



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: NOVEMBER 15, 2012

Date: November 08, 2012
Case No.: **2012.0764C**
Project Address: **2001 Polk Street**
Zoning: Polk Street Neighborhood Commercial District (NCD)
65-A Height and Bulk District
Block/Lot: 0574/006
Project Sponsor: Ray Bair
Cheese Plus
2001 Polk Street
San Francisco, CA 94109
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project Sponsor proposes to establish a walk-up facility consisting of a take-out food window along the Pacific Avenue frontage of the existing Limited Restaurant with Liquor Store (dba "Cheese Plus"), pursuant to Planning Code Sections 145.2, 303(c), 723.26 and 790.140.

SITE DESCRIPTION AND PRESENT USE

The Project Site is on the northwest corner of Polk Street at Pacific Avenue, Assessor's Block 0574, Lot 006. It is located within the Polk Street NCD and a 65-A Height and Bulk District. The Property is located within the Polk Street NCD (Neighborhood Commercial District) and the 65-A Height and Bulk District. The lot measures approximately 5,000 sq. ft., and is developed with a 2,500 sq. ft. Limited Restaurant with Liquor Store (d.b.a "Cheese Plus"). The business was originally authorized as a retail grocery store with accessory food preparation. In June 2005, the Planning Commission authorized the addition of a "Liquor Store" to allow a Type 21 liquor license for off-sale beer and wine. There have been no complaints to the Planning Department about the business since the addition of the liquor license in 2005. In May 2012, when the Planning Code's eating and drinking provisions changed, the permitted use on the property became a Limited Restaurant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Polk Street NCD, located in the gulch between Nob Hill, Russian Hill, and Pacific Heights, provides convenience goods and services to the residents of the Polk Gulch neighborhood and the west slopes of Nob and Russian Hill. The District has a very active and continuous commercial frontage along Polk

Street, while the side streets have a greater proportion of residences. The zoning controls are designed to encourage residential development above ground floor neighborhood-serving commercial uses.

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	October 26, 2012	October 03, 2012	43 days
Posted Notice	20 days	October 26, 2012	October 05, 2012	41 days
Mailed Notice	20 days	October 26, 2012	October 26, 2012	20 days

PUBLIC COMMENT

- The Department has received letters of support from the Polk District Merchants Association and the Middle Polk Neighborhood Association. The Department has also received a petition in support of the project signed by 190 people.
- The Department is not aware of any opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- The existing business, "Cheese Plus", has operated at this location for twenty years, since 1992.
- The business is locally owned and operated.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow a walk-up facility that is not recessed by 3'-0" along the Pacific Avenue frontage, pursuant to Planning Code Sections 145.2, 303(c), 723.26 and 790.140.

BASIS FOR RECOMMENDATION

- The proposed walk-up facility will help an independent, locally-owned business expand their business model and provide desirable goods and services to the surrounding neighborhood in a convenient manner.
- The proposed walk-up facility is intended as a primarily daytime use and should not adversely affect surrounding residential uses.
- The walk-up facility will be flush with the existing storefront system, which is located along the southern property line, consistent with the second floor above. A 3'-0" recess at ground floor to accommodate a three square-foot take-out food window would require a substantial disruption to the existing business and would not be desirable architecturally.

- The proposed use should not generate significant amounts of vehicular or pedestrian congestion; queuing for the walk-up facility will take place along the 15-foot wide Pacific Avenue sidewalk, near the existing sidewalk tables and chairs. Since six tables and twelve chairs currently exist within an 84 square-foot permitted seating area along the Pacific Avenue frontage, the addition of a walk-up facility will not result in any substantial change in the intensity of use along the Pacific Avenue frontage.
 - The Project meets all applicable requirements of the Planning Code.
 - The Project is desirable for, and compatible with, the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Draft Motion
- Block Book Map
- Sanborn Map
- Zoning Map
- Aerial Photographs
- Site Photo
- Context Photos
- Plans, dated June 19, 2012
- Letters of Support
- Sidewalk Master Cleaning Schedule

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Site Photos |
| <input checked="" type="checkbox"/> Draft Motion | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Drawings: <u>Existing Conditions</u> |
| <input checked="" type="checkbox"/> Zoning District Map | <input checked="" type="checkbox"/> Check for legibility |
| <input type="checkbox"/> Height & Bulk Map | Drawings: <u>Proposed Project</u> |
| <input checked="" type="checkbox"/> Block Book Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Letters of Support |
| <input checked="" type="checkbox"/> Aerial Photo | <input checked="" type="checkbox"/> Sidewalk Master Cleaning Schedule |
| <input checked="" type="checkbox"/> Context Photos | |

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

EW
Planner's Initials

EW: G:\Documents\CUs\2001 Polk Street\Executive Summary.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: Street Tree In-Lieu Fee

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Planning Commission Draft Motion

HEARING DATE: NOVEMBER 15, 2012

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 Cheese Plus
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Elizabeth.Watty@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 145.2, 303, 723.26, AND 790.140, TO ALLOW THE ESTABLISHMENT OF A WALK-UP FACILITY ALONG THE PACIFIC AVENUE FRONTAGE OF THE EXISTING LIMITED RESTAURANT AND LIQUOR STORE (D.B.A “CHEESE PLUS”), WITHIN THE POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 21, 2012, Doug Cain on behalf of Ray Bair (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Sections 145.2, 303, 723.26, 790.140 to allow the establishment of a walk-up facility within the Polk Street Neighborhood Commercial District (hereinafter “Polk Street NCD”) and a 65-A Height and Bulk District.

On November 15, 2012, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0764C.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested through Application No. 2012.0764C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the northwest corner of Polk Street and Pacific Avenue, Block 0574, Lot 006. The subject property is located within the Polk Street NCD and the 65-A Height and Bulk District. The lot measures approximately 5,000 sq. ft., and is developed with a two-story mixed-use building with two ground floor commercial tenants. The commercial tenants include a 1,500 sq. ft. Limited Restaurant with Liquor Store (d.b.a "Cheese Plus") and a retail jewelry store (d.b.a "Velvet da Vinci").
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character, and consists of multi-story buildings with residential uses above small-scale ground-floor commercial establishments, along with a number of automobile repair centers. The scale of development throughout the area consists of low rise and midrise buildings between one and five stories high, and the height limits in the area range from 40-to-80-feet.

The Polk Street NCD, located in the gulch between Nob Hill, Russian Hill, and Pacific Heights, provides convenience goods and services to the residents of the Polk Gulch neighborhood and the west slopes of Nob and Russian Hills. The district has a very active and continuous commercial frontage along Polk Street, while the side streets have a greater proportion of residences. The zoning controls are designed to encourage residential development above neighborhood-serving commercial uses on the ground floor.

4. **Project Description.** The Project Sponsor proposes to establish a walk-up facility (take-out food window) along the Pacific Avenue frontage of "Cheese Plus" (a "Limited Restaurant" with "Liquor Store"), pursuant to Planning Code Sections 145.2, 303, 723.26, 790.140. The take-out window would be approximately one-foot by three-feet in size, and would be located where glazing for the existing storefront current exists. The Limited Restaurant current includes sandwich preparation along the rear of the tenant space, which is perpendicular to Pacific Avenue. The project would add a take-out window adjacent to the food preparation area so that

customers could order sandwiches without entering or waiting in the store, which often becomes crowded. Tables and chairs are currently permitted along the Pacific Avenue frontage and will remain after the approval of this Conditional Use Authorization. The sidewalks, as well as the outside tables and chairs, are cleaned regularly as indicated in the attached Master Cleaning Schedule.

5. **Public Comment.** The Department has received letters in support of this Conditional Use Authorization from the Polk District Merchants Association and the Middle Polk Neighborhood Association, as well as a petition in support signed by 190 people.
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. **Walk-up Facilities.** Section 145.2 requires all walk-up facilities to be recessed at least 3'-0" from the property line and be located on a block frontage which is totally in a Neighborhood Commercial District. Walk-up Facilities that do not comply with these provisions are permitted only upon approval of a Conditional Use Authorization.

The proposed Walk-up Facility is not recessed at least three feet since it is being installed within the existing storefront window system, which is located flush with the property line. The Pacific Avenue frontage is located on a block that is not entirely zoned as a Neighborhood Commercial District, since the property at the corner of Van Ness and Pacific Avenue is zoned RC-4. As such, the proposal requires a Conditional Use Authorization, findings for which are outlined below in Section 7.

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

The project does not include an expansion of the existing facility and is thus not required to provide any off-street parking.

- C. **Neighborhood Commercial Permit Review.** Planning Code Section 312 requires neighborhood notification for the change of use to a walk-up facility within the Neighborhood Commercial Districts.

The Project Sponsor is proposing the establishment of a walk-up facility within the existing Limited Restaurant and Liquor Store ("Cheese Plus") within the Polk Street Neighborhood Commercial District. Section 312 notification was conducted in conjunction with the Conditional Use Authorization notification.

- D. **Hours of Operation.** Planning Code Section 723.27 permits hours of operation, as defined by Planning Code Section 790.48, from 6 a.m. to 2 a.m. and from 2 a.m. to 6 a.m. with Conditional Use Authorization.

The proposed hours of operation for the walk-up facility (daily from 6:00 a.m. to 10:00 p.m.) are principally permitted under Planning Code Section 723.27.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization. On balance, the project complies 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 and the community.

The proposed walk-up facility, which consists of a take-out food window measuring approximately three square-feet, will be an enhancement to the neighborhood, providing convenient access to the take-out component of a popular locally-owned neighborhood-serving business, a proposal that is supported by the local neighborhood and merchants associations. The take-out window will be compatible with the surrounding neighborhood in that it will not significantly alter the appearance of the existing storefront by being flush with the existing storefront and it will enable the continued operation of a successful small business.

- 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 project will not alter the existing size or shape of the existing structure, in that the proposed three square-foot take-out window would be flush with the existing storefront window system along Pacific Avenue.

- 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 proposed take-out food window is not expected to adversely affect accessibility and traffic patterns for persons or vehicles in the area, in that most people who frequent Cheese Plus do so by foot. Furthermore, the introduction of a take-out food window is not expected to generate a large influx of new customers. The existing quantity of take-out food customers will have the option of ordering outside, and those who choose to order through the take out window will cue along Pacific Avenue in front of Cheese Plus, where outdoor tables and chairs are currently (and will continue to) exist. It is expected that many customers will place their order at the window and will sit at the tables and chairs while they are waiting for their take-out order to be prepared.

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

The proposed walk-up facility is not expected to generate noxious or offensive emissions such as noise, glare, dust and odor, in that the operable take-out window will replace an existing fixed-pane window, and the food preparation use, which is not proposed to change as part of this project, does not currently generate noxious or offensive emissions.

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

The existing building extends to the property lines, and thus does not provide any landscaping or open spaces. Parking spaces which exist for the building (but not the tenant) will remain unchanged as part of this project, as the Planning Code does not require any new off-street parking or loading. There is no new lighting proposed as part of this project, and all new signage will be required to be approved separately by the Planning Department, consistent with the sign controls in Article 6 of the Planning Code.

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

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

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

The project is consistent with the stated purpose of the Polk Street NCD in that the intended use is located at the ground floor of the building, will provide convenience goods to the immediately surrounding neighborhoods, and is in character with the unique mix of specialty commercial uses found within the zoning district.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The project will allow an expansion of an existing desirable take-out food service, primarily consisting on sandwiches, by introducing a take-out window that will be a convenience to residents of the neighborhood while not creating any undesirable consequences. Furthermore, the proposed project is consistent with the purpose and intent of the Polk Street NCD and has garnered substantial support from neighborhood residents and business owners.

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 seeks to modify an existing Limited Restaurant with Liquor Store, aiding in the retention of commercial activity within the Polk Street NCD.

OBJECTIVE 3:

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Policy 3.2:

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

The project will provide employment opportunities, including entry-level employment opportunities, for the area's unskilled and semi-skilled workers.

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.

Policy 6.3:

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

The project would provide neighborhood-serving goods while utilizing an existing storefront along its south property line. The project will help retain an existing commercial establishment that provides a unique set of goods to the Polk Street NCD. No affordable housing will be lost as the project proposes to retain commercial activity within an existing storefront.

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 displace any existing retail uses, but it will enhance an existing neighborhood serving business by allowing a take-out food window along the Pacific Avenue frontage.

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

The project would only slightly modify an existing storefront along the southern side of the property for its operation and does not propose any expansion or significant alteration to either the building envelope or building façade.

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

No housing would be removed or altered as part of this project.

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

The take-out food window would be a relatively small, low-intensity operation that is not expected to draw substantial volumes of traffic to the area. Most customers visit the store by foot or by public transit.

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

The project would not displace any service or industry establishment, nor will it adversely affect industrial or service sector uses or related employment opportunities.

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

The modification of an existing storefront window along Pacific Avenue to accommodate a walk-up facility would not have any adverse effect on the building's seismic safety.

- G. That landmarks and historic buildings be preserved.

Neither a landmark nor a historic building occupies the project site.

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

The project would have no negative effect on existing parks and open spaces.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.0764C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 09, 2012, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 15, 2012.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: November 15, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use to allow the establishment of a walk-up facility along the Pacific Avenue frontage of the existing Limited Restaurant with Liquor Store (d.b.a "Cheese Plus"), Block 0574, and Lot 006, pursuant to Planning Code Sections **145.2, 303, 723.26, and 790.140** within the **Polk Street NCD** and 65-A Height and Bulk District; in general conformance with plans, dated **October 09, 2012**, and stamped "EXHIBIT B" included in the docket for Case No. **2012.0764C** and subject to conditions of approval reviewed and approved by the Commission on **November 15, 2012**, under Motion No. **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **November 15, 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. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use Authorization is only an approval of the project and conveys no independent right to construct the project or to commence the approved use.

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

Final Materials. The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, 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

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

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

OPERATION

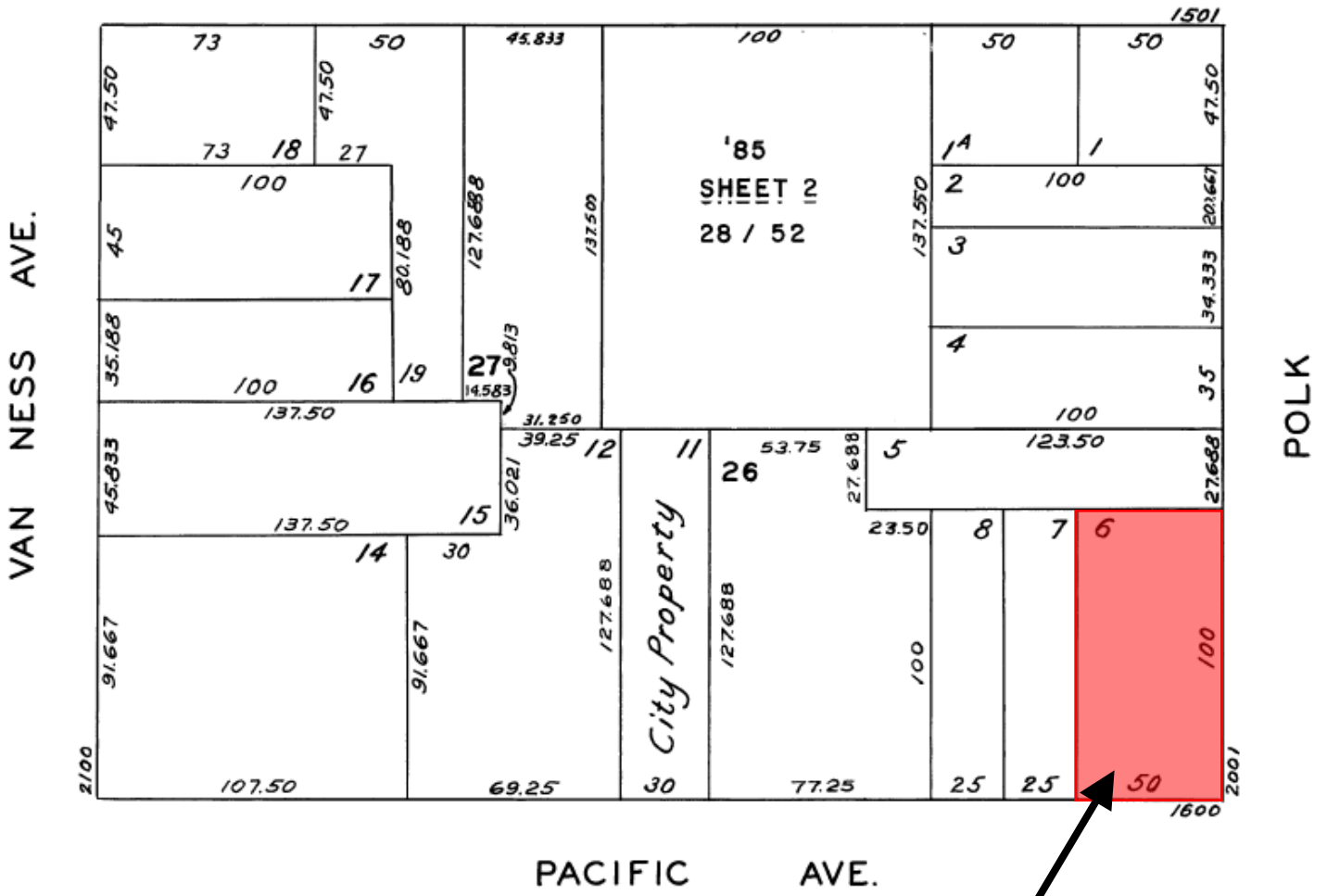
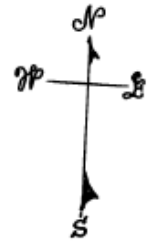
Sidewalk Maintenance. The Project Sponsor shall maintain all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

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

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

Block Book Map



SUBJECT PROPERTY



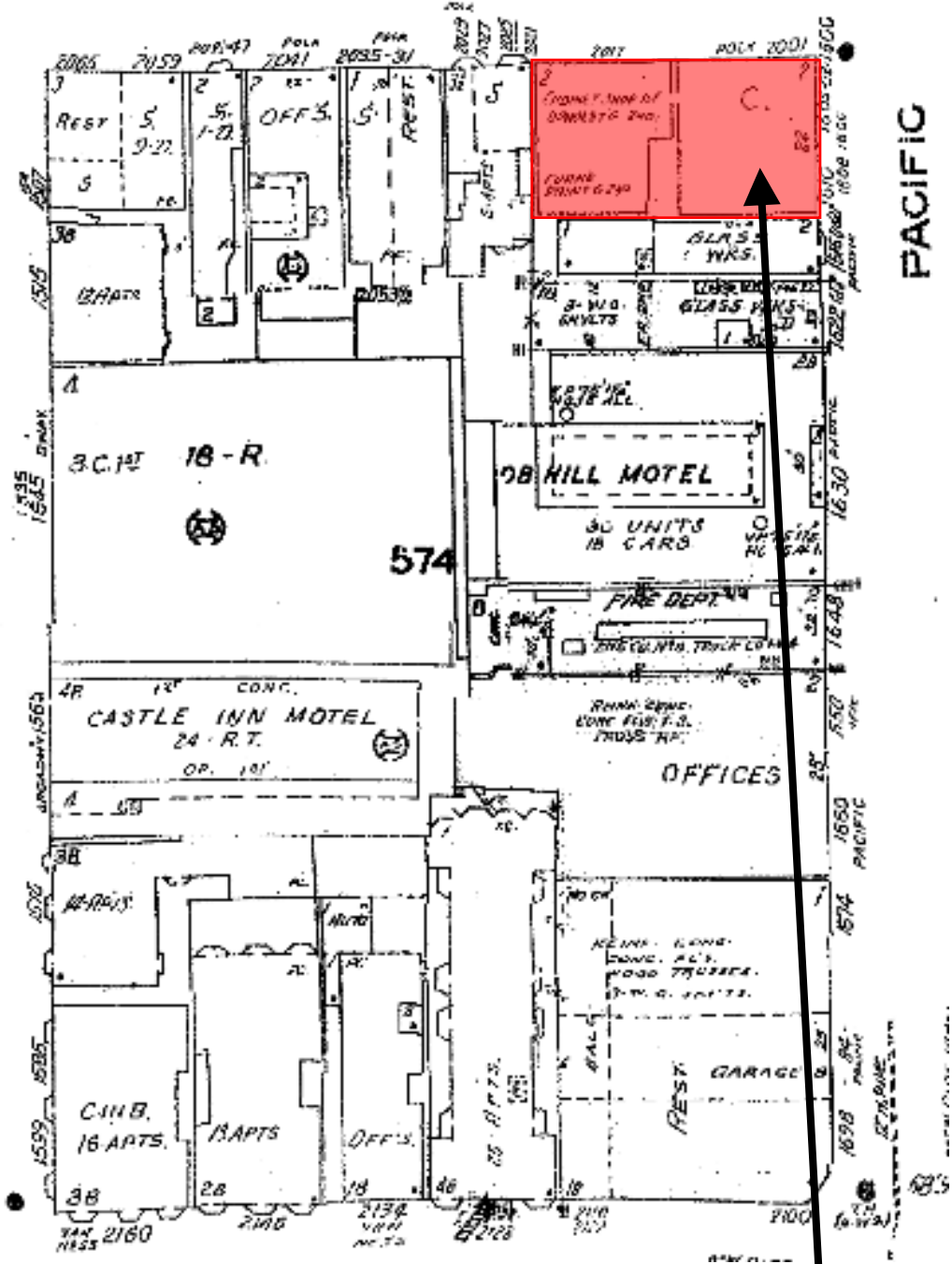
Conditional Use Authorization
 Case Number 2012.0764C
 Walk-up Facility
 2001 Polk Street

Sanborn Map*

POLK STREET

BROADWAY

PACIFIC



VAN NESS AVENUE

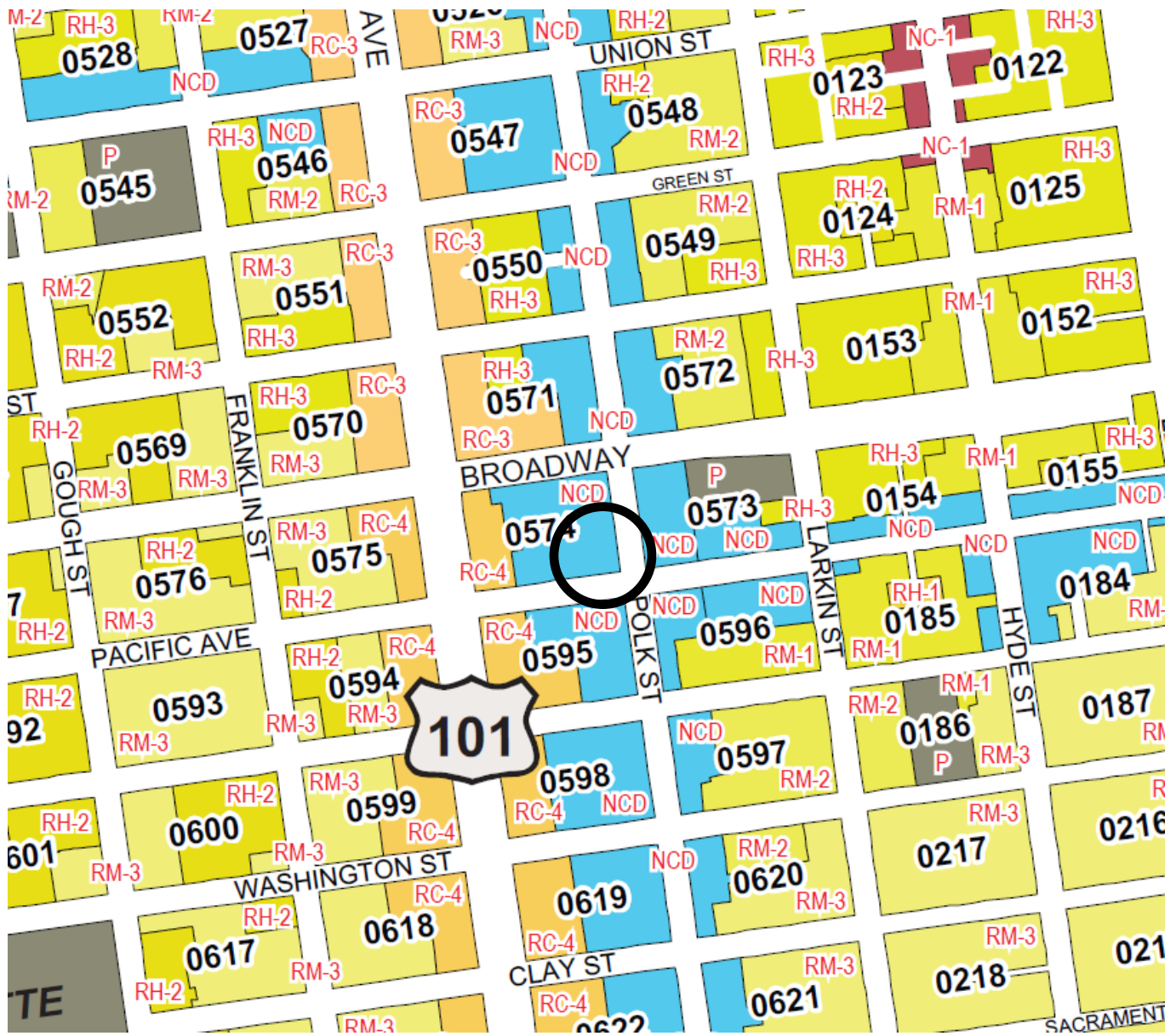
SUBJECT PROPERTY

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



Conditional Use Authorization
Case Number 2012.0764C
Walk-up Facility
2001 Polk Street

Zoning Map



Conditional Use Authorization
Case Number 2012.0764C
Walk-up Facility
2001 Polk Street

Aerial Photo

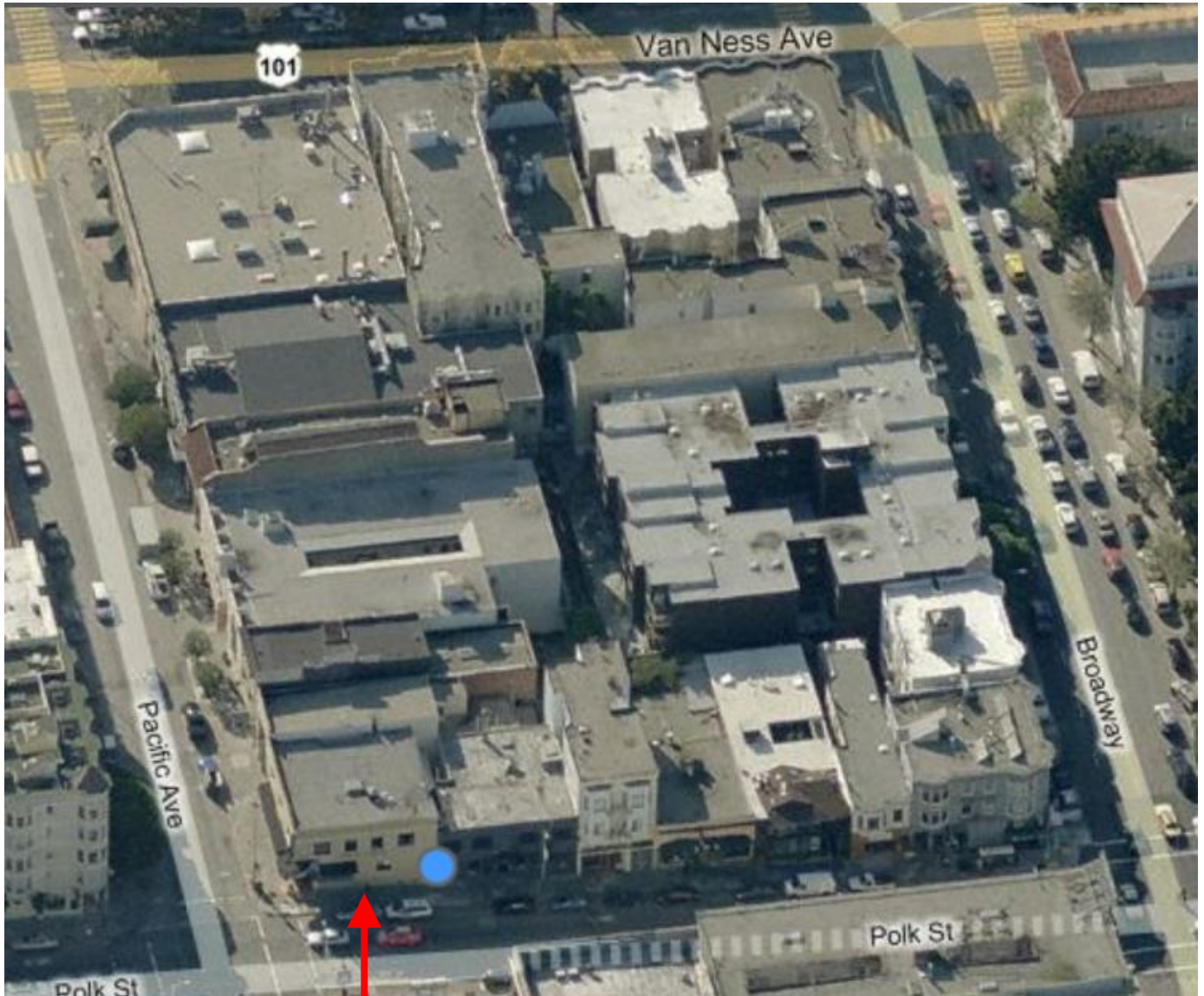


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2012.0764C
Walk-up Facility
2001 Polk Street

Aerial Photo



SUBJECT PROPERTY

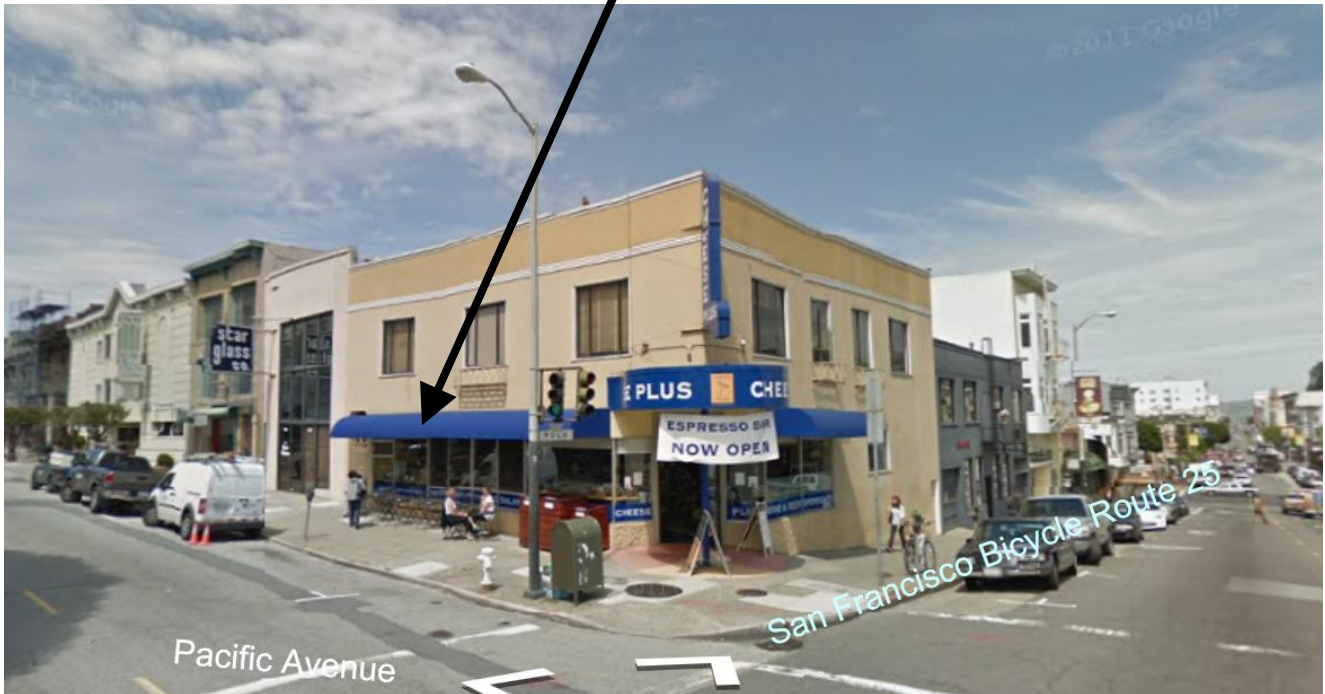


Conditional Use Authorization
Case Number 2012.0764C
Walk-up Facility
2001 Polk Street

Site Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2012.0764C
Walk-up Facility
2001 Polk Street



**middle polk
neighborhood association**

August 1, 2012

Ray Bair
Cheese Plus
2001 Polk Street
San Francisco, CA 94109

Dear Ray,

Thank you for presenting your plans for a "Pass-Thru" Window for Cheese Plus at our Middle Polk Neighborhood Association's meeting on July 16. The neighbors indicated overwhelming support of your plans.

In the last seven years since you've taken ownership at this location, we have witnessed a good neighborhood business become a great neighborhood business. Cheese Plus no doubt serves not only our neighborhood, but also brings many shoppers into our neighborhood, further promoting Polk Street. Your growing business also provides more local jobs; a great benefit.

We are supportive of the Conditional Use Permit for this additional service feature of your store. As in all improvements you've made, we believe these plans to be well thought through and presented. Please let us know if there is any way that we can assist in this process. Thank you.

Kindest regards,

Dawn Trennert
Chair

dawn@middlepolk.org 415 314 0772
www.middlepolk.org



**POLK DISTRICT MERCHANTS ASSOCIATION
1815 POLK STREET · SAN FRANCISCO, CA 94109**

21 June 2012

San Francisco Planning Commission
Re: Pass Thru – Cheese Plus

We're writing on behalf of the Polk District Merchants Association to let you know that the group unanimously supports the proposed pass thru at Cheese Plus, 2001 Polk Street. We've reviewed the proposed site plan and think that the pass-thru will be an enhancement to the neighborhood.

Cheese Plus has been a member of the Polk District Merchants Association since they opened. The shop has become an integral part of community, as well as a destination for visitors to the city. Ray Bair, the owner, is committed to enhancing the neighborhood, and we commend his thoughtful plans for the pass thru. We urge you to approve his plans.

Please let us know if you have any questions.

Sincerely,

Jennifer Farris, owner
STUDIO Gallery
PDMA Co-President
415.931.3130
Jennifer.Farris@sbcglobal.net

Stephen Cornell, owner
Brownie's Hardware
PDMA Co-President
415.673.8900
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September 25, 2012

San Francisco Planning Dept

SUBJECT PROPERTY ADDRESS: 2001 POLK STREET
ASSESSOR'S BLOCK/LOT: 0574/006
ZONING DISTRICT: POLK STREET NCD
CASE NO: 2012.0764C

To whom it may concern,

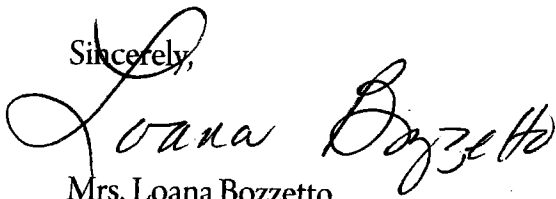
I am writing to support Ray Bair's efforts to seek a conditional use permit to install a pass-thru window at Cheese Plus, located at 2001 Polk Street.

I am the landowner of the property and have leased to Ray for more than 7 years. During that time he has continued to improve upon his business and care for our property. Over the years he has proven to keep the premises clean and maintained, and continues to make the location more attractive and valuable.

My family built this property; we lived here and maintained our family business here for many years. My family name (Daini) is still on the terrazzo tile of the entrance to Cheese Plus, and I am proud that Mr. Bair has taken such great care of our family property.

I whole-heartedly endorse Ray's proposal to create a pass-thru window for sidewalk service at Cheese Plus. His continued efforts to improve the property and create unique opportunities for the growth of his business are great examples for other businesses in San Francisco to follow. Should you need further information please do not hesitate to call the number below

Sincerely,



Mrs. Loana Bozzetto

Polk Pacific Properties
209 Amherst Street
San Francisco, CA 94134
415 239 7098

CHEESE PLUS PASS THRU PETITION



We're planning to create a PASS THRU service window at our coffee and sandwich area. This will be a great addition to our PARKLET as you can order your coffee and sandwiches directly from the sidewalk and relax in the San Francisco sun at our garden seating area. If you're in favor of our pass thru proposal please sign the petition to be submitted to the SF Planning Dept. We'll keep you informed of the process via email. For more information please contact ray@cheeseplus.com

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CHEESE PLUS PASS THRU PETITION



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(2)

CHEESE PLUS PASS THRU PETITION



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CHEESE PLUS PASS THRU PETITION



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CHEESE PLUS PASS THRU PETITION



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5

CHEESE PLUS PASS THRU PETITION



We're planning to create a PASS THRU service window at our coffee and sandwich area. This will be a great addition to our PARKLET as you can order your coffee and sandwiches directly from the sidewalk and relax in the San Francisco sun at our garden seating area. If you're in favor of our pass thru proposal please sign the petition to be submitted to the SF Planning Dept. We'll keep you informed of the process via email. For more information please contact ray@cheeseplus.com

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CHEESE PLUS PASS THRU PETITION



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7

CHEESE PLUS PASS THRU PETITION



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~~Max~~

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Christian Schler

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CHEESE PLUS PASS THRU PETITION



We're planning to create a PASS THRU service window at our coffee and sandwich area. This will be a great addition to our PARKLET as you can order your coffee and sandwiches directly from the sidewalk and relax in the San Francisco sun at our garden seating area. If you're in favor of our pass thru proposal please sign the petition to be submitted to the SF Planning Dept. We'll keep you informed of the process via email. For more information please contact ray@cheeseplus.com

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CHEESE PLUS PASS THRU PETITION

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We're planning to create a PASS THRU service window at our coffee and sandwich area. This will be a great addition to our PARKLET as you can order your coffee and sandwiches directly from the sidewalk and relax in the San Francisco sun at our garden seating area. If you're in favor of our pass thru proposal please sign the petition to be submitted to the SF Planning Dept. We'll keep you informed of the process via email. For more information please contact ray@cheeseplus.com

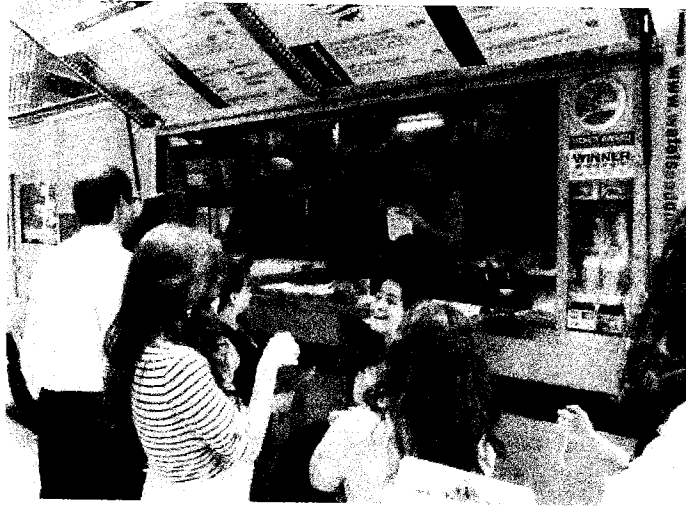
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CHEESE PLUS PASS THRU PETITION



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(11)

CHEESE PLUS PASS THRU PETITION



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CHEESE PLUS PASS THRU PETITION



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CHEESE PLUS PASS THRU PETITION



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CHEESE PLUS PASS THRU PETITION



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CHEESE PLUS PASS THRU PETITION



We're planning to create a PASS THRU service window at our coffee and sandwich area. This will be a great addition to our PARKLET as you can order your coffee and sandwiches directly from the sidewalk and relax in the San Francisco sun at our garden seating area. If you're in favor of our pass thru proposal please sign the petition to be submitted to the SF Planning Dept. We'll keep you informed of the process via email. For more information please contact ray@cheeseplus.com

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16

CHEESE PLUS PASS THRU PETITION



We're planning to create a PASS THRU service window at our coffee and sandwich area. This will be a great addition to our PARKLET as you can order your coffee and sandwiches directly from the sidewalk and relax in the San Francisco sun at our garden seating area. If you're in favor of our pass thru proposal please sign the petition to be submitted to the SF Planning Dept. We'll keep you informed of the process via email. For more information please contact ray@cheeseplus.com

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CHEESE PLUS PASS THRU PETITION



We're planning to create a PASS THRU service window at our coffee and sandwich area. This will be a great addition to our PARKLET as you can order your coffee and sandwiches directly from the sidewalk and relax in the San Francisco sun at our garden seating area. If you're in favor of our pass thru proposal please sign the petition to be submitted to the SF Planning Dept. We'll keep you informed of the process via email. For more information please contact ray@cheeseplus.com

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CHEESE PLUS PASS THRU PETITION



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CHEESE PLUS PASS THRU PETITION



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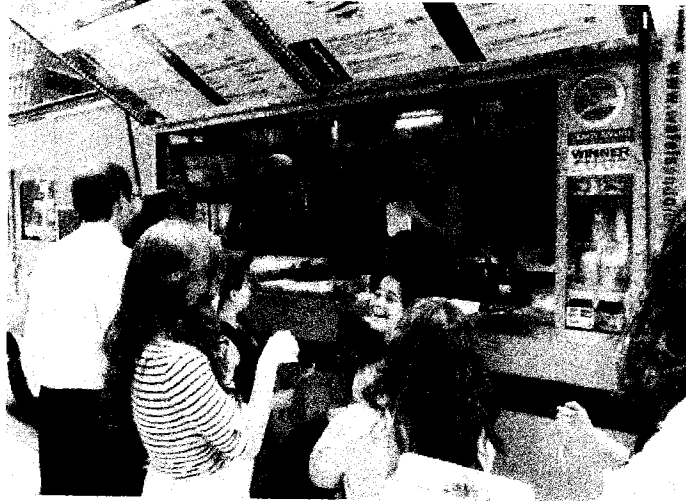
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Jeth Tiner

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CHEESE PLUS PASS THRU PETITION



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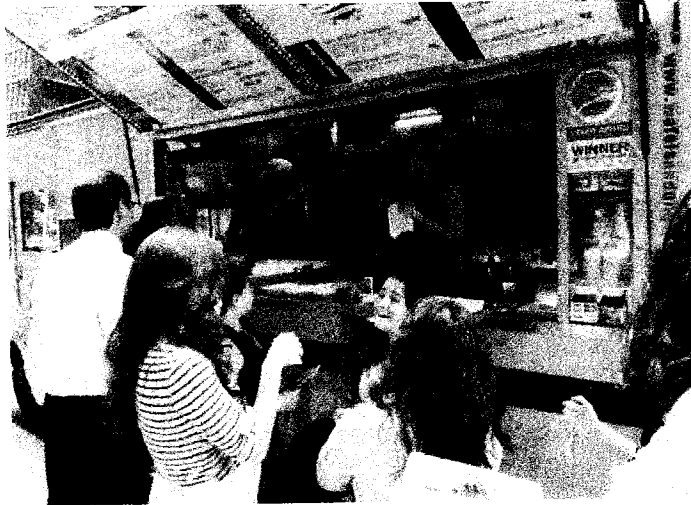
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CHEESE PLUS PASS THRU PETITION



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To: Doug Cain
Fr: Ray Bair
Re: Cheese Plus Sidewalk Master Cleaning Schedule

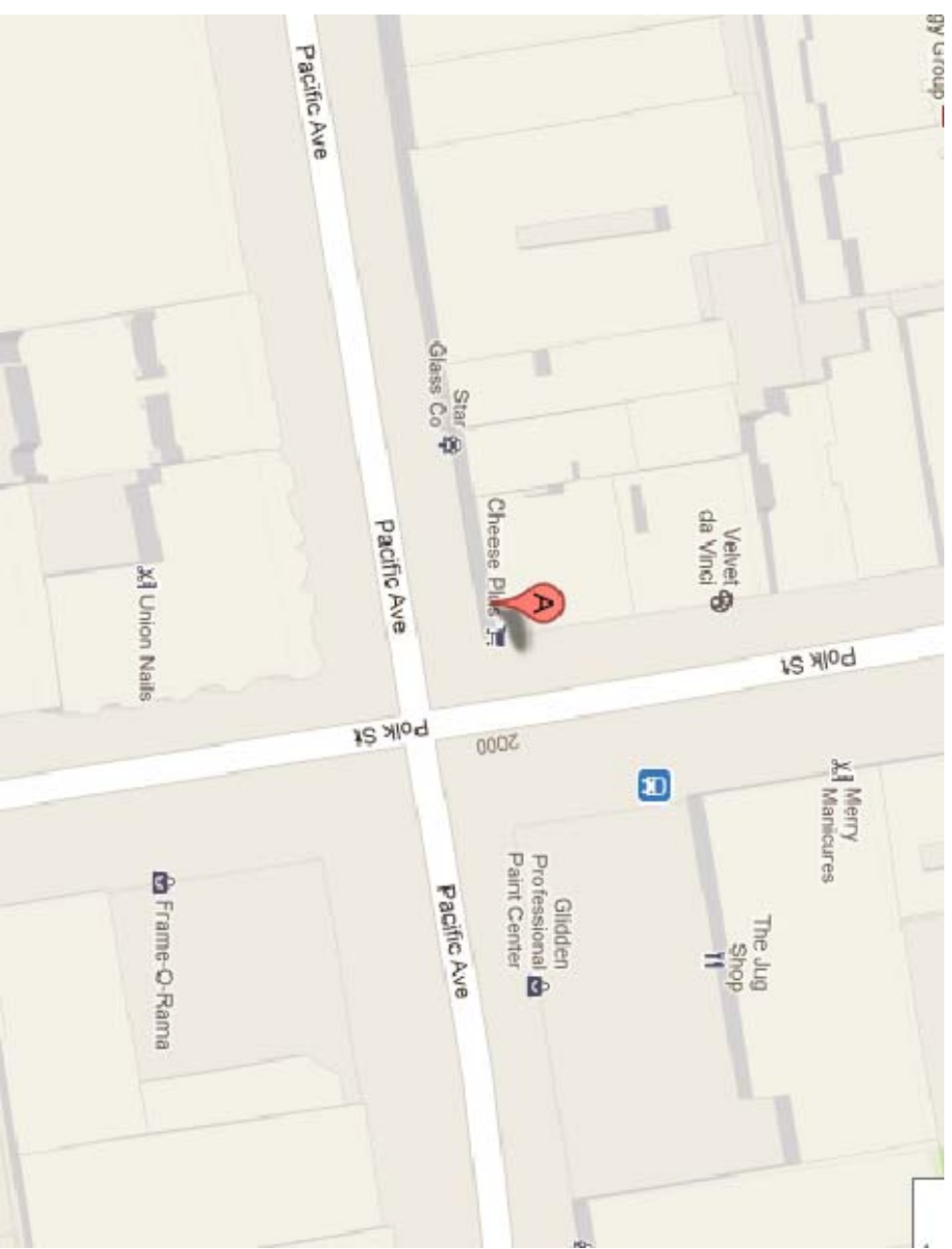
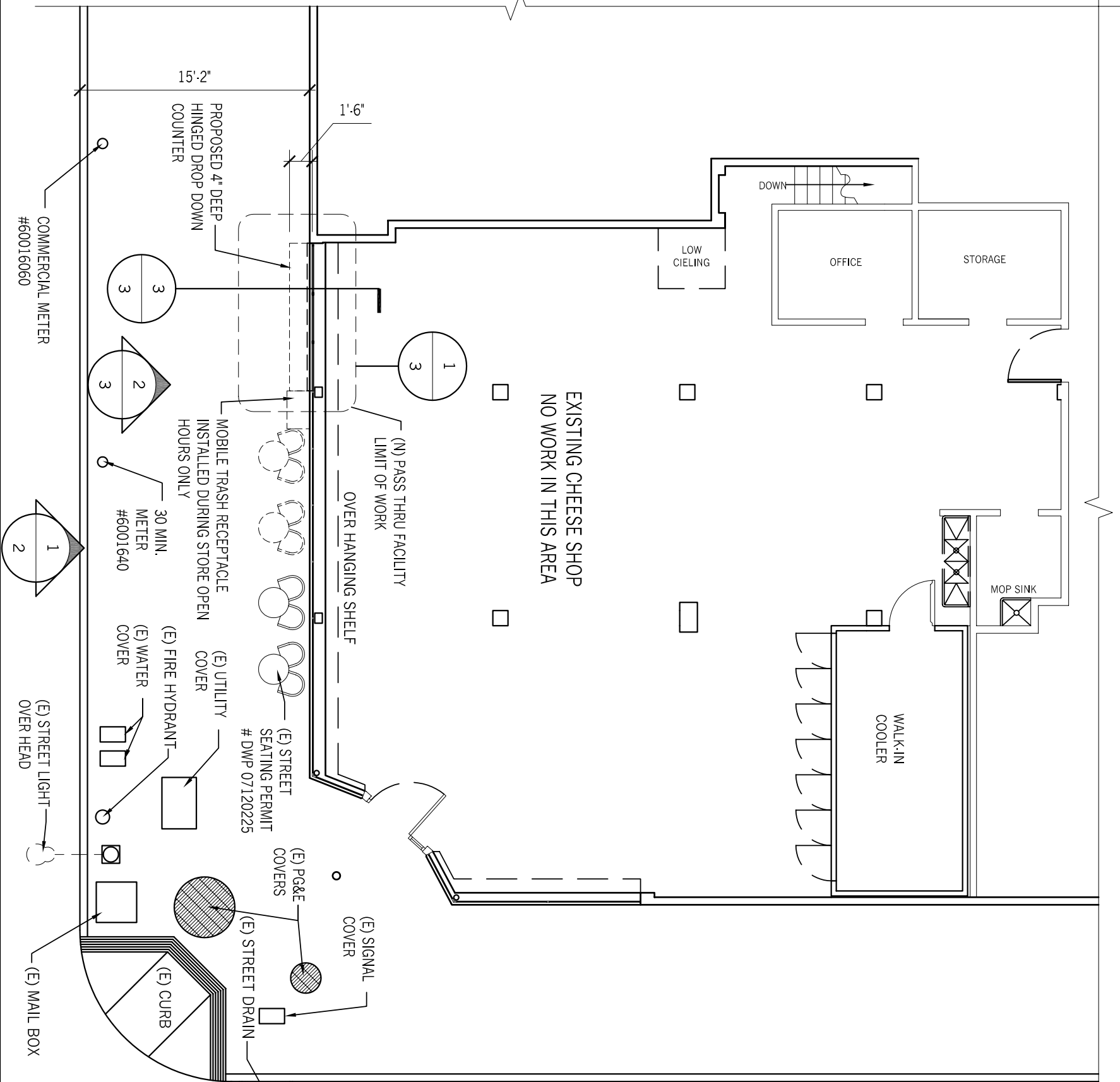
Cheese Plus Sidewalk Master Cleaning Schedule

The sidewalk and table and chairs area is cleaned periodically throughout the day as needed. Minimally, the area is monitored and swept prior to store opening, at 4 PM, and again at closing. As with all urban businesses food waste, street debris, animal waste, graffiti, and other trash is removed as it occurs, often multiple times per hour.

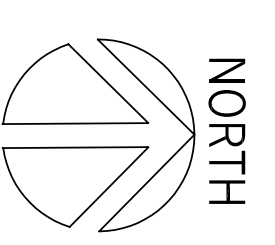
The sidewalk tables and chairs are bussed and cleaned throughout the day with soap and water to keep food waste from the sidewalk and to keep the area open and inviting. Windows are thoroughly cleaned monthly, and checked daily for cleaning.

In an effort to conserve water, we hose the sidewalk down every 6 weeks for a deep cleaning with natural citrus cleaner. Of course, as waste or debris occurs we "spot" clean with water and citrus cleaner as needed.

All sidewalk cleaning is provided by our staff. This allows us the opportunity to react in the moment to keep our corner clean and sanitized at all times.



SITE MAP
N.T.S.

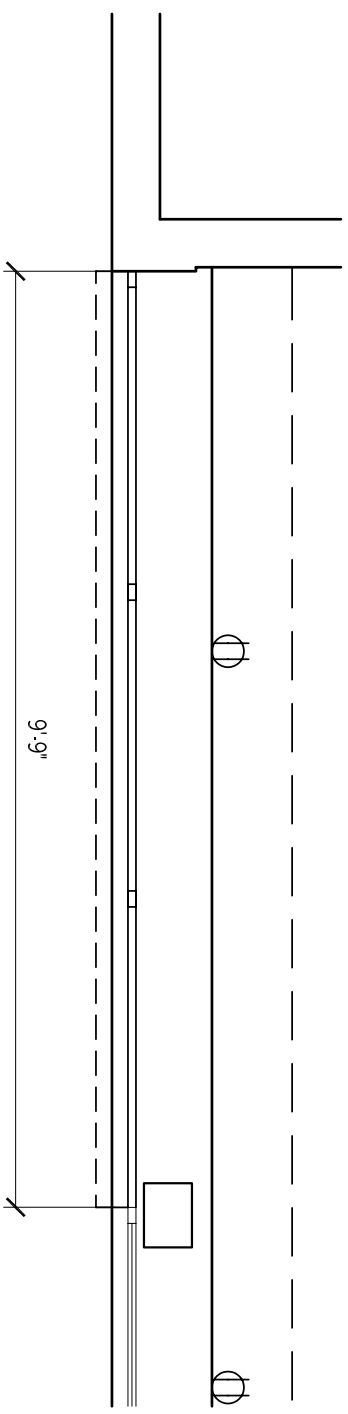


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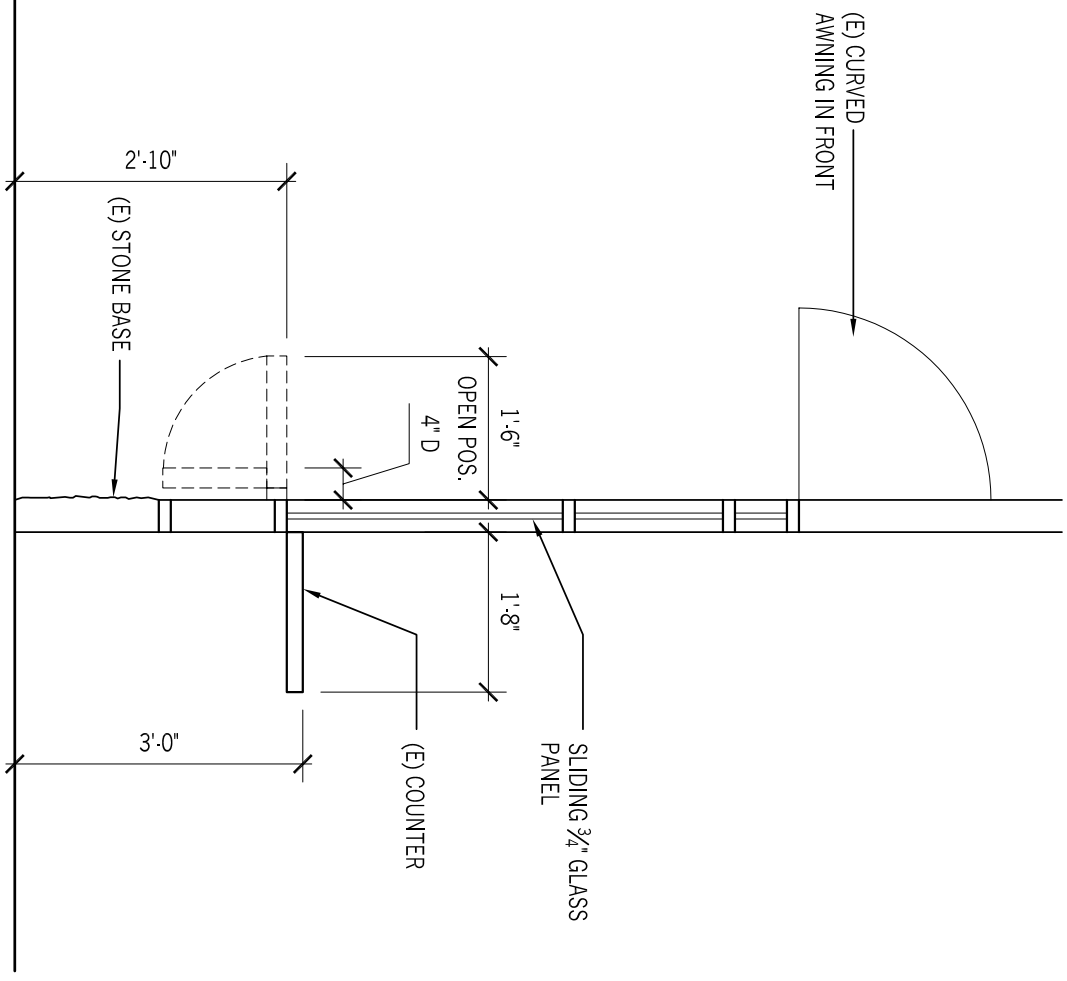
PASS THRU FACILITY
 PACIFIC AT POLK ST.
 SAN FRANCISCO

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

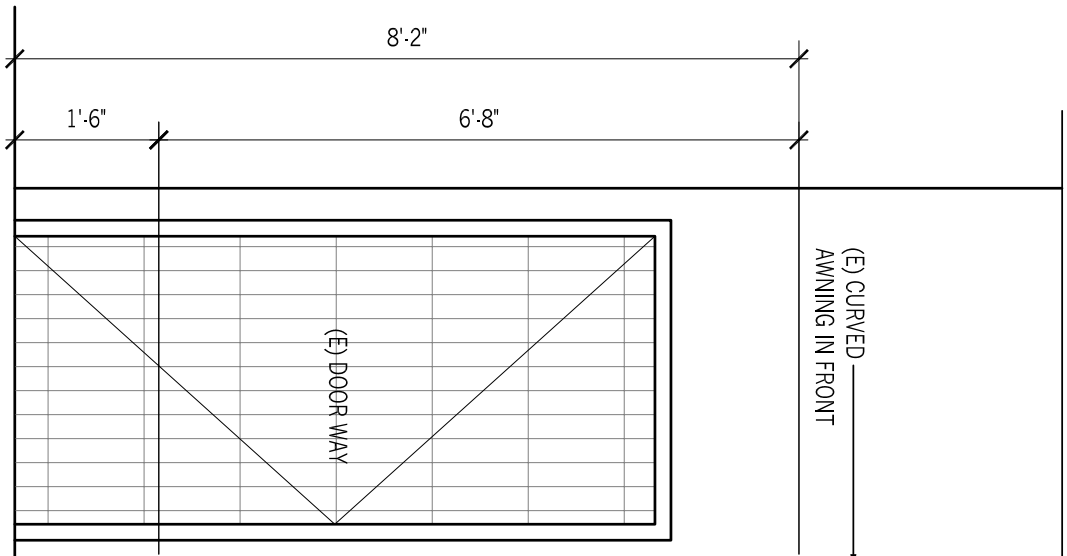
REVISIONS	SHEET
5/22/2012	1 of 3
5/18/2012	
D A T E	
	6/19/2012



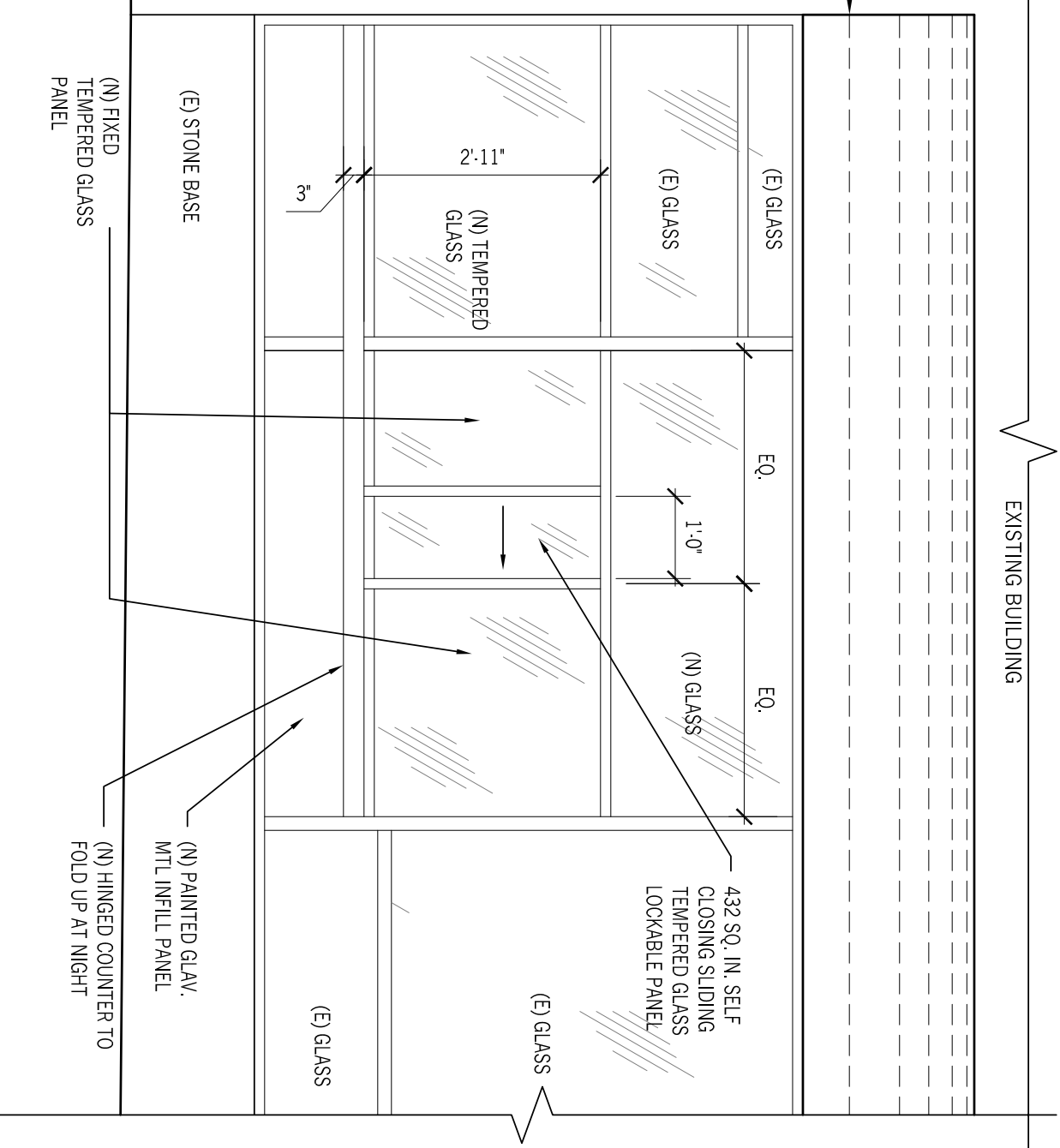
1
ENLARGED PLAN
SCALE: 1/2" = 1'-0"



3
SECTION
SCALE: 1/2" = 1'-0"



2
ENLARGED ELEVATION
SCALE: 1/2" = 1'-0"



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PROPOSED ELEVATION
& SECTION
SCALE: 1/2"=1'-0"

REVISIONS	DATE	DESCRIPTION
5/22/2012		
5/15/2012		

3 OF 3
DATE: 6/19/2012