



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Executive Summary Conditional Use

HEARING DATE: AUGUST 5, 2010

*Date:* July 28, 2010  
*Case No.:* **2010.0422 C**  
*Project Address:* **9 WEST PORTAL AVENUE**  
*Zoning:* West Portal Neighborhood Commercial District  
26-X Height and Bulk District  
*Block/Lot:* 2979A/029  
*Project Sponsor:* James Robinson & Gail Ferriss  
9 West Portal Avenue  
San Francisco, CA 94127  
*Staff Contact:* Elizabeth Watty – (415) 558-6620  
[Elizabeth.Watty@sfgov.org](mailto:Elizabeth.Watty@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The Project necessitates a Conditional Use Authorization, pursuant to Planning Code Section 303, in order to modify the Conditions of Approval contained in Motion No. 17897, Case No. 2009.0273C, to allow an increase in the permitted hours of operation and the number of seats within the existing bar/liquor store (dba Vin Debut). The granting of this Conditional Use would allow Vin Debut to operate until 11:00 p.m. Sunday–Thursday, and until 12:00 a.m. (midnight) Friday and Saturday; and to have 19 seats within the business for use by patrons.

### SITE DESCRIPTION AND PRESENT USE

The Subject Property is located at 9 West Portal Avenue, on the east side between Ulloa and Vicente Streets. The lot currently contains a two-story commercial structure built circa 1922 that is divided into two ground-floor commercial tenant spaces, with office space on the second floor. To the south, Vin Debut abuts Eezy Freezy Health and Gourmet Foods; and to the north, it abuts the Squat and Gobble Restaurant. Vin Debut contains approximately 1,100 square feet of gross floor area and approximately 34'-9" of frontage along West Portal Avenue. The Subject Property is within the West Portal Neighborhood Commercial District (NCD) and 26-X Height and Bulk District.

Vin Debut (formerly known as WineStyles) at 9 West Portal Avenue is currently permitted to operate as a liquor store with a limited bar component. Their existing limitations are as follows: (1) they are restricted to obtaining only Type 20 and 42 liquor licenses (Off-Sale Beer and Wine, and On-Sale Beer and Wine for Public Premises, respectively); (2) their hours of operation currently require that they close by 8:00p.m., daily; (3) outside tables and chairs are not permitted; (4) no more than 1/3 of the businesses occupied floor area may be dedicated to the sale and service of alcohol for on-site consumption; (5) at least 2/3 of the area must remain dedicated to retail displays; and (6) no more than eight (8) seats may be provided for on-site wine consumption.

## SURROUNDING PROPERTIES & NEIGHBORHOOD

Land uses located within the subject block of West Portal Avenue include predominantly one- and two-story buildings containing primarily neighborhood-serving commercial uses on the ground floor with office space located above. The West Portal NCD is surrounded by low-density residential neighborhoods, consisting of predominantly single-family detached dwellings.

The West Portal NCD controls are designed to preserve the existing family-oriented village character of West Portal Avenue. The building standards limit building heights to 26 feet and two stories and maintain the existing pattern of rear yards at the ground level and above. The height, bulk, and design of new development, especially on large lots, should respect the small-scale character of the District and its surrounding residential neighborhoods. Lot mergers creating large lots are discouraged. Individual nonresidential uses require conditional use permits above 2,500 square feet and are restricted to 4,000 square feet as an absolute limit to conform to the existing small use sizes in the District.

Special controls on commercial uses are designed to protect the existing mix of ground-story retail uses and prevent further intensification and congestion in the District. No new financial services are permitted. Because the District and surrounding neighborhoods are well served by the existing number of eating and drinking establishments, new bars, restaurants and take-out food generally are discouraged: any proposed new establishment should be carefully reviewed to ensure that it is neighborhood-serving and family-oriented, and will not involve high-volume take-out food or generate traffic, parking, or litter problems. Large fast-food restaurants and small self-service restaurants are prohibited. Medical and business or professional services are permitted at the first two stories, but additional ground-story locations are to be closely monitored to ensure that the current balance between retail and office uses is maintained. Existing service stations are encouraged to continue operating, but changes in their size, operation, or location are subject to review. Other automotive uses are prohibited. The neighborhood-oriented, retail character of the District is further protected by prohibiting hotels and nonretail uses. The daytime orientation of the District is maintained by prohibitions of entertainment uses and late-night commercial operating hours.

## ENVIRONMENTAL REVIEW STATUS

The Conditional Use application was determined by the San Francisco Planning Department to be exempt from environmental review pursuant to Title 14, Class 1(a) of Category 15301 (Existing Facilities) of the California Administrative Code.

## HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 16, 2010	July 14, 2010	22 days
Posted Notice	20 days	July 16, 2010	July 16, 2010	20 days
Mailed Notice	20 days	July 16, 2010	July 15, 2010	21 days

## PUBLIC COMMENT

- The Department has received a substantial amount of support for the request to modify the existing Conditions of Approval. The Department has received letters in support from the West Portal Avenue Association and The Village Grill, a petition in support with signatures from 20 merchants and 196 individuals, and one phone call in support from a member of the community.
- The Department has received opposition from the owners of Que Syrah wine bar at 230 West Portal Avenue, as well as one other individual.

## ISSUES AND OTHER CONSIDERATIONS

- The business' previous formula retail association no longer exists; Vin Debut separated themselves from WineStyles on February 1, 2010, and is now considered a locally owned and operated small business.
- The permitted hours of operation in the West Portal NCD are from 6:00 a.m. until 2:00 a.m., daily. The requested extension of hours remains more restrictive than the permitted-by-right hours of operation in the District.

## REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use authorization under Planning Code Section 303, in order to modify the previously imposed Conditions of Approval. The requested hours of operation are within the permitted-by-right hours of operation for businesses in the West Portal NCD.

## BASIS FOR RECOMMENDATION

- Conditions of Approval No.'s 11 and 15 (hours of operation and number of seats, respectively) from Motion No. 17897 were imposed in order to mitigate a concern that the approval would result in an intense Formula Retail bar. Vin Debut has dropped their formula retail association and has proven themselves to be a positive family-friendly addition to the West Portal Neighborhood. Remaining open until 11:00pm Sunday through Thursday and until midnight on Fridays and Saturdays with eleven additional seats (for a total of 19 seats) allows for a more equitable business plan compared to other similar businesses in the neighborhood and will be a beneficial addition to the neighborhood.
- Vin Debut has operated for approximately one year with no complaints and has become an integral part of the West Portal community.
- Vin Debut is a neighborhood-serving business that is well-received by the surrounding low-density residential districts. It will not involve a high-volume of customers or generate traffic, parking, or litter problems. The District is well served by public transit and Vin Debut is catered toward local residents.
- The Project meets all applicable requirements of the Planning Code and is consistent with the General Plan.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
--

**Attachments:**

Draft Motion  
Block Book Map  
Sanborn Map  
Zoning Map  
MUNI Map  
Aerial Photographs  
Context Photographs  
Reduced Plans  
Correspondence

*EW: G:\Documents\ICUs\9 West Portal Avenue\2010.0422C\Executive Summary.doc*



## Exhibit Checklist

- Executive Summary
- Draft Motion
- Block Book Map
- Sanborn Map
- Zoning District Map
- MUNI Map
- Aerial Photo
- Context Photos

- Project sponsor submittal
- Drawings: Existing Conditions
- Check for legibility
- Drawings: Proposed Project
- Check for legibility
- Correspondence

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

EW  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Draft Motion

HEARING DATE: AUGUST 05, 2010

*Date:* July 28, 2010  
*Case No.:* **2010.0422 C**  
*Project Address:* **9 WEST PORTAL AVENUE**  
*Zoning:* West Portal Neighborhood Commercial District  
 26-X Height and Bulk District  
*Block/Lot:* 2979A/029  
*Project Sponsor:* James Robinson & Gail Ferriss  
 9 West Portal Avenue  
 San Francisco, CA 94127  
*Staff Contact:* Elizabeth Watty – (415) 558-6620  
[Elizabeth.Watty@sfgov.org](mailto:Elizabeth.Watty@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION, PURSUANT TO PLANNING CODE SECTION 303, TO MODIFY CONDITIONS OF APPROVAL CONTAINED IN MOTION NO. 17897, CASE NO. 2009.0273C, TO ALLOW AN INCREASE IN THE PERMITTED HOURS OF OPERATION AND AN INCREASE IN THE PERMITTED NUMBER OF CHAIRS LOCATED WITHIN THE EXISTING BAR AND LIQUOR STORE (DBA VIN DEBUT), LOCATED WITHIN THE WEST PORTAL NEIGHBORHOOD COMMERCIAL DISTRICT (NCD) AND 26-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On June 3, 2010, James Robinson, (hereinafter “Applicant”), made an application (hereinafter “Application”) for a Conditional Use authorization on the property at 9 West Portal Avenue, Assessor’s Lot 029 in Block 2979A (hereinafter “Property”), to modify the Conditions of Approval outlined in Motion No. 17897, Case No. 2009.0273C, to increase the hours of operation and number of permitted seats within the existing bar/liquor store (dba Vin Debut), per the application dated June 3, 2010, and labeled “EXHIBIT B” (hereinafter “Project”), within the West Portal Neighborhood Commercial District (hereinafter “West Portal NCD”) and 26-X Height and Bulk District.

On August 5, 2010, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2010.0422C. Conditional Use

authorization is required pursuant to Planning Code Section 303, in order to modify the Conditions of Approval contained in Motion No. 17897, Case No. 2009.0273C.

The Application was determined by the San Francisco Planning Department (hereinafter "Department") to be Categorically Exempt from the environmental review process pursuant to Title 14, Class 1(a) of Category 15301 (Existing Facilities) of the California Administrative Code. The Commission has reviewed and concurs with said determination.

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

**MOVED**, that the Commission hereby approves the Conditional Use requested in Case No. 2010.0422C, subject to the conditions contained in "EXHIBIT A", attached hereto and incorporated herein by reference thereto, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Subject Property is located at 9 West Portal Avenue, on the east side between Ulloa and Vicente Streets. The lot currently contains a two-story commercial structure built circa 1922 that is divided into two ground-floor commercial tenant spaces, with office space on the second floor. To the south Vin Debut abuts Eezy Freezy Health and Gourmet Foods, and to the north it abuts the Squat and Gobble Restaurant. Vin Debut contains approximately 1,100 square feet of gross floor area and approximately 34'-9" of frontage along West Portal Avenue. The Subject Property is within the West Portal NCD and 26-X Height and Bulk District.

Vin Debut (formerly known as WineStyles) at 9 West Portal Avenue is currently permitted to operate as a liquor store with a limited bar component. Their existing limitations are as follows: (1) they are restricted to obtaining only Type 20 and 42 liquor licenses (Off-Sale Beer and Wine, and On-Sale Beer and Wine for Public Premises, respectively); (2) their hours of operation currently require that they close by 8:00p.m., daily; (3) outside tables and chairs are not permitted; (4) no more than 1/3 of the businesses occupied floor area may be dedicated to the sale and service of alcohol for on-site consumption; (5) at least 2/3 of the area must remain dedicated to retail displays; and (6) no more than eight seats may be provided for on-site wine consumption.

3. **Surrounding Properties and Neighborhood.** Land uses located within the subject block of West Portal Avenue include predominantly one- and two-story buildings containing primarily neighborhood-serving commercial uses on the ground floor with office space located above. The

The West Portal NCD controls are designed to preserve the existing family-oriented village character of West Portal Avenue. The building standards limit building heights to 26 feet and two stories, and maintain the existing pattern of rear yards at the ground level and above. The height, bulk and design of new development, especially on large lots, should respect the small-scale character of the District and its surrounding residential neighborhoods. Lot mergers creating large lots are discouraged. Individual nonresidential uses require Conditional Use authorization above 2,500 square feet and are restricted to 4,000 square feet as an absolute limit to conform to the existing small use sizes in the District.

Special controls on commercial uses are designed to protect the existing mix of ground-story retail uses and prevent further intensification and congestion in the District. No new financial services are permitted. Because the district and surrounding neighborhoods are well served by the existing number of eating and drinking establishments, new bars, restaurants and take-out food generally are discouraged: any proposed new establishment should be carefully reviewed to ensure that it is neighborhood-serving and family-oriented, and will not involve high-volume take-out food or generate traffic, parking, or litter problems. Large fast-food restaurants and small self-service restaurants are prohibited. Medical and business or professional services are permitted at the first two stories, but additional ground-story locations are to be closely monitored to ensure that the current balance between retail and office uses is maintained. Existing service stations are encouraged to continue operating, but changes in their size, operation, or location are subject to review. Other automotive uses are prohibited. The neighborhood-oriented, retail character of the district is further protected by prohibiting hotels and nonretail uses. The daytime orientation of the district is maintained by prohibitions of entertainment uses and late-night commercial operating hours.

4. **Project Description.** The Project seeks a Conditional Use authorization, pursuant to Planning Code Section 303, to modify the Conditions of Approval contained in Motion No. 17897, Case No. 2009.0273C, to allow an increase in the permitted hours of operation and number of seats within the existing bar/liquor store (dba Vin Debut). The granting of this Conditional Use would allow Vin Debut to operate until 11:00 p.m. Sunday–Thursday, and until 12:00 a.m. Friday and Saturday; and to have 19 seats within the business for use by patrons.
5. **Public Comment.** As of July 26, 2010, the Planning Department has received a substantial amount of support to the request to modify the existing Conditions of Approval. The Department has received letters in support from the West Portal Avenue Association and The Village Grill, a petition in support with signatures from 20 merchants and 196 individuals, and one phone call in support from a member of the community. The Department has also received opposition from the owners of Que Syrah wine bar at 230 West Portal Avenue, and one other individual.

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. **Hours of Operation.** Planning Code Section 729.27 permits businesses in the West Portal NCD to be open from 6:00 a.m. until 2:00 a.m., daily.

*The hours of operation included in Motion No. 17897, Case No. 2009.0273C limited the business to operate from 9:00 a.m. to 8:00 p.m., daily. The proposed hours of operation would be from 9:00 a.m. to 11:00 p.m. Sunday – Thursday, and from 9:00 a.m. to 12:00 a.m. (midnight) Friday-Saturday. The hours of operation being sought by the Project Sponsor remain more restrictive than the permitted hours of operation of the West Portal NCD.*

B. **Bar Use:** Planning Code Section 729.41 permits bars in the West Portal NCD with Conditional Use authorization.

*A Conditional Use Authorization was approved with Conditions on June 4, 2009, under Case Number 2009.0273C; Motion No. 17897, to allow a bar at the Subject Property.*

*This Conditional Use Authorization seeks to modify Condition numbers 11 and 15 (hours of operation and number of chairs, respectively) from Motion No. 17897.*

C. **Liquor Store.** Planning Code Section 729.45 permits Liquor Stores in the West Portal NCD by-right.

*Section 312 Notification was conducted in 2006 to allow a change of use from an antique store (retail sales and services) to a liquor store within the West Portal NCD. No Discretionary Reviews were filed. A liquor store remains a permitted use at this Site, and that use is not being changed under this Conditional Use Authorization.*

D. **Signage.** Vin Debut currently has a permitted sign erected on the street façade of the building. This sign was approved under Building Permit No. 2010.02.01.5666, and the Applicant does not propose a change to this existing signage. Any future signage or alterations to the existing signage will be subject to the relevant provisions of the Planning Code and will be reviewed by the Planning Department prior to the issuance of any sign permit.

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

A. The proposed new use 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 will provide a use that is necessary and desirable for the neighborhood in that it will expand the viability of a well-used existing neighborhood-serving business. The commercial use is compatible with the existing uses in the general vicinity of the Subject Property. The envelope of the existing building will not be enlarged, and the façade of the building will not be altered.*

- 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;

*There are no modifications proposed to the exterior of the structure on the Subject Property, nor to the interior layout of the building.*

- 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;

*Traffic conditions will remain substantially unaltered by this Project, because the proposed use is a neighborhood-serving business, frequented via foot, cab, or public transportation by many residents of the surrounding neighborhoods. Many of the comments received in support of this Application mention that this is a neighborhood-serving establishment that is part of the community. It is expected that this change in operation will not result in substantial increase to the number of patrons. Parking is not required in this District for uses that occupy less than 5,000 square-feet of floor area.*

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

*The Project will not create any noxious or offensive emissions – such as glare, dust, or odor – seeing as this Conditional Use is to allow an increase to the hours of operation and number of chairs within the existing bar and liquor store. This modification to the business operation should not create offensive emissions.*

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

*There are no setbacks to allow for landscaping in front of the Subject Property, and there are no alterations proposed to the exterior of the existing structure. There is no parking or dedicated loading space required for the existing or proposed use, and the existing signage was approved under Building Permit No. 2010.02.01.5666.*

8. **General Plan Compliance.** The Project meets the criteria in Section 303(c)(3) by complying with applicable provisions of the Planning Code as established in the Findings 6 and 7 above and by affirmatively promoting the Objectives and Policies of the General Plan as outlined below:

## 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.

#### **Policy 1.3:**

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

*Modifying the existing Conditions of Approval would provide desirable services to the neighborhood and employment opportunities to the West Portal community. Vin Debut is locally owned and operated and currently provides a similar service to the community. They have operated with very strict conditions for the past year with no complaints. Based on their history, an increase to their hours of operation and number of seats enables development that provides substantial net benefits to the community with negligible undesirable consequences.*

*The intensity of uses proposed at the Site are compatible with the other businesses along West Portal Avenue, and the Conditions of Approval shown in Exhibit A are imposed to mitigate potential concerns about a traditional "full bar" within this family-oriented neighborhood.*

#### **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.

*Allowing modifications to the previously approved Conditions of Approval enables the retention and operational expansion of the existing locally-owned wine store and wine bar. Vin Debut has become a successful local wine store and wine bar in the West Portal NCD. Increasing its permitted hours of operation and number of seats will enable the continued success of the local small business.*

**OBJECTIVE 6:** MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

**Policy 6.1:**

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

*Modifying the previously imposed Conditions of Approval would not prevent the West Portal NCD from achieving optimal diversity in the types of goods and services available throughout the neighborhood. Rather, allowing less restrictive hours of operation and an increased capacity for customers would benefit the NCD, making it more viable by bringing more foot traffic to the NCD during later evening hours, which brings additional "eyes to the street". It will also provide an after dinner amenity to people enjoying dinner on West Portal Avenue.*

**Policy 6.2:**

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

*The Project is sponsored by an independent San Francisco entrepreneur. The business owners have recognized the demand by local residents to expand the availability of on-site wine consumption at this Site.*

## AIR QUALITY ELEMENT

### Objectives and Policies

**OBJECTIVE 3:**

DECREASE THE AIR QUALITY IMPACTS OF DEVELOPMENT BY COORDINATION OF LAND USE AND TRANSPORTATION DECISIONS.

**Policy 3.2:**

Encourage mixed land use development near transit lines and provide retail and other types of service oriented uses within walking distance to minimize automobile dependent development.

*The Project furthers this Policy due to its location across the street from the West Portal/Ulloa Street MUNI Station. This station is served by three light-rail lines (K, L, and M) and two bus lines (17 and*



48). The Project Site is also surrounded by residential neighborhoods, making it within walking distance to a large number of its customers.

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 complies 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 granting of this Conditional Use Authorization will not adversely affect the existing neighborhood-serving retail uses in the area because there is only one other business within the West Portal NCD that offers a similar use (Que Syrah Wine Bar, located at 230 West Portal Avenue). Many neighborhood commercial districts have businesses that compete with other businesses, as it provides choices and variety for consumers. Furthermore, the subject business recently separated from their Formula Retail contract on February 1, 2010, and is now operating as a fully independent business. The modifications to the existing hours of operation and number of permitted seats within the existing wine tasting area are in response to neighborhood demand, thus enhancing neighborhood-serving retail.*

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

*The immediate vicinity is characterized by predominantly commercial buildings of one-to-two stories in height with ground-floor retail uses along West Portal Avenue. No changes are proposed to the existing building envelope and no existing housing will be removed. The modification of the existing hours of operation and numbers of seats within the wine tasting area of the existing bar and liquor store (see Conditions of Approval in Exhibit A for specific limitations) preserves the cultural and economic diversity of the neighborhood as it provides variety and additional consumer options for patrons of the West Portal NCD without displacing any existing businesses.*

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

*This Project does not include any residential dwelling units. Modifications to the existing hours of operation and numbers of seats within the wine tasting area of the existing bar and liquor store will not impact the City's supply of affordable housing, as the Project does not contain or propose removal of any housing.*

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

*The Project measures approximately 1,100 square feet and will have a low demand on neighborhood parking. The area is well-served by public transit, with a MUNI underground station at the corner of West Portal Avenue and Ulloa Street, with access to light rail lines K, L, and M, as well as bus lines 17 and 48. Numerous neighbors have commented that this is a neighborhood-serving establishment,*

*frequented by those who live in the adjacent residential communities. The Project will not impede MUNI transit nor will it overburden the City's streets or neighborhood parking.*

- 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 existing building does not contain industrial uses, and no industrial uses will be displaced as part of this Project. Service sector employment opportunities may increase as a result of the additional hours of operation.*

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

*The building will comply with all required seismic and life-safety codes in order to achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.*

- G. That landmarks and historic buildings be preserved.

*There are no exterior alterations proposed as part of this Project. Furthermore, the existing structure is not considered to be a historic resource for the purposes of CEQA.*

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

*This Project will not affect any parks or open space because it does not include any expansion to the existing building envelope.*

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. 2010.0422C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal this Conditional Use authorization to the Board of Supervisors within thirty (30) days after the date of this Motion No. \_\_\_\_\_. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94103.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 5, 2010.

Linda D. Avery

Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 5, 2010

## Exhibit A

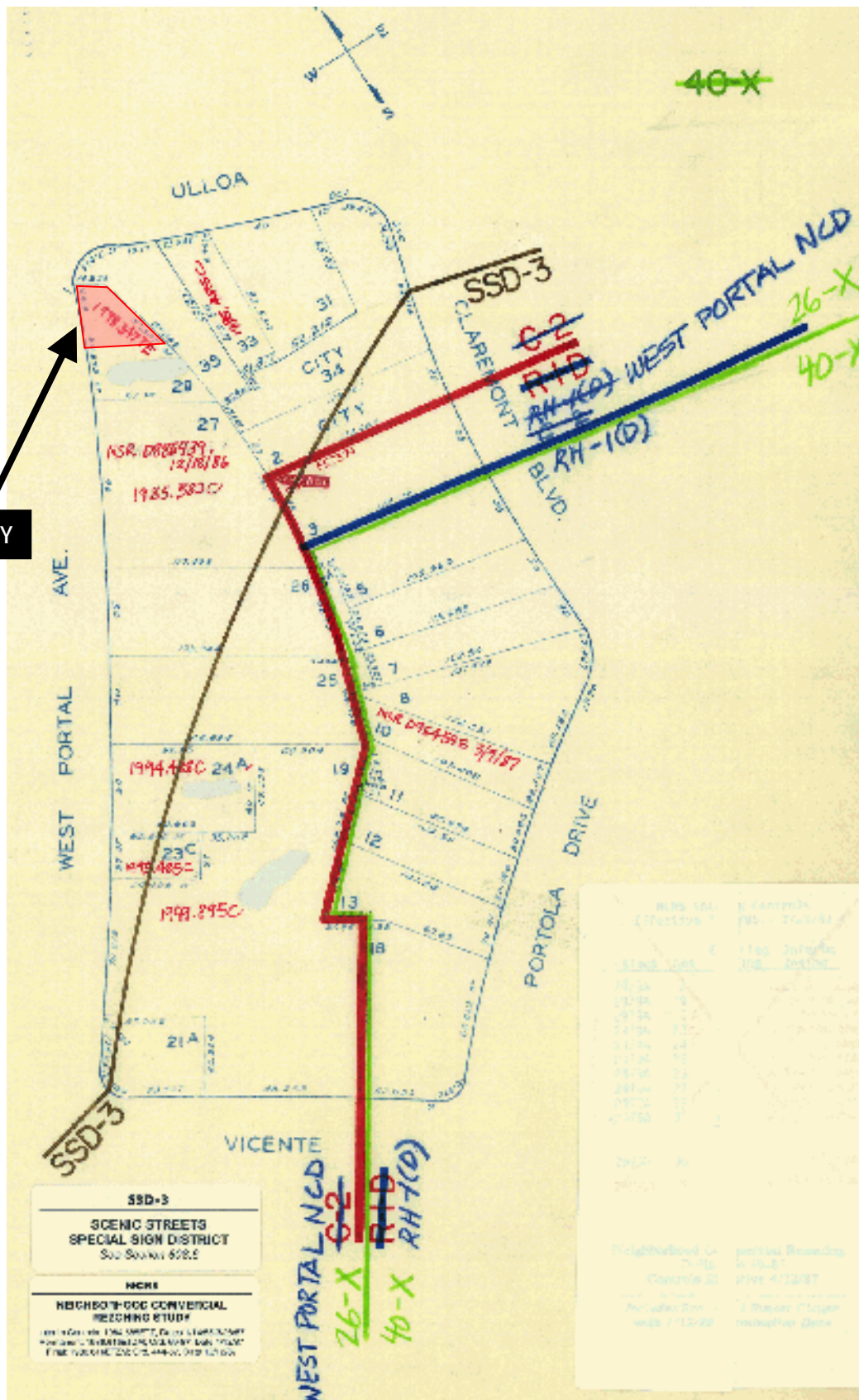
# Conditions of Approval

1. The Project seeks a Conditional Use Authorization, pursuant to Planning Code Section 303, in order to modify the Conditions of Approval from Motion No. 17897 (Case No. 2009.0273C) to allow an increase in the permissible hours of operation (until 11:00 p.m. Sunday-Thursday, and 12:00 a.m. Friday-Saturday) and the number of chairs (19) within the existing bar/liquor store (dba Vin Debut), located in the West Portal NCD and 26-X Height and Bulk District. Such use applies to the property located at 9 West Portal Avenue, in general conformance with plans filed with the Application as received on June 3, 2010, and stamped "EXHIBIT B" included in the docket for Case No. 2010.0422C, reviewed and approved by the Commission on August 5, 2010.
2. After the Conditional Use Authorization for the Project becomes final, the Zoning Administrator shall approve and order the recordation of a Notice of Special Restrictions in the Official Records of the Recorder of the City and County of San Francisco against the land record of the Subject Lot. Said notice shall state that the operation of the proposal has been authorized by and is subject to the conditions of this Motion applicable to the Project. From time to time, after the recordation of such notice, at the request of the Applicant or the successor-in-interest thereto, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$250 a day in accordance with Planning Code Section 176.
4. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
5. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Planning Commission, after which it may hold a public hearing on the matter in accordance with the hearing notification and conduct procedures as set forth in Section 174, 306.3 and 306.4 of the Planning Code to consider revocation of this Conditional Use Authorization.
6. The Project Sponsor shall implement any other conditions and/or management practices – as determined by the Zoning Administrator, in consultation with the Police Department and other appropriate public agencies – to be necessary to ensure that management and/or patrons of the establishment maintain the quiet, safety, and cleanliness of the premises and the vicinity of the use.

7. This Authorization is valid for a period of three (3) years from the date of approval by the Planning Commission. This Authorization may be extended at the discretion of the Zoning Administrator for up to two years where the failure to implement the Project is caused by delay by any other public agency or by legal challenge.
8. The Project Sponsor shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Community Liaison Officer will be James Robinson, who can be contacted at (415) 420-7268, or via email at [james@vindebut.com](mailto:james@vindebut.com). The Applicant will keep the Zoning Administrator updated with any changes to the contact information or if a different liaison is designated.
9. The operator shall comply with all conditions required by the Police Department at all times.
10. All garbage and recycling containers shall be stored within the enclosed building or designated storage areas except during collection periods.
11. The hours of operation for the sale and/or service of wine for on-site consumption shall be limited from 9:00a.m. – 11:00p.m., Sunday-Thursday; and from 9:00a.m. – 12:00a.m. (midnight) Friday-Saturday. Private events that are closed to the public may exceed this provision if there is signage posted that the business is closed for a private event.
12. Patrons are not permitted to consume wine outside of the enclosed building. Sidewalk tables and chairs are not permitted.
13. This Authorization limits the Alcoholic Beverage Control licenses to Types 20 and 42.
14. No more than 1/3 of the occupied floor area of the liquor store may be dedicated to the sale and service of alcohol for on-site consumption. Private events that are closed to the public may exceed this provision if there is signage posted that the business is closed for a private event.
15. No more than 19 (nineteen) seats may be provided within the liquor store. Private events that are closed to the public may exceed this provision if there is signage posted that the business is closed for a private event.
16. At least 2/3 of the area dedicated to retail displays must be retained.
17. This Motion shall supersede all Conditions of Approval in Motion No. 17897 (Case No. 2009.0273C).

**EW: G:\Documents\CUs\9 West Portal Avenue\2010.0422C\Draft Motion.doc**

# Block Book Map

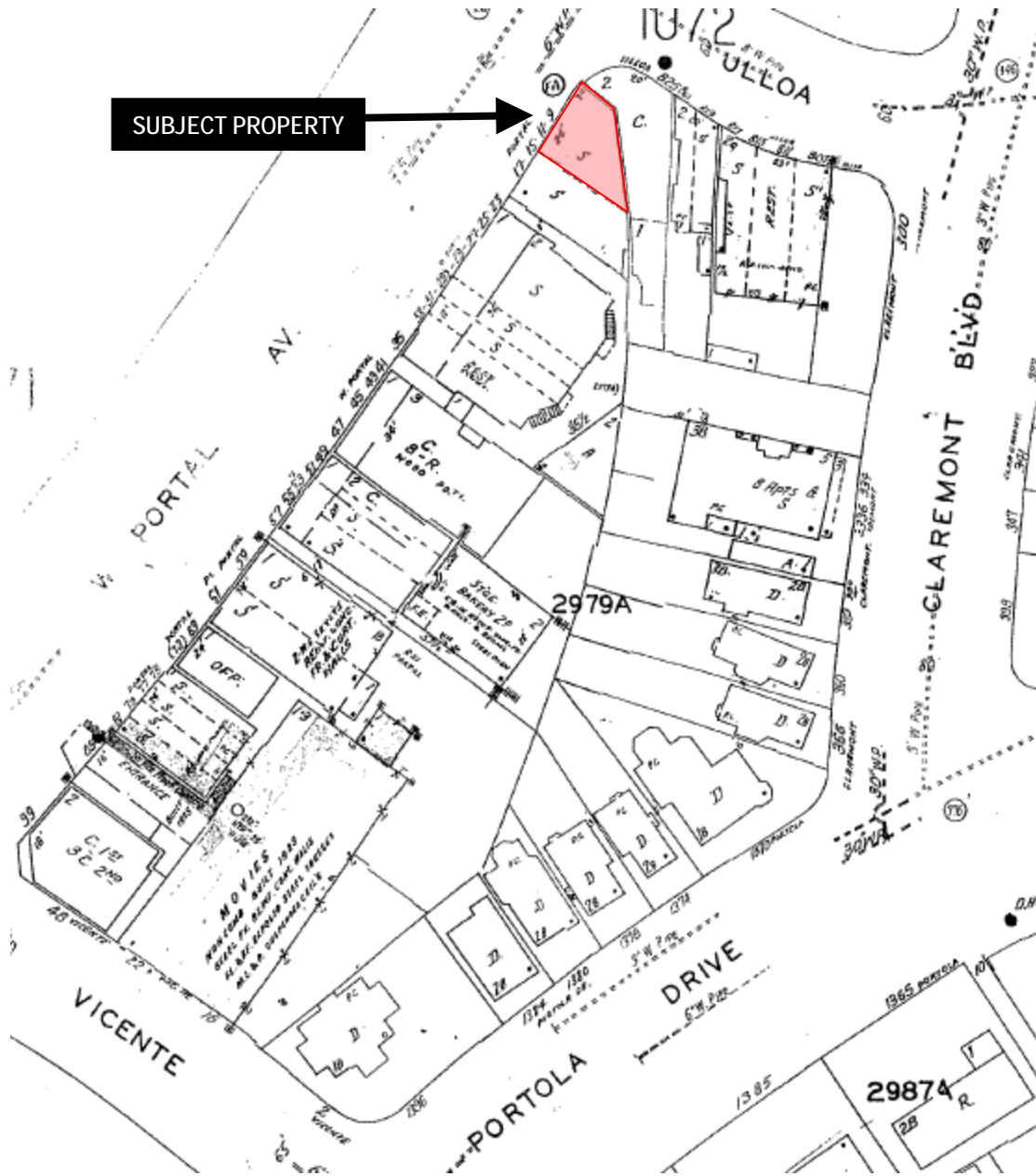


**SUBJECT PROPERTY**



CONDITIONAL USE  
 Case Number 2010.0422C  
 9 West Portal Avenue  
 West Portal NCD

# Sanborn Map\*



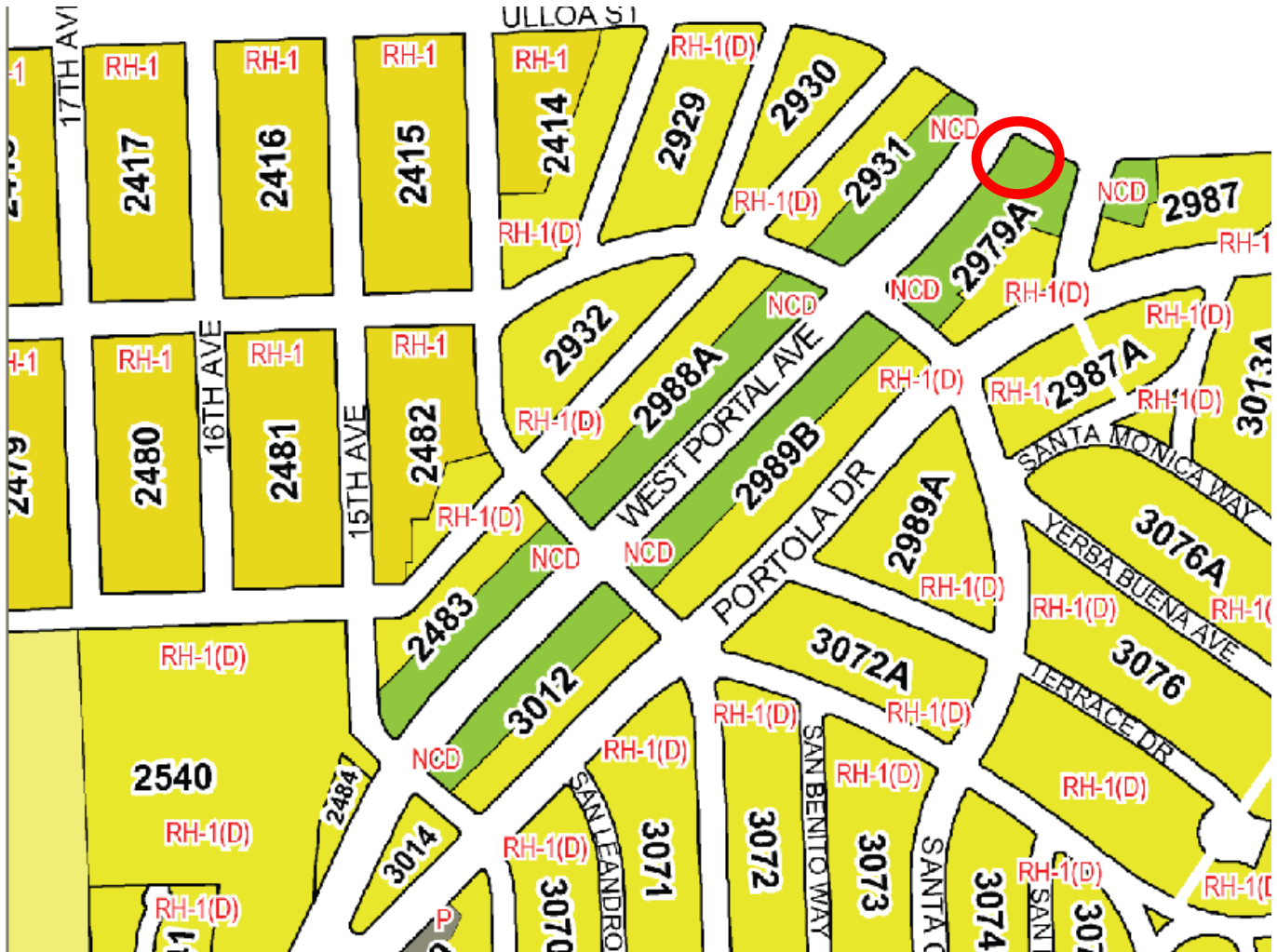
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



CONDITIONAL USE  
Case Number 2010.0422C  
9 West Portal Avenue  
West Portal NCD



# Zoning Map



## ZONING USE DISTRICTS

RESIDENTIAL, HOUSE DISTRICTS					
RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3	
RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS					
RM-1	RM-2	RM-3	RM-4		
NEIGHBORHOOD COMMERCIAL DISTRICTS					
NC-1	NC-2	NC-3	NCD	NC-S	
SOUTH OF MARKET MIXED USE DISTRICTS					
SPD	RED	RSD	SLR	SLI	SSO
COMMERCIAL DISTRICTS					
C-2	C-3-S	C-3-G	C-3-R	C-3-O	C-3-O(SD)
INDUSTRIAL DISTRICTS					
C-M	M-1	M-2			

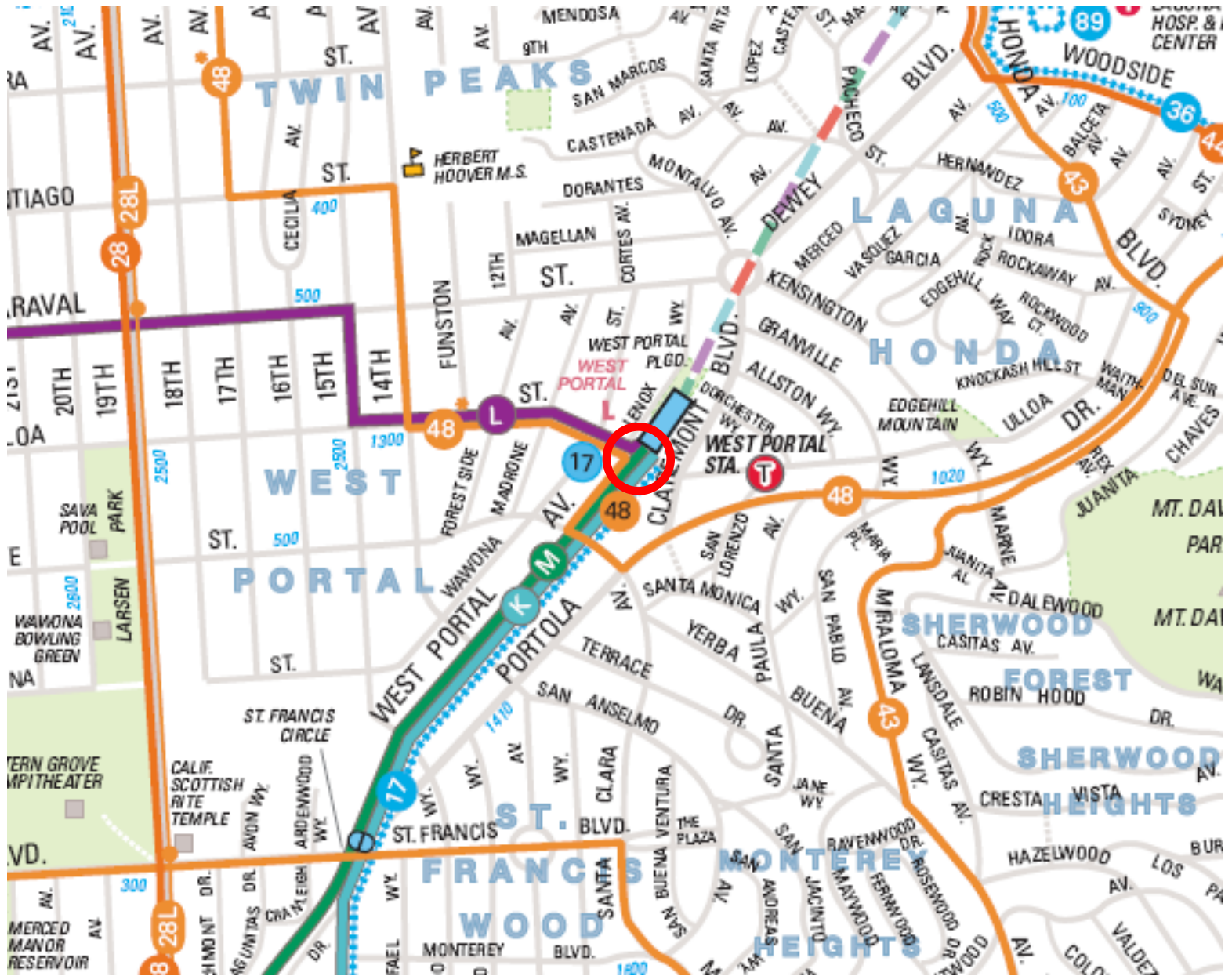
CHINATOWN MIXED USE DISTRICTS		
CRNC	CVR	CCB
RESIDENTIAL-COMMERCIAL DISTRICTS		
RC-3	RC-4	
REDEVELOPMENT AGENCY DISTRICTS		
MB-RA	HP-RA	
DOWNTOWN RESIDENTIAL DISTRICTS		
RH DTR	TB DTR	
MISSION BAY DISTRICTS		
MB-OS	MB-O	
PUBLIC DISTRICT		
P		



CONDITIONAL USE  
 Case Number 2010.0422C  
 9 West Portal Avenue  
 West Portal NCD



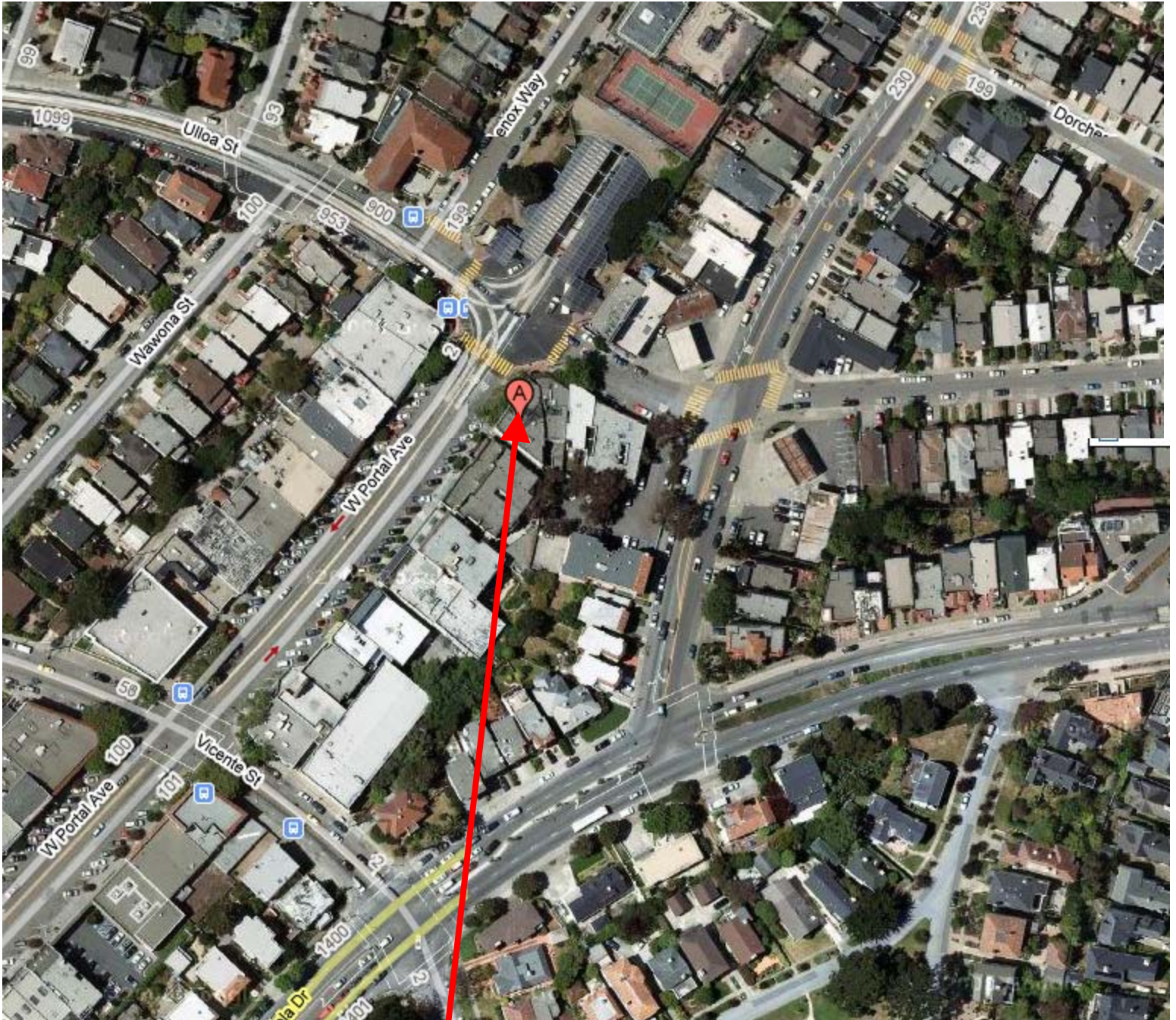
# MUNI Service Map



CONDITIONAL USE  
Case Number 2010.0422C  
9 West Portal Avenue  
West Portal NCD



# Aerial Photos



**SUBJECT PROPERTY**



CONDITIONAL USE  
Case Number 2010.0422C  
9 West Portal Avenue  
West Portal NCD



# Aerial Photos



SUBJECT PROPERTY





# Aerial Photos



SUBJECT PROPERTY



CONDITIONAL USE  
Case Number 2010.0422C  
9 West Portal Avenue  
West Portal NCD



# Aerial Photos



SUBJECT PROPERTY



CONDITIONAL USE  
Case Number 2010.0422C  
9 West Portal Avenue  
West Portal NCD



# Context Photos



SUBJECT PROPERTY



CONDITIONAL USE  
Case Number 2010.0422C  
9 West Portal Avenue  
West Portal NCD

# Context Photos



ACROSS THE STREET FROM  
THE SUBJECT PROPERTY



CONDITIONAL USE  
Case Number 2010.0422C  
9 West Portal Avenue  
West Portal NCD









**BAY**  
BURGLAR ALAI  
1-800-470-1000



**Flight Night**  
Every Thursday 5-8 p.m.  
*\$10 per person*  
**Wine Bar**  
Open Wednesday - Sunday







BOUTIQUE FARMACIA  
SOTTI REBBI

SPLETTTO  
Cognac



WINE CELLAR  
OF  
TEACHERS

WINE CELLAR  
OF  
TEACHERS

WINE CELLAR  
OF  
TEACHERS





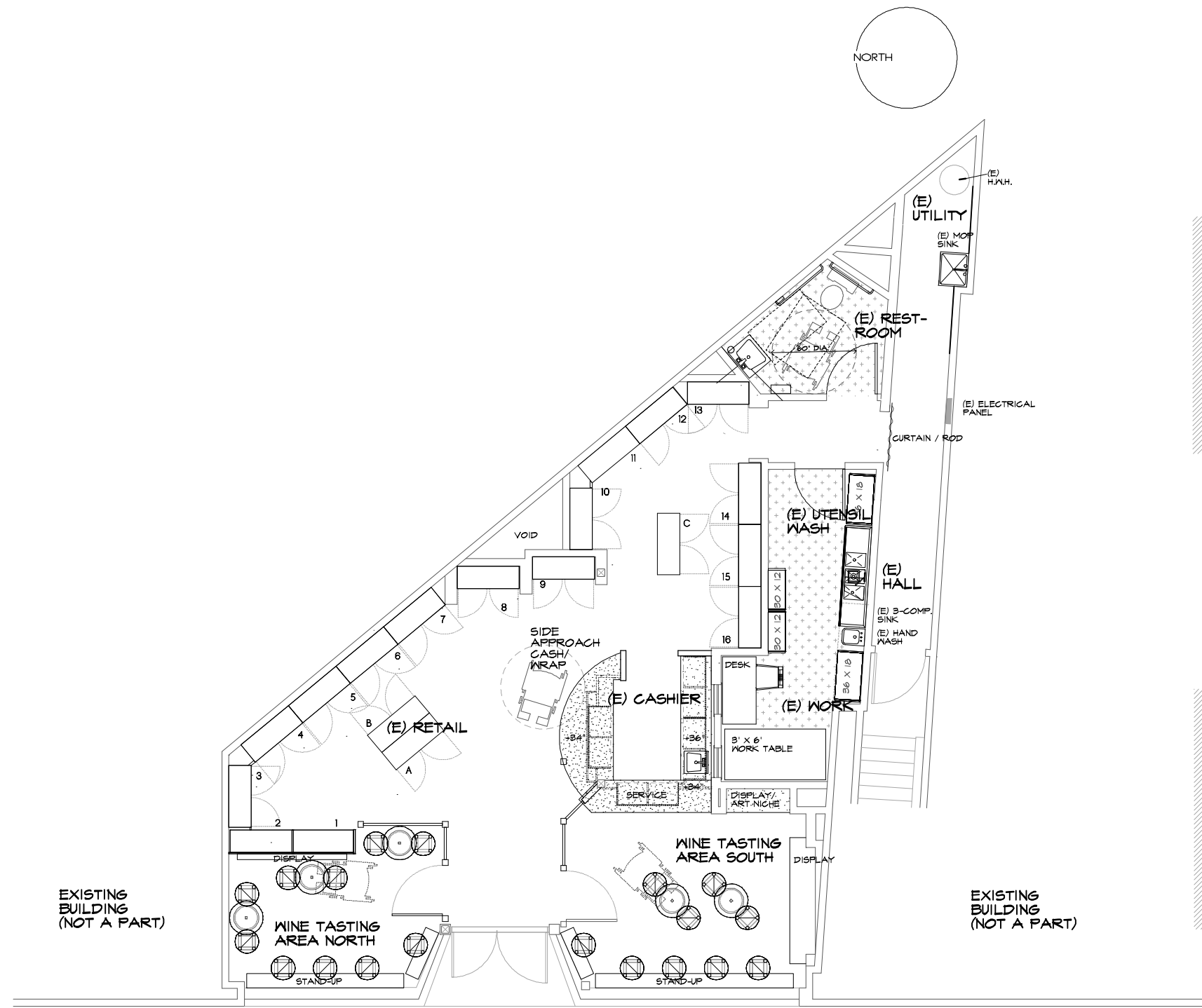
9 WEST PORTAL  
SAN FRANCISCO, CA  
94127

PROJ.: VINOIO  
DATE: 26 MAY 2010  
PLANNING  
REV.:



STEPHEN ELBERT, Architect  
3620 Mt. Diablo Blvd.  
Suite 200  
Lafayette, CA 94549

Tel 925.299.0111  
Fax 925.299.0115  
E-mail se.ea@socglobal.net



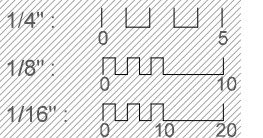
EXISTING BUILDING (NOT A PART)

EXISTING BUILDING (NOT A PART)

WEST PORTAL AVENUE

FLOOR PLAN

1



PLOT MAY BE REDUCED; VERIFY SCALE.

SCALE, U.O.N.: 1/4" = 10'

West Portal Avenue Association  
236 West Portal Avenue, # 313  
San Francisco, CA 94127

June 21, 2010

Re: Vin Debut Conditional Use Hearing

Ms. Watty:

On behalf of the West Portal Avenue Association, please accept this letter of support for Vin Debut to receive the requested conditional use changes.

The changes that they request are driven by their customers' demand. If they are allowed to pour wine without undue restrictions, they will stay open later and all merchants on the avenue will benefit. Currently, they are not allowed to pour wine after 8 p.m. so therefore they close their business at that time. Vin Debut's location is on a key corner of West Portal Avenue and Ulloa. If they were to be open for business into the evening, it may give people another reason to get off the MUNI trains to shop and dine in our fine West Portal stores and restaurants.

James and Gail have become active members of our community and overall offer the spirit of West Portal to everyone who comes into their business. They are responsible business owners in that they maintain a well kept store front and the interior of the store is impeccable. They contribute to the merchant association and whenever asked, they participate in community activities. They also provide employment for three San Francisco residents.

As the president I hear a variety of feedback about most of the businesses on the Avenue. The feedback regarding Vin Debut has always been stellar.

Please feel free to call me if you have any further questions or concerns anytime. My phone number is (415) 317-0589.

Thank you for your consideration,



Cynthia Pagan

President

West Portal Avenue Association

To whom it may concern

I fully support James Robinson and Gail Ferriss (Owners of "Vin Debut") in their efforts to extend their Wine Serving hours until 11 pm Monday thru Thursday and until Midnight on Friday and Saturday. I'm also in support of additional seating for this small business.

Vin Debut has been a great asset to the West Portal Business corridor and also to the neighborhood. The owners have proven to be people who care about the local community and are truly deserving of this chance to grow their business.

West Portal has changed over the past three or four years and is now becoming a very vibrant neighborhood. We have a large amount of new families mostly Professionals who want West Portal to be a place they can shop and frequent in the Evening.

From chatting with a lot of these new families over the past few years I know they would love to have a nice place where they can meet a friend, go on a date and have a quiet Glass of Wine before or after a Movie. In my opinion "Vin Debut" would be perfect. There are a lot of people who don't care for a noisy bar, but would rather walk to West Portal and not have to worry about parking or maybe having that extra glass should they feel like it and not have to worry about driving home. Right now with the time restriction on this Establishment it is not possible to relax, as they are refused or asked to finish up their drink and leave at 8pm. People don't understand why. Every other Licensed business in the Neighbourhood is allowed to serve until Midnight or 2am, so people are a little frustrated and bewildered at these unusual restrictions. Some people say they won't come back because of it.

As the Owner of The Village Grill @160 West Portal for the past 21 years I couldn't think of a more suitable, deserving and responsible couple as James and his wife Gail. I truly hope that you will grant them their application for these minor changes. I think we will all benefit from it.

Thank you for your time.

Sincerely,

Robert Connolly.

---

Awarded this year: "Certificate of Honor" by The City and County of San Francisco and The Board of Supervisors for Best Community Business in District 7.

Awarded this year: "Small Business Certificate of Honor" from The Small Business Commission for contributions to The City of San Francisco Business Community and its Vitality.

Former Director of The West Portal Avenue Association.

The Village Grill,  
160 West Portal Avenue,  
San Francisco,  
California.  
94127

July 22<sup>nd</sup> 2021



# MERCHANTS

## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
Cleaners - Yoon SHIK Chung		Do? ulloa.		7-19-2010
William Wang		811 ulloa	Why can he stay open late? He is paying.	7-19-2010
Toasties - Bert Lin		784 John Paly	I support opening late	7/19/10
Philly Club - RAFIIC ZADUUBIA		1774 10th Ave.		7/15/10
Deb Sullivan		824 ulloa St	neighbor more drinkers in	7/19/20
Jessica Rizzo		15 West Portal Ave.	good neighbors!	7/19/2010
Joseph Vivacqua		84 CITYVIEW WAY	Spiazzo	7/19/2010
West Portal Floral - TAMARA STEVENS		947 BUSH #420	I WORK DOWN THE STREET, GREAT BUSINESS	7/19/2010
GEORGE BARTSIKOS		89 WEST PORTAL SE	SHOE SERVICE 37 YEARS	7/19/2010
Daniel Wilson		728 Presidio Ave SF (work at Radisson)	No problem being open late. 123 West Portal SF	7/19/10



# MERCHANTS











## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
HSIUNG NG		163. W. PORTAL AVE		7/19/10
RONALD S. GUNTER		179 W. PORTAL AVE		7/19/10
<i>City Peto</i> Paula Meneses		183 westportal Ave		7/19/10
Cynthia Stagon		207 West Portal Ave	<i>yes for more wine!</i>	7-19-10
Doreen Zedong		342 West Portal Ave		7-19-10
<i>Papanhausen</i> MATTHEW ROGERS		32 WEST PORTAL	Great for the street.	7-19-10
Anthony Cuadro		279 West Portal Ave.		7-19-10
ANN		129 West Portal Ave		7-19-10
James Plath		68 w. Portal Ave		7/19/10
Ben Helms		1831 27th Ave		7/19/10

## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue


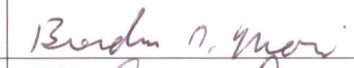
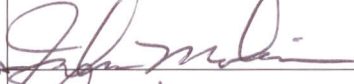
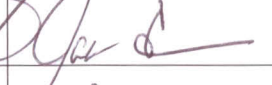






Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
JONATHAN MAGUIRE		2646 45th AVE SF. CA. 94116	VIN DEBUT IS A GREAT ASSET TO THE community	7/15/10
Thomas W. Kalinowski		70 Santa Monica Way SF. CA 94127	The neighborhood could use an upper end place	7/16/10
VIRGINIA BOGIOS		724 CAPUCINO Millbrae, CA 94030	GREAT addition. I come from Millbrae to buy wine here	7/16/10
Sue Harless		1550 Portola Drive San Francisco, CA 94127	Fabulous business!	7/16/10
Emma Huckabay		1595 45th Ave. SF. CA 94122		7/16/10
Edurn Bradley		201 San Fernando Way S.F. 94127		7/16/10
Kaci Smith		15 Red Rock Way SF 94131		7/16/10
Laura Patterson		1806 15th Ave SF 94122		7/16/10
KRISTO REGSO		3840 19th AVE SFO, CA 94132	THIS is a veg food store great price	7-17-10
Deborah ATKINS		435 Myra S.F. 94127		7-17-10




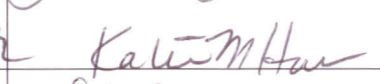





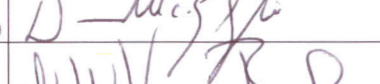
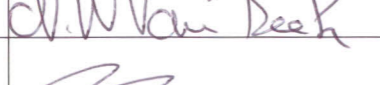

## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
DUSTIN LERZEU		100019 PORTOLA, SF. CA.	11 MORE CHAIRS	7/9/10
Brendon Morris		501 Vicente 94116		7/9/2010
John Molinar		3721 Market St.	It's a safe open environment later! please	7/9/2010
Jason Carr		3721 Market St. 94131	Great place need longer very friendly! hours.	7/9/2010
DRE BOUTERRE		1688 Wallace Ave. #302, 94124		7/9/10
Bianca Aguirre		45 West Portal	lovely location need more chairs.	7/9/10
John Peterson		2027 17 <sup>th</sup> Ave SF CA 94116	Great addition to our area	7/10/10
April Williams		250 Bright St SF. Ca 94132		7/10/10
Toi'sta Spencer		142 Palstan St	need better hours	7/10/10
Lisa Holly		6380 Edna Rd.		7/10/10

## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
Tom Donahue		824 Uhhoa	Great neighbors	7/10/10
KATIE HARRAD		1610 24th Ave SF CA	Good business - we need more like this!	7/10/10
Lisa Van Buskirk		181 Laidley St <sup>SF CA</sup> 94131	Wonderful business	7/10/10
Aaron Peterkin		181 Laidley St. <sup>SF CA</sup> 94131	Great addition to neighborhood	7/10/10
Frank Kuhlman		66 Hazelwood Ave	Great Place	7/10/10
KATHRYN A. KALMAR		66 HAZELWOOD AVE	GREAT PEOPLE, NICE TO WAIT FOR DINNER IN THE NEIGHBORHOOD. GREAT	7/10/10
Christine Sacins		25 Santa Paula Avenue	"	7/12/10
Danielle Elizondo		136 Northgate Ave <sup>Daly City, CA</sup> 94015	Classy & Great Wine Selection	7/12/2010
Nick VAN-BEEK		511 46 <sup>th</sup> Ave. SF		7/12/10
Ned Rollman		32 Taraval St <sup>94116</sup>		7/12/10













## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
AVRUM SHEPARD		1037 PORTOLA DR	Great place!	7/12/2010
JANE SHEPARD	Jane C. Shepard	1037 PORTOLA DR	great addition to our neighborhood	7/12/10
Gary-Evete		6380 Edna St	8 'o'clock is rubbish	07/14/10
Gertie Hoberger		110 Mercer Ave SF	Later would be better	7/12/10
ERIC STROM		4621 Lincoln Way	pls stay open later.	7/15/10
Inara Laley		200 Calista	Great Place!	7/15/10
Dimitre Ivanov		737 Burnett #3, 94131	Great	7/15/10
Jonathan Jankel		67 Duckensham way	Awesome	7/15/10
C. Dimacali		7 Fernwood Dr 94127	Let this business thrive! We support them entirely!	7/15/10
Paul Barbogata		46 Allston Way	Vino Veritas	7/15/10

## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue


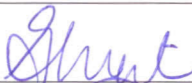
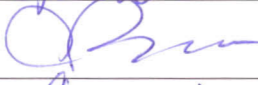
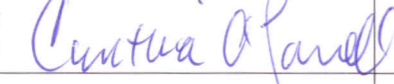

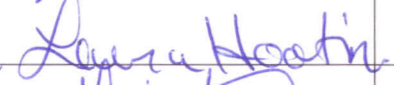
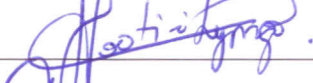
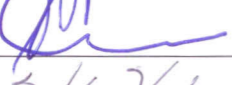
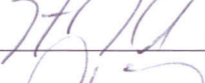

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
Mark Lunsford		512 Dewey Blvd	Love this place + great community member -	7/13/10
TERRY ROACH		415 Willow St. SF	Terry H Roach	7-14-10
Kathleen Silvestri		821 Willow St	great place for the community	7/14/10
Seshan Nissankar		206 Pinot Ct.	one of the best prestigious wine bars I have been to	7/14/10
Eleanor Kung		953 S. Van Ness	yes please!	7/14/10
Jim Anderson		9412 <sup>7</sup> Allston Way S.F	Great for West Portal	7/15/10
David Browne		361 Teresita Blvd		7/14/10
Justin Beem		25 Fillmore St., SF, CA	Important for the neighborhood	7/14/10
Jared Warner		195 West Portal	Yeah wine	7/15/10
James Wu		2646 45th ave SF, CA 94116		7/15/10



## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
Karen Simking		2446 20th Ave, 94116	Vin Debut is a wonderful neighborhood establishment.	7/17/10
Elvira Wu		1510 17th Ave 94122		7/17/10
Christy Bonner		1415 Del Vale Ave. 94127		7/17/10
Cynthia Farrell		2651 24th 94116		7/17
MICHAEL Danette		1420 36th Ave 94123		7/17
Laura Hoobin		255 Ortega St		7/17
Lynngo Hoobin		255 Ortega St, 94122	Love the location.	7/17
LUCKS ADAMSKI		1745 16th Ave, 94122		7/17/10
KURT KUMCI		1901 8th Ave 94116		7/18/10
Alex Muro		7. Lewis St. 94127		7/18/10

2

## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue



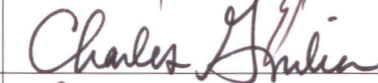







Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
Katrina Cavizora		733 Fillmore St. Apt 1	we ♥ Vin debut!	7/16/10
Yannick Crespo		" "	" "	7/16/10
Robert White		07 Grand ave	Next time I us. if I'd like more hours	7/16/10
Yan Anne Chen		47 BALLO DRIVE Cleveland ave		
Tim YIP		2163-46th Ave.	SPCA 94116	7/17/10
Todd Barker		625 Cashew St Brentwood, CA 94513	yes!!	7/17/2010
JAMES A. POLY		55 Balcesta Ave	We like Vin	7/17/2010
Joyce Kaneshiro		55 Balcesta Ave	yes - a must	7/17/10
Kami Frankel		1570 Portal		7/17/10
Sabina Noh		3915 Sussex St BX 94131	yes	7/17/10



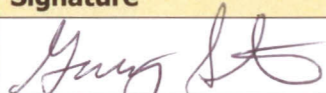
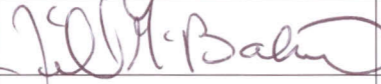


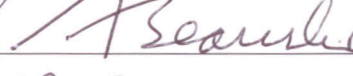
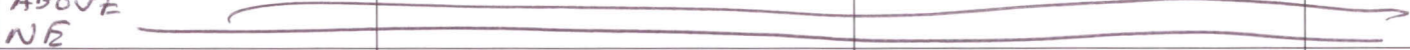




## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
DANIEL BELIK		195 GRANVILLE Way SF 94127	A very good business for this neighborhood	7/8/2010
Alex Newburgh		325 San Benito Way	incredible business	7/8/2010
CHARLES GROSSI		16 MANNINGSIDE DR		7/9/10
JORGE UBICO		27 W. PORTAL		7/9/10
Jana Fredst		2527 44TH AVE, SF 94116	Wonderful people, wonderful business!	7/9/10
David Fitzgerald		2527 44th Ave SF 94116	About time!	7-9-10
BRYAN MAN		102 CASITAS AVE CHICAGO		7/9/10
DONATSO SHEN		2214 14th AVE		7.9.10
ED REID		38 DELAMAR WAY	This should happen!	7-9-10
AARON CHENIS		324 PACHECO		7-9-10

## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
GARY STILLERNS		2518 17 <sup>th</sup> Ave SF	yes!	7/8/2010
Jill Balm		2518 <sup>th</sup> Ave SF	Please support Vin Debut! they're a great neighborhood place!	7-8-10
Carmelita Wu		2682 + 7 <sup>th</sup> Ave SF	sex to be opened!	7/8/10
Helen Bearline		2149 48 <sup>th</sup> Ave SF	great company	7/9/10
A Bearline		2149 48 <sup>th</sup> AVE SF	CREATED Community	✓
ANDREW BEARLINE	ABOVE NE 			
Anne Taylor		2311 17 <sup>th</sup> Ave	So nice, fun, refined!	7/8/2010
Kip Taylor		2311 17 <sup>th</sup> Ave	Let us enjoy our neighborhood	7/8/2010
Bonnie Vaughan		130 Graystone Ter. #1 SF CA 94114		7/8/2010
Howard Neckel		608 Forster SF		7/8/2010



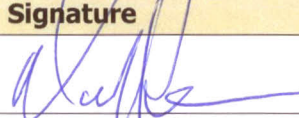

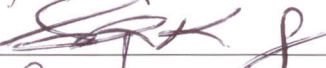




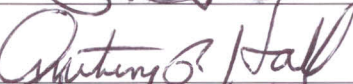

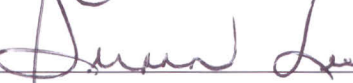
## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
DIANE M NUTTING		4096 17 <sup>th</sup> ST	Even though I live in the Castro & come the two stop we all want happen !!! get small buanes !!! we've always loved your store!	7/10/2010 to see it
James Nurin		2468 Funston		7/10/10
Christina Brown		2468 Funston		7/10/10
Mark Hall		1 Crestline #7 SF, CA 94131		7/10/10
Karen Lindin		116 Valencia St. 94127		7/10/10
Collin Preper		258 Summit Way 94127		7/10/10
Muhammad Masrur		2510 Juanita Way 94127		7/10/10
GEN Poggetti		741 Teresita, SF 94127		7/10/10
Anne Chase		605 5 <sup>th</sup> Ave SF 94118		7/10/10
J. Edgar Fennie Jr.		315 Molimo Dr. SF 94127		7.10.10

## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
Dan Kryston		149 Dalewood	yes! these people are great	7/9/10
R. Kishore		325 W. Portal Av.	Yes, our neighborhood could do with this arrangement.	7/10/10
Sharon Kittredge		325 West Portal Ave.		7/10/10
Chang Chen		221 P 18th AVE.		7/10/10
Jane Gillespie		2547 47th Ave		7/10/10
Katherine Keider		2547 47th Ave	Yes, please!!!	7/10/10
RON LEE		5013 DIAMOND HEIGHTS	YES / THIS IS A GREAT PLACE	7/10/10
Tony Hall		20 Rockaway Ave.	Go - go - go	7.10.10
NOEA HALL		20 ROCKAWAY AVE	YES, YES, YES	7.10.10
Suzanne Lee		5013 DIAMOND HTS	Yes - nice Place For wine	7/10/10







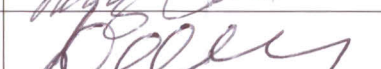





## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
Estelle Zirkler		815 Grafton Ave		7/10/10
Lou Jeanpierre		510 Orizaba Ave		7/10/10
Roger Feisel		815 GRAFTON AVE		7/10/10
April Kays		10210 Folsom #5, SF.		7/10/10
Stephanie Yang		821 Folsom St., #503, SF		7/11/10
Salma Khan		600 29th Ave SF		7/11/10
Selena Yang		821 Folsom St. #503 SF		7/11/10
Deborah Adad		641 Los Palms Dr		7/11/10
RON ADDAD		641 LOS PALMS DRIVE	KNOWLEDGE STATE GREAT STATE	7/11/10
Louis Proulx		108 Waverly St	It's Later the Better	7/11/10

## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
Janet Lloyd		44 Prosper St #2		7/12/10
B. HATTEN		139 DAVERS ST		7/15/10
Sub Reed		2506 Market #402		7/15/10
BARRY CLARK		677 Valencia #7		7/13/10
Denis Balobin		990 Geary #405		7/13/10
Solange Durwin		1418 Trestle Glen		7-13/10
Merle Adams		1243 Douglas St		7-14/10
JED DAVIE		" " "		" "
Ben Gallion		131 Arbor		7,14,10
Johanna Castro		1705-D Boonville St.		7/14/10



## Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>

Printed Name	Signature	Address	Comment	Date
Caroline PRIETT		336 Claremont, SF #8	great neighborhood gathering place	7/15/10
Tormadji DIAMOUTIN		Paris, France	occasional customer on each visit and total supporter of Vin Debut, a great place in SF.	7/15/10
GREG SHUMSKY		45 W. Portal	Bring more people in the hood	7.15.10
ERIC PRYZAK		226 GONZALEZ DR	EXCELLENT ESTABLISHMENT, GREAT BUSINESS FOR THE AREA	7/15/10
EILEEN AMBRE		151 URBANO DR	WARM FRIENDLY	7.15.10
RICK AMBRE		151 Urbano Dr	Fellow Townie	7-15-10
Carlos Alvarez		25 Marietta Dr SF 94127	please let them go past 8pm	7-15-10
Anne Alvarez		25 Marietta Dr #12	great place wish it was open later	7/15/10
Luke Messel		147 Ralston St	WISH IT WAS OPEN LATER	7/15/10
Myles Giovanni		480 Head St, SF	why not?	7/15/10

**Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue**

Petition summary and background  
 Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.

Action petitioned for  
 We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.

Printed Name	Signature	Address	Comment	Date
Audrea Beise		9 Acevedo	Great Deal	07-23-10
Holly Wright		1942 18th Ave		7/23/10
Steve Jobs		1942 18th Ave		7/23/10
LIZ STONE		1059 PORTOLA DR		7/23/10
ROBID ENVIET		350 WATSON ST	THE BEST OF THE BLOCK	
Ashmehi		27 Inverness Dr.		7/23/10
Jonathan Mearns		744 Terecinta Blvd	VERY HAPPY THEY ARE IN THE HOOD	7/24/10
APOLUCIANI		4485 18th St. dt, CA		7/24/10
Daniela Watson		4177 23rd St SF CA 94114		7/24/10
Lori Cohen		1815 Golden Gate Ave Apt 9		7/24/10



**Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue**

Petition summary and background  
 Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.

Action petitioned for  
 We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and **urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.**

Printed Name	Signature	Address	Comment	Date
LINDA ROACH		415 Willow St.	Why not increase the hours? We love this PLACE!	7-22-10
TERRY ROACH		415 Willow St.	Grant the Request	7-22-10
JENNIFER NEAL		281 Andrews St	ODDLAND Grant it! 7/23/10	7/23/10
CAROL ORTIZ		2110 Redwood Drive		7-22-10
Edynge Hiday		329 Bay St #302	It's economic growth.	7/23/2010
Karen Peterson		35 Hayes Ave SF	Grant the Request	7/23/10
KUMM SANMANN		23 <sup>RD</sup> AVE 94116.	Absolutely essential	7/23/10
Robert Rawson		155 Desoto 94127	Please allow this!	7/23/10
Mary Motola		100 Market St SF 94131		7/23/10
GREG MORTON		100 Market St. SF 94131		7/23/10

**Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue**

Petition summary and background	Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.
Action petitioned for	We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and <b>urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.</b>








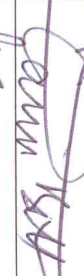


Printed Name	Signature	Address	Comment	Date
M. J. Ruffini	<i>M. J. Ruffini</i>	155 Telegraph 36 Fairway Drive		7-17-10
M. McMahon	<i>M. McMahon</i>	61 Santa Paula Ave.		7-19-10
M. Rockman Sikes	<i>M. Rockman Sikes</i>	1109 Oak St Apt 3 SF		7-19-10
M. Musgrave	<i>M. Musgrave</i>	2607 - 2 <sup>nd</sup> Ave		7-19-10
Ei AREE	<i>Ei AREE</i>	260 West Portal Ave	Viva La Vinol	7-19-10
Leo Rulby	<i>Leo Rulby</i>	165 WAWONT 94127	Go Ginos!	7/19/10
John Feeney	<i>John Feeney</i>	4991 Wisconsin		7/20/10
Tracy Starnes	<i>Tracy Starnes</i>	501 Vicente, SF CA		7/20/10
Brendan Morris	<i>Brendan Morris</i>	2607 - 2 <sup>nd</sup> Ave		7/20/10
Raouf Benmouh	<i>Raouf Benmouh</i>			



**Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue**

Petition summary and background  
 Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.

Action petitioned for  
 We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and **urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.**

Printed Name	Signature	Address	Comment	Date
Mark Sandhoff		327 12th Ave		7/1/19
CRYSTAL MADONAO		128 SHAWWELL ST		7/1/19
CECILE FORDLES		1 WEST PORTAL		7/1/19
ANGUS WILFARD		265 RATHER ST		7/20
Vanessa VanVleet		412 Portal		7/21
Billy Jones		412 Portal		7/21
Duane Dickson		412 Portal		7/21
Carrie Beth		2501 28th Ave		7/21
ALBERT FRYGEMAN		2501 28th Ave		7/21
LINDA WERTHEM		149 Forestside Ave		7/21



**Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue**

Petition summary and background  
 Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m. and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.

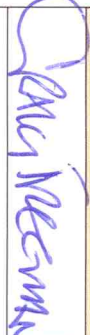


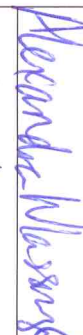
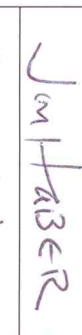

Action petitioned for  
 We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and **urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.**

Printed Name	Signature	Address	Comment	Date
Paula Peller		153 Terrace Drive	We need something for classes	07/21/10
Dore Griswold		943 Hela Ave SL, CA 94533	needs to be open later for neighborhood	7/21/10
Larry Sible		1450 Alameda Square Dr MARTIN, CA 94030	needs to be open later second neighborhood needs it!	7/22/10
Genevieve L.		1770 POST ST. #310	- WE NEED A NOTICE, WARM GOING PLACE TO DESKRES.	7/22/10
Raymond Klein		1022 Sandburg Cir. #119 Daly City, Ca	Open quality people & wine in the neighborhood	7/22/10
ETHAN BETH Klein		32 Shaker Square Apt. Hayes City, CA 94614	would meet closer to home to come here w/ friends & family - need to know how to come here w/ friends & family - need to know how to come here!	7/22/10
Anthony W.		1022 Sandburg Circle #119 Daly City, CA		7/22/10
JAMES MORRISON		55 CA 94127		7/22/10
JAMES A. VALLARINO		117 CHANES AVE S.F. CA 94127		7-22-10
Sean Anderson		2288 14th Ave San Francisco CA, 94116	awesome place exceptional staff	7-22-10

**Petition in support of Vin Debut's application to the Planning Department to extend their business hours beyond 8 p.m. and to expand their customer seating by 11 more chairs on location at 9 West Portal Avenue**

Petition summary and background  
 Currently, the City's Planning Department has restricted Vin Debut from pouring wine past 8 p.m and has set a restriction of customer seating to 8 chairs. To change this, The Planning Commission must approve Vin Debut's conditional use application to remove current operating restrictions. Your signature below indicates your support of Vin Debut in its pursuit of the necessary City approvals.

Action petitioned for  
 We, the undersigned, are neighbors, customers and supporters of Vin Debut, who hereby support Vin Debut in its pursuit of the necessary City approvals and **urge the Planning Department and Planning Commission to approve Vin Debut's application for a revision of their current conditional use permit.**

Printed Name	Signature	Address	Comment	Date
Pam Newman		432 Union St	A welcome and needed addition to this (and) neighborhood	
Ryan Sawick		61 Sussex St.	Highly support this evening Vin Debut	7/25
Jennifer Heibold Sandhu		61 Sussex St	Need in W Portal!	7/25
Alexander Wlasnik		1984 36th Ave SE		
Jon Haber		4086 MONT DR DC	Good Luck	8/5/16
Dannd Keimel		88 March Ave	Great Digsby!	7/25/16

"Stephanie McCardell" <sam@quesyrahfsf.com>  
07/26/2010 05:36 PM To  
<Elizabeth.Watty@sfgov.org>  
cc

bcc

Subject  
Vin Debut Comment

Dear Ms. Watty:

As I was just informed that today is the last day for you to receive comments on the proposed modification of the restrictions on hours and number of seats at Vin Debut (9 W Portal Avenue), I am writing to let you know of my opposition to this action.

All along we have felt that the folks at Wine Styles and their current incarnation as Vin Debut have been abusing the system by being deceptive about their actual motives in order to get their required permits. If you will recall that back before they opened they promised the Greater West Portal Neighborhood Association and the Merchants Association that they had no intention of operating a bar. (At that time, both groups indicated they would oppose their original license if they planned to operate as a bar.) In fact, there are still many people in those original groups that feel that way.

At the hearing last June, they once again argued adamantly that they did not intend to open a bar, which probably helped them get their conditional use authorization passed by the Commission. I have serious doubts believing that they do not plan to operate a bar while being open until midnight.

Regards,

Stephanie McCardell





[Richardboyce464@Comcast.net](mailto:Richardboyce464@Comcast.net)

July 26, 2010

Elizabeth Watty  
San Francisco Planning Commission  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: WineStyles/Vin Debut--9 West Portal Avenue  
Motion to Modify Conditions of Approval  
Case No. 2009.0273C/Motion No. 17897

Dear Ms. Watty and Commission Members:

I write as a regular patron of the Que Syrah wine bar, 230 West Portal Avenue. Owned and hosted by area residents Stephanie and Keith McCardell, Que Syrah is distinguished by the McCardells' unfailing hospitality and enological know-how, its superb wines, and the facility's winning ambience. Because of the great pleasure Que Syrah has brought to the neighborhood in its five years of existence, and as an exemplar of smart, independent entrepreneurship, it has become a West Portal treasure—and, sadly, the sort of enterprise that is an endangered species in this era of chain-store rapacity.

Meanwhile, the wine outlet known as WineStyles, at 9 West Portal Avenue, part of a metastasizing conglomerate with something like 150 locations nationally, has evolved from (a) an off-sale retailer in 2006, to (b) an **illegal** on-sale vendor a year or so later, to (c) an authorized, limited-basis on-sale vendor in 2009. And now, by the pending motion and denominated Vin Debut, the 9 West Portal outlet seeks authorization for a several-fold increase in on-sale seating and greatly expanded hours of operation.

Should the motion be granted in whole or major part, the 9 West Portal outlet will be, as is Que Syrah, a full-fledged wine bar; and the two, for all practical purposes, will be in direct competition. Competition, of course, need not be undesirable. If, however, the 9 West Portal outlet remains part of the WineStyles family (regardless of the name change), it doubtless would enjoy a number of benefits inherent in such relationships that would skew the competition unfairly in its favor.

Thus, unless the 9 West Portal outlet can support its motion with convincing proof that it has severed all affiliation with the WineStyles cohort, and to avoid placing a most commendable venture at undeserved risk, considerations of competitive fairness demand that the motion be denied.

Respectfully submitted,

