



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: JULY 19, 2012

*Date:* July 12, 2012  
*Case No.:* 2012.0547C  
*Project Address:* 1337-1339 GRANT AVENUE  
*Zoning:* North Beach Neighborhood Commercial District  
40-X Height and Bulk District  
North Beach Special Use District  
North Beach Limited Financial Subdistrict  
Telegraph Hill-North Beach Residential Special Use District  
*Block/Lot:* 0131/003  
*Project Sponsor:* Derek Mattson  
Mosquito, LLC  
1337-1339 Grant Avenue  
San Francisco, CA 94133  
*Staff Contact:* Kevin Guy – (415) 558-6163  
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### PROJECT DESCRIPTION

The applicant proposes to amend the conditions of approval for a previously approved Conditional Use authorization for live entertainment within an existing restaurant (dba "Tupelo"), to allow amplification of the live entertainment (defined as "Other Entertainment"), and to extend the permitted hours of entertainment to allow entertainment between 12:00pm noon to 1:30am. Previous Conditional Use Authorizations did not permit amplification of the live entertainment activities, and restricted entertainment to the hours of 7:00pm to 10:00pm.

### SITE DESCRIPTION AND PRESENT USE

The Project Site is located on the west side of Grant Avenue, between Green and Vallejo Streets, Block 0131, Lot 003, within the North Beach NCD, the 40-X Height and Bulk District, the North Beach Special Use District, The North Beach Limited Financial Subdistrict, and the Telegraph Hill-North Beach Residential Special Use District. The Project Site is developed with a one-story commercial building containing only the existing Tupelo restaurant. The building covers nearly the entire Project Site.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the Project Site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the vicinity, including restaurants, financial institutions, apparel stores, and other types of retailers. Upper floors of buildings are generally occupied by offices, residential units, or tourist hotels. Other uses in the vicinity

include the Church of Saints Peter and Paul and Washington Square Park (located to the northwest of the Project Site) and Pioneer Park and Coit Tower (located to the northeast of the Project Site).

## ENVIRONMENTAL REVIEW

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

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 29, 2012	June 29, 2012	20 days
Posted Notice	20 days	June 29, 2012	June 29, 2012	20 days
Mailed Notice	20 days	June 29, 2012	June 26, 2012	23 days

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

## PUBLIC COMMENT

- Through the Project Sponsor, the Department has received numerous letters and petitions in support of the project from residents and business owners in the area. The Department has received no letters in opposition to the project.

## ISSUES AND OTHER CONSIDERATIONS

- In 2005, the Commission approved a Conditional Use Authorization to add a full bar to the existing restaurant use on the Project Site, pursuant to Motion No. 17078, Case No. 2005.0433C. The conditions of approval for this Motion required that the restaurant operate as a "bona-fide public eating place" pursuant to Section 23038 of the California Alcoholic Beverage Control Act. Within the North Beach NCD, recent changes to the Planning Code require Conditional Use authorization for a Restaurant to obtain a "Type 47" ABC License, and the Restaurant must continue to operate as a Bona Fide Eating Place, as defined in Section 790.142. The requested amendments to the previous approvals would not introduce any new uses that were not previously authorized, and the previously-issued Conditional Use authorization for a full bar would allow the Restaurant to continue operating with a Type 47 License.
- The existing Restaurant and Other Entertainment uses authorized for this business were previously approved in 1997, pursuant to Motion No. 14388, Case No. 1997.170C. The conditions of approval for this Motion did not permit amplified live entertainment. In addition, the conditions of approval restricted the live entertainment to the hours of 7:00pm to 10:00pm. The Project Sponsor is requesting to amend the previous conditions of approval to allow amplified live entertainment, and to allow live entertainment

between the hours of 12:00pm noon and 1:30am daily. While this request would modify the nature of the "Other Entertainment" use permitted for the business, the Other Entertainment as a permitted use was already authorization through the previously-issued Conditional Use authorization.

- While the Project Sponsor requests to amend specific conditions from the previous motion approved for the site in 1997, the draft motion prepared by Department staff would supersede the conditions of approval from the previous motions from 1997 and 2005 in their entirety. This process will establish the most current operational practices for the business, will consolidate the requirements for the business within a single document, and will reflect the standardized language used for other such approvals today.
- On October 11, 2011, the San Francisco Entertainment Commission approved a Place of Entertainment Permit for the Project Site, allowing nightly entertainment activities until 2:00am. A subsequent letter from the Zoning Administrator determined that the full implementation of this Place of Entertainment Permit would conflict with the previously-approved Planning Commission Motion No. 14388, because this Motion limited entertainment uses to a non-amplified basis, between the hours of 7:00pm and 10:00pm. This determination was upheld on appeal by the Board of Appeals on April 18, 2012.
- The Commerce and Industry Element of the General Plan contains Guidelines that discourage the overconcentration of eating and drinking establishments within NCD's. The project would allowed the continued operation of an existing restaurant, but would allow amplification and expanded hours for live entertainment within the restaurant. Therefore, the Project would not result in a net increase in the number of eating and drinking establishments in the area.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant amendments to the conditions of approval (Case No. 1997.170C, Motion No. 14388) to allow amplified live entertainment (defined as "Other Entertainment"), and to extend the permitted hours of entertainment to 12:00pm noon to 1:30am (from the previously-approved hours of 7:00pm to 10:00pm). As discussed above, Department staff is recommending that the Commission adopt the conditions of approval in the draft motion to supersede the conditions of approval for previously-approved Motion No. 14388 (Case No. 97.170C) and Motion No. 17078 (Case No. 2005.0433C)

## **BASIS FOR RECOMMENDATION**

- The project promotes the continued operation of an established, locally-owned business and contributes to the viability of the overall North Beach Street NCD.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood, and would not result in a net increase in the number of bars in the area.

- The project would change the nature of the Other Entertainment use, but would not introduce new uses to the site, or contribute to an overconcentration of eating and drinking uses.
- 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:            Approval with Conditions</b>
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**Attachments:**

Draft Motion

Previously Approved Motions

Block Book Map

Sanborn Map

Aerial Photographs

Project Sponsor Submittal, including:

- Business Overview

- Floor Plans

- Menus

- Yelp Reviews

- Letters, Petitions, and Signature Cards in Support



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"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> RF Report   |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/> Community Meeting Notice  |
| <input checked="" type="checkbox"/> Site Photos         | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
|   | <input type="checkbox"/> Residential Pipeline  |

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

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

KG: G:\Documents\Projects\1337 Grant\2012.0547C - 1337 Grant Ave - Exec Sum.doc



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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## Planning Commission Draft Motion

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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 722.48 TO AMEND THE CONDITIONS OF APPROVAL FOR A PREVIOUSLY APPROVED CONDITIONAL USE AUTHORIZATION FOR LIVE ENTERTAINMENT (CASE NOS. 1997.170C AND 2005.0433C) WITHIN AN EXISTING RESTAURANT (DBA "TUPELO"), TO ALLOW AMPLIFIED LIVE ENTERTAINMENT (DEFINED AS "OTHER ENTERTAINMENT"), AND TO EXTEND THE PERMITTED HOURS OF ENTERTAINMENT TO 12:00PM NOON TO 1:30AM (FROM THE PREVIOUSLY-APPROVED HOURS OF 7:00PM TO 10:00PM), WITHIN THE NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT, THE 40-X HEIGHT AND BULK DISTRICT, THE NORTH BEACH SPECIAL USE DISTRICT, THE NORTH BEACH LIMITED FINANCIAL SUBDISTRICT, AND THE TELEGRAPH HILL-NORTH BEACH RESIDENTIAL SPECIAL USE DISTRICT.**

### PREAMBLE

On April 25, 2012, Mark Rennie, acting on behalf of Mosquito, LLC ("Project Sponsor") filed an application with the Planning Department ("Department") for Conditional Use Authorization under Planning Code Sections ("Sections") 303 and 722.48 to amend the conditions of approval

for a previously approved Conditional Use authorization for live entertainment within an existing restaurant (dba "Tupelo"), to allow amplified live entertainment (defined as "Other Entertainment"), and to extend the permitted hours of entertainment to 12:00pm noon to 1:30am (from the previously-approved hours of 7:00pm to 10:00pm), located at 1337-1339 Grant Avenue ("Project Site") within the North Beach Neighborhood Commercial District ("NCD"), the 40-X Height And Bulk District, the North Beach Special Use District ("SUD"), the North Beach Limited Financial Subdistrict, and the Telegraph Hill-North Beach Residential SUD (Case No. 2012.0547C, collectively "Project").

On June 5, 1997, the San Francisco Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting and approved a Conditional Use Authorization, pursuant to Sections 303 and 722.48, to allow non-amplified live musical entertainment (defined as "Other Entertainment") within an existing restaurant located at the Project Site (Case No. 1997.170C, Motion No. 14388). The conditions of approval for Motion No. 14388 included a condition that restricted the live entertainment to the hours of 7:00pm to 10:00pm.

On August 4, 2005, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting and approved a Conditional Use Authorization, pursuant to Sections 303 and 722.41, to add a full bar to the existing restaurant on the Project Site (Case No. 2005.0433C, Motion No. 17078). The conditions of approval for Motion No. 17078 included a condition that the restaurant continue to operate as a "bona-fide public eating place" pursuant to Section 23038 of the California Alcoholic Beverage Control Act.

On August 9, 2007, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2007.0386C.

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

On October 11, 2011, the San Francisco Entertainment Commission approved a Place of Entertainment Permit for the Project Site, allowing nightly entertainment activities until 2:00am. A subsequent letter from the Zoning Administrator determined that the full implementation of this Place of Entertainment Permit would conflict with the previously-approved Planning Commission Motion No. 14388, because this Motion entertainment uses to a non-amplified basis, between the hours of 7:00pm and 10:00pm. This determination was upheld on appeal by the Board of Appeals on April 18, 2012.

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. 2012.0547C, 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 Site is located on the west side of Grant Avenue, between Green and Vallejo Streets, Block 0131, Lot 003, within the North Beach NCD, the 40-X Height and Bulk District, the North Beach Special Use District, The North Beach Limited Financial Subdistrict, and the Telegraph Hill-North Beach Residential Special Use District. The Project Site is developed with a one-story commercial building containing only the existing Tupelo restaurant. The building covers nearly the entire Project Site.
3. **Surrounding Properties and Neighborhood.** The area surrounding the Project Site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the vicinity, including restaurants, financial institutions, apparel stores, and other types of retailers. Upper floors of buildings are generally occupied by offices, residential units, or tourist hotels. Other uses in the vicinity include the Church of Saints Peter and Paul and Washington Square Park (located to the northwest of the Project Site) and Pioneer Park and Coit Tower (located to the northeast of the Project Site).
4. **Project Description.** The applicant proposes to amend the conditions of approval for a previously approved Conditional Use authorization for live entertainment within an existing restaurant (dba "Tupelo"), to allow amplification of the live entertainment (defined as "Other Entertainment"), and to extend the permitted hours of entertainment to allow entertainment between 12:00pm noon to 1:30am. Previous Conditional Use Authorizations did not permit amplification of the live entertainment activities, and restricted entertainment to the hours of 7:00pm to 10:00pm.
5. **Public Comment.** Through the Project Sponsor, the Department has received numerous letters and petitions in support of the project from residents and business owners in the area. The Department has received no letters in opposition to the project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use.** Section 722.44 states that a Conditional Use Authorization is required for a Restaurant use (as defined by Section 790.91) within the North Beach NCD. Section

722.48 states that a Conditional Use Authorization is required for Other Entertainment uses within the North Beach NCD. Within the North Beach NCD, Conditional Use authorization is required for a Restaurant to obtain a "Type 47" ABC License, and the Restaurant must continue to operate as a Bona Fide Eating Place, as defined in Section 790.142. Within the North Beach SUD, a restaurant may only be allowed through Conditional Use Authorization if the tenant space is not currently or last occupied by a Basic Neighborhood Sale or Service (as defined in Section 780.3(b)), or a permitted principal use within the North Beach NCD; or a vacant space last occupied by a nonconforming use or a permitted conditional use under Section 722 (North Beach Controls) that has been discontinued or abandoned pursuant to Sections 186.1(d) or 178(d). The regulations of the North Beach Limited Financial Subdistrict and the Telegraph Hill-North Beach Residential SUD apply to the Project Site, however, these regulations would not affect the uses within the Project.

*The existing Restaurant and Other Entertainment uses authorized for this business were previously approved in 1997, pursuant to Motion No. 14388, Case No. 1997.170C. However, the conditions of approval for this Motion did not permit amplified live entertainment. The Project Sponsor is requesting to amend the previous conditions of approval to allow amplified live entertainment. While this request would modify the nature of the "Other Entertainment" use permitted for the business, the amendment would not introduce any new uses that were not previously authorized.*

*In 2005, the Commission approved a Conditional Use Authorization to add a full bar to the existing restaurant use on the Project Site, pursuant to Motion No. 17078, Case No. 2005.0433C. The conditions of approval for this Motion required that the restaurant continue to operate as a "bona-fide public eating place" pursuant to Section 23038 of the California Alcoholic Beverage Control Act. Pursuant the current regulations for to the current definition in Section 790.91, a Restaurant may serve beer, wine, or liquor for on-premises consumption provided that the Restaurant operates as a Bona Fide Eating Place as defined in Section 790.142. The requested amendments to the previous approvals would not introduce any new uses that were not previously authorized.*

- B. Hours of Operation.** Section 722.27 states that Conditional Use Authorization is required to operate commercial uses between 2:00am to 6:00am. Section 303(c)(5) restricts the use of electronic amplification for Other Entertainment uses, unless specified criteria are met.

*In 1997, the Commission approved a Conditional Use Authorization to allow live musical entertainment on the Project Site. However, the conditions of approval for this Authorization restricted the live entertainment to the hours of 7:00pm to 10:00pm. The Project Sponsor is proposing to amend these previous conditions of approval to allow live entertainment between the hours of 12:00pm noon and 1:30am. These proposed hours of operation would occur within the principally permitted hours of operation within the North Beach NCD. Compliance with the Conditional Use Authorization criteria is discussed in Item #7.*

- C. **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 floor area of the existing business measures approximately 2,000 square-feet of floor area, and the Project does not propose to expand the existing space. Therefore, the Project does not require any off-street parking.*

- D. **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.

*The Project Site has approximately 31 feet of frontage on Grant Avenue. Nearly the entire storefront is characterized by unobstructed glazing with views into the interior of the business. There are no changes proposed to the commercial frontage.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

*The Project is desirable for the neighborhood, because it would enhance the viability of an existing business. In addition, it will contribute to the overall vibrancy of the North Beach NCD by diversifying the options for dining and entertainment experiences in the area. While the Project is situated in an area that already hosts a number of live entertainment establishments, the proposed amplification and expanded hours of live entertainment is not expected to exacerbate negative impacts that can be associated with the clustering of such*

*entertainment venues. The restaurant will be required to comply with the San Francisco Noise Ordinance, and if needed, install interior upgrades and implement management practices to attenuate noise. The restaurant will not primarily function as a destination restaurant, but will instead serve local residents or visitors who are already present in the area to enjoy the attractions of the District. The area is well served by public transit and abundant taxicabs, and the Project would not expand patron capacity. Therefore, the Project is not expected to create substantial traffic congestion or affect on-street parking supply. The Project will continue the tradition of live entertainment within the subject building, as well as the District as a whole. The project is compatible with the neighborhood.*

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

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

*The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope or exterior facade..*

- 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 2,000 square-foot restaurant or other entertainment establishment. 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, and the area is well-served by transit and taxicabs.*

- 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 restaurants and other entertainment uses, as outlined in Exhibit A. Specifically, the Project Sponsor shall comply with San Francisco Noise Ordinance, and will be required to install interior upgrades and implement management practices to attenuate noise and odors, if necessary.*

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

*The proposed changes in hours and amplification for live entertainment do not affect the physical configuration of the building. Therefore, these treatments are not applicable to the Project. The Department shall review all future lighting and signs proposed for the business for compatibility with the character of the building and the district, and to avoid negative effects on adjacent properties.*

- 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 North Beach NCD functions as a neighborhood-serving marketplace, citywide dining district, and tourist attraction. Section 722.1 acknowledges that NCD serves as a nighttime entertainment destination, with "eating, drinking, and entertainment establishments [that] remain open into the evening to serve a much wider trade area and attract many tourists." The NCD regulations are intended to avoid an overconcentration of eating and drinking establishments, and protect residential livability. Section 722.1 further states that, "Special controls limit additional ground-story entertainment uses..."*

*The Project would not expand the existing business, and would therefore not displace any residential or resident-serving retail uses. The North Beach NCD does not expressly prohibit ground-floor entertainment uses, but instead requires Conditional Use authorization to allow such venues that can be located and operated properly without detracting from residential livability. The Project would reinforce the established tradition of the North Beach area as an entertainment destination. Conditions of approval has been added requiring noise to be attenuated, so that the live entertainment does not create a nuisance to surrounding properties. The Project will contribute to the overall cultural vitality and viability of businesses within the North Beach area. The Project is in general conformity with the purpose of the North Beach NCD.*

- E. (a) With respect to applications filed pursuant to Article 7, Section 703.2(a), zoning categories .46, .47, and .48, that such use or feature will:

- i. Not be open between 2:00am and 6:00am;

*The Project does not propose to operate the restaurant or the live entertainment functions between the hours of 2:00am and 6:00am.*

- ii. Not use electronic amplification between midnight and six a.m.;



*The Project proposes the use of amplification between 12:00am midnight and 1:30am. See discussion under subitems (a)(iii) and (b) below.*

- iii. 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.

(b) Notwithstanding the above, the Commission may authorized a Conditional Use which does not satisfy the criteria set forth above, if facts presented are such to establish that the use will be operated in such a way as to minimize disruption to residences in and around the district with respect to noise and crowd control.

*Exhibit A of this motion contains conditions requiring that noise be minimized so as not to be a nuisance to nearby properties. The live entertainment activity will also be required to comply with the San Francisco Noise Ordinance. If necessary, interior upgrades and operational improvements can be utilized within to help attenuate such noise. The restaurant will be required to obtain necessary approvals from the Entertainment Commission prior to hosting live entertainment events. If the restaurant generates noise complaints in the future, the Police Department, in collaboration with the Entertainment Commission, would investigate the complaints and recommend such improvements to ensure that the venue complies with the Noise Ordinance.*

- 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 WORKINIG 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 In order for a neighborhood commercial district to remain viable and be compatible with the surrounding neighborhood, it must exhibit a healthy balance of different types of commercial uses. This policy includes guidelines that discourage the overconcentration of a particular type of use, such as eating and drinking establishments, and entertainment venues. The Project would loosen the restrictions for a live entertainment function within an existing to an existing restaurant, but would not physically expand the restaurant or displace a neighborhood-serving retail use. Although live entertainment establishments are prevalent in the North Beach area, the Project is not expected to exacerbate negative effects that can be associated with the clustering of live entertainment venues. The restaurant will be required to control excessive noise and odor. The modifications of the operation of the live entertainment activity will not disrupt the balance of commercial uses in the area, and will not displace neighborhood-serving goods and services.*

**OBJECTIVE 2:**

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

**Policy 2.1:**

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

*The Project will retain an existing commercial activity 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 eating and drinking establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage." The Project involves a request to amplify and expand the hours of live entertainment within an existing restaurant. However, the Project would not create a new restaurant, or expand the existing restaurant space. Therefore, the Project would not exacerbate an overconcentration of eating and drinking establishments in the area.*

### **Policy 6.2:**

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

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

## **ARTS ELEMENT**

### **OBJECTIVE I-1:**

RECOGNIZE THE ARTS AS NECESSARY TO THE QUALITY OF LIFE FOR ALL SEGMENTS OF SAN FRANCISCO.

**Policy I-1.1**

Promote inclusion of artistic considerations in local decision-making.

**Policy I-1.2**

Officially recognize on a regular basis the contributions arts make to the quality of life in San Francisco.

**Policy I-1.4**

Provide access to the creative process and cultural resources for all neighborhoods, cultural communities, and segments of the city and its populations.

**OBJECTIVE VI-1**

SUPPORT THE CONTINUED DEVELOPMENT AND PRESERVATION OF ARTISTS' AND ARTS ORGANIZATIONS' SPACES.

**Policy VI-1.4**

Preserve existing performing spaces in San Francisco.

*The subject building has a history of hosting live music performances, and the North Beach area in general is known as a venue of regional cultural and entertainment importance for live music. The retention of spaces that will host live music performances strengthens the recognition and reputation of San Francisco as a city that is supportive of the arts, enhancing the recreational and cultural vitality of San Francisco, bolstering tourism, and supporting the local economy.*

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

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

*The Project would not expand the existing restaurant, and would therefore not decrease the square footage that could be made available to other types of neighborhood-serving retail uses or service establishments. The Project will contribute to the viability of a locally-owned business, preserving and enhancing opportunities for resident employment.*

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

*No housing units will be displaced by the Project, and there are no dwelling units within the Project Site.. The Project will add live entertainment to an existing restaurant, reinforcing the cultural history of North Beach as an entertainment destination. In addition, any entertainment use must be approved by the Entertainment Commission, who also regulates noise which may be of concern to the neighbors.*

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

*No housing is removed for this Project.*

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

*The 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 and taxicabs.*

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

*There is no commercial office development associated with the Project. No industrial or service sector uses would be displaced.*

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

*The Project does not involve any construction activities that would compromise the structural integrity of the existing building.*

- G. That landmarks and historic buildings be preserved.

*No exterior changes are proposed for the Project. Any future storefront alterations and signage would be required to comply with applicable preservation 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. The Project does not have an impact on open spaces.*

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.0547C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 18, 2007, 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 July 19, 2012.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 19, 2012

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow amplified live entertainment (defined as "Other Entertainment"), operating between the hours of 12:00pm noon and 1:30am daily, within an existing Restaurant (d.b.a. Tupelo) located at 1337-1339 Grant Avenue, Block 0131, Lot 003, pursuant to Planning Code Sections 303 and 722.48, within the North Beach Neighborhood Commercial District, the 40-X Height And Bulk District, the North Beach Special Use District, the North Beach Limited Financial Subdistrict, and the Telegraph Hill-North Beach Residential Special Use; in general conformance with plans, dated July 19, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0547C and subject to conditions of approval reviewed and approved by the Commission on July 19, 2012 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

This Motion No XXXXX allows the continued operation of the existing Restaurant, including the use of a "Type 47" License from the California Department of Alcoholic Beverage Control. However, the Conditions of Approval for this Motion supersede the conditions of approval for previously-approved Motion No. 14388 (Case No. 97.170C) and Motion No. 17078 (Case No. 2005.0433C).

### 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 July 19, 2012 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

## CHANGES AND MODIFICATIONS

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

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

### PERFORMANCE

**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. The approved use must be commenced within three years of the approval of this Conditional Use authorization. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if the use has not commenced within three (3) years of the date of the Motion approving the Project.

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

### DESIGN – COMPLIANCE AT PLAN STAGE

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

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

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

### MONITORING - AFTER ENTITLEMENT

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

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

**Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established



under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

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

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

## OPERATION

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

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

**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>*

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

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

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

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

**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 as necessary, 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)*

**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)*

**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](http://www.sfgov.org/entertainment)*

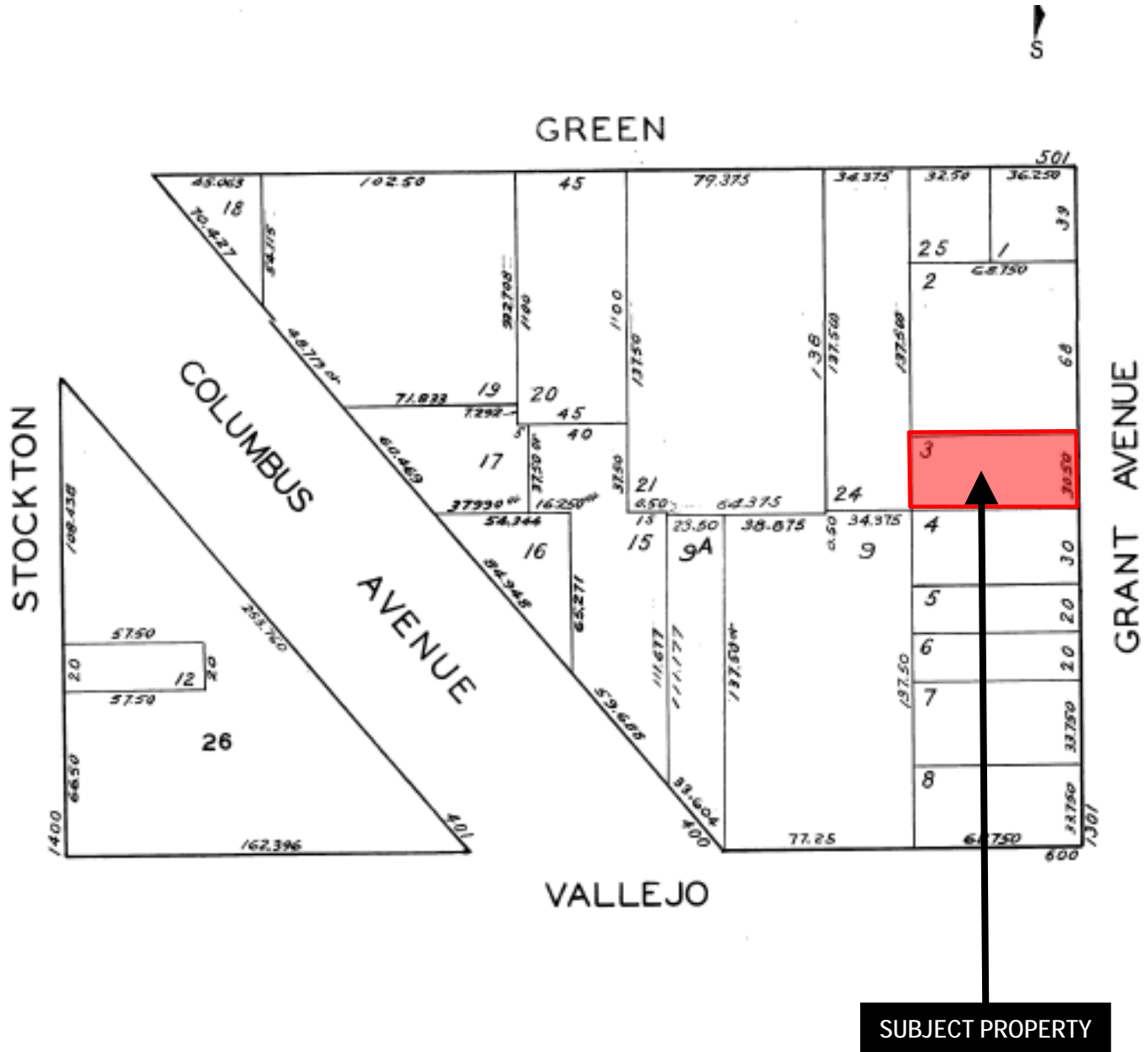
**Other Entertainment.** The Other Entertainment shall be performed within the enclosed building only. The building shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.

*For information about compliance, contact the Entertainment Commission, at 415 554-6678, [www.sfgov.org/entertainment](http://www.sfgov.org/entertainment)*

**Hours of Operation.** The Other Entertainment use is limited to the following hours of operation: Daily from 12:00pm noon to 1:30am.

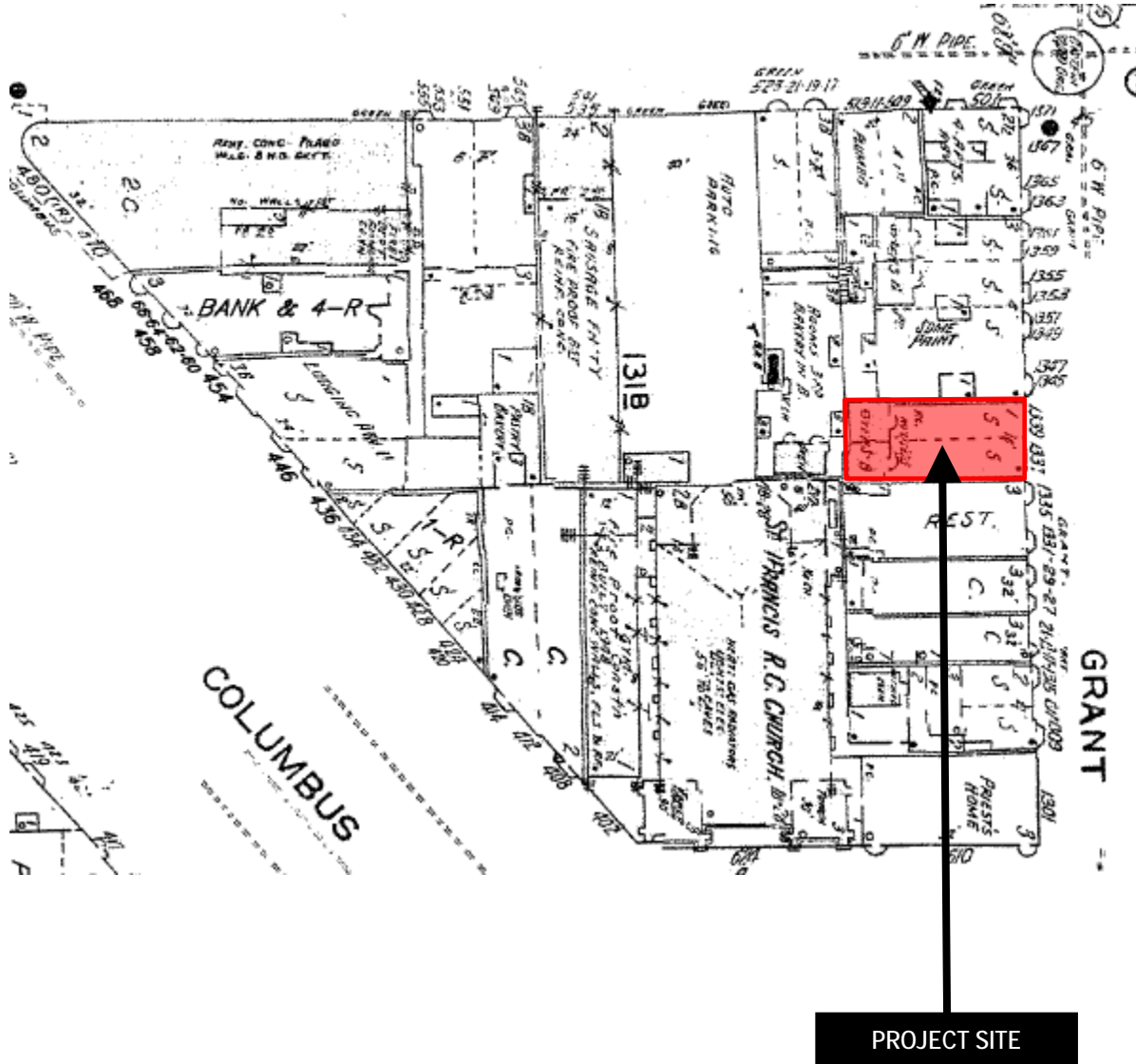
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# Parcel Map



Conditional Use Authorization Amendment  
Case Number 2012.0547C  
1337-1339 Grant Avenue

# Sanborn Map\*

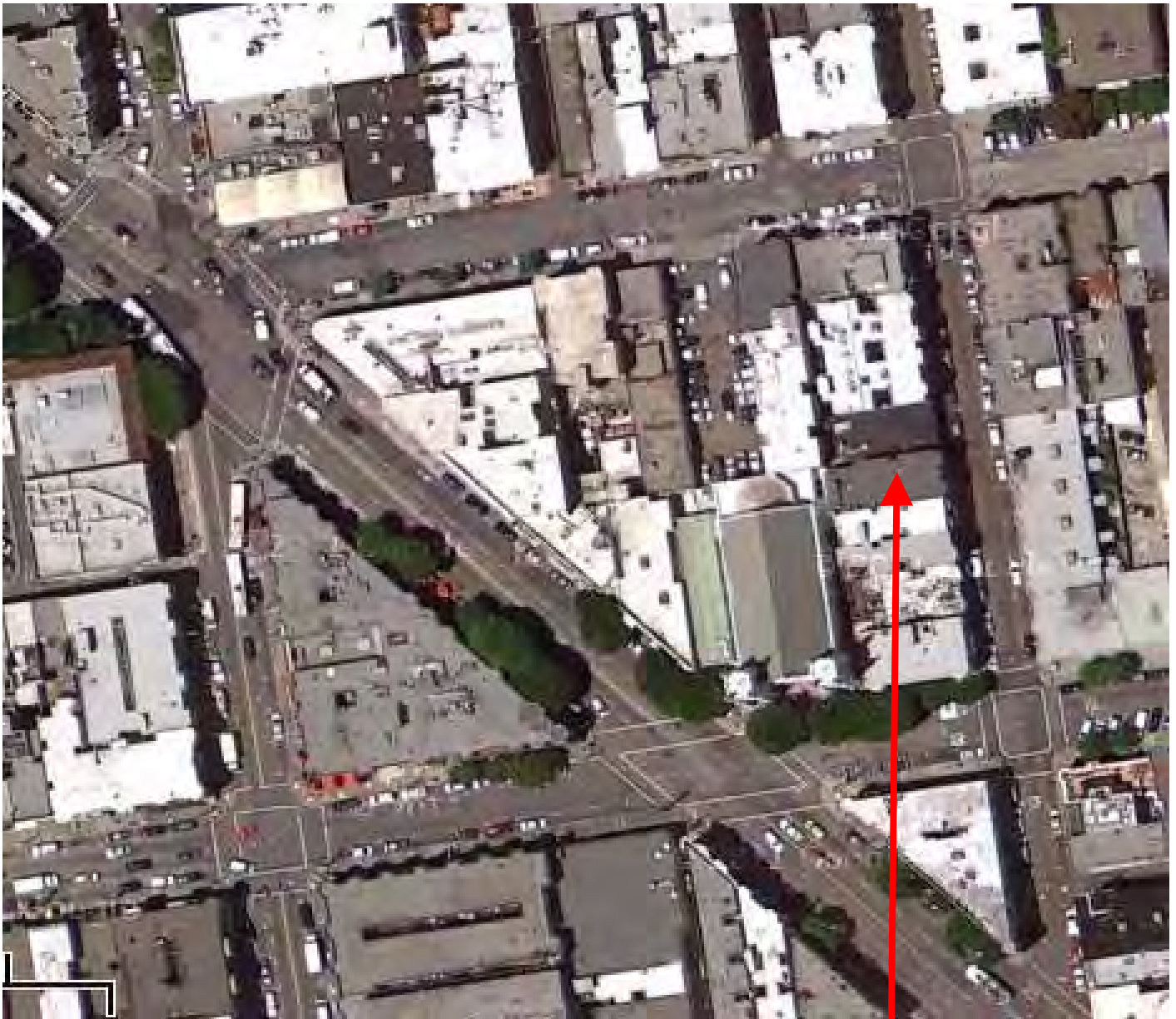


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Authorization Amendment  
Case Number 2012.0547C  
1337-1339 Grant Avenue

# Aerial Photo



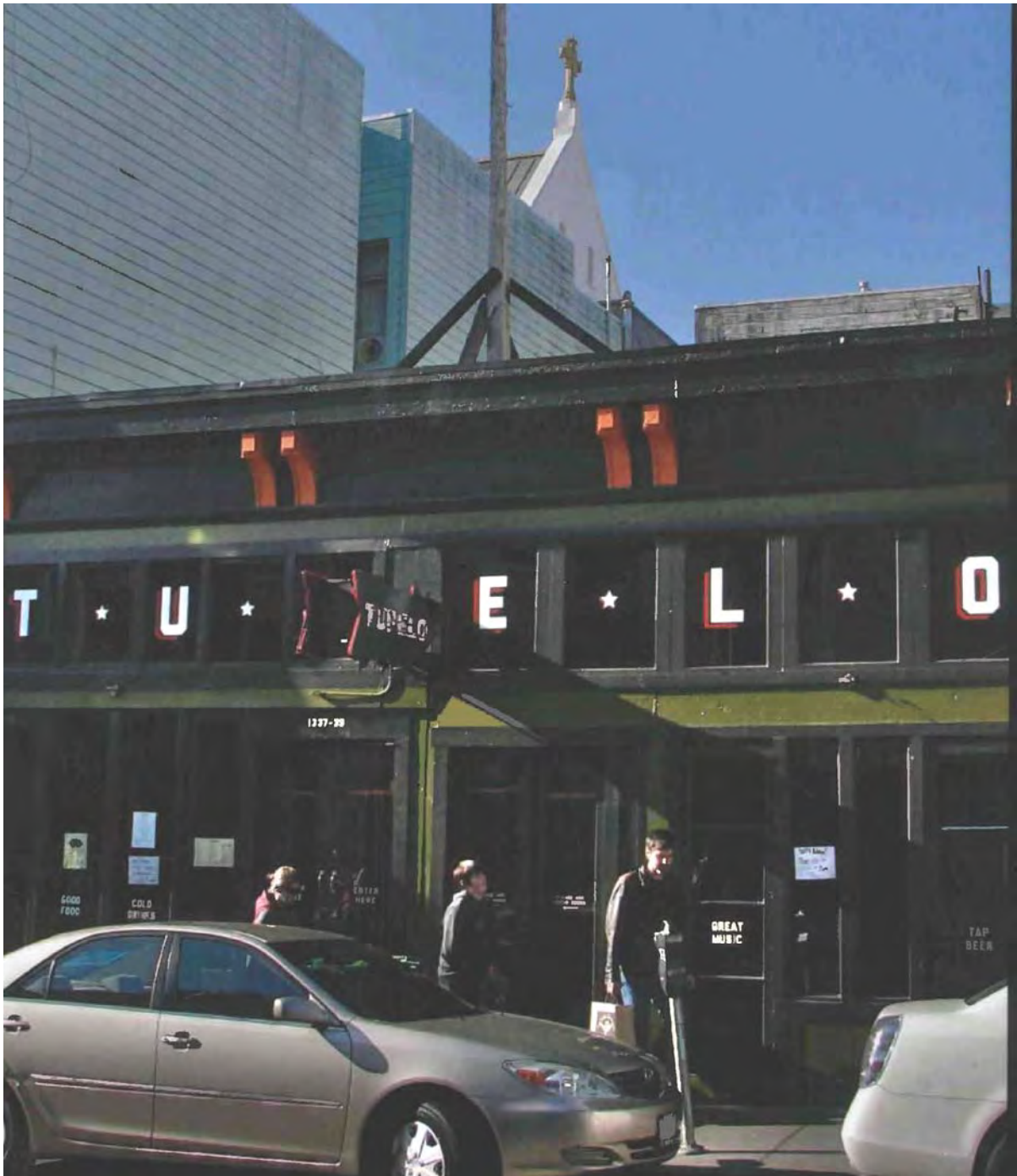
PROJECT SITE



Conditional Use Authorization Amendment  
Case Number 2012.0547C  
1337-1339 Grant Avenue



# Site Photo

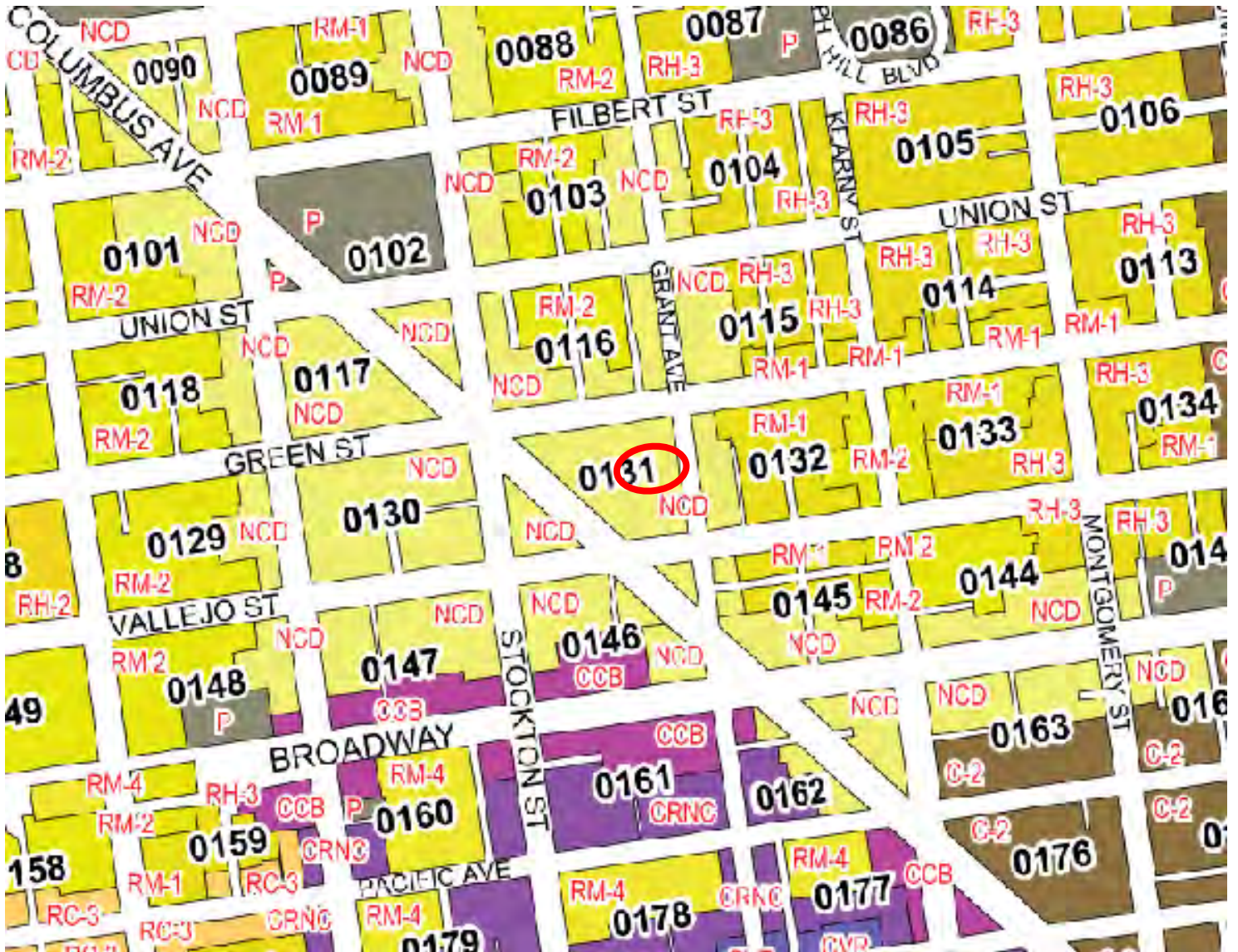


# Interior Photo





# Zoning Map



Conditional Use Authorization Amendment  
Case Number 2012.0547C  
1337-1339 Grant Avenue



The logo for TUPELO features the word "TUPELO" in a bold, red, sans-serif font with a black outline. Below the text is a horizontal line with a red star in the center.

1337 Grant Avenue, San Francisco

Business Overview / CU Request

July 11, 2012

**TUPELO** appreciates the opportunity to apply for a change to its existing Conditional Use Permit to allow us to provide high-quality live entertainment at 1337 Grant Avenue from 10:00am to 1:30am

# TUPELO Snapshot

Name	Mosquito LLC (DBA: TUPELO)
Location	1337-39 Grant Avenue, San Francisco 94133
ABC License (type)	47
Food Service	Casual, Southern Cuisine
Theme	Music inspired atmosphere
Staff Count	19
Opened	November 8, 2011
Manager	Teague Kernan
Chef	Mark Danziger
Hours of Operation	M-F: 5pm – 2am S-S: 10am – 2am
Police Incident Reports	0 (of which we are aware)
Neighbor Complaints	0 (of which we are aware)

## Live Entertainment at TUPELO is both necessary and desirable

- TUPELO is seeking to restore a licensed use for live entertainment that existed at 1337 Grant Avenue for 6+ years prior to our taking possession of the business
- TUPELO will maintain the 50 year-long historical use at 1337 Grant Avenue as an entertainment venue
- Within 100 yards of TUPELO, 5 competing businesses offer live entertainment until at least 1:30am. This puts TUPELO at a significant competitive disadvantage
- Nightlife is an essential component of the North Beach and San Francisco economies (Reference: The Economic Impact of San Francisco's Nightlife Businesses, Office of Economic Analysis, March 5, 2012)
  - 48,000 people employed in Nightlife Industry
  - \$4.2 Billion in spending
  - \$55 Million in Tax Revenue
- TUPELO will be able to increase its employment (add 5-10 shifts per week) with an entertainment use
- Over the past 10 years, numerous live entertainment venues in North Beach have closed or moved. TUPELO will restore this important outlet for the arts
- TUPELO will promote local artists who are in need of venues



# Live Entertainment at TUPELO is both necessary and desirable

- TUPELO would like to offer a dining and entertainment service that is substantially different than what is available in the area
- North Beach clientele specifically come to the neighborhood to see live music. TUPELO will add to the mosaic of entertainment available in the area
- So far, over 260 of TUPELO's customers have signed expressions of support for TUPELO's entertainment use
  - Approximately 180 of those are residents of North Beach
  - Updated figures will be made available at the hearing
- 1337 Grant Avenue is highly suitable for live entertainment
  - Free-standing building (no apartments above the premises)
  - Specifically designed to accommodate both restaurant and entertainment activities
- TUPELO is located in a commercial district with 30-50 businesses within a one block radius
  - 20+ are restaurants or bars
  - Every building on the 1300 block of Grant Avenue is a commercial storefront (16 active businesses, 2 vacant storefronts)
  - 1337 Grant Avenue is the only free-standing business on the block (i.e. no residential units above)



## Live Entertainment at TUPELO is both necessary and desirable

- TUPELO employs highly capable, guard-card certified security personnel and has budgeted for the installation of security cameras through ADT both inside and outside the premises
- TUPELO has budgeted \$10,000 for installation of noise abatement ceiling tiles, sound curtains and doorway vestibule
- 29 North Beach businesses have signed statements of support of TUPELO's entertainment, including 10 of the active merchants on the 1300 block of Grant Avenue (these were provided at the time of our entertainment commission hearing or board of appeals hearing)
- TUPELO's current hours of operation are until 2am - adding entertainment will not extend the hours of operation
- TUPELO has significantly improved the existing use of 1337 Grant Avenue
  - extensive remodel, food service, security
- TUPELO has a stellar reputation for running a safe and considerate business
  - No complaints or incidents in 8 months since opening



# Why is Entertainment Important to TUPELO?

- Entertainment is central to our business concept
  - TUPELO is a small city in Mississippi which is noteworthy as the birthplace of Elvis Presley
  - The name has been immortalized in music culture – e.g. Van Morrison’s *TUPELO Honey*, John Lee Hooker’s song *TUPELO*
  - We selected the name for its association with music and its down-home, comfortable feel
  - “TUPELO” is associated with blues and southern cuisine –it has provided us with a guidepost for everything from style of food, to décor, to how we want to entertain our guests
  - Without the entertainment the business is incomplete
- We are passionate about music and the arts – TUPELO is run by a local entertainer/musician who is committed to the idea of promoting the arts in San Francisco
- TUPELO is at a significant competitive disadvantage as several businesses on Grant Avenue between Columbus and Green currently provide live entertainment (e.g. Grant and Green, The Saloon, Maggie McGarry’s)



## Background of TUPELO's Discussions on Entertainment

- In 2010, the backers of TUPELO began looking at potential restaurants to buy which had a license to provide live entertainment
- In June of 2011, we entered into an agreement to purchase 1337 Grant – then know as Mojito
  - Our decision to purchase the business was specifically based upon the fact that the prior owner had provided live entertainment for 6+ years under a permit issued by the Entertainment Commission of the City of San Francisco
- In October 2011, TUPELO went before the Entertainment Commission and were approved by the commission for a permit to allow live, amplified entertainment until 1:00am on weekdays and 1:30am on weekends
- Subsequently, a Letter of Determination by the Zoning Administrator was issued to disallow the PoE due to a lack of specific language in the 2005 CUP allowing live, amplified entertainment
- In April 2012, TUPELO appealed the ZA's Letter of Determination at the Board of Appeals. The appeal was denied and referred back to Planning.
- TUPELO is seeking to restore a licensed use that existed at 1337 Grant Ave for 6+ years prior to our taking possession of the business



## Recent History of Live Entertainment at 1337 Grant Avenue

- In 2005, the previous owners of 1337 Grant Avenue, Mojito, applied for a modification to the existing CUP to allow for a full bar. Also, discussed was expanding the offering of live entertainment, however, the CUP lacked specific language revising the prior CUP with respect to expansion of live music.
- Mojito, believing that they had no restriction on the CUP with respect to live entertainment, then applied for and received an unrestricted POE from the entertainment commission.
- Mojito subsequently provided live entertainment 7 days per week until 2am and had their POE re-issued by the city each year for the next 6 years.
- At no time (either at the original POE hearing, or over the next 6 years) did the planning department inform the entertainment commission that the CUP did not allow for the entertainment that was sanctioned by the entertainment commission.
- Only after the sale to TUPELO had been completed (and after the entertainment commission had moved to issue TUPELO a similar POE) were we informed that there had been a series of errors in communication between planning and entertainment resulting in the ZA letter disallowing the POE from being issued.

# TUPELO – Operations

- TUPELO is run by **Teague Kernan**, Operations Manager
- TUPELO's executive chef is **Mark Danziger** – he is a graduate of the Culinary Institute of America in New York and a long-time chef in San Francisco who has worked at Aqua, Chow and Fog City Diner
- TUPELO currently employs approximately 19 staff
  - Approximately 75% of our staff costs is related to food service and 25% to bar service
- TUPELO is the only restaurant offering Southern Cuisine in North Beach
- TUPELO has restaurant seating for over 40 patrons (not including bar seating)
- TUPELO operates 7 days per week (M-F: 5pm – 2am, S/S: 10am – 2am)
- TUPELO provides food service at all hours of operation
  - Sat/Sun: Brunch from 10am – 3pm
- TUPELO employs guard card certified doormen to ensure safety of our patrons, order outside of premises and compliance with ABC and SF regulations

## TUPELO – First 8 Months Review

- TUPELO opened for business on November 8, 2011
- We have been open every day except Christmas Day
- We have attracted a very desirable clientele – older and better behaved than what we typically see on Grant Avenue
- We have received favorable write-ups in local press (blogs/Yelp) primarily focused on our differentiated food offering
- We have served over 15,000 meals
- We have run social media promotions to promote our brunch and dinner service (over 500 individual offers sold)
- We are community minded and have hosted several fund-raising events for non-profits, including the African Advocacy Network, One Brick and the Clean Water Fund
- We utilize to the greatest extent possible local North Beach vendors including North Beach Bakery, Café Trieste, Little City Meats among others
- We have had no incidents of disorderly behavior, underage drinking, disrespect to neighbors, excessive noise – or any other type of negative event

## Improving Existing Use: Remodel/Renovation

- TUPELO has completed an extensive remodel of the interior and exterior of 1337 Grant Avenue
- We hired Julie Brown of ReDesign SF to assist us in making TUPELO a stand-out business ([www.redesignsf.com](http://www.redesignsf.com)).
- Julie specializes in restaurant and retail design and has been the design consultant for Andalu (Valencia St.) and the retail area of the SF MOMA
- Interior was specifically designed to accommodate both food service and entertainment with re-configurable tables and a mobile stage
- We have received countless compliments on the significant improvements made versus the prior business

## Long Legacy of Entertainment at 1337 Grant Avenue

- 1337 Grant Avenue has been a place of entertainment in San Francisco for the past 50+ years
- Dating back to the 1960's and 70's, entertainers such as Janis Joplin, Neil Young and Steve Martin (among countless others) have performed at 1337 Grant Avenue
- 1337 Grant Avenue has hosted 4 Grammy winning acts in the last 6 years alone
- Teague Kernan (of TUPELO) has played at 1337 Grant on multiple occasions prior to owning TUPELO and is deeply knowledgeable of the local music scene in San Francisco
- We would like to continue and enhance this rich entertainment legacy

# Impact of Entertainment at TUPELO

- The area of Grant Avenue and Green Street in North Beach is a rich entertainment corridor of San Francisco
  - There are several venues in a one block radius of TUPELO that offer live entertainment, many until at least 1:30am
- Not having live entertainment puts TUPELO at a significant competitive disadvantage
- With an entertainment use we would be able to:
  - Increase employment (5-10 shifts per week)
  - Hire local musicians (previous owners spent over \$100K per year on entertainment)
  - Promote the arts
  - Increase number of non-profit fund raising events (many want a venue with entertainment)
- We are committed to quality of life for the residents and commit to ensure that:
  - TUPELO would continue to be run with high degree of professionalism
  - Noise levels would not increase
  - Safety and respect of neighbors would be paramount

## Support for TUPELO's Entertainment

- Customer petitions: Over 250 of TUPELO'S customers have signed expressions of support for live entertainment at TUPELO
  - Of these approximately 180 are residents of North Beach
- Merchant Support: 29 North Beach businesses have signed statements of support of TUPELO's entertainment, including 10 of the active merchants on the 1300 block of Grant Avenue
- Online petition: Over 400 people have signed an online petition supporting TUPELO's entertainment
- Neighborhood Outreach:
  - Meeting with North Beach Business Association planned for July 13<sup>th</sup>, 2012
  - Multiple attempts to reach Telegraph Hill Dwellers have gone unanswered
  - Have contacted North Beach Neighbors to set up meeting prior to July 19<sup>th</sup> (not yet set)
- KTVU ran a story on TUPELO on April 20, 2012:
  - Jon Gollinger (President, Telegraph Hill Dwellers): "It's outrageous that the city didn't let [TUPELO] know what it was buying into", "we want [TUPELO] to follow the rules and if they do, I think eventually they'll be able to play music",
  - KTVU: "the [THD] acknowledges that there have been no troubles since [TUPELO] bought the business



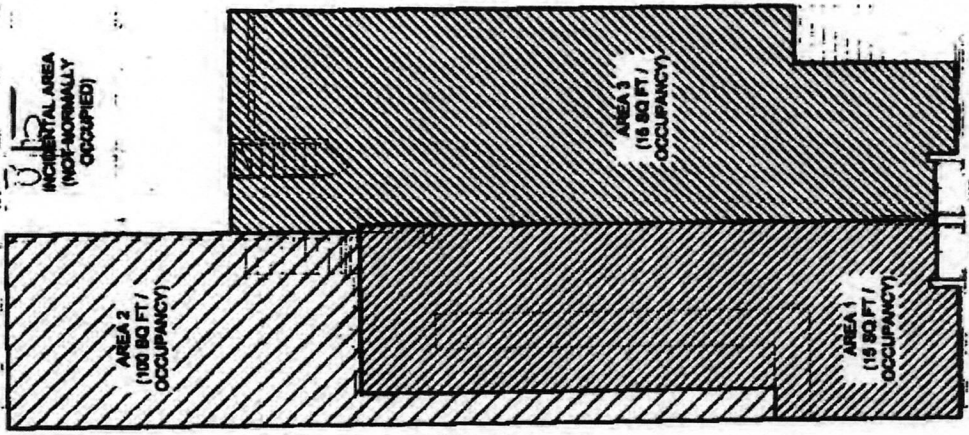
## Why should TUPELO Receive Entertainment Use?

- TUPELO is a model establishment on Grant Avenue
- TUPELO is focused on the safety and comfort of its neighbors
- TUPELO respects its neighbors and will take corrective action to maintain quality of life
- TUPELO will not add to the noise level of Grant Avenue
- TUPELO will add to the success/resurgence of arts in North Beach
- TUPELO's central business concept includes Music & Entertainment
- TUPELO will maintain the 50-year legacy of live entertainment at 1337 Grant Avenue
- TUPELO will support local music and artists
- TUPELO has invested significantly in improving existing use
- TUPELO has the support of the local merchants and residents
- TUPELO was bought under a reasonable assumption that live entertainment was a permitted use





# **FLOOR PLAN AND MENUS**



**2 Area Diagram**

**Area Calculations**

1337 Grant  
 Area 1.....540 sq ft / 10 = 20  
 Area 2.....400 sq ft / 100 = 4  
 40 occupancy

1339 Grant  
 Area 3.....748 sq ft / 18 = 46 occupancy

**Area Calculations**

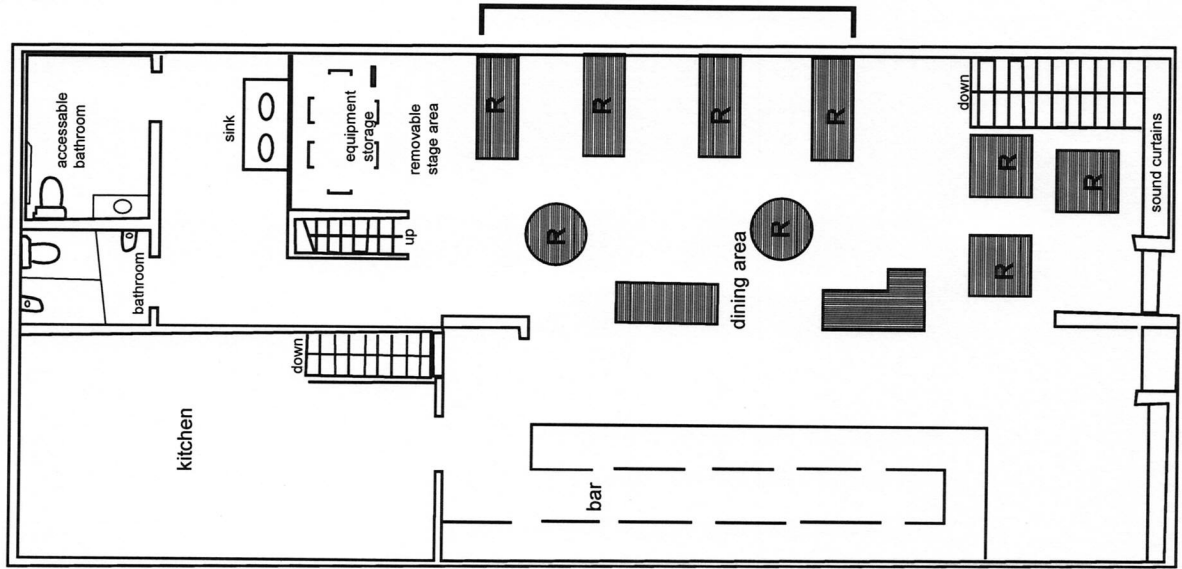
1337 Grant  
 Area 1 540 sq. Ft. / (?)  
 Area 2 400 sq ft / 100 = 4  
 40 occupancy

1338 Grant  
 Area 3 ... (?)

**Total 1337 Grant Seating: 25**  
**Total 1339 Seating: 46**  
**Total Seating: 71**

Removable wall tables (R)  
 5x2

Removable cafe tables (R)  
 3x3



● security camera

● security camera

(Valejo St. <-->) 1335 < -----Grant Ave -----> 1341+ (----> Green St.)

# TUPELO

## » SOUL FOOD TAPAS

### \$7 TAPAS

- Grit Cakes with Smoked Tomato Vinaigrette .....
- Crispy Pickles with Spicy Aioli .....
- Collard Greens with Pork Belly .....
- Mascarpone Grits with Sweet Butter .....
- Baked Mac & Cheese with Cheddar and Pepper Jack .....
- Fried Okra with Smoked Tomato Vinaigrette .....

### \$10 TAPAS

- Asparagus with Prociutto and Citrus Goat Cheese .....
- Pulled Pork Sliders with Cole Slaw .....
- Roasted Garlic, Brie, Mac & Cheese .....
- Ham-Hock Croquettes with Horseradish & Lime Sour Cream .....
- Spicy Chicken Wings with Blue Cheese Dressing .....
- Cornbread with Honey Butter ..... 4
- Tupelo Fries ..... 5

## » LIGHTER SIDE OF SOUL

- MIXED GREEN SALAD ..... 7
- Smoked Tomato Vinaigrette, Apples & Pecans .....
- ICEBERG WEDGE ..... 10
- Bacon "Croutons" & Blue Cheese .....
- FRIED OKRA SALAD ..... 11
- Arugula, Warm Goat Cheese & Pistachios .....

## » SANDWICHES served with Tupelo Fries

- PO' BOY ..... 11
- Sauteed Shrimp .....
- Blackened Catfish .....
- Crispy Pork Belly .....

## TUPELO BURGER 8oz ..... 9

- + 1 Cheddar, Blue or Pepper Jack
- + 1 Mushrooms or Pickled Jalapenos
- + 2 Bacon or Avocado
- + 3 Organic Egg or Candied Bacon

## » SOUL FOOD SUPPER PLATE

- Pick a main & a side ..... 15
- + 4 additional side
- + 2 add cornbread

### MAINS

- Crispy Pork Belly
- Fried Chicken Thigh
- Blackened Catfish
- Creole Shrimp
- Veg. & Rice Stuffed Pepper

### SIDES

- Collard Greens
- Baked Mac & Cheese
- Mascarpone Grits
- Fried Okra
- Crispy Pickles
- Tupelo Fries

Join us every  
**WEEKEND**  
for our  
**SOUL • FOOD**  
**BRUNCH**

**WEDNESDAY**  
**FRIED**  
*Chicken*  
SUPPER NIGHT

## » BUILD YOUR OWN GRITS BOWL (\$7+)

- BACON ..... +3
- Crispy with Balsamic Reduction .....
- MUSHROOMS ..... +4
- Sauteed with Shallots, Tarragon & Parsley .....
- ASPARAGUS ..... +5
- Sauteed with Shallots, Tarragon & Parsley .....
- CREOLE SHRIMP ..... +8
- Sauteed with Shallots, Green Onions & Cream .....
- PORK BELLY ..... +7
- Crispy with Balsamic Reduction .....
- CHICKEN THIGH ..... +7
- Fried with Citrus Buttermilk Batter .....

## » DESSERTS

- APPLE CRISP ..... 6
- + 2 ala mode .....
- TURTLE SUNDAE ..... 6
- Candied Pecan & Lime Caramel Sauce .....

1337 Grant Avenue • San Francisco • (415) 981-9177  
OPEN: 5pm - 1am 7 days a week • Sat/Sun Brunch

18% gratuity will be added to parties of 6 or more

# TUPELO

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★

## BRUNCH MENU

### **TUPELO BREAKFAST - \$11**

2 Eggs/2 Bacon/2 Sausages/Toast/Hash Browns

### **CREOLE HASH - \$13**

2 Eggs/Crispy Potatoes/Shrimp/Pork Belly/Asparagus

### **BREAKFAST GRITS - \$9**

Marscarpone Grits/2 Eggs/Crispy Pork/Smoked Tomato/Balsamic

### **ROAST POBLANO CHEDDAR & APPLE PANCAKE - \$9**

### **BISCUITS AND GRAVY - \$9**

Cheddar Biscuits/Sausage Gravy/2 eggs/Hash Browns

### **HAM-HOCK SCRAMBLE - \$10**

Ham-Hock/Cheddar Cheese/Green Onions

### **PECAN PANCAKE - \$8**

Buttermilk Pancake w/Real Maple Syrup

## SIDES

BREAD BASKET - Cornbread and Cheddar Biscuits w/Honey Butter - \$6

BOWL OF FRUIT - Fresh Fruit & Berries w/Lime Honey Yogurt - \$5

CANDIED BACON - \$5

CRISPY BACON - \$4

SAUSAGE - \$4

# **YELP REVIEWS**



# Tupelo

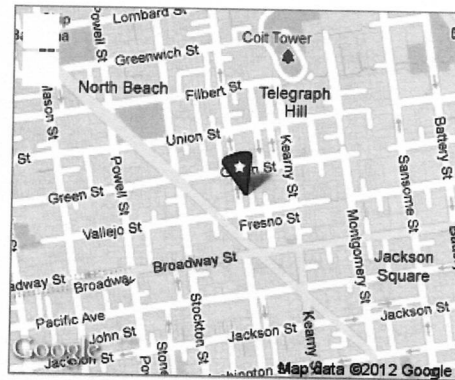
★★★★☆ 44 reviews

Categories: Southern, Lounges

1337 Grant Ave  
(between Vallejo St & Green St)  
San Francisco, CA 94133

Neighborhood: North Beach/Telegraph Hill

(415) 981-9177  
http://tupelosf.com  
Menu




<b>Hours:</b> Mon-Fri 5 pm - 2 am Sat-Sun 10 am - 2 am	<b>Price Range:</b> \$\$	<b>Happy Hour:</b> Yes
<b>Takes Reservations:</b> No	<b>Delivery:</b> No	<b>Alcohol:</b> Full Bar
<b>Accepts Credit Cards:</b> Yes	<b>Take-out:</b> Yes	<b>Smoking:</b> Outdoor Area/ Patio Only
<b>Parking:</b> Street	<b>Waiter Service:</b> Yes	<b>Coat Check:</b> No
<b>Attire:</b> Casual	<b>Outdoor Seating:</b> No	<b>Noise Level:</b> Average
<b>Good for Groups:</b> Yes	<b>Wi-Fi:</b> Free	<b>Good For Dancing:</b> No
<b>Good for Kids:</b> No	<b>Good For:</b> Dinner	<b>Ambience:</b> Hipster, Casual
	<b>Music:</b> Background	<b>Has TV:</b> Yes
	<b>Best Nights:</b> Wed, Thu, Sat	<b>Caters:</b> Yes

## 44 reviews for Tupelo

### Review Highlights


- "Roasted garlice and brie mac n cheese - super tasty." In 5 reviews
- "...looking for a delicious soul filled plate of soul food." In 4 reviews
- "The second time was with blue cheese and candied bacon." In 3 reviews

### 44 reviews in English

  
james s.  
San Francisco, CA

7/9/2012

Good Grub and Friendly Bartenders. I hope they make it fly cause we need some more Southern Cooking in this city... Yes, the portions could have been a little bigger for the price but all in all a good meal...

  
Rose H.  
San Francisco, CA

★★★★☆ 7/7/2012

We went when it first opened and were severely disappointed with the food, but the recently revamped the recipes and it is way better. 2 dishes you have to get



- 1- asparagus with goat cheese- delicious
- 2- wedge salad with the most amazing blue cheese dressing And bacon croutons.... Words cannot describe how tasty this salad is.

Mac and cheese and chicken still not great, but the side dishes are to die for.

  
Sabrina L.  
San Francisco, CA

7/4/2012

### Deals Nearby

-  \$10 for \$20 Deal  
Kama Sushi  
San Francisco, CA
-  \$10 for \$20 Deal  
Sushi IN  
San Francisco, CA

### People Who Viewed This Also Viewed...

-  Bottle Cap  
★★★★☆ 172 reviews  
"The grilled nectarines with goat cheese was to die for."
-  Bamboo Hut  
★★★★☆ 231 reviews  
"My friend and I split a Volcano Bowl and I must say."
-  Upstairs Bar & Lounge  
★★★★☆ 6 reviews  
Neighborhood: SOMA
-  Txoko  
★★★★☆ 226 reviews  
"Foie gras ice cream, Goat cheese flan."
-  Hi-Fi Lounge  
★★★★☆ 170 reviews  
"Also, the DJ was amazing."

### People Viewed This After Searching For...

- Fried Chicken San Francisco
- Southern Comfort Food San Francisco
- Fried Green Tomatoes San Francisco

We headed to North Beach to go eat at "Capp's Corner" only to find out that they're closed on Tuesdays. We had parking so we decided to roam the neighborhood for a different place. North Beach was packed with tourists and so were the restaurants. We walked by Tupelos and saw an open table so we went in. They have a full bar and sports on, so that was a big plus. We started with some apps, the chicken wings, fried pickles, ham hock croquettes and pulled pork sliders. All the apps were good but the sliders were my favorite. We enjoyed our mains, the pork belly po' boy was good but more tomatoes than pork belly. One friend got a green salad and the greens tasted smoky, which we all thought was a bit strange. The place got a bit busy and our waiter Darren was working alone, bartender, busser and waiter all in one. He handled it in stride and was very nice. I'll go back, though I don't go down to North Beach that often.



Susan C.  
San Francisco, CA

★★★★★ 6/30/2012

Good place to go for a drink (or three) and hang out: wide selection of beers on tap and fun atmosphere. Ate there twice, once for brunch and once for dinner. For Southern "comfort food" their portions are a bit small for dinner, but their brunch is a better deal. Waitstaff are a bit frazzled but nice. All told, it's probably best to treat this as a bar that serves some food on the side, rather than as a destination restaurant per se.



Gloria H.  
San Francisco, CA

★★★★★ Updated - 6/29/2012 7 photos 3 Check-ins Here

Came in to support an event helping out a local homeless person, who is basically brain dead from a hit and run.

We had 2 drafts each at \$5 (Boddington and Sam Adams)  
Grit cakes - \$5 - very good  
blackened catfish w/ collard greens - \$15 - very small portion but it was tasty

We bought raffle tickets too. Many local businesses contributed with gift certificates and gifts - we didn't win but it's ok, all for a good cause.

2 Previous Reviews: [Show all »](#)

★★★★★ 1/19/2012

Came in for a drink. Took the lounge seating - comfortable but the flooring is very uneven,... [Read more »](#)



Julian C.  
Hialeah, FL

★★★★★ 6/27/2012

During my stay in San Francisco we found this little bar while trying to find a place to watch a basketball game. THANK THE LORD this is the place we found. The place had a nice dimness and was pretty spacious. The service was nice and fast and it turned out to be a great place to watch the game.

We ordered the wings and as soon as you take a bite, heaven in your mouth. they were amazing and are probably one of my favorite wings.

I could have made my dinner off them wings!



Nurma R.  
San Francisco, CA

★★★★★ 6/25/2012 1 Check-in Here

Wings, Wings, and Wings. I don't know how everything else is but the wings are the best in the city. Service as good as it gets for the staff that they run with.



Chloe M.  
San Francisco, CA



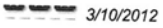
Updated - 6/24/2012

Y'all, this fried chicken is totally legit. I should know... I'm a Southern girl. After all these years living in SF, I have FINALLY found a place that knows how to fry chicken.

I love Tupelo's fried chicken and waffle fries.

My only complaint is that \$15 for one piece of chicken with fries is kinda pricey.

1 Previous Review: Show all »



3/10/2012

I've been here twice, but I'll sum it all up in one review.

First time I came here was on a Friday... Read more »



Dee Dee R.  
San Francisco, CA



6/20/2012

Went there for an event last night. Since North Beach is my favorite hood we were happy to have an excuse to romp on Grant Street.

The place has a nice dim rosy glow. The servers are polite and were fast. The bathroom was clean and they have a communal sink area, good for coed mixing.

We ordered the chicken wings...o ma gawd. They were delicious!!

So much so that my picky friend and I ate them down to the bone! Best chicken wings that I have had in quite awhile. I would like to host an event there and I will keep you posted when that happens.

Soul food in North Beach? YES yes yes!!!

Tupelo would be a good first date spot.



Jason B.  
San Francisco, CA



6/19/2012

Help wanted.

One man show trying to do it all. Take orders. Make drinks. Everything. If they weren't so popular maybe he could.

Must be the good food at great prices.

- Cornbread with apple butter (couldn't stop eating)
- Mixed green salad (apples and pecans yes please!)
- Build your own grits (tasty blend of broccoli and caramelized onions)
- Shrimp po' boy (delicious mess of sauce and crustacean with fries on the side)

All good.

Spending \$50 between the two of us plus a drink was great.

Took a while to have our order taken. Food arrived quickly afterwards. Server couldn't have been nicer. You could tell he was trying. Hard.

Less restaurant and more bar so sports on TV and awkward drunk guys in oversized pleated khakis are the ambiance.

Bring your patience. They'll bring the worth it eats.



Belinda w.  
San Francisco, CA

6/12/2012

The food in this place - SUCKS.....Tried the mac and cheese/ mascarpone grits/ shrimp grits, The mascarpone



grits sweet with a burnt smell... yuck, mac and cheese overcooked and tasteless in spite of oodles of cheese, shrimp like rubber, potatoes overdone. It's hard to find a restaurant in San Francisco with really bad food but I guess this is an example of a chef who does not eat his own food. The service - slow and poor despite all the empty tables! Tupelo - best to avoid, try Brenda's Soul food. that place is awesome



Amelia C.  
San Francisco, CA

★★★★☆ 6/10/2012

We went here for the first time a couple of weeks ago with a Bloomspot coupon. I am originally from Atlanta and I am always looking for southern restaurants in the city and they never live up to my expectations. Tupelo is an exception. The brunch here is awesome. They have some of the best grits I have ever had in my life and the cheddar biscuits are amazing. I see that a lot of people have complained about the service. We have been twice now and both times we had great service that was attentive and our food was brought out quickly. They have a pretty great beer selection too.



teague k.  
San Francisco, CA

★★★★☆ 6/10/2012

Great Food, Great Service, Chill Vibe.



Flower V.  
Mill Valley, CA

★★★★☆ 4/29/2012

This place is not what I would call a dive bar.. maybe a bar trying to be a dive bar? Either way I liked it, super relaxed atmosphere and great oldies music playing and a black and white film noir playing on the screen made this a fun place to chill. I didn't eat here just had drinks for a little bit. My friends and I were actually dancing across the street at TOPE when some of our group decided that it was just too crowded for them! (not to say that I blame them it was insanely crowded) so we went across the street and ordered some beers and sat down at one of the tables. The nice thing was that the boys stayed there and the girls went back to Tope and continued our dancing, perfect setup for groups with non dancing members who just want to sit and drink! I do wish they had dancing here though because I love to shake it to Elvis as much as Lady Gaga!



Ally M.  
San Francisco, CA

★★★★☆ 4/28/2012

Good food but terrible service. The servers spent more time talking to each other than helping us. Napkins and silverware would have been awesome but were not at our table and were never offered. Unfortunately, though the food was good I will not come again.



Jean Y.  
San Francisco, CA

4/26/2012 2 Check-ins Here

Tupelo serves nicely plated Southern food in a dive bar setting. The food tastes much lighter than I expected for the cuisine, and portions range from small to medium. I found just about all the food I've tried to be simple and good but not spectacular. Service is a bit slow, but the staff are friendly.

From the tapas section of the menu (available at all meals):

- \* Crispy pickles with spicy aioli - \$7. Five pickle spears deep fried in a thick layer of dough. Eating these was messy. Not a fan of how the dough kept separating from the pickles.
- \* Roasted garlic + brie mac + cheese - \$10. Small portion. Garlicky and good.

From the dinner menu:

- \* Build your own grits - \$7, with mushrooms +\$4 and asparagus +\$5. I was expecting more for the price, but the grits were really tasty. They were neither too greasy nor too bland, which I often find to be the case with grits.
- \* Soul food supper plate (combo of one entree + one side) with fried chicken thighs and baked mac + cheese with cheddar + pepper jack - \$15. Yum!

From the brunch menu:

- \* Ham hock omelette with hash browns + toast - \$13.
- \* Cornbread and cheddar biscuits with honey butter - \$6. Two large pieces of each.



Marjie T.  
Burlingame, CA

★★★★★ 4/21/2012 1 Check-in Here

this place was awesome! i came here for march madness with a friend of mine who was a boulder buffalo alum and was excited to see others from that school cheering on their team. i had to admit that i didn't have them winning in my bracket, but i was there to support. what i really loved about this place was the food! it was no ordinary bar food...it was serious soul food! i shared fried chicken (tender & well seasoned), mac & cheese (cheese, breadcrumb goodness), and cornbread (sweet and awesome). i can't wait to come back to try the build-your-own grit bowl!



Jee C.  
Oakland, CA

★★★★★ 4/10/2012 1 photo

might be the chillaxing spot for night but don't go for brunch. my server was friendly but she had to take care of the entire hall by herself. slow service, kinda dark atmosphere... and parking was challenging.



Amy T.  
Manhattan Beach, CA

★★★★★ 4/10/2012

The majority of my rating is for the awesome service.

We started off by ordering a couple of beers, the fried chicken with mac n' cheese and the shrimp po'boy with their house fries (aka WAFFLE FRIES).

My friend and I were talking for a while and then it dawned on us that the food was taking a really long time. Before we even cared to get mad about it, our server came over and said, "hey, your food seems to be taking a little long, the next round of drinks are on us." We thought that was awesome, and then our food came out 2 minutes later.

Before we ordered, we saw an amazing plate of fried chicken and mac n' cheese, so we had to get it. Our plate came out and had the sorriest piece of chicken on the plate. Luckily we were sharing a couple of items so it didn't bother us too much. A guy then comes out from the kitchen and says that he knows our piece is small and is making another piece for us. By time we ate all the food, we took the extra piece of chicken home.

Come for the laid back atmosphere, the great service and you HAVE to try the shrimp po'boy - so fresh and delicious.

I'll be back!



John H.  
San Francisco, CA

4/2/2012

Bartenders are fine, and bar has some vibe. Food is the problem. I had two experiences. Brunch item ordered one sunday was fine despite being a small portion. On a subsequent visit, ordered two items - Mac n' Cheese and Collard Greens. The Mac was the most dry, flavorless, bland I have literally ever had. Pushed it away after three bites. Collard greens were a soup of water, oil and salt -- inedible. I never send things back or complain, but did mention to bartender as she cleared and clearly noticed that all was uneaten. She just kinda nodded and said, "I know". No attempt to fix, etc. \$20 for inedible food and not even an apology. At minimum, I wish she had told me I was ordering bad items.

Go for the beer at most, not the food.



Adele A.  
San Francisco, CA

☆☆☆☆☆ 3/28/2012

Its a bar with bar food, nothing amazing nothing terrible. EXCEPT for the fact that the server overcharged me \$122.61!!!! When I called to correct the situation, the "manager" who sounded super young and not invested in Tupelo (she said she had to call me back b/c she had to go to her 2nd job) was not even apologetic and flippant about what had happened. One hundred twenty-two bucks is not exactly chump change here! At least apologize for screwing up and train your servers to know how to handle people's hard earned skrilla. I won't be coming back.



Alison B.  
San Francisco, CA

☆☆☆☆☆ 3/26/2012

Definitely more of a bar than a restaurant. When we came in for dinner, we had to keep going up to the bar when we wanted another beer and to order food... so don't come expecting the waiter service that you would normally get at a restaurant.

I got the grits with pork belly... the grits were not like any grits I've had before (my mom grew up in georgia and most of my family is in the south) but regardless they were pretty good. Pork belly was delicious, good flavor. Overall I enjoyed my dish. Price was appropriate.

I'm not dying to come back just for the food, but it was pretty good. I was deciding between three and four stars for this place, but went with four because I like the atmosphere and I like the take on southern food. Tupelo is a fun place, and worth trying.



Nacho B.  
Berkeley, CA

☆☆☆☆☆ 3/23/2012

I would give this place a higher rating if it wasn't for the bouncer that sexually harassed me. Ladies watch out for the big guy that works on the weekends. He just might try to stick his finger up the front of your skirt. My friends and i will never go back to this place.



Heather D.  
Bow, WA

☆☆☆☆☆ 3/19/2012

I have been traveling from Washington, Vegas, Mexico and then up through California. I had tasted my first grits in Vegas and did not like them. I stopped in San Francisco for a few days and heard about Tupelo and that if you don't like grits, then you have to try Tupelos. I haven't had a lot of experience with Southern Cuisine so I decided to expand my pallet. I ordered the Blackened Catfish, grits, fried pickles, and ham-hock croquettes. I had arrived on a Wednesday and the place was filling up fast because it was Trivia night. The ham-hock appetizer was a good way to start the meal. I enjoyed my dinner, and for the first time I liked grits! They had a more butter & creamy taste that was far superior to creme of wheat tasting grits I had experienced earlier in Vegas. Catfish where I come from is not an item I would normally order. It's not a fish we respect much in Washington. Salmon is. I liked the Catfish, it was light and tasted good. The fried pickles was my favorite. A nice light salty flavor and not scalding to the bite like they've been at other places I've tried them. I ended up staying for Trivia night and looked at what the other patrons were ordering and everything looked delicious! I started to wonder about the other items on the menu. The hamburgers & waffle fries were popular, and the special was the Fried Chicken supper, but I wanted to be more adventurous. I ended up having so much fun meeting cool people that I stayed till the late night menu, and tried the Pulled-Pork Sliders which complimented my draught beer perfectly. I had so much fun that next time I'm in San Francisco, I am coming back to try those hamburgers.



Erin H.  
San Francisco, CA

3/2/2012

This place was just...okay. Luckily we got some half-priced drinks for Yelp Drinks week, or else the bill would have been absurd. I ordered the Creole Shrimp with Mac and Cheese side, which was \$15... okay, a little steep, but hey I thought, it's seafood...

...But when my food came, there were only 6 measly shrimp and a pretty tasty but over-cheesed (is that possible??) mac and cheese side. For the price and the calories I would have definitely expected better flavor. The drinks were also okay. Probably won't be returning.



Drew D.  
Seattle, WA

★★★★★ 2/28/2012 3 Check-ins Here

Great quick and pretty cheap dinner.

Server was very attentive and kept my water and beers full.

The burger was awesome, candied bacon really made it all the better.



Amy P.  
San Francisco, CA

★★★★★ 2/12/2012

Service = 2

Atmosphere = 3

Comfort Cuisine = 5

Tupelo, the only soul food restaurant in San Francisco's North Beach district, is a beyond satisfying find on Grant's one-way alley-like street. Do not let the service and atmosphere sway you because what is served on piping hot plates from a small kitchen behind wooden cafe doors is hands-down delicious. Chef, Mark Danziger, serves rich flavors, authentic recipes, and enough pork to make any meat lover proud. Your decision to check out Tupelo should be as easy as pecan pie.

Menu highlights: Iceberg Wedge, Roasted Garlic Brie Mac & Cheese, Collard Greens w/ Pork Belly, Tupelo Burger w/ your choice of additions, Crispy Pickles, Pecan Pie.



Monika M.  
San Francisco, CA

★★★★★ 1/29/2012

A southern dive in North Beach? I really wanted to love this place. The bar itself is a great space. The Saturday night clientele was a little strange. Lots of popped collars and caps twisted to the side. Server was really nice. I'm a big fan of the music they were playing, but couldn't find similar stuff on the jukebox. Would have expected more blues.

Onto the food:

I know Chef Mark Danziger now specializes in southern food, but it's pretty obvious he doesn't really get it. The food was pretty good, but it fell short in quite a few places. We had:

Chicken Wings: I didn't have any, but my fellow diners loved them

Cornbread with honey butter: awesome and definitely traditional

Grits: the grits themselves tasted good but were more runny than I've ever had them in the south, I had them with pork belly and brussel sprouts. The brussel sprouts were amazing and very traditional: almost overcooked but done just to the point that they don't get the sulphur taste. The pork belly was good, but tasted pretty bland next to the brussel sprouts.

Fried Okra: They were super bland, and the sauce they served them with was really strange. I LOVE okra southern style, so this was really disappointing.

Overall, it wasn't the comfort food I was looking for. If I'm going to indulge in the unhealthy stuff, I'd rather go somewhere where the taste is worth it.



O. C.  
San Francisco, CA

1/19/2012

Went there last Friday before a show at the Grant and Green. Can I just say, I have had a lot of so-so Southern food

## Tupelo - North Beach/Telegraph Hill - San Francisco, CA

in SF and some really shitty bar food and I can categorically say that the food at Tupelo was above board on all accounts. Mark Danzinger's take on Southern inspired bar food was superb. The smoked tomato jam with the vegan grit cakes left me wanting more, OH and the ham hock fritters were AMAZING. Speaking of pork, I got a po'boy with blackened shrimp AND pork belly (mouth is starting to water) and needless to say I walked out, well needing to be rolled out more like it. Full, happy and with a bag of leftovers I proceeded to commence the rest of my evening... definitely worth a trip if you are out in North Beach



Renae K.  
San Francisco, CA

★★★★★ 1/17/2012

So excited that North Beach has another unique location to frequent! I've been to the bar a few times, typical North Beach bar. But what I'm really reviewing is the food. I've eaten at Tupelo twice now - once for brunch & once for dinner, and each time has been pretty good... but dinner here definitely wins our vote.

Brunch - We had some sort of pepper pancake (unique & tasty), eggs & grits (OK), and the tupelo fries (ie regular waffle fries). Everything was good, but nothing to shout about.

Dinner - Now dinner was a MUCH tastier experience for us (or maybe it was just the foods we chose). We had the Tupelo burger (delicious but greasy), Garlic Mac&Chz (overpriced for the size but good flavor), & the Mixed Green Salad (really tasty & smoky). As other reviewers mention, the burger IS really tasty, but my date and I both thought it was fairly greasy, and our stomachs definitely agreed.

Overall the dinner was a pleasant surprise for a bar, and so unique to San Francisco. Tupelo has now entered into our North Beach dining rotation!



Mike B.  
Long Beach, CA

★★★★★ 1/4/2012 1 Check-in Here

was hear on New Years Day with a group. It was surprisingly not crowded, especially considering that neighboring bars were closed. We had a few drinks and only got the waffle fries to share. Those were good. We sat at one of the low tables which was kind of awkward both to eat at and to mingle. Fun crowd, cool servers. Would definitely go back.



Rachel A.  
San Francisco, CA

★★★★★ 12/31/2011

Great for just drinks, appetizers maybe, or a full dinner - I love the comfortable atmosphere, and the bar staff is truly warm and friendly.

I'm a rare vegetarian from the South, and typical of southern cuisine, it's so meat-heavy that I often avoid 'soul food' restaurants. I was pretty impressed with the vegetarian options available on Tupelo's menu and as a lover of grits, was AMAZED at how delicious the grits were - maybe the best I've ever had (take THAT Waffle House!!). Mushroom and grits, shrimp and grits (non-vegetarian, I know...) are seriously amazing - what is that gravy?? The grit cakes, the roasted garlic and brie mac and cheese, the cornbread, and the yam soup that's sometimes on special, are all absolutely delicious - and I've had them several times over.

After chatting a bit with the owner, I learned that the meat and dairy are from local, sustainable and humanely-raised farms, and the veggies organic. Why isn't this listed on the menu, or anywhere? This says a lot about the values of the management, and has brought me back with veggie and carnivorous - and beer-loving friends alike.

Oh yes, last but never least, the beer selection is great. And what beer doesn't go great with some apple crisp? How can I turn THAT down? Yum.



Angela D.  
Irvine, CA

12/27/2011 1 Check-in Here

Came here and waited about 15 minutes at the bar for the bartender to serve us. He looked very drunk and was talking to his friends that were already seated. He did not acknowledge me or my friend and obviously did not want

our business. We got fed up and went to Maggie's instead. They ended up trying to chase us back into their establishment but seriously, they need to learn some customer service here.



Melody L. Irvine, CA

★★★★★ 12/25/2011

Had a craving for fried chicken and I used to frequent the old Mojito bar, so I came down here last weekend for dinner with a friend to see what this new place was all about. When we walked in, it was kind of dark, and everyone else was drinking...but the service was amazing. We picked our own table, and the staff would come check on us every ten minutes or so to make sure we were doing okay. We got the shrimp po-boy and fried chicken with mac and cheese (which they gave us two pieces of fried chicken for since they knew we were sharing!!). Shrimp po-boy was good, and the fried chicken was interesting with its lime flavor. I wasn't too into the mac and cheese - it had the seashell shaped pasta pieces and was also kind of lime flavored. Overall, really really loved this place for their service - the staff was just super friendly!



Laura C. San Francisco, CA

★★★★★ 12/3/2011

Oh YESSSS.

Came on a Thursday night with some friends for dinner and drinks. There was lots of open space as there were not too many tables...some improvements could be made on their furniture floor plan. Our waitress was funny and peppy but not in an annoying way at all. The food was reasonably priced, but the drinks took up a hefty chunk of the bill (\$8 glasses of wine and I think \$10-12 cocktails). But now onto the goods:

Specialty Cocktails :

- the "Steve McQueen" - super sweet, as it was a sweet tea vodka drink
- the "Ray Charles" - whiskey and bitters. mmm

Apps:

- Fried Pickles - I mean, how can you go wrong
- Brussel sprouts and bacon - gotta get your veggies somehow right? i'm sure if my mother had cooked brussel sprouts like this when I was a kid I would have been so much more excited to eat them
- Roasted Garlic and Brie Mac and Cheese - if there is one thing you should get here, it is this. It is heavenly. It is glorious. I wish I could eat this for breakfast, lunch, and dinner.

Dinner:

- Candied bacon burger with pepper jack - It is everything you dreamt of and more. Candied bacon is the new black. Just do it.

Dessert:

- Apple crisp a la mode - I don't really like fruit-based desserts (I'm a chocoholic and damn proud of it) but oh. my. god. The four of us dove into this at lightning speed. It was gone before you could blink.

Overall this is a great new spot - a perfect place to start your night, especially in the heart of North Beach with so many other bars around to venture to after the meal. I think they still have some things to work out since they are so new so I can't give them a 5 yet.



Jodi B. Mill Valley, CA

★★★★★ 12/1/2011

Had family in town for Thanksgiving weekend - and a few us decided to head over to North Beach. We noticed a Tupelo sign had replaced the old mojitos, so we walked in and checked it out and never went anywhere else.

First of all, the place received a much needed makeover. The service was friendly from the bartenders to the waitress....we didn't even come here for food and the next thing you know...we are trying out the soul food...that's right soul food in North Beach. You have to try the Collard Greens with Pork Belly, Grits and Creole Shrimp and the Veggie Rice Stuffed Pepper. Let's not forget the Roasted Garlic Brie Mac & Cheese. The food alone was not only a surprise but we are going back to enjoy some cocktails (or beer) and some food again. The price was right and everyone was friendly from the service to the patrons. I recommend this place to anyone interested in a friendly atmosphere and great service at the right price!



Brooklyn R.  
San Francisco, CA

11/23/2011

Half of my family is from Alabama (shhh, don't tell anyone, I'm trying to look cool over here) so I've always been a big fan of Southern fare. San Francisco doesn't have enough places that serve soul food/Southern cuisine, so I was beyond excited when this place opened up in our new neighborhood a couple of weeks ago.

Tonight, Mr. Brooklyn and I dug into the following: baked mac 'n' cheese, mascarpone grits, shrimp po' boy, fried green tomatoes, and pecan pie for dessert. Truthfully, although the tomatoes were pretty good, the breading was a tad bit heavy for my taste; a lighter coating would have really allowed the tomato flavor to shine through. I washed my meal down with a cosmo, which fortunately featured a generous pour of vodka (shhh, don't tell anyone, I'm trying to look cool over here and avoid the perception that I'm some sort of Sex-and-the-City throwback from 1999). We emerged from Tupelo 500 pounds heavier and extremely satisfied with the meal, the standouts being the po' boy, the grits, and the over-the-top-amazing pie.

Other bonuses: friendly service, plenty of space in which to enjoy our meal (not too crowded yet!), and a fabulous jukebox that allowed me to savor my grits to the strains of The Jam, The Clash, and The Smiths. Looking forward to going back and enjoying the collard greens, cornbread, and Brussels sprouts next time around.



Sarah J.  
San Francisco, CA

11/22/2011

Where to start?

It was a rainy Saturday evening when some friends and I decided to pop into Tupelo for some food with soul. Right away we all remarked on how beautiful the interior was. The dim calm lighting brought out the orange wall color with such class and comfort it was hard not to notice. There was casual seating by the window for a small group (8 or so people) to relax and kick back with cold beer or even an appetizer or meal if they wanted to, there was seating at the bar, as well as tables along the wall and down through the center of the bar/restaurant. There were also two decent sized flat screen TVs playing two different football games (nothing irritates me more than a bar with 2 TVs not even 15 feet from each other with the same game on during football season). There was a friendly staff and a friendly atmosphere of patrons enjoying the rainy evening. We felt comfortable and cozy right away. The noise level was also just right. Not too loud, not too quiet. My friends and I could catch up without overhearing all the chatter around us or feeling like we were screaming at one another.

To start, we had beer. Ice cold, delicious. Nothing better than COLD beer.

Then, bring on the soul food!!

Let me start by saying that anyone with the audacity to complain about \$7 soul food tapas doesn't really know what good food is, or what is put into it. Yes, I would complain if it was \$7 and sucked, but the tapas were all DELICIOUS!

- Crispy Fried Pickles, AMAZING
- Grit Cakes with a mustard sauce, AMAZING
- Collared greens with Pork belly, AMAZING

We even reached out for the \$10 tapa menu for the fried green tomatoes, and the roasted garlic brie mac & cheese both, TO DIE FOR!

Because we had stuffed ourselves on such delicious starters, we ordered only two entree's and decided to split them between our table of three.

We got a soul food supper plate with the Veggie and rice stuffed pepper as our main entree with the supper plate, and then we got the Grits and Creole Shrimp as our second entree.

Let's just say, one member of our table, who will remain un-named, basically licked the bottom of both plates just to try to savor every last bit of flavor. That's how good it was.

In the end, the bill was reasonable split between all 3 of us, and we decided right then and there, we'll be back.

Highly recommended to anyone who's looking for a delicious soul filled plate of soul food. My only suggestion, try to walk out, not roll out. You're almost guaranteed to over-eat in a place this good..

ENJOY!



Sonam G.  
San Francisco, CA

11/20/2011

Born and raised vegetarian I never even thought to try soul food, and I am glad I tried it first here! So many options (including a few vegan options such as the stuffed pepper yummmmm :) Brie mac and cheese was amazing, as well as the fried green tomatoes! Can't wait to come back! At first hearing that it was a bar that served food made me a bit weary, but the ambiance of the restaurant on the rainy Saturday evening I was there was relaxing and I had a great time catching up with friends over great food! Bravo!



Stu S.  
San Francisco, CA

11/17/2011

This is a bases loaded home run, and one of the first in many a moon up there in beautiful North Beach. Tupelo boasts a staff all with outstanding credentials in the booming business of good food here in Frisco by the Bay. The place is just plain sexy, good looking doesn't describe how good looking, how inviting, how alluring and then how seductive Tupelo is. Spacious, clean, lived in, warm and filled with visions and scents that make me want to spend some serious time here. The menu is wonderful, southern with class and style, compelling and evocative and makes my mouth drool just reading it. They've got small plates that are original and well thought out, and it's the best bar menu I've since since diner's originated. I'm all about burgers and when you experiment with this sacred caw, you better have knowledge of what the burger really is and how important the components are when creating a great dining experience. I'm a true Chow devotee and the captain here at Tupelo is from Chow where they've served a great burger for many years and have not found it necessary to alter their perfect presentation.

But when I saw a cheeseburger with candied bacon and blue cheese which really caught my attention. It sounds so terrible, yet I know it's addictive and intensely tasty if I give it a chance. I tend to be against too much messing around with burgers, but all the versions here at Tupelo are intriguing and sound well conceived. Fried pickles, Pork broth boiled peanuts (an acquired taste I imagine), Pork Belly Po Boy, roasted garlic and brie Mac 'n cheese, grits served in many ways inventive and ordinary, salads and small plates that spark the imagination and are all pretty damned good. But I'm your burger guru, and the burgers here at Tupelo are really top notch in ingredients, preparation, presentation and delivery, and I love their waffle fries too. I have to add that the staff here are winners, charming, fun and committed to making everyone's Tupelo experience one they will remember and want to return for more, and more. A great place that also has a great bar and bartenders.

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Best of Yelp: San Francisco - Southern

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# **LETTERS OF SUPPORT**

To whom it may concern:

The intent of this letter is to express my wholehearted support for Live Music at Tupelo located at 1337 Grant Ave. I live less than two blocks from this fine establishment at 56 Varennes St.

I have lived at this location for 10 years and continue to do so because of the access to Live Music, food and beverages within walking distance of my home.

Over the years I have come to personally know many of the employees at Tupelo, many of whom also live in the neighborhood and I can attest that every one of them are looking out for the best interest and quality of life of the entire neighborhood.

From personal experience I know the music proposed will create a safe and lively environment that I would frequent on a weekly basis. Anyone opposing this establishment from having a Live Music permit has not completed their due diligence and does not oppose from a position based in fact and reality. The fact is this is a big plus for the neighborhood, a big plus for local musicians, and a big win for longtime residents of the neighborhood and folks like me and my family.

Regards,

Scott

Scott Bambacigno

**BRENDAN D.S. WAY, ESQ.**

2425B Franklin St.  
San Francisco, CA 94123  
415 203 4886

July 10, 2012

**Rodney Fong, Commission President**  
**San Francisco Planning Commission**  
1650 Mission Street, Suite 400  
San Francisco, CA 94103-2414

Dear Commissioner Fong,

It is my understanding that the Planning Commission will once more be considering granting an entertainment license to Tupelo, located at 1337 Grant Avenue San Francisco, CA 94133. On or about October 10, 2011 I voiced my full support for Tupelo's cause and I write today to reaffirm that support. I have worked here in the City of San Francisco since 2002 and have lived here since 2005. I am a licensed attorney, a husband, a father of one, and a lifelong musician. In the past I have been a member of several bebop and modal Jazz, alternative and hardcore rock bands. I currently sing in the St. Francis Yacht Club's Sons of the Sea choir.

One of San Francisco's greatest traditions has always been its vibrant music scene, and one of its hotbeds has historically been the North Beach district. However, this tradition has fallen into jeopardy in recent years with the closing of such venues as Cocodrie, Jazz at Pearl's, Mojito The Stone and others. I personally find this to be a tragedy on par with straightening out Lombard St. because some find the curves inconvenient, and the residents are tired of the constant parade of tourists.

At the prior hearing in front of the Entertainment Commission, I listened to the scant few individuals who purported to represent North Beach as a whole who voiced their concerns. However, by in large their complaints were grounded in the hypothetical and speculative. They were afraid that Tupelo would be "just another bar," yet even a most cursory read of the reviews on Yelp focus on the food. They voiced their concerns about underage drinking, and yet, every time I have visited they were in full compliance with CA Business and Professions Code 25660. What is more, I have known current Manager/co-owner Teague Kernan for nearly 10 years now, frequented the bars in which he was formerly employed and he has always strictly complied with the law. Further "Teague's former bars" have been of the most consistently mellow drinking establishments I have encountered in this city. Now that he is a co-owner, I would expect them to be even more so, and my experiences have borne that out. In my personal opinion if Tupelo were allowed to resume the live music/entertainment that the former Mojito had it would remain so. It is my sincere hope that this Commission grants Tupelo their full entertainment license so that the grand North Beach tradition of live music does not fade away into memory.

Sincerely,

Brendan D.S. Way, Esq.

July 10, 2012

San Francisco Planning Department

To whom it may concern.

I am writing this letter to voice my support for Tupelo's efforts to have its conditional use permit modified to allow for live entertainment at 1337 Grant Avenue.

I am a local musician and have found it increasingly difficult to find available venues to play music in San Francisco. Many venues have either closed or relocated to other parts of the Bay Area. I believe this is extremely detrimental to the culture of the city, artists ability to earn a living and to express themselves. North Beach has always been a destination for live entertainment. Over the past years, both the availability of live entertainment and the quality of what is offered have come down dramatically.

1337 Grant Avenue has always been a location when you could hear great music. This right has been taken away and it hurts the arts, the artists and the culture of the neighborhood. Granting Tupelo the right to continue a rich history of quality live entertainment would be a major step in the right direction.

I believe that Tupelo should be granted the right to provide live entertainment to its patrons.

Thank you for the opportunity to provide this letter in support of Tupelo's effort to provide live entertainment. It is the right decision.

Regards

Lindsey Boullt

415.518.6365

4202 23rd St/SF/94114

To whom it may concern,

My name is Brian Keeney, a songwriter/musician I am writing this letter in support of Tupelo, a restaurant in North Beach seeking an entertainment license for live music. The restaurant is located on Grant between Vallejo and Green Streets. This little stretch of cafes, restaurants and night clubs is known as a true hub of the arts. It has been held in high esteem by poets, songwriters, musicians, and artists for well over 60 years, if not more. It is a true tourist destination for great jazz, blues and folk music. At a time when many business ventures are struggling, and many closing, it is crucial for any establishment to offer the best they can to insure more revenue for not only artists, but for those in the service industry as well as the city of San Francisco. Tupelo has proved itself as an established restaurant with good food and an ambiance which is casual and comforting. The only missing is the great music the owners seek to present to the public.

About the owners: I have known Teague Kernan for 20 years. He is an utmost professional, a perfectionist if you will, whether it be managing a nightclub/ restaurant or as a songwriter, singer, musician. I have been fortunate to not only have performed, and record with him, but also to call him a dear friend. Please consider favorably this establishment's request to be able to provide more wonderful experiences for all the folks who come to this little haven in search for a smile.

Thank you for your time,

BRIAN KEENEY, MUSICIAN / SINGER SONGWRITER

1126 Vallejo St. San Francisco, Ca. 94109

To San Francisco Planning Commission:

At the hearing on July 19th, please grant the venue at 1337 Grant Avenue in San Francisco called "Tupelo" a permit to have live music. The new owner, Teague Kernan, is a stand up member of the musical community who I have worked with many times over the past dozen years. Teague won't just book live music—he'll book *quality* live music—the kind that will make San Francisco proud. The San Francisco musical community needs a place in North Beach where real live music can take place just as badly as the City needs a place in the neighborhood where locals and tourists alike can count on when they're in the mood for something better than the noise for drunks that currently abounds in the area.

Sincerely,

Jimmy Leslie

Musician/Writer  
Guitar Player/Bass Player/Guitarfish  
258 San Benito Rd  
Brisbane, CA 94005  
(415) 657-3257 home office  
(415) 517-9259 mobile  
[www.jimmyleslie.com](http://www.jimmyleslie.com)

July 6, 2012  
Rick Lee  
2233 Larkin Street  
San Francisco, CA 94109

To whom it may concern:

I am writing to express my full support for Teague Kernan and his application for an entertainment license at his business, Tupelo. As a 22-year resident of North Beach and Russian Hill I shared my neighbors' excitement upon hearing that he was taking over the space previously called Mojito. We all knew that his great expertise in the bar business, deep musical roots and respect for the neighborhood would result in a live music venue that will be a great addition to North Beach and the city of San Francisco. He knows how to do it right.

North Beach has a great musical tradition that we should take care to preserve and perpetuate. Keystone Korner, The Saloon, Jazz at Pearl's, Jazz Workshop and Mojito (to name a few) have all contributed mightily to the rich fabric and history of our great neighborhood. Teague and Tupelo has the potential to be one of the great North Beach clubs that people will remember fondly for decades to come. We need a vibrant neighborhood. We need great live music. Those who would prefer a bucolic lifestyle might consider moving to the country. And I will be sure to whisper when passing through their town.

Respectfully,  
Rick Lee

To Whom it May Concern -

July 10,2012

I've known Teague Kernan for many years. He's an outstanding musician and this city is lucky to have him. He collaborates with many other local singer/songwriters and his venue will be a great addition to showcase some wonderful music. I cannot think of one reason why Tupelo should not be granted a music license, it would be a shame and a great loss if it's not.

Sincerely,

Capt. Jean Pinto

SFFD



To Whom It May Concern:

I am writing to express my support of Tupelo Restaurant at 1337 Grant Ave in obtaining an Entertainment License.

I am the owner of Cresta's 2211 Club on Polk St and the administrator of Tante Marie's Cooking School in North Beach. I have worked and lived in the North Beach area for the past 30 years and I recognize the importance of the culture. Music and the Arts are what draws us and others to this treasured part of the city. I have known Teague Kernan professionally and personally for many years. Teague is an honest, responsible individual dedicated to the wellbeing of the community that surrounds him. I believe granting his petition for an Entertainment License would benefit all of the businesses in North Beach as well as the community contained within.

Respectively yours;

Margaret F Lynch

To Whom it may concern:

My name is Alex Scalisi and I'm writing in support of allowing live music in Tupelo in North Beach. I've known Teague Kernan for 14yrs, we met here in the Bay Area but are both from outside Boston so quickly took to each other. Not only is Teague a brilliant signer/songwriter, he's also an intelligent business person and community representative. Hard pressed to find someone saying a bad word about Teague and if they did it's because he likely made a correct decision to shut someone off in his role as a bartender.

Music has always been a part of Teague's life and will continue to be so. I remember San Francisco legend and music producer Chet Helms rave about him on stage at Slims just shortly before his death. As someone who was personally drawn to San Francisco for it's music culture, I would implore you to continue with this tradition of providing responsible music from a responsible and unique San Francisco resident such as Teague. He is the ideal representative to continue providing one aspect of what makes San Francisco so special. Live music at Tupelo is good for the culture, good for the community and great for the economy.

Please feel free to contact me directly to speak further, my phone number is below.

Best,

-Alex Scalisi

415-613-2558 (c)

July 10, 2012

San Francisco Planning Department

To whom it may concern:

I am writing this letter to voice my support for Tupelo's efforts to have its conditional use permit modified to allow for live entertainment at 1337 Grant Avenue.

I am a local musician and have found it almost impossible to find available venues to play music in San Francisco. Many venues where I used to play, such as Kimo's, either closed or relocated to other parts of the Bay Area. San Francisco has always been viewed by its residents and tourists as an art-centric community, and North Beach has always been a destination for live entertainment. Over the past years, both the availability of live entertainment and the quality of what is offered have come down dramatically, while becoming a key attraction for cities like Austin and even Los Angeles.

1337 Grant Avenue has always been a location where you could hear great music and used to draw a good crowd of patrons who funded the bands and brought money to the local community. This right has been taken away and it hurts the arts, the artists and the culture of the neighborhood. Granting Tupelo the right to continue a rich history of quality live entertainment would be a major step in the right direction.

As a resident of San Francisco, I believe that Tupelo should be granted the right to provide live entertainment to its patrons.

Thank you for the opportunity to provide this letter in support of Tupelo's effort to provide live entertainment. It is clearly the right decision.

Regards



David Stubbs  
1502 Taylor Street, Apartment 1  
San Francisco, CA 94133

July 10, 2012

San Francisco Planning Commission  
1650 Mission Street  
San Francisco, CA 9410

Dear Commission Members,

It is my privilege to write this letter of support for the live music application by Mr. Teague Kernan & Mr. Derek Mattson for Tupelo. I have had the pleasure of knowing both Teague & Derek for almost 15 years now. They are remarkable individuals and undoubtedly life long friends.

When I lived in San Francisco I was fortunate to have worked for Derek Mattson. He is an inspiration. A dedicated self-starter who treats his work with unrivaled & unique passion. Always without a complaint, he takes his duties above & beyond, in order to ensure that he is providing the highest quality of services to all those he serves. He is highly respected, as both a person and a professional, by colleagues and employees alike.

Teague Kernan's dedication, strength of character and sincerity are among the qualities that endear him to most people. He gives generously of his time and commits himself fully to improving the lives of those around him, be it through his music, his volunteer work or his friendships.

As a wife, mother and advocate for victims of sexual & domestic violence I understand wanting only what is best for your community. Teague and Derek have brought trust, dedication & in many ways most importantly music back into my life. Please allow them the opportunity to do the same for others in the incredible city of San Francisco. They understand and appreciate the importance of living and contributing to a strong, vibrant community. I urge you to accept their application.

Please do not hesitate to contact me at 917.886.4456 or [shana@stopitconsulting.com](mailto:shana@stopitconsulting.com) if I can provide you with additional information.

Very Truly Yours,

Shana Chaikin Moredock

To the Commissioner President and all Members of the Planning Commission, City of San Francisco.

I would like to submit the following endorsement of Teague Kernan, General Manager of the Tupelo Restaurant, who is seeking the Entertainment License for this establishment.

I have attended many musical gigs in which Teague Kernan was not only one of the music makers but also band leader and manager. His down to earth, humorous and quietly intelligent style of people management seems to bring out the best in people. His music partners have always joined together to form a talented and loyal group. He is one of the hardest workers I have ever known. In performances (local gigs and larger concerts) both on the East Coast (in Massachusetts, Vermont, New Hampshire, Maine and Connecticut) on the West Coast, in Europe and elsewhere, I have always been impressed with his respectful manner, obvious talent and love of music and never have I seen or heard disruptive, or uncontrolled behavior. Teague Kernan himself has had innumerable gigs with his Dead Man's Hand and later Shantytown bands all over the city, done poetry readings, provided great music at weddings, bar mitzvahs, done selective folk music and a variety of one-man three instrument and voice gigs in various venues throughout the larger San Francisco area. He has organized several benefit concerts including one for the December 2004 tsunami floods, donating the proceeds to Doctors Without Borders.

It is my sincere opinion that the type of entertainment he could bring to the North Beach area of San Francisco would greatly benefit the immediate local area as well as San Francisco overall. I hope that he will be given the opportunity to do so.

Submitted by Erika Mueller and Clive Rayner  
July 2012

To whom it may concern,

My name is Micheal Mc Closkey, a 14 year service industry professional and Russian Hill dweller, and i am writing this letter in support of Tupelo being granted a live music entertainment license. I am frequent visitor to the wonderful stretch of bars and restaurants that is Grant and Green, and feel that having live music at another venue in this area, can only enhance the vibrancy of this neighborhood which is so popular for both tourists and residents alike.....

I have known Teague Kernan for 10+ years in both a professional capacity and as someone who i can call a friend and have always found him to be reliable, trustworthy and a fantastic musician. I am writing this not only to support a friend and his business, but to add to the charm of one of my favorite neighborhoods, in the city that I am so proud to call home.

Thank you for taking the time to read this,

Micheal Mc Closkey  
1921 Hyde street

Thank you for this opportunity to offer my support in having TUPELO Restaurant and Bar offer live music to this City.

I am a native of SF, live, work and spend all of my money here, and do support the arts and music within the 49 square miles this beautiful City has to offer. Brian Keeney, a good friend, musician and concerned supporter sent me this contact information to respond to.

Tupelo is a wonderful establishment, and really deserves a permit for live music entertainment and performances. Perhaps they might be too close to the "North Beach Topless" district for this consideration, but this upper neighborhood has changed. In attending a recent memorial service at Tupelo, I noticed a real change in the venue and vibe from the previous business.

Please consider Teague's request in granting him the license he deserves. Then please attend one of his performances-- they are electrifying!

Respectfully submitted,

Bob Craft, Jr.

Cell: 246-0573

- I would just like to express my opinion on this matter. Many different locations that I have visited in the SF area serve up almost anything that one could dream, from White linen table cloths with a baby grand softly being played to biker bars with heavy metal music, gentlemen's clubs to Hookah Bars. One of the things I love best about SF is the diversity of the city. Some of these places serve food, some have music, and some have liquor. Many have a combination of two and some have all three. I understand that Mr. Kernan has a new establishment, I here it is a very nice setting and location, and has an amazing collection of food. I'm also hearing that the city will not allow this establishment to have live music. I don't understand completely as this location once was allowed to have live music. I have known Mr. Kernan for going on 10 years, one of the hardest working men with an exceptional character. He has worked in the city of SF in the restaurant and entertainment industry for as long as I have known him. Mr. Kernan has already been operating this restaurant and cocktail lounge for quite some time, with your city restriction, how would live music change things? I'll tell ya. If I can have a fine dinner, a few cocktails and here some good local SF musicians play that is the place I want to go, not 3 different stops in the night, Now once I am at Mr. Kernan's location I would be exposed to all the other local business that may or may not appeal to my spending needs. It also helps the SF music community, by offering a great venue to play and exposure to a diverse community, again the different artists that would be performing in my mind would bring a different mix of patrons that bring the almighty tax dollar with them that will be spent in the area, other restaurants get exposure, local businesses, taxi drivers for patrons coming and going. This location is not going to run some seedy Smokey club bar, but more as a fine dining establishment with many different local music act's many of which you may already be singing along to with on local SF radio. Let Mr. Kernan have his permit and give him the chance to run a local business in YOUR community. Thought the idea was to get America back to work, yet your restrictions are keeping a good man down. Mr. Kernan is trying to help boost the economy and tax revenues of YOUR community.

Noel Christensen  
Manager Operations  
Canadian Pacific Railway  
612-600-3350



To Whom it May Concern:

My name is Michael Criscola and I have been a resident, registered voter and owned and operated several businesses in the city and county of San Francisco for the past 27 years. Still working part-time, I have had to answer this question from locals and tourists alike: "Where can we hear live music in SF?"

It has come to my attention that Mr. Teague Kernan may not be allowed obtain a live music entertainment license for his establishment in the "hollowed ground" of music and entertainment that IS North Beach!!

With such a keen demand for this enjoyed service, why would the "powers that be" decide an established, tax paying business should do without a key component to it's business, not only to we residents but to the millions of tourists that frequent the city of St. Francis and spend hundreds of millions of dollars that keep our economy vibrant and line yours and my pockets?

Over the years I have seen hard working small businessmen like Mr. Kernan being pushed out in favor of small groups of small minded folk who's only concern is for themselves and give little thought to the big picture.

This letter is in support of the small businessman, the tourists who love to visit our city and the people who live here. For those in charge of making the decision please look at the big picture and you will see all of our faces in it!

Sincerely,  
MJ Criscola  
175 10th Ave.  
SF, CA 94118

San Francisco Planning Commission,

San Francisco has a long history of having great live music throughout the city, but the number of venues booking local, original music is shrinking. We're left with out-of-town acts, cover bands, and DJs. Good old fashioned San Francisco rock and roll is in trouble, and Teague Kernan and Tupelo are a perfect choice to help save it. Mr. Kernan has been an active member of San Francisco's music scene as lead singer and songwriter for the band Shantytown, and now he hopes to continue being an important part of the local scene with his restaurant and bar, Tupelo.

Thought it has great food and is a great place to spend time in the North Beach neighborhood, there's an empty stage at Tupelo, just waiting to provide live entertainment to its customers. Just imagine being able to share a drink with some friends while listening to some live blues, or a San Francisco resident belting out heartfelt songs while strumming his guitar. This is an experience that North Beach needs more of.

As editor of a popular local music website, I can tell you that the city needs more local live music. Please allow Teague Kernan and his team to bring this to our city.

Thank you,

Gordon Elgart

10 July, 2010

To whom it may concern,

This letter is in support of securing a cabaret license at Tupelo

The essence of San Francisco is based on cultural variety, acceptance and diversity. San Francisco has a distinguished history that draws people from around the world who come to savor these very things. This is reason its residents call San Francisco home.

North Beach is notorious for its nightlife. Tourists and locals alike fill the streets with anticipation of enjoying something unique and interesting; from the art galleries to small family owned shops, street musicians, bars, cafes, restaurants and of course live music.

I have been a resident of San Francisco since 1995. San Francisco and music go hand in hand. Music is a driving force in the city's cultural scene and should be embraced, not restricted. The generosity of the late Warren Hellman who brought bluegrass to SF, and the organizers of the North Beach Jazz festival, among the countless many others who have ensured that San Francisco is recognized for its passion for music of all genres.

Thanks to these individuals, I have been privilege to hear some amazing musicians in small venues around the City. Tupelo is one of these special venues. Under previous ownership, Mojitos, I had the great pleasure of seeing the young and amazingly talented Salvador Santana, son of the great Carlos Santana, perform just feet from where I stood. It was one of the most memorable musical experiences in my long history of seeking out live music in San Francisco's small venues.

As for small venues, Tupelo is very desirable. The venue is in a safe neighborhood. It's just the right size to accommodate music, food and comradely. Its places like this that ground a community and provide a place for neighbors to gather, and music sets the tone.

To deny one venue the right that other venues have, to play music, is an injustice to the people of this City.

Please consider my testimony in your decision to allow a cabaret license be granted to Teague Kernan at Tupelo.

Respectfully,

Nicole Thomason  
1864 Larkin Street, SF, CA 94109

July 10, 2012

San Francisco Planning Department  
1650 Mission Street #400  
San Francisco, CA 94103

To whom it may concern.

I am writing this letter to voice my support and express my surprise that Tupelo's has not been granted a conditional use permit to allow for live entertainment at 1337 Grant Avenue.

Tupelo has been very active in the community in raising money for families in need and support charities that have touched me deeply.

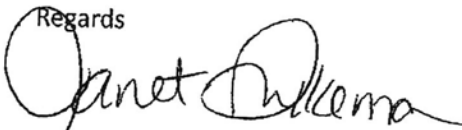
I am a starting local musician that would love to be able to play in a small venue. It is currently very hard to find smaller venues for artists just beginning their musical careers in San Francisco. Many venues have either closed or relocated to other parts of the Bay Area. I believe this is extremely detrimental to the culture of the city, artists ability to earn a living and to express themselves. North Beach has always been a destination for live entertainment. Over the past years, both the availability of live entertainment and the quality of what is offered have come down dramatically.

1337 Grant Avenue has always been a location when you could hear great music. This right has been taken away and it hurts the arts, the artists and the culture of the neighborhood. Granting Tupelo the right to continue a rich history of quality live entertainment would be a major step in the right direction.

I believe that Tupelo should be granted the right to provide live entertainment to its patrons.

Thank you for the opportunity to provide this letter in support of Tupelo's effort to provide live entertainment. It is the right decision.

Regards

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

Janet Dykema

To Whom It May Concern

I wholeheartedly support Teaque's endeavor to bring live music to his club, Tupelo. Each time I've been there, I've been impressed with how well the place is managed. The staff are energetic, polite and efficient. And he attracts a well behaved crowd. In my opinion, he deserves the opportunity to present live acts. As a performer myself, I would welcome the opportunity to play there!

Regards,

Bill Jackson

(415) 378-1262 (Cell)

October 7, 2011

To: Entertainment Commission  
City of San Francisco

From: Craig Christensen  
13308 La Venta Dr.  
Poway CA, 92064

Dear Planning Commission Representative,

I am writing today to give you my endorsement to Teague Kernan and to let you know that I support Teague's his quest in getting entertainment for the restaurant he is running at 1337 -1339 Grant Ave.

I have known Teague and his family for the past 20 years. Teague comes from a Family of exceptionally bright people and is an exceptionally talented himself. His Father worked for Defense Contractors and was literally a Rocket Scientist at one time. Teague and all of his Siblings have all been blessed with exceptional intelligence and upstanding well educated people. I am confident that Teague will be an excellent bar owner and generate a lot of tax revenue for the city.

In music Teague is in a class all his own, he sings, plays several instruments including guitar, harmonica, drums and taught himself how to play the piano etc. Teague his written about 40 albums worth of material and it's a joy to hear him perform.

Teague has played at the restaurant he now owns around 100 times, sometime in his band and sometimes as a solo artist. From being in the music Industry for many years he has in the inner circle and would be able to find many wonderful acts to play at Tupelo if his license is approved. Cities like San Francisco need night spots like Tupelo to provide entertainment to the citizens. I can't speak highly enough of Teague and have every confidence he will be a great success.

On a different note, 1337- 1339 Grant has had live entertainment performing there for 50 years. I understand that Steve Martin got his start in standup comedy at this club as have many of San Francisco's finest and most successful musicians. Janis Joplin and Steven Stills used to regularly play at this club - the place is well known for having live entertainment and fine cities like San Francisco need venues like this to for their citizens and visitors to go to.

I would like to ask you to grant Teague the right to have entertainment to keep the tradition going at this fine establishment.

Sincerely,

Craig Christensen

To Whom It May Concern,

I am writing this letter to voice my support of reinstating the cabaret license for Tupelo bar located on Grant Street in North Beach. This location has historically been a live entertainment venue in the North Beach community and San Francisco as a whole. Recently the ownership of this establishment changed hands to Teague Kernan who has been in the Bar/Restaurant business for many years and more importantly one of the finest local musicians I have ever known. He would undoubtedly handle the responsibility of operating an entertainment venue in a very professional manner and would greatly add to the North Beach neighborhood.

Fred Finkelstein  
Rapp It Up Solutions  
415-409-0810 - Office  
415-409-0811 - Fax  
415-279-6128 - Mobile  
[ffink4@hotmail.com](mailto:ffink4@hotmail.com)

Hello Teague,

I wanted to write to you in regards to Tupolo and your attempt to get the music license for the location reinstated. I say reinstated as the prior business at the location was able to provide live music. Live music is essential part of North Beach and its history. The Beatnik Generation had a pervasive influence on rock and roll and popular music, including the Beatles, Bob Dylan and Jim Morrison: the Beatles spelled their name with an "a" partly as a Beat Generation reference,<sup>[50]</sup> and Lennon was a fan of Jack Kerouac.<sup>[51]</sup> Ginsberg later met and became friends with members of the Beatles. Paul McCartney played guitar on Ginsberg's album *Ballad of the Skeletons*.

As a New Orleans themed venue, it would be safe to assume that you are looking to continue to promote the music. The style of music you are looking to promote is not the style of music that promotes unruly behavior and excessive drunkenness and noise that plagues some of the other venues in NorthBeach that have given a bad name to music venues. With multiple other venues providing live music next door to your establishment, there can be no just cause to deny Tupolo the ability to have live music. Your venue with have no affect to the neighborhood and will not increase the noise levels within the neighborhood.

I wish you the best with the upcoming hearing and please add me to the list of those willing to support Tupolo to provide live music.

Regards,

Markus





July 9, 2012, 2012

Dear AAN Supporters:

On behalf of the African advocacy network and the Dolores Street Community Services, I would like to express my heartfelt appreciation, for your participation in the AAN's fundraiser of June 19, 2012 and your thoughtful and generous donations. For those of you who missed this event, we hope to see you at future events.

Through the support of individuals like you, AAN is able to continue to assist African and Afro-Caribbean immigrants with free legal immigration services while being an active contributor to the on-going project of the African and Afro-Caribbean community building and organizing. Helping our clients with acquiring their legal immigration documents is of vital importance to their future in their pursuit of the American Dream, and each contribution helps to ensure that AAN will continue its mission for the well-being of our constituents.

Again, thank you for the generous support. Your gift, along with the gifts of others, will allow us to continue working on making AAN a sustainable and strong organization.

Sincerely,

Adoubou Traore

**Project Director**

The African Advocacy Network (AAN), A Project of Dolores Street Community Services

938 Valencia Street

San Francisco, CA 94110

(415) 503-1032

**From:** [Teague Kernan](mailto:Teague.Kernan)  
**To:** [kevin.guy@sfgov.org](mailto:kevin.guy@sfgov.org)  
**Subject:** FW: Live Music for Tupelo  
**Date:** 07/11/2012 09:56 AM

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To: teaguekernan@hotmail.com  
From: futoshimorioka@me.com  
Subject: Live Music for Tupelo  
Date: Wed, 11 Jul 2012 16:25:48 +0000

To whom it may concern,

I, FUTOSHI MORIOKA (musician), am here to give my 100% support to my friend, Teague Kernan, who manages the business at Tupelo on Grant Ave. between Vallejo St & Green St, to receive entertainment license.

It is so importance to save live music & live performances. Tupelo is one of the places in North Beach, SF that is going to help not only the "artists" but also the people, who come to see and listen to "the art" and get great experiences through the art.

That being said, North Beach, specially on Upper Grant Ave., is one of the most world famous destinations in San Francisco. Historically, it has been always known for great night life, live entertainment, over several decades. So many musical legends played and still playing here in North Beach, but live music venues are closing down these days. Without the venues, no legends. Tupelo is a perfect place to carry on keeping live music alive.

Thank you so much for your time.

Futoshi Morioka (musician)

1402 Kearny St.  
San Francisco, CA 94133

**From:** [Teague Kernan](#)  
**To:** [kevin.guy@sfgov.org](mailto:kevin.guy@sfgov.org)  
**Subject:** FW: Tupelo Live Music  
**Date:** 07/11/2012 09:56 AM

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> From: patricia\_b1@juno.com  
> Date: Wed, 11 Jul 2012 16:38:59 +0000  
> To: teaguekernan@hotmail.com  
> Subject: Tupelo Live Music  
>  
> TO WHOM IT MAY CONCERN  
>  
> I find Teague Kernan to be a professional business owner who desires to provide live music for the entertainment of the North Beach community as well all customers who visit Tupelo for dining and entertainment.  
>  
> Please consider a positive decision to issue Teague an entertainment permit.  
>  
> In Appreciation  
>  
> Patricia Branter  
> 1445 Greenwich Street  
> San Francisco, CA 94109  
>  
>  
>  
>  
> \_\_\_\_\_  
> 5 Best Diet Pills of 2012  
> Find out which diet pills tested highest for weight loss. Free report.  
> <http://thirdpartyoffers.juno.com/TGL3141/4ffdac6ce1dd2c6b1680st52duc>

**From:** [Teague Kernan](#)  
**To:** [kevin.guy@sfgov.org](mailto:kevin.guy@sfgov.org)  
**Subject:** FW: Tupelo  
**Date:** 07/11/2012 09:55 AM

---

---

Date: Wed, 11 Jul 2012 09:26:03 -0700  
Subject: Tupelo  
From: greenlox@comcast.net  
To: teaguekernan@hotmail.com

to whom it concerns,

My name is Roland Robles and I am writing this letter in support of Teague Kernan and his right to have live music at his bar/restaurant, Tupelo. I have had the pleasure of playing music with him for many years and believe that he will create a warm environment in the neighborhood around his venue. Many people come to San Francisco to enjoy the artists and musicians the city has to offer and Tupelo will become another spot for the public to continue their enjoyment.

Please grant the proper licensing to Mr. Kernan and his establishment so we can all enjoy live music at Tupelo and so more musicians like me can perform our art there.

Thank you for your time and consideration,

Roland G. Robles

Sent from my Samsung Galaxy Tab 10.proper1

# **CUSTOMER SUPPORT**

TUPLEO has received 262 signatures of support from its customers in support of Tupelo's effort to get an Entertainment Use from the city of San Francisco.

Example of Support Cards:

**TUPELO**



**Support our Application for  
Live Entertainment**

Name: Abigail Lundin

North Beach Resident (Y/N) YES

Email: abigail.lundin@gmail.com

**TUPELO**



**Support our Application for  
Live Entertainment**

Name: Ben Vincelette

North Beach Resident (Y/N) Russian Hill

Email: bvincest@gmail.com

	First Name	Last Name	N/B Resident?
1	Brenden	Ford	Y
2	Lars	Oroneo	Y
3	Meghan	Clair	Y
4	Emily Ann	Reed	Y
5	Gayle	Maccia	Y
6	Brittany	Rolfe	Y
7	Mike	Saslow	Y
8	Grant	Guidinger	Y
9	Jacob	Branham	Y
10	Zachary	Seidner	Y
11	Jamie	Pincku	Y
12	Mark	Boone	Y
13	Jessica	Cheney	Y
14	Rob	Britt	Y
15	Nick	Young	Y
16	Nancy	Hopkins	Y
17	Joe	Santos	Y
18	Jeff	Aydelotte	Y
19	Jim	Sorensen	Y
20	Gillian	Wallsworth	Y
21	Jonathan	Heyliger	Y
22	Boris	Duranges	Y
23	Joe	Petragha	Y
24	Tanya	Griffith	Y
25	Tracy	Casem-Martin	Y
26	Allyson	Martinez	Y
27	Ruth	Galm	Y
28	Emilee	Yawn	Y
29	Erica	Hobbs	Y
30	Patty	Pinedo	Y
31	Eric	Bencomo	Y
32	Adam	Smith	Y
33	Tillman	Peance	Y
34	Colin	Azevedo	Y
35	Brian	Law	Y
36	Elizabeth	Rossiter	Y
37	Jennifer	Terry	Y
38	Jonathan	Butheneary	Y
39	Kevin	David	Y
40	Rob	Toth	Y
41	Ian	Walsh	Y
42	Jessica	Liewellyn	Y
43	Jon	Meier	Y
44	Justin	Gibson	Y
45	Lou		Y

First Name	Last Name	N/B Resident?
46 Jelena	Anton	Y
47 Mark	Anton	Y
48 Matthew	Dealin	Y
49 Alexandra	Giese	Y
50 Pete	Giese	Y
51 Ali	Endes	Y
52 Caitlin	Strauss	Y
53 Elliot	Polokoff	Y
54 Zach	Cowan	Y
55 Mike	Lion	Y
56 Kim	Koike	Y
57 Cameran	Corda	Y
58 Chris	Bouma	Y
59 Niels	Berkhout	Y
60 Sarah	Levantine	Y
61 Jon	Parise	Y
62 Matt	Mireles	Y
63 Carolina	Madrid	Y
64 Phil	Hovey	Y
65 Minnie	Fontes	Y
66 Matt	Molina	Y
67 Mitra	Christian	Y
68 Annabelle	Howell	Y
69 Matt	Taylor	Y
70 James	Tipporan	Y
71 Adam	Wright	Y
72 Matt	Elijah	Y
73 Bob		Y
74 Coner	Begley	Y
75 Dirk	Ripley	Y
76 Greg	Miles	Y
77 Steven	Long	Y
78 Jin	Cho	Y
79 Paige	Tomaselli	Y
80 Patrick	Ahren	Y
81 James	Knight	Y
82 Richard	Knight	Y
83 Caskey	Baker	Y
84 Jessie	Maccione	Y
85 Nathan	Faustreau	Y
86 Zenna	Burge	Y
87 Enoch	Ramirez	Y
88 David	Ramirez	Y
89 Gregg	Welk	Y
90 Connor	Walden	Y



	First Name	Last Name	N/B Resident?
91	Chris	DiCicco	Y
92	David	Donatelli	Y
93	Brent		Y
94	Tim	Danz	Y
95	Billy	Forte	Y
96	Pat	Mitchell	Y
97	Andrew	Fenton	Y
98	Edwin	Marsullo	Y
99	Heather	Wells	Y
100	Jordan	Blum	Y
101	Tessa	Aoyama	Y
102	Mark	Jennings	Y
103	Matt	Muhlenbruch	Y
104	Joe	Garshman	Y
105	Elizabeth	Garcia	Y
106	Charles	Street	Y
107	Mollie	Lucier	Y
108	Kevin	Ngo	Y
109	Mollie	Jack	Y
110	Steve	Yates	Y
111	Luke	Gallagher	Y
112	Mike	Woods	Y
113	Katie	Loughran	Y
114	Christian	Solem	Y
115	Steven	Cordova	Y
116	Adam	Swig	Y
117	Kate	McBrien	Y
118	Dave	Stratton	Y
119	Kareem	Bard	Y
120	Hadrien	Jovet	Y
121	Dustin	Leary	Y
122	Eric	Anderson	Y
123	Jack	Williams	Y
124	Jake	Horton	Y
125	Devin	Furlong	Y
126	Eddie	Jimenez	Y
127	Monica	Wong	Y
128	Antonio	Trujillo	Y
129	Sheena	Trujillo	Y
130	Elizabeth	Lee	Y
131	Christopher	Down	Y
132	Allen	Win	Y
133	Andre	Stalone	Y
134	Victor	Hanghe	Y
135	Sarah	Farnsworth	Y

	First Name	Last Name	N/B Resident?
136	Ian	Preikschat	Y
137	Sarah	Wilson	Y
138	Nicholas	P	Y
139	Maureen	Tapalla	Y
140	Chapman	Chan	Y
141	Christian	Bryndum	Y
142	Jeremy	Rich	Y
143	Jessica	Diggs	Y
144	Dan	Diggs	Y
145	Terry	Diggs	Y
146	Paul	Bussenius	Y
147	Jake	Moss	Y
148	Mark	Peracchi	Y
149	Blake	Iverson	Y
150	Nick	Guillory	Y
151	Arnold	Hoitink	Y
152	Meghan	Cox	Y
153	Emilie	Edgar	Y
154	Shaun	Murphy	Y
155	Nick	O'Shea	Y
156	Mike	Schimanek	Y
157	Oscar	Garcia	Y
158	Luis	Garcia	Y
159	Michael	Vuong	Y
160	Collin	Rood	Y
161	Daniel	Zook	Y
162	Kateland	Aller	Y
163	Michael	Davidson	Y
164	Sarah	Brooks	Y
165	Toby	Shaughnessy	Y
166	Caroine	Millard	Y
167	Brent	Boone	Y
168	Andrew	Swistowicz	Y
169	Colin	Higgins	Y
170	Mike	Litchenstein	Y
171	Abigail	Lundin	Y
172	Ryan	Ferguson	Y
173	Rachael	Highsmith	Y
174	Noche		Y
175	James	Kelly	Y
176	April	Rainey	Y
177	Don	Cotton	Y
178	Eddie	Jimenez	Y
179	Marissa	M	Y
180	Tony	Tronto	N

	First Name	Last Name	N/B Resident?
181	Phil	Smith	N
182	Amy	Klein	N
183	Alta May	Graham	N
184	Charles	Ramos	N
185	Muhammed	Arrarak	N
186	Melissa	Wiens	N
187	Jaeger	Tang	N
188	Stef	Sequeira	N
189	Armida	Polo	N
190	Ben	Vincelette	N
191	Levi	Leveridge	N
192	Anton	Dolinsky	N
193	Jeff	Hauser	N
194	Jonathan	Yarwold	N
195	Petra	Goyew	N
196	Brenna	Leggett	N
197	Jasmine	Wibbens	N
198	Caitlin	Denny	N
199	Amber	Fernandez	N
200	Bart	Dirks	N
201	Thomas	van Leeuwen	N
202	Sven	Butteling	N
203	Belg	de Dichator	N
204	David	Egosi	N
205	Kari	Prichard	N
206	Ernest	Johnson	N
207	Ken	Surratt	N
208	Mike	Abare	N
209	Nicole	Barr	N
210	Ginger		N
211	Farrell		N
212	Marsyla		N
213	Katy	Greene	N
214	John	Calendario	N
215	Kristen	Bradley	N
216	Wendell	Boman	N
217	Megha	Varma	N
218	Liz	Zessman	N
219	Yoav	Stuller	N
220	Tony	Cimetta	N
221	Neal	DeNardi	N
222	Joseph	Cole	N
223	Sean	Brown	N
224	Jim	Thompson	N
225	Robert	Wheeler	N


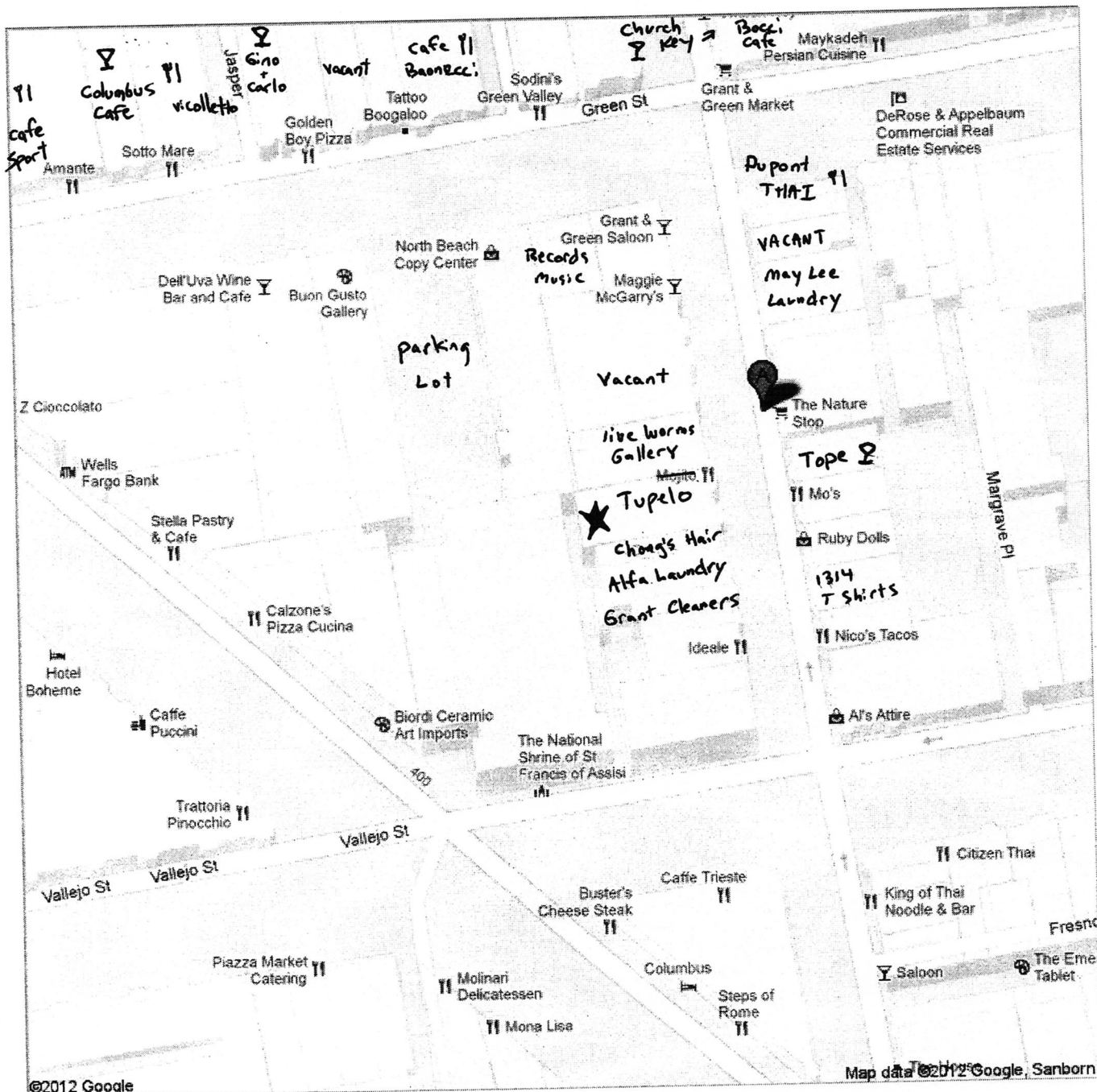
	First Name	Last Name	N/B Resident?
226	Sara	Johnson	N
227	Martine	Sargent	N
228	Elysia	Bell	N
229	Andrew	Whitmore	N
230	Kevin	Hooks	N
231	Chad	Longmount	N
232	Leigh Anne	Riise	N
233	April	Gabriel	N
234	Hedy	Andersson	N
235	Meredith	Cadwallander	N
236	Mary	Paul	N
237	Triton	Hurd	N
238	Mario	Smith	N
239	Katherine	Chen	N
240	Blair	Coffman	N
241	Debbie	Horowitz	N
242	Phil	Skorge	N
243	Chiel	Stuart	N
244	Vinny	Perito	N
245	Cara	Zambri	N
246	Javier	Duran	N
247	Steven	Pitchford	N
248	Michele	Furlong	N
249	Mo		N
250	Kristy	Noryleo	N
251	Robin	Guido	N
252	Brian	Harvis	N
253	Geoffrey	Sanbolle	N
254	George	Proter	N
255	Judy	Broncturn	N
256	Melissa	Chandler	N
257	Craig	Coulson	N
258	Shawn	Roads	N
259	Jeff	Roads	N
260	Raquel	Rotegrey	N
261	Jerry	Denimu	N
262	Harlin	Tam	N

**NORTH BEACH MERCHANTS SUPPORT**



Address 1337 Grant Ave  
San Francisco, CA 94133

Get Google Maps on your phone  
Text the word "GMAPS" to 46644

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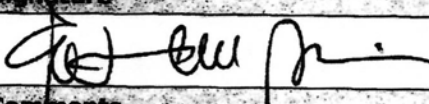
Map data ©2012 Google, Sanborn

# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

<b>Background of Tupelo</b>	Tupelo will offer locals and visitors alike a friendly open social environment, great food and a venue which will encourage people to come together in a great setting. Our restaurant will serve high quality Southern cuisine and be led by a top local chef with over 10 years of experience in San Francisco. In addition, we seek to provide live entertainment of local performers with a bent toward blues, jazz and rock. We intend to be model neighbors and are concerned with the quality of life issues in the North Beach area.
<b>Action petitioned for</b>	We, the undersigned, are in support of the Entertainment Commission of San Francisco granting Tupelo an entertainment license to provide quality entertainment to its patrons.

Name of Business	Address	Email (optional)
LIVE WORMS	1345 GRANT	
Signature	Name	Date
	WENDELL STINN	10/10/2011
Comments		
Yes!		

# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

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Name of Business	Address	Email (optional)
MAGGIE Mc GAREY'S	1353 GRANT SF CA 94133	
Signature	Name	Date
Maggie Mc Gary	MAREAD Mc GAREY	10.06.11
Comments		
<p>It would be nice to have a good restaurant on street while listening to good music. They are fine upstanding citizens that I have full confidence would run a tight ship. Thankyou</p>		




# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

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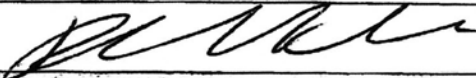
Name of Business	Address	Email (optional)
Ruby Dolls	1318 Grant Ave	rubygirlmail@gmail.com
Signature	Name	Date
	LISA PALELLA	10/10/11
Comments		
Excellent! Can't wait to patron Tupelo.		

# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

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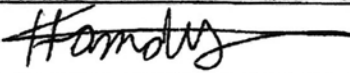
Name of Business	Address	Email (optional)
DELL'VA	565 GREEN ST SF 94133	
Signature	Name	Date
	PAULINA KROL	10/7/11
Comments		
NORTH BEACH HAS ALWAYS BEEN A DESTINATION FOR LIVE MUSIC AND TAKING THAT AWAY ONLY HURTS THE NEIGHBORHOOD.		

# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

<b>Background of Tupelo</b>	Tupelo will offer locals and visitors alike a friendly open social environment, great food and a venue which will encourage people to come together in a great setting. Our restaurant will serve high quality Southern cuisine and be led by a top local chef with over 10 years of experience in San Francisco. In addition, we seek to provide live entertainment of local performers with a bent toward blues, jazz and rock. We intend to be model neighbors and are concerned with the quality of life issues in the North Beach area.
<b>Action petitioned for</b>	We, the undersigned, are in support of the Entertainment Commission of San Francisco granting Tupelo an entertainment license to provide quality entertainment to its patrons.

Name of Business	Address	Email (optional)
GRANT & GREEN MARKET	1401 GRANT AVE S-F CA 94133	
Signature	Name	Date
	Hamdy FAYAD	10-7-11
Comments		
<p>GRANT &amp; GREEN MARKET 1401 GRANT AVE. SAN FRANCISCO, CA. 94133</p>		

GRANT & GREEN MARKET  
1401 GRANT AVE.  
SAN FRANCISCO, CA. 94133

# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

<b>Background of Tupelo</b>	Tupelo will offer locals and visitors alike a friendly open social environment, great food and a venue which will encourage people to come together in a great setting. Our restaurant will serve high quality Southern cuisine and be led by a top local chef with over 10 years of experience in San Francisco. In addition, we seek to provide live entertainment of local performers with a bent toward blues, jazz and rock. We intend to be model neighbors and are concerned with the quality of life issues in the North Beach area.
<b>Action petitioned for</b>	We, the undersigned, are in support of the Entertainment Commission of San Francisco granting Tupelo an entertainment license to provide quality entertainment to its patrons.

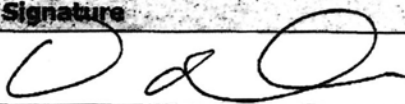
Name of Business	Address	Email (optional)
NATURE STOP	1336 GRANT	
Signature	Name	Date
<i>Charles E. Bangerter</i>	CHARLES BANGERTE	10-7-11
Comments		

# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

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Name of Business	Address	Email (optional)
101 MUSIC	1414 GRANT AVE	
Signature	Name	Date
	JUNE VALLEVE	10/7/11
Comments		

# Petition Regarding Entertainment License

## Tupelo

**1337 Grant Avenue, San Francisco, CA 94133**

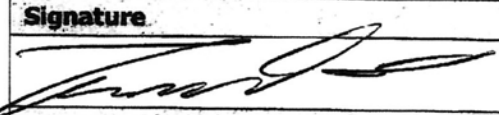
<b>Background of Tupelo</b>	<p>Tupelo will offer locals and visitors alike a friendly open social environment, great food and a venue which will encourage people to come together in a great setting. Our restaurant will serve high quality Southern cuisine and be led by a top local chef with over 10 years of experience in San Francisco. In addition, we seek to provide live entertainment of local performers with a bent toward blues, jazz and rock. We intend to be model neighbors and are concerned with the quality of life issues in the North Beach area.</p>
<b>Action petitioned for</b>	<p>We, the undersigned, are in support of the Entertainment Commission of San Francisco granting Tupelo an entertainment license to provide quality entertainment to its patrons.</p>

Name of Business	Address	Email (optional)
Tupelo	1326 GRANT AVE SAN FRANCISCO, CA 94133	tupesf@gmail.com
Signature	Name	Date
	CASEY GRAY	10-7-11
Comments		
Empty space for comments		

# Petition Regarding Entertainment License

**Tupelo**  
**1337 Grant Avenue, San Francisco, CA 94133**

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Name of Business	Address	Email (optional)
IDEALC	1309 GRANT	
Signature	Name	Date
	GIUSOPPA	10-7-11
Comments		




# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

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<b>Action petitioned for</b>	We, the undersigned, are in support of the Entertainment Commission of San Francisco granting Tupelo an entertainment license to provide quality entertainment to its patrons.

Name of Business	Address	Email (optional)
CHONG'S BEAUTY & BARBER SHOP	1337 Grant Ave.	
	MAY	10-7-11
Signature	Name	Date
Comments		



# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

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<b>Action petitioned for</b>	We, the undersigned, are in support of the Entertainment Commission of San Francisco granting Tupelo an entertainment license to provide quality entertainment to its patrons.

Name of Business	Address	Email (optional)
ALBATROSS	1300 Grant Ave	
<b>Signature</b>	<b>Name</b>	<b>Date</b>
<i>Al Ramos</i>	Al Ramos	10/6/11
<b>Comments</b>		

# Petition Regarding Entertainment License

**Tupelo**  
**1337 Grant Avenue, San Francisco, CA 94133**

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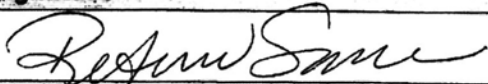
Name of Business	Address	Email (optional)
<i>Rude</i>	<i>524 Green</i>	
Signature	Name	Date
<i>Holly Erickson</i>	<i>Holly Erickson</i>	<i>10/7/11</i>
Comments		

# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

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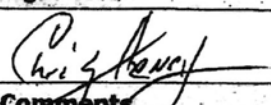
Name of Business	Address	Email (optional)
NORTH BEACH COPY	523 Green St SF	NORTH BEACH COPY @ Yahoo.
Signature	Name	Date
	Rebecca Savinelli	10-7-11
Comments		

# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

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<b>Action petitioned for</b>	We, the undersigned, are in support of the Entertainment Commission of San Francisco granting Tupelo an entertainment license to provide quality entertainment to its patrons.

Name of Business	Address	Email (optional)
Tattoo Boogaloo	528 Green St	TattooBoogaloo@gmail.com
<b>Signature</b>	<b>Name</b>	<b>Date</b>
	Chris Henry	10-7-11
<b>Comments</b>		

# Petition Regarding Entertainment License

**Tupelo**  
**1337 Grant Avenue, San Francisco, CA 94133**

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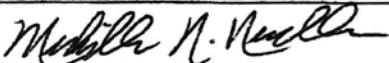
<b>Name of Business</b>	<b>Address</b>	<b>Email (optional)</b>
Gino & Carlo	548 Green	
<b>Signature</b>	<b>Name</b>	<b>Date</b>
Marco Rossi	Marco Rossi	00-7-11
<b>Comments</b>		

# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

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<b>Action petitioned for</b>	We, the undersigned, are in support of the Entertainment Commission of San Francisco granting Tupelo an entertainment license to provide quality entertainment to its patrons.


Name of Business	Address	Email (optional)
OLD VOGUE	1412 GRANT AVE	oldvogue@fisp.com
Signature	Name	Date
	Michelle Duvelle	10-7-11
Comments		

# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

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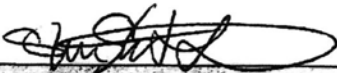
Name of Business	Address	Email (optional)
Therapy	1445 GRANT AVE	
Signature	Name	Date
	Lindsay Fagundes	10/7/11
Comments		

# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

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Name of Business	Address	Email (optional)
S and S Grocery	1461 Grant Ave	
Signature	Name	Date
	Sherman Lau	10/7/11
Comments		



# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

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<b>Action petitioned for</b>	We, the undersigned, are in support of the Entertainment Commission of San Francisco granting Tupelo an entertainment license to provide quality entertainment to its patrons.

Name of Business	Address	Email (optional)
<i>Grant Clemens</i>	<i>1327 Grant Ave.</i>	
<b>Signature</b>	<b>Name</b>	<b>Date</b>
<i>[Signature]</i>	<i>John Paul Ling</i>	
<b>Comments</b>		

# Petition Regarding Entertainment License

## Tupelo

1337 Grant Avenue, San Francisco, CA 94133

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<b>Action petitioned for</b>	We, the undersigned, are in support of the Entertainment Commission of San Francisco granting Tupelo an entertainment license to provide quality entertainment to its patrons.

<b>Name of Business</b> <i>May Leeshing</i>	<b>Address</b> <i>1350 Grant AVE</i>	<b>Email (optional)</b>
<b>Signature</b> <i>Anica Li</i>	<b>Name</b> <i>Rui XIA LI</i>	<b>Date</b> <i>10-7-11</i>
<b>Comments</b>		

**Statement-**

I hope that the Board of Appeals will make the right decision: to disallow this punitive action and re-instate Tupelo's entertainment license. If not, the City of San Francisco will be setting a very troublesome precedent in which honest, well-run businesses like Tupelo are open to having valuable assets stripped for no reason – which in turn damages employment for residents and artists alike. The goal of our city government should be to support hardworking small businesses like Tupelo and to support a vibrant culture in the city we all love. The City's goals should not be to arbitrarily disadvantage businesses which have done nothing wrong or to discourage the promotion of a rich culture of art and expression.

I urge the SF City government to make the right choice and reinstate the entertainment license for Tupelo, 1337 Grant Avenue in San Francisco.

Business Name Park Tavern / Cafe Des Amis.

Location Cow Hollow / North Beach

Title Server / Bartender.

x Matthew Law 

**Statement-**


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Business Name CAFFE TRIESTE

Location 601 Valleso St., SF CA, 94133

Title General Manager

x 

Statement-

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The City's goals should not be to arbitrarily disadvantage businesses which have done nothing wrong or to discourage the promotion of a rich culture of art and expression.

I urge the SF City government to make the right choice and reinstate the entertainment license for Tupelo, 1337 Grant Avenue in San Francisco.

Business Name The Boardroom

Location 1609 Powell St

Title Owner

X 

**Statement-**

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Business Name Mr. Bings

Location 201 Columbus Ave SF 94133

Title Mr. Strong

X Ethan Strong

**Statement-**

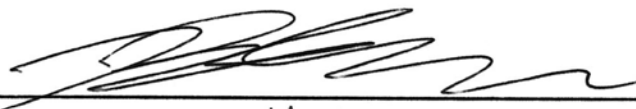
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I urge the SF City government to make the right choice and reinstate the entertainment license for Tupelo, 1337 Grant Avenue in San Francisco.

Business Name Don Pisto's

Location 510 Union Street

Title Chef / owner

X   
Butros Mabe

**Statement-**

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I urge the SF City government to make the right choice and reinstate the entertainment license for Tupelo, 1337 Grant Avenue in San Francisco.

Business Name AMARITE

Location 570 GREEN ST.

Title OWNER

*[Signature]*



Statement-

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Business Name CANTANULA KITCHEN + BAR

Location UNION + POWELL (701 UNION)

Title GM

X 

**Statement-**

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I urge the SF City government to make the right choice and reinstate the entertainment license for Tupelo, 1337 Grant Avenue in San Francisco.

Business Name Word Play

Location 187 Stockton St.

Title President

x Dave Anderson

**Statement-**

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I urge the SF City government to make the right choice and reinstate the entertainment license for Tupelo, 1337 Grant Avenue in San Francisco.

Business Name MAMA'S

Location 1701 STOCKTON ST SF CA 94133

Title MANAGER

X 