHOL RESTRICTED USE SUBDISTRICT.

PREAMBLE

On February 21, 2012, Nate Valentine (hereinafter “Project Sponsor”) made an application for Conditional Use authorization for the properties at **901 Cole Street and 101 Carl Street, Lot 001 in Assessor’s Block 1272** (hereinafter “Subject Property”), to combine the existing approximately 600 square foot wine bar space at 101 Carl Street with the existing approximately 2,600 square foot full-service restaurant space at 901 Cole Street (both spaces previously occupied by EOS Restaurant and Wine Bar) to establish an approximately 3,200 square foot full-service restaurant and bar (d.b.a. Papazote) on the basement, first floor and mezzanine of the three-story mixed-use building with Department of Alcohol Beverage Control License Type 47 (beer, wine, and/or liquor) on the basement, first floor and mezzanine of the three-story mixed-use building and to allow the

restaurant and bar to operate until 2:00 a.m. within the NC-1 (Neighborhood Commercial Cluster) Zoning District and 40-X Height and Bulk District, and ¼ mile of the Haight Street Neighborhood Commercial Zoning District and Haight Street Alcohol Restricted Use Subdistrict, in general conformity with plans submitted February 20, 2012, and labeled "Exhibit B" (hereinafter "Project"). Interior tenant improvements are proposed and no changes are proposed to the exterior building envelope.

On **May 3, 2012**, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No. 2012.0156C**.

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

The Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of the applicant, Department staff, and other interested parties.

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.0156C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the recitals above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project site at 901 Cole Street and 101 Carl Street is located on the southwest corner of Cole and Carl Streets; Assessor's Block 1272; Lot 001. The project site is located within the NC-1 Zoning District and 40-X Height and Bulk District. The project site is also located within ¼ mile of the Haight Street NCD and Haight Street RUSD. The subject lot is approximately 5,000 square feet (50 feet wide by 100 feet deep) in size and is occupied by a three-story mixed-use building constructed in 1904. The existing building is not listed in the Planning Department's 1976 Architectural Survey (AS survey) or the National or California Registers as having architectural significance. The subject commercial tenant spaces are two of four retail commercial tenant spaces on the ground floor of the building. The other two tenant spaces are occupied by a nail salon d.b.a. Lavande and a hair salon d.b.a. Mane Attraction. There are currently six residential units on the second and third floors of the building.
3. **Surrounding Properties and Neighborhood.** The project site is located within the Cole Valley / Haight Ashbury neighborhood. The surrounding development consists of a variety of commercial, mixed-use, and residential buildings. The scale of development in the area consists of a mix of low and mid-rise buildings (one- to four-story structures), some of which were built in the early 1900's. Generally, the commercial establishments characterizing this portion of Cole and Carl Streets include a mixture of restaurants, grocery stores, specialty shops, and medical and personal service establishments. The surrounding zoning is primarily NC-1 Zoning District and RH-3 (Residential, House, Three-Family) District zoning. The existing commercial establishments on this portion of Cole Street include Le Bougange De Cole, Alpha Market, Cole Family Fitness, Cole Hardware, Cole Cleaners, Bambinos

Restaurante, Kameko, Zazie's, Finnegans, Cole Garage, Pharmaca Integrative, Tully's Coffee, Mad Kat, The Postal Chase, Cole Valley Pets, Val De Cole, Kezar Bar & Grill, Coin Wash & Dry, Occasions, Say Cheese, Reverie, and Video Nook. The existing commercial establishments on this portion of Carl Street include Burger Meister, Crepes On Cole, Mane Attraction, No Name Sushi, and Lavande.

4. **Project Description.** The proposal is a request for Conditional Use authorization under Planning Code Sections 121.2, 178(e)(2), 186.1, 303, 710.21, 710.27, 719.41, and 719.42 to combine the existing approximately 600 square foot wine bar space at 101 Carl Street with the existing approximately 2,600 square foot full-service restaurant space at 901 Cole Street (both spaces previously occupied by EOS Restaurant and Wine Bar) to establish an approximately 3,200 square foot full-service restaurant and bar (d.b.a. Papazote) with Department of Alcohol Beverage Control License Type 47 (beer, wine, and/or liquor) on the basement, first floor and mezzanine of the three-story mixed-use building and to allow the restaurant and bar to operate until 2:00 a.m. The proposed full-service restaurant and bar will consist of dining areas with seating for approximately 60 persons on the ground and mezzanine floors, service and storage areas, kitchen, and restroom. Interior tenant improvements are proposed and no changes are proposed to the exterior building envelope.

5. **Issues and Other Considerations.**

- On May 1, 1986, the Planning Commission authorized Conditional Use under Motion No. 10674 (Case No. 1986.166C) to create a "fast-food establishment" (an approximately 600 square-foot bakery/café) at 101 -103 Carl Street. The use, which would have been prohibited at that time if proposed as a stand-alone business, was allowed because the proposed use shared the use of a common kitchen with the restaurant use, and was under the same ownership and operation as the restaurant. The use of the common kitchen and the retention of joint ownership and operation were made conditions of approval under Motion No. 10674.
- On December 7, 1995, the Planning Commission authorized Conditional Use under Motion No. 14025 to convert the previously approved bakery/café to a "wine bar". Motion No. 14025 modified and superseded prior Motion No. 10674. Though the kitchen continued to be shared with the restaurant, the 600 square-foot wine bar use was approved as a separate and distinct use, and no special restrictions were placed on the wine bar concerning ownership or use of a common kitchen.
- On July 2, 2007, Building Permit Application No. 2007.06.29.5630 was issued connecting the two commercial spaces through an internal stair connection.
- The proposed full-service restaurant and bar d.b.a. Papazote is not considered a formula retail use under Section 703.3 of the Planning Code. According to the project sponsor, Papazote will be a full-service Mexican restaurant reminiscent of his other restaurant d.b.a. Mamacita located at 2317 Chestnut Street in San Francisco's Marina District. Papazote will be a family-oriented establishment offering menu items such as house-made tortillas, "never-ever" meats, artisanal accoutrements, and sustainably sourced produce from local farms (i.e. 80% of produce during high growing seasons from their family farm in Sonoma).

6. **Public Comment.** As of April 25, 2012, the Department has received 35 letters/emails (from individuals and the Haight Ashbury Improvement Association and the Cole Valley Improvement Association) in support of establishing the proposed full-service restaurant and bar at the project site. However, the Cole Valley Improvement Association indicated in their letter opposition to allowing the proposed restaurant and bar to operate until 2:00 a.m., indicating a preference for the establishment to have a similar closing time to the previous restaurant operator of 11:00 p.m. (midnight kitchen closing). On March 21, 2012, the project sponsor conducted a pre-application meeting which was attended by 14 people. The project sponsor also contacted District 5 Supervisor Christina Olague, the Haight Ashbury Improvement Association (HAIA), and the Cole Valley Improvement Association (CVIA). The Planning Department received one letter from a resident in opposition to the proposed project indicating the proposed restaurant and bar with a closing hour of 2:00 a.m. would not be consistent in character, use, and hours of operation with surrounding uses.
7. **Use District.** The project site is within the NC-1 (Neighborhood Commercial Cluster) Zoning District. NC-1 Zoning Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. These NC-1 Zoning Districts are characterized by their location in residential neighborhoods, often in outlying areas of the City. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use (residential-commercial) development. Building controls for the NC-1 Zoning District promote low-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space. NC-1 commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the first story provided that the use size generally is limited to 3,000 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-night activity; eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts. Housing development in new buildings is encouraged above the ground story in most districts. Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.
8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Full-Service Restaurant and Bar Use within the NC-1 Zoning District.** Planning Code Section 710.42 states that a full-service restaurant and bar use is permitted on the 1st story if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restricted control.

A full-service restaurant is defined under Planning Code Section 790.92 as:

A retail eating or eating and drinking use which serves food to customers primarily for consumption on the premises, and is not specifically designed to attract and accommodate high customer volumes or turnover.

It has seating and serves prepared, ready-to-eat cooked foods for consumption on the premises. Guests typically order and receive food and beverage while seated at tables on the premises and pay for service after the meal is consumed.

It includes, but is not limited to, lunch counters, coffee shops, soda fountains and full-service dining establishments. It is distinct and separate from a small or large fast-food restaurant, as defined in Sections 790.90 and 790.91 of this Code.

It may provide on-site beer and/or wine sales for drinking on the premises (with ABC licenses 40, 41 or 60). If it serves liquor for drinking on the premises (with ABC licenses 47 or 48), or does not admit minors (with ABC licenses 42 or 61), then it shall also be considered a bar, as defined in Section 790.22 of this Code.

A *bar* is defined under Planning Code Section 790.22 as:

A retail use which provides on-site alcoholic beverage sales for drinking on the premises, including bars serving beer, wine and/or liquor to the customer where no person under 21 years of age is admitted (with Alcoholic Beverage Control [ABC] licenses 42, 48, or 61) and drinking establishments serving liquor (with ABC licenses 47 or 49) in conjunction with other uses which admit minors, such as restaurants, movie theaters, and other entertainment. If a bar use also includes a full-service restaurant, as defined by 790.92, or a small self-service restaurant as defined by 790.91, then these uses are considered to be separate and distinct, even though they may occupy the same retail space.

The proposed full-service restaurant and bar will be located in the NC-1 Zoning District, within ¼ mile from the Haight Street NCD and Haight Street RUSD, in which the more restrictive controls apply.

- B. Full-Service Restaurant and Bar Use within ¼ mile of the Haight Street Neighborhood Commercial District and Haight Street Restricted Use Subdistrict.** Planning Code Section 719.42 and 781.9 allows for up to four new full-service restaurant uses within ¼ mile of the Haight Street NCD with Conditional Use authorization pursuant to legislation approved on May 13, 2008 by the Board of Supervisors under Ordinance No. 88-08. This legislation also amends the Haight Street Alcohol Restricted Use Subdistrict controls for these full-service restaurants located on the ground floor in which the restaurants may seek an ABC License Type 47 so that liquor may be served for drinking on the premises, a bar use under Planning Code Section 719.41, as defined in Planning Code Section 790.22 with Conditional Use authorization.

The proposal is the third new full-service restaurant proposed under Ordinance No. 88-08. According to the project sponsors, the proposed full-service restaurant and bar will be requesting an Alcohol Beverage License Type 47 from the Department of Alcoholic Beverage Control in order to serve beer, wine, and/or liquor on the premises.

- C. Hours of Operation.** Section 710.27 allows hours of operation from 6 a.m. until 11 p.m. as of right and requires Conditional Use authorization to operate between the hours of 11 p.m. and 2 a.m.

The project sponsor is requesting that the proposed full-service restaurant and bar be allowed the flexibility to operate until 2:00 a.m.

- D. Use Size Limits.** Section 121.2 establishes size limits on non-residential use sizes in the NC-1 Zoning District. Under Planning Code Section 710.21, Conditional Use authorization is required for any non-residential use that meets or exceeds 3,000 square feet.

Conditional Use authorization is required pursuant to Planning Code Sections 121.2 and 710.21 to combine the existing approximately 600 square foot wine bar space at 101 Carl Street with the existing approximately 2,600 square foot full-service restaurant space at 901 Cole Street to establish the approximately 3,200 square foot full-service restaurant and bar.

- E. **Modification of Prior Conditional Use Authorization.** Planning Code Section 178(e)(2) allows a permitted conditional use to be changed to another use upon approval of a new conditional use application.

On December 7, 1995, the Planning Commission authorized Conditional Use under Motion No. 14025 to convert the previously approved bakery/café to a "wine bar" at 101 Carl Street which included conditions of approval indicating that the hours of operation be limited from 7:00 a.m. to 12:00 (midnight). The current proposal will supersede prior Motion No. 14025 which would allow for the establishment of a full-service restaurant and bar at 901 Cole Street and 101 Carl Street by combining the two commercial spaces, allowing the change of use of the wine bar to a full-service restaurant and bar, and modifying the permitted hours of operation.

- F. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

Approximately 68% of the street frontage at the ground level on Cole and Carl Streets (18 feet on Cole Street and 50 feet on Carl Street) is fenestrated with transparent windows and doorways allowing for visibility to the inside of the building.

- G. **Off-Street Parking and Loading.** Section 151 requires off-street parking for every 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 152 requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

The combined commercial tenant spaces, with approximately 3,200 square feet of floor area, will not require any off-street parking or loading spaces.

- H. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.

9. Section 303(c) 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:

- (1) 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 proposed project is to combine the existing approximately 600 square foot wine bar space at 101 Carl Street with the existing approximately 2,600 square foot full-service restaurant space at 901 Cole Street (both spaces previously occupied by EOS Restaurant and Wine Bar) to establish an approximately 3,200 square foot full-service restaurant and bar (d.b.a. Papazote) with Department of Alcohol Beverage Control License Type 47 (beer, wine, and/or liquor) on the basement, first floor and mezzanine of the three-story mixed-use building and to allow the restaurant and bar to operate until 2:00 a.m. Interior tenant improvements are proposed and no changes are proposed to the exterior building envelope. The proposed project, which will occupy two vacant commercial spaces on the project site, will preserve and enhance the District's existing commercial uses by replacing a similar eating and drinking establishment use (EOS Restaurant and Wine Bar) which recently vacated the premises and had been located on the project site since 1995. The proposed project will be complimentary to the existing mix of commercial establishments within the immediate neighborhood and contribute to an active retail frontage.

- (2) 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:

- (A) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The size and shape of the site and the arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building.

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

Existing traffic patterns will not be significantly affected by the proposed project. Public transit that is in front of the proposed full-service restaurant and bar include Muni Lines N, 37, and 47. (Currently, Muni's transit schedule provides service to the project site until approximately 4:30 a.m.) There is on-street parking in front of the subject property and in the surrounding neighborhood.

- (C) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

No noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed project and will be subject to the Conditions of Approval #7 and #8.

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

There will be no addition of off-street parking spaces, loading facilities, open space or service areas. The project sponsor is intending to schedule deliveries between the hours of 9 a.m. to 3 p.m.; two daily food deliveries are expected, normally scheduled for late morning and one weekly delivery of other restaurant supplies. All project signage and projections will be consistent with the controls of the Planning Code.

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

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

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

The proposed project is consistent with the stated purpose of the NC-1 Zoning District and the Haight Street NCD in that the intended use is a neighborhood-serving business.

10. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

OBJECTIVE 1:

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

Policy 1:

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

The proposed project would be compatible with and complimentary to the types of uses characterizing this portion of the NC-1 Zoning District, which include a mixture of restaurants, grocery stores, specialty shops, and medical and personal service establishments.

Policy 3:

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of affordable housing and the needed expansion of commercial activity.

Approval of the proposed project would be consistent with the mixed commercial-residential character of this portion of the NC-1 Zoning District. The proposed project would not adversely impact any affordable housing resources in the neighborhood.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6:

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

Policy 1:

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

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

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

Policy 2:

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

An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood-serving use. The proposed eating and drinking establishment is not considered a Formula Retail Use.

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

Eating and Drinking Establishments

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

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

The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20 percent of the total occupied commercial frontage." The current proposal will not result in a net change in of the total occupied commercial frontage within this NC-1 Zoning District since the proposed full-service restaurant and bar will replace a similar eating and drinking establishment which recently vacated the premises. The project sponsor conducted a site survey of the current inventory and composition of eating and drinking establishments within the immediate neighborhood (on Cole and Carl Streets) in the NC-1 Zoning District. Currently, 11 of the 27 existing commercial establishments are eating and drinking establishments (Le Boulange De Cole, Bambinos Restaurant, Kamekyo, Zazie's, Finnegans, Tully's Coffee, Kezar Bar & Grill, Reverie, Burger Meister, Crepes on Cole, and Hama-Ko Sushi Restaurant), which occupy approximately 35% of the total occupied commercial linear frontage. The other types of commercial establishments within this portion of the NC-1 Zoning District include medical and personal service establishments, retail and grocery stores, and an auto repair shop.

Policy 4:

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

The proposed project will be accessible to all residents in this portion of the NC-1 Zoning District.

Policy 9:

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

The proposed project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood since it will replace a similar eating and drinking establishment use (EOS Restaurant and Wine Bar) which existed on the project site for many years. Many patrons would be able to walk from their

residences or places of employment, and the proposed project is well served by public transportation. There is on-street parking in the surrounding neighborhood.

11. **Section 101.1(b)** establishes eight priority planning policies and requires the review of permits that authorize changes of use for consistency with said policies:

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

The proposed project will preserve and enhance existing commercial uses by providing a new commercial establishment (full-service restaurant and bar), which will be complimentary to the existing commercial establishments within the immediate neighborhood. The proposed project will provide new job opportunities to the City by employing approximately 28 - 34 people.

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

The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by bringing a new business to the area. Existing housing will not be significantly affected by the proposed project.

- (3) That the City's supply of affordable housing be preserved and enhanced.

The proposed project will not displace any affordable housing.

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

The proposed project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use which residents can access by walking or taking public transit.

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

There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.

- (6) That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.

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

- (7) That landmark and historic buildings be preserved.

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

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

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

12. 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.

13. 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. 2012.0156C** 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 May 3, 2012.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to combine the existing approximately 600 square foot wine bar space at 101 Carl Street with the existing approximately 2,600 square foot full-service restaurant space at 901 Cole Street (both spaces previously occupied by EOS Restaurant and Wine Bar) to establish an approximately 3,200 square foot full-service restaurant and bar (d.b.a. Papazote) with Department of Alcohol Beverage Control License Type 47 (beer, wine, and/or liquor) on the basement, first floor and mezzanine of the three-story mixed-use building and to allow the restaurant and bar to operate until 2:00 a.m. in Assessor's Block 1272, Lot 001, pursuant to Planning Code Sections 121.2, 178(e)(2), 303, 710.21, 710.27, 719.41, and 719.42 within the NC-1 (Neighborhood Commercial Cluster) Zoning District and 40-X Height and Bulk District, and ¼ mile of the Haight Street Neighborhood Commercial Zoning District and Haight Street Alcohol Restricted Use Subdistrict; in general conformance with plans and stamped "EXHIBIT B" included in the docket for Case No. 2012.0156C and subject to conditions of approval reviewed and approved by the Commission on May 3, 2012, under Motion No. XXXXX. Interior tenant improvements are proposed and no changes are proposed to the exterior building envelope. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on XXXXXX under Motion No XXXXXX.

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

3. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

4. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary facade of the building.

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

MONITORING - AFTER ENTITLEMENT

5. **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

6. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

7. **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>

8. **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>

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

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

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

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

10. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

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

12. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

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

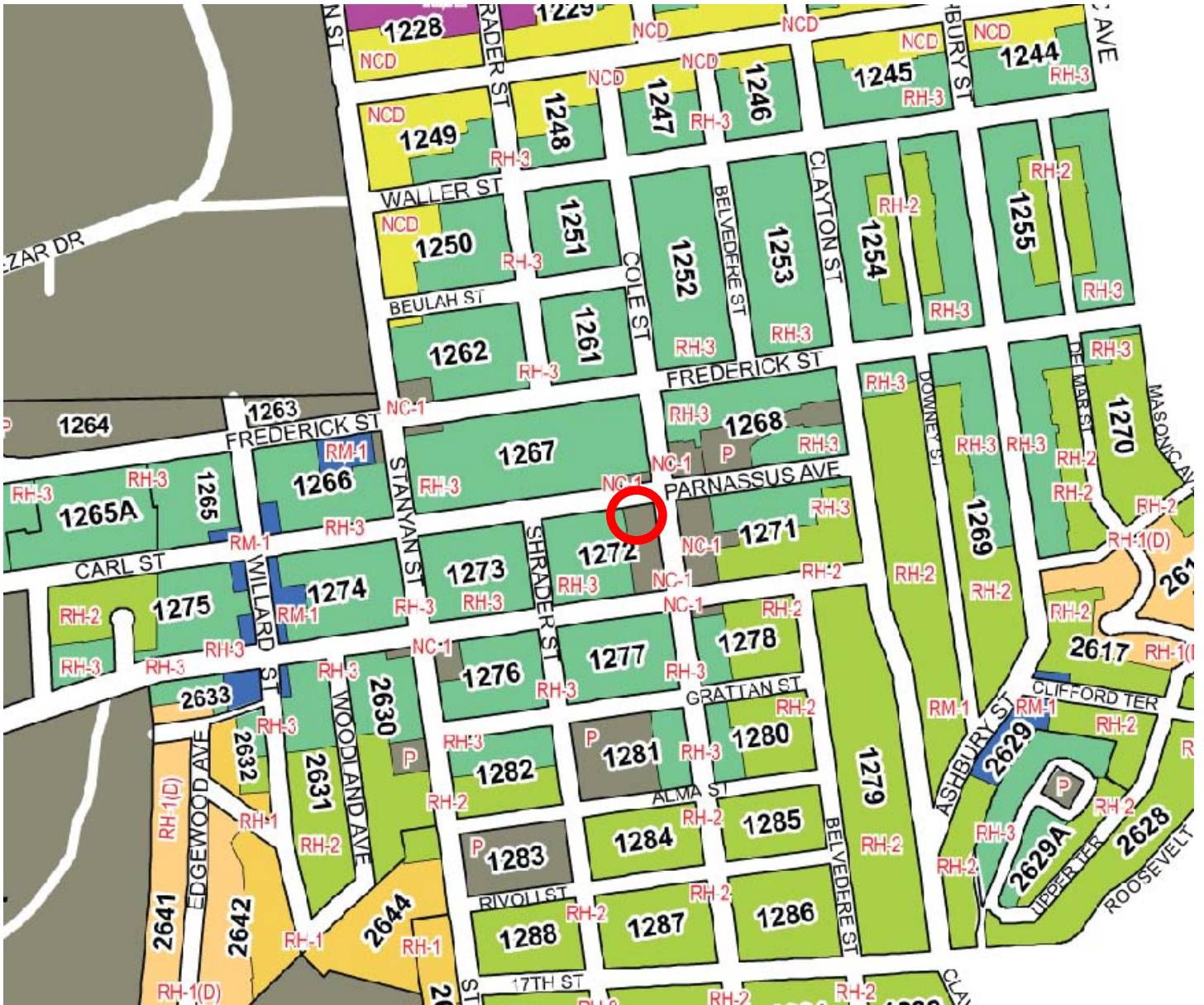
13. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed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

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

14. **Hours of Operation.** The subject full-service restaurant and bar establishment is limited to the following hours of operation: 6:00 a.m. - 12:30 a.m., seven days a week. (All restaurant operations shall cease by 12:30 a.m.)

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

Zoning Map



Conditional Use Hearing
Case Number 2012.0156C
901 Cole Street & 101 Carl Street

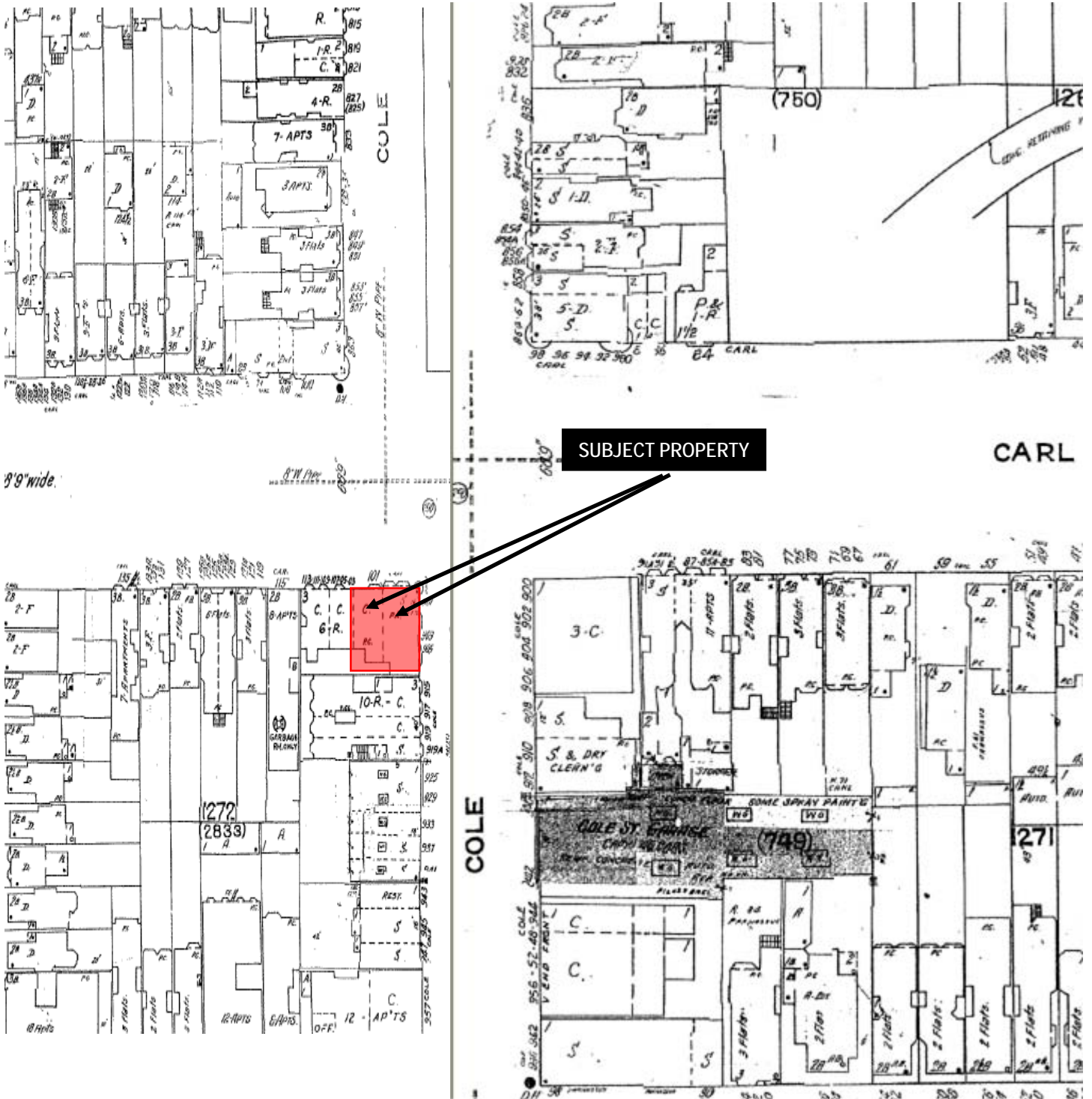
Parcel Map



Conditional Use Hearing
Case Number 2012.0156C
901 Cole Street & 101 Carl Street



Sanborn Map*

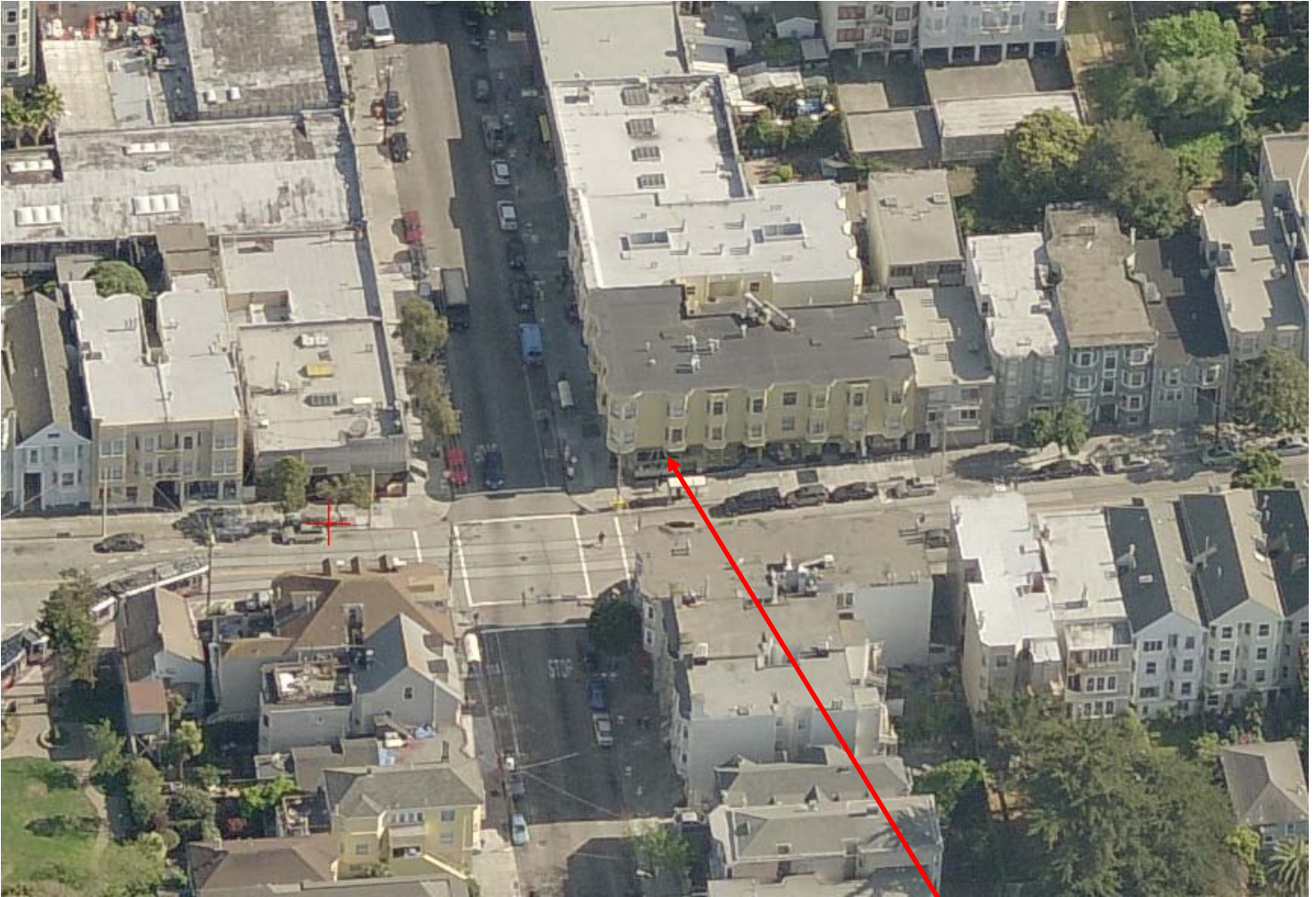


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing
 Case Number 2012.0156C
 901 Cole Street & 101 Carl Street



Aerial Photo*



SUBJECT PROPERTY

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



Aerial Photo*

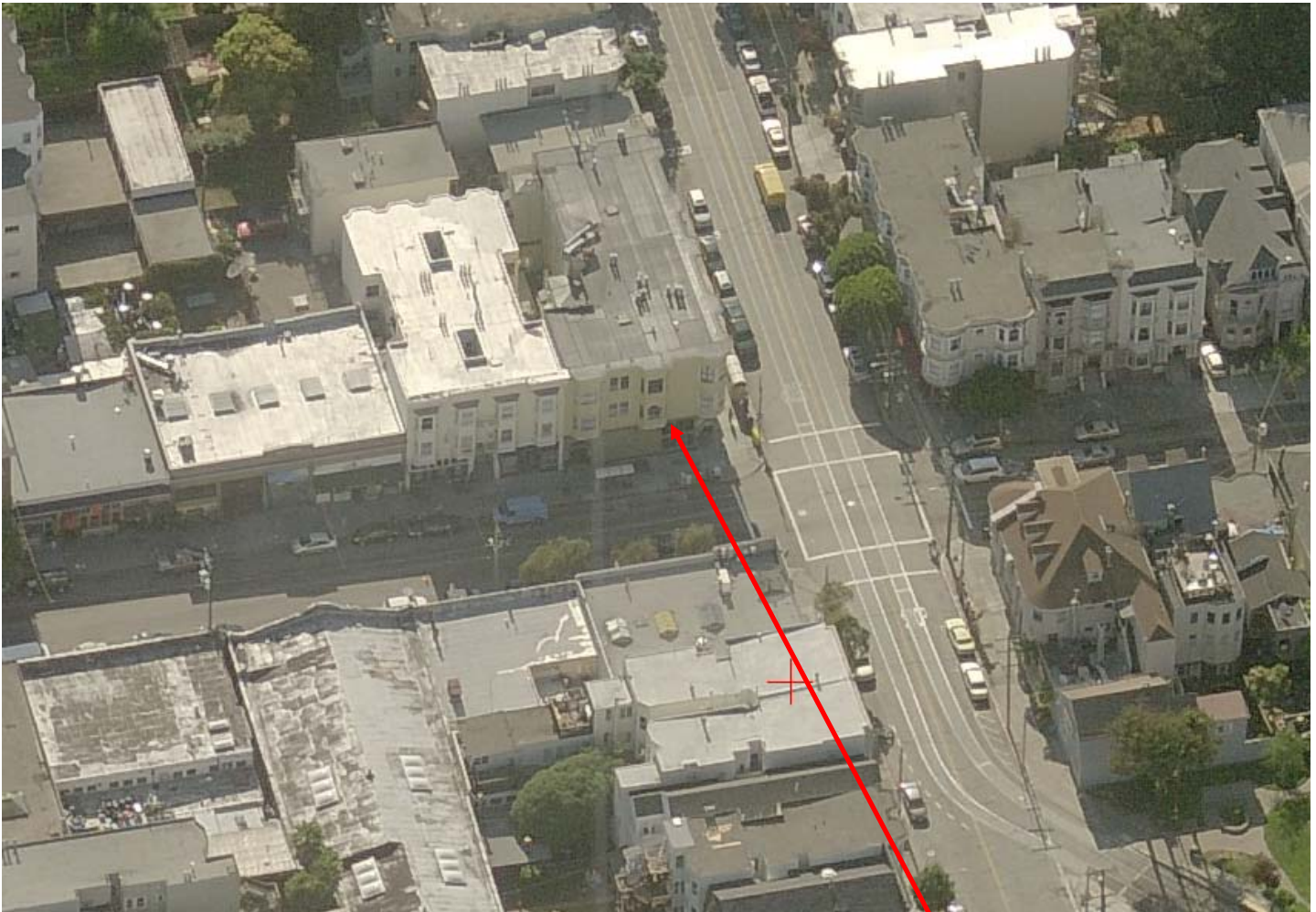


SUBJECT PROPERTY

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



Aerial Photo*



SUBJECT PROPERTY

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



Site Photo

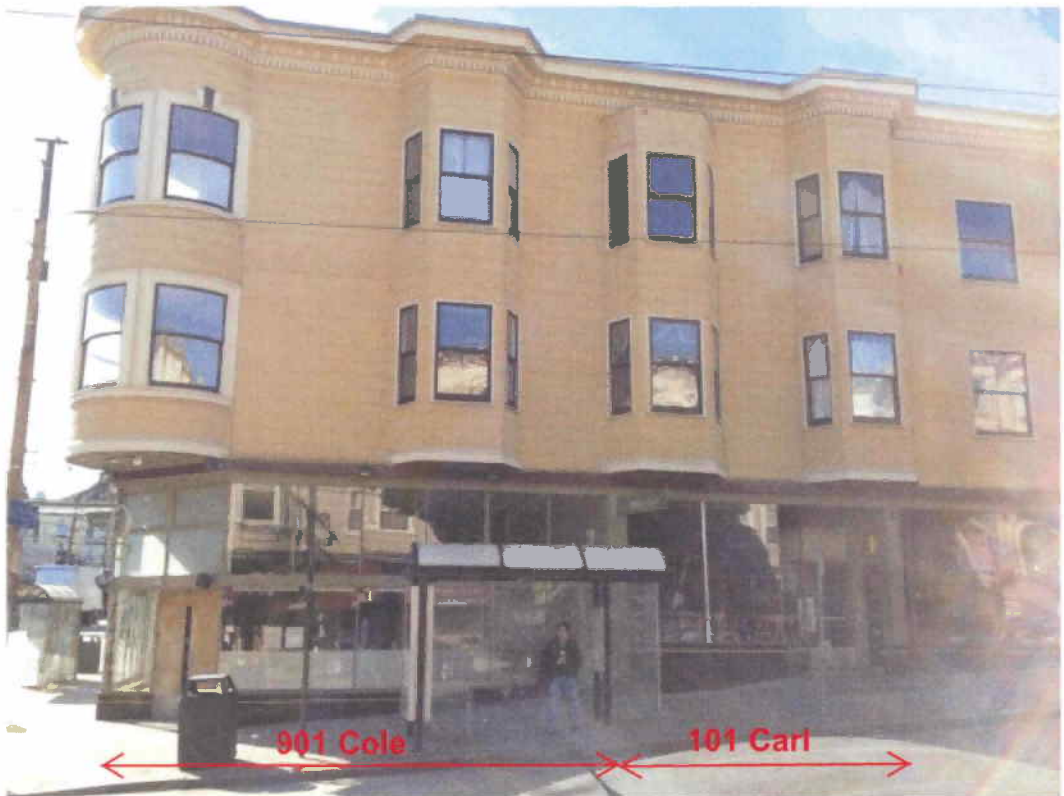
SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.0156C
901 Cole Street & 101 Carl Street



Cole Street View of Subject Property



Carl Street View of Subject Property



View South on Cole Street at Subject Property



View West on Carl Street at Subject Property



Adjacent Property on Cole Street (Lot 002)



Adjacent Tenants on Carl Street and Adjacent Property (Lot 025)

Affidavit of Conducting a Pre-Application Meeting, Sign-in Sheet and Issues/Responses submittal

I, Nathan Valentin, do hereby declare as follows:

1. I have conducted a Pre-Application Meeting for the proposed new construction or alteration prior to submitting any entitlement (Building Permit, Variance, Conditional Use, etc.) in accordance with Planning Commission Pre-Application Policy.
2. The meeting was conducted at 901 Cole St, SF, CA 94117 (location/address) on March 21 (date) from 6-9pm (time).
3. I have included the mailing list, meeting initiation, sign-in sheet, issue/response summary, and reduced plans with the entitlement Application. I understand that I am responsible for the accuracy of this information and that erroneous information may lead to suspension or revocation of the permit.
4. I have prepared these materials in good faith and to the best of my ability.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

EXECUTED ON THIS DAY, March 21, 2012 IN SAN FRANCISCO.


Signature

Nathan Valentin
Name (type or print)

owner of bus.
Relationship to Project (e.g. Owner, Agent)
(if Agent, give business name & profession)

901 Cole St & 101 Carl St, SF, CA 94117
Project Address

Pre-Application Meeting Sign-in Sheet

Meeting Date: March 21, 2012
 Meeting Time: 6:30 pm
 Meeting Address: 901 Cole St. SF. CA 94117
 Project Address: 901 Cole St. & 101 Carl St. SF. CA 94117
 Property Owner Name: Manager - Dresner
 Project Sponsor/Representative: Nathan Valentine

Please print your name below, state your address and/or affiliation with a neighborhood group, and provide your phone number. Providing your name below does not represent support or opposition to the project; it is for documentation purposes only.

NAME/ORGANIZATION	ADDRESS	PHONE #	EMAIL	SEND PLANS
1. Samuel Kalaminsky	403 Carl St	646.239.3324	Kalaminsky.s@gmail.com	<input checked="" type="checkbox"/>
2. Iana Minkoff	200 Parnassus	415-269-1515	iaminkoff@gmail.com	<input checked="" type="checkbox"/>
3. Ben Mainer	200 North St	650.530.2900	bmainer@comcast.net	<input checked="" type="checkbox"/>
4. Keren Crommie	628 Ashbury	431-1414	kcrommie@acq.com	<input checked="" type="checkbox"/>
5. Phil Quinn	1050 Stanyan	566-1894	PHIL@QUINN.COM	<input checked="" type="checkbox"/>
6. Eric Fountain	204 Downey St	242-3449	ericfountain@comcast.net	<input checked="" type="checkbox"/>
7. Leah Harper	1562 Waller St	522-1560	lharper@kctus.com	<input checked="" type="checkbox"/>
8. David Drabkin		650-759-9763	david.s.drabkin@gmail.com	<input checked="" type="checkbox"/>
9. TED LOEWENBERG	1562 WALLER ST	522-1560	TED@GLOBAL.NET	<input checked="" type="checkbox"/>
10. WENDY CAHN	251 PARNASSUS AVE #22	415-225-4252	BUSCAYOLA@YAHOO.COM	<input checked="" type="checkbox"/>
11. Bixby Jamison	1549 Cole St	415 505-3052		<input checked="" type="checkbox"/>
12. Rob Ailes	1533 Stead St			<input type="checkbox"/>
13. Sara Levin	250 Parnassus #203		SKLMUNDO@gmail.com	<input checked="" type="checkbox"/>
14. Moses Medeiros	1551 Carl St	415-542-8613	Mose13@hotmail.com	<input checked="" type="checkbox"/>
15.				<input type="checkbox"/>
16.				<input type="checkbox"/>
17.				<input type="checkbox"/>
18.				<input type="checkbox"/>

Summary of discussion from the Pre-Application Meeting

Meeting Date: March 21, 2012
 Meeting Time: 6:30 pm
 Meeting Address: 901 Cole St. SF, CA 94117
 Project Address: 901 Cole St & 101 Canal St. SF, CA 94117
 Property Owner Name: Maringer - Dresner
 Project Sponsor/Representative: Natasha Valentin

Please summarize the questions/comments and your response from the Pre-Application meeting in the space below. Please state if/how the project has been modified in response to any concerns.

Question/Concern #1 by (name of concerned neighbor/neighborhood group): Gray expressed excitement and support of project, no concerns were raised that require specific response.

Project Sponsor Response: _____

Question/Concern #2: _____

Project Sponsor Response: _____

Question/Concern #3: _____

Project Sponsor Response: _____

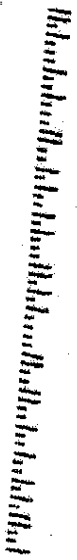
Question/Concern #4: _____

Project Sponsor Response: _____

Papazote
901 Cole Street
San Francisco, CA 94117

PAPAZOTE COLE
1342 28TH AVE
SAN FRANCISCO CA 94122

54122+1513



SAN FRANCISCO CA 94117

PAPAZOTE

RE: 901 Cole St & 101 Carl St

March 5, 2012

Dear Neighbors,

I hope this finds you well. I write this letter to share our upcoming project with you and introducing Papazote to the great Cole Valley neighborhood.

We are working to open Papazote in the former EOS space at 901 Cole Street and 101 Carl Street. Papazote is a small San Francisco owned business with a simple concept: make slow, hand made Mexican food for our neighborhood. Chef driven and product oriented, we are committed to changing the way people eat, we pursue the sustainable and organic ideals that support the greater slow food movement not because we see a trend but because we strongly believe it's the right thing to do.

With that in mind much of our produce comes directly from our family farm, Oak Hill Farms in Sonoma and we simply love what we do everyday and hope to be a great addition to the neighborhood.

Papazote is our second Mexican restaurant and is the brother to Mamacita. Mamacita is currently on Michael Bauers Top 100 restaurants in the bay area and has 3 stars. We love what we do and could not be more excited for the opportunity to do so in Cole Valley.

We believe in order to be successful as both a neighbor and a business we need to ensure that we communicate our plans and meet the neighborhoods needs. Thus we are sending this packet.

In this packet please find information on our project (including a working but not yet finalized menu) as well as an invitation to join us for a meeting on March 21st at 6:30pm at 901 Cole Street where we can further explain the project as well as meet you our neighbors.

In the mean time please feel free to email me any questions, concerns or even statements of support.

Thank you so much for your time and we hope to meet each of you and be a great neighbor in such a vibrant and wonderful neighborhood.

Sincerely,



Nate Valentine
nate@mamacitasf.com

Notice of Pre-Application Meeting

March 5, 2012

Dear Neighbor:

You are invited to a neighborhood Pre-Application meeting to review and discuss the development proposal at 901 Cole Street & 101 Carl Street at the corner of Cole and Carl which is Block 1272 Lot 001 Zoned as NC-1, in accordance with the San Francisco Planning Department's Pre-Application procedures. The Pre-Application meeting is intended as a way for the Project Sponsor to discuss the project and review the proposed plans with adjacent neighbors and neighborhood organizations before the submittal of an application to the City. This provides neighbors an opportunity to raise questions and discuss any concerns about the impacts of the project before it is submitted for the Planning Department's review. Once a Building Permit has been submitted to the City, you may track its status at www.sfgov.org/dbi.

The Pre-Application process is only required for projects subject to Planning Code Section 311 or 312 Notification. It serves as the first step in the process prior to building permit application or entitlement submittal. Those contacted as a result of the Pre-Application process will also receive a formal entitlement notice or 311 or 312 notification when the project is submitted and reviewed by Planning Department staff.

A Pre-Application meeting is required because this project includes:

Change of use subject to a conditional use authorization.

The development proposes to:

Change 101 Carl from a Bar use to a Full Service Restaurant use and allow a full liquor license (type 47) to be used at 901 Cole and 101 Carl as part of the Full Service Restaurant use.

MEETING INFORMATION

Property Owner Name: Mainzer-Dresner
Project Sponsor: Nate Valentine
Contact Info: nate@mamacitasf.com 415-504-2083
Meeting Address*: 901 Cole Street
Date of Meeting: March 21, 2012
Time of Meeting**: 6:30pm

*The meeting should be conducted at the project site or within a one-mile radius, unless the Project Sponsor has requested a Department Facilitated Pre-Application Meeting, in which case the meeting will be held at the Planning Department offices, at 1650 Mission Street, Suite 400.

**Weeknight meetings shall occur between 6:00 p.m. - 9:00 p.m. Weekend meetings shall be between 10:00 a.m. - 9:00 p.m., unless the Project Sponsor has selected a Department Facilitated Pre-Application Meeting.

If you have any questions about the San Francisco Planning Code, Residential Design Guidelines, or general development process in the City, please call the Public Information Center at 415-558-6378, or contact the Planning Department via email at pic@sfgov.org. You may also find information about the San Francisco Planning Department and on-going planning efforts at www.sfplanning.org.

Sample Menu (Still a work in progress)

PAPAZOTE



BOTANAS

- GUACAMOLE CASERA** traditional guacamole y house tortilla chips
- CHEVICHE MEXICANA** lime-cured local rock cod y tomato-cucumber pico ds gallo
- CRUDO DEL DIA** seared ahi, avocado, mango y chipotle-agave salsa with flour tostadas
- FUNDIDO "7 LAYER"** rice, beans, hot sauce, guacamole, crema, tres quesos y pico de gallo

HOUSE CHILAQUILES

- EN CHIPOTLE** roasted chicken, kale, poblano-leek rajás, chipotle mole y crema
- EN TOMATELO** shredded carnitas, pork, grilled onions, toasted corn, pumpkin seeds, salsa verde y crema
- CON QUESO** ground beef picadillo, salsa arbol, oaxaca queso sauce y pickled jalapenos

ENSALADAS Y SOPAS

- BRUSCA** kims, cabbage, citrus, spiced pecans, coffee cheese y lime-agave vinaigrette
- CAESAR** little gems, avocado, cherry tomato, masa croutons y garlic-manchego dressing
- TEJANA** chopped romaine, corn, beans, tomatoes, pepitas, tortilla strips y tomatillo-jalapeno dressing
- SOPA DE TORTILLA** traditional guajillo-tomato soup, oaxaca cheese, tortilla strips, avocado y black beans

ENCHILADAS

- SOPAS ENCHILADAS** seared chicken, mole amarillo, jack cheese y crema
- SHORT RIB COLORADITO** braised short rib, roasted tomato-arbol salsa, gouda y crema
- SALSA VERDE CARNITAS** pulled pork, saffron, salsa verde, queso oaxaca y crema
- PIREDITA SOPAS** braised kale, poblano sajas, seared black beans, jack cheese y crema

SALSAS

- SALSA ROJA
- ★
- PICO DE GALLO
- ★
- MANGO SALSA
- ★
- SALSA FRESCA
- ★
- SALSA QUEMADO
- ★
- SALSA CHIPOTLE
- ★
- SALSA HABANERO
- ★
- SALSA VERDE / ARBOL
- ★
- HOUSE ARBOL HOT SAUCE
- ★
- HOUSE HABANERO HOT SAUCE

FLIGHT OF 3 / \$5

YOUR WAY

guacamole	avocado slice
shred avocado	white cheddar
onions	jalapeno
lettuce	oaxaca cheese slices
queso manchego	manchego jack
chipotle sauce	griddled onion
chipotle stew	pickled red onion
house stew	

STREET TACOS



Choice of freshly made pork, beef, or seared chicken, topped with salsa

- CHILE RUBBED ARTIC CHICK & AHI TUNA**
lime, arbol, jalapeno, lime acid
- SEARED BAY BOUT SEALOP**
mango salsa, jalapeno, lime acid, cream
- GRILLED GULF SHRIMP AL AJOLICO**
spicy salsa, arbol, lime acid
- CHEVICHE DEL DIA**
jalapeno, lime acid
- FRESH BATTERED MAIT MAIT**
chipotle sauce, lime, cilantro
- GRILLED CHILE LIME CHICKEN BREAST**
salsa verde, roasted black beans, cheese
- BRANDED CHECKERS DE MOLE AMARILLO**
saffron, queso fresco, pickled onions
- DOVE CARNITAS**
refined black beans, chipotle-agave salsa
- TRADITIONAL PORK CARNITAS**
pico de gallo, salsa fresca, crema
- SALSA VERDE BRANDED SHORT RIB**
crema, lechuga, pickled onion, sauce
- GRILLED ADONC MARINATED SHORT RIB**
guacamole, grilled onion, queso fresco
- FRESH PICADILLO**
pico de gallo, refined black beans, chile, queso fresco
- QUATRA SEAMED TUNA & TRADITIONAL PICO**
refined black beans, queso fresco

AL LADO

- seasonal veggie rajás
- arbol corn
- roasted black beans
- trijoles de olla
- salsa verde
- queso fresco
- arbol sajas

OTRAS OPCIONES

- CRISPY TACOS**
fresh seared black beans, queso fresco, pico de gallo & house salsa verde y queso fresco, chipotle lime acid & mango salsa al lado
- FRESHLY GRILLED QUESADILLA**
served with queso fresco, pico de gallo, queso fresco, house salsa verde y queso fresco
- PATITAS**
served with queso fresco, pico de gallo, queso fresco, house salsa verde y queso fresco

ADDRESS	NAME OF BUSINESS	TYPE OF USE
COLE ST		
1000	LE BOULANGE DE COLE	FAST FOOD RESTAURANT
960	ALPHA MARKET	GENERAL STORE
957	COLE VALLEY FITNESS	PERSONAL SERVICE
956	COLE HARDWARE	HARDWARE STORE
947	COLE CLEANERS	PERSONAL SERVICE
945	BAMBINOS RESTAURANTE	FULL SERVICE RESTAURANT
943	KAMEKYO	FULL SERVICE RESTAURANT
941	ZAZIE'S	FULL SERVICE RESTAURANT
937	FINNEGANS	BAR
930	COLE GARAGE	AUTO REPAIR
925	PHARMACA INTEGRATIVE	MEDICAL SERVICE
919	TULLY'S COFFEE	COFFEE STORE
917	RESIDENTIAL	RESIDENTIAL
915	MAD KAT	RETAIL
912	THE POSTAL CHASE	POSTAL AND DELIVERY SERVICE
910	COLE VALLEY PETS	RETAIL
906	VAL DE COLE	RETAIL
905	RESIDENTIAL	RESIDENTIAL
903	RESIDENTIAL	RESIDENTIAL
901	*VACANT (EOS)	*VACANT
900	KEZAR BAR & GRILL	FULL SERVICE RESTAURANT
862	COIN WASH & DRY	PERSONAL SERVICE
858	OCCASIONS	RETAIL
856	SAY CHEESE	RETAIL
854	RESIDENTIAL	RESIDENTIAL
850	RESIDENTIAL	RESIDENTIAL
848	REVERIE	COFFEE STORE
842	VIDEO NOOK	RETAIL
CARL ST.		
86	BURGER MEISTER	FAST FOOD RESTAURANT
92	RESIDENTIAL	RESIDENTIAL
100	CREPES ON COLE	FAST FOOD RESTAURANT
103	MANE ATTRACTION	PERSONAL SERVICE
107	RESIDENTIAL	RESIDENTIAL
108	RESIDENTIAL	RESIDENTIAL
108 B	*NO NAME SUSHI	FULL SERVICE RESTAURANT
109	RESIDENTIAL	RESIDENTIAL
113	LAVANDE	PERSONAL SERVICE

PUBLIC COMMENT
(OPPOSITION LETTERS RECEIVED AS OF 4/25/12
WITH PROJECT SPONSOR RESPONSE)

Conditional Use Hearing
Case Number 2012.0156C
901 Cole Street & 101 Carl Street

April 12, 2012

Sharon M. Young
Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: Case No. 2012.0156C

Dear Ms. Young:

I am writing regarding the proposed construction and operation of the Papalote restaurant at 901 Cole Street. As you know, the commercial space has most recently operated as EOS, a restaurant and wine/beer bar separated into two distinct spaces and operating seven days a week between 5:30 to 10:00 pm. According to the notice of a public hearing, the proposed project would result in a commercial facility similar to the one most recently occupying the space, but the operation and space conditions appear to be significantly different. As proposed, the facility would involve: the merging of two presently distinct spaces into a single 3,200-square-foot area; the sale of wine, beer, *and* liquor; and a closing hour of 2:00 a.m.

In light of these issues and proposed changes: **The proposed use is a significant departure from the pre-existing one and would likely have a significant and adverse impact on the neighborhood. Therefore, I ask the Planning Commission to NOT support the plan, as proposed.** A fuller explanation follows below.

I have lived in the neighborhood for almost 20 years and own a home nearby on Clayton Street. The Cole Valley commercial district is somewhat similar to a “village” (within a city), as it houses a variety of businesses that are mostly small-scale and independent—very few, if any, of which remain open until 2:00 am. Consequently, the feeling of the neighborhood is contained, buzzing at times, but relatively tranquil during the evening hours. The former EOS is a perfect example of the type of business in the neighborhood: small-scale, accessible, contained, closing at 10 pm. Other surrounding businesses have a similar feel, including Kezar—a lively bar that feels small (separated into two distinct bar and dining spaces) and closes formally at 11 pm.

The proposed restaurant construction and operations would not be consistent in character, use and hours of operation with surrounding uses. Consequently, as proposed, I believe that it would have significant impacts on the character of the neighborhood and the quality of life for those visiting and living nearby.

In further analyzing the proposed project and its potential impacts, therefore, I recommend that you consider the following:

1. How surrounding restaurants and bars compare in size with the proposed site and whether a 3,200-square-foot single space restaurant would be in keeping with the character of the neighborhood.
2. How surrounding businesses compare in terms of hours of operation and whether a restaurant operating with a full liquor license and open until 2:00 am would be consistent with the character of the neighborhood.
3. How the restaurant capacity for patrons and employees compares to other businesses in the immediate neighborhood and whether it's significantly different. [Further, I recommend that you identify the restaurant capacity

- number in all future public notices about the project, and also the complete operating hours to fully illustrate the potential number of people occupying the project site throughout the day and evening.]
4. As proposed, what are the anticipated noise and traffic impacts of the proposed use and how would they be mitigated or minimized.
 5. How the operation of a potentially popular restaurant (like Papalote in The Mission) and similar-sized crowds waiting for seating would impact existing pedestrian use of the area and MUNI metro riders at the directly-adjacent N-Judah and 43- Masonic stops—some of the more heavily-used transit lines in the city.
 6. How the restaurant would handle trash in the outdoor and sidewalk area.
 7. What precautions or restrictions would the restaurant take to control the use of alcohol outside of the restaurant.
 8. Whether the restaurant intends to install outdoor seating particularly at the areas used by MUNI riders.
 9. How the restaurant would manage loading/unloading and stationary service vehicles.
 10. How the restaurant would accommodate or manage patrons' vehicles and related parking, including car and bicycle.
 11. How the restaurant would manage employee parking.
 12. Whether the restaurant would install miscellaneous outdoor amenities, including bicycle racks, trash receptacles, signage, lighting, etc., and how these features would impact or interfere with sidewalk traffic (e.g., pedestrians, MUNI riders, etc.).

Unfortunately, I work full-time and am unable to attend the project public hearing to deliver my comments in that forum. I appreciate your consideration of my comments and providing them to the full Planning Commission. I have also copied my local supervisor with this letter.

Again I do **NOT** support the proposed project and urge you to analyze the impacts and consider whether they can be minimized or mitigated or whether the project is simply not the right choice for our neighborhood.

Sincerely,



Jaime Michaels
786 Clayton Street
San Francisco, CA 94117
jaimeenroute@yahoo.com

cc. Supervisor Christina Olague

April 3, 2012

David Lindsay
Planner
SF Planning Department
1660 Mission St., Fourth Floor
San Francisco, CA 94103

Dear Mr. Lindsay: Re: Papazote's 901 Cole, 101 Carl

I'm writing on behalf of the Cole Valley Improvement Association to register opposition to the lateness of the proposed closing hours for the restaurant (Papazote's) planning to occupy two sites at the corner of Cole and Carl streets.

Our organization is on record as approving the establishment of this project, as documented in our past letters to the Planning Commission (Rodney Fong) and the ABC (Rose Meyer). However, at a community meeting called by co-owner Nate Valentine, on March 21, it was revealed that a Thurs-Fri-Sat closing time of 2:00 a.m. was being sought. In spite of the fact that Valentine has repeatedly assured us that Papazote's would be primarily a restaurant where beverage is an accompaniment to the food, a 2:00 a.m. closing sounds a whole lot more like a bar.

As you know there is a cap on liquor licenses in the Haight Ashbury NCD and a variance will be needed. We have asked Valentine that he observe the closing hours of the former restaurant on that site, Eos, which operated successfully for many years with a 10:00 p.m. closing (11:00 kitchen). He convinced us that a later hour would be necessary to make a profit. We thought that might be 11:00 (midnight kitchen).

A 2:00 a.m closing is not sensitive to the fact that there is residential housing above the restaurant and that Carl Street, with the exemption of its commercial corner, is fully residential.

As you well know, Cole Valley is a family neighborhood carved out of the greater Haight Ashbury. There is an expectation of peace and quiet at night. Valentine has assured us that he will maintain that and I believe him, but not if there is a 2:00 a.m closing. It is simply not possible for people who have been drinking until 2:00 in the morning to exit a restaurant quietly.



Karen Crommie
President, CVIA
(415) 431-1414
kcrommie@aol.com

Sharon M Young
Planning Department
1650 Mission Street 4 Floor
San Francisco, Ca 94103

April 19, 2012

Case No. 2012.0156C

Dear Ms Young:

Thank you for sharing the letter written by Jaime Michaels on April 12, 2012 and Karen Crommie of the CVIA previously. I wanted to take this opportunity to provide a response to both of these letters and touch on some of the points raised below.

First and foremost I absolutely value the neighborhood input and have worked extremely hard to meet with and communicate our goals and project throughout the process with the neighbors. I have hosted several meetings, gone to neighborhood meetings and been a regular poster and updater on the Cole Valley Facebook Page with over 290 members. We believe in order for us to be a successful neighborhood restaurant we must be great neighbors. I have gotten nothing but positive feedback and excitement from the neighborhood besides the two letters you shared with me.

I lived in Cole Valley for 7 years prior to moving to the sunset when my daughter was born in order to have more space. I know and love Cole Valley and truly feel our business is a great fit for the neighborhood and will be a positive addition.

With regards to Jaime Michaels letter Mr. Michaels expressed that EOS closed at 10pm every night. EOS recently closed their kitchen at 10pm, due to business and demand weakness. Speaking with the original owner of 12 years, Arnold Wong they were open until midnight and beyond regularly during his time there. The recent years of EOS have been slow and poor for business hence the reason they were closing the kitchen but not the wine bar at 10pm. Guests stayed past 10pm.

In Jaime's letter there was also a mention of Kezar closing at 11pm which is directly across the street from the subject property. Kezar in fact is open until 2am each night for drinks the kitchen closes at 11pm. Additionally Finnegan's Wake is also open until 2am each night.

In Karen Crommie's letter requesting that we close at 10pm each night. From a restaurant perspective this simply does not work. We regularly have dinners sit for a 730, 8, 830, 9 or 930 reservation. Closing at 10pm would mean we would need to stop taking or seating guests at 730 or 8 as dinners often exceed two hours in time. I have requested time with Karen and the CVIA and explained my issue with her request and she agreed that it did seem difficult to operate under those conditions. I am continuing to reach out to her and work towards a time that works for all.

With regards to Mr. Michaels other points:

1) Whereas we are submitting a conditional use to combine the two spaces it should be noted that the two spaces have been connected and combined since 2006 when they were granted a building and planning stamped permit to do so. I am working to formalize this change as they were granted without a conditional use. We are not changing the existing layout or how the two spaces flow as part of our process.

2) We are looking to have the same hours as the restaurant directly across the street from the subject property. We have had numerous neighbors request that we are open later as there is not enough food options for dinner in the neighborhood as only 3 other restaurants are open for dinner as the rest are daytime operations. We would also be willing to work with the neighborhood to find a common ground but truly need a minimum of midnight close Sun-Thur and 1am Friday and Saturday.

3) We are not looking to change the restaurant capacity from its existing capacity in anyway.

4) Whereas we are eliminating the wine bar and opening as one restaurant we do not anticipate any noise issues. We will install noise abatement ceiling panels. We do not play loud music and we are very cognizant of ensuring the tranquility of our neighbors.

5) Mr. Michaels thinks we are a restaurant in the mission called Papalote which is very different from us and we are not associated with, we are Papazote. We are modeled off of our other restaurant Mamacita which is a top 100 restaurant in the SF Chronicle. We take dining and our food very seriously. The existing space is a restaurant and whereas it has been slow recently it was busy for many many years. So busy in fact that we could only hope for such a business.

6) Our team sweeps every night and every morning and we have also volunteered as part of the "Keep Cole Valley Clean" initiative. Additionally we powerwash the sidewalk once a month. Keeping our business clean is paramount and very important to us.

7) Customers taking drinks away from our restaurant is illegal and we would never put our ABC license at risk, we police this constantly.

8) We would like to apply for 3-4 outside tables on Cole St. Not in the area where Muni Riders wait which is on Carl Street and is sloped. This is a process that requires a posting and enables the neighborhood to object if so desired. This is not core to our business but a desire to add.

9) Loading and unloading would not increase from the previous restaurant and vehicles are required to park in the provided yellow zones. We always work to ensure that deliveries are at non-peak hours. There would be no impact.

10) Parking in Cole Valley is difficult but would like to reiterate that we are not changing the use of the space. The subject property is a restaurant and will continue to be one. The spaces were previously joined and we will operate the same. If parking is difficult for customers we will research options that can accommodate the neighborhood and customers, although we hope that we are serving customers in the neighborhood and coming off of muni.

11) Employees at our current restaurant and we assume in Cole Valley often take public transit as monitoring 2 hour zones while working is not easy and tickets are expensive. We participate in the city commuter benefit program and strongly encourage all staff to take public transportation. Being on a main public transit line will be very helpful.

12) We do not plan to install outdoor amenities besides approved signage. No outdoor amenities would negatively interfere with sidewalk traffic.

THANK YOU for your time and I am here anytime to meet with anyone. This project, neighborhood and San Francisco mean the world to me and I look forward to being a great addition to the neighborhood.

Nate Valentine

PUBLIC COMMENT

(SUPPORT LETTERS RECEIVED AS OF 4/25/12)

Conditional Use Hearing
Case Number 2012.0156C
901 Cole Street & 101 Carl Street

March 6, 2012

The Honorable Rodney Fong
President
SF Planning Commission
1650 Mission St., Suite 400
San Francisco, CA 94103

Re: 901 Cole St., 101 Carl St.

Dear Mr. Fong:

The Cole Valley Improvement Association, with its 400 members supports the installation of a Mexican restaurant called Papazotes at 901 Cole Street, the location previously occupied by Eos restaurant, and the application of the project sponsor (Nate Valentine) for a type 47 liquor license. We do this with the assertion of Mr. Valentine that the new restaurant would be infeasible without the offering of Margaritas. He has assured us that Papazote will be a responsible neighbor, not generating late night noise, nor a sidewalk full of smokers, that no music or voices will be heard "outside the premise," and that he will join other Cole Street merchants in the daily sidewalk-cleaning program called "Clean Cole Street." For that assurance and the fact that Mr. Valentine's other Mexican restaurant (Mamacita's, located on Chestnut Street) is well-managed with high quality food and clientele, are the reasons we support this project.

CVIA deeply appreciates your taking into consideration our recommendations for this project.

Karen Crommie

Karen Crommie
President, CVIA
(415) 431-1414
kcrommie@aol.com

Copies: John Rahaim, Planning Director
Department of Alcohol Beverage Control



HAIGHT ASHBURY IMPROVEMENT ASSOCIATION

Ted Loewenberg, President
415 522-1560
tedlsf@sbcglobal.net

7 March 2012

SF Planning Department
Attn: Sharon Young & David Lindsey
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Papazote

Dear Ms. Young and Mr. Lindsey ,

The Haight Ashbury Improvement Association (HAIA) supports the Conditional Use Permit application for the Papazote restaurant proposed for the corner of Cole and Carl.

HAIA believes that those who want to establish a business in our neighborhood that serves the residents of our community should be given every opportunity to do so. Within the structure of the Planning Code, the owners are betting that they can provide a valuable service with their offering. They risk a great deal of time and money in the process, and will work very hard to ensure they are successful.

Our community benefits from this venture, as it offers a high quality, healthy Mexican menu to their patrons. Good Mexican cuisine is hard to find in San Francisco, and the Upper Haight and Cole Valley are particularly fortunate that the applicants want to establish exactly that in this section of San Francisco. Yes, they will need a Type 47 liquor license from the ABC. Their restaurant in the Marina, Mamacita, demonstrates that they use their license responsibly. And, their margaritas prove they know how to make an excellent drink.

In short, HAIA believes this is great addition to the culinary and business mix for the neighborhood, and that it will be responsible, successful and delicious. We ask the Planning Commission to **approve** the CUP for the project.

Sincerely,

Ted Loewenberg
President

Karen Growney
karen@growney.net
415.668.2378

March 21, 2012

SF Planning Department
Attn: Sharon Young & David Lindsey
1650 Mission Street, Suite 400 San Francisco, CA 94103

Re: Papazote Restaurant

Dear Ms. Young and Mr. Lindsey:

I am writing to express my support for the Conditional Use Permit application for Papazote restaurant proposed for the corner of Cole and Carl Streets. My family and I own a homeowner in the Haight and I am a board member of the Haight Ashbury Improvement Association.

We would gladly welcome a quality Mexican restaurant to the neighborhood. Residents have been expressing the desire to have more high quality restaurants here. We currently do not have a Mexican restaurant of this caliber in the area. The Haight and Cole Valley attract many tourists who would also benefit from such an addition. The applicants have proven their success with their restaurant, Mamacita, in the Marina. It has received several awards and accolades. We would be thrilled to have such a restaurant join our neighborhood!

Please approve the Conditional Use Permit for this wonderful project.

Best regards,



Karen Growney

2/20/2012

Sean Scales
123 B Lyon St.
S.F., Ca.
94117

SF Planning Department
1650 Mission St. Suite 400
San Francisco, Ca.
94103

RE : 901 Cole & 101 Carl Conditional Use Application

To Whom It May Concern,

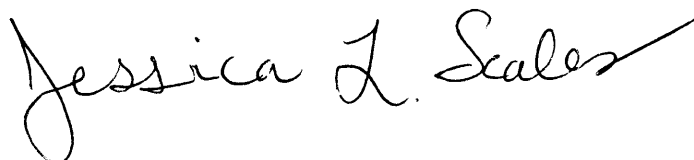
Hello, my name is Sean Scales and I have lived at 123 Lyon St. since 2000. My wife and I thoroughly enjoy our neighborhood and are always excited when a new business opens in our area. Most recently an ice cream shop has opened up on Cole so we promptly walked over to give it a try and found it to be bustling with activity. Cole Valley is a fun area with many assets and will surely be improved with the addition of Papazote! We are big fans of the type of cuisine that Papazote will be offering and look forward to pairing that delicious food with a fine sipping tequila or a fresh margarita. It will be such a bonus to be able to WALK to Papazote rather than having to drive to find a somewhat comparable dining experience.

My wife Jessica and I are in absolute support of the change of use. We hope that it will be expedited, so that we are able to enjoy what is surely to be a welcome addition to the neighborhood, sooner, rather than later. Thank you for your time and consideration of this matter.

Best regards,



Sean and Jessica Scales



Adam Gross
119 Parnassus Ave
San Francisco, CA, 94117

SF Planning Department
1650 Mission St Suite 400
San Francisco, CA
94103

RE: 901 Cole & 101 Carl Conditional Use Application

To Whom It May Concern:

As a resident and homeowner in Cole Valley for the past four years, I'm delighted to be part of the tight knit community that my neighbors have created here, and join them in keeping a careful eye on the plans and changes for our home.

While we are all sorry to see EOS close, and grateful for their many years in the neighborhood, I am personally excited by the plans I have seen for Papazote to take over that space. Given the people behind the plan, I'm hopeful that this will be a great new addition Cole Valley community, and become a new 'dinner' anchor for a neighborhood already well know for its brunch options.

I am fully supportive of the change of use application by Papazote, and consider it essential to the creation of world-class restaurant - on par with the best of the Mission, Marina or Pacific Heights - that Cole Valley needs and deserves.

Thank you for your consideration of this issue.

Regards,



Adam Gross

Tom & Christie Barnes
91 St Germain Ave
San Francisco
CA 94114

SF Planning Department
1650 Mission St Suite 400
San Francisco, Ca
94103

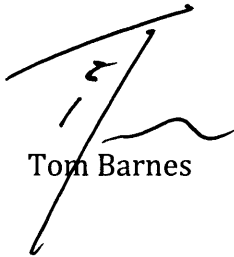
RE: 901 Cole & 101 Carl Conditional Use Application

To Whom It May Concern,

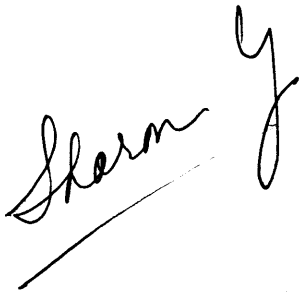
We have lived in the Cole Valley part of San Francisco for the last 8 years and we write to wholeheartedly endorse Papazote's application for a liquor license, in the space currently occupied by Eos.

Mamacita is one of our favorite places in the city and we strongly believe that Papzote would be a very welcome addition to our neighborhood.

Yours faithfully,



Tom Barnes



Eugene Dilan, Psy.D.
119 Lyon Street, Unit B
SF CA 94117

SF Planning Department
1650 Mission St Suite 400
San Francisco, CA
94103

RE: 901 Cole & 101 Carl Conditional Use Application

To Whom It May Concern:

I am writing to fully support the change of use application by Papazote located in Cole Valley. First, let me start by saying that I love Cole Valley, eat out in the restaurants located there at least 2-3 times a week since I moved to the neighborhood almost 8 years ago, and have a close friend who owns a business there as well. Honestly, I think that more choices in terms of food would be great. We love Mexican cuisine and are very excited for it to open so that we have yet another reason to eat out locally. Please support this project and help to expedite it.

Thank you in advance for your consideration on this matter!

Best,



Eugene Dilan

Drs. Scott and Sunitha Kaiser
27 Lincoln Way
San Francisco, CA 94122
Tel: 415-847-0944

SF Planning Department
1650 Mission St Suite 400
San Francisco, CA 94103

RE: 901 Cole & 101 Carl Conditional Use Application

To Whom It May Concern:

I have been a resident in the Cole Valley neighborhood since June 2008. My husband and I both work at UCSF and frequent small businesses in the neighborhood at least weekly, including Mane Attraction, Lavande, Cole Hardware, Postal Chase, and Zazie. We fully support the change of use application by Papazote and anxiously anticipate the arrival of a new dining spot in the area, especially one that broadens the evening options in the area, which are quite limited. We in fact have only once been to the neighborhood for dinner in these 4 years. I really cannot express how excited I am for this addition to the neighborhood. I have been to all of the owners' other establishments and the food is remarkable (as evidenced by Michael Bauer's reviews.) There are no restaurants in the neighborhood of this caliber and it will change the business landscape for all the entrepreneurs in the area by drawing a whole new clientele to the neighborhood. These restaurateurs truly know how to combine innovative, delicious food, ambiance that is inviting to people of all ages including families, and impeccable service. This is evidenced by their unquestionable success in all their other establishments. Please feel free to contact me with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Sunitha Kaiser". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Sunitha Kaiser

Mark and Tamara Murray
817 Ashbury Street
San Francisco, CA
94117
Email: tamara.jih@gmail.com

SF Planning Department
Attn: Sharon Young
1650 Mission St Suite 400
San Francisco, Ca
94103

RE: 901 Cole & 101 Carl Conditional Use Application

Ms Sharon Young:

We have lived in the Ashbury Heights/Cole Valley neighborhood for just under three years, and we absolutely love the Cole Valley retail area. We were disappointed to learn that EOS was closing, as that was one of the best restaurants we had in the neighborhood. Without it, we feel like there is a lack of reputable restaurants in the neighborhood. (Right now, Zazie is the only reputable restaurant around).

We fully support the addition of Papazote to Cole Valley, and we feel like it can't happen soon enough. The team behind Papazote is responsible for some of our favorite restaurants in the city (Mamacita, Blue Barn, Topsy Pig). Those restaurants draw people to them, and make the neighborhoods that house them more welcoming and desirable. We think that Cole Valley could really benefit from their presence in our neighborhood.

Regards,

A handwritten signature in black ink, appearing to be 'Mark Murray', followed by a long horizontal line.

The Murrays

Jessica and Gavin Birmingham
736 Shrader Street
San Francisco, CA 94117
Email: jessica.birmingham@gmail.com

SF Planning Department
Attn: Sharon Young
1650 Mission St Suite 400
San Francisco, Ca
94103

RE: 901 Cole & 101 Carl Conditional Use Application

Dear Ms Sharon Young:

My husband and I moved into Cole Valley/Upper Haight this past December. We chose Cole Valley as we are expecting our first child in May, and thought it was the perfect neighborhood to raise a family in.

We went to Eos a few times, and always enjoyed having a great restaurant on that corner in the neighborhood. While we were sad to see it close, I was SO excited when I read that Papazote was going to be moving in! Without Eos, we have found ourselves spending more time at restaurants on Haight (like Alembic, or Magnolia), and the occasional dinner at Zazie. Part of the charm of Cole Valley is being able to walk the few blocks over to Carl/Cole area and enjoy being a part of the neighborhood scene. Cole Valley really needs additional dining options, and Papazote will be such a great fit in the neighborhood, and create a great energy and sense of community.

The Eos space is such an important corner location in Cole Valley, and we think that they are 100% the right group to bring activity and new life into the space. We have been to their other restaurants in San Francisco, and think that they are great restaurant operators who build beautiful restaurants that add to the vibrancy of the neighborhoods they move into. We fully support them moving into Cole Valley, and can't wait for them to get open!

Regards,



Jessica Birmingham

4.23.2012

Attention: Sharon Young

Planning Department

1650 Mission St Suite 400

San Francisco, CA

94103-9425

Dear Sharon,

I have been a resident of the Haight-Ashbury/Panhandle area for 5 years living at 239 Cole Street.

I am writing to you today to discuss the new project lead by Nate Valentine due in the previous EOS Restaurant location @ 901 Cole Street, SF.

I could not be more supportive of their business coming to the neighborhood. Additionally, I am in strong support of the later hours of operation. I conduct business dinners several times a week, unfortunately with very limited options in and around my home. This would be a great option for me and my business.

I often frequent the alternative locations that Nate and his business partners have established for a number of reasons: A) They have a strong sense of responsibility to local neighborhoods/community and it is parlayed in their business practices & B) their food and services are simply fantastic. Our neighborhood needs to continue to grow business and generate revenue; this is the perfect way to do so.

Given I am a self-proclaimed "foodie" and the product they produce, I couldn't have been more overjoyed to see the notice that they were looking into a potential new location just around the corner from my home.

Please consider this letter when making decisions on hours of operation for Nate and his team.

All the best,

Brooke Heckaman

Senior Project Manager - Interactive Development, Adobe Systems



Edwin Gackstetter
<edwin@sprucemedia.com>
04/23/2012 04:01 PM

To "Sharon.M.Young@sfgov.org"
<Sharon.M.Young@sfgov.org>
cc
bcc
Subject case # 2012.0156C

Hi Sharon,

I'm a homeowner on 6th Ave (1324) in the Inner Sunset and want to voice my support for Nate Valentine and the proposed project for the old EOS space on Carl/Cole. I'm frequently in Cole Valley dining, visiting friends and we look forward to supporting another local neighborhood restaurant. It will be great to get a new restaurant in the space to support the neighborhood economy.

Cheers,

Edwin Gackstetter



"stephanie@stephaniewong.com"
<stephanie@stephaniewong.com>

04/23/2012 04:47 PM

To Sharon.M.Young@sfgov.org

cc

bcc

Subject Support for case # 2012.0156C

Dear Sharon,

I am contacting you to communicate my support of Nate Valentine's restaurant project in Cole Valley, as a fourth generation San Franciscan, parent and business woman I believe that a restaurant of this type will be a vital part of the Upper Market community. I and my family fully support the conditional use application for case # 2012.0156C including the full liquor license as well as combining the spaces and the later hours of operation.

Best Regards,
Stephanie Wong
142 Diamond St
Stephanie@stephaniewong.com
415-823-1047

Sent from my Verizon Wireless 4GLTE smartphone



Rebecca Hopkins
<becca-hopkins@gmail.com>
04/23/2012 05:13 PM

To Sharon.M.Young@sfgov.org
cc
bcc
Subject Conditional Use Application / Case # 2012.0156C

Dear Ms. Young:

I'm writing in support of Nate Valentine and his conditional use application for case # 2012.0156C including the full liquor license, combining the spaces and the later hours of operation.

Nate told me today that he and his business associates are hoping to start a restaurant in the old Eos spot and I couldn't be happier for them or for the neighborhood. As a long-time Upper Haight resident, friend of Nate Valentine's since 1991, a USF law school graduate and local business attorney, I am a huge believer in Nate and am proud of (and grateful for) the wonderful restaurants and night-life options he has helped bring to SF.

I think the neighborhood would truly benefit from a destination restaurant which I trust Nate and his associates would nurture into a neighborhood jewel. I would definitely be a regular patron to this establishment and I hope you are able to approve their application.

Thank you for your time.

Rebecca Hopkins

510-847-0686



Pौरya Mesbah
<pौरya@gmail.com>
04/23/2012 07:24 PM

To Sharon.M.Young@sfgov.org
cc
bcc
Subject RE: Case No. 2012.0156C

Attention: Sharon Young

Planning Department
1650 Mission St Suite 400
San Francisco, CA
94103-9425

Dear Ms. Young,

I currently live in the Panhandle area in San Francisco, and I am writing to you to express my personal support for Mr. Valentine, who is the lead on the project which is to occupy the location previously known as EOS Restaurant.

The neighborhood is in need of quality restaurants, and knowing Mr. Valentine and having visted his other locations frequently, I have no doubt that the proposed establishment will add a lot of value to the experience in the neighborhood. I also strongly support the later hours of operation, which I believe will add to the experience in the area. It is often difficult to find quality food that is open late in the area, and I would love to have Mr. Valentine's establishment as one of my choices.

I hope you consider these factors, and support Mr. Valentine's business.

Sincerely,

Pौरya Mesbah
Senior Application Engineer
Advent Software, Inc



Lauren Godfrey
<lauren.godfrey@me.com>
04/23/2012 08:48 PM

To Sharon.M.Young@sfgov.org
cc
bcc
Subject case # 2012.0156C

Hello Sharon,

I am writing to express my support for the Vintage 415 group project in the former EOS space. As a resident in the area I feel that a vibrant and sophisticated cocktail destination would be an exciting addition to Cole Valley.

I fully support the conditional use application for case # 2012.0156C including the full liquor license, combining the spaces and the later hours of operation.

Please let me know if I can provide any additional information.

Thank you,

Lauren Godfrey



Jeremy Strauss
<jeremy.kashian@gmail.com

>
04/23/2012 09:26 PM

To Sharon.M.Young@sfgov.org

cc

bcc

Subject Case No. 2012.0156C

Dear Ms. Young,

I am writing this letter in strong support of the restaurant that is being considered for the former EOS space in Cole Valley. I am very familiar with the restaurants currently operated by the proposed owners and find them all excellent establishments for San Francisco. Great food and great atmospheres. All tastefully done.

I have lived in Ashbury Heights for almost five years. I love my neighborhood (Ashbury Heights/Cole Valley) but have long complained that it needed more restaurants in the area that are open beyond the typical dinner hours. I do not favor walking to Haight Street at that time of night. I know many of my neighbors feel the same way. This neighborhood is very diverse with lots of medical students, artists and other professionals who favor dining at later hours.

I hope the city recognizes this need and allows this project to move forward. I think the proposed restaurant will be excellent fit for the neighborhood and become a well occupied and popular establishment.

Regards,

Jeremy Strauss
1051 Ashbury Street
SF, CA 94117



Shannon Hutto
<shannonhutto@gmail.com>
04/23/2012 09:32 PM

To Sharon.M.Young@sfgov.org
cc
bcc
Subject Support for case #2012.0156C

Hi Sharon,

I'm reaching out to let you know that I live in Cole Valley and support the conditional use application for case #2012.0156C including the full liquor license, combining the spaces and the later hours of operation.

Thank you for taking it into consideration.

Regards,

Shannon Hutto

852 Shrader Street, Apt 3

San Francisco, CA 94117

(415) 269-0849



Jessica Ronco
<jronco@yahoo.com>

04/23/2012 10:11 PM

Please respond to
Jessica Ronco
<jronco@yahoo.com>

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

cc

bcc

Subject Support for Cole Valley restaurant case # 2012.0156C

Ms. Young,

I'm a resident of Cole Valley and I'm writing to support the application for the new Mexican restaurant that is planned to open at Carl and Cole Streets. I've been a resident in the neighborhood for the past nine years and I currently live at Cole and Parnassus, just a block away from the restaurant location. I fully support the conditional use application for case #2012.0156C, including the full liquor license, combining the spaces, and later operating hours. I am very sensitive to noise and I would not want the peacefulness of Cole Vally to be disturbed. However, I've been assured by the owners that they will be respectful neighbors and I am confident that this will be the case. An upscale Mexican restaurant will be a welcome addition to the neighborhood. I hope that they are able to move forward as soon as possible because the empty storefront detracts from the aesthetics of the neighborhood. Please contact me if you have any questions.

Sincerely,

Jessica Ronco

106 Parnassus Ave #9

Sent April 18, 2012

SF Planning Department
Attn: Sharon Young
1650 Mission St Suite 400
San Francisco, Ca
94103

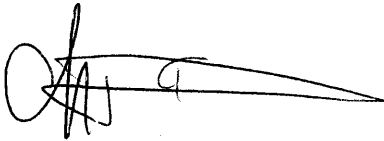
RE: Case No. 2012.0156C

Dear Planning Department:

I live in and love Cole Valley and have been here for going on 12 years now. I have always loved this neighborhood but felt something is missing. I leave the neighborhood for most of all my meals and drinks not because there is nothing in Cole Valley but because there is nothing of quality.

I am writing to support the Papazote restaurant in Cole Valley. I want them in our neighborhood, I want them to be able to serve Margaritas and I want them to be open late so I have a place to eat in the neighborhood later at night.

Please do everything you can to help this restaurant join our amazing neighborhood.

A handwritten signature in black ink, appearing to read 'Christie Clark', with a long horizontal flourish extending to the right.

Christie Clark

April 20, 2012

Sharon Young
SF Planning Department
1650 Mission St Suite 400
San Francisco, CA
94103

RE: Case No. 2012.0156C
901 Cole & 101 Carl Conditional Use Application

To Whom It May Concern:

I am a Native San Franciscan and have owned property in Cole Valley for seven years now. I am writing this letter to express my full support and excitement about the new restaurant, Papazote, opening in our neighborhood. For a long time I have felt that Cole Valley needs a great restaurant for its neighbors, as I frequently leave the area for a meal and night out because of the lack of options in the area. It is unfortunate that I have to leave this great neighborhood to get a decent meal—a sentiment that is shared by many of my neighbors as well.

Recently, I attended a meeting hosted by the Papazote owners to discuss their plans for the project. I understand they are applying for a change of use application that I fully support to make it a larger restaurant by taking advantage of both 901 Cole Street and 101 Carl Street. I always hear San Franciscans say they love Cole Valley, but that they never come here to enjoy a great meal and night out. We desperately need to attract people from other neighborhoods and create a buzz for Cole Valley that will help all of the restaurants and shop owners.

Today I heard that a neighborhood group wants Papazote to close at 10:00 pm. If we were to open a new restaurant in this neighborhood, the kitchen should remain open until at least 12:00 pm during the week and 2:00 am on Friday and Saturday. Frequently, I come home from work at 8:00 or 9:00 pm during the week and want a restaurant that remains open after 10:00 pm. NOPA, on Divisadero Street, has a kitchen that serves until 1:00 am and most nights it is packed because it is the only place in town that keeps its kitchen open that late, which is a shame. Last night, I was in North Beach and met a gentleman from Singapore who was in town for a convention and he could not believe how hard it was to find a restaurant that stayed open until 11:00 pm. Honestly, San Francisco is shooting itself in the foot by not having restaurants open to serve people who are in town for conventions and from ever becoming a truly international city.

I hope the applications for a change of use and a liquor license move swiftly through the City's bureaucratic process. Both the *New York Times* and *Wall Street Journal* recently had articles on the insane red-tape and administrative hurdles that Juliet Pries, owner of the Cole Valley Ice Cream Bar, experienced for TWO years with the

S.F. Planning Commission, which cost her dearly financially. It would be a shame and disservice to our community if Papazote faces a similar struggle with trying to get permits. Papazote is what this neighborhood has needed for far too long and I strongly support their plans.

Please let me know if you have any questions.

Thank you,
Bixby

Bixby Jamison
1549 Cole Street
San Francisco, CA
94117
415.505.3052
bixbyjamison@gmail.com

April 19, 2012

SF Planning Department
Attn: Sharon Young
1650 Mission St Suite 400
San Francisco, Ca
94103

RE: Case No. 2012.0156C

Ms Sharon Young:

Thank you for taking the time to review my letter of support for this project. I was able to attend the neighborhood meeting hosted by one of the owners Nate and I could not be more pleased that their restaurant is coming to Cole Valley.

I have lived in this neighborhood for 10 years now and we have been in need of a solid dining and community establishment. I also could not be more excited that they plan to offer later night dining as well.

Please do everything you can to help this restaurant join our lovely neighborhood and help them obtain later hours.

Do not let the neighborhood NIMBYs get in the way of something that will be great for Cole Valley.

Thank you

A handwritten signature in black ink, appearing to read 'Tom Barnes', written over a faint, illegible stamp or background.

Tom Barnes
91 Saint Germain



Patricia Larkin
<larkinpatricia1@gmail.com>
04/19/2012 05:01 PM

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

Subject Regarding Former EOS Location (Cole & Carl)

I am writing to express my full support of the new project at Cole and Carl Streets. I am a long time resident of Cole Valley and have longed for something positive from a dining perspective to come to Cole Valley. I live 1 block away and could not be more supportive. I read about their operation in the Chronicle and can not wait for them to open.

I understand that there has been an issue raised with regards to the desired times they want to be open. I work often until 9pm and when I get home I have one place I can eat which is Kezar across the street. We simply need more options.

I ask that you grant them later closing hours and the full bar license that they have requested.

Cole Valley needs something and this is what we need.

Sincerely

Patricia

April 19, 2012

SF Planning Department
Attn: Sharon Young
1650 Mission St Suite 400
San Francisco, Ca
94103

RE: Case No. 2012.0156C

Ms Sharon Young:

I am a lifelong resident of San Francisco and have been a resident of Cole Valley for the past 8 years. I wanted to write to express my support for the new restaurant in the former EOS space.

Cole Valley although wonderful really needs a place that is open for dining later and offers great food. I am familiar with the owners other restaurant Mamacita and I think this is an ideal fit for Cole Valley.

Please find this letter of full support especially for the later operating hours as Cole Valley will benefit greatly from this restaurant.

Thank you



Alex Fisher

April 20, 2012

Sharon Young
SF Planning Department
1650 Mission St Suite 400
San Francisco, CA
94103

RE: Case No. 2012.0156C
901 Cole & 101 Carl Conditional Use Application

To Whom It May Concern:

I am a Native San Franciscan and have owned property in Cole Valley for seven years now. I am writing this letter to express my full support and excitement about the new restaurant, Papazote, opening in our neighborhood. For a long time I have felt that Cole Valley needs a great restaurant for its neighbors, as I frequently leave the area for a meal and night out because of the lack of options in the area. It is unfortunate that I have to leave this great neighborhood to get a decent meal—a sentiment that is shared by many of my neighbors as well.

Recently, I attended a meeting hosted by the Papazote owners to discuss their plans for the project. I understand they are applying for a change of use application that I fully support to make it a larger restaurant by taking advantage of both 901 Cole Street and 101 Carl Street. I always hear San Franciscan's say they love Cole Valley, but that they never come here to enjoy a great meal and night out. We desperately need to attract people from other neighborhoods and create a buzz for Cole Valley that will help all of the restaurants and shop owners.

Today I heard that a neighborhood group wants Papazote to close at 10:00 pm. If we were to open a new restaurant in this neighborhood, the kitchen should remain open until at least 12:00 pm during the week and 2:00 am on Friday and Saturday. Frequently, I come home from work at 8:00 or 9:00 pm during the week and want a restaurant that remains open after 10:00 pm. NOPA, on Divisadero Street, has a kitchen that serves until 1:00 am and most nights it is packed because it is the only place in town that keeps its kitchen open that late, which is a shame. Last night, I was in North Beach and met a gentleman from Singapore who was in town for a convention and he could not believe how hard it was to find a restaurant that stayed open until 11:00 pm. Honestly, San Francisco is shooting itself in the foot by not having restaurants open to serve people who are in town for conventions and from ever becoming a truly international city.

I hope the applications for a change of use and a liquor license move swiftly through the City's bureaucratic process. Both the *New York Times* and *Wall Street Journal* recently had articles on the insane red-tape and administrative hurdles that Juliet Pries, owner of the Cole Valley Ice Cream Bar, experienced for TWO years with the

S.F. Planning Commission, which cost her dearly financially. It would be a shame and disservice to our community if Papazote faces a similar struggle with trying to get permits. Papazote is what this neighborhood has needed for far too long and I strongly support their plans.

Please let me know if you have any questions.

Thank you,
Bixby

A handwritten signature in black ink, appearing to read 'Bixby Jamison', with a long horizontal flourish extending to the right.

Bixby Jamison
1549 Cole Street
San Francisco, CA
94117
415.505.3052
bixbyjamison@gmail.com

Sharon Young
Planning Department
1650 Mission St Suite 400
San Francisco, CA 94103

Case No. 2012.0156C

Dear Sharon,

I am a resident of 107 Carl Street, one of the apartments located above the former EOS Wine Bar space. I am writing in support of the new proposed restaurant, Papazote (Case No. 2012.0156C) and hope that the SF Planning Department will allow this restaurant to come in. The community is absolutely looking for a new, lively restaurant to replace EOS and I believe Papazote would add more character and energy to Cole Valley.

Thanks,
Rebecca Velasco



Jeff Ridgeway
<jridgeway@gmail.com>
04/24/2012 11:17 AM

To Sharon.M.Young@sfgov.org
cc
bcc
Subject Papazote Support

Hello Sharon

My wife and I are long time Cole Valley residents at 84 Parnassus Ave. We are both strongly in support of a liquore license for the new restaurant Papazote. Please pass along our support to those that matter.

Robin & Jeff Ridgeway
415.902.0820



Sara Dack
<sara.dack@gmail.com>
04/24/2012 11:18 AM

To Sharon.M.Young@sfgov.org
cc
bcc

Subject Conditional use app #2012.0156C

Dear Sharon,

I am writing to you to express my support for this conditional use application. As a Cole Valley-area resident for over 12 years, I am qualified to say that this would be a wonderful addition to our neighborhood.

Currently, there are very few places residents can find food and drink past 11:00 pm, even on Friday or Saturday nights. Allowing this new establishment hours to 2:00 am would fulfill that need, and residents will not have to venture all the way to the Mission or other neighborhoods. It would provide our neighborhood the chance to thrive and prosper, rather than 'shut down' prematurely.

In addition, the group applying for this application has a very successful track record with fun, properous eaterys/restaurants in other parts of the city. I have full confidence in their committment to the establishment, and the community around it.

Please support their application and allow us to improve our neighborhood even more.

Sincerely,
Sara Dack
179 Clifford Terrace #1
94117



Tal Fletcher Jr
<talfletcher@gmail.com>
04/24/2012 11:21 AM

To Sharon.M.Young@sfgov.org
cc
bcc
Subject conditional use application #2012.0156C

Hi Sharon. Thank you for reading my email.

I am a resident of Cole Valley and a frequent customer of the restaurants and businesses on Cole Street between Frederick and Parnassus. A typical week often includes breakfast at Boulange, lunch at Reverie, dinner at Kezar and a beer at Finnegan's. When I venture out of my immediate neighborhood for a meal, it is often to Mamacita or The Topsy Pig on Chestnut Street so I was excited to hear that the same group that created Mamacita will be bringing another great restaurant to Cole Valley.

On behalf of my neighbors and friends in the area, I'm writing to let you know that I fully support the conditional use application #2012.0156C including the full liquor license, combining the spaces and the later hours of operation. The group of creative and successful restaurateurs has done a great job in the Marina and I welcome them to Cole Valley with open arms.

Thanks for your time.

Tal Fletcher

Tal Fletcher
Expedition Guide & Business Manager
Push Expeditions, LLC
info: www.southpolepush.com
social: www.facebook.com/southpolepush
images: www.gallerykeoki.com/ThePUSH.php
+1.530.412.0807 mobile/text



Colin Murphy
<colin.murphy@gmail.com>
04/24/2012 11:24 AM

To Sharon.M.Young@sfgov.org
cc Shawn Murphy <shawnperry1@gmail.com>
bcc
Subject "Papazote" (case # 2012.0156C)

Hello Sharon,

I'm writing about the application for the new restaurant to be taking over the vacancy left by Eos's closing in Cole Valley. My wife and I live just up the street at 39 Carl. We are eagerly waiting the introduction of the new restaurant and bar! I'm extremely hopeful the team is able to secure all the requisite approvals to obtain their full liquor license and rights to stay open until 2 AM. It will be wonderful to have this option open to us.

If there is anything we can do, as residents of Cole Valley and supporters of the new restaurant, please let us know. Thank you in advance for all of your work.

Regards,
Colin (and Shawn) Murphy
415.378.3476



Kate Vizza <vizza@usc.edu>
04/24/2012 11:54 AM

To Sharon.M.Young@sfgov.org
cc
bcc
Subject Support for Case #2012.0156C

Hi Sharon,

I'm reaching out to let you know that I live in Cole Valley and support the conditional use application for case #2012.0156C including the full liquor license, combining the spaces and the later hours of operation. Thank you for taking it into consideration.

Regards,

Kate Vizza

1107 Stanyan St Apt #B,
San Francisco, CA 94117
(650)224-8900



Ephraim Schwartz
<ephraim@omglenders.com>

04/24/2012 12:04 PM

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

cc

bcc

Subject Case # 2012.0156C

Hi Sharon,

I am a neighbor in Cole Valley (179 Clifford Terrace #1) writing to express support for the Mamacita's application for a full liquor license. I think they will bring a great new restaurant to the neighborhood, and having working in restaurants in high school & college, I understand the fact that a liquor license is paramount to the success of a restaurant. That location is one of the gems of our neighborhood, it would be a major disappointment to see the next restaurant replacing EOS not do well. Hope everything goes smooth!

Thanks for the consideration.

Have a great day!

Best,
Ephraim

Ephraim Schwartz
Partner, Mortgage Consultant *CMPS*

O'Dette Mortgage Group
415-931-2129 (San Francisco Office) *1842 Union St., San Francisco CA 94123
415-297-8514 (Cell)
866-304-8323 (fax)
www.omglenders.com
NMLS# 305985



Jeffrey Walsh
<suffieldwildcat@yahoo.com>

04/24/2012 12:04 PM

Please respond to
Jeffrey Walsh
<suffieldwildcat@yahoo.com>

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

cc

bcc

Subject Papazote Cole Valley Application

Good afternoon Sharon,

I have lived in Cole Valley for about 9 years now and I fully support Papazote's application # 2012.0156C including the full liquor license, combining the spaces, and the later hours of operation. They would be a welcome addition to our fine neighborhood.

Best Regards,

Jeff



jean covington
<jeantcovington@gmail.com
>

04/25/2012 10:02 PM

To Sharon.M.Young@sfgov.org

cc

bcc

Subject Case # 2012.0156C

Dear Ms. Young,

I wanted to write in support of the pending conditional use application for case #2012.0156C. I whole-heartedly support the application, including the full liquor license, combining the spaces, and the later hours of operation.

As a neighbor and home owner in Cole Valley, I am thrilled about the current proposal and believe that it would be significantly compromised by limiting any of the above.

Thank you for your consideration.

Jean Covington
(415) 572-2363



moses Mederos
<mose13@hotmail.com>
04/26/2012 08:10 AM

To <sharon.m.young@sfgov.org>
cc
bcc

Subject Case No. 2012.0156C

April 25, 2012

Sharon Young
SF Planning Department
1650 Mission St Suite 400
San Francisco, CA
94103

RE: Case No. 2012.0156C
901 Cole & 101 Carl Conditional Use Application

To Whom It May Concern:

Since moving to San Francisco, in 2000, I have lived in Cole Valley and for the past seven years I have owned my home here. I am writing this letter to express my full support and excitement about the new restaurant, Papazote, opening in our neighborhood. Cole Valley is in need of a great restaurant for its neighbors, as I frequently leave the area for a meal and night out because of the lack of options. It is unfortunate that I have to leave this great neighborhood to get a decent meal—a sentiment that is shared by many of my neighbors as well.

I attended the meeting hosted by the Papazote owners when they explained their plans for the restaurant. I am excited about the concept and even more so about their shared appreciation for the Cole Valley neighborhood. I understand they are applying for a change of use application that I fully support to make it a larger restaurant by taking advantage of both 901 Cole Street and 101 Carl Street. I meet so many people in San Francisco that say they love Cole Valley, but rarely spend any time here. It will be nice to have a spot where I can have dinner with my friends and family when they come to visit the neighborhood. It is important to have a destination restaurant to attract people from other areas to the neighborhood that will help all of the restaurants and shop owners in Cole Valley.

I was made aware that a neighborhood group wants Papazote to close at 10:00 pm. This is not reasonable or beneficial at all. I often come home from work late during the week and want to find a restaurant that remains open later. If a restaurant was restricted to closing by 10:00 pm it would mean that someone who sits down for an 8:00 or 8:30 reservation would be rushed to finish their meal. Additionally, it prevents people from having dinner there at 9:00 or later. If a new restaurant opens in this neighborhood, the kitchen should remain open until at least the same time as other restaurants if not later. Ideally, 12:00 pm during the week and 1:30 am on Friday and Saturday. San Francisco touts itself as an international city but I always hear from friends and business colleagues who visit that they are surprised to find very few restaurants opened past 11:00 in San Francisco. The city is missing an opportunity to serve people who are in town for conventions or traveling and living up to the claim that is a true international city.

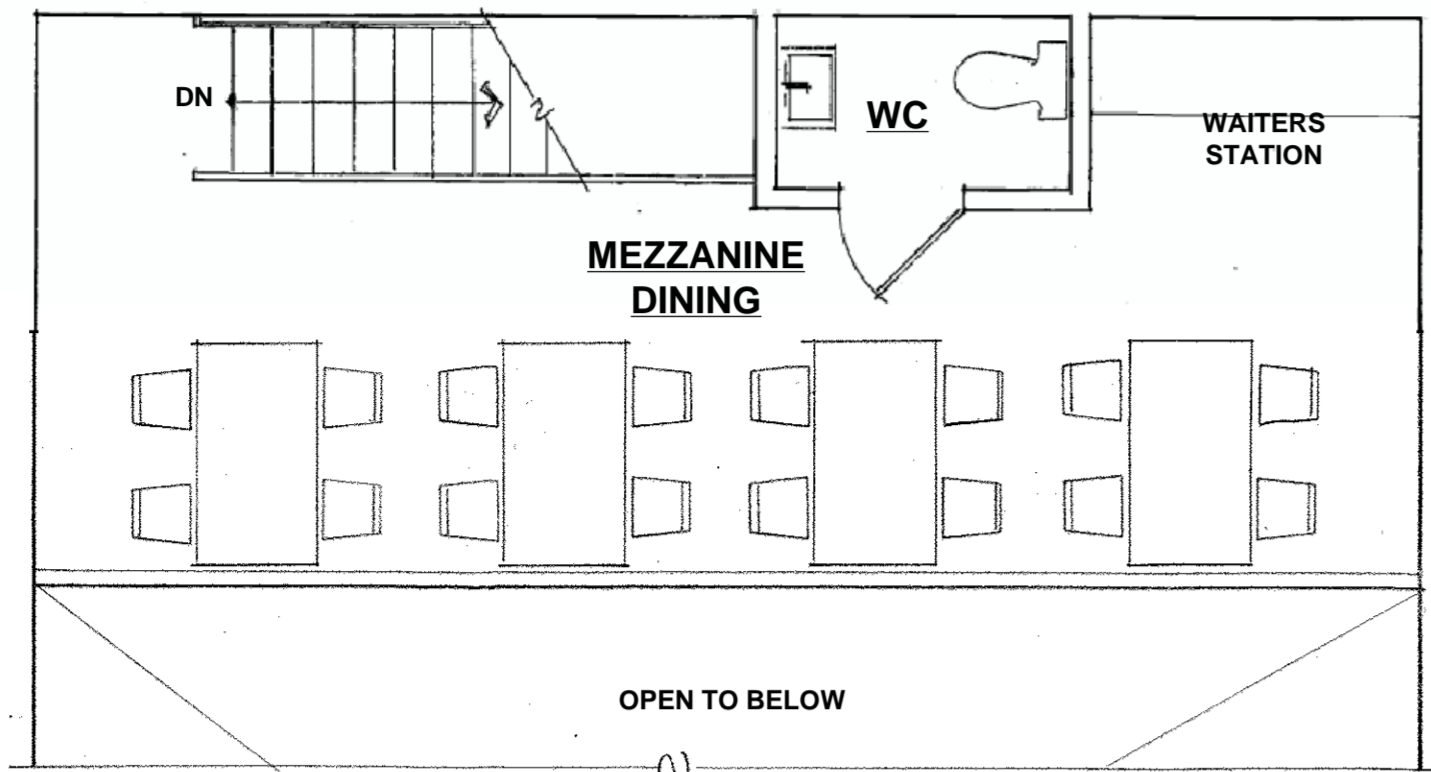
The Cole Valley Ice Cream Bar recently opened and has been a great addition to the neighborhood. It was well known that the owner, Juliet Pries, had to go through a tremendous amount of red tape to get the doors open. As a resident and property owner it would be a disservice to have this commercial space, which is on the corner of the Muni stop, remain vacant for a similar amount of time. It adversely impacts the other shop owners in the area as well as the perception of the neighborhood. I hope the applications

for a change of use and a liquor license move swiftly through the City's approval process.

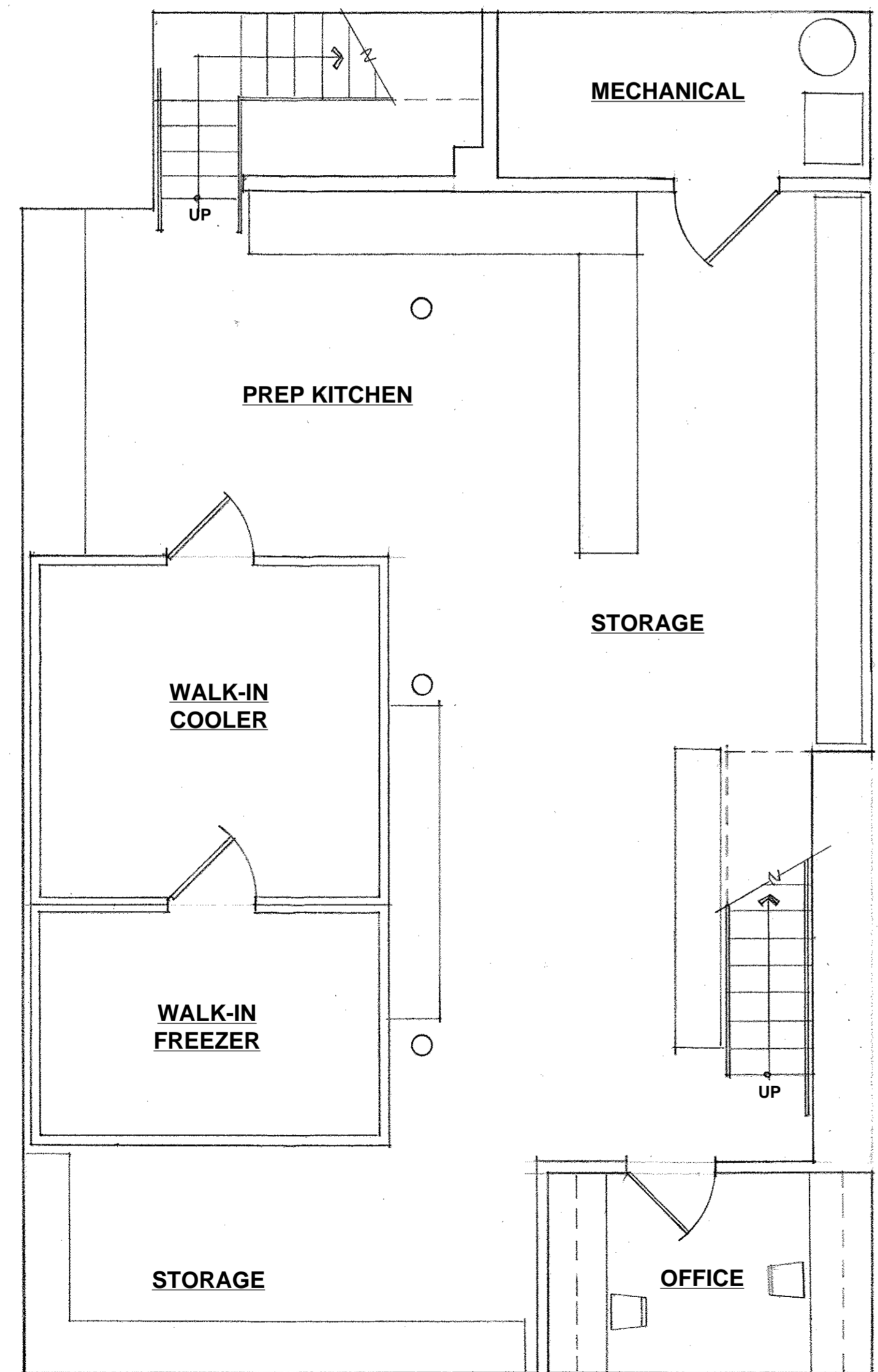
I greatly appreciate your consideration of my support of Papzote as a resident. I am looking forward to enjoying this great addition to our neighborhood. Please let me know if you have any questions.

Thank you,
Moses Mederos

Moses Mederos
1551 Cole Street
San Francisco, CA
94117
415.572.5613
Mose13@hotmail.com



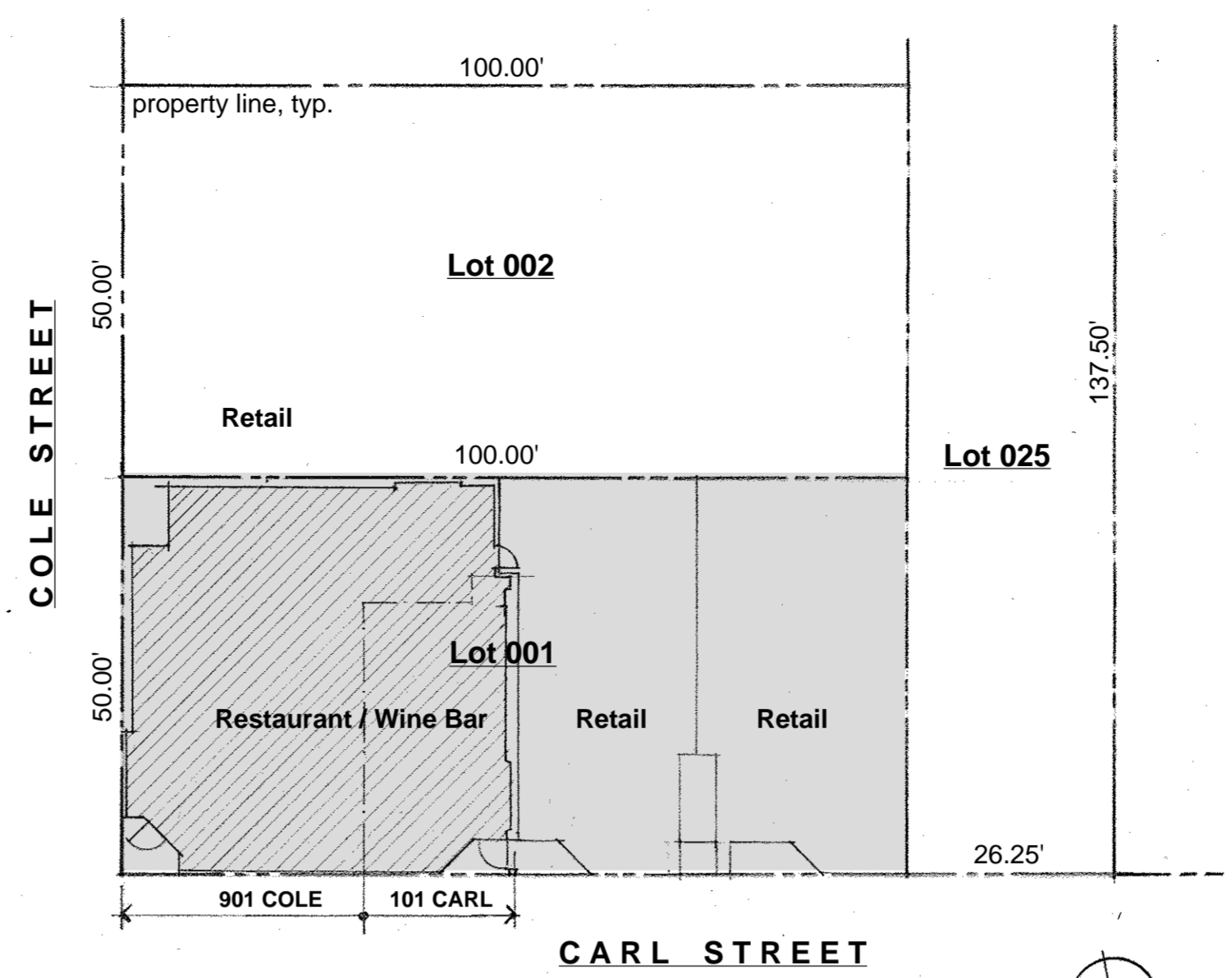
5 FLOOR PLAN - MEZZANINE 1/4" = 1'-0"
340 sf



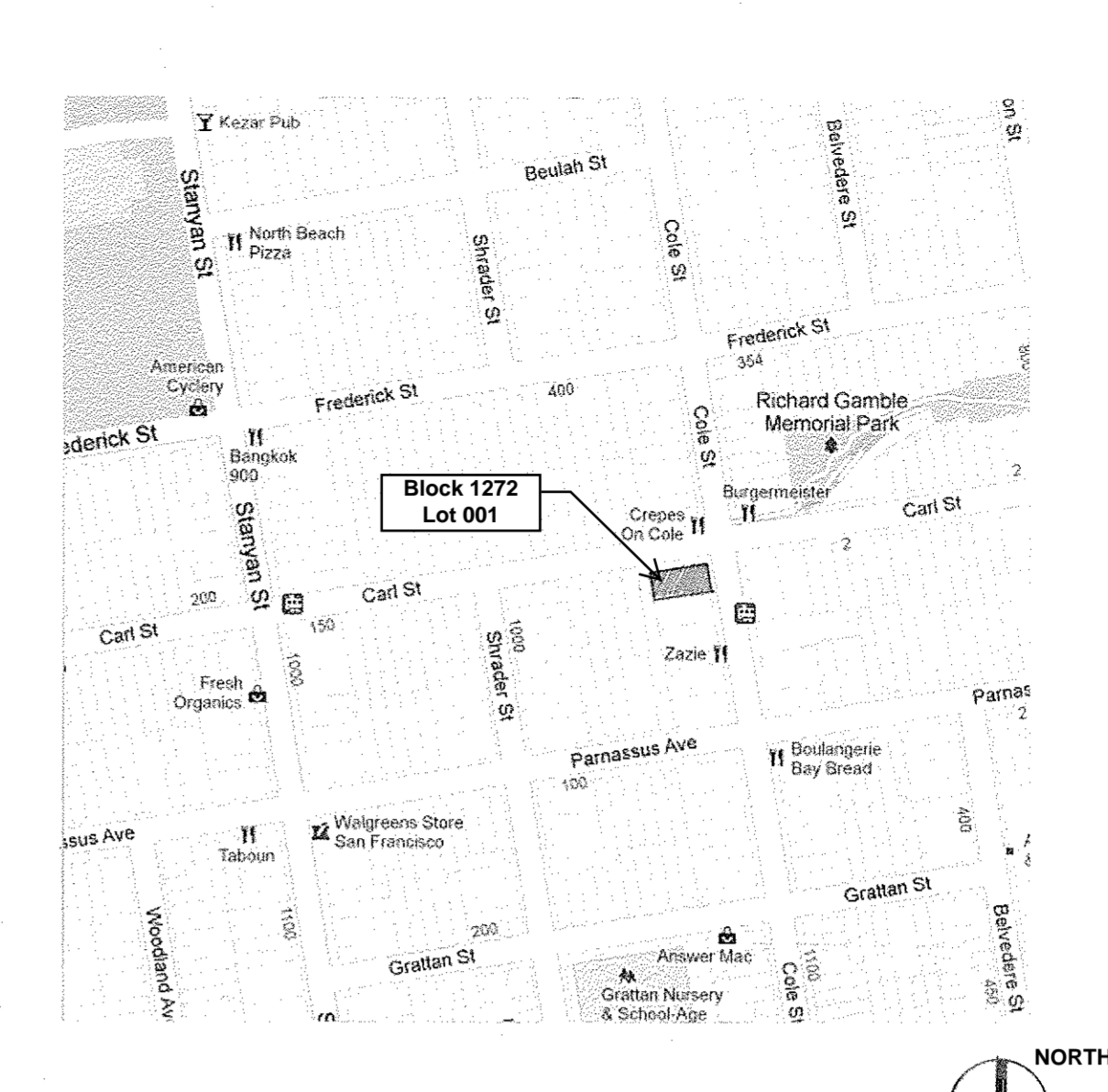
4 FLOOR PLAN - BASEMENT 1/4" = 1'-0"
1,440 sf

OCCUPANT LOAD CALCULATIONS			
FLOOR / TYPE:	SF/OCC:	AREA:	LOAD:
BASEMENT		1,440 SF	
KITCHEN	200 sf / Occ.	638 SF	3
STORAGE	300 sf / Occ.	348 SF	1
SUPPORT	200 sf / Occ.	454 SF	2
MAIN FLOOR		2,033 SF	
KITCHEN	200 sf / Occ.	800 SF	4
SUPPORT	200 sf / Occ.	489 SF	2
DINING	15 sf / Occ.	432 SF	29
BAR SEATING	15 sf / Occ.	312 SF	21
MEZZANINE		340 SF	
SUPPORT	200 sf / Occ.	238 SF	1
DINING	15 sf / Occ.	102 SF	7
TOTALS:		3,202 SF	71

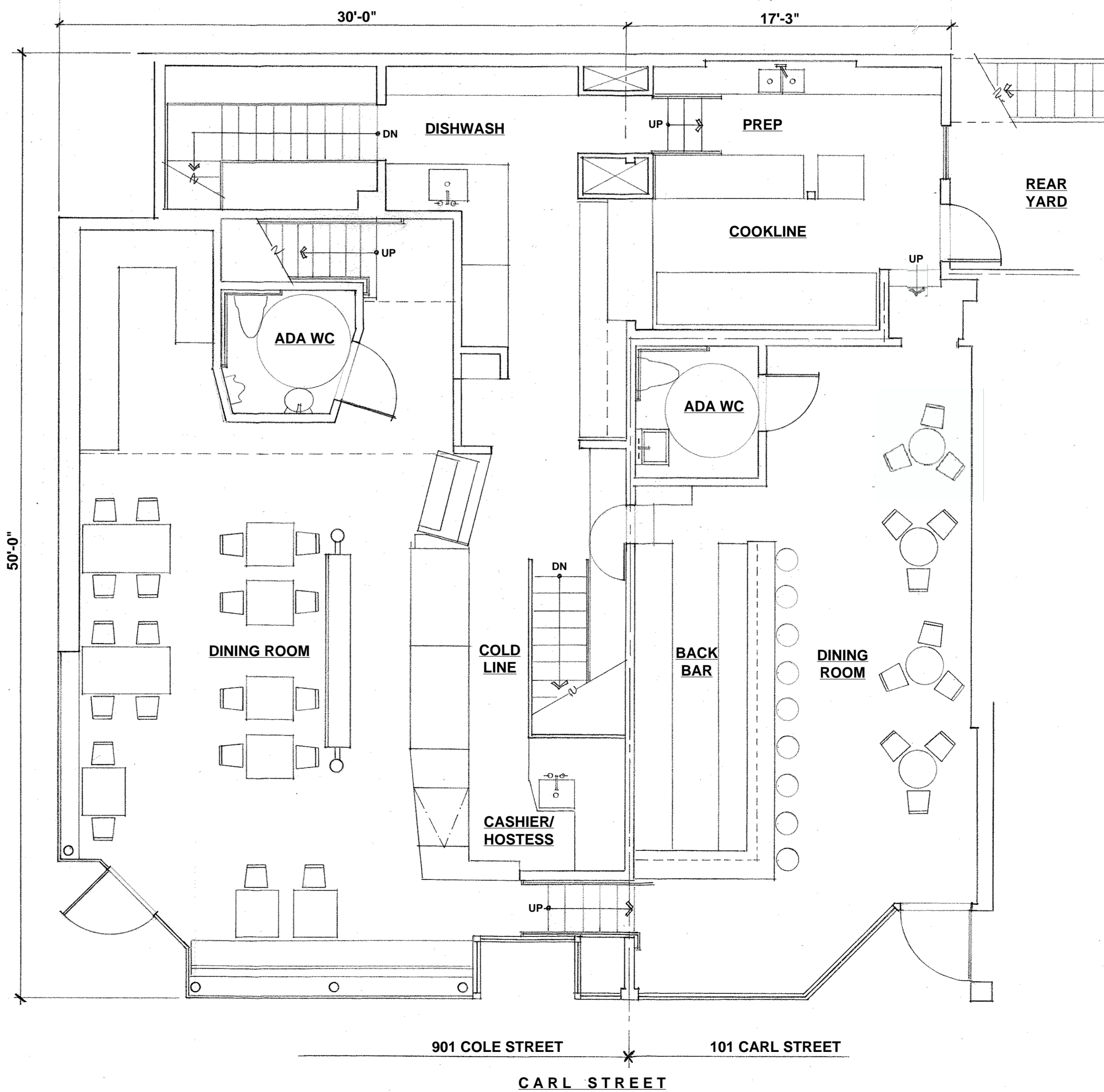
TOTAL OCCUPANT LOAD >50 = 2 EXITS REQUIRED



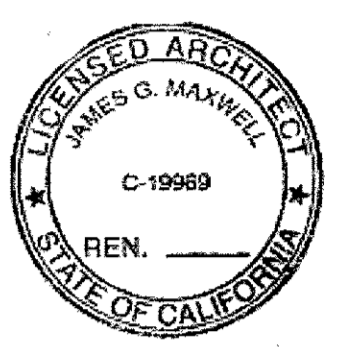
2 SITE PLAN - Block 1272 Lot 001 1" = 20'-0"
0.2 5 10 20



1 VICINITY MAP



3 FLOOR PLAN - GROUND FLOOR 1/4" = 1'-0"
2,033 sf



Drawings and Specifications as instruments of service are and shall remain the property of ARCHITECTS II whether the project for which they are made may be executed or not. No such document is to be used in another project, in whole or in part, or as the basis for drawings by others, except by written agreement with ARCHITECTS II.

SCOPE of WORK:
Expansion of Existing Full Service Restaurant use (901 Cole) into Existing Wine Bar use (101 Carl)
Addition of Type 47 ABC license use for 901 Cole and 101 Carl

RESTAURANT & WINE BAR
901 Cole Street
101 Carl Street
San Francisco, California

CUP APPLICATION
VICINITY MAP
SITE PLAN
FLOOR PLANS
GROUND FLOOR
BASEMENT
MEZZANINE

Date: 20 February 2012
Drawn by: JGM
Checked by: CMB
Project No.: 1211
Revisions:
No. Date Description
2 2/23/12 Per Staff Review

THIS SHEET ONLY TO SCALE IF PRINTED SIZE IS 24" x 36"

Scale: As Shown
Sheet:
A1
of 1 sheet