



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: MAY 17, 2012

### CONSENT CALENDAR

*Date:* May 10, 2012  
*Case No.:* **2012.0501C**  
*Project Address:* **222 Columbus Avenue**  
*Zoning:* Broadway Neighborhood Commercial District  
65-A-1 Height and Bulk District  
*Block/Lot:* 2012.0501C  
*Project Sponsor:* Henry Karnilowicz  
1019 Howard Street  
San Francisco, CA 94103  
*Staff Contact:* Aaron Hollister – (415) 575-9078  
[aaron.hollister@sfgov.org](mailto:aaron.hollister@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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Suite 400  
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**415.558.6378**

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Planning  
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### PROJECT DESCRIPTION

The project sponsor proposes to establish a small self-service restaurant (D.B.A. Reveille Coffee) within a 950 square-foot ground-floor commercial tenant space that has been vacant for two years. The restaurant would include 16 interior seats and a total of 22 outdoor seats that would be located on both the Kearny Street frontage and the Columbus Avenue frontage. The project sponsor is also proposing a parklet installation at a future date in an adjacent on-street parking space on the Kearny Street frontage.

No exterior alterations are proposed to any character-defining features of the building and no expansion of the tenant space would be necessary as part of the project. Only select replacement of the glazing on the Kearny Street frontage would be necessary, as well as a replacement door to meet current ADA standards. The project sponsor does not currently intend to pursue an ABC Alcohol License and intends to operate during the day-time and early evening hours. Reveille Coffee is not a Formula Retail Use and currently has one coffee truck that is typically located in the Jackson Square neighborhood.

### SITE DESCRIPTION AND PRESENT USE

The project is located at the intersection of Columbus Avenue, Pacific Avenue and Kearny Street; Lot 003 in Assessor's Block 0162. The subject property is located within the Broadway Neighborhood Commercial District ("NCD") and the 65-A-1 Height and Bulk District. The triangular-shaped property has frontages on Columbus Avenue and Kearny Street and is developed with a four-story commercial building that currently contains offices in the upper stories and ground-floor commercial uses including a clothing retailer and a café/bakery. Originally constructed in 1907, the building was historically known

as the Hotel Vendome and has been identified as an individually significant building in the North Beach Survey, making the building a known historic resource pursuant to the Planning Department's Preservation Bulletin No. 16.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Broadway NCD is part of a larger commercial area that includes North Beach, Chinatown, and Jackson Square. The Broadway NCD functions as a regional and citywide entertainment district derived from a concentration of nightclubs, music halls, adult theaters, bars, and restaurants between Grant Avenue and Montgomery Street, and it attracts locals and visitors alike, mainly in the evening and late-night hours.

The surrounding development is a variety of multi-story, mixed-use buildings. Nearby ground-floor uses include eating and drinking establishments, small-scale retail stores, and nighttime entertainment. The upper stories are generally occupied by office space, apartments, and residential hotels. The scale of development throughout the area consists of low- and mid-rise buildings (one- to four-story structures).

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	April 27, 2012	April 25, 2012	22 days
Posted Notice	20 days	April 27, 2012	April 25, 2012	22 days
Mailed Notice	10 days	April 25, 2012	April 27, 2012	20 days

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

## **PUBLIC COMMENT**

- To date, the Department has received three letters of support from neighborhood organizations including the North Beach Chamber of Commerce, the Telegraph Hill Dwellers and the North Beach Neighbors.
- No communications have been received in opposition of the request.

## **ISSUES AND OTHER CONSIDERATIONS**

- The "Restaurant Rationalization" legislation that was recently signed into law will not be effective until May 24<sup>th</sup>. Under the newly-adopted restaurant definitions, the proposed

restaurant would be considered a "Restaurant". A "Restaurant" use in the Broadway NCD would require Conditional Use Authorization by the Planning Commission when the new legislation becomes effective.

- The Commerce and Industry Element of the General Plan contains Guidelines that discourage the overconcentration of eating and drinking establishments within NCD's. Although the Broadway NCD currently has a substantial number of existing ground-floor eating/drinking establishments, the existing ground-floor eating/drinking establishments in the Broadway NCD primarily maintain hours of operation in evening and late-night hours and provide minimal street activation of the area in the day-time hours. The proposed restaurant would provide street activation during the day-time hours, and furthermore, would not displace a retail tenant as the subject storefront has been vacant for two years.
- The Broadway NCD and surrounding neighborhoods currently have a high number of ABC licenses within their boundaries. Although the project sponsor is not currently proposing to obtain an ABC license, a Condition of Approval will require the current business owner or any future restaurant operator in the subject commercial space to obtain Conditional Use Authorization from the Planning Commission so the Commission may make findings of necessity/desirability and neighborhood compatibility. The project sponsor has indicated that the proposed alcohol condition of approval would be acceptable.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must approve conditional use authorization to allow a small, self-service restaurant within the Broadway NCD, pursuant to Planning Code Section 714.44.

## **BASIS FOR RECOMMENDATION**

- The project promotes the establishment of a locally-owned business and contributes to the vitality of the overall Broadway NCD.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood.
- The outdoor seating area and the activation of the prominent, corner commercial tenant space will further activate the Broadway NCD during the day-time hours.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

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

Block Book Map  
Sanborn Map  
Aerial Photographs  
Public Correspondence (see also Project Sponsor Submittal)  
Project Sponsor Submittal, including:

- Correspondence in Support
- Site Photographs
- Reduced Plan

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal                                 |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>  |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>   |
| <input checked="" type="checkbox"/> Height & Bulk Map   | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Parcel Map          | <input type="checkbox"/> Health Dept. review of RF levels                                     |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/> RF Report  |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> Community Meeting Notice   |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos         |   |

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

    AJH      
Planner's Initials

*AJH: G:\DOCUMENTS\Projects\CU\222 Columbus Avenue\222 Columbus Avenue Executive Summary.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

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

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## Planning Commission Draft Motion

HEARING DATE: MAY 17, 2012

*Date:* May 10, 2012  
*Case No.:* **2012.0501C**  
*Project Address:* **222 COLUMBUS AVENUE**  
*Zoning:* Broadway NCD  
65-A-1 Height and Bulk District  
*Block/Lot:* 0162/003  
*Project Sponsor:* Henry Karnilowicz  
1019 Howard Street  
San Francisco, CA 94103  
*Staff Contact:* Aaron Hollister – (415) 575-9078  
[aaron.hollister@sfgov.org](mailto:aaron.hollister@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 714.44 OF THE PLANNING CODE TO ALLOW A SMALL, SELF-SERVICE RESTAURANT (D.B.A. REVEILLE COFFEE) WITHIN THE BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT AND A 65-A-1 HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On April 16, 2012, Henry Karnilowicz (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section 714.44 to allow a small, self-service restaurant (d.b.a. Reveille Coffee) within the Broadway Neighborhood Commercial District and a 65-A-1 Height and Bulk District.

On May 17, 2012, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0501C.

The proposed project was determined to be categorically exempt from the environmental review process pursuant to Class 1 exemptions (Section 15301 of the California Environmental Quality Act) of Title 14 of the California Administrative Code.

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. 2012.0501C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located at the intersection of Columbus Avenue, Pacific Avenue and Kearny Street; Lot 003 in Assessor's Block 0162. The subject property is located within the Broadway Neighborhood Commercial District ("NCD") and the 65-A-1 Height and Bulk District. The triangular-shaped property has frontages on Columbus Avenue and Kearny Street and is developed with a four-story commercial building that currently contains offices in the upper stories and ground-floor commercial uses including a clothing retailer and a café/bakery. Originally constructed in 1907, the building was historically known as the Hotel Vendome and has been identified as an individually significant building in the North Beach Survey.
3. **Surrounding Properties and Neighborhood.** The Broadway NCD is part of a larger commercial area that includes North Beach, Chinatown, and Jackson Square. The Broadway NCD functions as a regional and citywide entertainment district derived from a concentration of nightclubs, music halls, adult theaters, bars, and restaurants between Grant Avenue and Montgomery Street, and it attracts locals and visitors alike, mainly in the evening and late-night hours.

The surrounding development is a variety of multi-story, mixed-use buildings. Nearby ground-floor uses include eating and drinking establishments, small-scale retail stores, and nighttime entertainment. The upper stories are generally occupied by office space, apartments, and residential hotels. The scale of development throughout the area consists of low- and mid-rise buildings (one- to four-story structures).

4. **Project Description.** The project sponsor proposes to establish a small self-service restaurant (D.B.A. Reveille Coffee) within a 950 square-foot ground-floor commercial tenant space. The restaurant would include 16 interior seats and a total of 22 outdoor seats that would be located on both the Kearny Street frontage and the Columbus Avenue frontage. The project sponsor is also proposing a parklet installation at a future date in an adjacent on-street parking space on the Kearny Street frontage.

No exterior alterations are proposed to any character-defining features of the building and no expansion of the tenant space would be necessary as part of the project. Only select replacement of the glazing on the Kearny Street frontage would be necessary, as well as a replacement door to meet current ADA standards. The project sponsor does not currently intend to pursue an ABC Alcohol License and intends to operate during the day-time and early evening hours. Reveille Coffee is not a Formula Retail Use.

5. **Public Comment.** To date, the Department has received three letters of support from neighborhood organizations including the North Beach Chamber of Commerce, the Telegraph Hill Dwellers and the North Beach Neighbors. No communications have been received in opposition of the request.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 714.44 states that within the Broadway NCD, Conditional Use Authorization is required for a Small, Self-Service Restaurant, as defined by Planning Code Section 790.91.

*The Project Sponsor is requesting Conditional Use Authorization to establish a Small, Self-Service Restaurant at the ground-floor of the Project Site within the Broadway NCD.*

- B. **Hours of Operation.** Planning Code Section 714.27 states that a Conditional Use Authorization is required for maintaining hours of operation from 2:00 a.m. to 6:00 a.m., as defined by Planning Code Section 790.48.

*The Project Sponsor does not propose operation between the hours of 2:00 a.m. to 6:00 a.m. Therefore, the business would continue to operate during hours which are principally permitted in the Broadway NCD.*

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

*The business does not propose to host any activities defined as Other Entertainment by Section 790.38.*

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

*The occupied floor area of the restaurant measures less than 5,000 square, therefore, the business does not require any off-street parking.*

- E. **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.

*Nearly the entire storefront at the Project Site consists of clear glazing with unobstructed views into the interior of the tenant space. As part of the Project, the existing entry door would be upgraded to accommodate access for the disabled. Additionally, select replacement of the glazing on the Kearny Street frontage would be necessary. The replacement door and glazing would not be obscured and would continue to allow unobstructed views into the interior of the tenant space.*

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department.
7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The Project has been found to be desirable as it would promote the establishment of a locally-owned business and would contribute to the vitality of the overall Broadway NCD by activating the long-vacant, prominent, corner commercial tenant space. Furthermore, the Project would help activate the Broadway NCD during the day-time hours. The Project will compliment the mix of goods and services currently available in the district by offering neighborhood residents and employees an additional day-time dining option.*

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



of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

*The size and shape of the site and the size, shape, and arrangement of the building are adequate for the Project. The Project would not physically expand the existing building. While the new outdoor seating would be located within the public right-of-way, the seating area is relatively small and would not impede pedestrian movement.*

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

*The Planning Code does not require parking or loading for a 950 square-foot small self-service restaurant. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.*

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

*The proposed use is subject to the standard conditions of approval for small, self-service restaurants as outlined in Exhibit A. Condition 8 specifically obligates the project sponsor to mitigate odor generated by the restaurant use.*

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

*Aside from upgrading the existing entry door to accommodate disabled access, as well as replacing select glazing on the Kearny Street frontage, the proposed small, self-service restaurant does not require any exterior tenant improvements. The Department shall review all lighting and signs proposed for the new business.*

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

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

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

*The Project will provide development that is in conformity with the purpose of the zoning controls for the Broadway NCD as set forth in Planning Code Section 714.1. The Broadway NCD serves as a Citywide and regional entertainment district for locals and visitors due to a high concentration of nightclubs, music halls, adult theatres, bars and restaurants. Although the Broadway NCD currently has a number of existing ground-floor eating/drinking establishments, the existing ground-floor eating/drinking establishments in the Broadway NCD primarily maintain hours of operation in evening and late-night hours and provide minimal street activation of the area in the day-time hours. The proposed restaurant would provide street activation during the day-time hours, and furthermore, would not displace a retail tenant as the subject storefront has been long-vacant.*

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

## NEIGHBORHOOD COMMERCE

### Objectives and Policies

#### **OBJECTIVE 1:**

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

#### **Policy 1.1:**

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

#### **Policy 1.2:**

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

#### **Policy 1.3:**

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

*The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.*

#### **OBJECTIVE 2:**

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

#### **Policy 2.1:**

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

*The Project will establish a locally-owned business and will enhance the diverse economic base of the City.*

**OBJECTIVE 6:**

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

**Policy 6.1:**

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

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

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

**Eating and Drinking Establishments**

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

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

*There is a concern with the potential over-concentration of food-service establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage." While over 20% of the Broadway NCD currently exceeds the threshold recommended by the General Plan, the majority of the eating/drinking establishments in the NCD cater to evening and late-night patrons. The Project would cater to day-time customers. Furthermore, the Project would be occupying a long-vacant commercial storefront, therefore, the Project would not foreclose opportunities for other retail businesses providing substantial convenience goods and services to the neighborhood.*

**Policy 6.2:**

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

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

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

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

*The proposal would enhance the district by providing a locally-owned, small, self-service restaurant that creates employment opportunities for the community.*

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

*No dwelling units are located on the subject property. The project would diversify the mix of businesses and increase the number of dining choices offered in the area. The business will occupy a storefront that is currently vacant, and will enhance the commercial vitality of the neighborhood.*

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

*No housing is removed for this Project.*

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

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

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

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

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

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

- G. That landmarks and historic buildings be preserved.

*Originally constructed in 1907, the subject building was historically known as the Hotel Vendome and has been indentified as an individually significant building in the North Beach Survey, making the building a known historic resource pursuant to the Planning Department's Preservation Bulletin No. 16. No exterior alterations are proposed to any character-defining features of the building and no expansion of the tenant space would be necessary as part of the project. Only select replacement of the glazing on the Kearny Street frontage would be necessary, as well as a replacement door to meet current ADA standards.*

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

*The project will have no negative impact on existing parks and open spaces.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.0501C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 11, 2012, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on May 17, 2012.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 17, 2012

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a small, self-service restaurant (d.b.a. Reveille Coffee) located at 222 Columbus Avenue, Block 0162, and Lot 003 pursuant to Planning Code Sections 303 and 714.44 within the Broadway Neighborhood Commercial District and a 65-A-1 Height and Bulk District; in general conformance with plans, dated April 11, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0501C and subject to conditions of approval reviewed and approved by the Commission on May 17, 2012, under Motion No XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator. This authorization does not allow for an ABC License. Any future applicant of an ABC License in conjunction with any restaurant use in the subject tenant space shall seek Conditional Use Authorization in order to amend Exhibit A

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on May 17, 2012, under Motion No XXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

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

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

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

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

## DESIGN

3. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

*For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING

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

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



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

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

## OPERATION

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

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

7. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*

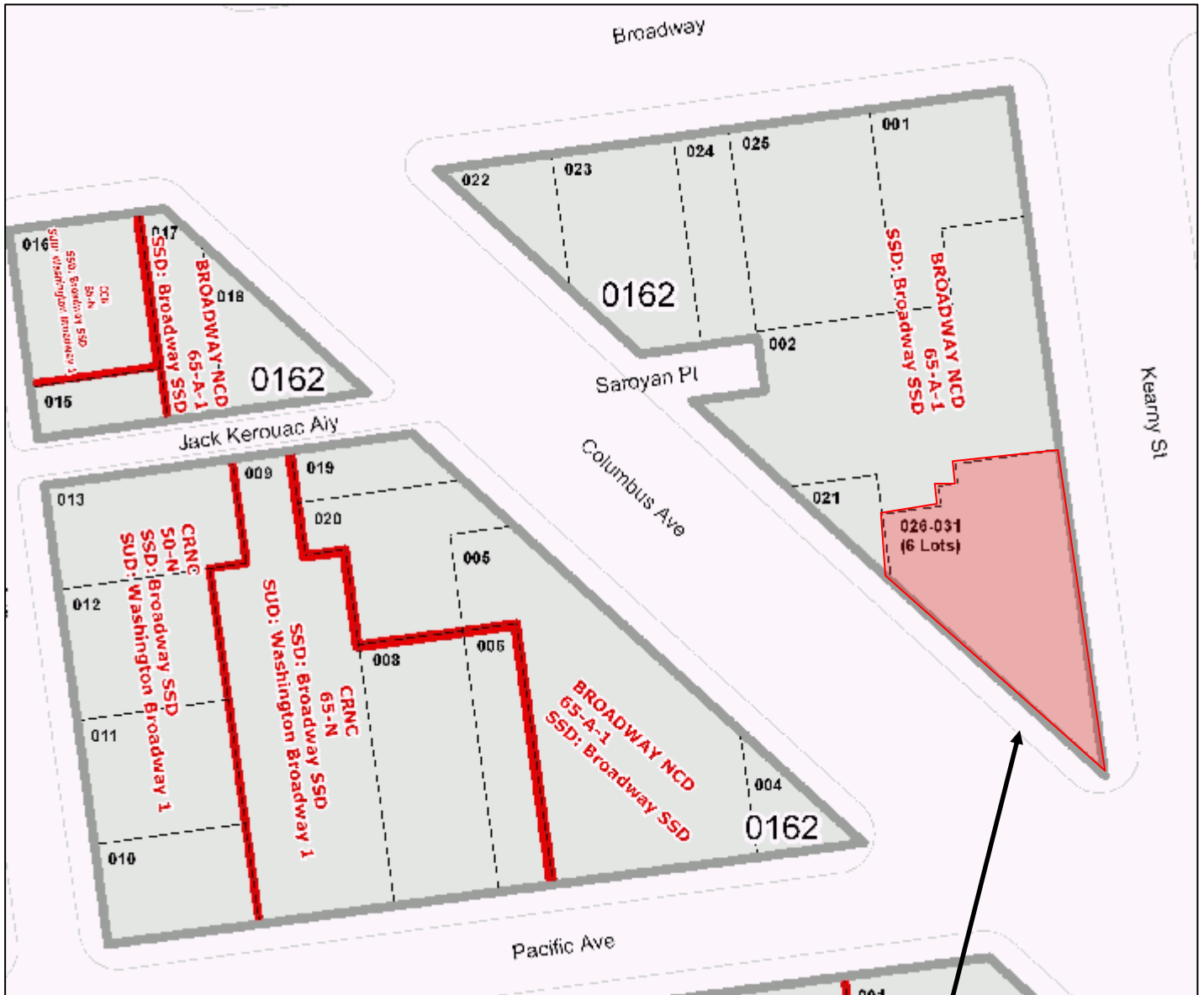
8. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping 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](http://www.baaqmd.gov) and Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

# Parcel Map

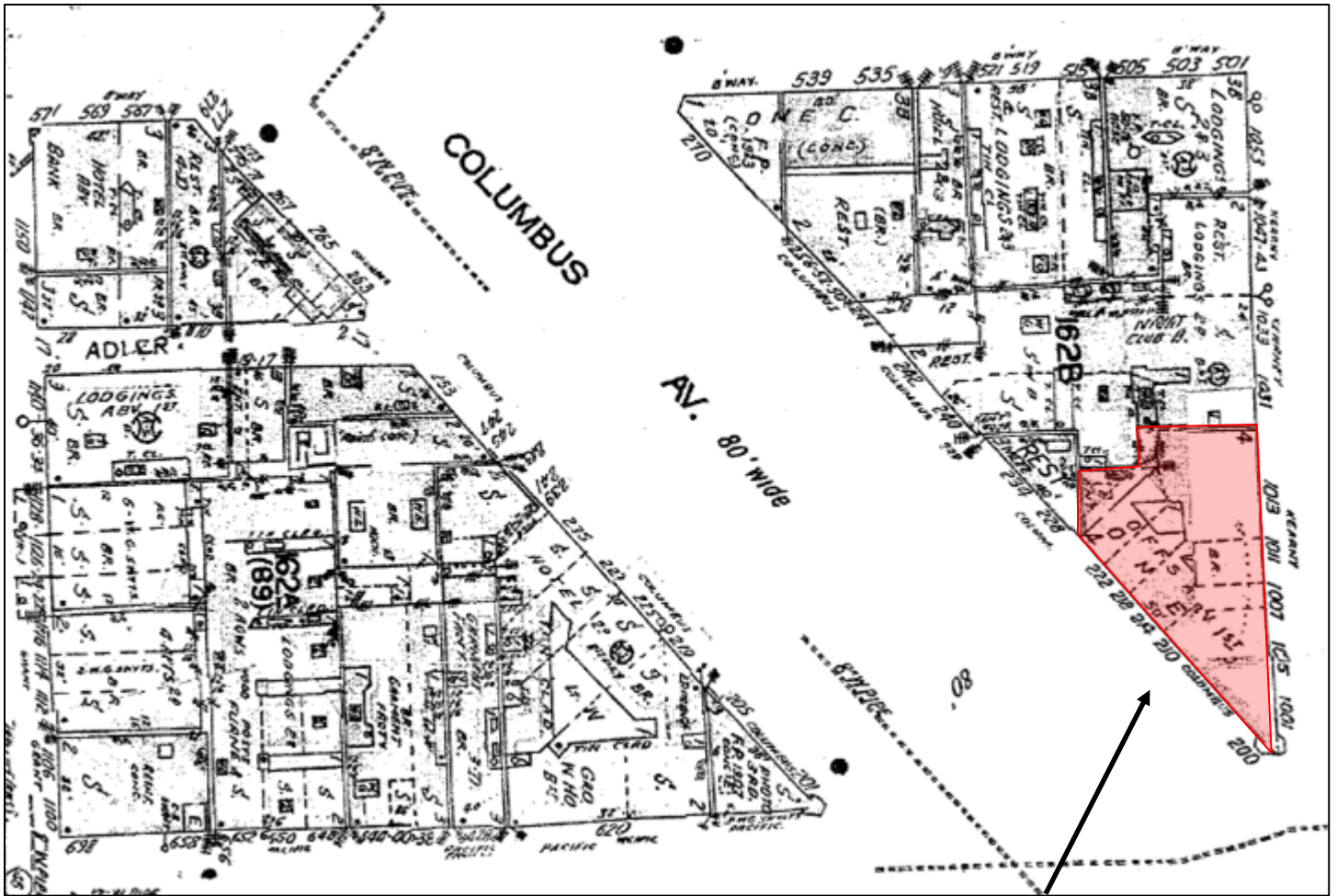


**SUBJECT PROPERTY**



**Case Number 2012.0501C**  
Small, Self-Service Restaurant – Reveille Coffee  
222 Columbus Avenue

# Sanborn Map\*



**SUBJECT PROPERTY**



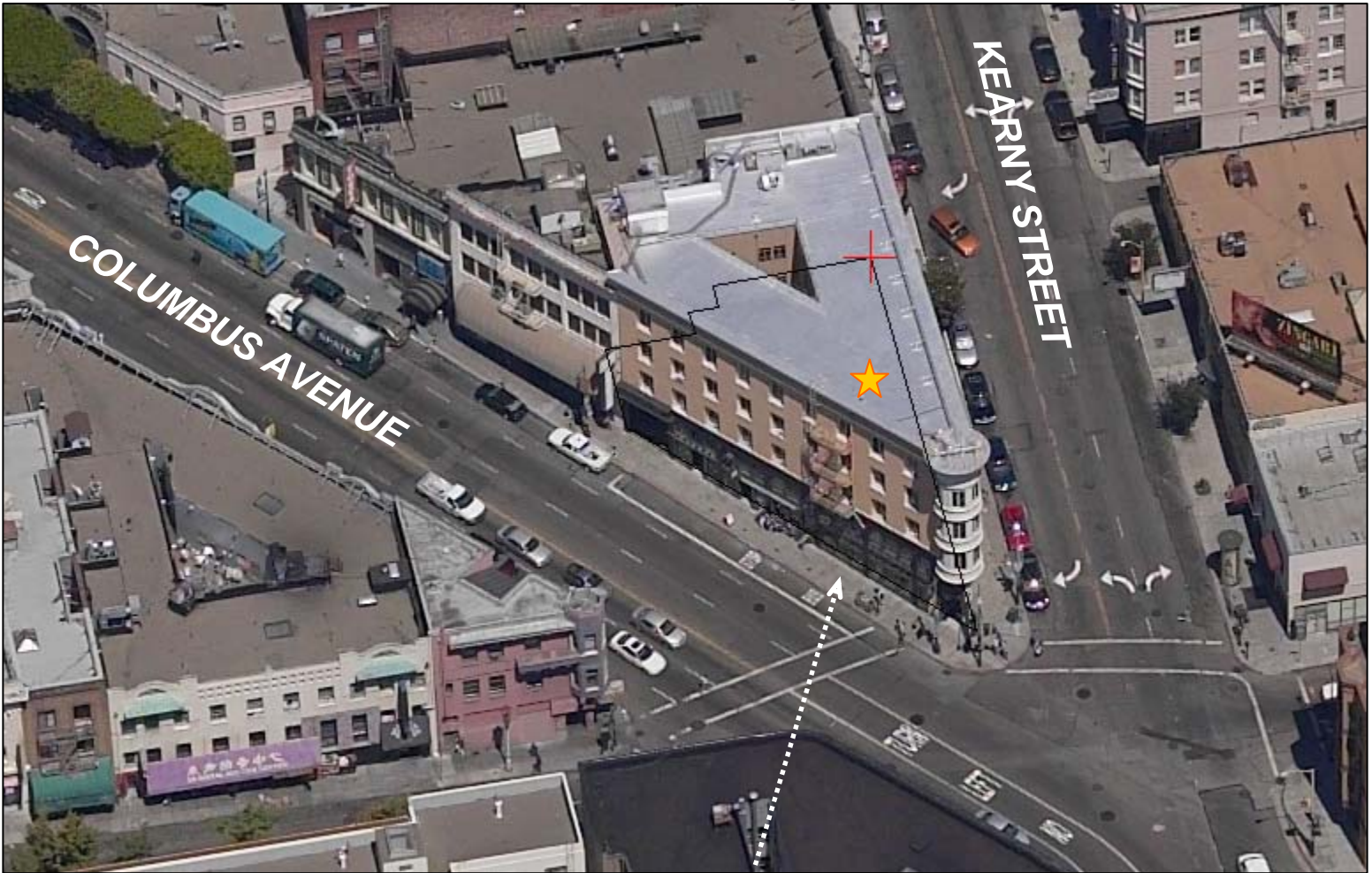
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Case Number 2012.0501C  
Small, Self-Service Restaurant – Reville Coffee  
222 Columbus Avenue



# Aerial Photo

North-Facing



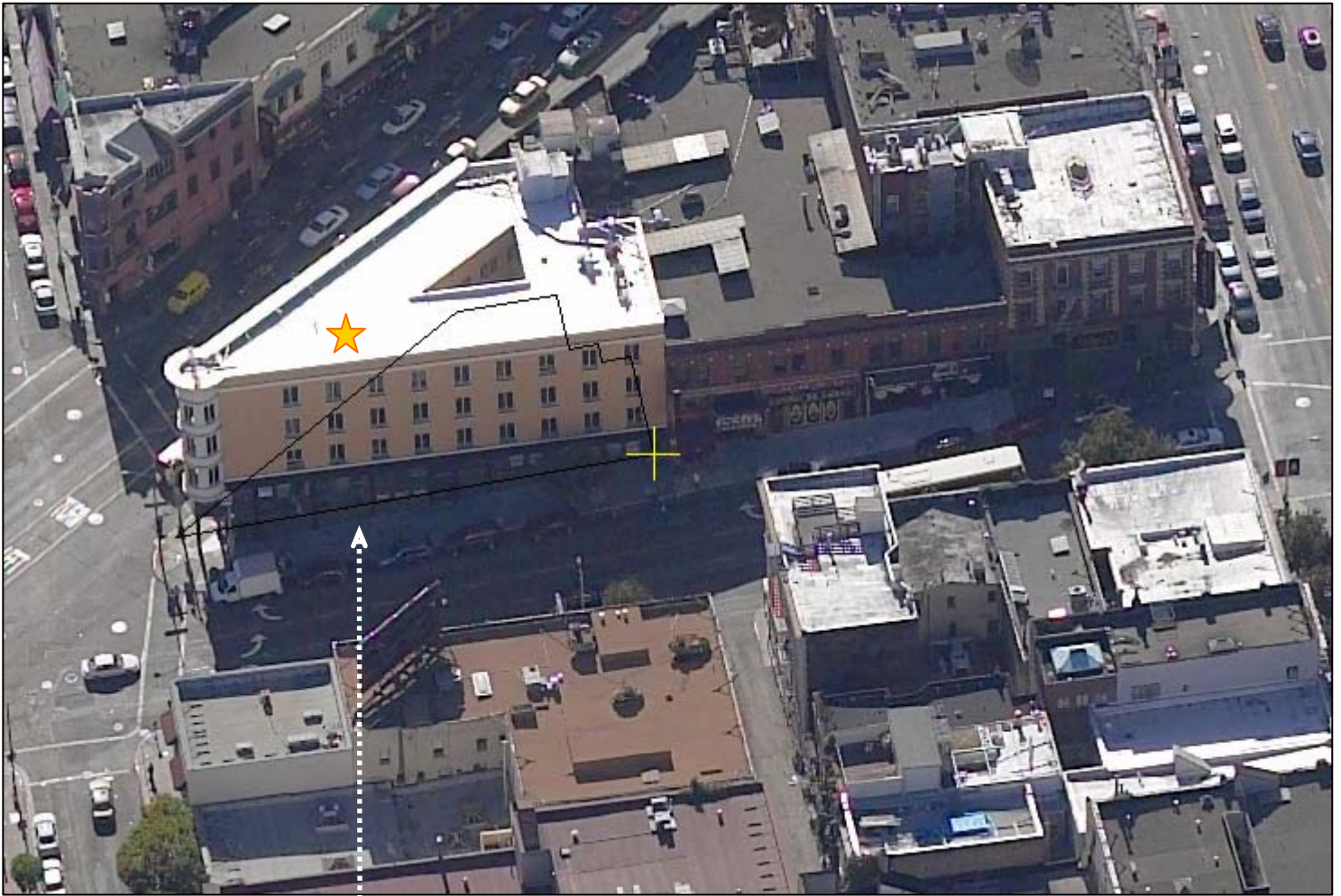
**SUBJECT PROPERTY**



**Case Number 2012.0501C**  
Small, Self-Service Restaurant – Reveille Coffee  
222 Columbus Avenue

# Aerial Photo

West-Facing

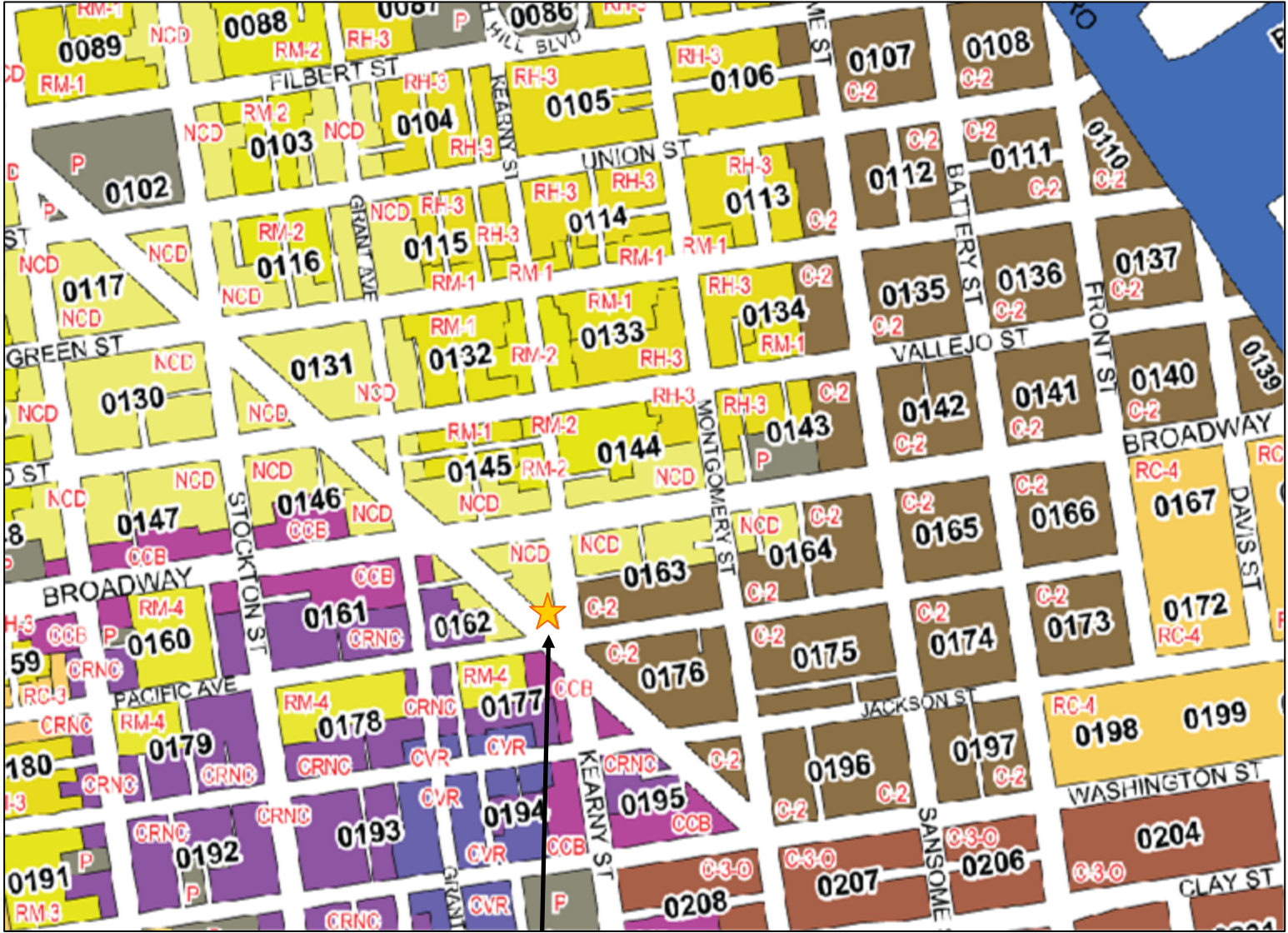


SUBJECT PROPERTY





# Zoning Map



**SUBJECT PROPERTY**



Case Number 2012.0501C  
Small, Self-Service Restaurant – Reveille Coffee  
222 Columbus Avenue

NORTH BEACH  
CHAMBER OF COMMERCE



October 18, 2011

Re: New England Dough Boy, Inc.  
dba Reveille Coffee Co.  
222 Columbus Avenue  
San Francisco, CA 94133

To Whom It May Concern:

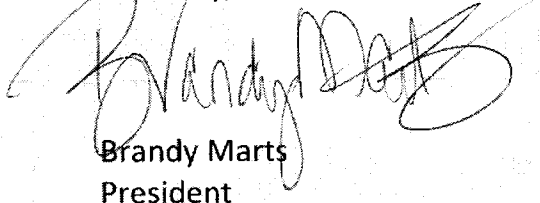
We are writing this letter in support of the project referenced above.

We feel that the business will be a positive presence in the neighborhood.

Please feel free to contact me if you would like to discuss this further.

Thank you very much for your consideration of this project.

Sincerely,



Brandy Marts  
President





Christopher Newbury  
<cjnewbs8@yahoo.com>  
04/20/2012 01:36 PM

To "aaron.hollister@sfgov.org" <aaron.hollister@sfgov.org>  
cc Tommy Newbury <tommy@reveillecoffee.com>, Henry  
Kanilowitz <occexp@aol.com>, Dad  
<marcusnewbury@gmail.com>, "chris@reveillecoffee.com"  
bcc  
Subject Fwd: Réveille Coffee Co. 222 Columbus St. (Proposed  
Parklet's)

Hello Aaron,

Please find below an email letter of support for the cafe from the Telegraph Hill Dwellers.

Thanks,

Chris Newbury

Sent from my iPhone

Begin forwarded message:

**From:** Christopher Newbury <cjnewbs8@yahoo.com>  
**Date:** April 20, 2012 1:01:50 PM PDT  
**To:** [cjnewbs8@yahoo.com](mailto:cjnewbs8@yahoo.com)  
**Subject:** Fwd: Réveille Coffee Co. 222 Columbus St. (Proposed Parklet's)

Sent from my iPhone

Begin forwarded message:

**From:** Nancy Shanahan <nshan@mindspring.com>  
**Date:** February 8, 2012 1:54:13 PM PST  
**To:** Christopher Newbury <cjnewbs8@yahoo.com>  
**Cc:** <tommy@reveillecoffee.com>  
**Subject:** Re: Réveille Coffee Co. 222 Columbus St. (Proposed Parklet's)

Dear Christopher and Thomas:

Thank you both for taking the time to present your business concept to the Planning & Zoning Committee. We welcome Réveille's revitalization of the space at the prominent corner of Columbus Ave and Kearny Street. The Committee's primary interest and concern is in relation to any proposed changes to the exterior facades of this historic building at 222 Columbus Ave.. We therefore look forward to receiving and reviewing detailed exterior elevations of 222 Columbus Avenue showing existing conditions and all proposed changes.

Relative to exterior changes, the Committee understands from representations made

by your team at the meeting that the windows to be opened up on the Kearny Street elevation will all be within the existing architectural elements. It was a consensus of the Committee that there should be no "take out" window inserted into the existing wall of the building on the Kearny elevation.

As to the proposed parklets on Kearny St. and Pacific Ave, the Committee had the following comments and requests:

1. We believe that the proposed parklet on the Kearny Street should be considered as a separate project from the proposed conversion of the space to a café use.

2. Because of the wide range of styles and materials on various parklets around the city, the Committee requests that you please provide examples (including addresses) and photos of parklets that have been designed by Sagan Piechota Architecture. In addition to the "floor plans" for the parklets included in the plans presented to the Committee, please provide detailed designs of your proposed parklets on Kearny St. and Pacific Ave. showing how they will (as stated in your email below) "reflect the aesthetic of the neighborhood, the exterior facade of the building and our brand." Please show how your brand will be reflected.

3. Several Committee members commented at our meeting with you that they felt that the three existing North Beach parklets are not aesthetically pleasing and operate primarily as extensions of existing restaurants and cafes rather than public open spaces as intended by the parklet program. We look forward to seeing how your proposed parklets will be different.

Again, thank you for your presentation to the Committee. We look forward to receiving the referenced additional information from you soon.

Sincerely,

Nancy Shanahan and Mary Lipian  
Co-Chairs, Planning & Zoning Committee



Christopher and Thomas Newbury  
New England Dough Boy Inc.  
dba Reveille Coffee  
937 Harrison Street  
San Francisco CA 94107

February 5<sup>th</sup>, 2012

**Subject: Reveille Coffee proposal for 222 Columbus**

Thank you for presenting your concept for Reveille Coffee at your proposed new location of 222 Columbus at our recent North Beach Neighbors meeting.

The North Beach Neighbors Board of Directors support opening your coffee business at the new location in North Beach and believe it would be a good addition to the neighborhood.

Please keep us posted on your progress.

Regards,

  
Susan McCullough  
North Beach Neighbors - President



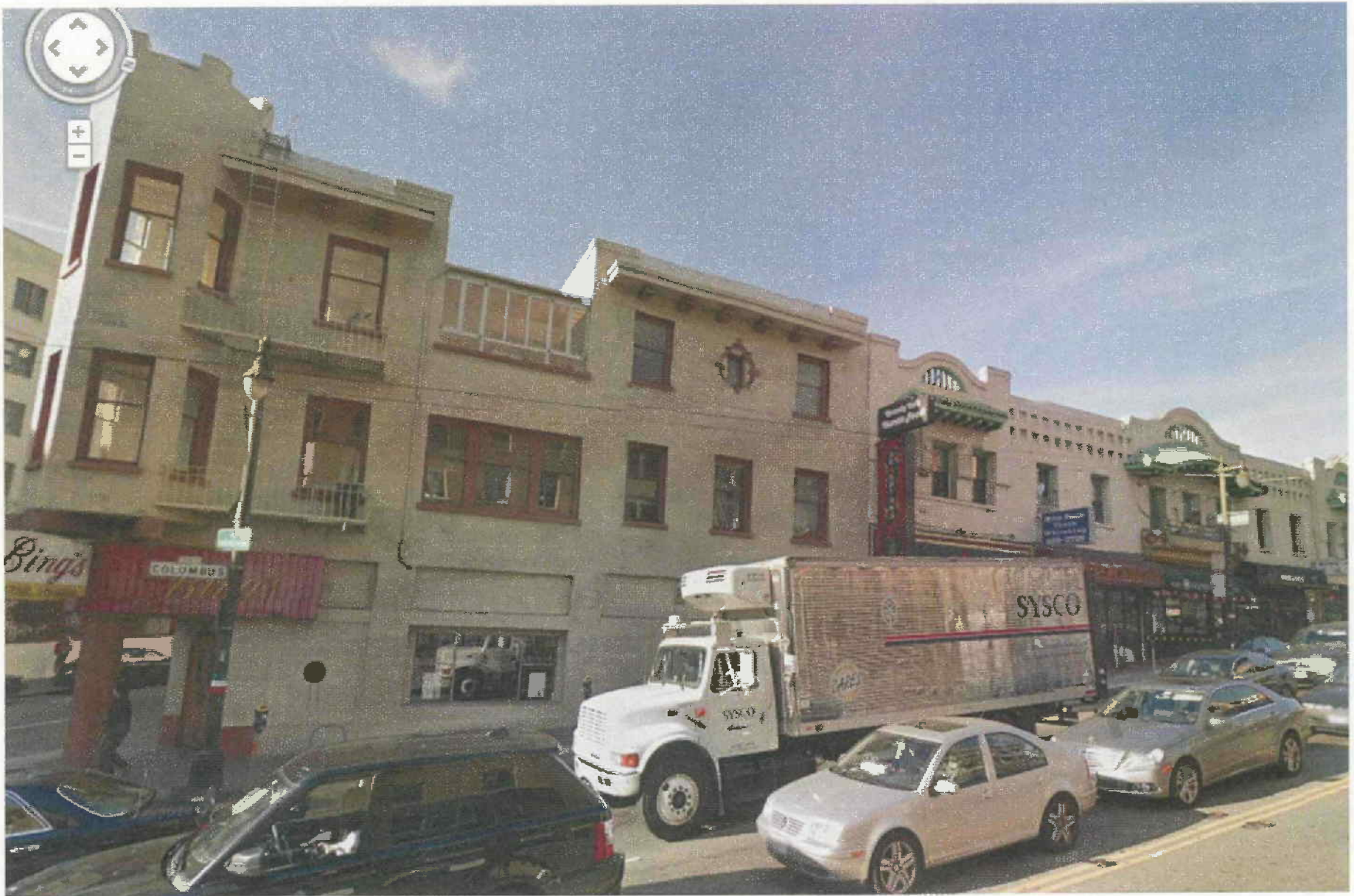
**Columbus Avenue Frontage**





**Kearny Street Frontage**





**Columbus Avenue Opposite  
Block Face**





**Kearny Street Opposite Block Face**











**OCCUPANT LOAD VERIFICATION & MEANS OF EGRESS NOTES:**  
**MINIMUM FLOOR AREA ALLOWANCES PER OCCUPANT (IBC TABLE 10B.1.1)**

ROOM TYPE	MINIMUM FLOOR AREA PER OCCUPANT
OFFICE	45 SQ. FT. @ 200 SQ. FT. PER OCCUPANT
RETAIL	70 SQ. FT. @ 100 SQ. FT. PER OCCUPANT
CONFERENCE	70 SQ. FT. @ 200 SQ. FT. PER OCCUPANT

TOTAL OCCUPANT LOAD  
 OCCUPANT LOAD - 15

**OCCUPANT LOAD FACTOR TABLE**

□	45 SQ. FT. PER OCCUPANT
□	70 SQ. FT. PER OCCUPANT

**MINIMUM PLUMBING REQUIREMENTS FOR RESTAURANT:**  
**(I.B.C. SEC. 2902, TABLE A-9.4.1)**

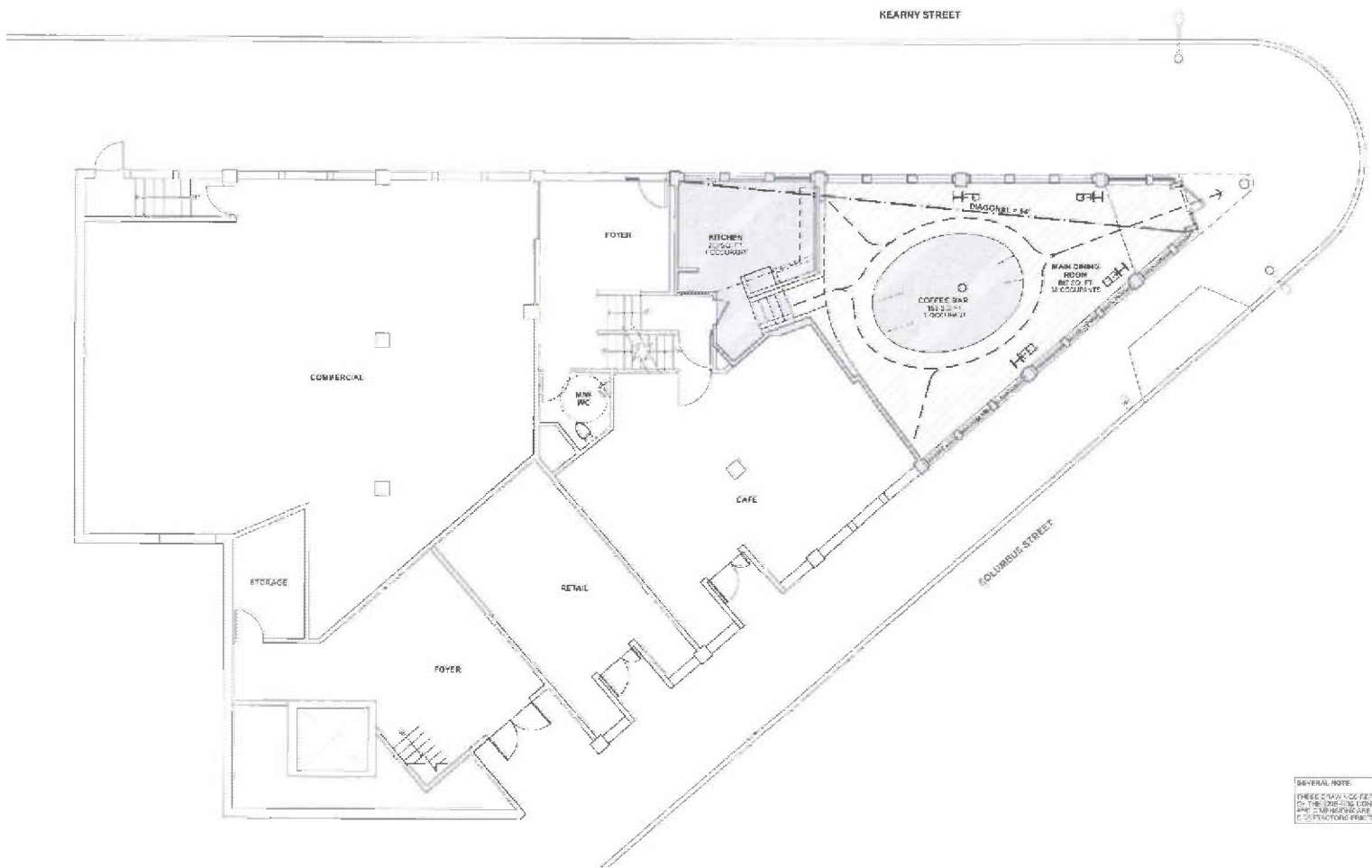
MINIMUM	50 FT.	70 FT. PER 1000	TOTAL (1000)	REQ.	REQUIRED
MINIMUM	50	70	10	10	1000 SQ. FT.
TOTAL FUTURE LOAD					100
TOTAL W/ REQUIRED (1000)					100
TOTAL W/ REQUIRED (1000)					100

**FIRESEF WIDTH PER OCCUPANT SERVED:**  
**(I.B.C. TABLE 10B.1)**

FINISHES PER OCCUPANT	SPRINKLER SYSTEM	EXIT WIDTH
FINISHES PER OCCUPANT	SPRINKLER SYSTEM	EXIT WIDTH
FINISHES PER OCCUPANT	SPRINKLER SYSTEM	EXIT WIDTH

**PARTY DOOR:** CORNER OF COLUMBUS STREET & KEARNY STREET  
**EXIT DOOR:** CORNER OF COLUMBUS STREET & KEARNY STREET  
 - CORNER DOOR TO BE HEAVY DUTY, DOUBLE GLAZED  
 - READING BE BE DURABLE ENOUGH TO BE OPENED IN EMERGENCY  
 - THE DOOR SHALL BE 7' HIGH WITH A MINIMUM CLEARANCE OF 6'6" TO  
 THE DOOR TO REMAIN UNLOCKED AT ALL TIMES

**LEGEND:**  
 - - - - - MINIMUM ACCESSIBLE PATH OF TRAVEL  
 - - - - - MINIMUM CLEARANCE



**GENERAL NOTE:**  
 THESE DIAGRAMS ARE PREPARED BY THE ARCHITECT AND ARE SUBJECT TO THE APPROVAL OF THE LOCAL FIRE DEPARTMENT AND THE LOCAL HEALTH DEPARTMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

**OCCUPANT LOAD & PATH OF TRAVEL / EGRESS DIAGRAMS**  
 SCALE: 1/8" = 1'-0"

SAGAN PHOTO

REVELLE COFFEE  
 2100 W. WASHINGTON ST.  
 SAN FRANCISCO, CA 94111

DATE	BY	DESCRIPTION

**OCCUPANT LOAD & PATH OF TRAVEL / EGRESS DIAGRAMS**

DATE: 10/1/2024  
 SCALE: AS SHOWN  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

**A0.4**

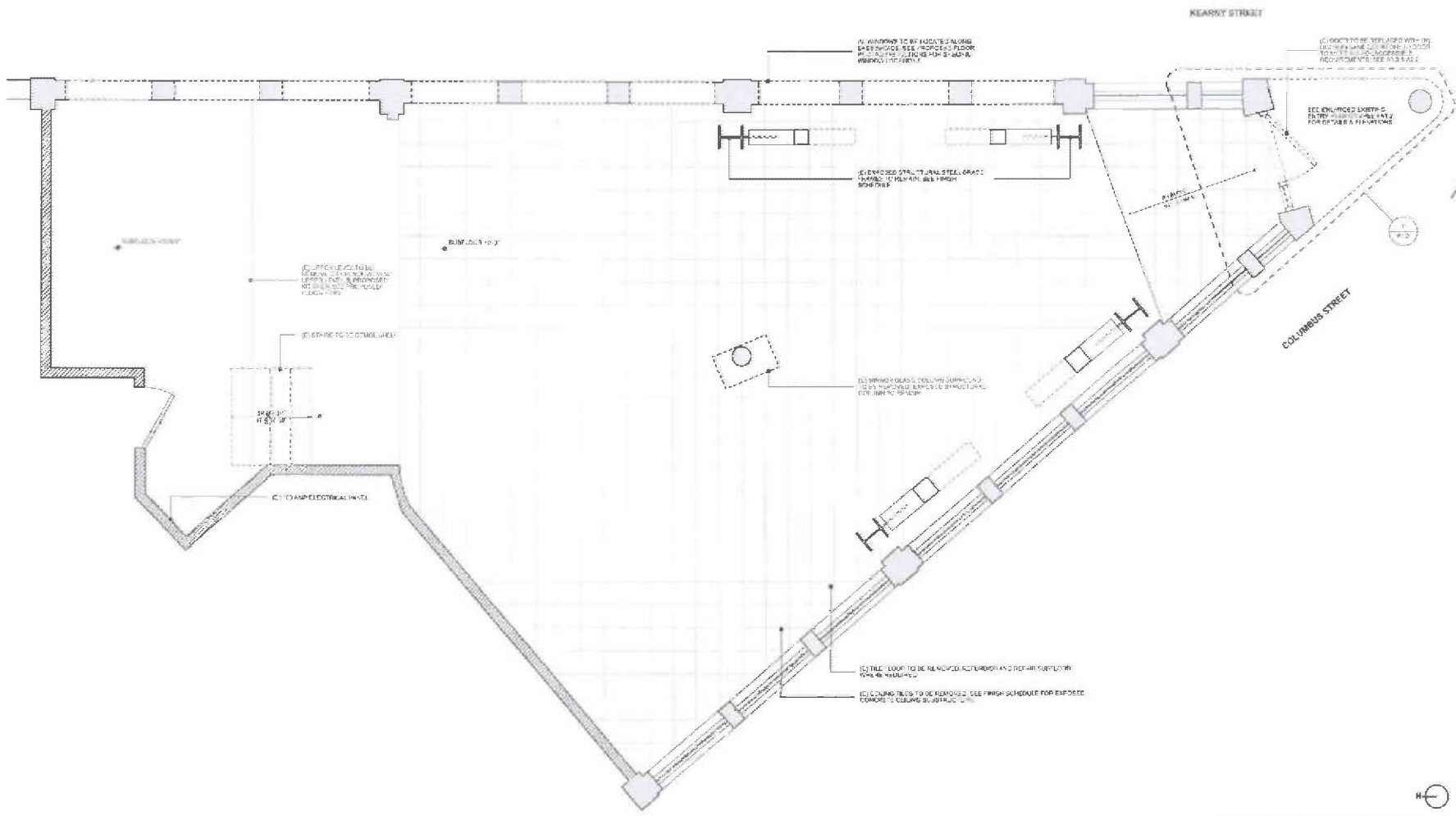
**DEMOLITION SHEET NOTES:**

1. EXISTING CEILING STRUCTURE, WITH OR WITHOUT EXPOSED STRUCTURAL STEEL, SHALL BE DEMOLISHED TO A REDUCED HEIGHT TO ACCOMMODATE NEW CEILING.
2. REMOVE ALL PARTS OF PARTITIONS AS SHOWN AND AS REQUIRED.
3. EXISTING HIGH-VOLTAGE WATER, GAS, AND AIR CONDITIONING, NEW AND EXISTING, AS NECESSARY.
4. MARKING OF STRUCTURAL STEEL SHALL BE REQUIRED FOR REMOVAL. SEE FLOOR PLAN FOR MARKING AND FINISH DRAWING.
5. REMOVE ALL EXISTING NON-VARIABLE MECHANICAL EQUIPMENT.
6. ALL MECHANICAL PLANS REQUIRED TO PROVIDE CLEAN SHELL.

7. REMOVE EXISTING ELECTRICAL TO THE EXISTING SERVICE PANELS AND ALL EXISTING SERVICE PANELS TO BE DEMOLISHED TO ACCOMMODATE NEW SERVICE.
8. GENERAL CONTRACTOR TO PROTECT EXISTING ROOF AND FOUNDATION. REMOVE THE EXISTING ROOF STRUCTURE AND FOUNDATION AS SHOWN.
9. VERIFY ALL EXISTING AND NEW SERVICE CHANGES WITH THE CONTRACTOR FOUND UNDER THE CONTRACT.
10. CONSULT WITH COUNTY REGARDING ANY EXISTING STRUCTURE AND FOUNDATION TO BE SAVED TO BE USED.
11. PROTECT ALL EXISTING STRUCTURE ELEMENTS.

**WALL / PARTITION LEGEND:**

- EXISTING WALLS OR PARTITIONS TO BE DEMOLISHED.
- EXISTING WALL OR PARTITIONS TO REMAIN.
- EXISTING NON-LOADING TRIMMED WALLS TO BE DEMOLISHED (AS SHOWN).



SAGAN PIE CHOTA  
ARCHITECTS



REVILLE COFFEE  
PROJECT ARCHITECT  
804 HANCOCK SQUARE

DATE	DESCRIPTION
10/15/2024	ISSUED FOR PERMITS
10/15/2024	ISSUED FOR PERMITS
10/15/2024	ISSUED FOR PERMITS
10/15/2024	ISSUED FOR PERMITS
10/15/2024	ISSUED FOR PERMITS
10/15/2024	ISSUED FOR PERMITS
10/15/2024	ISSUED FOR PERMITS
10/15/2024	ISSUED FOR PERMITS
10/15/2024	ISSUED FOR PERMITS
10/15/2024	ISSUED FOR PERMITS

DATE	SCALE	PROJECT	CREATED BY
10/15/2024	1/8" = 1'-0"	EXISTING / DEMOLITION FLOOR PLAN	REVILLE COFFEE

EXISTING / DEMOLITION FLOOR PLAN  
SCALE: 1/8" = 1'-0"

A1.1









