



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: JULY 22, 2010

*Date:* July 16, 2010  
*Case No.:* **2010.0135C**  
*Project Address:* **131 BAY STREET**  
*Zoning:* RM-3 (Residential, Mixed, Medium Density) District  
40-X Height and Bulk District  
Waterfront Special Use District No. 2  
*Block/Lot:* 0039/022  
*Project Sponsor:* Mark Fusia  
131 Bay Street  
San Francisco, CA 94133  
*Staff Contact:* Kevin Guy – (415) 558-6163  
[kevin.guy@sfgov.org](mailto:kevin.guy@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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Suite 400  
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Planning  
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### PROJECT DESCRIPTION

The project sponsor proposes to continue operation of an existing nonconforming bar (d.b.a. "Red Jack Saloon"). The shape of the bar is roughly rectangular, measuring approximately 1,100 square feet. In addition, an exterior patio is located at the rear of the bar. No amplified music or other live entertainment is currently hosted at the bar, and is not anticipated in the future. The project would continue operation of the bar in its present form and operation, with no interior or exterior changes to the business or increase in intensification.

### SITE DESCRIPTION AND PRESENT USE

The project site is located on the south side of Bay Street, between Stockton and Kearny Streets, Block 0039, Lot 022. The property is located within the RM-3 (Residential, Mixed, Medium Density) District, the Waterfront Special Use District No. 2, and the 40-X Height and Bulk District. The property is developed with a two-story building, occupied by the subject business at the ground floor, with two residential units situated on the second floor.

### SURROUNDING PROPERTIES AND NEIGHBORHOOD

The immediate area surrounding the project site is primarily residential in character. A single-story repair building is located on the adjacent property to the west. Properties along Bay Street are predominantly developed with large residential complexes reaching four stories in height. Residential uses continue to the south, characterized mostly by older structures situated on narrow lots. To the west, Bay Street assumes a more mixed-used character, with residential uses interspersed with ground-floor

retail spaces, as well as the Northpoint Shopping Center. A wastewater treatment plant is located to the east along Bay Street. Office uses, a MUNI bus storage yard, Fisherman's Wharf, and Pier 39 are located in the blocks to the north of the Project Site.

## ENVIRONMENTAL REVIEW

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

## HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 2, 2010	July 2, 2010	20 days
Posted Notice	20 days	July 2, 2010	July 2, 2010	20 days
Mailed Notice	10 days	July 12, 2010	July 2, 2010	20 days

## PUBLIC COMMENT

- To date, the Department has received approximately 25 letters in support of the project, as well as a petition of support with approximately 200 signatures. The letters emphasize the importance of the bar as a place to socialize, and describe the charitable causes supported by the owners of the bar. Staff has also received two communications from neighboring residents opposing the project. These residents expressed concern about cigarette smoking on the exterior patio of the bar, as well as late night noise and rowdy behavior from bar patrons.

## ISSUES AND OTHER CONSIDERATIONS

- According to Planning Department records and historical data provided by the project sponsor, a bar has continuously operated on the site since the 1960's. The subject property was rezoned from the "M-1" District to the "R-4" District in 1970, and subsequently rezoned to the "RM-3" District in 1978. Because a bar is not a permitted use within these Districts, the existing bar is a nonconforming use.

Pursuant to Planning Code Section 185, the bar use should have ceased operation on May 17, 1990, twenty years after rezoning which resulted in the bar becoming a nonconforming use. However, Department records indicate that the Department failed to send required notification to the property owner prior to the termination date. In addition, the non-conforming bar use has continually occupied the property since the termination date. Therefore, the Zoning Administrator has previously determined that the Project Sponsor would be allowed to seek Conditional Use authorization to remove the property's non-conforming use termination date and legalize the ongoing operation of the bar, pursuant to Planning Code Section 185(e).

- While the subject block is primarily residential in character, a wide variety of uses are found within the larger neighborhood, including offices, retail and tourist activities, and public uses.

The business is relatively small and low-intensity, measuring approximately 1,100 square feet, and is not situated within an area with a high concentration of eating or drinking uses. The business generally serves as a neighborhood gathering place, drawing clientele from the immediate area rather than acting as a destination business for the entire City.

- The project sponsor has voluntarily agreed to a number of operating parameters to minimize potential negative impacts to adjacent residential uses, including employing staff at the front entry on the weekends, and posting signs requesting that patrons be quiet when leaving the establishment. In addition, conditions of approval have been added to the draft motion requiring that noise and odors be minimized, smoking on the rear exterior patio be prohibited, the patio be closed by 9:00PM on weeknights (Sunday through Thursday) and 10:00PM on weekends, and that the sidewalks abutting the establishment be kept clean and free of litter.

### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow for the continued operation of an existing nonconforming use, pursuant to Planning Code Sections 185 and 303.

### **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 would allow the continued operation of an independent, locally-owned small business.
- The project provides is a neighborhood serving use.
- The area is well served by transit, and many customers arrive from the immediate neighborhood, therefore the project should not impact traffic conditions in the area.
- The proposed project meets all applicable requirements of the Planning Code.

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

- Block Book Map
- Sanborn Map
- Aerial Photographs
- Zoning Administrator Letter of Determination, dated December 18, 2009
- Correspondence Regarding Project
- Project Sponsor Submittal, including:
  - Correspondence from Project Sponsor
  - Floor Plan
  - Interior and Exterior Photographs
  - Chronology of Project Site

- Petition and Letters in Support of Project

Attachment Checklist

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

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

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

KG: G:\Documents\Projects\131 Bay\2010.0135C - 131 Bay Street - Exec Sum.doc



# 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

HEARING DATE: JULY 22, 2010

*Date:* July 16, 2010  
*Case No.:* **2010.0135C**  
*Project Address:* **131 BAY STREET**  
*Zoning:* RM-3 (Residential, Mixed, Medium Density) District  
40-X Height and Bulk District  
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*Project Sponsor:* Mark Fusia  
131 Bay Street  
San Francisco, CA 94133  
*Staff Contact:* Kevin Guy – (415) 558-6163  
[kevin.guy@sfgov.org](mailto:kevin.guy@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 185(e) AND 303, TO ALLOW THE CONTINUED OPERATION OF A NONCONFORMING BAR USE LOCATED AT 131 BAY STREET, SOUTH SIDE BETWEEN STOCKTON AND KEARNY STREETS, ASSESSOR'S BLOCK 0039, LOT 022, IN THE RM-3 (RESIDENTIAL, MIXED, MEDIUM DENSITY) DISTRICT, THE WATERFRONT SPECIAL USE DISTRICT NO. 2, AND THE 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On March 3, 2010, Mark Fusia ("Project Sponsor") filed an application with the Planning Department ("Department") for Conditional Use Authorization under Planning Code Sections ("Sections") 185(e) and 303 to allow the continued operation of an existing nonconforming bar use (d.b.a. "Red Jack Saloon") ("Project) at 131 Bay Street ("Project Site"), within the RM-3 (Residential, Mixed, Medium Density) District, the Waterfront Special Use District No. 2, and the 40-X Height and Bulk District.

On July 22, 2010, the Planning Commission ("Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.0135C.

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

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

**MOVED**, that the Commission hereby authorizes the Conditional Use requested in Application No. 2010.0135C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## **FINDINGS**

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site is located on the south side of Bay Street, between Stockton and Kearny Streets, Block 0039, Lot 022. The property is located within the RM-3 (Residential, Mixed, Medium Density) District, the Waterfront Special Use District No. 2, and the 40-X Height and Bulk District. The property is developed with a two-story building, occupied by the subject business at the ground floor, with two residential units situated on the second floor.
3. **Surrounding Properties and Neighborhood.** The immediate area surrounding the project site is primarily residential in character. A single-story repair building is located on the adjacent property to the west. Properties along Bay Street are predominantly developed with large residential complexes reaching four stories in height. Residential uses continue to the south, characterized mostly by older structures situated on narrow lots. To the west, Bay Street assumes a more mixed-used character, with residential uses interspersed with ground-floor retail spaces, as well as the Northpoint Shopping Center. A wastewater treatment plant is located to the east along Bay Street. Office uses, a MUNI bus storage yard, Fisherman's Wharf, and Pier 39 are located in the blocks to the north of the Project Site.
4. **Project Description.** The Project Sponsor proposes to continue operation of an existing nonconforming bar (d.b.a. "Red Jack Saloon"). The shape of the bar is roughly rectangular, measuring approximately 1,100 square feet. In addition, an exterior patio is located at the rear of the bar. No amplified music or other live entertainment is currently hosted at the bar, and is not anticipated in the future. The Project would continue operation of the bar in its present form and operation, with no interior or exterior changes to the business or increase in intensification.
5. **Public Comment.** To date, the Department has received approximately 25 letters in support of the project, as well as a petition of support with approximately 200 signatures. The letters emphasize the importance of the bar as a place to socialize, and describe the charitable causes supported by the owners of the bar. Staff has also received two communications from neighboring residents opposing the project. These residents expressed concern about cigarette

smoking on the exterior patio of the bar, as well as late night noise and rowdy behavior from bar patrons.

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. **Nonconforming Use.** Commercial establishments are not permitted within the RM-3 Zoning District, pursuant to Section 209.8. Planning Code Section 180 states that a "nonconforming use" is a use which existed lawfully at the effective date of this Code, or of amendments thereto and which fails to conform to one or more of the use limitations under Articles 2, 6, 7 and 8 of this Code that then became applicable for the district in which the property is located. Section 185 allows for a nonconforming use in an "R" District to seek Conditional Use authorization prior to the termination date that would allow the use to continue operating.

*According to Department records and historical data provided by the Project Sponsor, a bar has continuously operated on the site since the 1960's. The Project Site was rezoned from the "M-1" District to the "R-4" District on May 17, 1970. Because a bar was not a permitted use within the R-4 District, the existing bar became a nonconforming use on that date. In 1978, the property was rezoned to the "RM-3" District. Because the RM-3 zone also does not permit a bar, the bar remained a non-conforming use with this zoning change. Department records demonstrate that there was no discontinuance of the bar use for a period of more than three years following the rezoning in 1970 that would have resulted in the abandonment of the legal non-conforming status of this use.*

*Pursuant to Section 185, the bar use should have ceased operation on May 17, 1990, twenty years after rezoning which resulted in the bar becoming a nonconforming use. However, Department records indicate that the Department failed to send the required notices to the property owner prior to the termination date. In addition, the non-conforming bar use has continually occupied the property since the termination date. Therefore, the Zoning Administrator has previously determined that the Project Sponsor would be allowed to seek Conditional Use authorization to remove the property's non-conforming use termination date and legalize the ongoing operation of the bar, pursuant to Section 185(e).*

*The Project Sponsor is requesting Conditional Use authorization to continue operation of the bar in its present form and operation, with no interior or exterior changes to the business or increase in intensification.*

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

*The existing bar measures less than 1,000 square feet, and is therefore not required to provide any off-street parking.*



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

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

*The Project does not propose a new use, rather the continued operation of an existing use. A bar use has existed within the tenant space since the 1960's, with the current business in operation since 1993. The Project Site is situated within a relatively discrete area of residential zoning, with multiple blocks zoned as a C-2 (Community Business) District situated to the north and west, and the North Beach Neighborhood Commercial District located one block to the southwest. While the subject block is primarily residential in character, a wide variety of uses are found within the larger neighborhood, including offices, retail and tourist activities, and public uses. The existing bar is relatively small and low-intensity, measuring approximately 1,100 square feet, and the Project does not propose to alter the tenant space or increase the intensity of the use. The bar is not situated within an area with a high concentration of eating or drinking uses, and does not host live music or other amplified entertainment that could routinely generate excessive noise. The business generally serves as a neighborhood gathering place, drawing clientele from the immediate area rather than acting as a destination business for the entire City. The Project is desirable for and compatible with the neighborhood and the community.*

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

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

*The Project would allow the continued operation of the existing bar, and no alterations are proposed to the interior or exterior of the tenant space. The tenant space is relatively small, and cannot accommodate excessive numbers of patrons that could become detrimental to the surrounding area.*

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

*The Planning Code does not require parking or loading for a bar use measuring less than 5,000 square feet. The business generally serves a local clientele, and is not expected to draw large numbers of patrons from outside the immediate neighborhood. The area is well-served by transit, therefore, patrons arriving from outside the neighborhood would not need to rely on private automobile use. The Project is not expected to negatively affect traffic patterns or off-street parking in the area.*

- 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 bar uses, as outlined in Exhibit A. These conditions specifically obligate the Project Sponsor to operate the business in a manner that will not generate excessive noise or odors to the surrounding area. Specifically, the conditions prohibit smoking on the rear exterior patio, and require that the rear patio be closed by 9:00PM on weeknights (Sunday through Thursday) and 10:00PM on weekends. No exterior alterations or other construction are proposed, therefore, the Project will not generate offensive emissions of glare or dust.*

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

*The continued operation of the existing bar does not trigger additional requirements for such improvements. The Project Site is built-out at the commercial ground level, therefore, no landscaping would be provided. No parking or loading is required by the Planning Code for this use. Pursuant to the Conditions of Approval in Exhibit A, any future changes to lighting or signage would be reviewed by the Department.*

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

*While the existing bar use is non-conforming within the RM-3 Zoning District, the Project Sponsor is requesting Conditional Use Authorization to continue operation of the use, as permitted by Section 185(e). The Project complies with all relevant provisions 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:

## COMMERCE AND INDUSTRY ELEMENT

### Objectives and Policies

#### **OBJECTIVE 1:**

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

#### **Policy 1.1:**

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

**Policy 1.2:**

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

**OBJECTIVE 2:**

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

**Policy 2.1:**

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

*The Project will retain an existing, locally-owned business and will contribute to the diverse economic base of the City. A bar use has existed at this location since the 1960's, and continues to serve patrons primarily from the immediate area. While located within a residentially-zoned area, such an establishment can benefit the social life of a neighborhood that lacks commercial uses by functioning as a gathering place. Given the relatively small size of the establishment, the continued operation of the bar is not expected to generate significant undesirable consequences for the area. The area surrounding the Project Site does not host a significant concentration of eating and drinking uses, therefore, the area should not cumulatively experience negative consequences that can result from the overconcentration of such uses.*

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 preserve an existing neighborhood-serving use that is locally-owned and operated and employs approximately six people.*

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

*A bar has operated at the Project Site since the 1960's. The Project proposes to continue operation of the existing bar in its existing form, with no physical expansion of the business or changes in the intensity of the operation. Given the small size of the business and the lack of live entertainment, the bar is not expected to generate excessive amounts of noise or odors. The retention of the bar would preserve the cultural and economic diversity of the neighborhood. The Project would not result in the loss of existing housing, and should not adversely affect the residential uses in the area.*

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

*The Project would not result in the loss of any existing housing.*

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

*The clientele of the bar is generally located within the surrounding neighborhood. The area is well-served by transit, therefore, patrons or employees from outside the area would be able to travel to the business without the use of a private automobile. The business is not expected to generate significant travel demand that would overburden MUNI service or inundate the area with vehicular traffic.*

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

*The Project would allow for the continued operation of an established, locally-owned service sector business that employs approximately six people.*

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

*The Project does not involve any construction activities that would compromise the structural integrity of the existing building or trigger any Building Code requirements for a seismic upgrade.*

- G. That landmarks and historic buildings be preserved.

*The Project does not propose any physical construction, therefore, no historic resources would be affected.*

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

*The Project proposes no physical expansion of the existing building and will not affect parks and open spaces in the area.*

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. 2010.0135C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans filed with the Application, stamped "EXHIBIT B" and dated July 22, 2010, which are incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on July 22, 2010.

Linda D. Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: July 22, 2010

## Exhibit A

# Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Sections 185 and 303 to allow the continued operation of a existing nonconforming bar use (d.b.a. "Red Jack Saloon) at 131 Bay Street, within the RM-3 (Residential, Mixed, Medium Density) District, the Waterfront Special Use District No. 2, and the 40-X Height And Bulk District, in general conformance with plans filed with the Application, stamped "EXHIBIT B" and dated July 22, 2010, included in the docket for **Case No. 2010.0135C**, reviewed and approved by the Commission on July 22, 2010.
2. The Project Sponsor shall assure the execution and recordation of the specified conditions as a Notice of Special Restrictions at the Office of the County Recorder / County Clerk.
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. This authorization does not authorize any interior or exterior construction, or enlargement or intensification of the existing use or premises.
6. This authorization does not authorize any live entertainment uses, and does not authorize the operation of the bar between 2:00AM and 6:00AM.
7. Smoking shall be prohibited on the rear patio.
8. The patio shall be closed to patrons 9:00PM on weeknights (non-holiday Sunday-Thursday evenings) and 10:00PM on weekends (Friday, Saturday, and pre-holiday evenings).
9. 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.
10. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
11. The Project Sponsor shall maintain an attractive storefront providing visibility of the establishment interior through the storefront windows.

12. 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.
13. The project sponsor shall operate the establishment such that noise and odors are kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.
14. Refuse containers shall be provided both inside and outside the establishment for use by patrons of the bar. 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 bar.
15. An enclosed garbage area shall be provided within the premises. All garbage containers shall be kept within the premises until pick-up by the disposal company.
16. The Commission may consider revocation of this Conditional Use authorization if not utilized and more than three years have passed since the Motion was approved. 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 within three years is delayed by a City, state or federal agency, or by appeal of the issuance of such permit.

# Parcel Map



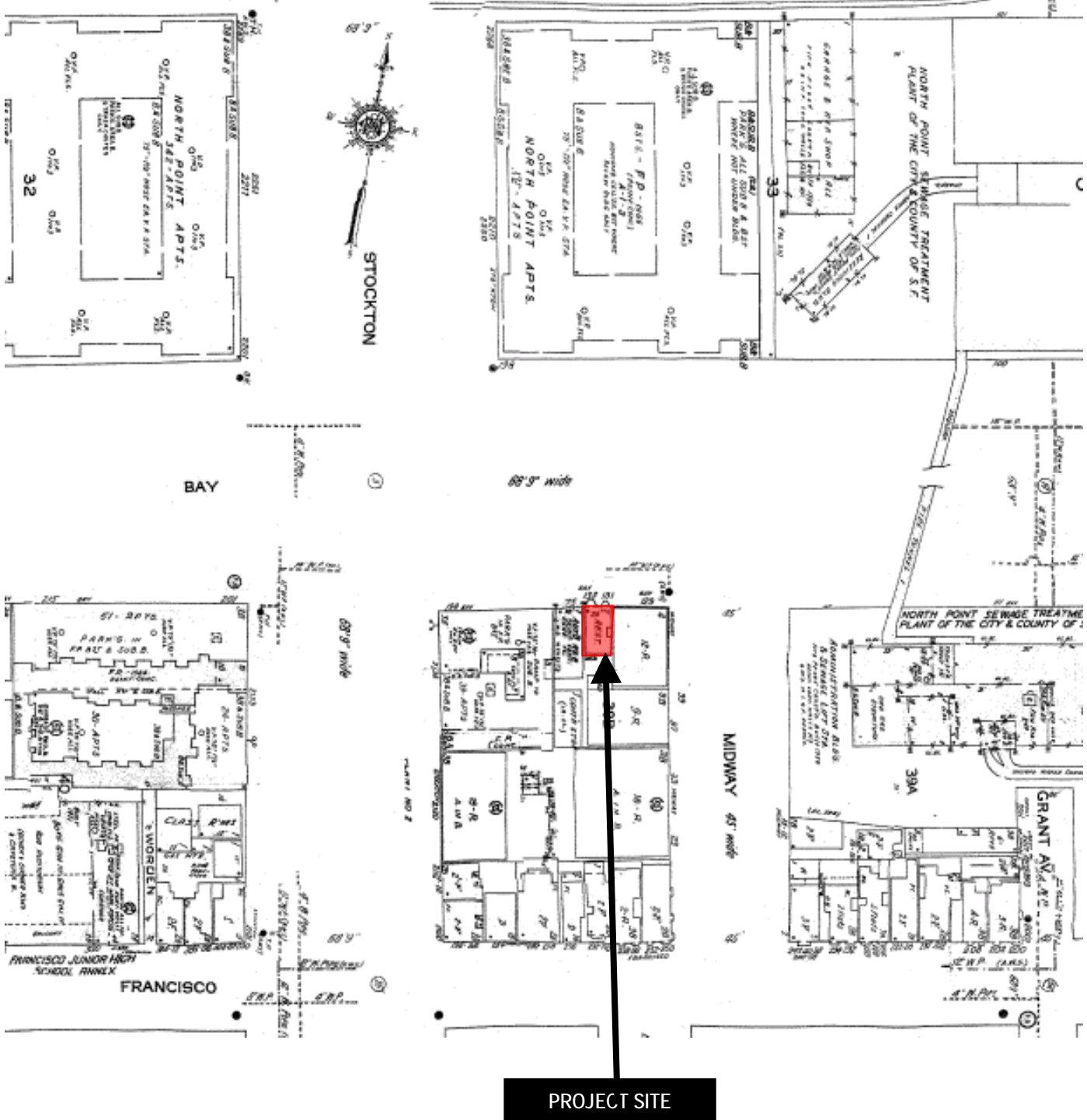
**PROJECT SITE**



Conditional Use Hearing  
 Case Number 2010.0135C  
 131 Bay Street



# Sanborn Map\*

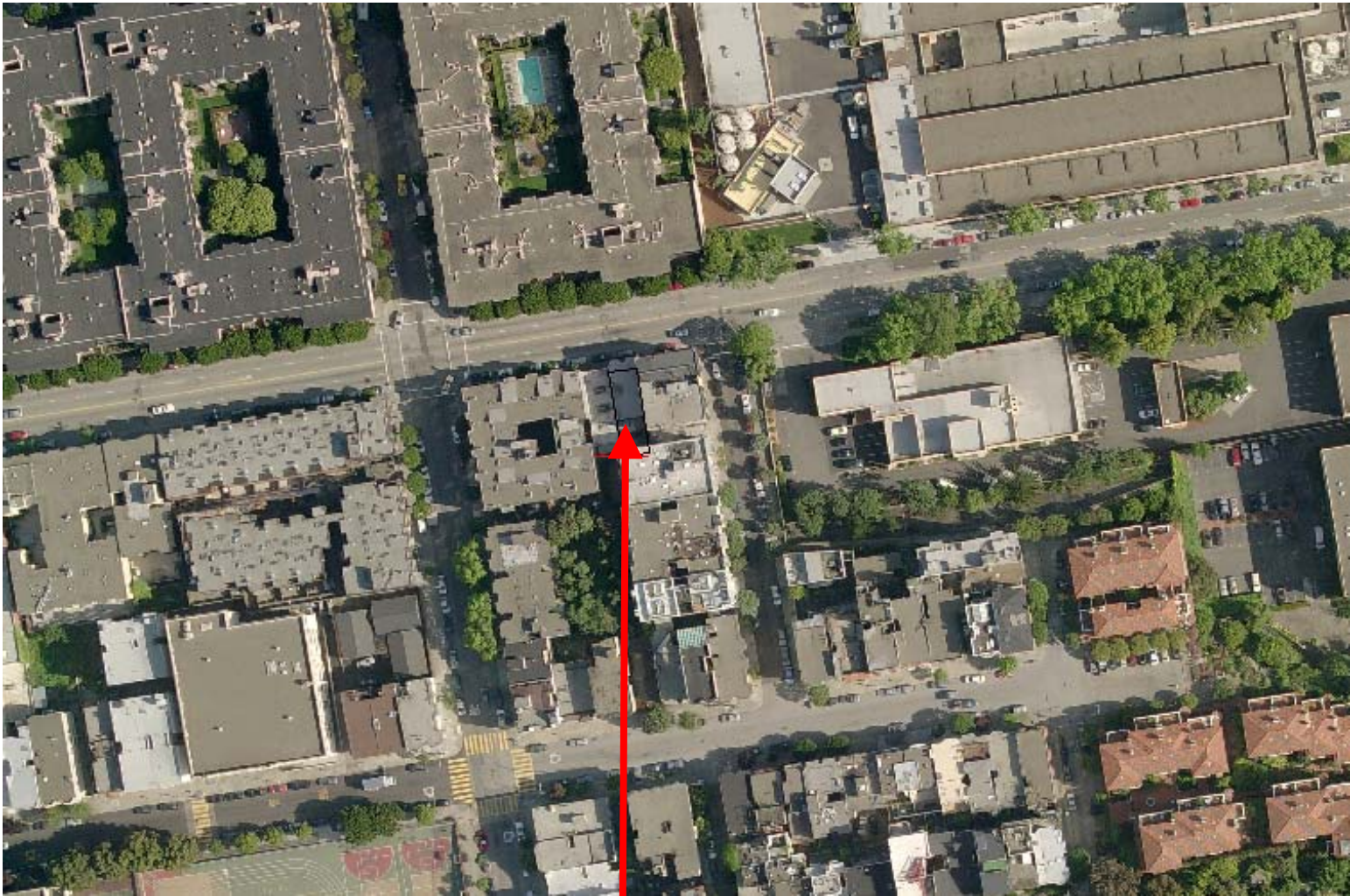


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
 Case Number 2010.0135C  
 131 Bay Street

# Aerial Photo



PROJECT SITE



Conditional Use Hearing  
Case Number 2010.0135C  
131 Bay Street

# Aerial Photo



Looking South

PROJECT SITE

Conditional Use Hearing  
Case Number 2010.0135C  
131 Bay Street

# Zoning Map



Conditional Use Hearing  
Case Number 2010.0135C  
131 Bay Street



# SAN FRANCISCO PLANNING DEPARTMENT

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## Letter of Determination

December 18, 2009

Norma Paladini  
Mark Fusia  
Laura Fusia  
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**RE: 131 Bay Street  
Block: 0039 Lot: 022**

Dear Ms. Paladini, Mr. Fusia, and Ms. Fusia:

This letter is in response to your request (dated July 15, 2009) for a determination regarding the present legal status of the existing bar establishment known as the "Red Jack Saloon". The subject property is located at 131 Bay Street, within the RM-3 (Residential, Mixed, Medium-Density) Zoning District, the 40-X Height and Bulk District, and the Waterfront Special Use District No. 2.

### **BACKGROUND - NON-CONFORMING USE**

According to your letter and the attached supplemental background materials, a bar has operated on the premises since the 1950's. The property was rezoned from "M-1" to "R-4" zoning on May 17, 1970. Because a bar was not a permitted use within the R-4 zone, the existing bar became a non-conforming use on that date. In 1978, the property was rezoned to the "RM-3" zone. Because the RM-3 zone also does not permit a bar, the bar remained a non-conforming use with this zoning change. By researching telephone directories and records of various permits, Planning Department staff was able to verify that a bar operated on the premises from 1970 forward, without an interruption of three years or more that would have been deemed an abandonment of a nonconforming use.

Planning Code Section ("Section") 185(b) permits non-conforming uses to continue operating for up to 20 years, beginning with the date of the rezoning that rendered the use non-conforming, provided that there are no substantial changes to the form, character, and intensity of the operation. Therefore, under this provision, a bar at this location should have ceased operation on May 17, 1990.

### **NOTICING REQUIREMENTS**

Section 185(f) requires that the Zoning Administrator give notice by mail of the expiration date to the owner of record within four years of the effective date of the Planning Code adoption or amendment

Norma Paladini  
Mark Fusia  
Laura Fusia  
131 Bay Street  
San Francisco CA 94133

December 18, 2009  
Letter of Determination  
131 Bay Street

which caused the use to become non-conforming. Issuance of this notice must be repeated every four years, with a final notice given one year before the date of expiration for the non-conforming use.

Several of the historic permits and other documents for the property noted the 1990 expiration date to cease operation of the bar. However, it appears that the Department did not issue formal notices on a four-year cycle, as required by Section 185(f). In addition, staff could find no evidence that the Department issued a final notice one year prior to the expiration date.

### DETERMINATION

It is hereby determined that the bar use at 131 Bay Street is *not considered a legal non-conforming use*, and should have ceased operation on May 17, 1990, pursuant to Section 185. However, the Department may not have exercised its due diligence by not fully safeguarding against unnecessary hardship to the owner of the property. Evidence indicates that the Department failed to send the required notices to the property owner prior to the expiration date. In addition, the non-conforming bar use has continually occupied the property, seemingly with neighborhood support. Therefore, the Department would accept and process, within one year of this Letter of Determination, an application for Conditional Use Authorization that would request to remove the property's non-conforming use termination date and legalize the ongoing operation of the bar. Please note that this application would be subject to review and approval by the Planning Commission.

In addition, this Letter of Determination hereby rescinds the previously-issued Letter of Determination for the property, dated September 22, 2009.

If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Lawrence B. Badiner  
Zoning Administrator

cc: Susanne Kelly, Gladstone and Associates  
Kevin Guy, Planning Department

G:\Projects\131 Bay\131 Bay - Revised LOD Draft.doc

Date: 7-12-10  
To: Kevin Guy  
From: Arron French  
Subject: Red Jack Saloon, 131 Bay Street

Mr. Guy, I am writing you this letter to show support for the Red Jack Saloon. I moved to the city back in 1995 and I have known both Mark and Laurie Fusia for about that long. I just want to say the Red Jack has been an important asset to the neighborhood and City. Mark and Laurie have created sense of community an environment friendship. They have also raised several thousands of dollars for charities within the community.

I'm a Police Officer in Santa Clara County and I would like to say that I have not seen any suspicious activities in or around the business. I would not write this letter unless I believe it would be a disservice to the community.

Please contact me if you have any questions.

Sincerely.

Arron French  
415-235-1650



Allan Thorp <allanthorp@yahoo.com>  
07/10/2010 12:24 PM

To: kevin.guy@sfgov.org  
cc  
bcc  
Subject: Red Jack Saloon

**Date:** July 10, 2010

**To:** Kevin Guy  
San Francisco Planning Department

**From:** Allan Thorp  
4 Water Street  
San Francisco CA 94133

**Re:** Support of Red Jack Saloon of 131 Bay Street San Francisco

Dear Mr Guy,

I recently became aware that there is an upcoming hearing on June 22, 2010 regarding the present legal zoning status of the Red Jack Saloon. I am writing to you to document my support of this business and their continued operation in my neighborhood.

I have been a resident of San Francisco since 1991 where I moved after living in the San Jose area for 4 years. Prior to that I lived in Massachusetts. San Francisco is my home and I am proud to live here. The city is a vibrant, culturally mixed and tolerant place to live. And though I do not always agree with the politics in this town, there is no place in this world that I would rather live.

The Red Jack Saloon represents an example of why I enjoy this city. I moved to this neighborhood 5 years ago. When I entered this establishment, I was immediately impressed with the friendliness of the owners Mark and Laurie Fusia and their staff. Though a stranger at this place, I was greeted and welcomed immediately. Over the years, I learned that I was not in an exclusive category. Time and again, I see newcomers greeted in the same manner. The Red Jack owners and staff make you feel like you belong and treat you with respect.

I would also like to point out that the Red Jack gives back to the neighborhood. Over the years, I have contributed to and participated in charitable fundraisers run at this location. It is clear that the owners of the Red Jack understand their role and responsibility when it comes to contributing to this neighborhood. Bay Street Helping Hands is one key example of this.

From a zoning perspective, their location is admit-tingly unusual and unique. There are limited commercial businesses and no other saloons within the immediate neighborhood. But, for me, this is their greatest attribute. A tavern should be a place that you can go to to relax after a hard day of work. Without the Red Jack, the choices for a local resident is to go out on Pier 39 and North Beach. Both are great choices but they are primarily designed for the tourist. Without the Red Jack, we lose that local neighborhood establishment and the wonderful relaxed atmosphere that you get there.

I fully support the continued operation of the Red Jack Saloon.

Sincerely,

Allan Thorp  
4 Water Street  
San Francisco CA 94133  
415 673 2422



To the Planning Commission

A Quien Corresponda:

Mi nombre es Adela Aguilera

Y solo quiero decir que yo conozco a

MARK & LAURIE FUSSIA por mas  
de 15 años, y frecuento el BAR

por largo tiempo:

ellos son unas personas muy honorables  
y siempre estan ayudando a las  
personas necesitadas.

Inclusive a mi. Este es un  
Buen BAR y nunca a habido problemas  
de ninguna especie

Thank's

Adela Aguilera

***(ENGLISH TRANSLATION OF PREVIOUS LETTER):***

TO WHOM IT MAY CONCERN:

My name is Adela Aguilera, and I just want to let you know, that I have known Mark & Laury Fussia for more than 15 years, I have been a long time customer of their establishment. They both are very nice people and always help the needy, including myself. This is a good establishment and never have problems of any kind.

Thanks! Adela Aguilera.

Planning Commission  
ATTN: K. Guy  
RE: Case # 2010.0135C  
1650 Mission St #400  
San Francisco, CA 94103

**To Whom It May Concern:**

It has come to my attention that a business that I care deeply about, the Red Jack Saloon, is in jeopardy. I would like to assure you that the Red Jack Saloon is not a disturbance to the peace of the neighborhood, but rather a venue for neighbors and friends to gather and get to know one another. It is a family and a home filled with sentimentality and nostalgia. Just stop by the annual holiday party, where owners Mark and Lori rally the community to raise money for the less fortunate. Just look at the "fundometer" on the wall that measures the money they are raising for a wheelchair. When I wanted help raising money for breast cancer research, Mark and Lori were there with open arms

I began going to the Red Jack to watch Boston sports when I moved to San Francisco from Boston years ago. I still remember the first day I walked in, not knowing a soul, and how I was welcomed without question. Since then, I have found this cozy place has become a little piece of community and home for locals and neighbors like myself. From the owners, to the bartenders, to the patrons, there is always a familiar and smiling face to invite you in, much like you would be welcomed into a friend's living room.

Please do not let this wonderful small business fall through the cracks. We need more generous business owners like Mark and Lori and more community gathering places like the Red Jack Saloon in our city, not less. I appreciate your time and consideration in this matter.

Sincerely,  
Hillary Thompson  
2124 Hyde St #1  
San Francisco, CA 94109

July 9, 2010

Kevin Guy  
S. F. Planning Dept.  
1650 Mission St.  
Suite 400  
San Francisco, CA 94103

**Re:** Case No. 2010.0135C: 131 Bay St (Lot 022 of Assessor's Block 0039): Request for conditional use authorization to continue operation of an existing nonconforming bar use (dba "Red Jack Saloon) (see enclosed)

Dear Mr. Guy,

I appreciate the opportunity to provide comment on the aforementioned conditional use authorization request involving the property in question.

The patrons of this establishment, Red Jack Saloon, are the lowliest form of miscreant known to our species. They create a public nuisance for people who live in the area in the following ways:

1. Patrons of this bar routinely stream out of the front entrance to smoke and block passage for pedestrians walking along Bay St.
2. There is very frequent loud and drunken behavior on the part of bar patrons particularly on Friday and Saturday nights.
3. Patrons routinely congregate along lower Midway St (between Stockton and Kearny) often loitering on private property, where they smoke marijuana and engage in other recreational drug use in order to be out of site of law enforcement representatives.
4. I have regularly witnessed the presence of used condoms and vomit littering the bottom of Midway St. on Saturday and Sunday mornings.

I respectfully request that you do not re-authorize the use of this property as a nonconforming bar thereby providing residents of the neighborhood a little bit of peace and quiet. Thank you.

Best regards,



Gordon Bray MD  
33 Midway St.  
SF, CA 94133

Mark & Laurie Fusia  
131 Bay Street  
San Francisco, CA 94133

July 9, 2010

Ron Miguel, President  
San Francisco Planning Commission  
1650 Mission Street 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 131 Bay Street  
Conditional Use Application Case No: 20010.0135C

Dear President Ron Miguel and Planning Commissioners:

We are Mark and Laurie Fusia, the owners and operators of 131 Bay Street Corporation, doing business as “The Red Jack Saloon” located at 131 Bay Street. (See photos and floor plan at Exhibit A). We have lived above the saloon for 17 years and are very proud of our neighborhood. The bar itself has been operated continuously since 1911. (Laurie wrote a social history of this one-of-a-kind place for a class several years ago, you can find some interesting facts in it. (See Exhibit B for a chronology of the Saloon’s history). We recently attempted to make the bar more accessible to the disabled and in doing so were informed that the bar use is not considered a legal-nonconforming use. This occurred after the Building Department did its routine referral of our alteration permit to the Planning Department.

When the matter was refereed to the Planning Department, your staff notified us and the building owner Mrs. Paladini that this commercial use should have ceased operation on May 17, 1990. That was the termination date for non-residential uses, as the new zoning allowed those uses to continue for only 20 years after the rezoning in the year 1970.

Under the Planning Code, the Planning Department had the obligation to notify businesses and property owners of the coming termination date every couple of years prior to May 17, 1990. The intent was to allow owners and

business tenants enough warning so that they could apply to continue the non-conforming use if they wish, or relocate it. By the Code, this continuation is handled by conditional use permit. But the Code required the conditional use permit application for an extension be made prior to the termination date (in this case, May 17, 1990).

The Planning Department has admitted in this case (and in others in recent years), that it failed to keep good records on which business uses would expire, and when. As a result, the required periodic notices from the Department to commercial owners and businesses were not sent. As a result, many property owners and businesses unknowingly lost their opportunity to apply for a conditional use permit after May 17, 1990.

When we asked the Department to accept our conditional use permit application to continue our use, the Department was very generous and decided to waive the date for submitting an application due to its failure to give notice. The department allowed for the filing of our application in a December 18, 2009 revised Letter of Determination.

Of course, if we had been aware of the May 1990 date, we would never have bought the business in 1993. (Our business had been incorporated by the State of California in 1983 and has continually operated since then).

We have paid our taxes and bills religiously and through our charity have taken every opportunity to give back to the City that has been so good to us. We are gratified to have received many letters of support from our neighbors and customers and have close to 200 people sign our Petition, 78 of whom are within our 300' radius. (See Exhibit C for Petition and Letters of Support). This includes neighbors directly to the right, left and across the street. A map of these supporters is attached at Exhibit D.

We are a well lit neighborhood saloon that offers our customers a safe place to meet where there are no other bars in the immediate area. Most of our customers are from the neighborhood so very few drive and we provide light in an otherwise dark area of the street that has been plagued with car break-ins. We are strict enforcers of carding requirements and continuously receive excellent ratings from San Francisco Public Health inspections. We are truly a neighborhood "Mom & Pop" establishment and offer an alternative to the tourist chains that dominate Pier 39 and give the out of towners that do patronize us a true taste of San Francisco and many come back to visit upon their return and also send thank you cards. You may get a sense of the spirit

their return and also send thank you cards. You may get a sense of the spirit and charm of the place by reading some newspaper articles at Exhibit E. Our customers and neighbors recently joined us in establishing a 501-C 3 called "Bay Street Helping Hands" (tax id# 26-1716878, baystreethelpinghands.org), to help those in our community in need. Through fundraisers, food and clothing drives we have donated to many local charities including: Swords to Plowshares, San Francisco Food Bank, St. Anthony Foundation, Larkin Street Youth Services, Glide Foundation, American Red Cross (SF Chapter), San Francisco Chronicle Season of Sharing Fund, Goodwill; just to name a few. Over the years we have contributed close to \$75,000 to the Boys & Girls Club of Hunter's Point as that was our main charity before we formed this non-profit.

While we understand the need to make sure that we are compatible and desirable for this neighborhood, we hope that you see through our letters of support, personal testimony and history that we truly reflect our neighborhood as the property has throughout its existence. Bay Street is a very busy street as it connects commuters to the North Bay and also guides thousands of tourists; we feel we are an oasis from that hustle and bustle. Our customers love the homey feeling they get when they enter as they see a great deal of local memorabilia of times past, in addition is our memorabilia collection of our beloved Boston Red Sox, representing the area we come from.

Also, many of our customers live in the large apartment buildings that surround us, Northpoint Apartments and Trinity, and we offer many of these residents a home away from home to watch their sports teams or use our free WI-Fi. We have at any time at least five sets of local residents keys in case they get locked out and we continuously keep a battery charger to help the unlucky tourist who leaves their lights on and needs a jump for their battery. We have sponsored countless sports teams and can always be counted on to sponsor a neighbor involved in the many fundraising walks in San Francisco. We accept packages for our neighbors who might not be home and Mark was even ordained to officiate the wedding of a customer at her request; subsequently he has presided over five wedding ceremonies of Red Jack customers.

We must also mention our employees who are an extension of our family. Our current staff of four has worked here for a combined twenty years. We pay a competitive wage, well over San Francisco's minimum, and feel we

treat them with respect. They are active in our fundraising events and different sports teams. We are all very close and we trust them implicitly. In conclusion, we just want to convey to you that we are “hands on” local small business owners and operators who are dedicated to this neighborhood. Since we live above the saloon, this business is much more than a place to work. We have not changed much here other than the occasional carpet or light bulb to keep its historic character.

Our landlord Norma Paladini has owned the property since 1948 and it has extensive sentimental value for her and us. The rental income is also what pays for her long-term care. Norma bought the Barbary Coast marker in front of the property to commemorate her deceased husband’s love for the property and we bought the Barbary Coast marker on the corner of Bay and Stockton that reads “to our friend and neighbors” to commemorate our love for the neighborhood.

As a result of our neighborhood meeting on July 11 at our saloon, we obtained even more support. The rear of one person’s unit (on a perpendicular street) looks over our very small open rear yard. Since she was concerned about secondary cigarette smoke and noise, she asked to make certain commitments, which we are happy to make. We understand your Staff is going to state them as Conditions of Approval. First, there will be no smoking in the rear yard at any time; and second, no patrons will be allowed in the small rear yard after 9 pm on weekdays and Sundays, and after 10 pm on Friday and Saturday nights.

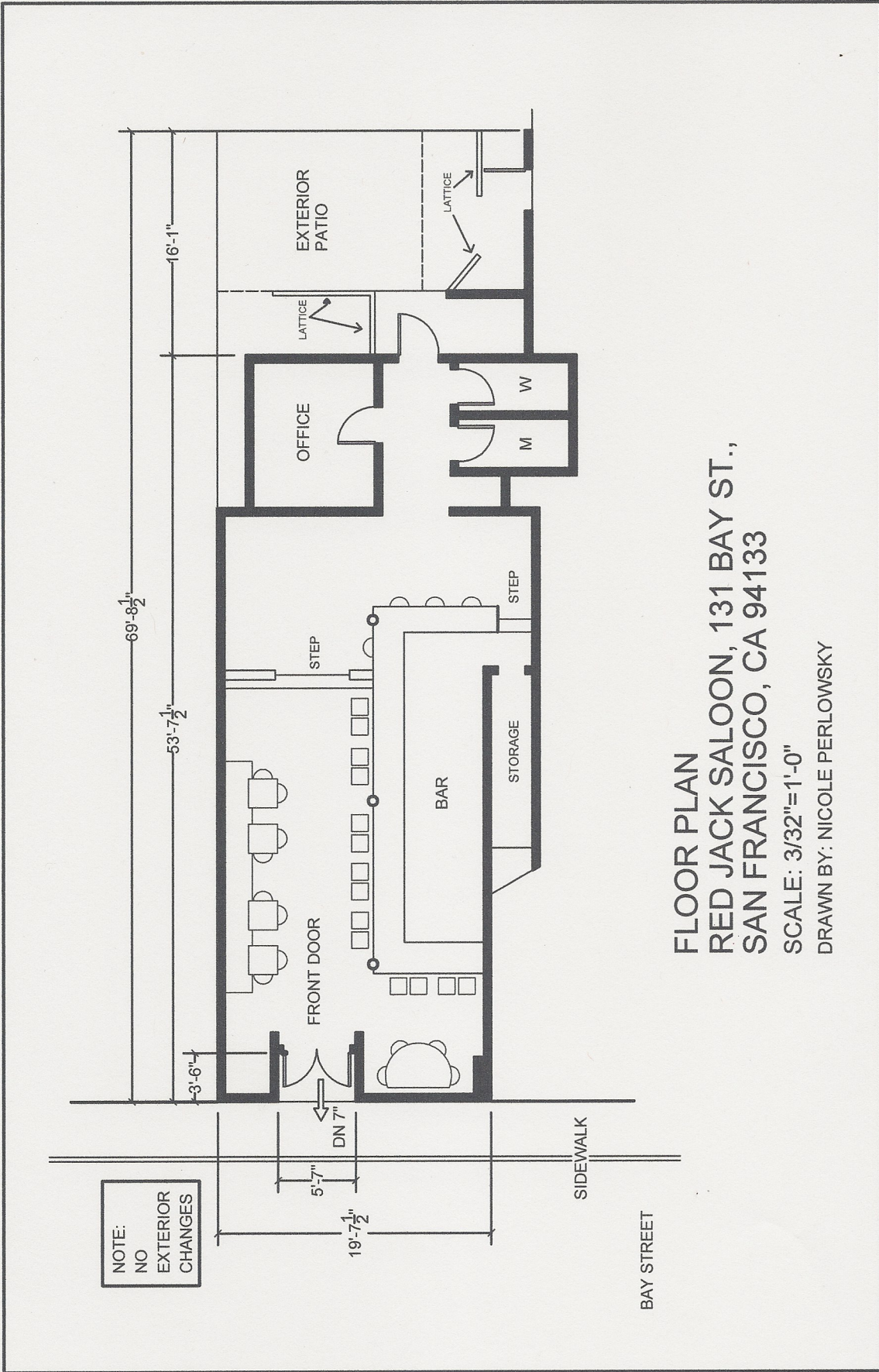
Thank you for time and consideration,

Mark & Laurie Fusia

Handwritten signatures of Mark and Laurie Fusia in cursive script.

CC: Brett Gladstone, Esq.





**FLOOR PLAN  
RED JACK SALOON, 131 BAY ST.,  
SAN FRANCISCO, CA 94133**

SCALE: 3/32"=1'-0"

DRAWN BY: NICOLE PERLOWSKY



Multi-story building with stone base and green upper section.

RED JACK SALOON SALOON

ELECTRICAL  
FUEL INJECTION  
TUNING  
INTERMOTORS  
STARTERS

DOMESTIC IMPORT  
**Bay Harbor**  
AUTO SERVICE

Green car, Red car, Maroon car, Silver car parked along the street.



3

Bay Harbor





# FENWAY PARK

	1	2	3	4	5	6	7	8	9	10
BAL	1	0	0	0	0	0				
BOSTON	1	0	2	1						

LAGUNITAS  
FEST NIGHT AT THE  
RED JACK  
SALOON  
IPA PINTS  
\$2.50  
5-8 PM  
TUESDAY  
JULY 13

LAGUNITAS  
FEST NIGHT AT THE  
RED JACK  
SALOON  
IPA PINTS  
\$2.50  
5-8 PM  
TUESDAY  
JULY 13

Deschutes Brewery  
BEND, OREGON

TES  
OREGON  
RY.

# FENWAY PARK

	1	2	3	4	5	6	7	8	9	10	R	H	E
BAL	1	0	0	0	0	0					1	2	1
BOSTON	1	0	2	1							7	5	0

LAGUNITAS  
LIVE NIGHT AT THE  
RED JACK  
SALOON  
IPA PINTS  
\$2.50  
ON TUE  
TUESDAY  
JULY 12

PLEASE RECYCLE  
PLEASE RECYCLE  
PLEASE RECYCLE





RED JACK SALOON-228  
BETH PARKER-C



Red Jack Saloon  
Celebrating Quarter  
Member Appreciation  
\$3.00 Off Buy

LAGUNITAS  
LIVE RIGHT AND FREE  
RED JACK SALOON  
IPA TENTS  
\$9.50  
12-17 PM  
TUESDAY  
JULY 22

THE FIRST ONE TO GET UP ON THE DANCE FLOOR GETS A FREE 7



RED JACK SALOON  
751

LAGUNITAS  
IPA TENTS  
\$9.50

## **Chronology of 131 Bay Street, San Francisco, CA**

**(As recorded in the SF Public Library in directories and SF archives)**

- **1875- Lot 22 had water connections signed for the lot.**
- **1880- Lot 22 had second water lined signed for future upstairs flat.**
- **1882- Bay Shallows are filled and the other side of Bay Street is ready for development.**
- **1906- The Great Fire devastates the area.**
- **1907- Evidence of 131 Bay Street in its present form appears when Felix Nebia of Sunny Slope Vineyard & Wine Co. signs for more water lines.**
- **1911- 131 Bay Street first becomes a business (as much evidence could be found). It is listed in the directory under restaurants as “Purcelli Romeo”.**
- **1914- Frank and Lucy Mussio move into the property at 131 Bay.**
- **1917- Mussios move to Powell Street and available data suggests that 131 Bay appears vacant until 1921.**
- **1921- Chester Wallace opens his restaurant at 131 Bay and he and his wife Alice live upstairs at 133 Bay.**
- **1927- There is a new name in the restaurant listing, Jose Cabora.**
- **1928- The name David Bertolone appears in the restaurant listing, then New Genoa Restaurant and back to David Bertolone in 1930.**
- **1938- David Bertolone is listed as a bartender, perhaps the restaurant was another victim of the depression.**



- **1940- 131 Bay Street Centeno Restaurant is listed with Jose Centeno living upstairs.**
- **1945- Property sold to M & Maria Taormira.**
- **1946- Dutche's Lunch opens to service factory workers in the neighborhood. Neighbors include Simmons Bed Springs Factory, Liquid Carbonic, Smart Oxygen Company, Bianchi's Machine Shop and Star Iron Works.**
- **1949- Property sold to Angelo and Norma Paladini. Norma is the current owner in 2010.**
- **1951- Dutch moves to another property and Rudolph Urbais and his wife Evelyn run a luncheonette and live upstairs.**
- **1952- Madeline Starks opens Rudy's Lunch. Frank Alioto lived in the apartment upstairs.**
- **1906- Bay Inn Restaurant opens on property.**
- **1964- The Gallery Tavern opens on the property.**
- **1967- The Baj Tavern is opened. The Baj was owned by a gay couple and by some accounts was one of the first gay bars in San Francisco.**
- **1976- A couple buys the Baj but do not enjoy the same success as the previous owners.**
- **1977- The Baj is sold to Frank Perez who called the place the Bombay Restaurant.**
- **1980- Perez remodels the bar. The bar fixtures come from a variety of North Beach bars and gives the place authentic SF character.**

- **1983- 131 Bay Street Corporation is founded to buy and names it Hourigan's.**
- **1988- The bar is sold to Doug Burke who opened Burke's Pub.**
- **1993- Doc Rogers and Tom Rochte buy the bar and Red Jack Saloon opens. Doc dies suddenly of a heart attack the week before the Red Jack opens.**
- **1993- Mark Fusia buys in as partner with Tom Rochte.**
- **1996- Mark and his wife Laurie buy Tom out and become sole owners of the Red Jack Saloon and live upstairs continually until this day.**
- **2007- Bay Street Helping Hands is founded; a non-profit that uses the resources of the Red Jack's friends and neighbors to help those in the community in need.**

### 131 Bay Street

We, the undersigned, support the conditional use application for 131 Bay Street that would allow the bar currently operating on the ground floor to continue its existing operations.

NAME	ADDRESS	EMAIL ADDRESS
Emily Hamvay	126 Pfeiffer St #2	ehamvay@gmail.com
MARY ROHRBAUGH	1850 SACRAMENTO ST #302	SPACESTAY@YAHOO.COM
Marcos Lima	1850 Sacramento St 302	mmlima99@yahoo.com
KIM SILVA	225 Chestnut #A SF 94133	Kim_silva2002@yahoo.com
JONAH SMALLWOOD	2310 POWELL ST #404, SF 94133	JONAH.SMALLWOOD@GMAIL.COM
JORIEL MORALES	223 OTTAWA AVE	ADJUPIN@YAHOO.COM
Kim Morini	957 Hayes St. #7 SF 94117	k-morini@hotmail.com
Justin Steele	788 Harrison St #433	jsteele_81@hotmail.com
KHALDOUN SACTI	125 BAY ST #5	
Michael Stokes	340 Bay St. Apt. 4	michael.austin.stokes@gmail.com
Mariana Steele	788 HARRISON #433	marianalocal@hotmail.com
MIKE HORAN	1836 STOCKTON ST 94133	HORANMICHAEL@ATT.NET
EUGENE D. CONNOR	18 VIA BUFRANO	GENOTUCKER@EARTHLINK.NET
FRED FEGLEY	2033 STOCKTON #105	STEAMIS@AT42@EARTHLINK.NET
Paulo Flores Pato	160 Bay St #119	pauloflorespato@gmail.com
Emily Schwartz	100 Bay St #320	emilyschwartz@gmail.com
Kari Salbeck	57 Powell Pl	kari.salbeck@sympatico.ca
Ian Reynolds	456 Broadway	mr.iareynolds@gmail.com
Sven Melville	2290 Stockton St #404	sven.melville@yahoo.com

ONLY People in  
the 94133 will  
be considered by  
the planning Commission  
as it affects  
them

131 Bay Street



We, the undersigned, support the conditional use application for 131 Bay Street that would allow the bar currently operating on the ground floor to continue its existing operations.

NAME	ADDRESS	EMAIL ADDRESS
Mania Ramirez	165 N Point # 201 St <sup>94133</sup>	mdramir@sbcglobal
Glenn Keary	23 Napier Lane	glenn@hqsistandbyk
Jill Feenan	23 Napier Lane	jillfeenan@comcast
Allan Thorp	4 Water St	allanthorp@botmail.c
Una Federation	2351 Powell St #324	Una.mccormack
GERALD FEDORATION	2351 Powell St.	Gerald.Fedoration@comcast
Harold Martin	155 Francisco #701	hdmartin555@yahoo
Brian Kalher	1252 Kearny St 94133	bkalher@yahoo.com
Rachael Munn	1252 Kearny St 94133	Rachaelmunn@comcast
Suzanne Ginn	1252 Kearny St 94133	SAK63000@hotmail
Jennifer DuCharme	2256 Mason St	jenduche@yahoo
Joe Neale	2256 Mason St	jneale72@yahoo
Kay-C Hayden	165 N. Point	Kaychayden@ic
Holly Ireland	165 N. Point	hollysweme@gmail.
Robert Frasier	350 Francisco St <sup>94133</sup>	bobfraser@comcast.n
MECHAS GENT	2351 Powell St #25	mechasgent@comcast
WILLIAM THAKIN	45 MIDWAY AVE #200A <sup>94133</sup>	HTHAKIN@comcast
Tommy Pietri	265 #312 North Point	YoungTommy@aol
Brittany Anders	265 North Point	bellabretagne@ hotmail.com

NEW

131 Bay Street

We, the undersigned, support the conditional use application for 131 Bay Street that would allow the bar currently operating on the ground floor to continue its existing operations.

NAME	ADDRESS	EMAIL ADDRESS
Bob Gibson	2133 Stockton	gibsonou8@yahoo.com
Ken Brown	456 Filbert	Kenbrown22@yahoo.com
A.R. HARRI	1845 Lincoln way	arazghariri@yahoo.com
Isabel Asuncion	3845 Jorthum Dr <sup>Taylor</sup>	isabelasuncion@gmail.com
William R. HAIN	4117 18th Street 94114	VANILLATICEBLAZE@gmail.com
Anna Munira	1100 JACKSON ST #12 SFCA 94133	lisachmunira@gmail.com
Pyun Lim	403 Lombard 94133	RCSALive@gmail.com
<del>William R. HAIN</del>	485 A. UNION 94133	wendellworks@yahoo.com
Q. Q. Q.	152 LOMBARD	adockus@aol.com
Arthur Albee	337 Newby	RUBEN2@ATTN.T
Jeanne Berisic	3315 Washburn	<del>set</del> JeanneBerisic@gmail.com
John	165 North Point #219 94133	
Slava Stasikov	435 Lombard St #133	vstasikov@gmail.com
Paul Abonte P.F.	465 GRANT AVE, SF	D.H.L. DOT COM -
Carol & Hardy	2133 Stockton	SF N. FRANCISCO
DUNCAN BARR	2120 Stockton	SF
Adi	350 Bay St #160 SF	lowises@gmail.com
Alex Kalvelage	245 North Point #302-SF	AKalvelage@TERES.COM
Dorothy Leigh Bell	2150 Taylor St #1	dorothyleighbell@gmail.com

131 Bay Street

We, the undersigned, support the conditional use application for 131 Bay Street that would allow the bar currently operating on the ground floor to continue its existing operations.

NAME	ADDRESS	EMAIL ADDRESS
<del>Mel Patterson</del>	<del>1050 Columbus</del>	<del>MelPatt62@att.net com</del>
SINO KOCHVAR	2133 STOCKTON ST #302C	SINOGOLFS@YAHOO.COM
Laure Murphy	500 Greenwich	Lauremurphy614@yahoo.com
Isaac DeLeon	500 Greenwich	isaacdeleon24@yahoo.com
Anita Toprani	2133 Stockton St.	Anita.toprani@gmail.com
RYAN LEWIS	266 Bay St	ryanlewis04@gmail.com
Christine Bourdant	650 Chestnut St. #109	
Martha Gosczyk	2120 Jones St Apt 2	marthad12@gmail.com
Draw Bagheri	220 Lombard #315	drawbagheri@aol.com
EMILY FARMER	33 MIDWAY #202	efarmer@chello.net
ZIAD ABU RIAD	2161 POWELL ST	Ziad@cafe.francisco.ca
Guo Sengfud	2310 Powell St #209	Guo1990ca@Not2evr.com
Doug Aspland	125 Bay St #3	dougaspland@yahoo.com
MAGGIE HERRERY	2133 STOCKTON ST. B302	Mhaggerty1108@yahoo.com
Paul R. Gill	2210 Stockton St. 405	GillSanf@aol.com
Jayne Reynolds	2130 Stockton St 305	jaynejunk@yahoo.com
Stefanie Talbot	2130 Stockton St 305	Stefstef@gmail.com
Ronald Wick	1267 Parkwood	RWWindom@gmail.com
Pat Skene	175 BAY ST	PAT HAMPDEN@SBCGOLFCLUBS.COM

NE -

94133 ONLY

The Planning Commission only wants  
 Input from people who live in 94133.

131 Bay Street

We, the undersigned, support the conditional use application for 131 Bay Street that would allow the bar currently operating on the ground floor to continue its existing operations.

NAME	ADDRESS	EMAIL ADDRESS
Stephen Phillips	4055 A UNION ST SF CA 94133	wendellworks@yahoo.com
Alexa Everale	110 Bay St. #323 SF, CA	alexawerale@gmail.com
Eric Gneekow	160 Bay #319 SF, CA	egneekow@gmail.com
Greg Zelder	50 Francisco St #110 SF CA	greg.zelder@gmail.com
ERLAND SANBORN	50 Francisco St. #110, SF, CA	erland@erlandsanborn.com
Barbara Kadri	245 North Point St. #205 SF CA 94133	barbarakadri@gmail.com
Loren Stanke	3907 California St. #1 SF CA 94118	Lorenstanke@aol.com
Andrew Pels	355 Bay St	Andrew.Pels@yahoo.com
Elaine Sands	Pier 39, SF, CA	<del>Elaine.Sands@gmail.com</del>
Molly Daphin	Pier 39, SF, CA 94133	<del>Molly.Daphin@gmail.com</del>
Josiah Shaw	160 Bay St #204	<del>Josiah.Shaw@gmail.com</del>
PAUL DONOHUE	646 Guerrero St.	Paul.Donohue@gmail.com
Mark Gonzales	411 Wayne Ave Oakland CA 94606	dtapparele@att.net
Marie Poole	516 Ellis Street	marie.travels@gmail.com
Michael Lindquist	135 4th Ave #3	chelmirey@yahoo.com
Jacqueline O'Connor	245 North Point St. #205	jacqueline_oconnor@sbcbglobal.net
Ryan O'Connor	245 North Point St. #205	roconnor52@yahoo.com
Alvin Brown	2130 Stockton	SF CA, 94133
Ken Noland	2390 Powell #406 94133	obobbe@worknet.net







131 Bay Street

We, the undersigned, support the conditional use application for 131 Bay Street that would allow the bar currently operating on the ground floor to continue its existing operations.

NAME	ADDRESS	EMAIL ADDRESS
<del>_____</del> RUBY MARTIN	<del>_____</del> 2133 STOCKTON #103C	<del>_____</del> rubykint@aol.com
RAPHAEL BERLO	2133 STOCKTON 103A	ruby@magtalent.com
"Jair" Mel Stokes	167 Pfeiffer St	jairstokes@gmail.com
Mike Berger	2105 Broadway 1C	mberger@gmail.com
Jon Steingard	2390 Powell St #203	TheMAN169@msn.com
Hannah Bacher	876 Greenwich St.	Hbacher@gmail.com
Collette Baker	2291 Stockton #407	cbakercn@hotmail.com
Luchia de Lam	2390 Powell St #203	(415) 685-0909
Haley Tripp	2210 Stockton #216	haley.tripp@gmail.com
Dr. Schneider	23 Midway #408	doctoralan@live.com
Oliver Albrecht	1725 Montgomery	oalbrecht@mac.com
Michael Anghel	2001 Embarcadero	michael@creativepulse.net
<del>_____</del>	369 3rd Ave 6 SFCA	boobookt@hotmail.com
Chad Van Matra	369 3rd Ave 6 SF, CA	chadvannat@gmail.com
Deon Abruzzo	2293 Powell St. SF, CA	deon@thetwists.com
Janekarvick	157 Union St SF, CA	janekarvick@gmail.com
Nemie Varon	2133 Stockton #106D	jvaron7@gmail.com
Nicole Ross	"	nicoleantonette.ross@gmail.com
Jon Robins	126 Pfeiffer St #2	Rob.rossjen@gmail.com

131 Bay Street

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NAME	ADDRESS	EMAIL ADDRESS
CHARLENE FOLCOMER	265 MORTAR BUN 7 202 SF 94133	CFOLCOMER@GMAIL.COM
BARBARA J. REED	SF 94111 155 JACKSON APT 4X	ROBARB@ATT.NET
Julian Vance	1922 Woodsey St Berkeley Ca 94703	Julian Vance@gmail.com
Sevan Amundson	405 41st #17 Daly City Ca 94015	vorenzen24@gmail.com
SAM WLODARSKI	447 25th AVE APT 2 SF, CA 94121	SF4PROGRESS@gmail.com
FLAVIA PODO	<del>160 BAY ST</del> 160 Bay St #219	TWEETY_PHI@yahoo.com
Mikaela Fasou	160 BAY ST #206	
Pauline Biagi	155 JACKSON ST SF 94111	ptwig@hotmail.com
Mr + Mrs Schmidt	2211 STOCKTON #401	admevl@yahoo.com
Shawne Thomas	420 Berry St #213 SF 94115	
MARIO SOLAR	1914 BRISTOL ST. Petaluma CA 94954	solar_mario@yahoo.com
Corbin McVee	354 Dolores St SF 94110	gmccree@me.com
Amanda Lewis	1475 Valjeo St. #39 #109	amanda.lewis@razorfish.com
Don Bacosta	1367 MASON ST, SF, 94133	Don.Bacosta@gmail.com
Giselle Schaller	2124 Hyde St #1 SF CA 94109	giselle052@gmail.com
Hillary Thompson	2624 Hyde St #1 SF CA 94109	hillarytp@gmail.com
JAN LADON	1719 22nd AVE SF 94122	JAN.LADON@gmail.com
David Butch	1719 22nd AVE SF 94122	dbutch03@yahoo.com
Jr. Hankins	135 Belvedere Ave Oakland CA	hankinsj@gmail.com

131 Bay Street

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NAME	ADDRESS	EMAIL ADDRESS
Chris Wilson	877 Lombard St, SF, 94133	CHRISWILSON77@COMCAST.NET
James G. Dewey	150 Lombard St SF 94133	NONE
ANTHONY RIVERA	2015 GRANT AVE SF 94133	lapiazza@comcast.net
GARY MA	2200 POWELL	
Ray Card	8501 33rd Ave	D6N.WHEELS@Yahoo.com
Daniel Margolis	1346 Pine St.	radiotoobool@yahoo.com
Nicole Milner	1346 pine st	veenya@charter.net
BRITTANI WUBMAN	1060 POWELL	
Robyn Massey	2211 Stockton	robyn_massey@hotmail.com
Chuck Massey	2211 Stockton #410	Teartact@comcast.net
Tom Hunt	37 MIDWAY ST. #4	h-2660@sbcglobal.net
Rebecca Totcomb	350 Bay St. #100-258	gemuh1@gmail.com
WAYNE DE JARAC	350 CAM, 94133	WAYNE@BIOMASSIVE.COM
STEVEN SNYDER	242 Francisco St.	Snyder@CERIVISIAE.CO
Alison Snyder	242 Francisco St.	alison.wertheim@schneid.com
Aaron James	3232 Buchanan st.	aaron.james@hrp.com
David Binder	550 Lake # 94118	fizzlecheer@yahoo.com
Ann Hertelendy	1547 Clay St #108, SF	ahertelend@aol.com
DENNIS VASAY	137-B PFEIFFER ST.	SHOOTER61@aol.com

131 Bay Street

We, the undersigned, support the conditional use application for 131 Bay Street that would allow the bar currently operating on the ground floor to continue its existing operations.

NAME	ADDRESS	EMAIL ADDRESS
MICHAEL JONES	83 SYLVAN 94132	MICHAEL.JONES@MELL.NET
ELLENZARDE, Lewis	535 Columbus Ave.	eltron-x@yahoo.com
Hilly Malander	2245 LARKIN ST	hmlander@hotmail.com
Mike Ullrich	2245 LARKIN ST	mkaullrich@hotmail.com
Jen Vetsch	2130 Stockton St	jen-vet@hotmail.com
Stephanie Lou	2169A LARKIN ST	louisstephani@comcast.net
Vijay Bhat	2133 STOCKTON ST	vijaybhat@gmail.com
Michael Coughlan	2290 Stockton St	mcoughlan@gmail.com
Ashley Paolely	2290 Stockton St	ashley.paolely@gmail.com
MIRA ZANDI	2290 Stockton St	zandi.96@hotmail.com
LINDSEY PEACE	2290 Stockton St	seve@sevepeace.com
CHARLES BELLE	270 FRANCISCO Street	BIZBLK@AOL.COM
RYAN CONNELL	2115 POWELL ST	Ryan@Roone
FRASCAWFWA	2133 Stockton St	frascawfw
Ed Sweilch	300 Francisco St	edsw

PLEASE,  
 94133 ONLY  
 THANKS!

131 Bay Street

We, the undersigned, support the conditional use application for 131 Bay Street that would allow the bar currently operating on the ground floor to continue its existing operations.

NAME	ADDRESS	EMAIL ADDRESS
<u>R North</u>	<u>2001 THE EMBARCADERO</u>	<u>RICH.NORTHE@HFP.COM</u>
<u>DANI SAFUTO</u>	<u>2001 The Embarcadero</u>	<u>DANIRSAFUTO@GMAIL.COM</u>
<u>M. CURRAN</u>	<u>2001 EMBARCADERO</u>	<u>SMARTMDC@YAHOO.COM</u>
<u>J. Dillow</u>	<u>2001 The Embarcadero</u>	<u>Jesse.dillow@hfp.com</u>
<u>Una Fedorovich</u>	<u>160 Buena Vista #105</u>	<u>SPCA 94133</u>
<u>C. CAOS</u>	<u>790 CALIFORNIA</u>	<u>C_CAOS@hotmail.com</u>
<u>Shauna Thomas</u>	<u>PIER 39 DOCK B</u>	<u>Smarie33@gmail.com</u>
<u>Leila Harman</u>	<u>165 North Point #216</u>	<u>leilaharman@gmail.com</u>
<u>Draw Harmon</u>	<u>165 North Point #216</u>	<u>drawharm@gmail.com</u>
<u>Edward Gerhold</u>	<u>7 Vandewater St. #402</u>	<u>gerhold@gmail.com</u>
<u>SPATZ</u>	<u>152 LOMBARD</u>	<u>SSPATZ@YAHOO.COM</u>
<u>EUGENE D. CONNOR</u>	<u>18 VIA BUFFANO</u>	<u>FENOTOCKER@EARTHLINK.NET</u>
<u>Michael L. Connors</u>	<u>125 Bay St. Apt 1, SF, CA</u>	<u>Michael.L.Connors@earthlink.net</u>
<u>John McCarthy</u>	<u>111 Chestnut #810</u>	<u>Jmccarth@VISA.COM</u>
<u>JILL FRERSEY</u>	<u>23 NAPOLEON AVE, SF</u>	<u>JILLFRERSEY@COMCAST.NET</u>
<u>Kelly Vicini</u>	<u>127 Bay St.</u>	<u>Kelly.Vicini@earthlink.net</u>
<u>David Goodman</u>	<u>555 North Point</u>	<u>dw.gtd@hotmail.com</u>
<u>EVAN HUFFAKER</u>	<u>125 BAY ST, 94133</u>	<u>liehuffa@yahoo.com</u>
<u>Manuel Vizcarra</u>	<u>1252 Kearny St 94133</u>	<u>vizcarra@gmail.com</u>

131 Bay Street

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NAME	ADDRESS	EMAIL ADDRESS	Sign
GERALD P. UVA FEDERATION	160 BAY STREET, APT. 105, SF	ifederation@yahoo.com	
John DeMilio	111 Chestnut St. SF		
CHARLIE MCCOY	217 FRANCISCO ST		
BRYAN WELLS	2351 Powell St. Apt 405	bryanwells@me.com	
Michael Wolfe	401 Union St. #202	mike.wolfe@mac.com	
Arnold Marshall	155 Francisco #201		
Ron Noland	2390 Powell #406	obobb@worldnet.att.net	
Darwin Roen	2210 Stockton #306		
Latech Collins	165 N. Point St SF		
Jessica Johnson	156 Lombard #25	silverstrikeproductions@gmail.com	
AL DOCKUS	152 LOMBARD #106	adockus@aol.com	
Paul P. Gill	2210 Stockton St. 405	GILLSANF@AOL.COM	
Kate Lott	Ste 30 Pier 39	klott13@yahoo.com	
AM Arman	445 FRANCISCO #103	Arman445@AOL.COM	
RANDOLPH ENSLEY	2218 MASON ST	rensleyb@yahoo.com	
Ray Alexander	2210 STOCKTON	RBA2@PGE.COM	
Frank Barrera	2130 STOCKTON		
KENNETH THORP	2351 POWELL ST, SAN FRAN		
Allan Thorp	4 Water St, SF CA		

IAE 94133

~~131~~ Street

We, the undersigned, support the conditional use application for 131 Bay Street that would allow the bar currently operating on the ground floor to continue its existing operations.

NAME ADDRESS EMAIL ADDRESS

Ed Sheppard 245 North Point St \_\_\_\_\_ ES

Domenico Sabello P.O. BOX 330587  
#3 Firman Wharf S.F. Ca 94133

Mary E. Galyon 265 North point St #102. Mglyn53@gmail

JONAH SMALLWOOD 2310 POWELL ST. #404 JONAH.SMALLWOOD@GMAIL

PAUL SIMONE 2351 POWELL ST #514 Paulreynoldsissthenon@ghc

KRISTOPHER KING 1675 GREEN ST #5 KINGFIRE72@GMAIL

Jocde Leon 2210 Skoklus #208 jdeleon72@aol.com

Molly Bramsway 101 Evelyn Way adore\_idol@yahoo.com

Covey Lynn 260 Bay St Apt 414 coveylynn@aol.com

Charlotte Anderson 350 Bay St 100-181 tingreathorn@gmail.com

Wynne Buckley 1328 Keating St 94133

Adam Smith 2211 Stockton #401 94133 admsv@yahoo.com

DOUG COX 1416 GRANT AVE #7 94133 DOUGCOXRINEY@GMAIL.COM

Andrea M... 155 Francisco St 94133 andrea.huss@yahoo.com

RENA DELATOUR 1400 S DAWKINS ST 94402 renadelatour@hotmail.com

Ryan Hamann 1525 Clay #7 rhammy82@yahoo.com

Rachel Gaudy 1520 Gough #704 tinydancer61982@yahoo.com

Elizabeth Martinez 1560 Sacramento St

Dear Madam/Sir,

I have been a resident of the Northpoint Apartments since 1970. Since that time I have been witness to many changes in our neighborhood. From the disbandment of the belt line railroad to the malt silo to the political fight and subsequent building of the world famous Pier 39; from the removal of the garbage exchange station to the building of the Muni bus yard; from the destruction of several small businesses and warehouses to build Hotels like the Sheraton and Hyatt; from the demolition of the public housing complex to the building of the multi-income complex I have been a member of the neighborhood. I believe this historical perspective places me in a good position to provide valuable input on changes being considered in our community.

It has recently come to my attention that it has been determined to close down the "Red Jack Saloon" because of zoning changes made in 1970 even though a bar has been allowed to operate in that location for the past thirty nine years. Following are my reasons for the need for a reconsideration of the determination to close the "Red Jack Saloon".

1. The Red Jack is one of the most popular neighborhood bars in San Francisco. The owners, Mark and Laurie Fucia go to great effort to provide a hospitable and safe atmosphere for all customers whether from the neighborhood across the nation or around the world. This atmosphere has created an array of customers which is truly reflective of the diversity that makes San Francisco the destination of choice for people from all over the world. No one is a stranger for very long when they walk into the Red Jack. Birthday parties, special celebrations, holidays, weddings, and memorials are all commonplace at the Red Jack.
2. The building housing the Red Jack Saloon, the bar itself as well as all the bars under different names that existed before it was named the Red Jack Saloon are all an important part of the historic fabric of our local community. This is evidenced by the "Barbary Coast Trail" plaque in front of the bar sponsored by the owner of the property and the one at the corner of Bay and Stockton sponsored by Mark and Laurie Fusia. The building itself as well as the bar could easily be designated as a San Francisco historic site.
3. In recognition of the economic hard times faced by San Francisco and the country Laurie and Mark along with several longtime Red Jack regulars established a non-profit public benefit corporation in 2007 to help our neighbors in need. "Bay Street Helping Hands" provides an opportunity for Red Jack patrons and others to pool their resources together to help those in need within our community. A partial list of those receiving support from Bay Street Helping Hands in 2009 includes the San Francisco Food Bank, Goodwill, the St. Anthony Foundation, the Glide Memorial free meals program and the Swords to Plowshares program.
4. A neighborhood bar such as the Red Jack Saloon provides a valuable service to the local community from a public safety standpoint. There are at least a thousand apartments within the immediate area of the Red Jack including 500 units at Northpoint Apartments alone. A large number of these apartments are filled with people who would rather have a local neighborhood bar to walk to rather than get

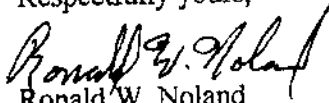


in their cars to go to another part of the city to enjoy a night out. One might conclude there are numerous bars to go to in the Fisherman's Wharf area but we locals would much prefer to leave these to the tourists for which they are intended and most importantly priced.

5. Although the Red Jack provides a haven for locals it is also a place to go and return for many national and international visitors to the Fisherman's Wharf area. These visitors are looking for a San Francisco neighborhood bar experience instead of a tourist experience and often make the Red Jack their base of operations during their visit to San Francisco. When you ask them how they found the Red Jack they usually say the internet, word of mouth or walking around the Wharf looking for a neighborhood bar close to their Hotel or cruise ship. They are always made welcome by the staff and regulars at the Red Jack.

I hope these sound reasons for keeping the Red Jack an irreplaceable part of our neighborhood help you make a favorable final decision. If you feel a public hearing would be in order to make a final decision I am sure the room would be filled with loyal Red Jack patrons.

Respectfully yours,



Ronald W. Noland  
Retired, USDA Forest Service

Sir/Madam,

May 13, 2010

I am writing this in reference to the Red Jack Saloon. What may just look like an ordinary watering hole to the passerby is actually a welcoming gathering place for the family away from home.

I moved to San Francisco from Washington DC in mid 2003. Shortly after landing a job at Pier 39, I came across this local bar on Bay Street. Very much like being an immediate guest in someone's home the bartenders invite you in and quickly introduce you to the community over a draft beer. It's unheard of for a stranger to enter and not meet the owners Laurie and Mark Fusia, who invite them into the local family.

I never realized how many people move from the east coast and land in San Francisco. On any given night I can meet people from Boston, Philadelphia, DC, or Chicago and LA, all with one thing in common. We're all away from home. This became home. When most people are carving turkey with their families on Thanksgiving, Laurie is feeding us and we're watching football with Mark. Birthdays are frequent and never forgotten, and there is no better place to be than the Red Jack Christmas party for charity, but really for us.

When my wife was in a car accident, the bar raised money for her. When we were to be married, Mark ordained himself to perform the ceremony and Laurie took the helm as our wedding planner. When Ruby a bar regular needed expensive meds, or Paul a bartender was diagnosed with Guillain- Barre syndrome, this neighborhood family came together for them financially and emotionally. Even when I was hard up for cash from the wedding and with plans to move back to DC, Laurie hired me as a bartender even though they didn't need the help. The list goes on.

In the end, I'm back in DC, am lucky enough to say that I have two families on two coasts. And like with your own loved ones, I will be dropping everything this December to spend Christmas in San Francisco with my Red Jack family.

Sincerely,

Paul Simone

650-722-1033

April 29, 2010

Dear Sir/Madam,

I am writing in support of The Red Jack Saloon on 131 Bay Street. As a previous resident of the neighborhood and a patron of The Red Jack for the past 6 years, I can testify to the staple this establishment is in the North Beach community.

With a true sense of family and friends, where everyone knows everyone, The Red Jack serves as an extension of our living rooms. Owners Mark and Laurie Fusia make everyone feel welcome, and are the first to offer support to those in need. I was a victim of a hit and run several years ago, and they were there to offer support and take a collection on my behalf while I was in the hospital. I was a complete stranger to them at the time, but they still helped out since the accident was in the neighborhood. They have since become very good friends of mine. And the goodwill continues for anyone in need... there is always a collection going around. And at Christmas time, every year, they raise a tremendous amount of money with the bar for the Boys and Girls Club of Hunters Point, also Bay Street Helping Hands. Owner Mark Fusia became an ordained minister, and married my husband and I in an amazing ceremony- all because we were connected through The Red Jack. Additionally, my husband was employed at The Red Jack for a year which was vital to our household.

After a long day there is nothing better than going in there for a pint to unwind and chat up a friend. Football season comes around, and there is no better place to watch your team in the neighborhood. People drive clear across the city to catch a game at The Red Jack and enjoy the complimentary hot dogs. The Red Jack is also a venue to the SF Dart League, which is always good to bring everyone together and business to the neighborhood.

I believe 100% The Red Jack is one of the most important spots in North Beach, and needs to remain open. Please do not hesitate to contact me for validation or any questions.

Sincerely,

Adeline Simone

202-380-7785

[adelinesimone@gmail.com](mailto:adelinesimone@gmail.com)

July 10, 2010

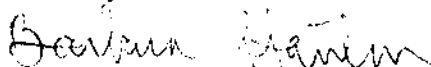
San Francisco Planning Commission  
1650 Mission St. 4<sup>th</sup> Floor  
San Francisco, CA. 94103

Dear President and Planning Commission:

I am a long time resident of the Northpoint Apartments and am writing in support of the conditional use application to legalize the operation of the Red Jack Saloon. Over the past several years I have come to know Mark and Laurie Fusia and many of their regular patrons. Although I do not imbibe I have always felt very welcome and feel it is not only a safe and congenial place for people of all backgrounds, ages and races to meet but to socialize. Therefore the Red Jack is an integral part of our neighborhood. I am especially appreciative of their establishment of the Bay Street Helping Hands charity to which I personally contribute.

Thank you for your favorable consideration.

Sincerely,



Barbara Stanton  
265 Northpoint  
San Francisco, CA. 94133

July 6, 2010

City & County of San Francisco  
Planning Department  
1650 Mission Street, Fourth Floor  
San Francisco, CA 94103-2414

Dear Madam/Sir:

I am a patron of The Red Jack Saloon since my residence in San Francisco in 1993. Around 1995 Mark and Laurie Fusia started bartending and eventually became the proprietors.

Under their management the bar took on a life of its own. The Red Jack is the place that people from the neighborhood gather to watch the games and have parties, from birthdays to wedding showers and share holiday events. The Red Jack Saloon is that neighborhood place.

On a recent visit to The Red Jack Saloon on game day, a young patron told me, 'I was thinking of sitting at home but I would be alone, so I came here and I'm glad I did'. If you live alone in San Francisco it can be a pretty lonely place but with a place like The Red Jack Saloon, you can always find a conversation and maybe a new friend.

About 1997, Mark and Laurie decided to have a holiday fundraiser for The Boys and Girls Club of Hunter Point raising thousands for their general support over several years. These fundraising events sparked the evolution of Bay Street Helping Hands, a non-profit developed to raise funds for the residence in need living in the North Beach neighborhood. I'm proud to be a board member of this non-profit, because it is small donations from the local neighbors in support of the local neighbors.

I support the ongoing business use of the Red Jack Saloon, and plead the planning department to issue a conditional use authorization.

Respectfully yours,

Charlene Folcomer  
265 North Point Street #202  
San Francisco, CA 94133

Dear Hearing Board Members,

I am writing this letter in support of the Red Jack Saloon and owners Mark and Laurie Fusia on 131 Bay street in San Francisco.

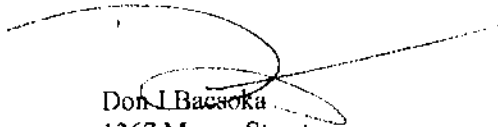
I have lived in San Francisco now for just over one year via New York City, and have been going to the Red Jack for about 9 months now. Though I live nearly a mile away, when I am in the mood for a good conversation and a beer I often by-pass the plethora of bars in the North Beach area to make the walk all the way down to Bay street and Stockton. I go out of my way because some things in life are worth the extra effort. This little bar is extremely warm and friendly and it attracts quality patrons. It's this combination that makes this little bar more just another local watering hole or place where drinkers congregate. The Red Jack is a neighborhood meeting place, and a place to meet new friends. It's a place to have some good laughs with other working professionals or shoot a game of darts, or just relax. Personally, I have met several friends in this bar in the short time I've been here and would simply hate to see this bar go.

I suppose I wouldn't be writing this if it weren't for the great ownership team. The bar is a reflection of Mark & Laurie Fusia, who are not absentee owners - but actively engaged in making sure things are done right. They have cute parties for special events (sports, oscars, etc) and always use these events to raise money for various charities. I don't think this should be overlooked. I'm sure there are other bars that may do this (but I haven't found them yet). With Mark and Laurie, it's just a regular part of their business. In this rather selfish age, I think that's impressive.

One of the first things I noticed about the Red Jack was that so many patrons seemed to know and like each other. I was reminded of tales of the old style English public houses of old where neighbors would gather for a drinks, conversation, and build relationships that help make a community strong and healthy. I believe this is THAT place in the neighborhood. I've never seen a fight in this bar. I've never even heard an argument! You won't hear about some driveby shooting at the Red Jack - no way - it's not that kind of place. And with all the violence in North Beach as of late, it sure is comforting to me to have a safe and friendly place to go. A place to go where many people will eventually know your name. And no one is packing heat, dope, or attitudes that cause trouble.

Not only do I think it would be my personal loss for this bar to be shut down, but I truly believe it would be a loss to the community. Working professionals like me need a quality place to go and unwind that are lacking in this area. I would strongly appeal to your minds and hearts to keep this little bar in business and allow it to remain open. The Red Jack is GOOD place where GOOD hearted people meet. This is the sort of glue that helps a build a community and keep it together. The Red Jack is a throwback to better times and our community would be at a loss without it. Please allow it to stay open. Thank you, for your consideration.

Sincerely,



Don J. Bacsoka  
1367 Mason Street  
San Francisco, CA 94133  
415-839-8892 / 732-979-6900 cell  
Owner operator: FamilyInsurance.Org CA license #0F85830

Est. 1993  
San Francisco Water Taxi Co.  
"Emerald Lady"  
— WATER TAXI —



**Frederic C. Fegley, Proprietor**

134 Pfeiffer St. #2  
San Francisco, CA 94133  
415.781.3950

Email: Steamboat42@earthlink.net  
Member PVA  
NACO

TO WHOM IT MAY CONCERN 6/28/10  
I'M WRITING IN SUPPORT OF THE RED JACK SALOON  
AT 131 BAY ST, SAN FRANCISCO.

THIS FRIENDLY TAVERN HAS BEEN AN ASSET TO  
THE RESIDENTS OF THE ALCATRAZ HEIGHTS  
NEIGHBORHOOD, AND HAS BEEN A PUBLIC HOUSE  
SINCE 1911.

THE CURRENT PROPRIETORS IN THE SALOON, RUN  
IT IN PROFESSIONAL AND RESPONSIBLE MANNER

SINCERELY

Frederic C. Fegley

Planning Commission  
ATTN: K. Guy  
RE: Case # 2010.0135C  
1650 Mission St #400  
San Francisco, CA 94103

To Whom It May Concern:

It has come to my attention that a business that I care deeply about, the Red Jack Saloon, is in jeopardy. I would like to assure you that the Red Jack Saloon is not a disturbance to the peace of the neighborhood, but rather a venue for neighbors and friends to gather and get to know one another. It is a family and a home filled with sentimentality and nostalgia. Just stop by the annual holiday party, where owners Mark and Lori rally the community to raise money for the less fortunate. Just look at the "fundometer" on the wall that measures the money they are raising for a wheelchair. When I wanted help raising money for breast cancer research, Mark and Lori were there with open arms

I began going to the Red Jack to watch Boston sports when I moved to San Francisco from Boston years ago. I still remember the first day I walked in, not knowing a soul, and how I was welcomed without question. Since then, I have found this cozy place has become a little piece of community and home for locals and neighbors like myself. From the owners, to the bartenders, to the patrons, there is always a familiar and smiling face to invite you in, much like you would be welcomed into a friend's living room.

Please do not let this wonderful small business fall through the cracks. We need more generous business owners like Mark and Lori and more community gathering places like the Red Jack Saloon in our city, not less. I appreciate your time and consideration in this matter.

Sincerely,  
Hillary Thompson  
2124 Hyde St #1  
San Francisco, CA 94109



November 1, 2009

TO: Whom It May Concern

RE: Red Jack Saloon/Bay Street Helping Hands  
Mark & Laurie Fusia

This is a letter of support for the Red Jack Saloon and the Bay Street Helping Hands program, which have provided the following for our son, Paul Langhorn, who has been quadriplegic for the past three years:

- Financial support of over \$25,000 during the past 3 years, which has been used for the purchase of a handicapped van that allows Paul to travel to therapy as well as for therapies and expenses not covered by his insurance.
- Maintaining community connection and providing emotional support: phone calls, pictures, and letter writing campaigns from his friends at the Red Jack bolster his spirits and let him know that he is still connected to and cared for by his friends in San Francisco. This also provides a sense of community to the Red Jack "family" by creating a structure for giving assistance to those in need.
- In-person visits that provide respite care for Paul so that we (his parents) can go away for 2-3 days. Laurie, Mark and Nicole are our mainstays for respite care, and come every 3 months to give us time off and to lift Paul's spirits. This is a very important as it gives Paul the opportunity to be with his friends again without his parents, as he did when he lived in San Francisco.

The above is the summary of what Laurie, Mark, Nicole and Paul's friends from The Red Jack have brought to our lives during the past three years. Below is the "long story" to provide more details of the goodness of these wonderful people who continue to provide both the financial support and the caring emotional support that will help our son heal from this devastating disease.

Our son, Paul Langhorn, graduated from San Francisco State University in 2003 and subsequently began to work as a bartender and handyman at the Red Jack Saloon. His degree was in computer information technology, but jobs in that field were scarce at that time, and Paul's plan was to start work on his master's degree while working nights at the Red Jack. However, in November 2006 those

plans were interrupted by a sudden and devastating attack of Guillain-Barre Syndrome, which paralyzed him from head to toe within a day.

Paul spent two months in Intensive Care at Seton Hospital in Daly City before he was stable enough to be flown to Encinitas, CA, where he grew up. He was visited daily by his many friends at the Red Jack. Laurie brought goodies for the family and the hospital staff. Nicole brought food baskets for our hotel room. Paul was stable enough to be flown to Encinitas in early January 2007, where he was hospitalized for another six months in Encinitas, then moved to a rehabilitation facility for another six months before he was able to be moved to our home. During this year Paul's friends at the Red Jack called him often to bolster his spirits, and Laurie and Mark Fusia, with other friends from the Red Jack, would fly down to visit him every couple of months. They organized brigades of cards, letters, and pictures which not only kept Paul's spirits up, but also helped create a way for his friends at the Red Jack to keep in touch with someone who couldn't speak clearly (and for months he couldn't speak at all).

As Paul had substantial debts and very few assets when he was stricken, Paul was the inspiration for the Bay Street Helping Hands program. The funds that Paul has received from this organization have been a lifesaver for him. They provided the means to purchase a handicapped van so that he can go to the therapy, as well as paying for therapies not approved by his insurance. Also, as his government stipend is small, the financial support allows Paul to stay up-to-date in the technology field.

I don't know what Paul – or we – would have done without the help of the Bay Street Helping Hands and Paul's friends at the Red Jack. When Paul came home he found that most of his friends had moved away. His friends in San Francisco continue to be extremely important in his life, and their dedication to maintaining the relationship and helping him through this incredibly difficult time is very important to his healing process. We know Paul has a long recovery time ahead of him. He is still quadriplegic and needs assistance with all activities - very difficult thing for a 30 year old man. The support of the Bay Street Healing Hands and his friends at the Red Jack will continue to help him in every way, and their support will help him to have the faith and strength to continue on this long and arduous path.

Please allow this support to continue. It is organized community support like this that provides the way for groups, such as the neighborhood of the Red Jack, to express their caring and support as effective action that truly changes the life of someone in need. As the Langhorn family can testify, we couldn't have provided the van and the therapy for Paul without this help, and it is making it possible for Paul – and us – to make the best effort for recovery possible. Please support this worthy cause.

Sincerely, Linda & Alan Langhorn

July 4, 2010

To whom this may concern,

My name is Molly Bramsway, and I have been going to Red Jack Saloon for about four years now. I moved here from southern California five years ago, away from my family and friends, in order to go to school. The first time I walked into The Red Jack, I felt welcome. There is a strong community that exists inside those doors, and I could feel it from the moment I walked in. I have met many people there that I know will be life long friends. The relationships that exist at the Red Jack Saloon are very important to everyone that frequents there. and in order to keep those friendships as close as they are, The Red Jack must remain open.

About two and a half years ago, I met my current boyfriend at Red Jack's. Just sitting at this great bar, with great people, I met a wonderful man, Greg Lynn. Greg is a neighbor to Red Jack's (he lives at 260 Bay- Northpoint apartments) and is also a member of Red Jack's C League dart team. They are a talented dart team and they proudly won the first place trophy this year beating out all the other bars competing in their league. He loves to play darts, and Red Jack's has given him an opportunity to be apart of a team.

Although there are many natural born San Franciscans that frequent the bar, many of the regulars are just like me. Like myself, many have moved here on their own without any family or friends to lean on. The Red Jack has become OUR family and friends. This past Christmas I was unable to go home and be with my family. This was my first Christmas in the twenty-six years of my life that I would not be spending with them. I

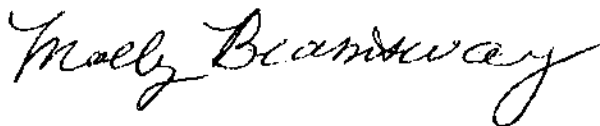
July 4, 2010

was pretty distraught about the whole thing until my friends at the Red Jack came up with an alternate solution for me. They too were not able to spend the holidays with their family, so they were planning for a Christmas dinner with friends. After a great Christmas with my friends, we all walked over to the Red Jack and Mike (one of the bartenders at the Red Jack who had partaken in the Christmas festivities as well) opened the bar so all the friends and all the regulars could meet and wish each other a Merry Christmas.

The friendships and community that has been built at the Red Jack Saloon are so important to so many people. We laugh with each other, we care for each other, and we lean on each other. If the Red Jack were to close, the little community that exists at 131 Bay Street would probably cease to exist as well. Please take into consideration what the patrons of the Red Jack Saloon have to lose.

Thank You,

Molly Bramsway

A handwritten signature in cursive script that reads "Molly Bramsway".

101 Evelyn Way

San Francisco CA 94127

661-965-8668

adore\_idol@yahoo.com

July 11, 2010  
San Francisco Planning Commission  
1650 Mission Street 4<sup>th</sup> Floor  
San Francisco, CA 94103  
Attn: Kevin Guy  
Re: 131 Bay Street  
Conditional Use Application Case No.: 2010.0135C

To Whom It May Concern:

I am writing with wholehearted support for the granting of a non-conforming use permit to the Red Jack Saloon. I understand this is a zoning issue, but the fate of the Red Jack will have an impact on many people near and far. Mark and Laurie Fusia are committed to conducting business to create a responsible and hospitable environment for locals and tourists alike to gather and socialize.

I moved to the Bay area 8 years ago from Connecticut. I grew up in a small town, where my parents were raised. I value the positive strength a sense of community can give to an individual. I crave adventure and seek new experience, but when I unpacked my bags in the Bay area and became friends with Mark and Laurie I found accompanying my life change were some of those core values I grew up with. Mark and Laurie have created a welcoming atmosphere whether it is your first time through the doors or you've been a patron since prior to their over 15 years of ownership. Loss of this experience in a neighborhood where there is little opportunity to meet your neighbor, or create a lasting relationship would be a tragedy.

One reason I value my personal relationship with Mark and Laurie is the respect I feel for their broad consideration for people. Their concerns don't simply lie in day to day business. They continually demonstrate support not just to those in their establishment, but in their community, the city, and globally as well. I have infinite examples, but I will respect brevity and mention just one. Traditionally in spirit of the holiday season The Red Jack Saloon will sponsor a party as a fundraiser. There came a time when their funding needs had been met so there was a need to redirect the resources in order to sponsor other worthy causes. Laurie founded The Bay Street Helping Hands non-profit organization, of which I am a board member. The Red Jack sponsors the administrative costs, enabling a one hundred percent non profit situation. The idea is simple: little by little when we act together we can make a meaningful difference in the lives of others. Since the inception of BSHH the Red Jack has been the host site for fundraisers. Although it may not be pertinent to the zoning code, I believe this example proves the Red Jack Saloon to be an asset rather than a detriment to the community.

Thank you for your consideration and time. Please feel free to contact me for any further information.

Sincerely,



Nicole A. Perlowsky  
np\_420@hotmail.com

**Date:** July 10, 2010

**To:** Kevin Guy  
San Francisco Planning Department

**From:** Allan Thorp  
4 Water Street  
San Francisco CA 94133

**Re:** Support of Red Jack Saloon of 131 Bay Street San Francisco

Dear Mr Guy,

I recently became aware that there is an upcoming hearing on June 22, 2010 regarding the present legal zoning status of the Red Jack Saloon. I am writing to you to document my support of this business and their continued operation in my neighborhood.

I have been a resident of San Francisco since 1991 where I moved after living in the San Jose area for 4 years. Prior to that I lived in Massachusetts. San Francisco is my home and I am proud to live here. The city is a vibrant, culturally mixed and tolerant place to live. And though I do not always agree with the politics in this town, there is no place in this world that I would rather live.

The Red Jack Saloon represents an example of why I enjoy this city. I moved to this neighborhood 5 years ago. When I entered this establishment, I was immediately impressed with the friendliness of the owners Mark and Laurie Fusia and their staff. Though a stranger at this place, I was greeted and welcomed immediately. Over the years, I learned that I was not in an exclusive category. Time and again, I see newcomers greeted in the same manner. The Red Jack owners and staff make you feel like you belong and treat you with respect.

I would also like to point out that the Red Jack gives back to the neighborhood. Over the years, I have contributed to and participated in charitable fundraisers run at this location. It is clear that the owners of the Red Jack understand their role and responsibility when it comes to contributing to this neighborhood. Bay Street Helping Hands is one key example of this.

From a zoning perspective, their location is admit-tingly unusual and unique. There are limited commercial businesses and no other saloons within the immediate neighborhood. But, for me, this is their greatest attribute. A tavern should be a place that you can go to to relax after a hard day of work. Without the Red Jack, the choices for a local resident is to go out on Pier 39 and North Beach. Both are great choices but they are primarily designed for the tourist. Without the Red Jack, we lose that local neighborhood establishment and the wonderful relaxed atmosphere that you get there.

I fully support the continued operation of the Red Jack Saloon.

Sincerely,

Allan Thorp  
4 Water Street  
San Francisco CA 94133  
415 673 2422

July 12, 2010

Planning Commission  
1600 Mission Street #400  
San Francisco, CA 94103  
Re: Case #2010.0135C

Dear Madam/Sir

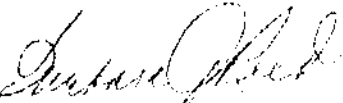
As a longtime patron of the Red Jack Saloon, I would like to say that it is truly a neighborhood place. People can gather there to watch sports, engage in conversation, have parties and wedding showers, and meet people of all ages. All this in a safe location.

Besides a place to socialize, it is also a place to raise funds for various needy causes. Laurie and Mark Fusia established the Bay Street Helping Hands non-profit organization, of which I am a board member. The organization has had events to raise funds for various groups, i.e, Hunters Point Boys and Girls Club, Swords to Plowshares (provides assistance to military veterans), St. Anthonys and others that can use assistance.

I lived in the neighborhood from 1992 until 2003. and although I have moved I still go back there three or more days a week..

Please include my support for issuance of the conditional authorization for continued business for the Red Jack Saloon.

Respectfully,



Barbara J. Reed  
155 Jackson Street #401  
San Francisco, Ca 94111



To whom it may concern,

Three years ago I was struck with a debilitating sickness which left me quadriplegic. The Red Jack Saloon helped by rallying the local community to form a charity to help people like myself who need support.

In addition to offering moral support, my friends at the Red Jack make it possible for me to afford specialized therapies and equipment which has greatly aided my recovery. Many others besides me rely on the assistance the Red Jack provides; life would be much more difficult without it.

Please allow the Red Jack to carry on providing the community with a warm, friendly place to gather while helping those in need.

A handwritten signature in black ink, appearing to read "Paul". The signature is stylized and somewhat cursive, with a small flourish at the end.

July 5, 2010

From: Ryan and Jacqueline O'Connor  
RE: Red Jack Saloon Hearing on July 22, 2010

To Whom It May Concern:

We have been patrons of the Red Jack Saloon for the past nine years. Throughout this time, we have met and become friends with many people from the Red Jack Saloon, including Mark and Laurie Fusia.

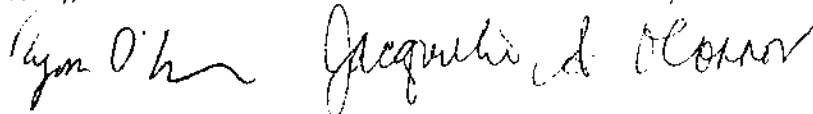
Ryan moved to San Francisco from Atlanta, GA in 1996 and Jacqueline moved from Northampton, Massachusetts in 2001. Upon moving into North Point apartments, one of our goals was to become part of the neighborhood community, so we purposely sought local places to patron and support such as the grocery store, dry cleaners, restaurants and bars, and general stores. It was clear from the beginning that the Red Jack Saloon fit this criterion and was part of the fabric of the community, which was ultimately a considerable draw for us as well as others in the neighborhood.

San Francisco overall is comprised of many different small business owners which is what also helps makes our city so unique. It is important not only for our neighborhood to maintain these businesses, it is also vital for the tourism industry because many visitors are unable to experience this in their own communities.

The Red Jack Saloon is also a positive business influence in our community. Mark and Laurie Fusia are honest business owners and they also started a charity called Bay Street Helping Hands that provides local aid to those in need. There have been food drives, clothing drives, monetary donations, etc. They truly give back to their community.

In closing, the Red Jack Saloon is a great place to meet friends after work as well as catch our local sports games. We are strong advocates for maintaining this essential, local business.

Sincerely,

Handwritten signatures of Ryan O'Connor and Jacqueline O'Connor in cursive script.

Ryan and Jacqueline O'Connor  
245 North Point Street #205  
San Francisco, CA 94133  
(415) 693-0660

Paul Donohue

646 Guerrero St.

San Francisco, CA 94110

To whom it may concern,

Having worked the last eighteen years as Head Server/Trainer for Pier Restaurants LP on Pier 39, I've had the pleasure of patronizing the Red Jack Saloon, at Bay and Stockton, occasionally after work for some years now. In this time I've discovered it to be a friendly, clean, professionally-run establishment. The clientele is predominantly a service-industry crowd, which appeals to me greatly, as there are rarely any of the rowdy tourists you get at some of the other Wharf bars. This crowd is more low-key and well-mannered.

Every year when the young kids come in to work the summer on Pier 39 I tell them to not even bother trying to get into Red Jacks if they're not twenty-one or don't have a valid ID. I've been to many bars throughout the city and I can say without a doubt the Red Jack Saloon is the most stringent carding bar I've ever seen. They make no exceptions and I've seen them turn away quite a lot of business over the years for lack of proper ID. They carded my forty five year old brother.

I've also been highly impressed with the unusual amount of charity work carried out by the owners, Mark and Lori, as well as the bartenders, Nicole, Mike, Nick and Shawna. Seems like every holiday is designated for one charity or another, and it's amazing to me that ALL contributions/tips go toward the cause, essentially meaning that each bartender basically works some of the busiest nights of their year for next to nothing.

On behalf of my co-workers and friends on Fisherman's Wharf, I would like to emphasize our support and encourage you to contact any or all of us for further comment. Thank you for your time and consideration.

Sincerely,



Paul Donohue

(415) 487-9392

[pauldonohue22@gmail.com](mailto:pauldonohue22@gmail.com)

Please feel free to contact any of the following Red Jack patrons/local workers:

- 1) Marie Poole 415 9313175 Neptunes Palace.
- 2) Charles Laos 415 336 7787 Neptunes
- 3) ERIN McGUIRE (510) 290 8325 Neptunes Palace
- 4) Robert Hofman owner occidental Clear Bar
- 5) Lourdes Rivera 415 994 4624 WIPROUT.
- 6) Teresa Klein (415) 368 9225 manager at Neptunes / section aide
- 7) Elizabeth Martinez (415) 728-8361 Fog Harbor Fish house.
- 8) STANLEY R. HOWARD DIRECTOR OF FOODS/ GOURMET PACIFIC CATERING 415-421609.
- 9) WILLIAM K. SCHEUMPER 510 426 7885 PIER 39 LAUNDRY
- 10) James Guzman (415) 341-5631 gourmet pacific catering
- 11) Mark Gonzales 415-794-4975 Neptunes Palace
- 12) MARIO RAMIREZ (925) 267-3389 NEPTUNES PALACE
- 13) Marie Cassano 650 832 2743 Neptunes Palace.
- 14) MARIO GONZALEZ 415 4601669 WEPs BOA MANAGER.
- 15) Ryan Hammond 909-604-5596 Neptunes
- 16) Ron Chavarria (415) 505-9369 Neptunes Palace.
- 17) Gabriela Gomez (415) 216 9320 Neptunes Palace
- 18) Aaron Ballwinke (510) 912 2831 Casanova's Cafe
- 19) Erika Maruyama 415 568 6763 Pier Market
- 20) HICHAM BERTKEB (415) 509 7440 Fog Harbor
- 21) Michael Taylor (415) 225 3071 restaurant manager Fog Harbor
- 22) Jennifer DuCharme 415 437 9332 Reliable Care greets
- 23) Joe Neale 415 412 5651 WIPROUT
- 24) Kay-C. MYSDEN (415) 310 4964 Coffee Beans + Tea Leaf

July 11, 2010

San Francisco Planning Commission  
1650 Mission Street 4<sup>th</sup> Floor  
San Francisco, CA 94103

ATTN: KEVIN GUY

Re: 131 Bay Street

Conditional Use Application Case No: 2010.0135C

Dear President and Planning Commission:

My name is TOM HUNT.  
I have lived at 37 MIDWAY ST. #4  
for the past 17 YEARS.

I am writing this letter in support of the conditional use application to legalize the operation of the Red Jack Saloon located at 131 Bay Street in San Francisco. I believe that the Red Jack is both compatible and desirable for this neighborhood. Most importantly, the Red Jack has been an indispensable part of this neighborhood and would be sorely missed if they were forced to close.

Thank you for your consideration,

Signature: T. Hunt

Please print name: TOM HUNT

July 11, 2010

San Francisco Planning Commission  
1650 Mission Street 4<sup>th</sup> Floor  
San Francisco, CA 94103

Attn: *Kevin Guy*

Re: 131 Bay Street

Conditional Use Application Case No: 2010.0135C

Dear President and Planning Commission:

My name is *Phyllis Hunt*  
I have lived at *37 Midway St. #4, SF 94133*  
for the past *17 years*

I am writing this letter in support of the conditional use application to legalize the operation of the Red Jack Saloon located at 131 Bay Street in San Francisco. I believe that the Red Jack is both compatible and desirable for this neighborhood. Most importantly, the Red Jack has been an indispensable part of this neighborhood and would be sorely missed if they were forced to close.

Thank you for your consideration,

Signature: *Phyllis Hunt*

Please print name: *Phyllis Hunt*

**Thu, July 8, 2010 1:18:01 PM**  
**Letter of support**

**From: Paul Finocchiaro**  
**<paulfino@gmail.com>**  
**Add to Contacts**

**To: RedJack131@yahoo.com**

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**Red Jack Saloon-We like having you guys in the  
neighborhood and think you are good neighbors.Good  
Luck-Paul & Penny Finocchiaro**

July 11, 2010

San Francisco Planning Commission  
1650 Mission Street 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 131 Bay Street  
Conditional Use Application Case No: 2010.0135C

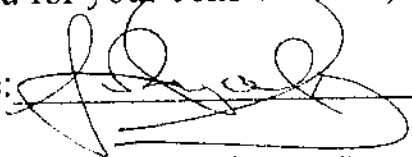
Dear President and Planning Commission:

My name is Ashley Pooley.  
I have lived at 2290 STOCKTON ST.  
for the past 6 MO.

I am writing this letter in support of the conditional use application to legalize the operation of the Red Jack Saloon located at 131 Bay Street in San Francisco. I believe that the Red Jack is both compatible and desirable for this neighborhood. Most importantly, the Red Jack has been an indispensable part of this neighborhood and would be sorely missed if they were forced to close.

Thank you for your consideration,

Signature:



Please print name:

ASHLEY POOLEY



July 11, 2010

San Francisco Planning Commission  
1650 Mission Street 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 131 Bay Street  
Conditional Use Application Case No:

Dear President and Planning Commission:

My name is Hank Barrow  
I have lived at 2130 STOCKTON ST APT 105 SFCA  
for the past 5 yrs. 94133

I am writing this in support of the conditional use application to legalize the operation of the Red Jack Saloon located at 131 Bay Street in San Francisco. I believe that the Red Jack is compatible and desirable for the neighborhood.

Thank you for your consideration,

Hank Barrow

I am a person with disabilities and are always welcome & feel comfortable at the Red Jack even though I do not drink alcohol.

Hank Barrow

July 11, 2010

San Francisco Planning Commission  
1650 Mission Street 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 131 Bay Street  
Conditional Use Application Case No: 2010.0135C

Dear President and Planning Commission:

My name is Michael Coughlan.  
I have lived at 2290 Stockton  
for the past 6 mo.

I am writing this letter in support of the conditional use application to legalize the operation of the Red Jack Saloon located at 131 Bay Street in San Francisco. I believe that the Red Jack is both compatible and desirable for this neighborhood. Most importantly, the Red Jack has been an indispensable part of this neighborhood and would be sorely missed if they were forced to close.

Thank you for your consideration,

Signature: 

Please print name: Michael C. Coughlan

July 11, 2010

San Francisco Planning Commission  
1650 Mission Street 4<sup>th</sup> Floor  
San Francisco, CA 94103

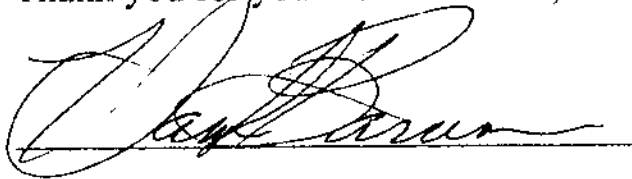
Re: 131 Bay Street  
Conditional Use Application Case No:

Dear President and Planning Commission:


My name is Hank Barera.  
I have lived at 2130 STOCKTON ST APT 105 SFCA  
for the past 5 yrs. 94133

I am writing this in support of the conditional use application to legalize the operation of the Red Jack Saloon located at 131 Bay Street in San Francisco. I believe that the Red Jack is compatible and desirable for the neighborhood.

Thank you for your consideration,



I am a person with disabilities and are always welcome & feel comfortable at the Red Jack even though I do not drink alcohol.



July 11, 2010

San Francisco Planning Commission  
1650 Mission Street 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: 131 Bay Street  
Conditional Use Application Case No: 2010.0135C

Dear President and Planning Commission:

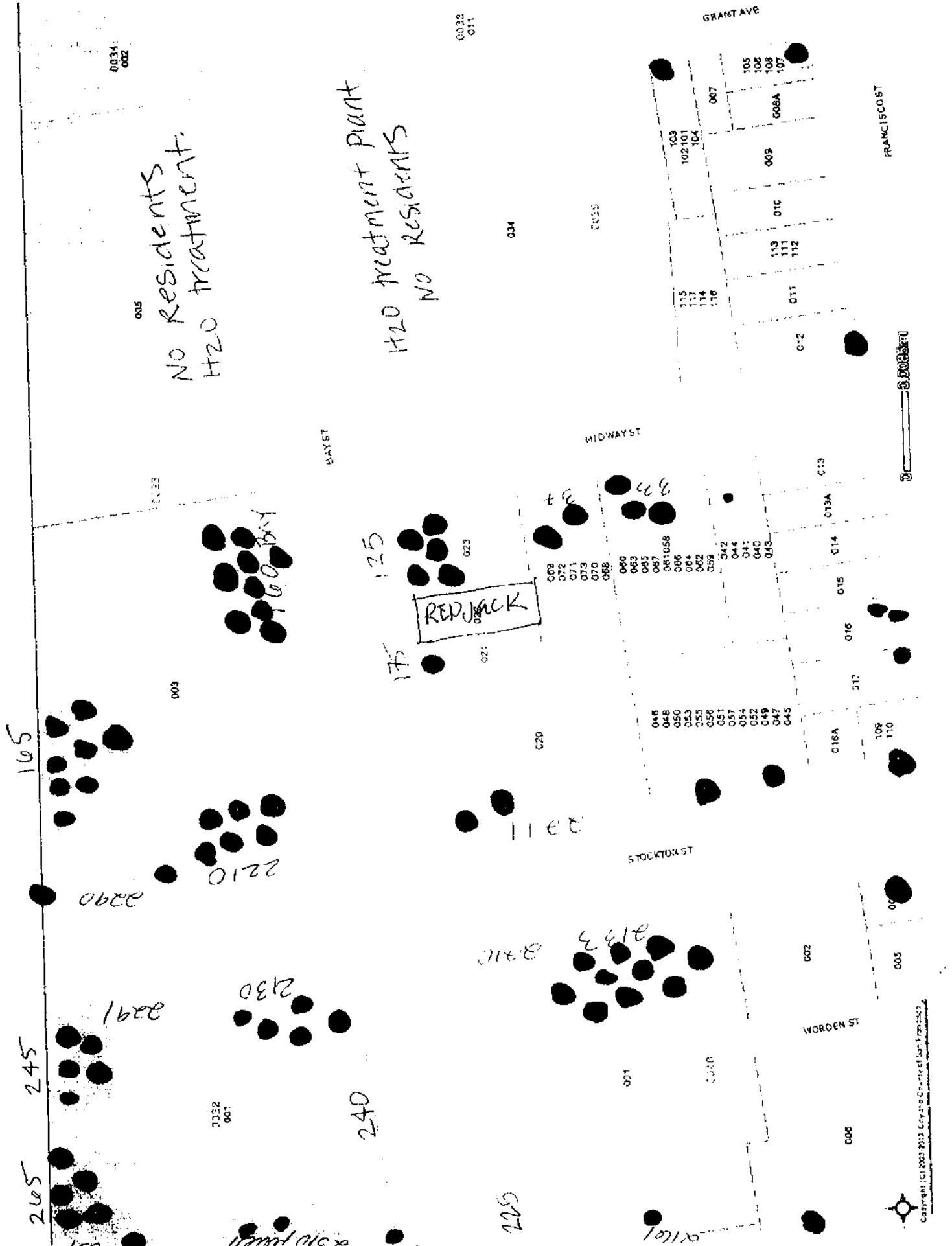
My name is Charles Massey.  
I have lived at 2211 Stockton St, #410  
for the past 13 years.

I am writing this letter in support of the conditional use application to legalize the operation of the Red Jack Saloon located at 131 Bay Street in San Francisco. I believe that the Red Jack is both compatible and desirable for this neighborhood. Most importantly, the Red Jack has been an indispensable part of this neighborhood and would be sorely missed if they were forced to close.

Thank you for your consideration,

Signature: Charles C. Massey

Please print name: Charles C. Massey



005  
 NO RESIDENTS  
 H2O TREATMENT

H2O TREATMENT PLANT  
 NO RESIDENTS

RED JACK

0 300 FEET



*Owner Mark Fusia and the whole gang at Red Jack Saloon, the "Cheers" of North Beach. —Jay Gallagher*

**B**est  
**Neighborhood Bar**

When it comes to bars everyone's always in search of that elusive "Cheers" kind of place, where "everybody knows your name." We think the Red Jack Saloon is about as close as you can get to that in real life. Friendly owner, great bartenders with personality, loyal regulars, good jukebox and a first placing dart team—what more could you want?

*Red Jack Saloon, 131 Bay Street, 989-0700*

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# Northside Bartender of the Month Nick Maxson

At the end of Bay Street, just before you hit the Embarcadero, and uncomfortably close to Pier 39, sits a little bar called The Red Jack Saloon. The Red Jack has become a haven for the locals and the staff of many of the nearby restaurants, many of which cater to the tourist industry. Nick Maxson was one such person. He started his career as a bartender at Bubba Gump's, but would often end his night at The Red Jack. He soon tired of the glamour of Bubba's, longing for a bar where he had regulars and his friends would feel comfortable to go. So he left his battery of blenders and joined the staff at Red Jack.

Nick grew up in Ben Lomond, a small town just outside Santa Cruz. He moved to San Francisco to study communications at San Francisco State University and is often visited at the bar by his fraternity brothers from Pi Kappa Phi. Nick's bartending skills were finely honed at Bubba's, where all bartenders are expected to pour with a little "flair." Nick has left most of

that behind him now because he doesn't have to impress the tourists anymore, but if you watch closely you will see an occasional bot-

tle flip or a swirl in the vodka as he pours.

Although Nick enjoys serving up shots of Fernet Branca and beers to the late night restaurant industry crowd, he is most

known for his signature drink — the Raspberry Kamikaze. This variation of the traditional kamikaze incorporates raspberry vodka, triple sec and lime. You can often see him making large batches for customers who want to buy a round due to the easy drinkability of the shot. Caution must be taken when consuming this concoction. The

ease of which it goes down might have you falling off your stool. Nick works at The Red Jack Saloon, 131 Bay Street, every Thursday and Friday night and is always willing to chat with old and new friends alike.

— Bill Knutson

TD Brandy  
Have another  
one

*[Handwritten signature]*

## ABI WEEKS & LAURIE CAPLAN

### *The Red Jack Saloon*

Sometimes you need a friend, and sometimes you need a drink. When the time comes for both, head to the Red Jack Saloon. If bartenders Abi Weeks and Laurie Caplan don't know you when you enter their bar, the chances are strong that they will before you leave. Both women refer to their patrons as friends and family, and indeed the Red Jack's customers are both.

When asked how such a comfortable environment is maintained, Laurie simply states, "I think of this place as home." After one year behind the bar, Laurie knows the neighborhood faces well, and likes to keep them happy—frequent bar-sponsored parties are a result. Abi has tenured over two years at the Red Jack. As to what her patrons think of the bar, Abi says, "This is their living room."

Powerful Bloody Marys and martinis, each Red Jack specialties, are trademarks of both women. It's clear that Abi and Laurie love their work and want the people they serve to enjoy themselves and come back—and people do.

—Charles Frohman

*The Red Jack Saloon, 131 Bay Street, 989-0700.*

