



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 4, 2010

Date: February 25, 2010
Case No.: **2009.1010C**
Project Address: **1701 OCTAVIA STREET**
Zoning: RH-2 (Residential, House, Two-Family) District
40-X Height and Bulk District
Block/Lot: 0663/005
Project Sponsor: Jeffrey Banker
c/o Ahmad Mohazab
TECTA Associates
2747 19th Street
San Francisco, CA 94110
Staff Contact: Glenn Cabreros – (415) 558-6169
glenn.cabreros@sfgov.org

1650 Mission St.
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415.558.6377

PROJECT DESCRIPTION

The project sponsor proposes a Self-Service Specialty Food use in addition to the existing Full-Service Restaurant use. The proposed new use is for the incidental sales of baked goods and beverages from the existing restaurant kitchen along the Bush Street frontage between the hours of 7 a.m. and 5 p.m. daily. Minor alterations to the kitchen space are proposed which include replacement of the entry door and the addition of counter/display racks for baked goods. The existing full-service restaurant use and its hours of operation are to remain as authorized under previous approvals from the Planning Commission (Motion Nos. 8992, 11669, 14011 and 14889). The current authorization for the full-service restaurant, per Motion 14889, limits the seating capacity to 40 persons with hours open to the public as follows: Monday through Thursday from 5:30 p.m. to 10:30 pm, Friday from 5:30 p.m. to 11:00 p.m. and Saturday and Sunday from 9:00 a.m. to 4:00 p.m. and from 5:30 p.m. to 11:00 p.m.

SITE DESCRIPTION AND PRESENT USE

The project is located on the north side of Bush Street at the northwest corner of Octavia and Bush Streets, Block 0663, Lot 005. The property is located within the RH-2 (Residential, House, Two-Family) District and the 40-X Height and Bulk District. The property contains two buildings, each with two stories, which are connected by a one-story structure that is part of the existing restaurant at the ground floor. The two-story building on the west side of the property, with frontage on Bush Street, contains two dwelling units. A third residential unit is located on the second story of the corner building on the east side of the property above the existing restaurant. The one-story structure that exists between the two, two-story buildings houses the restaurant's kitchen. The restaurant use (presently dba "Baker and Banker") at the ground floor has existed for over 29 years.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediate neighborhood contains a varied mix of uses and architectural styles including smaller-scaled residential buildings (ranging from 1-5 units), large apartment buildings (18-54 units), office uses and educational and religious facilities. Adjacent and directly north of the subject lot on Octavia Street exists a two-story, single-family residence. Further north on Octavia Street and on the same block face as the subject building is a four-story, 12-unit apartment building and Stuart Hall High School at the corner of Octavia and Pine Streets. Adjacent and directly west of the subject lot on Bush Street is a tall two-story-over-basement, two-unit building. Further west along Bush Street, the block face is defined by a series of three-story row houses that step down with the slope of the street and contain multiple units (varying from 2 to 14 units). Directly across Bush Street from the subject lot is a professional office building on the southwest corner of Octavia and Bush Streets. On the northeast corner and southeast corner of the intersection, there are large apartment buildings, respectively containing a 17-story, 35-unit building and a 4-story, 54-unit building.

ENVIRONMENTAL REVIEW

The Project was determined by the Department to be Categorically Exempt from the California Environmental Quality Act (“CEQA”) as a Class 1a exemption under CEQA Guidelines.

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 13, 2010	February 12, 2010	21 days
Posted Notice	20 days	February 13, 2010	February 13, 2010	20 days
Mailed Notice	10 days	February 23, 2010	February 11, 2010	22 days

PUBLIC COMMENT

- The Department has received two comments with regard to potential double-parking along Bush Street during business hours, particularly during the morning commute hours from 7 a.m. to 9 a.m. To reduce the potential traffic impacts of double parking both members of the public have suggested that the project’s hours of operation begin around 9 a.m.

ISSUES AND OTHER CONSIDERATIONS

- The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. This is not a Formula Retail use and would serve the immediate neighborhood. The proposal requires a Section 311 neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow for a Self-Service Specialty Food use in an RH-2 District.

BASIS FOR RECOMMENDATION

The Department believes this project is necessary and/or desirable under Section 303 of the Planning Code for the following reasons:

- The project promotes small-business ownership.
- The project is a neighborhood serving use.
- The project is set-up for customers who would arrive on foot; therefore the project should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

RECOMMENDATION: Approval with Conditions
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Attachments:

Draft Motion
Previous Approved Motions (8992, 11669, 14011 and 14889)
Parcel Map
Sanborn Map
Aerial Photographs
Zoning Map

Project Sponsor submittal
 Site Photos
 Reduced Plans

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 type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Site Photos |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |

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

Planner's Initials

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SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 186, 303 and 710.69A OF THE PLANNING CODE TO ALLOW A SELF-SERVICE SPECIALTY FOOD USE AS PART OF AN EXISTING NONCONFORMING USE (FULL-SERVICE RESTAURANT DBA “BAKER AND BANKER”) WITHIN AN RH-2 (RESIDENTIAL, HOUSE, TWO-FAMILY) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On October 23, 2009, Jeffrey Banker (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter “Department”) for Conditional Use Authorization under Sections 186, 303 and 710.69A of the Planning Code to allow a self-service specialty food use as part of an existing full-service restaurant (dba “Baker and Banker”) within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District.

On March 11, 2010, the Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2009.1010C.

The Project was determined by the Department to be Categorical Exempt from the California Environmental Quality Act ("CEQA") as a Class 1a exemption under CEQA Guidelines. The Commission has reviewed and concurs with said determination.

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. 2009.1010C, 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 north side of Bush Street at the northwest corner of Octavia and Bush Streets, Block 0663, Lot 005. The property is located within the RH-2 (Residential, House, Two-Family) District and the 40-X Height and Bulk District. The property contains two buildings, each with two stories, which are connected by a one-story structure that is part of the existing restaurant at the ground floor. The two-story building on the west side of the property, with frontage on Bush Street, contains two dwelling units. A third residential unit is located on the second story of the corner building on the east side of the property above the existing restaurant. The one-story structure that exists between the two, two-story buildings houses the restaurant's kitchen. The restaurant use (presently dba "Baker and Banker") at the ground floor has existed for over 29 years.
3. **Surrounding Properties and Neighborhood.** The immediate neighborhood contains a varied mix of uses and architectural styles including smaller-scaled residential buildings (ranging from 1-5 units), large apartment buildings (18-54 units), office uses and educational and religious facilities. Adjacent and directly north of the subject lot on Octavia Street exists a two-story, single-family residence. Further north on Octavia Street and on the same block face as the subject building is a four-story, 12-unit apartment building and Stuart Hall High School at the corner of Octavia and Pine Streets. Adjacent and directly west of the subject lot on Bush Street is a tall two-story-over-basement, two-unit building. Further west along Bush Street, the block face is defined by a series of three-story row houses that step down with the slope of the street and contain multiple units (varying from 2 to 14 units). Directly across Bush Street from the subject lot is a professional office building on the southwest corner of Octavia and Bush Streets. On the northeast corner and southeast corner of the intersection are large apartment buildings, respectively containing a 17-story, 35-unit building and a 4-story, 54-unit building.

4. **Project Description.** The project sponsor proposes a Self-Service Specialty Food use in addition to the existing Full-Service Restaurant use. The proposed new use is for the incidental sales of baked goods and beverages from the existing restaurant kitchen along the Bush Street frontage between the hours of 7 a.m. and 5 p.m. daily. Minor alterations to the kitchen space are proposed which include replacement of the entry door and the addition of counter/display racks for baked goods. The existing full-service restaurant use and its hours of operation are to remain as authorized under previous approvals from the Planning Commission (Motion Nos. 8992, 11669, 14011 and 14889). The current authorization for the full-service restaurant, per Motion 14889, limits the seating capacity to 40 persons with hours open to the public as follows: Monday through Thursday from 5:30 p.m. to 10:30 pm, Friday from 5:30 p.m. to 11:00 p.m. and Saturday and Sunday from 9:00 a.m. to 4:00 p.m. and from 5:30 p.m. to 11:00 p.m.
5. **Public Comment.** The Department has received two comments with regard to potential double-parking along Bush Street during business hours, particularly during the morning commute hours from 7 a.m. to 9 a.m. To reduce the potential traffic impacts of double parking both members of the public have suggested that the project's hours of operation begin around 9 a.m.
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. **Limited Commercial Nonconforming Uses.** Planning Code Section 186 allows for the continuance in R Districts of nonconforming uses of a limited commercial character that are more than a quarter-mile from the nearest Individual Area Neighborhood Commercial District and that complies with the use limitations specified for the first story and below of an NC-1 District.

The subject lot is located more than a quarter-mile from the nearest Individual Area Neighborhood Commercial District. The subject lot is roughly equidistant from the Polk Street NCD and the Upper Fillmore NCD. The use limitations for the subject lot are therefore regulated by the NC-1 District controls. Per the NC-1 District controls, Planning Code Section 710.69A allows Self-Service Specialty Food use at the ground floor with Conditional Use Authorization.

- B. **Self-Service Specialty Food Use.** Planning Code Section 790.93 defines Self-Service Specialty Food use as a retail use whose primary function is to prepare and provide a ready-to-eat specialty food to a high volume of customers who carry out the food for off-premises consumption.

The proposed project would comply with the Self-Service Specialty Food use definition. Baked goods and beverages would be served out of the existing restaurant kitchen from a small counter area. No seating is proposed, so customers would have to carry out purchased goods.

- C. **Hours of Operation.** Planning Code Section 710.27 states that commercial hours of operation from 6:00 a.m. to 11:00 p.m. are allowed as-of-right.

The requested hours to operate the Self-Service Specialty Food use from 7 a.m. to 5 p.m. daily are permitted by the Planning Code.

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

The occupied floor area of the existing restaurant is less than 5,000 sf. As the proposed self-service specialty food use is proposed within the existing kitchen space, the project does not require any off-street parking.

- E. **Signage.** Currently, the project does not propose a sign. Any proposed signage will be subject to the review and approval of the Planning Department pursuant to Article 6 of the Planning Code.

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 proposed use would not increase the size of the existing commercial use as the project occurs within the existing restaurant kitchen. There would be an intensification of use at the site, as baked goods and beverages would be made available for purchase by the public at times when the restaurant is typically closed (with the exception of weekends). The intensification of the use is seen to be necessary and desirable, as the project is consistent with the objective to retain certain limited commercial uses that provide convenience goods and services on a retail basis that meet the frequent and recurring needs of neighborhood residents within a short distance of their homes.

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

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

The size and shape of the existing buildings would remain unchanged by the project.

- 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 project would not adversely affect existing traffic and parking. The proposed Self-Service Specialty Food use operation is small in scale. The proposal would primarily serve walk-in trade that would cause minimal interference with nearby streets and properties.

- 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 Self-Service Specialty Food uses as outlined in Exhibit A. Conditions 9 and 10 specifically obligates the project sponsor to mitigate odor and noise generated by the restaurant use.

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

The proposal does not require any additional tenant improvements; however Condition 7 of Exhibit A specifically requires any proposed or future exterior treatments to be compatible with the residential character of the neighborhood and the RH-2 Zoning District.

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

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

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

RESIDENCE ELEMENT: NEIGHBORHOOD ENVIRONMENT

Objectives and Policies

OBJECTIVE 12:

PROVIDE A QUALITY LIVING ENVIRONMENT

Policy 12.2:

Allow appropriate neighborhood-serving commercial activities in residential areas.

The proposed development will retain a desirable service to the neighborhood while appropriately including daytime operating hours to allow incidental sales of baked goods and beverages.

COMMERCE AND INDUSTRY ELEMENT:

Objectives and Policies

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.

Policy 2.3:

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

The project would create storefront activity during daytime business hours (typically when the full-service restaurant is closed). The project's small scale would enliven the street and sidewalk with minimal detrimental impact to the residential character of the area. Sole corner commercial spaces (i.e. restaurants, corner markets, flower shops, etc.) that punctuate residential areas contribute to the unique character of San Francisco's neighborhood environment and are desirable to the cultural climate and reputation 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.

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.

While the subject property is not located within a Neighborhood Commercial District, the project retains a restaurant use and introduces an incidental Self-Service Specialty Food use that are both neighborhood serving. An independent, local entrepreneur is sponsoring the proposal.

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

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

The proposal would enhance the district by maintaining a full-service restaurant and providing a Self-Service Specialty Food use in an area that is not over-concentrated with food service businesses. The business would be locally owned. The proposed alterations are within the existing building footprint.

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

Existing housing and neighborhood character are conserved as the project occurs within the existing building footprint and is operated out of the kitchen of the existing full-service restaurant.

- 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 size and use type proposed should not significantly increase commuter traffic. The Self-Service Specialty Food use is primarily neighborhood serving.

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

The Project will not displace any service or industry establishment.

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

The Project occurs within the existing building envelope and does not propose structural or seismic alterations. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The subject building, constructed circa 1900, is an historic building appearing in "Here Today" (p. 283) and with a "2" rating on the Department's 1976 Architectural Survey. The historic building will be preserved and the proposed replacement exterior door at the kitchen has been selected to not create an adverse impact to the historical resource.

- 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. 2009.1010C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application as received on _____, 2010 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. _____. 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 March 11, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 11, 2010

Exhibit A

Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 186, 303 and 710.69A to allow a Self-Service Specialty Food use as part of an existing nonconforming use (Full-Service Restaurant dba "Baker and Banker) within an RH-2 (Residential, House, Two-Family) District and a 40-X Height and Bulk District, in general conformance with plans filed with the Application as received on _____, 2010 and stamped "EXHIBIT B" included in the docket for **Case No. 2009.1010C**, reviewed and approved by the Commission on March 11, 2010.
2. Prior to the issuance of the Building Permit 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 premises (Assessor's Block 0663, Lot 005), which notice shall state that the change of use and proposed alterations has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$250 a day in accordance with Planning Code Section 176.
4. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
5. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
6. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
7. The Project Sponsor shall maintain an attractive storefront that is residential in scale and character.
8. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.

9. The project sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive kitchen odors from escaping the premises.
10. The project sponsor shall operate the proposed Self-Service Specialty Food use such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.
11. Refuse containers shall be provided both inside and outside the establishment for use by patrons of the Self-Service Specialty Food use. The operator of the use shall be responsible for maintaining the sidewalk within a one-block radius of the site free of paper or litter generated by the restaurant.
12. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until pick-up by the disposal company.
13. The hours of operation For the Self –Service Specialty Food use shall be limited to 7 a.m. to 5 p.m. daily.
14. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.

SAN FRANCISCO
CITY PLANNING COMMISSION
RESOLUTION NO. 8992

WHEREAS, The City Planning Commission on June 11, 1981 considered Application No. CU80.146 for a Conditional Use in an RH-2 district under Section 303 of the City Planning Code to permit the removal of the May 2, 1980 termination date for a non-conforming Restaurant, open after 10:00 P.M. on the property described as follows:

1701 Octavia Street, northwest corner Bush Street,
Lot 5 in Assessor's Block 663;

and

WHEREAS, The Zoning Administrator on April 8, 1981 held a public hearing on this matter, after delegation by the Planning Commission pursuant to Section 303(g) of the Planning Code, which hearing was then closed, with the matter continued to this meeting of the Commission; and

WHEREAS, The applicant is seeking to continue the hours of operation that the existing restaurant has conducted for a number of years; and

WHEREAS, In addition to requiring continuance of the hours of operation after 10:00 P.M., the applicant stated in the hearing before the Zoning Administrator that the restaurant intended to expand the restaurant into adjacent non-conforming commercial space that is currently vacant in the subject building, thereby adding related functions such as a bar and for increasing the seating capacity, which expansion would be permitted under applicable provisions of the City Planning Code; and

WHEREAS, The Zoning Administrator has submitted to the Commission a record of the hearing, together with a report of findings and recommendations relative thereto, for the consideration of the Commission in reaching its decision on the case; and

WHEREAS, Substantial testimony was received from residents of the neighborhood and elsewhere in support of the proposed continuation of the restaurant operation after 10:00 P.M. Testimony from residents in the immediate vicinity indicates that the existing use is neither necessary nor desirable for the neighborhood, and that the proposed conditional use would be detrimental to nearby residential properties, particularly if expanded; and

WHEREAS, Since the April 8, 1981 hearing the applicant has indicated that he no longer is seeking the ability to expand the restaurant capacity and functions, but only requests continuation of the restaurant operation as it presently exists;

THEREFORE BE IT RESOLVED, That the City Planning Commission finds that the criteria set forth in Section 303(c) of the City Planning Code are met and said Conditional Use is hereby AUTHORIZED in accordance with standards specified in the City Planning Code and subject to further conditions as follows:

1. Said authorization of hours of operation after 10:00 P.M. shall be for Robert Restaurant Français, Inc. only.
2. The applicant shall not increase seating capacity beyond the presently authorized 50 to 55 seats, and the applicant shall use the former store area at 1802 Bush for storage only.
3. The applicant shall not admit customers after 11:00 P.M. and shall close the restaurant not later than 12:30 A.M.
4. The applicant shall discontinue the use of the garage under 1804-6 Bush Street for storage within 120 days and said garage be used for residential parking only.
5. The applicant shall remove the illegal lettering from the canopy on Octavia Street within 120 days.
6. The property owner shall discontinue the illegal office use at 1801A Octavia Street and restore said premises to dwelling purposes within 120 days.
7. A copy of this resolution shall be recorded on land records in the Recorder's Office of the City and County of San Francisco.

I hereby certify that the foregoing Resolution was ADOPTED by the City Planning Commission at its regular meeting of June 11, 1981.

Lee Woods, Jr.
Secretary

AYES: Commissioners Bierman, Karasick, Kelleher, Klein, Rosenblatt, Salazar.

NOES: None.

ABSENT: Commissioner Nakashima.

PASSED: June 11, 1981.

File No. 89.090C
1701 Octavia Street

SAN FRANCISCO
CITY PLANNING COMMISSION
MOTION NO. 11669

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZING MODIFICATION OF CONDITIONS OF CITY PLANNING COMMISSION RESOLUTION NO. 8992 FOR AN EXISTING RESTAURANT WITHIN AN RH-2 (TWO-FAMILY HOUSE) DISTRICT.

Preamble

On February 16, 1989, Constance Johnson/La Fiammetta Restaurant, (hereinafter "Applicant") made application (hereinafter "Application") for Conditional Use on the property at 1701 Octavia Street; Lot 5 in Assessor's Block 663, (hereinafter "Subject Property") to modify conditions of City Planning Commission Resolution No. 8992 by extending closing time from 10:00 p.m. to 12:30 pm, and transferring ownership of the existing establishment to a new operator in conformity with the Application (hereinafter "Project") within an RH-2 (Two-Family House) District. Resolution No. 8992 authorized (in 1981) the establishment or recognition of the original restaurant operated by Robert Francais Restaurant, Inc. and set forth conditions as described previously.

On May 25, 1989, the San Francisco City Planning Commission (hereinafter "Commission") conducted duly noticed public hearings at a regularly scheduled meeting on Conditional Use Application No. 89.090C.

The proposed Conditional Use application was determined by the San Francisco Department of City Planning (hereinafter "Department") to be categorically exempt from the environmental review process pursuant to Title 14 of the California Administrative Code. The Commission has reviewed and concurs with said determination.

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.

Findings

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

1. RH-2 district are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The districts may have easy access to shopping facilities and transit lines. In some cases, group housing and institutions are found in these areas, although nonresidential uses tend to be quite limited.

2. The nonconforming use provisions of the City Planning Code, which became effective on May 2, 1960, gave nonconforming uses a 20-year amortization period during which time they were to discontinue operation. Code Section 185(e) qualifies any nonconforming use, such as in this case, for consideration of an extension as a Conditional Use. In April of 1981, the City Planning Commission permanently removed the termination date of this nonconforming restaurant, and limited the closing time after 10:00 p.m. for Robert Francais Restaurant, Inc. only. A new operator would either have to close at 10:00 p.m. or request modification. The current operator wishes to close at 11:00 p.m. which requires Conditional Use Authorization.
3. The Residence Element of the Comprehensive Plan seeks to provide pleasant residential environments that meet the needs of residents and calls for supporting housing with adequate public environments, services and amenities. The Element would allow small-scale non-residential activities in residential areas where they contribute to neighborhood livability.
4. Under the provisions of Code Section 303, the Commission may authorize a conditional use after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will not adversely affect the Master Plan. The proposed project does comply with the criteria of Section 303 of the Code in that:
 - a. The subject property has been used for a restaurant for some eleven (11) years. During this period the neighborhood has become accustomed to the services. Approval of the subject request will insure that a desirable service will be retained.
 - b. The proposed owner has demonstrated that the new restaurant will be operated in the same manner as the previous restaurant. In fact there will be fewer seats than previously authorized. Therefore, the new restaurant will not be anymore detrimental to the health, safety or convenience of the immediate neighborhood than the former restaurant.
 - c. Approval of the transfer of ownership and extension of operating hours is consistent with Objective #6, Policy #2 of the Residence Element of the Master Plan.
5. Section 101.1 establishes eight priority planning policies and requires review of permits for consistency with said policies. The project complies with said policies in that:
 - a. Approval of the subject request will result in retention of an existing neighborhood service and the jobs provided therein.

- b. No exterior modifications, other than new paint and window signs, are proposed. Therefore, neighborhood character is unaffected.
 - c. The ground floor of the subject property has never been used as housing. If the ground floor were converted to housing, neither off-street parking nor open space would be provided.
 - d. The new establishment with fewer seats will place no greater burden on parking or transit services than the previous restaurant.
6. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101 in that, as designed, the project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
 7. 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. 89.090C subject to the following conditions attached hereto as EXHIBIT A which is incorporated herein by reference as though fully set forth.

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission at its regular meeting of May 25, 1989.

Lori Yamauchi
Secretary

AYES: Commissioners Bierman, Boldridge, Dick, Engmann, Hu, Karasick
and Morales

NOES: None

ABSENT: None

ADOPTED: May 25, 1989

CITY PLANNING COMMISSION

File No. 89.090C
1701 Octavia Street
Motion No. 11669

EXHIBIT A

CONDITIONS OF APPROVAL

1. This authorization is for transfer of ownership of an existing full service restaurant to Constance Johnson/La Fiammetta only. Transfer of ownership or establishment of a new restaurant shall be done only with Conditional Use authorization of the Planning Commission.
2. The subject restaurant shall close at 10:30 p.m., Monday thru Thursday, and at 11:00 p.m., Friday thru Sunday.
3. Seating capacity for the subject restaurant shall be limited to up to 40 persons.
4. All signage, awnings/or canopies shall comply with relevant provisions of the Planning Code.
5. The applicant shall be responsible for cleaning the sidewalk along Octavia and Bush Street frontages, each day in accordance with Article 1, Section 34 of the San Francisco Police Code.
6. Noise, odors, and garbage shall be contained within the premises so as not be a nuisance to nearby residents and neighbors.
7. The applicant shall transmit a copy of these conditions to the County of Recorder to be recorded as a part of the property record.

SAN FRANCISCO
CITY PLANNING COMMISSION
MOTION NO.14011

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZING MODIFICATION OF CONDITIONS OF CITY PLANNING COMMISSION RESOLUTION NO. 8992 FOR AN EXISTING RESTAURANT WITHIN AN RH-2 (TWO-FAMILY HOUSE) DISTRICT.

Preamble

On September 13, 1995, Joanna Karlinsky/The Uptown Food Company, Inc. (hereinafter "Applicant") made application (hereinafter "Application") for Conditional Use on the property at 1701 Octavia Street; Lot 5 in Assessor's Block 663 (hereinafter "Subject Property") to modify conditions of City Planning Commission Motion No. 11669 to transfer ownership of the existing establishment to a new operator in conformity with the Application (hereinafter "Project") within an RH-2 (Two-Family House) District.

On November 16, 1995, the San Francisco City Planning Commission (hereinafter "Commission") conducted duly noticed public hearings at a regularly scheduled meeting on Conditional Use Application No. 95.507C.

The proposed Conditional Use application was determined by the San Francisco Department of City Planning (hereinafter "Department") to be categorically exempt from the environmental review process pursuant to Title 14 of the California Administrative Code. The Commission has reviewed and concurs with said determination.

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.

Findings

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

1. RH-2 districts are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The districts may have easy access to shopping facilities and transit lines. In some cases, group housing and

institutions are found in these areas, although nonresidential uses tend to be quite limited.

2. The nonconforming use provisions of the City Planning Code, which became effective on May 2, 1960, gave nonconforming uses a 20-year amortization period during which time they were to discontinue operation. Code Section 185(e) qualifies any nonconforming use, such as in this case, for consideration of an extension as a Conditional Use. In April of 1981, the City Planning Commission permanently removed the termination date of this nonconforming restaurant. In May 1989 the Commission limited their authorization to a party which no longer desires to operate the restaurant. Therefore, a new authorization is required. Authorization of a change in any condition previously imposed in the authorization of a conditional use shall be subject to the same procedures as a new conditional use (Section 303(e)).
3. The Residence Element of the Comprehensive Plan seeks to provide pleasant residential environments that meet the needs of residents and calls for supporting housing with adequate public environment, services and amenities. The Element would allow small-scale non-residential activities in residential areas where they contribute to neighborhood livability.
4. Under the provisions of Code Section 303, the Commission may authorize a conditional use after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity and that such use will not adversely affect the Master Plan. The proposed project does comply with the criteria of Section 303 of the Code in that:
 - a. The subject property has been used for a restaurant for some 17 years. During this period the neighborhood has become accustomed to the services. Approval of the subject request will insure that a desirable service will be retained.
 - b. The proposed owner has demonstrated that the new restaurant will be operated in the same manner as the previous restaurant. Therefore, the new restaurant will not be anymore detrimental to the health, safety or convenience of the immediate neighborhood than the former restaurant.
 - c. Approval of the transfer of ownership is consistent with Objective #6, Policy # 2 of the Residence Element of the Master Plan.
5. Section 101.1 establishes eight priority planning policies and requires review of permits for consistency with said policies. The project complies with said policies in that:
 - a. Approval of the subject request will result in retention of an existing neighborhood service and the jobs provided therein.

- b. No exterior modifications, other than new paint and window signs, are proposed. Therefore, neighborhood character is unaffected.
 - c. The ground floor of the subject property has never been used as housing. If the ground floor were converted to housing, neither off-street parking nor open space would be provided.
 - d. The new establishment will place no greater burden on parking or transit services than the previous restaurant.
6. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101 in that, as designed, the project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
7. 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. 95.507C subject to the following conditions attached hereto as EXHIBIT A which is incorporated herein by reference as though fully set forth.

I hereby certify that the foregoing Motion was ADOPTED by the City Planning Commission on November 16, 1995.

Linda Avery
Commission Secretary

AYES: Commissioners Boomer, Levine, Lowenberg, Prowler, and Unobskey

NOES: None

ABSENT: Commissioner Fung

ADOPTED: November 16, 1995
CITY PLANNING COMMISSION

File No. 95.507C
1701 Octavia Street
Motion No. 14011

EXHIBIT A

CONDITIONS OF APPROVAL

1. This authorization is a new party for transfer of ownership of an existing full service restaurant to a new party. Transfer of ownership or establishment of a new full service restaurant shall not require a new Conditional Use authorization so long as establishment complies with the conditions of Exhibit A and the Planning Code.
2. The subject restaurant shall open to the public no earlier than 5:30 p.m. and close at 10:30 p.m., Monday through Thursday, and at 11:00 p.m., Friday through Sunday.
3. Seating capacity for the subject restaurant shall be limited to up to 40 persons.
4. All signage, awnings/or canopies shall comply with relevant provisions of the Planning Code.
5. The applicant shall be responsible for cleaning the sidewalk along Octavia and Bush Street frontages, each day in accordance with Article 1, Section 34 of the San Francisco Police Code.
6. Noise, odors, and garbage shall be contained within the premises so as to not be a nuisance to nearby residents and neighbors.
7. The establishment shall implement other conditions and/or management practices as determined by the Zoning Administrator to be necessary to ensure that management and patrons of the establishment maintain the quiet, safety, and cleanliness of the premises and the vicinity, and do not block the driveways of neighboring residents or businesses.
8. Should implementation of this Project result in complaints from neighborhood residents, which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the City 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 report such complaints to the City Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3 and 306.4 of the Code to consider revocation of this Conditional Use Authorization.
9. The Project Sponsor shall record a copy of Exhibit A conditions with the Office of the Recorder for the County of San Francisco as a part of the property record.

GGG:mj:1701Octa.Mot

Case No. 99.514C
1701 Octavia Street
Block 0663, Lot 005

SAN FRANCISCO
PLANNING COMMISSION
MOTION NO. 14889

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTION 178 (c) TO ALLOW THE INTENSIFICATION OF A PERMITTED CONDITIONAL USE, AND PURSUANT TO PLANNING CODE SECTION 303 (e) TO MODIFY CONDITIONS OF APPROVAL FOUND IN MOTION 14011, RELATING TO THE HOURS AND DAYS OF OPERATION FOR A RESTAURANT AT 1701 OCTAVIA STREET, LOT 005 IN ASSESSOR'S BLOCK 0663, IN AN RH-2 (HOUSE, TWO-FAMILY) USE DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

Preamble

On August 3, 1999, Joanna Karlinsky (hereinafter "Applicant"), made application (hereinafter "Application") for Conditional Use on the property at 1701 Octavia Street, Lot 005 in Assessor's Block 0663 (hereinafter "Subject Property") to modify the conditions of approval found in City Planning Commission Motion No. 14011 in order to allow an existing restaurant to expand the hours during which it is open to the public to include Saturday and Sunday between 9:00 a.m. and 4:00 p.m. The subject site is within an RH-2 (House, Two-Family) Use District and a 40-X Height and Bulk District.

On September 23, 1999 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 99.514C at which time the Commission reviewed and discussed the findings prepared for its review by the staff of the Planning Department of the City and County of San Francisco (hereinafter "Department").

The proposed Conditional Use application was determined by the San Francisco Planning Department (hereinafter "Department") to be categorically exempt from the environmental review process pursuant to Title 14 of the California Administrative Code. The Commission has reviewed and concurs with said determination.

The Commission has heard and considered 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. 99.514C subject to the conditions contained in Exhibit A, attached hereto and incorporated herein by reference thereto, based on the following findings:

L.L. (div.)

1701 Octavia Street

PLANNING COMMISSION

Case No. 99.514C
1701 Octavia Street
Block 0663, Lot 005
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Motion No. 14889

Findings

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

1. The Project is located in an RH-2 (House, Two-Family) Use District and a 40-X Height and Bulk District.
2. RH-2 Districts are devoted to one-family and two-family houses, with the latter commonly consisting of two large flats, one occupied by the owner and the other available for rental. Structures are finely scaled and usually do not exceed 25 feet in width or 40 feet in height. Building styles are often more varied than in single-family areas, but certain streets and tracts are quite uniform. Considerable ground-level open space is available, and it frequently is private for each unit. The districts may have easy access to shopping facilities and transit lines. In some cases, group housing and institutions are found in these areas, although nonresidential uses tend to be quite limited.
3. The nonconforming use provisions of the City Planning Code, which became effective on May 2, 1960, gave nonconforming uses a 20-year amortization period during which they were to discontinue operation. Code Section 185 (e) qualifies any nonconforming use, such as in this case, for consideration of an extension as a Conditional Use. In April of 1981, the City Planning Commission permanently removed the termination date of this nonconforming restaurant. In May of 1989, in Motion No. 11669, the Commission limited their authorization to the owner at that time, and required that the restaurant close by 10:30 p.m. Monday through Thursday and 11:00 p.m. Friday through Saturday. In November of 1995, in Motion No. 14011, the Commission authorized a change of ownership and management, and revised the hours during which the restaurant could be open to the public to be Monday through Thursday between 5:30 p.m. and 10:30 p.m. and Friday through Sunday between 5:30 p.m. and 11:00 p.m.
4. Planning Code Section 178 (c) states that a permitted conditional use may not be significantly altered, enlarged or intensified, except upon approval of a new conditional use application pursuant to the provisions of Article 3 of this Code. A new conditional use authorization is therefore required to allow the restaurant to be open to the public from 9:00 a.m. to 4:00 p.m. on Saturday and Sunday, in addition to the previously authorized hours of operation.

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1701 Octavia Street
Block 0663, Lot 005
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5. Planning Code Section 303 (e) requires that authorization of a change in any condition previously imposed in the authorization of a conditional use be subject to the same procedures as a new conditional use, and such procedures shall also apply to applications for modification or waiver of conditions set forth in prior stipulations and covenants relative thereto continued in effect by the provisions of Section 174 of the Code. A new conditional use authorization is therefore required to modify the conditions of approval found in City Planning Commission Motion 14011.
6. The subject lot, Lot 005 in Assessor's Block 0663, contains two buildings with two stories each, which are connected by a one-story structure that is currently part of the subject restaurant. The two-unit residential building on the west side of the property, with frontage on Bush Street, contains two residential units. The subject building is located at the eastern end of the lot, with frontage on Octavia Street. The subject building contains the Meetinghouse Restaurant on the ground floor and one residential unit on the second floor. The two buildings cover the entire lot. The subject property is bounded on two sides by public streets: Octavia Street to the east, and Bush Street to the south. The subject site has been used as a restaurant for over 20 years.
7. There are no other restaurants of similar character and service within 3-4 blocks of the Subject site. The Gourmet Carousel, offering Chinese take-out food, is located 3 blocks away at Franklin and Pine. There are a variety of restaurants several blocks away along the Van Ness Avenue and Upper Fillmore Street commercial corridors, but the closest restaurant offering similar brunch fare is Ella's, 1.5 miles away at California Street and Presidio Avenue.
8. The Project, as described in the Project Sponsor's application, is to modify the conditions of approval of City Planning Commission Motion No. 14011 in order to allow an existing full-service restaurant to expand the hours during which it is open to the public to include the hours of Saturday and Sunday between 9:00 a.m. and 4:00 p.m. The subject restaurant is currently permitted to be open to the public (per Motion No. 14011) between the hours of 5:30 pm and 10:30 pm Monday through Thursday, and 5:30 pm and 11:00 pm Friday through Sunday. The restaurant is currently open to the public from 5:30 pm to 10:30 pm Monday through Saturday.
9. The Project does not include any alterations to the existing building.
10. The Residence Element of the General Plan seeks to provide pleasant residential environments that meet the needs of residents. The Residence Element would allow small-scale nonresidential activities in residential areas where they contribute to neighborhood livability.

PLANNING COMMISSION

**Case No. 99.514C
1701 Octavia Street
Block 0663, Lot 005
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11. Under the provisions of Planning Code Section 303, the Commission may authorize a Conditional Use after finding that the proposed use will provide a development that is necessary or desirable for and compatible with the neighborhood or the community, that such use will not be detrimental to the health, safety, welfare, convenience or general welfare of persons residing or working in the vicinity, and that such use will not adversely affect the General Plan. The proposed project complies with the criteria of Section 303 of the Code in that:

- (a) The proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community;

The proposal does not significantly affect the existing restaurant's size or intensity which is compatible with the neighborhood, consisting of 800 square feet of public space and a maximum of 40 person seating capacity. The extended hours of operation are desirable because there are currently no restaurants offering full service breakfast or brunch on weekend days within easy walking distance. The restaurant's small size, upscale services as well as the nature and times of proposed activity are compatible with the pace of the surrounding residential neighborhood. The extended hours will allow an existing use that is desirable in the current location to remain a viable business.

- (b) Such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

- (i) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposal makes no alterations to the existing structure, which is consistent in its size and shape with the residential character of the neighborhood. The proposal will not impact properties or potential development in the vicinity.

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

Of the three streets nearest the site (Bush, Octavia and Pine), Bush and Pine are major thoroughfares. The Project will not have a significant impact on current traffic patterns and accessibility for persons or vehicles due to its minimal size and seating capacity. In addition, many patrons are local residents and will arrive on foot.

No off-street parking is required for the project. On-street parking is available during the proposed hours, and a parking lot at 1801 Bush Street will be available for brunch patrons.

There will be no change in current Saturday deliveries and no deliveries will occur on Sundays.

A white zone exists in front of the restaurant and valet parking will be provided during evening hours (see Condition of Approval No. 7).

The subject site is well-served by public transportation.

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

The proposal will not cause glare, dust, or the emission of offensive fumes, odors or noise. The restaurant's exhaust fan system was updated in 1996 to be the most quiet possible. No entertainment will be provided at the site. Services will continue to be professionally maintained to prevent offensive smells and pests.

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

The exterior features of the site will be maintained at their current level. No changes in landscaping or screening are planned. The proposal will continue to comply with all signage, lighting and other relevant requirements and conditions of the Planning Code.

- (c) Such use or feature 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 applicable provisions of the Planning Code and will not adversely affect the General Plan.

12. For the reasons stated below, the Project is consistent with the following Objectives and Policies of the General Plan:

RESIDENCE ELEMENT:

The Residence Element of the General Plan contains the following applicable Objectives and Policies:

OBJECTIVE 12: "TO PROVIDE A QUALITY LIVING ENVIRONMENT."

Policy 2: Allow appropriate neighborhood-serving commercial activities in residential areas.

The Project would enhance the quality of life for nearby residents by providing unique goods and services appropriate to a residential area.

Policy 2 of Objective 12 of the Residence Element states that commercial uses should be allowed in residential areas only if they meet certain criteria. The Project meets the following criteria:

- *The use serves the needs of the immediate residential neighborhood and does not draw significant trade from outside the neighborhood.*
- *The use does not replace a unit suitable for residential occupancy.*
- *The use does not disrupt or detract from the livability of the surrounding neighborhood.*
- *The design of the building is in keeping with the established residential character of the area, and all signs are carefully regulated.*
- *Truck traffic servicing the use is minimized, and truck delivery hours are restricted.*

URBAN DESIGN ELEMENT

The Urban Design Element of the General Plan contains the following applicable Objective and Policy:

OBJECTIVE 4: "IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY."

Policy 13: Improve pedestrian areas by providing human scale and interest.

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The Project would maintain visual interest for the pedestrian area around the site by enabling the existing restaurant, with its plate glass storefront and awning, to remain viable. In addition, the proposed hours on Saturday and Sunday will attract patrons from the surrounding area, many of whom will arrive on foot.

13. The Project complies with all sections of the Planning Code.
14. Planning Code Section 101.1 establishes eight priority planning policies and requires review of permits for consistency with said policies. The Project complies with said policies in that:
 - a. Approval of the subject request will result in the retention of an existing and desirable neighborhood service and the jobs provided therein.
 - b. Neighborhood character will be conserved and protected as no exterior physical modifications are proposed, and the restaurant will continue to be maintained in a clean and orderly fashion. The Project will enhance the neighborhood's standard of living by expanding existing services to the community.
 - c. The Project will not affect the City's supply of affordable housing. The ground floor of the subject building has never been used as housing. If the ground floor were converted to housing, neither off-street parking nor open-space would be provided.
 - d. Public transit service, automobile traffic, and parking congestion will not be impeded or overburdened by the Project. The neighborhood is served by several Muni bus lines, and is in close proximity to the Van Ness corridor Muni lines. The restaurant is intended to be frequented primarily by patrons who are residents of the neighborhood and the extended hours will therefore cause little if any additional demand for parking.
 - e. An established and unique service to the neighborhood will be encouraged through additional operating hours. In addition, the Project will create new opportunities for residential employment by creating more jobs in the neighborhood.
 - f. No physical change in the structure is proposed. The establishment continues to maintain an Emergency Preparedness Plan consistent with restaurant and City standards.

PLANNING COMMISSION

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- g. No physical change in the structure or its appearance is proposed, and the increased use of the site as a restaurant will not alter any features or subject the building to any disrepair or damage.
 - h. The Project has no impact on parks or open space.
15. The Commission hereby finds that approval of the Conditional Use Authorization would promote the general and specific purposes of the Code provided under Section 101.1 in that, as designated, the Project would not affect the character and stability of the neighborhood and would constitute a beneficial development.

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. 99.514C** subject to the following conditions attached hereto as Exhibit A which is incorporated herein by reference as though fully set forth.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting of September 23, 1999.

Jonas Ionin
Commission Secretary

AYES: Antenore, Chinchilla, Joe, Martin, Mills, Richardson, Theoharis
NOES: None
ABSENT: None
ADOPTED: September 23, 1999

PLANNING COMMISSION

**Case No. 99.514C
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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. 14830. 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 94012.

ONCE EFFECTIVE, THIS CONDITIONAL USE AUTHORIZATION IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OCCUPANCY. PERMITS FROM APPROPRIATE DEPARTMENTS MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

PLANNING COMMISSION

**Case No. 99.514C
1701 Octavia Street
Block 0663, Lot 005
Motion No. 14889**

EXHIBIT A

CONDITIONS OF APPROVAL

1. Conditional Use is authorized to allow the modification of conditions of approval found in Motion 14011, dated November 16, 1995 regarding the permitted hours of operation of the subject restaurant, as required per Sections 178 (c) and 303 (e) of the Planning Code.
2. The subject restaurant is authorized to be open to the public during the following hours: Monday through Thursday from 5:30 pm to 10:30 pm, Friday from 5:30 pm to 11:00 pm, and Saturday and Sunday from 9:00 am to 4:00 pm and from 5:30 pm to 11:00 pm.
3. Seating capacity for the subject restaurant shall be limited to up to 40 persons.
4. All signage, awnings or canopies shall comply with relevant provisions of the Planning Code.
5. The applicant shall be responsible for cleaning the sidewalk along the Octavia and Bush Street frontages, each day in accordance with Article 1, Section 34 of the San Francisco Police Code.
6. Noise, odors and garbage shall be contained within the premises so as to not be a nuisance to nearby residents and neighbors.
7. Valet parking service shall be provided during the evening hours, and shall be operated in a way that does not infringe upon adjacent properties or cause traffic congestion near the site.
8. The subject restaurant shall implement other conditions and/or management practices as determined by the Zoning Administrator to be necessary to ensure that management and patrons of the establishment maintain the quiet, safety, and cleanliness of the premises and the vicinity.
9. The Project shall comply with all City Codes.
10. Should implementation of this Project result in complaints from area property owners or residents which are not resolved by the Project Sponsor or successors and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project, the Zoning Administrator shall report such complaints to the Planning Commission which may thereafter hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3 and 306.4 of the Code to consider revocation of this Conditional Use authorization.

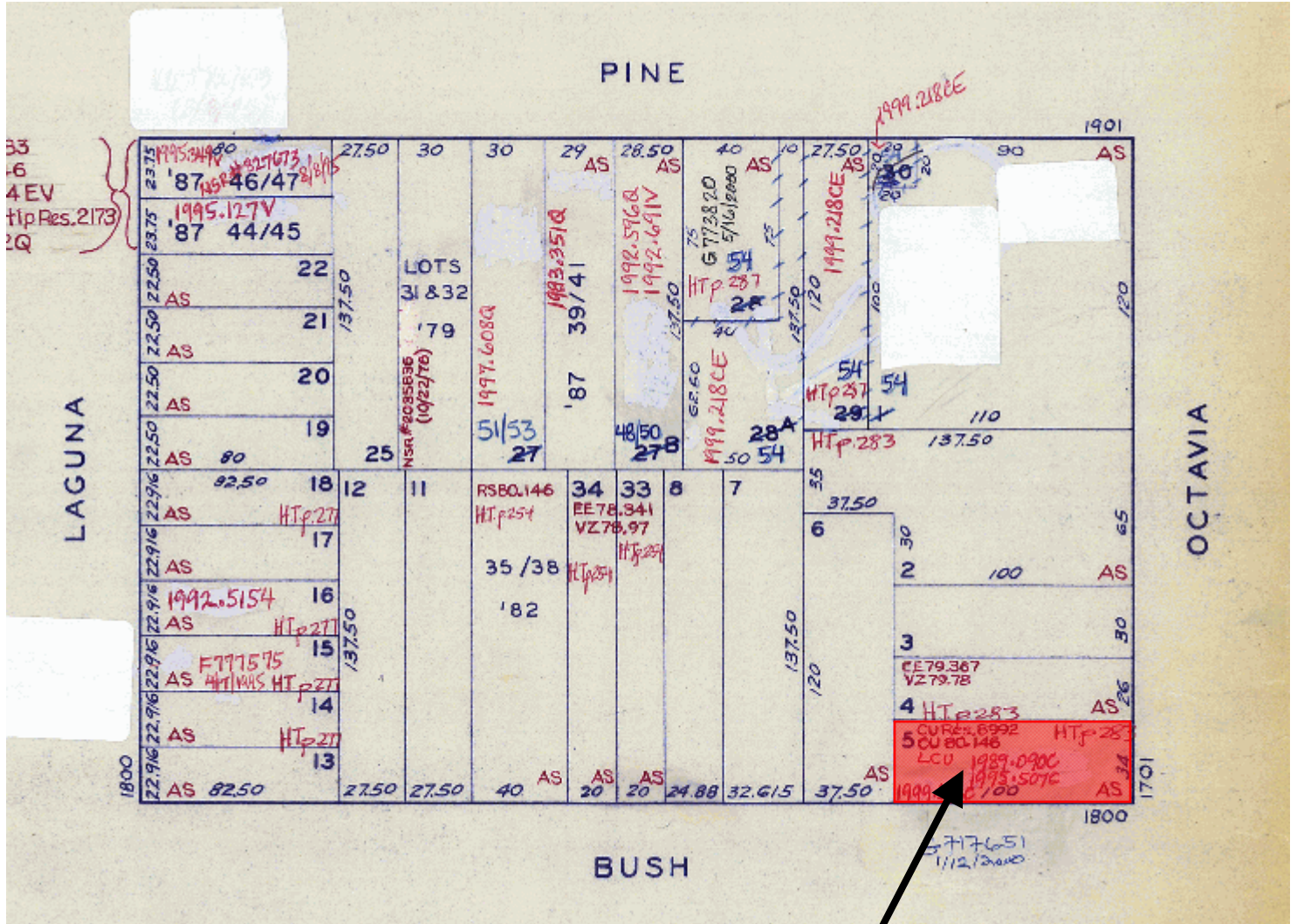
PLANNING COMMISSION

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1701 Octavia Street
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Conditions of Approval
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11. Should the monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successor(s) shall pay fees as established in Planning Code Section 351(g)(2).
12. The property owner shall record a copy of these Conditions of Approval with the Office of the Recorder for the City and County of San Francisco for recordation as part of the property records.

KJL:pg\1701oct.mot

Parcel Map

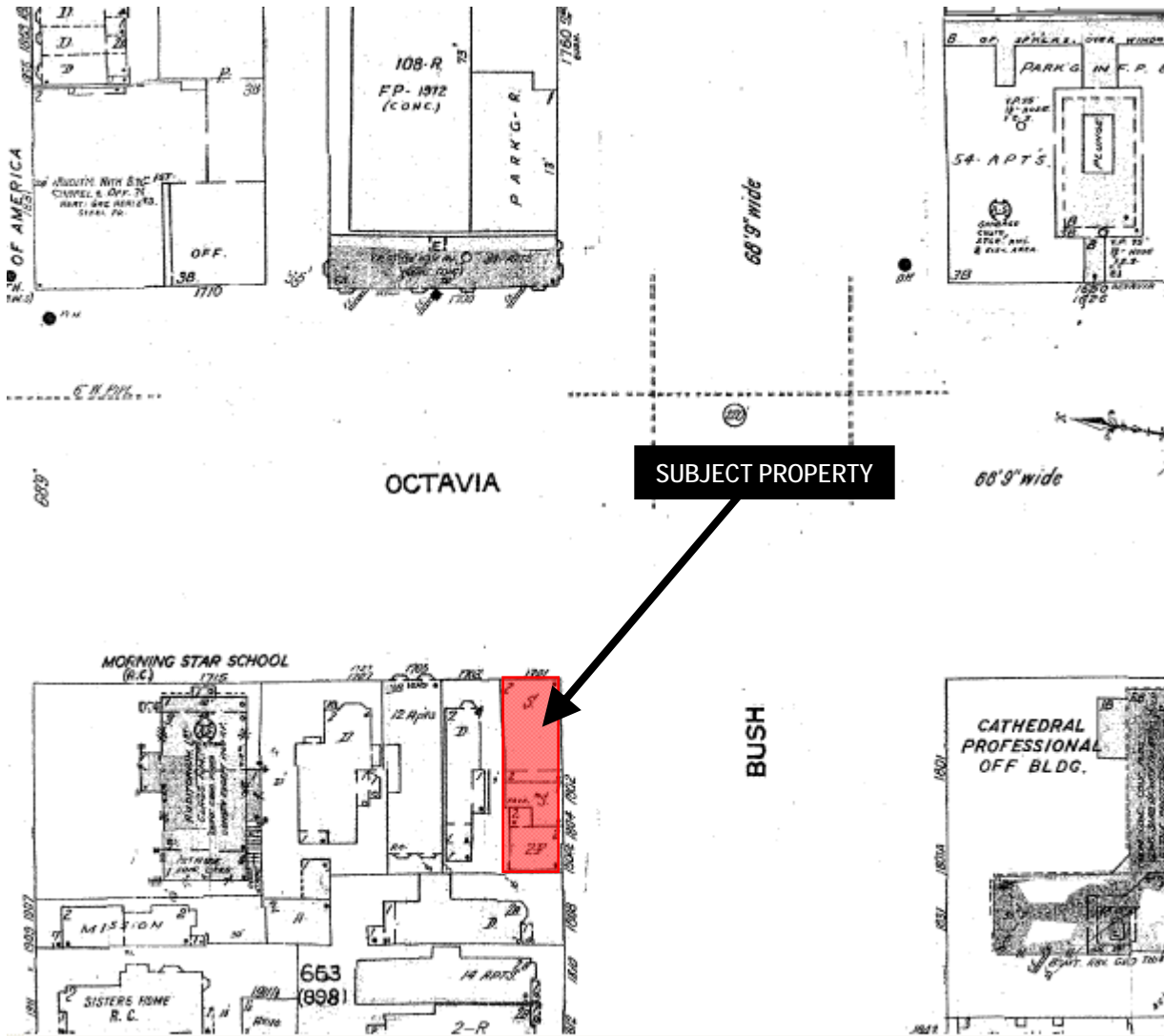


SUBJECT PROPERTY



Conditional Use Hearing
 Case Number 2009.1010C
 Self-Service Specialty Food Use
 1701 Octavia Street

Sanborn Map*



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



Aerial Photo



SUBJECT PROPERTY



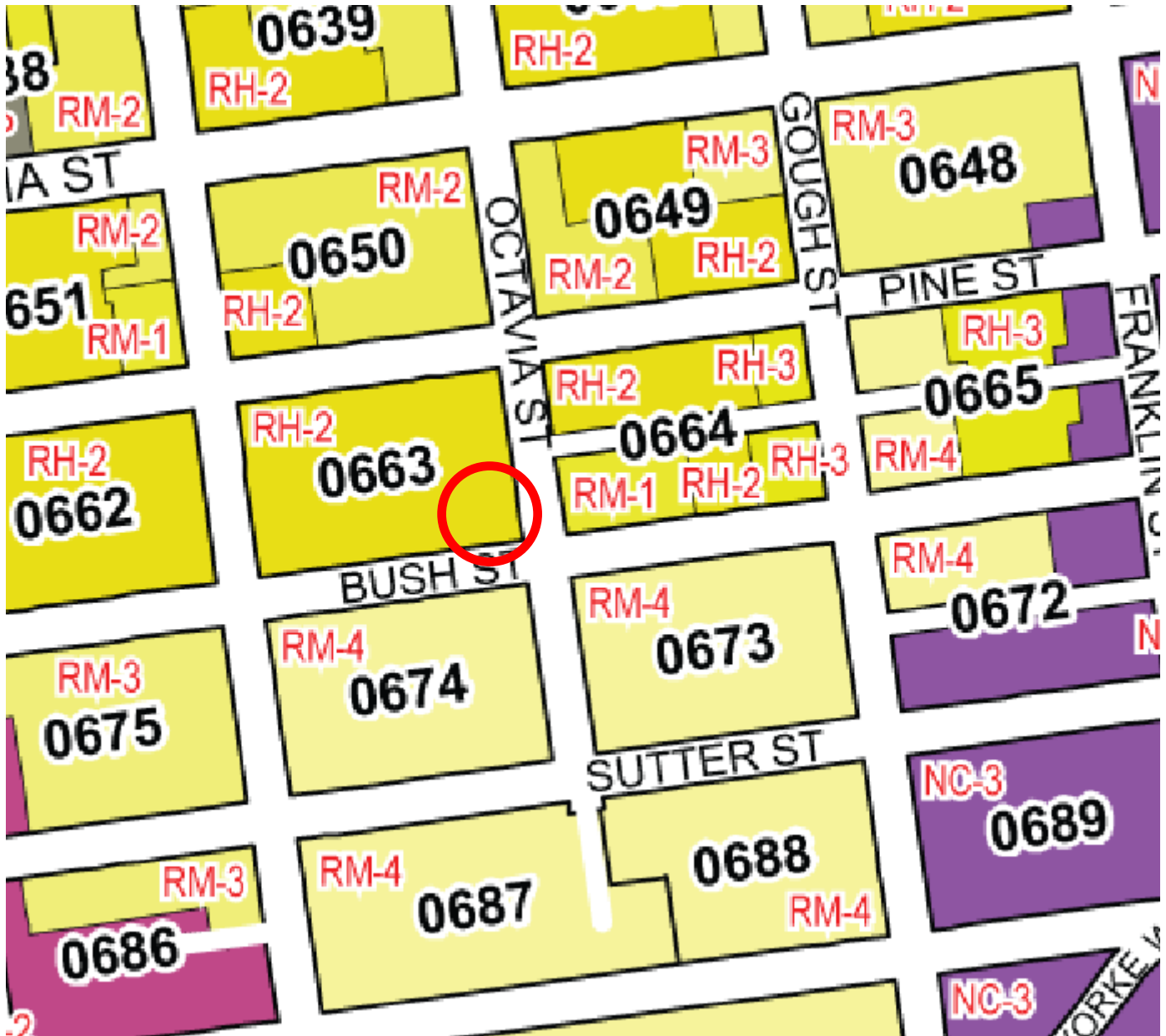
Aerial Photo



SUBJECT PROPERTY



Zoning Map



Conditional Use Hearing
Case Number 2009.1010C
Self-Service Specialty Food Use
1701 Octavia Street



TECTA associates

2/24/10

San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco, CA 94103
Attn: Linda Avery
Planning Commission Secretary

Re: Conditional Use Application
Baker and Banker (new restaurant in existing CU approved restaurant space)
1701 Octavia Street
San Francisco

ADDITIONAL INFORMATION

Dear Commissioners;

This letter is to accompany our application package for the expansion of hours of operation for the take out portion of the new Baker and Banker restaurant at 1701 Octavia Street. You will be familiar with the site from our application package as well as from the excellent restaurants that have called this location home for many years. Baker and Banker has been in operation for the past several months and is already made its own place in the community as a great place to eat judging by its great reviews.

We felt it important to discuss our neighbor outreach. In a neighborhood as active, articulate and congested as this, it is important to address any issues early on. My clients Jeff Baker and his wife Lori Banker have done just that from the first day they saw the place. As part of their outreach they have met or been in close touch with the Pacific Heights Residents Association, the Cathedral Hill Neighborhood Association, and the neighbors in general. We have put a petition in the restaurant (which is enclosed). I would argue that this is a very largely publicized project – you will see the future plans of the restaurant even in the blogs, of which I have attached a few.

In addition, and a late development, my clients were asked to change their hours of operation to start at 9 am. We wish to make that change at this time.

We welcome your review, Jeff and Lori would love to see you at their restaurant, and we look forward to seeing you at our hearing. In the meantime, please feel free to call me at 415-362-5857 or e-mail me at Ahmad@tecta.com with any questions.

Best;

Ahmad Mohazab, RA, NCARB
Project Architect



9/10/09

San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco, CA 94103
Attn; Honorable Planning Commissioners

Re: Conditional Use Application
Baker and Banker (new restaurant in CU approved restaurant space)
1701 Octavia Street
San Francisco

Dear Commissioners;

This letter is to submit the Conditional Use permit application for the abovementioned project for your consideration.

Introduction

This request consists of a request to allow the expansion of hours of use to the Baker and Banker Restaurant, which has been recently acquired by Chefs Jeffrey Banker and Lori Baker. Among their talents, the new chef owners make freshly baked breads and pastries for their restaurant. They would like the opportunity to sell their baked goods to the neighborhood during the day as well, and because of the existing limitation of operating hours seek your approval for the Condition Use Permit amendment required for this enhancement of their business.

The Location

Baker and Banker is located in lower Pacific Heights, at 1701 Octavia Street, at the corner of Bush. The building is 2 stories, and contains this restaurant and 3 residential units, one above the 1701 Octavia and two at the Bush Street side, at 1804 Bush Street.

The restaurant itself enters and has its dining room at 1701 Octavia, with its kitchen entry on Bush Street.

Background

The Restaurant

This location has been home to several fine restaurants over the years. In most

recent years it has been home to Chef Joanna Karlinsky's Meeting House and most recently Quince. It was recently acquired by Chefs Jeff Banker and Lorie Baker.

The Chef/ Owners

Jeff Banker and Lori Baker have a long local history of delicious and accessible meals. As Executive and Pastry Chefs for Home Restaurant, they made me and many others very happy for years. They are now turning their talents to their own environment where they can let their creativity loose and provide us with even better food.

You will find their bios and restaurant plan enclosed.

Summary of the Request

The existing approvals for this location allow the restaurant to be open as follows;

M-Th	5:30 to 10 pm
Friday and Saturday	5 to 10:30 pm
Sunday	5 to 10 pm

The Bankers wish to expand the hours of operation to allow accessory sales of their fresh baked breads, baked goods and beverages to the neighborhood from 7 to 5 daily.

This accessory sales would be from their Bush Street kitchen door. It will require no exterior alterations except for a new door to replace the existing laminated door and signage. The interior alterations will be limited to a counter and simple entry area alterations, and the kitchen will not be affected.

Neighborhood Interaction

The Chef-owners have been in close touch with the Pacific Heights Residents Association (PHRA), the Cathedral Hill Neighborhood Association (CHNA), and others.

Letters of support are enclosed and more will be provided during the hearing.

Project Data

Address	1701 Octavia (kitchen entry is at 1802 Bush Street)	
Lot and Block	0663/005	
Zoning District	RH-2	
Previous Approvals	1981	Resolution 8992, indefinitely continuing the

		previous legal non-conforming use in an RH-2 district
	1989	Resolution 89.090C modifying hours of use
	1999	Resolution 99.514C modifying hours of use
Height and Bulk	40-x	
Lot dimensions	34x100	
Parking	Area is below 5000 square feet, and no parking is required. There is however valet parking, a parking lot at 1801 Bush, and a white zone in front of the restaurant.	

Request

Approval of a Conditional Use Permit authorizing modification of conditions of approval of City Planning Commission Motion 14889, relating to the hours of operation for a restaurant at 1701 Octavia Street, Lot 005 in Assessors Block 0663, in an RH-2 Use District and in a 40-x Height and Bulk district.

Reason for the request

Planning Code Section 303(e) requires Conditional Use authorization for alterations to the conditions of approval of a previously approved Conditional Use.

Please call me if you need wish to tour the restaurant, meet the owners or have any questions. Thank you for your attention.

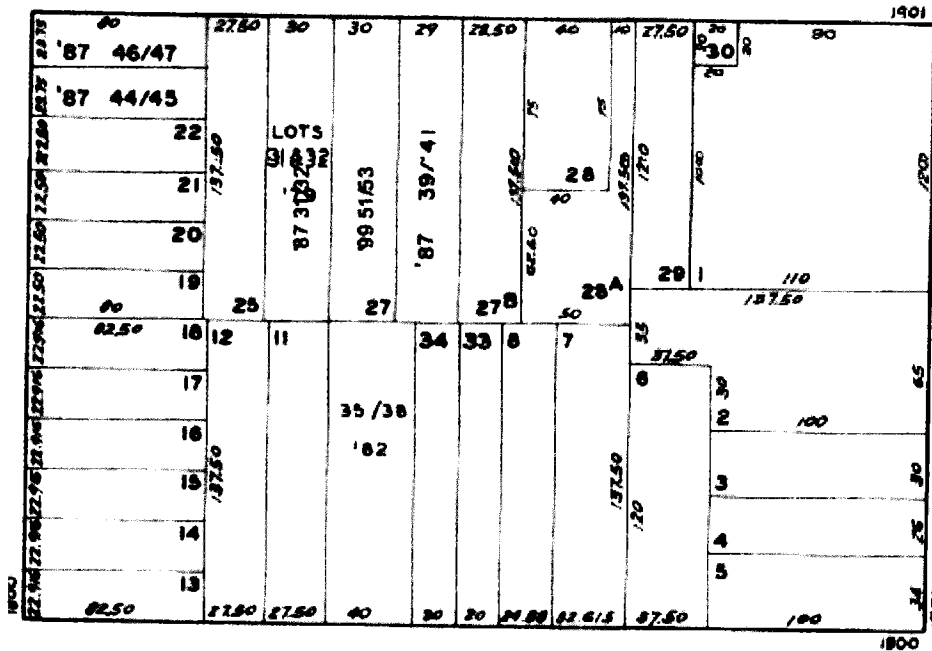
Best;

Ahmad Mohazab, RA, NCARB
Project Architect



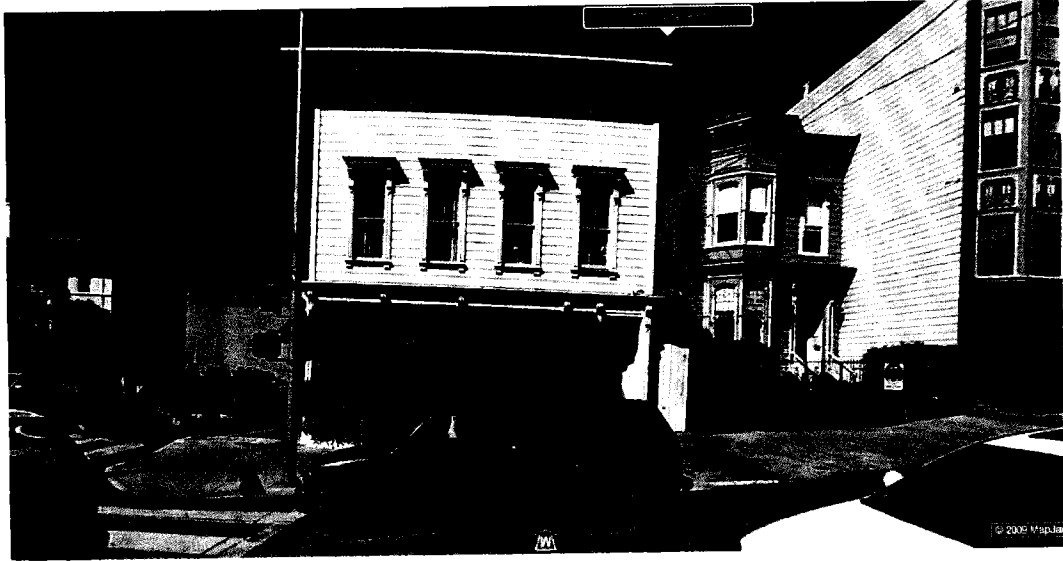
Map of 1701 Octavia Street

PINE

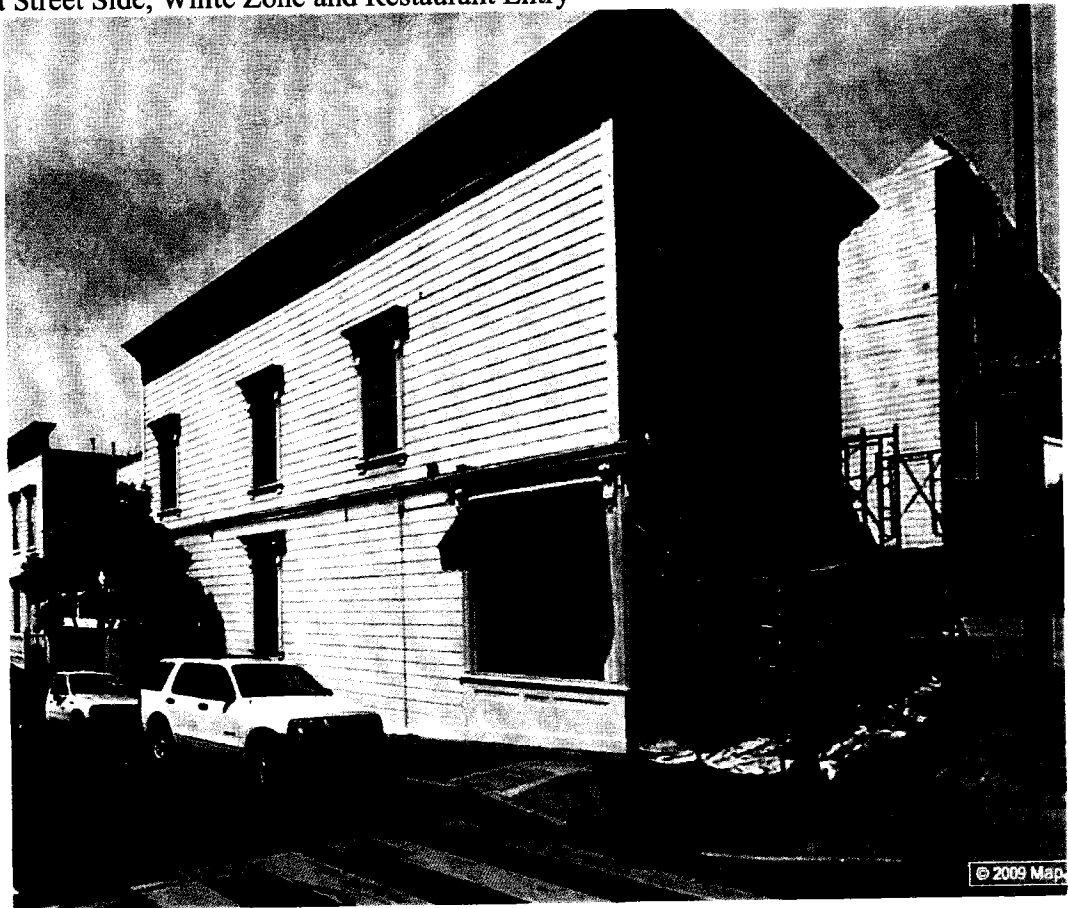


BUSH

Lot and Block Map of 1701 Octavia Street



Octavia Street Side, White Zone and Restaurant Entry



Corner view of building (note that both two storey buildings on Bush are part of this parcel)



Bush Street Façade; Residential units to the left, Kitchen in the center, and Restaurant at the right
(Request is for daytime sales from the Kitchen)

(Previous 3 images courtesy of www.mapjack.com, map courtesy of www.google.com)

Type of Application To Be Submitted: Conditional Use

1. Owner/Applicant Information

Property Owner's Name: Sarkissian Trust attn; Khajaq Sarkissian
Address: 1804 Bush Street SF/ CA ZIP: 94109 Telephone: ()
Applicant's Name: Jeffrey Banker -c/o AGENT Ahmad Mohazab/ TECTA Associates
Address: 2747 19th Street SF/ CA ZIP: 94110 Telephone: (415) 3625857
Contact for Project Information: Ahmad Mohazab/ TECTA Associates
Address: 2747 19th Street SF/ CA ZIP: 94110 Telephone: (415) 3625857

2. Location and Classification

Street Address of Project: 1701 Octavia Street ZIP: 94109
Cross Streets: Bush Street
Assessors Block/Lot: 0663/005 Lot Dimensions: 34x100 Lot Area(SqFt): 3400
Zoning District: RH-2 Height/Bulk District 40-x

3. Project Description

Please Check

Change of Use Change of Hours New Construction
Alterations Demolition Other

Describe what is to be done: SEE ATTACHMENT

Additions to Building: N/A

Rear Front Height Side Yard

Present or Previous Use: FULL SERVE RESTAURANT

Proposed Use: SAME

Building Permit Application No. NOT YET FILED Date Filed:

4. Action(s) Requested (Include Planning Code Section which authorizes action)

CONDITIONAL USE PERMIT TO ALLOW CHANGE OF HOURS OF OPERATION
FOR ACCESSORY SALE OF FOOD FROM BUSH STREET ENTRANCE

5. Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.

Signed _____ Date _____

Applicant or owner

AHMAD MOHAZAB, AGENT

(Print Name of Applicant in Full)

N:\APPLICATION\UAPP.WPD

City Planning Case No. _____

Address 1701 OCTAVIA _____

Block and Lot No. 0663/005 _____

PRIORITY GENERAL PLAN POLICIES FINDINGS

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

SEE ATTACHMENT FOR ALL

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

3. That the City's supply of affordable housing be preserved and enhanced;

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

PRIORITY GENERAL PLAN POLICIES FINDINGS

(Continued)

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

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

7. That landmarks and historic buildings be preserved; and

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

DATE: 09/12/09
PROJECT ADDRESS: 1701 OCTAVIA
ASSESSOR'S BLOCK/LOT 0663/005

ESTIMATED CONSTRUCTION COSTS

TYPE OF APPLICATION: CONDITIONAL USE PERMIT

OCCUPANCY CLASSIFICATION: B

BUILDING TYPE: V-N

TOTAL GROSS SQUARE FEET OF CONSTRUCTION none (existing)

ESTIMATED SQUARE FOOTAGE:

BY PROPOSED USES: no change or addition of square
footage. Area of remodel is limited
to approximately 100 s.f.

ESTIMATED CONSTRUCTION COST \$5,000

ESTIMATE PREPARED BY: Ahmad Mohazab

FEE ESTABLISHED: _____

APPLICATION SUBMITTAL CHECKLIST

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed **and signed by the applicant or authorized agent and a department staff person.**

<u>REQUIRED MATERIALS</u> (check correct column)	<u>APPLICATIONS</u>			
	↓	↓	↓	↓
	↓	↓	↓	↓
	↓	↓	↓	↓
	↓	↓	↓	↓
		Environmental Evaluation	Conditional Use	Reclassification
				Variance
Application, with all blanks completed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
300-foot radius map	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Address labels (original)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Address labels (copy of the above)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Elevations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Section 303 Requirements (shown on info. sheet)	-	<input type="checkbox"/>	-	-
Prop. M Findings	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Photographs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Application signed by owner or agent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

- NOTES:
- Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
 - Typically would not apply. Nevertheless, in a specific case, staff may require the item.
 - Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

ACKNOWLEDGEMENT AND SIGNATURES

OTHER APPLICATIONS THAT MAY BE REQUIRED: _____ By signing below, I acknowledge: That I have read and completed this form in its entirety; that I understand that receipt of these materials by the Department does not mean that the application has been accepted as complete; that all of the information provided in this application is accurate.

Signature _____

Date _____

Print name, and indicate whether owner, or authorized agent:

Owner/Authorized Agent (circle one)

APPLICATION RECEIVED BY PLANNING DEPARTMENT:

By: _____

Date



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400

San Francisco, California 94103

www.sfgov.org/planning

CHAPTER 83: FIRST SOURCE HIRING PROGRAM

This completed form must be filed with the Planning Department prior to any Planning Commission hearing or if principally permitted, Planning Approval of the Site Permit for all projects subject to Administrative Code Chapter 83

1701 Octavia Street 0663/005
 Project Address Block/Lot(s)

n/a _____
 Building Permit Application No. Case No. (if applicable) Motion No. (if applicable)

Please check the boxes that are applicable to this project: (select all that apply)

- 1A. THE PROJECT IS WHOLLY RESIDENTIAL;
- 1B. THE PROJECT IS WHOLLY COMMERCIAL (for the purposes of Administrative Code Chapter 83, any project that is not residential is considered to be a commercial activity);
- 1C. THE PROJECT IS A MIXED USE.

- 2A. THE PROJECT WILL CREATE TEN (10) OR MORE NEW RESIDENTIAL UNITS;
- 2B. THE PROJECT WILL CREATE 25,000 SQUARE FEET OR MORE OF NEW OR ADDITIONAL GROSS FLOOR AREA.

- 3A. THE PROJECT WILL CREATE LESS THAN TEN (10) NEW RESIDENTIAL UNITS;
- 3B. THE PROJECT WILL CREATE LESS THAN 25,000 SQUARE FEET OF NEW OR ADDITIONAL GROSS FLOOR AREA.

If you checked either 2A or 2B your project is subject to the First Source Hiring Program. Please contact the First Source Hiring Program Manager with the San Francisco Human Services Agency's Workforce Development Division to develop a contract to satisfy this requirement.

If you checked 3A and 3B your project is not subject to the First Source Hiring Program.

For questions, please contact the First Source Hiring Manager at (415) 401-4960 or for frequently asked questions you may access First Source information at www.onestopsf.org.

DECLARATION FOR ADMINISTRATIVE CODE CHAPTER 83 COMPLIANCE

ADDRESS OF PRINCIPAL PROJECT: _____ PAGE 2

CONTACT INFORMATION AND DECLARATION OF SPONSOR OF PRINCIPAL PROJECT	
Print Name	
Ahmad Mohazab	
Address	
TECTA Associates 2747 19th Street	
City, State, Zip	
San Francisco, CA 94110	
Phone	Fax
415 362 5857	415 362 5044
E-mail	
Ahmad@tecta.com	
I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Administrative Code Chapter 83.	
(signature)	



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400

San Francisco, California 94103

www.sfgov.org/planning

SECTION 315: DECLARATION OF INTENT

This completed form must be filed with the Planning Department prior to any Planning Commission hearing or if principally permitted, Planning Approval of the Site Permit for all projects subject to Planning Code Section 315 (five or more residential units), the Inclusionary Housing Requirement

Project Address _____ Block/Lot(s) _____

Building Permit Application No. _____ Case No. (if applicable) _____ Motion No. (if applicable) _____

Name of Planner (SF Planning Department Contact) _____

NUMBER OF ALL UNITS IN THE PRINCIPAL PROJECT:					
TOTAL UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	

This project will comply with Planning Code Section 315 by: (select one of four options below)

1. PAYMENT OF AN IN-LIEU FEE PRIOR TO BUILDING PERMIT ISSUANCE:

2. PROVISION OF BMR UNITS ON-SITE AT 15 % OF THE UNIT TOTAL:

NUMBER OF SALE BMR UNITS ON SITE IN THE PRINCIPAL PROJECT:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	
NUMBER OF RENTAL BMR UNITS ON SITE IN THE PRINCIPAL PROJECT:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	

3. CONSTRUCTION OF BMR UNITS OFF-SITE AT 20 % OF THE UNIT TOTAL:

NUMBER OF SALE BMR UNITS CONSTRUCTED OFF SITE:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	
NUMBER OF RENTAL BMR UNITS CONSTRUCTED OFF SITE:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	
AREA OF DWELLINGS IN PRINCIPAL PROJECT:			S.F.	AREA OF DWELLINGS IN OFF-SITE PROJECT:	
				S.F.	

Off-Site Project Address (if more than one lot, attach additional sheet) _____

Off-Site Block/Lot(s) _____

Building Permit Application No. _____

Case No. (if applicable) _____

Motion No. (if applicable) _____

APPLICANT'S DECLARATION OF INTENT FOR SECTION 315 COMPLIANCE

ADDRESS OF PRINCIPAL PROJECT: _____ PAGE 2

Number of market-rate units in the off-site project _____

4. USING A COMBINATION OF PAYMENT OF AN IN-LIEU FEE &/OR PROVISION OF ON-SITE BMR UNITS, &/OR CONSTRUCTION OF OFF-SITE BMR UNITS WITH THE FOLLOWING DISTRIBUTION:

Indicate what percent of each option would be implemented (from 0% to 99%) and the number of on-site and/or off-site BMR units for rent and/or for sale.

1. In-lieu fee _____ % of BMR requirement
2. On-Site _____ % of BMR requirement

NUMBER OF SALE BMR UNITS ON SITE IN THE PRINCIPAL PROJECT:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	
NUMBER OF RENTAL BMR UNITS ON SITE IN THE PRINCIPAL PROJECT:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	

3. Off-Site _____ % of BMR requirement

NUMBER OF SALE BMR UNITS CONSTRUCTED OFF SITE:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	
NUMBER OF RENTAL BMR UNITS CONSTRUCTED OFF SITE:					
TOTAL BMR UNITS:	STUDIOS:	ONE-BEDROOM:	TWO-BEDROOM:	THREE-BEDRM:	
AREA OF DWELLINGS IN PRINCIPAL PROJECT:			S.F.	AREA OF DWELLINGS IN OFF-SITE PROJECT: S.F.	

Off-Site Project Address _____ Off-Site Block/Lot(s) _____

Building Permit Application No. _____ Case No. (if applicable) _____ Motion No. (if applicable) _____

Number of market-rate units in the off-site project: _____

CONTACT INFORMATION AND DECLARATION OF SPONSOR OF PRINCIPAL PROJECT	CONTACT INFORMATION AND DECLARATION OF SPONSOR OF OFF-SITE PROJECT (IF DIFFERENT)
Print Name	Print Name
Address	Address
City, State, Zip	City, State, Zip
Phone	Phone
Fax	Fax
E-mail	E-mail
I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to satisfy the requirements of Planning Code Section 315 as indicated above.	I hereby declare that the information herein is accurate to the best of my knowledge and that I intend to provide off-site BMR housing for the principal project as indicated.
_____ (signature)	_____ (signature)

APPLICANT'S DECLARATION OF INTENT FOR SECTION 315 COMPLIANCE

ADDRESS OF PRINCIPAL PROJECT: _____

PAGE 3

CONDITIONAL USE FINDINGS

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

(1) That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and

The proposal does not affect the existing restaurant's size or intensity, which is compatible with the neighborhood, consisting of approximately 800 square feet of public space and a maximum of 40 person seating capacity. The extended hours of operation are desirable because there are no locations offering fresh baked goods to the immediate neighborhood during the day and within easy walking distance. The restaurant and its associated accessory take-out sales, its scale and upscale services as well as the nature and times of the proposed activity are compatible with the pace of the surrounding neighborhood. The extended hours will allow an existing use that is desirable in the current location to remain a viable business.

(2) That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:

(a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The proposal makes no alterations to the existing structure, which is consistent in its size and shape with the residential character of the neighborhood. The proposal will not impact properties or potential development in the vicinity.

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

Of the three streets nearest the site (Bush, Octavia, and Pine), Bush and Pine are major thoroughfares. The project will not have significant impact on current traffic patterns and accessibility for persons or vehicles due to the fact that daytime patrons are primarily local residents and will arrive on foot and vehicular traffic is not expected.

Furthermore a white zone exists at 1701 Octavia Street, which will serve the location.

No parking is required for the project. A parking lot however is available for patrons.

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

The proposal will not cause glare, dust or the emission of offensive fumes, odor or noise. Services will continue to be professionally maintained to prevent offensive smells and pests.

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

The exterior features of the site will be maintained at their current level. No changes in landscaping or screening are planned. The proposal will continue to comply with all signage, lighting, and other relevant requirements and conditions of the Planning Code.

(3) That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

The project complies with all applicable provisions of the Planning Code and will not adversely affect the General Plan.

PRIORITY GENERAL PLAN POLICIES FINDINGS

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

Approval of the subject request will result in the retention of an existing and desirable neighborhood service and the jobs provided therein.

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

Neighborhood character will be conserved and protected as no exterior physical modifications are proposed, and the restaurant will continue to be maintained in a clean and orderly fashion. The project will enhance the neighborhood's standard of living by expanding existing services to the community.

3. That the City's supply of affordable housing be preserved and enhanced;

The project will not affect the city's supply of affordable housing. The ground floor of the subject building has never been used as housing. If the ground floor were converted to housing, neither off-street parking nor open space would be provided.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

Public transit service, automobile traffic, and parking congestion will not be impeded or overburdened by the project. The neighborhood is served by several Muni bus lines and is in close proximity to the Van Ness corridor Muni lines. The restaurant and its accessory take out element is intended to be frequented primarily by patrons and customers who are residents in the neighborhood and the extended hours and function will therefore cause little if any additional demand for parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for

resident employment and ownership in these sectors be enhanced;

An established and unique service to the neighborhood will be encouraged through the additional hours which will allow take out sales of its fresh baked goods. In addition, the project maintains its ongoing opportunity for neighborhood residential employment. In fact the owners are both local residents.

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

No physical change in the structure is proposed. The establishment continues to maintain an Emergency Preparedness Plan consistent with restaurant and City standards.

7. That landmarks and historic buildings be preserved; and

No physical change in the structure or its appearance are proposed with the exception of a replacement door to replace a recently added laminated utility type door. The increased use of the site in its take out function will not alter any features or subject the building to any disrepair or damage.

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

The project has no impact on parks or open space.

**Sarkissian Trust
1804 Bush Street
San Francisco, CA 94109**

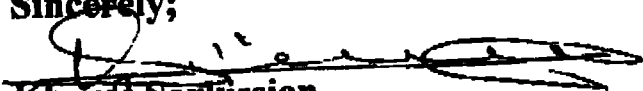
**San Francisco Planning Department
1650 Mission Street
Suite 400
San Francisco, CA 94103**

Re; C.U.P. Application for 1701 Octavia

Dear Ladies and Gentlemen;

This authorizes Ahmad Mohazab and TECTA Associates to submit for a Use Permit Application and undertake all necessary actions for the new tenants at 1701 Octavia Street, which is located on our property.

Sincerely;


**Kharaj Sarkissian
Property Owner**

Yet to be named restaurant in Quince space

Husband and wife team **Lori Baker** (actually a baker) and **Jeff Banker** (chef) with a combined 30 years experience in acclaimed restaurants, are opening [yet to be named restaurant] at 1701 Octavia Street in San Francisco in the space that formerly housed **Quince**. They expect to open sometime in November, 2009. Theirs will be a welcoming restaurant serving distinctive but approachable food made with care and based on produce and meats from producers with whom they have long-standing relationships. All breads and pastries will be made in-house and a bakery is planned on the site in the near future.

Before **Quince**, the site housed **Meetinghouse**, a beloved neighborhood restaurant known for its good food and congenial atmosphere. The couple were fans of **Meetinghouse** and of **Quince** and felt the stars were properly aligned when this intimate space in a residential neighborhood became available as Quince prepared to move to its new, larger location on Pacific Avenue. They hired designer **Michael Brennan** to create the warm, comfortable interior.

“We loved the idea of providing great food and a bakery in this part of town,” says Banker. “This is a magical spot for many people and we plan to continue our predecessors’ traditions of quality, creativity and true hospitality.”

The Chefs

Both in their mid-thirties, the couple honed their skills in acclaimed Bay Area restaurants. Baker, a graduate of *Johnson and Wales*, has been pastry chef at **EOS**, **Home**, **Slow Club**, **Gordon’s House of Fine Eats** and **Bizou** and pastry assistant at **Postrio**, **Bix** and **Fifth Floor** under Laurent Gras. She also did staves at **Hotel Metropole** in Brussels, Belgium and **L’Angolo Dolce** in Lucca, Italy. She was most recently a professor of pastry at The California Culinary Academy.

Jeff Banker is a chef by training whose early stints include **Patina** in Los Angeles and **Postrio** in San Francisco. He was more recently sous chef at **Acme Chophouse** and **Bix**, Executive Chef for three years at **Home** restaurant and staged at **Lucas Carton** in Paris while attending *Le Cordon Bleu* on a scholarship awarded by the IACP.

Both have also filled in at their friends’ restaurants **Nopa** and **Delfina**.

Menu

Banker’s menu is “New American,” drawing on the ingredients and traditions of many cultures, utilizing classic technique and adhering to seasonal dictates. His Fall menu includes starters like Salt Roasted Beets with Andante Minuet cheese, Candied Hazelnuts and Dandelion Greens; Grilled Octopus with David’s potatoes and Sauce Gribiche; and Scallop Crudo with Meyer Lemon-Fried Shallot Oil, Shaved Fennel and Togarashi. Main courses include Pancetta wrapped Pork Loin with Creamy Farro and Roasted Black

Mission Figs; Seared Wild King Salmon with Grilled Porcini, Syrah Reduction and Preserved Lemon; and Grilled Painted Hill's Hanger Steak with Bone Marrow-Salsify Gratin and Sautéed Bloomsdale Spinach.

Baker's Fall desserts include Brown Butter, Pear and Ginger Layer Cake; Caramel Macadamia Nut Tart with White Chocolate-Apricot Brandy Ice Cream; and Carrot Cake with Candied Walnut-Cream Cheese Ice Cream. These homey, luscious desserts are made with the best ingredients and elevated by superior technique. Baker is especially fond of layer cakes, which she will sell whole and by the slice when the bakery opens, alongside morning pastries, pies, cookies and breads

Prices range from \$6 - \$14 for appetizers, \$17 - \$25 for main courses and \$8 for desserts.

Wines will emphasize good value with most priced between \$40 - \$60. There will also be a list of artisanal beers.


Dinner will be served nightly except Monday.

Media Contact: Eleanor Bertino Public Relations
office@eleanorbertinopr.com
415-788-1953

Google maps Address Pacific Heights San Francisco, CA



Get Google Maps on your phone
 Text the word "GMAPS" to 466453




114

297.07 supplies

I, the undersigned, am aware of the plans of Baker and Banker at 1701 Octavia Street to offer their baked goods and coffee drinks for sale at their Bush Street location, and am in support of their request to increase the hours of their operation to offer this feature during the daytime.

Name	Address	Signature
Nellie Nugamba	1850 Fillmore St SF 94115	[Signature]
Melissa Boyd	1905 Laguna St #205 SF 94115	[Signature]
SMATHAN BOZMAY	1905 LAGUNA ST #205 94115	[Signature]
JAISNA DHN	1742 BUSH ST. SF 94109	[Signature]
Rosalyn Chen	2401 Sacramento SF 94115	[Signature]
Lorraine Flett	2156 Bush St. SF 94115	[Signature]
Clara Allen	1705 Octavia St. 94109	[Signature]
Anne Marino	1705 Octavia St 94109	[Signature]
TRISTAN HANSON	2967 MARINA DR. SAN JOSE 95124	[Signature]
AUKA KRISTON	818 VAN NESS #103, SF 94109	[Signature]
BETH CALLEARONE	1440 SUTTER ST #101 SF 94109	[Signature]
Ben Jones	1677 Bush St #16 SF 94109	[Signature]
Laura Walkue	1677 Bush St #16, SF 94109	[Signature]
Julie Seebant	1814 Bush St. 94109	[Signature]
Daniel Caserman	1610 Sutter St. # 402 SF, CA 94109	[Signature]
DAVID MURPHY	1700 BUSH ST # 7 SF 94109	[Signature]
Heidi Depp	1700 Bush St #7 SF 94109	[Signature]
DARYL YOUNG	1650 OCTAVIA ST. S.F. 94107	[Signature]
Kate Butler	1700 Octavia St. #504 San Francisco CA 94100	[Signature]
Tyler Ferrer	443 Carl St SF CA 94117	[Signature]
CHRISTINE NGUYEN	109 Lower Ten SF CA 94114	[Signature]
Lauren Hunter	109 Lower Ten SF CA 94114	[Signature]
Simon Slebster	1471 South Van Ness #B, SF, CA, 94110	[Signature]
Jouanne Detwiler	1483 Sutter, SF, CA 94109	[Signature]
Adrian Amador	1150 Divisadero St CA 94109	[Signature]
Mary Whalen	11825 Sutter St	[Signature]
Thomas H. Layton	2310 Washington St SF, CA 94115	[Signature]
Gabrielle Layton	2310 Washington St SF, CA 94115	[Signature]
Elizabeth Rossetti	1930 Sacramento St #12 SF CA 94109	[Signature]
Kurt Rossetti	" " " " " " "	[Signature]

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Name	Address	Signature
Emily Hansen	2936 Folk St	
MICHAEL BRENNAN	285 SHIPLEY	
Natasha Solove	2761 Projeant	
Felicia Weiss	1501 Bush Street	
Stephanie Erik	1801 Bush St	
Alana Kull	1801 Bush St.	
Lara Klemens	1801 BUSH ST.	
Jaquelyn Moore	1700 Octavia St.	
Mike Galbraith	1 Daniel Burnham Ct #1120	
Leilani Taylor-Lutz	1 Daniel Burnham Ct #1420	
Justine Castellano	1304 11th Ave S FCA 94122	
August Gudmundsson	1304 11th Avenue S FCA 94122	
Elliott S. Caldwell	977 Pine	
Gaylen Kumbell	1738 Bush St SF 94109	
ROSS M. Garcia	2266 40th Ave 94116	
NOTE: [illegible]	[illegible]	[illegible]
Ellen Suddroth	2127 W. 116th St. S.F. CA	
JEFF S. SYDNEY	2127 W. 116th St. Berkeley, CA	
JEFF BLOOM	375 ERIE AVE SINTIMON	
KAT FOLEY	1660 FELL ST APT 1 SE	
Amber Fox	652 Oak Street, SF, CA 94111	
Zhanna Klestof	2887 Bush St SF 94115	
Jason E. Toensing	" "	
Haj Matsumoto	361 12th Ave. San Francisco, CA 94118	
Ryoko Mizuno	" "	
Dink Gulbi	735 Biron St #3, SF, CA 94110	
Thomas Bennett	220 Bonam St, SF, CA 94131	
Kayre Raymond	3969 19th St Apt 2 S.F. CA.	
Karen Northrup	345 Cedar St S.C.	
Megan Hansen	11 BURNHAM WAY YOUNTVILLE, CA	
Erin Emmer	385 Valley St SF 94131	
Patricia Richman	12533 Huston St Valleyville, 94109	
Cherl Simeier	12533 Huston St	
DENISE MIYA	18721 BUSH ST	

Te Sophia

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Name	Address	Signature
Pat Beale	1801 Bush St	PAT BEALE
Sophie Taggart	1801 Bush St	Sophie Taggart
YVONNE SHERIN	1801 Bush St	Yvonne Sherin
TERRI BENSINGER	1501 Bush St	Terri Bensinger
Karen Palamods	1801 Bush 232	Karen Palamods
NANCY DROOKER	1801 Bush 222	Nancy Drooker
Mary Ciotalo	" 132	Mary Ciotalo
NATHAN HARE	" 118	Nathan Hare
Zena Tucker	" 203	Zena Tucker
Deborah Fargant	" 121	Deborah Fargant
Maryellen Fowler	1801 Bush St #261	Maryellen Fowler
Sue Schmitt		Sue Schmitt
Lidmila Cantamisa	1801 Bush St #202	Lidmila Cantamisa
CÉCILE TOCCINI	1801 Bush St #113	Cécile Tocchini
VIVIAN DENT	1801 Bush	Vivian Dent
Cishi Fuller	1801 Bush St #212	Cishi Fuller
Catherine Hopman	1801 Bush St #115	Catherine Hopman
William Herkin	1801 Bush St #111	William Herkin
MICHAEL PRIDDY	1801 Bush #111	Michael Priddy
Katherine Vignone	1801 Bush #131c	Katherine Vignone
Mia Jellevy	1801 Bush St #202	Mia Jellevy
Carol Schmitt	1801 Bush St #209	Carol Schmitt
ANTHONY C. JONES	1809 CALIFORNIA ST #404	Anthony C. Jones
Sally Schmitt	1809 California #404	Sally Schmitt
DAVID LEE	1800 TURK ST. #103	David Lee
CHRIS MICHALIK	59 RAMONA AVE	Chris Michalik
MISSY LITON	61 RAMONA AVE #A	Missy Liton
LISA Sampinato	1618 LAMBART ST #10	Lisa Sampinato
Melissa Bulb	1536 Chestnut St	Melissa Bulb
Lupe Anullem	1650 Octavia St #201	Lupe Anullem
Peter Felton	2015 Buchanan St	Peter Felton
Jacque Felton	2011 Buchanan St	Jacque Felton
Andrei Kovernsky	1703 Octavia Street	Andrei Kovernsky
Stephanie Grogan	37 Cascade Way	Stephanie Grogan

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Name	Address	Signature
CHLEE HALL	1635 Gough St.	Chlee Hall
Dan Voorhies	1635 Gough St	Dan Voorhies
SPH BERRERSON	1700 OCTAVIA ST	[Signature]
David M.A. Sims	1808 Octavia St Apt #11	David M.A. Sims
Callay Hudson	240 Banta Glen Dr. Apt. #55	Callay Hudson
VIRGINIA MYER	1805 PINE #34	Virginia Myer
Council Council	1508 Gough	[Signature]
Halston Wheeler	2018 Bush St	Halston Wheeler
Chandler Wanderly	1843 Pine St	[Signature]
Michael Fillman	1843 Pine St	[Signature]
Matt Estrada	1814A Bush St	Matt Estrada
Michael Hlubsky	150 Bush St #316	Michael Hlubsky
Alison Sand	1570 Sutter St #108	Alison Sand
JAMES ALEXANDER	1371 CALIF. ST #14	James Alexander
Michelle Shanley	1824 Bush St	Michelle Shanley
Freddie Sico	1824 Bush St.	Freddie Sico
Paul Warner	2309 California St	Paul Warner
CAROL BROWNSON	2309 California St	Carol Brownsen
ALAN MAY	1950 BUSH ST. SE	Alan May
Manan May	2040 Sutter	Manan May
Ethan Richeson	428 Sherwood Dr. #10K	Ethan Richeson
Alma Reantaso	Sausalito, CA 94965	Alma Reantaso
HEATH TOHARA	1871 Bush St, 94109	Heath Tohara
Patricia Horn	1871 Bush St. 94109	Patricia Horn
Elizabeth Horn	1567 Oakes St	Elizabeth Horn
Zoe Urrant	2150 15th St	Zoe Urrant
BLIVEN MINIAU	2194 CALIF. WY #6	Bliven Miniau
Blodwen Tarter	1950 Bush St.	Blodwen Tarter
Candy Sember	1925 Gough	Candy Sember
SANDRA VITTORIA	2039 Zuni St 94107	Sandra Vittoria
OLIVIA FABRIZIO	1470 48th AVE #6 94122	Olivia Fabrizio

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Name	Address	Signature
Sarah Ward	1832 Laguna St. 94115	[Signature]
John Felders	1974 Bush St, SF	[Signature]
Maria Oberst	1700 Cesario Ave 505 SF	[Signature]
Wendi Berkowitz	1916 Pine St SF, CA 94109	[Signature]
HAROLD RUBEN	209 CALIFORNIA ST 94109	[Signature]
SARAH SUNG	2400 VANNESS #22 94109	[Signature]
RAMI BERK	2175 CALIF. # 203 94109	[Signature]
JOEL THOMAS	2075 CALIF # 203 94109	[Signature]
AMBER McHLYNN	2088 Bush St 94115	[Signature]
Mohammad Hamoudi	1849 Bush St #B, 94109	[Signature]
Kathie Hamoudi	1849 Bush St B 94109	[Signature]
Danielle Giesbrecht	661 CALIFORNIA SF, CA 94112	[Signature]
Bill Wong	1358 Gough St, SF CA 94109	[Signature]
TOM CHANG	1388 Gough St #601 SF	[Signature]
Don Bulman	2136 Scott St., SF 94115	[Signature]
MICHELLE CHAN	1874 Bush St SF, CA 94109	[Signature]
JESSE ZELMAN	1874 BUSH ST. SF, CA 94109	[Signature]
ANDREW DAVIS	1921 PINE ST #5 SF, CA 94109	[Signature]
John Barry	1801 Gough #607, SF CA 94109	[Signature]
Matthew Gil-Loath	2199 California St #1, SF CA 94115	[Signature]
Tracy Hoffman	1914 Pine St. #4 SF CA 94109	[Signature]
NING TANG	1914 PINE ST. #8 SF CA 94109	[Signature]
MARK KIMBELL	1738 BUSH CA 94109	[Signature]
Rogly Pitt	1895 Bush St	[Signature]
BOB SHAPIRO	1008 BUSH 94109	[Signature]
DELCONIA DUVAL	1880 PINE #308 94115 S. CA	[Signature]
Vanessa Sincü	1755 Pine #5 94109	[Signature]

Gorge on Thrillist's email smorgasboard every day: the newest eats, drinks, gear, travel and entertainment, all free.

SIGN UP

Baker & Banker

11.23.09

Bang-up Pac Heights grub from the *cutest* of husband-wife teams

Opening Dec 1 at 1701 Octavia St, at Bush; Pacific Heights; 415.351.2500



When significant others collaborate, results can range from spectacular (e.g., Bela and Marta Karolyi bringing home gymnastics gold), to unspectacular (you and your GF breaking up over Pictionary *again*). Teaming up to create a spectacle in your unspectacular mouth, Baker & Banker.

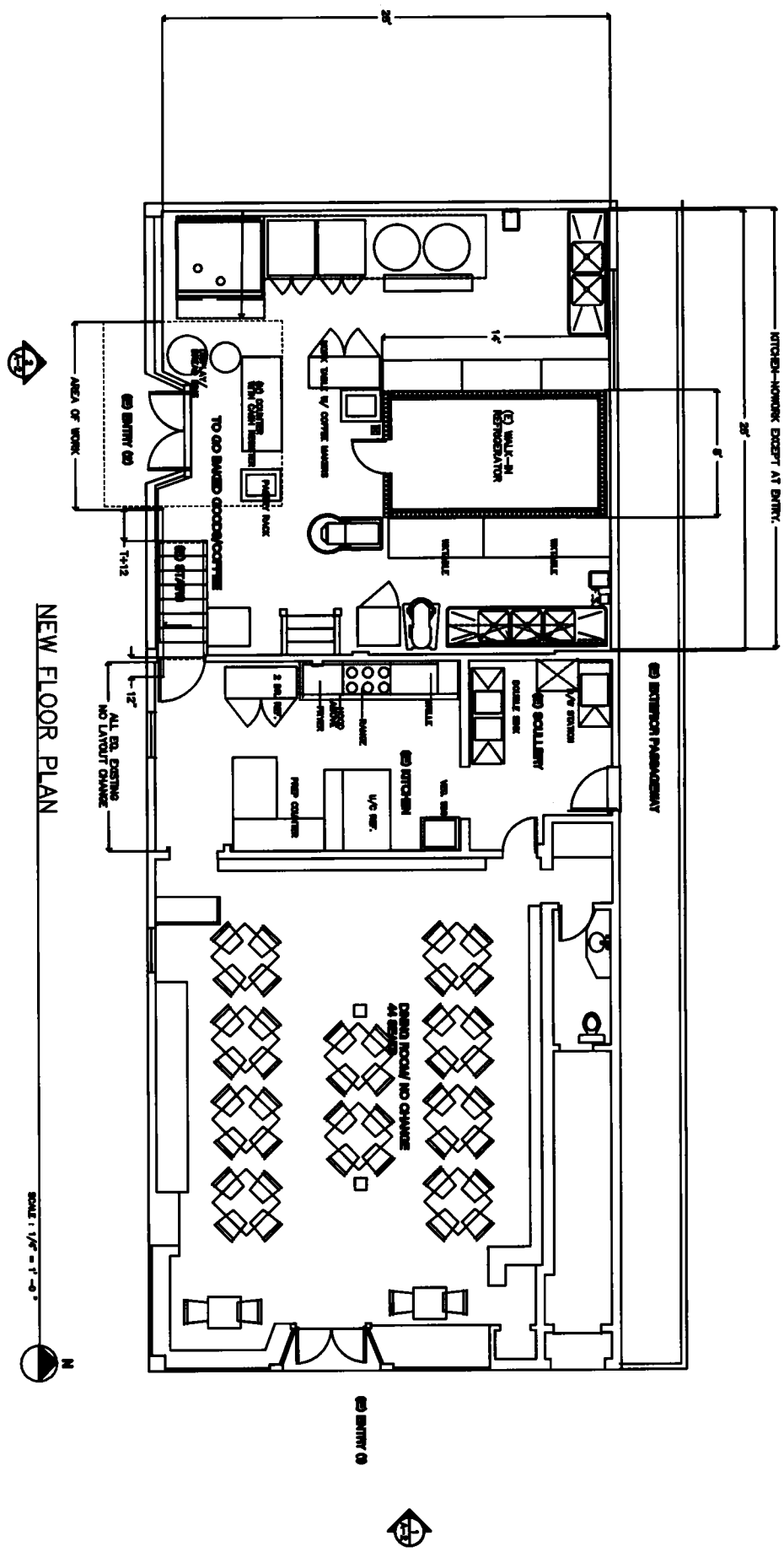
Filling the sweet Pac Heights digs vacated by Quince, B&B's an affordably upscale Cali grubbery lovingly named for the husband/wife team that owns it (she bakes stuff, his surname's Banker); the inside's classily done up in black and gold, with leather booths lining the perimeter, old school gas lamps, and chalk boards to call out daily specials, and those of you who were tardy to Spelling. Mr. Banker (who's cooked at Home, Postrio, etc.) is the chef, and his menu kicks off with dishes like avocado/grapefruit tartar (with shiso n' ponzu jelly), PEI mussels in Thai curry broth, and crostini draped with crushed liver and paine squab, which came to bring it way harder than other domestic pigeons. Entrees range from red wine-braised lamb stew (with wild 'shrooms and polenta), to seared duck leg n' breast with sweet potato hash and Swiss Chard, to pumpkin ravioli with saba, brown butter, and candied chestnuts -- until they're cannibalized in record number by Joey.

Banker's wifey'll make her mark soon, when B&B opens up a bakery to sling fresh bread and pastries to the neighborhood folk, and maybe you and your lady, who you'd happily treat if you weren't so flabbergasted that she can't draw "mistrust".

Check out opening night's menu (subject to change)

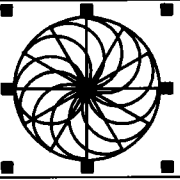
SWEET!





NEW FLOOR PLAN

SCALE: 1/4" = 1'-0"



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 INTERIORS
 PLANNING

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 SAN FRANCISCO, CA 94108
 TEL: 415.774.1100
 FAX: 415.774.1101

BAKER AND BANKER RESTAURANT
 TO GO SALES AREA
 1701 OCTAVIA STREET
 SAN FRANCISCO, CALIFORNIA

CONSULTANTS

PROJECT

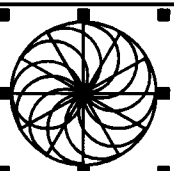
REVISIONS

APPROVALS

SHEET TITLE

PLANS / NOTES

SHEET NUMBER
 A-1



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 • ARCHITECTURE
 • INTERIORS
 • PLANNING

100 CALIFORNIA STREET, SUITE 400
 SAN FRANCISCO, CALIFORNIA 94104
 TEL: 415.774.3333
 WWW.TECTAASSOCIATES.COM

BAKER AND BANKER
 RESTAURANT
 TO GO SALES AREA
 1701 OCTAVIA STREET
 SAN FRANCISCO, CALIFORNIA

CONSULTANTS

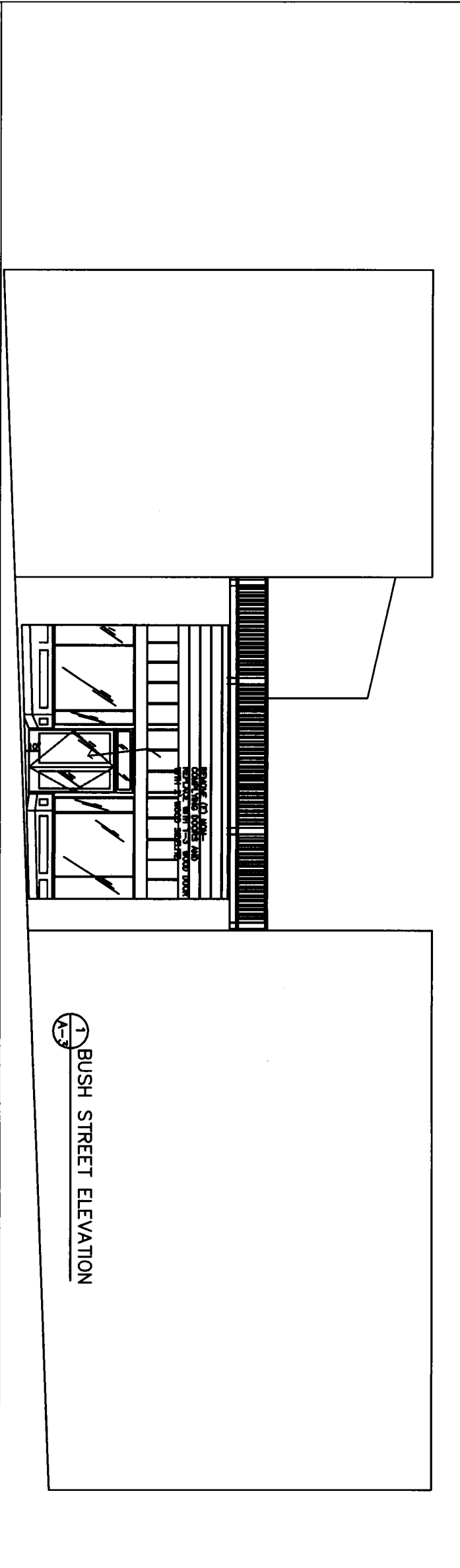
PROJECT

REVISIONS
 3 JAN 2008

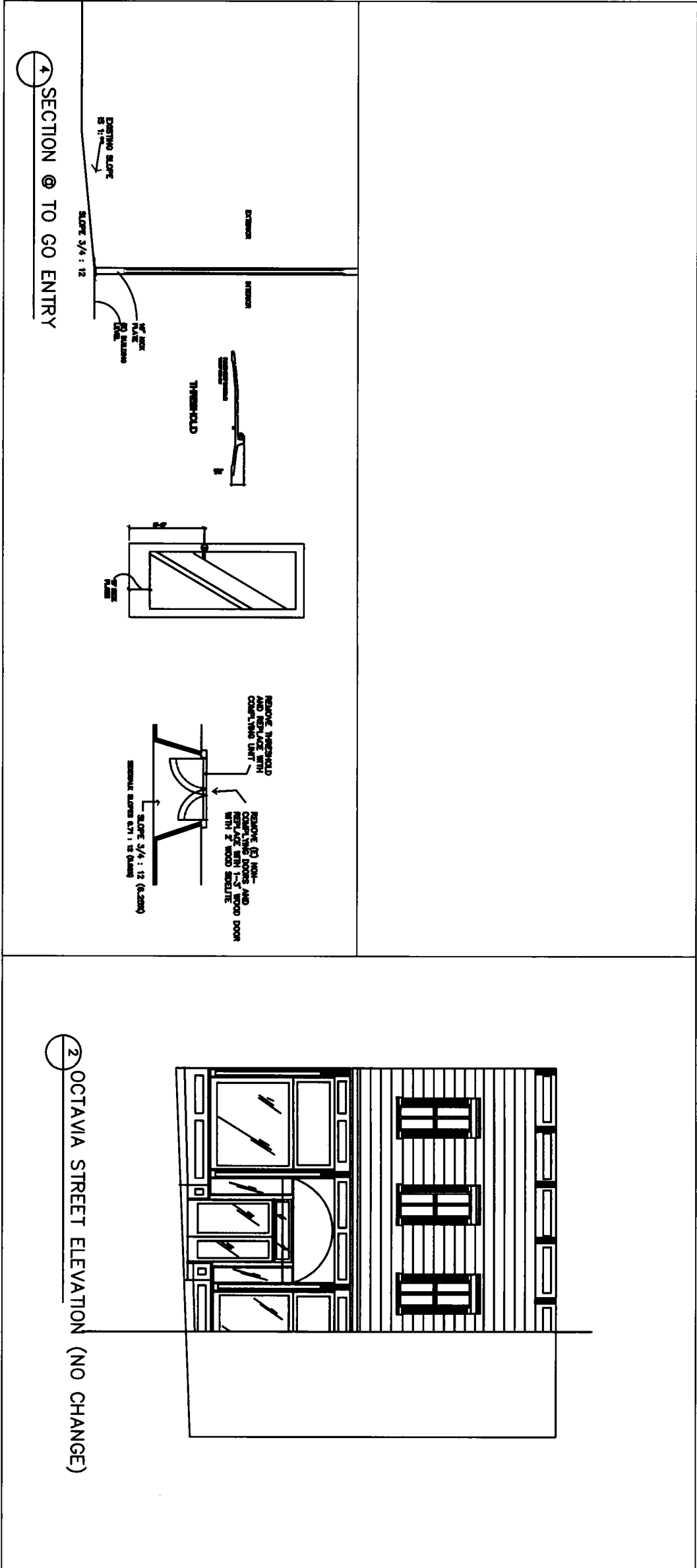
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 DRAWING/DETAILS

SHEET NUMBER
 A-2

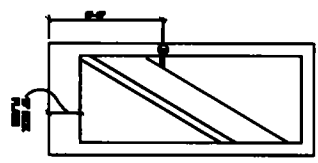
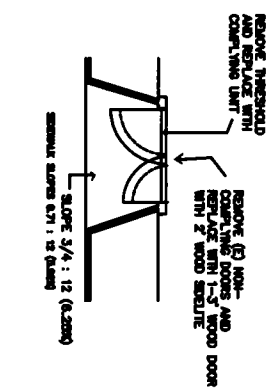
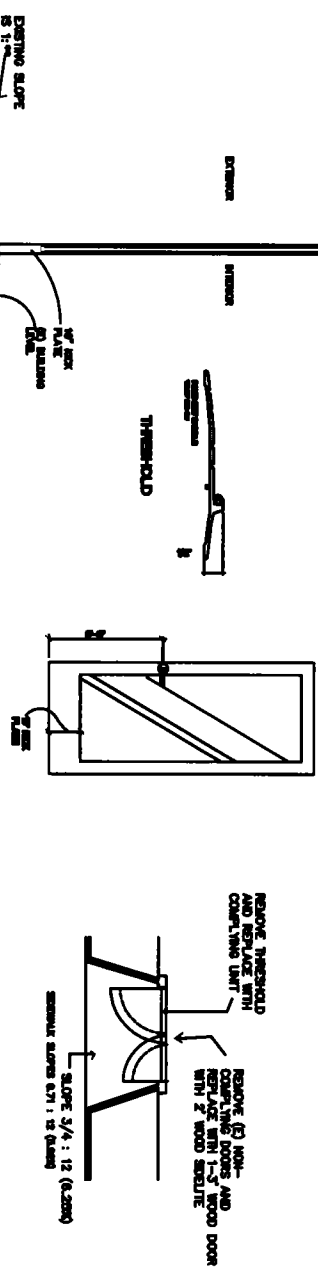


1 BUSH STREET ELEVATION
 A-1

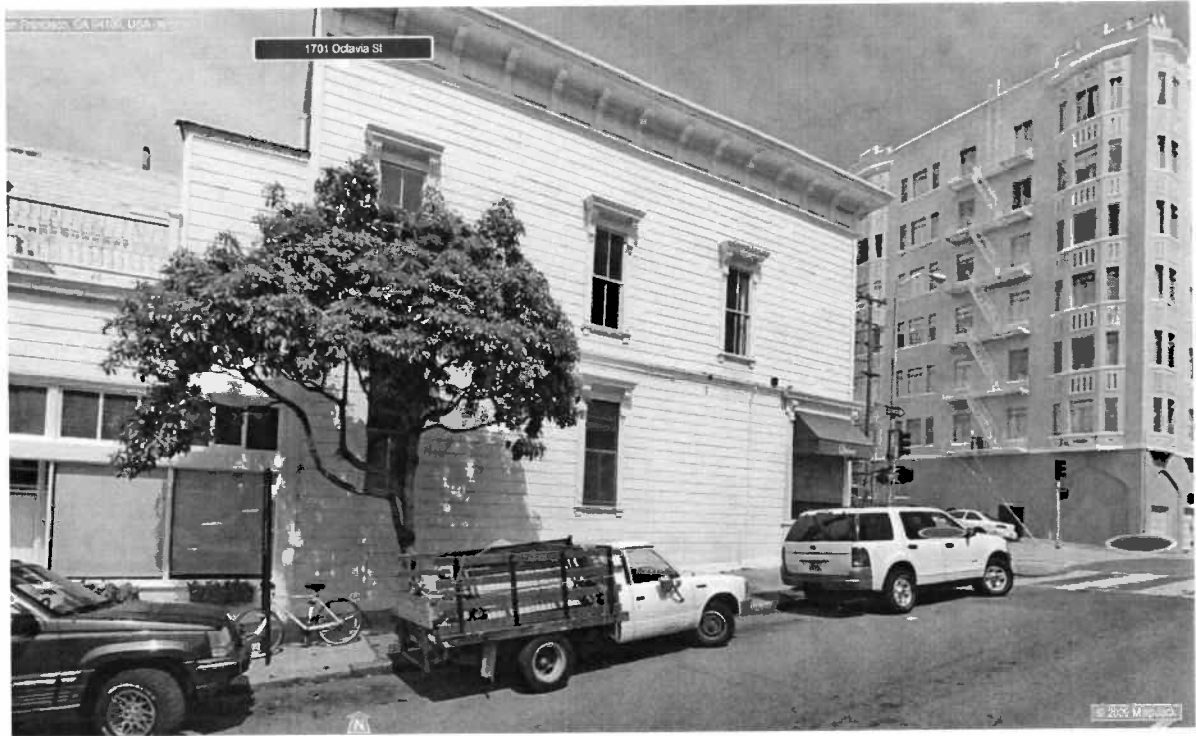


2 OCTAVIA STREET ELEVATION (NO CHANGE)

4 SECTION @ TO GO ENTRY



1701 Octavia

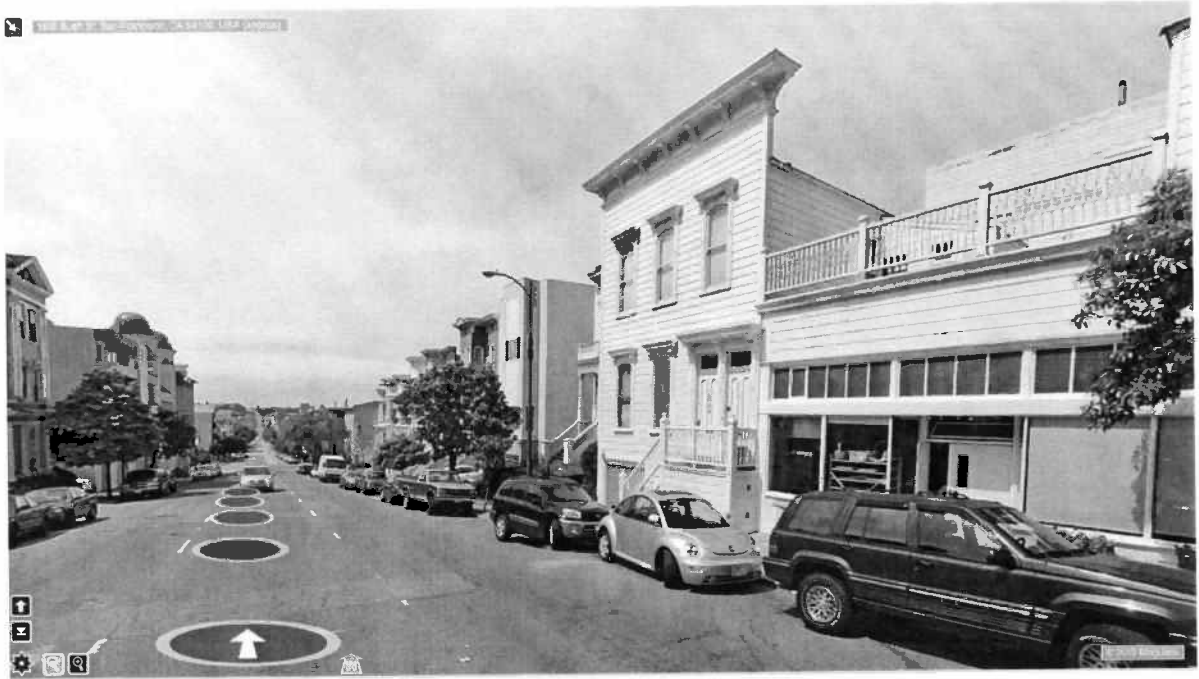


Looking North At 1701 Octavia



Looking North At Our Space On Bush Street

1701 Octavia



Looking North West At Space



Looking East On Bush Street

1701 Octavia

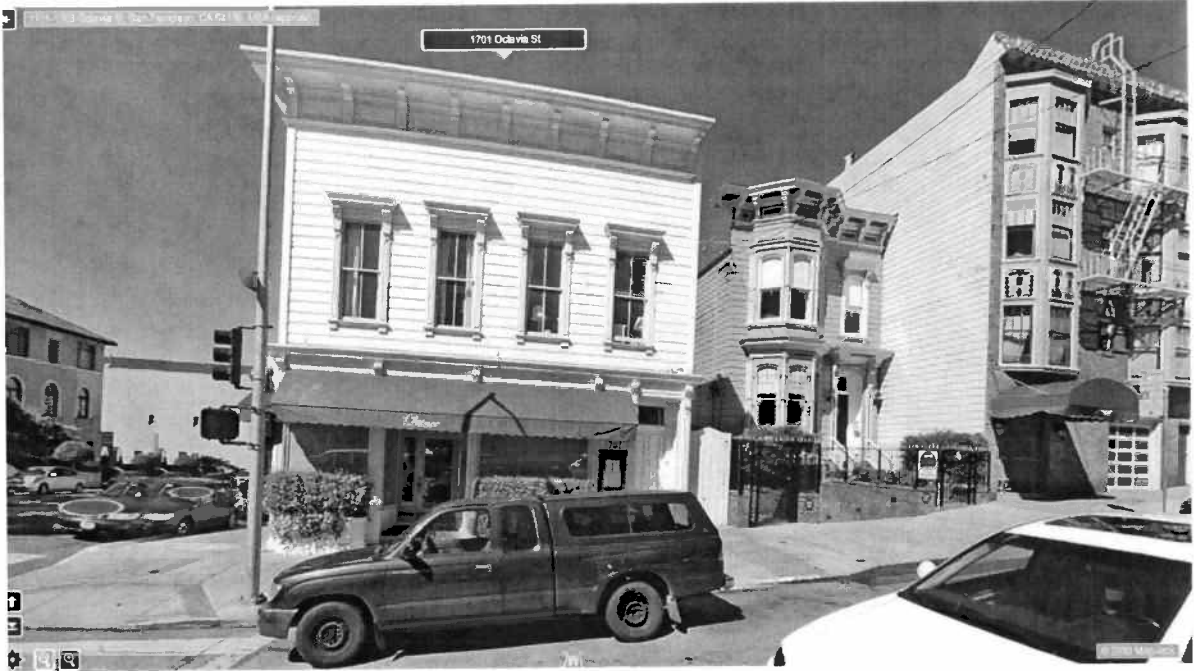


Looking South

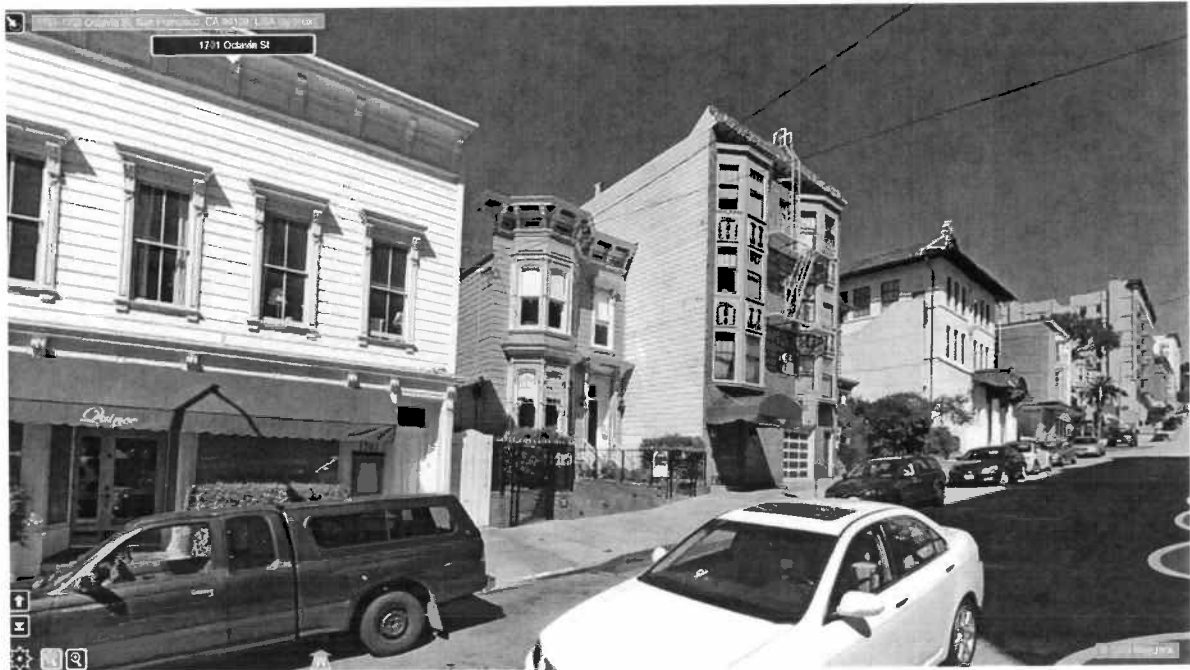


Looking South

1701 Octavia



Looking West At 1701 Octavia

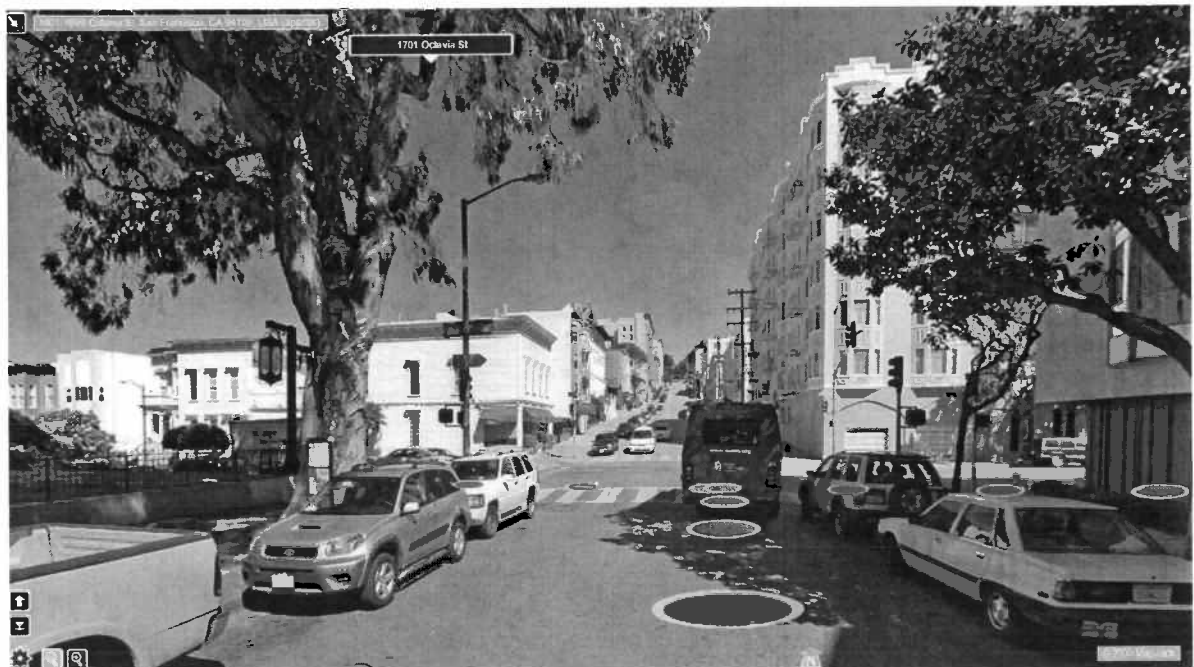


Looking West At 1701 Octavia

1701 Octavia



Looking West On Bush Street



Looking North On Octavia

1701 Octavia



Looking East On Bush Street



Looking East On Bush Street