



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: FEBRUARY 07, 2013

Date: January 31, 2013
Case No.: **2012.0765C**
Project Address: **1441 Stockton Street**
Zoning: North Beach NCD (Neighborhood Commercial District)
North Beach SUD (Special Use District)
North Beach Limited Financial SUD
40-X Height and Bulk District
Block/Lot: 0130/002
Project Sponsor: Santo Esposito
1441 Stockton Street
San Francisco, CA 94133
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

Through Motion No. 17403 (March 2007), the 1,231 sf tenant space is currently allowed to operate as a retail bookstore with a 350 sf Limited-Restaurant component (d.b.a A. Cavalli & Co.); the removal of the bookstore and/or expansion of the Limited-Restaurant requires a new Conditional Use Authorization.

The Project Sponsor proposes to modify the Conditions of Approval from Motion No. 17403, in order to eliminate the existing retail bookstore and expand the Limited-Restaurant on the ground floor. There are no interior or exterior alterations proposed as part of this Project.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located at the west side of Stockton Street between Green and Vallejo Streets, Assessor's Block 0130, Lot 002. It is located within the North Beach NCD, the North Beach Special Use District, North Beach Limited Financial SUD and the 40-X Height and Bulk District.

The Project Site is occupied by a two-story commercial building, known as the "Cavalli Building", with retail uses on the ground floor and mezzanine, and offices on the second floor. Ground floor uses include a Limited Restaurant and bookstore in the subject tenant space (d.b.a. "A. Cavalli & Co.") and a men's clothier (d.b.a. "Italian House"), and a bank (d.b.a. "U.S. Bank") in adjacent tenant spaces. The subject tenant space occupies 755 square feet on the ground floor and 476-square-foot on the mezzanine floor.

The existing business – A. Cavalli & Co. – was approved through a Conditional Use Authorization as a “Retail Coffee Shop” within the existing ground-floor bookstore in 2007 through Motion No. 17403. This approval stated that the existing bookstore was allowed to include a 350 square foot Retail Coffee Shop, consisting of beverage service area and limited seating areas on the ground and second floors. Specifically, the approval allowed 150 square feet of retail coffee store space on the ground floor and 200 square feet on the second floor. The Retail Coffee Shop use was required to be operated in conjunction with the existing bookstore business, and was required to be owned and controlled by a single party. The Conditions of Approval stated that if the bookstore was to no longer operate, a Conditional Use Authorization would be required for a small self-service restaurant.

Ordinance 0047-12, commonly known as the “Restaurant Legislation” consolidated the Planning Code’s eating and drinking categories. What was once considered a Retail Coffee Shop, Accessory Grocery Deli, Self-Service Specialty Food Store or a Takeout Food establishment is now a Limited-Restaurant. The new uses are categorized by what type of liquor license they are allowed to have. Limited-Restaurants are not allowed to have on-site alcohol consumption, but may provide off-site beer or wine sales for consumption off the premises (with ABC licenses 20).

A. Cavalli & Co., which was approved in 2007 to operate a Retail Coffee Shop in conjunction with a retail bookstore, is now, with the passage of this legislation, considered a Limited-Restaurant operating in conjunction with a retail bookstore.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The North Beach NCD is a nonlinear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Russian Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty shopping, and dining district; a tourist attraction; and as an apartment and residential hotel zone. Traditionally, the district has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills.

The surrounding development is a variety of multi-story, mixed-use buildings featuring residential uses above ground-floor commercial establishments. Columbus Avenue is home to some of the most popular dining establishments in San Francisco. Washington Square is two blocks north of the Project Site. Other uses in the area include the Saint Francis of Assisi Church and the Church of Saints Peter and Paul. The scale of development in the area consists of low- and mid-rise buildings (one- to four-story structures). The height limit in the area is 40 feet.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 18, 2013	January 16, 2013	22 days
Posted Notice	20 days	January 18, 2013	January 18, 2013	20 days
Mailed Notice	20 days	January 18, 2013	January 15, 2013	23 days

PUBLIC COMMENT

- The Department has received 3 letters of support – including one letter from the North Beach Neighbors – as well as a petition in support of the Project with 378 signatures. The Department has also received one phone call in opposition to the Project from Nancy Shanahan, with the Telegraph Hill Dwellers.

ISSUES AND OTHER CONSIDERATIONS

- The business is locally owned and operated and has operated for approximately 130 years.
- Planning Code Section 303(p) establishes criteria with regard to a Conditional Use Authorization application for a Restaurant, Limited-Restaurant and Bar uses in Neighborhood Commercial Districts or Mixed Use Districts. Section 303(p) requires the Planning Commission to consider, in addition to the criteria set forth in Code Section 303(c), the existing concentration of eating and drinking uses in the area. Such concentration should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site.

Overall, the North Beach NCD does have a high concentration of eating and drinking establishments as evidenced by a Department survey of the North Beach NCD that revealed approximately 38% of the linear commercial frontage in the entire North Beach NCD is devoted to eating and drinking uses. For eating and drinking establishments, the Guidelines state that the balance of commercial uses may be threatened in districts with an established pattern of service to a broad market, such as North Beach, when such establishments occupy more than 25% of the total commercially-occupied frontage in a district.

Although the overall concentration of eating and drinking establishments is high in the North Beach NCD, Section 303(p) of the Code only requires the analysis of the total commercial linear frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site in the subject NCD. Within 300 feet of the Project Site in the North Beach NCD, the total commercial frontage dedicated to eating and drinking establishments is 28%, which is higher than the concentration guidelines outlined in the Commerce and Industry Element of the General Plan. However, the proposed Project would not affect the concentration of eating or drinking establishments in the area, since for the purposes of this survey, the presence of any eating and drinking establishment within a tenant space, even if of a very minimal size such as the existing facility, results in the entire frontage being counted against the District's concentration.

- The North Beach Special Use District allows a use categorized as a Basic Neighborhood Sale or Service to be located in a space last occupied by a Basic Neighborhood Sale or Service pursuant to the use controls of Code Section 722. In this instance, the existing Limited-Restaurant and bookstore (Other, Retail) are both defined as a Basic Neighborhood Sale or Service in Code Section 780.3(b); therefore, the Project Sponsor may seek a Conditional Use Authorization to expand the Limited-Restaurant within the subject commercial tenant space, thereby removing the existing retail bookstore.

REQUIRED COMMISSION ACTION

In order for the Project to proceed, the Commission must grant Conditional Use Authorization to modify the Conditions of Approval from Motion No. 17403, and to allow the removal of the existing retail bookstore and the expansion of the existing Limited-Restaurant, pursuant to Planning Code Sections 303, 722.43, and 790.90.

BASIS FOR RECOMMENDATION

- The proposed Limited-Restaurant will enable an independent, locally-owned business to modify their business model while still providing desirable goods and services to the surrounding neighborhood.
- The expansion of the existing Limited Restaurant would not disrupt the balance of uses near the Project's area of the North Beach NCD; eating and drinking establishments would remain at 28% of the linear commercial frontage within 300 feet of the Site.
- The use is considered a Basic Neighborhood Sale or Service according to the North Beach SUD, and would thus be a use that would serve, and be of benefit to, the immediate neighborhood.
- The Project meets all applicable requirements of the Planning Code.
- The business is not a Formula Retail.
- The Project is desirable for, and compatible with, the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
--

Attachments:

Draft Motion
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Site Photo
Context Photos
NCD Survey
Plans, dated May 21, 2007
Letters of Support

Attachment Checklist

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

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

EW
Planner's Initials

EW: G:\Documents\CUS\1441 Stockton Street\Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> 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: FEBRUARY 7, 2013

Date: January 31, 2013
Case No.: **2012.0765C**
Project Address: **1441 Stockton Street**
Zoning: North Beach NCD (Neighborhood Commercial District)
North Beach SUD (Special Use District)
North Beach Limited Financial SUD
40-X Height and Bulk District
Block/Lot: 0130/002
Project Sponsor: Santo Esposito
1441 Stockton Street
San Francisco, CA 94133
Staff Contact: Elizabeth Watty – (415) 558-6620
Elizabeth.Watty@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303, 722.43, AND 790.90 TO MODIFY THE CONDITIONS ON APPROVAL IN MOTION NO. 17403, IN ORDER TO ALLOW AN EXPANSION OF AN EXISTING LIMITED-RESTAURANT AND ELIMINATION OF THE EXISTING RETAIL BOOKSTORE (D.B.A. "A. CAVALLI & CO.") WITHIN THE NORTH BEACH NCD (NEIGHBORHOOD COMMERCIAL DISTRICT), NORTH BEACH SUD (SPECIAL USE DISTRICT), NORTH BEACH LIMITED FINANCIAL SUD, AND THE 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 20, 2012, Santo Esposito (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 722.43, and 790.90, to modify the Conditions of Approval in Motion No. 17403 in order to allow an expansion of the existing Limited-Restaurant and elimination of the existing retail bookstore on the ground floor of the existing tenant space, within the North Beach Neighborhood Commercial District (NCD), North Beach Special Use District (SUD), North Beach Limited Financial SUD and a 40-X Height and Bulk District.

On February 7, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0765C.

On January 28, 2013, the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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

MOVED, that the Commission hereby authorizes the Conditional Use Authorization requested in Application No. 2012.0765C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site is located at the west side of Stockton Street between Green and Vallejo Streets, Assessor's Block 0130, Lot 002. It is located within the North Beach NCD, the North Beach Special Use District, North Beach Limited Financial SUD and the 40-X Height and Bulk District.

The Project Site is occupied by a two-story commercial building, known as the "Cavalli Building", with retail uses on the ground floor and mezzanine, and offices on the second floor. Ground floor uses include a Limited Restaurant and bookstore in the subject tenant space (d.b.a. "A. Cavalli & Co.") and a men's clothier (d.b.a. "Italian House"), and a bank (d.b.a. "U.S. Bank") in adjacent tenant spaces. The subject tenant space occupies 755 square feet on the ground floor and 476-square-foot on the mezzanine floor.

The existing business – A. Cavalli & Co. – was approved as a "Retail Coffee Shop" within the existing ground-floor bookstore in 2007 through Motion No. 17403. This approval stated that the existing bookstore was allowed to include a 350 square foot Retail Coffee Shop, consisting of beverage service area and limited seating areas on the ground and second floors. Specifically, the approval allowed 150 square feet of retail coffee store space on the ground floor and 200 square feet on the second floor. The Retail Coffee Shop use was required to be operated in conjunction with the existing bookstore business, and was required to be owned and controlled by a single party. The Conditions of Approval stated that if the bookstore was to no longer operate, a Conditional Use Authorization would be required for a small self-service restaurant.

Ordinance 0047-12, commonly known as the “Restaurant Legislation” consolidated the Planning Code’s eating and drinking categories. What was once considered a Retail Coffee Shop, Accessory Grocery Deli, Self-Service Specialty Food Store or a Takeout Food establishment is now a Limited-Restaurant. The new uses are categorized by what type of liquor license they are allowed to have. Limited-Restaurants are not allowed to have on-site alcohol consumption, but may provide off-site beer or wine sales for consumption off the premises (with ABC licenses 20).

A. Cavalli & Co., which was approved in 2007 to operate a Retail Coffee Shop in conjunction with a retail bookstore, is now, with the passage of this legislation, considered a Limited-Restaurant operating in conjunction with a retail bookstore.

- 3. Surrounding Properties and Neighborhood.** The North Beach NCD is a nonlinear district centered on Columbus Avenue, located in the valley between Telegraph Hill and Russian Hill north of Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty shopping, and dining district; a tourist attraction; and as an apartment and residential hotel zone. Traditionally, the district has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills.

The surrounding development is a variety of multi-story, mixed-use buildings featuring residential uses above ground-floor commercial establishments. Columbus Avenue is home to some of the most popular dining establishments in San Francisco. Washington Square is two blocks north of the Project Site. Other uses in the area include the Saint Francis of Assisi Church and the Church of Saints Peter and Paul. The scale of development in the area consists of low- and mid-rise buildings (one- to four-story structures). The height limit in the area is 40 feet.

- 4. Project Description.** The Project Sponsor wishes to modify the conditions of approval outlined in Motion No. 17403, in order to eliminate the retail bookstore component of A. Cavalli & Co. and expand the existing Limited Restaurant component of the business. According to the Sponsor, the retail bookstore component of the business has been unsuccessful financially, and he wishes to modify his business model and focus more on food service. The Limited-Restaurant would not offer on-site consumption of beer or wine. There would be no physical expansion of the building, and no changes to the interior or exterior of the tenant space. The proposed use is an independent use and has been locally-owned for approximately 130 years; the proposed use is not a Formula Retail use.
- 5. Public Comment.** The Department has received 3 letters of support – including one letter from the North Beach Neighbors – as well as a petition in support of the Project with 378 signatures. The Department has also received one phone call in opposition to the Project from Nancy Shanahan, with the Telegraph Hill Dwellers.
- 6. Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Use.** Planning Code Section 722.43 states that within the North Beach NCD, Conditional Use Authorization is required for a Limited-Restaurant Use, as defined by Planning Code Section 790.90 to be located on the ground floor. Pursuant to Planning Code Section 780.3 (the North Beach SUD), Limited Restaurants are permitted to be located in spaces that are currently occupied by Basic Neighborhood Sale or Service uses, as defined in Planning Code Section 780.3(b).

The Project Sponsor is requesting Conditional Use Authorization in order to expand the size of the existing Limited-Restaurant Use within the tenant space by eliminating the existing bookstore component of the business, which is considered a Basic Neighborhood Sale or Service Use (Other, Retail). The existing Limited-Restaurant use is only allowed to occupy a total of 350 square feet within the tenant space (200 sf on the mezzanine; 150 sf on the ground floor); the Conditional Use Authorization would allow it to occupy the previously approved 200sf on the mezzanine, and the entire ground floor.

- B. **Use Size.** Planning Code Section 121.2(a) establishes size limits on nonresidential uses in all NCDs. In the North Beach NCD Conditional Use Authorization is required for any nonresidential use that exceeds 1,999 square feet.

At 1,231 square feet, the Project does not require Conditional Use Authorization for use size. Furthermore, there is no physical expansion proposed as part of this Project.

- C. **Floor Area Ratio.** Planning Code Section 124 establishes basic floor area ratios (FAR) for all zoning districts. FAR is the ratio of the gross floor area of all the buildings on a lot to the total area of the lot. Under Section 124(a), the FAR for the North Beach NCD is 1.8-to-1. Under Section 124(b), in NCDs, the floor area ratio limits listed in Subsection (a) do not apply to dwellings or other residential units.

With a lot area of 4,792 square feet, 8,626 nonresidential gross square feet can be developed on the Project Site. Since the Project will not include the physical expansion of the commercial space, there will be no increase in nonresidential gross floor area.

- D. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that businesses within NC Districts provide the following: 1) "active uses" within the first 25 feet of building depth on the ground floor from any facade facing a street at least 30 feet in width; 2) street-facing ground-level spaces that open directly onto the street; and 3) frontages that are fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and that allow visibility to the inside of the building.

The subject tenant space has approximately 14'-6" of frontage along Stockton Street. This entire space will be occupied by the "active use" of A. Cavalli & Co., which is a "Limited Restaurant" use. Nearly the entire façade is dedicated to clear glazing with unobstructed views into the interior of the tenant space, and the business includes an entrance that opens directly onto the sidewalk.

- E. **Loading.** Section 152 requires off-street freight loading for uses above a certain size. Retail establishments and uses primarily engaged in the handling of goods (such as the proposed Limited Restaurant) are not required to provide off-street freight loading if they measure less than 10,000 square feet in gross floor area.

With a gross floor area of under 10,000 square feet, the Project is not required to provide any off-street loading.

- F. **Hours of Operation.** Planning Code Section 722.27 allows hours of operation from 6:00 a.m. until 2:00 a.m. as-of-right in the North Beach NCD, and requires Conditional Use authorization to operate between the hours of 2:00 a.m. and 6:00 a.m.

The Project Sponsor will operate within the principally-permitted hours of operation.

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

The occupied floor area of the subject tenant space measures less than 5,000 osf and thus does not require – and is not providing – any off-street parking.

- H. **Formula Retail.** Section 703.3(e) prohibits formula retail uses in the North Beach NCD.

The Project is not considered to be a formula retail use as defined by Section 703.3 of the Planning Code; A. Cavalli & Co. is an independent, locally-owned business that has operated of approximately 130 years.

- I. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department.

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

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

The Project has been found to be desirable as it would promote the continued operation of a locally-owned business. The Limited Restaurant will not be dramatically different than how the business is currently operated, since the bookstore does not currently attract much business. The Project will complement the mix of goods and services currently available in the immediate vicinity by offering

neighborhood residents and employees and additional food/beverage option, and will enable the retention of a business that has existed in North Beach for approximately 130 years.

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

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

The size and shape of the site and the size, shape, and arrangement of the building on the site are adequate for the Project. The Project would not physically expand the existing building or tenant space, and therefore would not alter the existing appearance or character of the Project vicinity.

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

The Project will not adversely impact public transit or overburden the existing supply of parking in the neighborhood. The use is relatively small, and the area is well-served by ample public transportation. Off-street parking and loading are not required for the Project. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The business is not expected to generate excessive noise or odors; however, the proposed use is subject to the standard Conditions of Approval for restaurants as outlined in Exhibit A. Condition No.'s 8 and 9 specifically obligate the Project Sponsor to address any odor or noise generated by the Limited-Restaurant use.

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

The Project Site is completely built-out at the ground-floor level to all street-facing property lines, thus no landscaping will need to be provided. Any future changes in lighting and signage would be reviewed by the Planning Department, in accordance with Conditions of Approval contained in Exhibit A.

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

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

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

The North Beach NCD functions as a neighborhood-serving marketplace, citywide specialty shopping and dining district, and tourist attraction. The NCD provides convenience specialty goods and services to residents in the Telegraph Hill and Russian Hill areas. The proposed Limited-Restaurant use would provide a convenience to residents and employees of the area.

The proposed elimination of the existing bookstore function, which – similar to other brick and mortar bookstores – has not been financially successful over the last several years, will enable the continued operation of an independently-owned business that has operating in the community for approximately 130 years. The Limited-Restaurant use is considered to be a neighborhood-serving use, and its expansion will continue to be compatible with the mixed-use character of the neighborhood and the North Beach NCD.

8. **Planning Code Section 303(p)** establishes criteria with regard to a Conditional Use Authorization application for a Restaurant, Limited-Restaurant and Bar uses in Neighborhood Commercial Districts or Mixed Use Districts. Section 303(p) requires the Planning Commission to consider, in addition to the criteria set forth in Code Section 303(c), the existing concentration of eating and drinking uses in the area. Such concentration should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of Code Section 303(p), the immediate area shall be defined as all properties located within 300 feet of the Subject Property and also located within the same zoning district.

Based on a land use survey of the North Beach NCD that was completed by Department staff, the total commercial frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site within the North Beach NCD is 28%, including the subject property, which has a Limited-Restaurant occupying a portion of the commercial space. With the expansion of the existing Limited-Restaurant use and elimination of the retail bookstore, the total aforementioned commercial frontage dedicated to eating and drinking establishments would remain at 28% and would not increase the amount of frontage dedicated to eating and drinking establishments.

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

COMMERCE AND INDUSTRY ELEMENT

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The Project will provide desirable goods and services, as well as employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will enable the retention of an existing business that has existed within the community for approximately 130 years.

Neighborhood Commerce

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

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

No commercial tenant would be displaced as a result of this project; rather, this change in business model would enable the retention of an existing neighborhood-serving business. The Project would not prevent the District from achieving optimal diversity in the types of goods and services available throughout the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Eating and Drinking Establishments

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses, which can serve similar functions and create similar land use impacts, include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.

The regulation of eating and drinking establishments should consider the following:

- Balance of retail sales and services;
- Current inventory and composition of eating and drinking establishments;
- Total occupied commercial linear frontage, relative to the total district frontage;
- Uses on surrounding properties;
- Available parking facilities, both existing and proposed;
- Existing traffic and parking congestion; and
- Potential impacts on the surrounding community.

Overall, the North Beach NCD does have a high concentration of eating and drinking establishments as evidenced by a Department survey of the North Beach NCD (conducted in Summer 2012) that revealed approximately 38% of the linear commercial frontage in the North Beach NCD is devoted to eating and drinking uses. For eating and drinking establishments, the Guidelines state that the balance of commercial uses may be threatened in districts with an established pattern of service to a broad market, such as North Beach, when such establishments occupy more than 25% of the total commercially-occupied frontage in a district.

Although the overall concentration of eating and drinking establishments is high in the North Beach NCD, Section 303(p) of the Code only requires the analysis of the total commercial linear frontage dedicated to eating and drinking establishments located within 300 feet of the Project Site in the NCD. Within 300 feet of the Project Site in the North Beach NCD, the total commercial frontage dedicated to eating and drinking establishments is currently 28%. The Project will not affect the percentage of commercial frontage dedicated to eating and drinking establishments, since the existing facility is counted as an eating

establishment, since a small portion of the facility is permitted as a Limited-Restaurant. For this reason, the Project would not disrupt the balance of uses.

Policy 6.2:

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

The Project is desirable because it will enable an established North Beach business to continue serving the community, focusing on food-service rather than a business model that combines food-service and retail, which has been unsuccessful for the past six years. Retaining an independently-owned business contributes to the overall vitality of the North Beach NCD.

Policy 6.9:

Regulate uses so that traffic impacts and parking problems are minimized.

The Project is not expected to be a heavy vehicle trip generator, as many of their customers live or work in North Beach, and will travel to the Limited-Restaurant by foot or public transit.

Visitor Trade

OBJECTIVE 8:

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

Policy 8.1:

Support locally initiated efforts to improve the visitor trade appeal of neighborhood commercial districts.

North Beach is a tourist destination for several reasons, one in particular being its tradition of European-style cafés. The retention and expansion of a European-style café within North Beach helps to retain the visitor trade appeal of the North Beach NCD.

10. **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 Project will enable the retention of an existing neighborhood-serving and locally-owned business within the North Beach community, which would create employment opportunities for the community.

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

The business will occupy an existing ground-floor tenant space, used as a bookstore and Limited-Restaurant. The Project will not adversely affect the character of the building, while it will strengthen the neighborhood character by enabling the retention and expansion of a neighborhood-serving business within North Beach.

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

The Project will not affect the City's supply of affordable housing.

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

The Project will not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. The area is well-served by public transportation and many of the business' customers walk to the café from their homes or work.

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

There is no commercial office development associated with the Project. No industrial or service sector uses will be displaced; rather, the Project enables the continued and expanded operation of a service sector business within the North Beach community.

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

The Project does not involve any construction activities that will compromise the structural integrity of the existing building. The tenant improvements associated with this Project will conform to the structural and seismic safety requirements of the City's Building Code.

- G. That landmarks and historic buildings be preserved.

No exterior changes are proposed for the Project. Any future storefront alterations and signage will be required to comply with applicable historic preservation standards.

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

The Project, which does not include any physical expansion of the building envelope, will not affect any parks or open spaces, or their access to sunlight.

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2012.0765C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with floor plans on file, dated May 21, 2007, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on February 7, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 7, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a Conditional Use Authorization to allow a Limited-Restaurant (d.b.a. "A. Cavalli & Co.") to occupy the entire ground floor and 200 square feet of the mezzanine space, and the conditions herein supersede those Conditions of Approval outlined in Motion No. 17403 for the property located at 1441 Stockton Street, Block 0130 in Assessor's Lot 002, pursuant to Planning Code Sections **303, 722.43, and 790.90** within the North Beach NCD (Neighborhood Commercial District), North Beach SUD (Special Use District), North Beach Limited Financial SUD and a 40-X Height and Bulk District; in general conformance with plans, dated **May 21, 2007**, and stamped "EXHIBIT B" included in the docket for Case No. **2012.0765C** and subject to conditions of approval reviewed and approved by the Commission on **February 7, 2013** under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the Project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on **February 7, 2013** under Motion No. XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for eighteen (18) months from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the Project and/or commence the approved use must be issued as this Conditional Use Authorization is only an approval of the proposed Project and conveys no independent right to construct the Project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within eighteen months (18 mo.) of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than 18 months have passed since the Motion was approved.

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

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

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

DESIGN – COMPLIANCE AT PLAN STAGE

3. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

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

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

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

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

OPERATION

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

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

7. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

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

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

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

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, www.sf-police.org

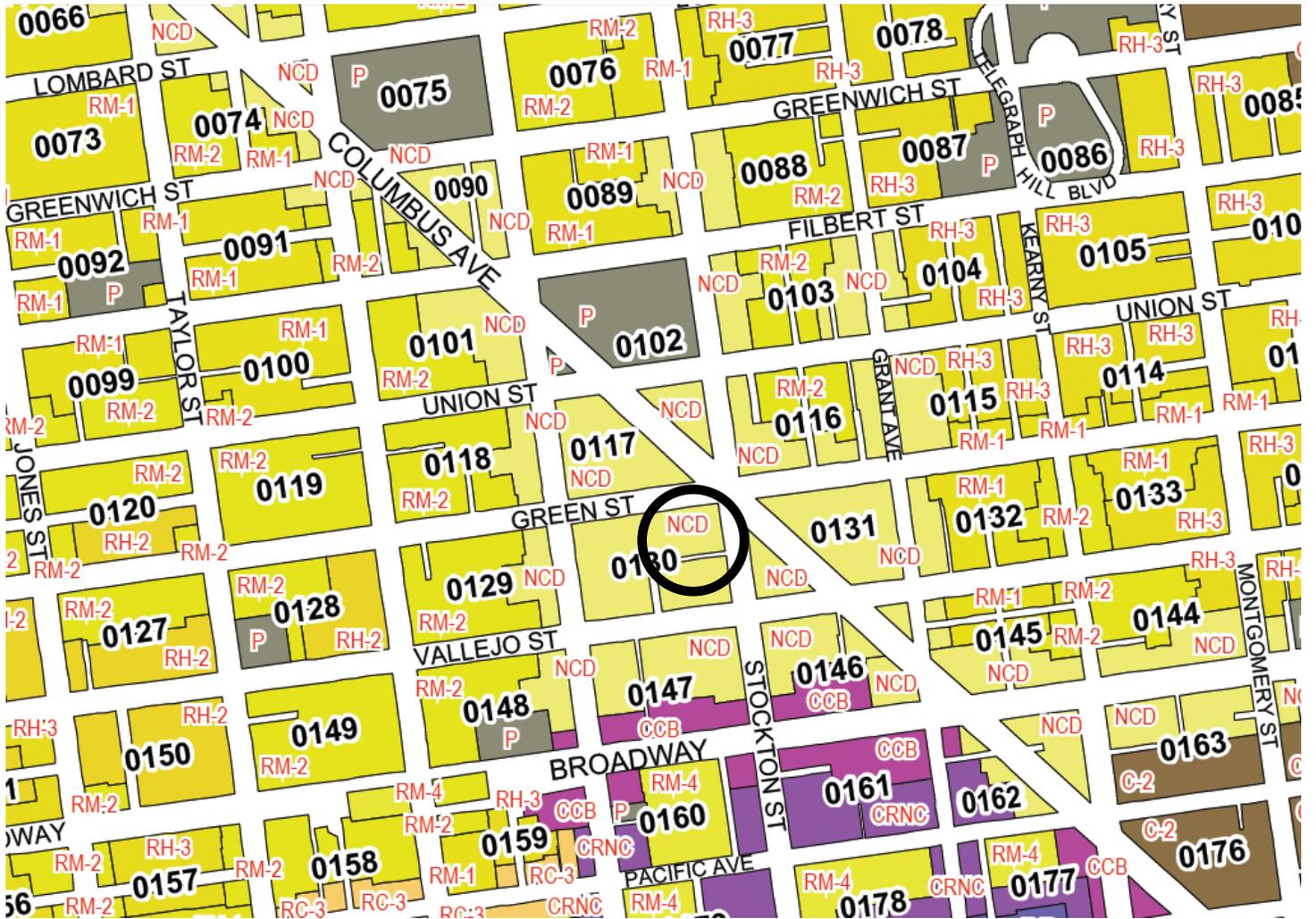
9. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

10. **Community Liaison.** Prior to issuance of a building permit to construct the Project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

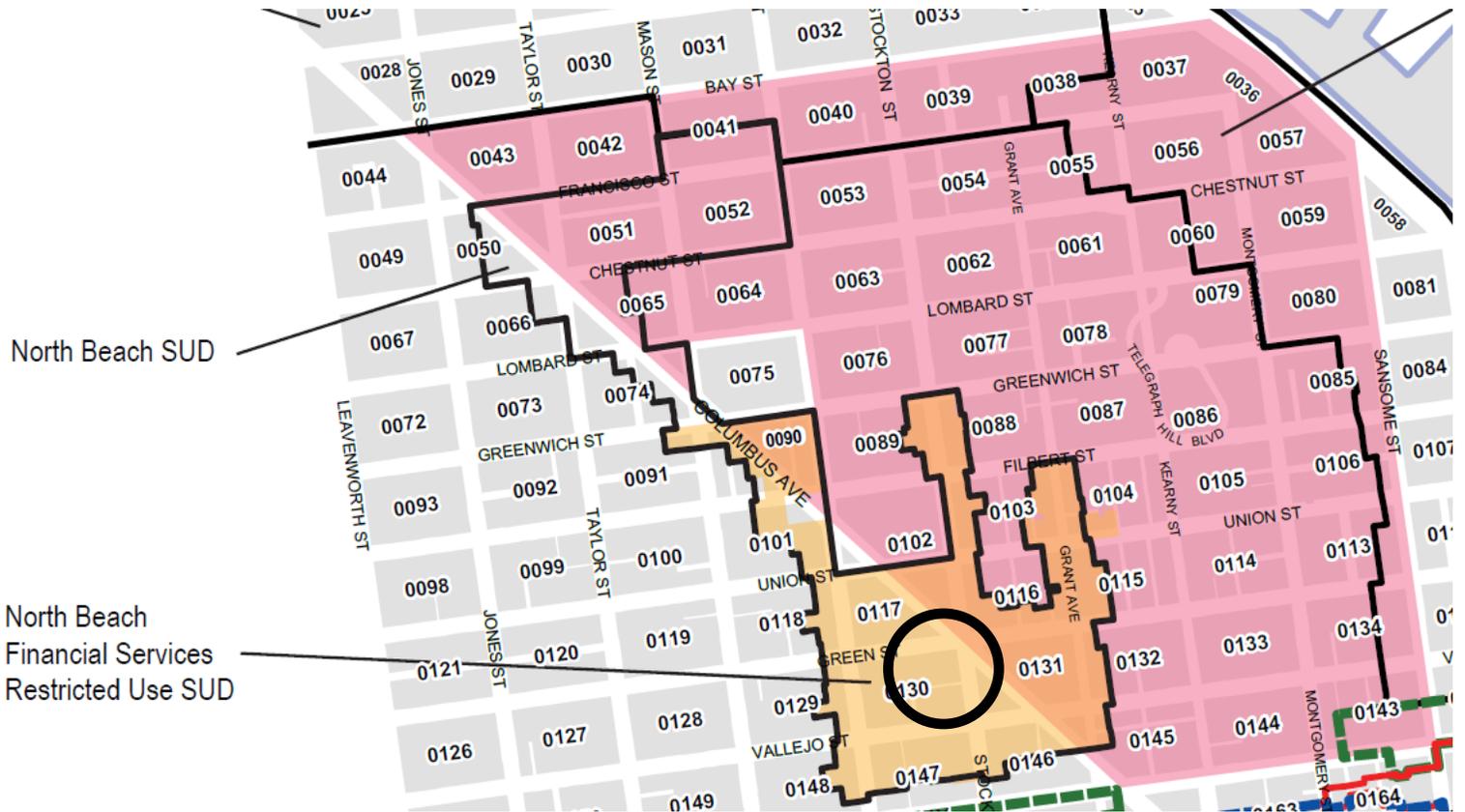
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Zoning Map



Conditional Use Authorization
Case Number 2012.0765C
Modification of Conditions &
Limited Restaurant Expansion
1441 Stockton Street

Special Use District Map



North Beach SUD

North Beach
Financial Services
Restricted Use SUD



Conditional Use Authorization
Case Number 2012.0765C
Modification of Conditions &
Limited Restaurant Expansion
1441 Stockton Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2012.0765C
Modification of Conditions &
Limited Restaurant Expansion
1441 Stockton Street

Aerial Photo

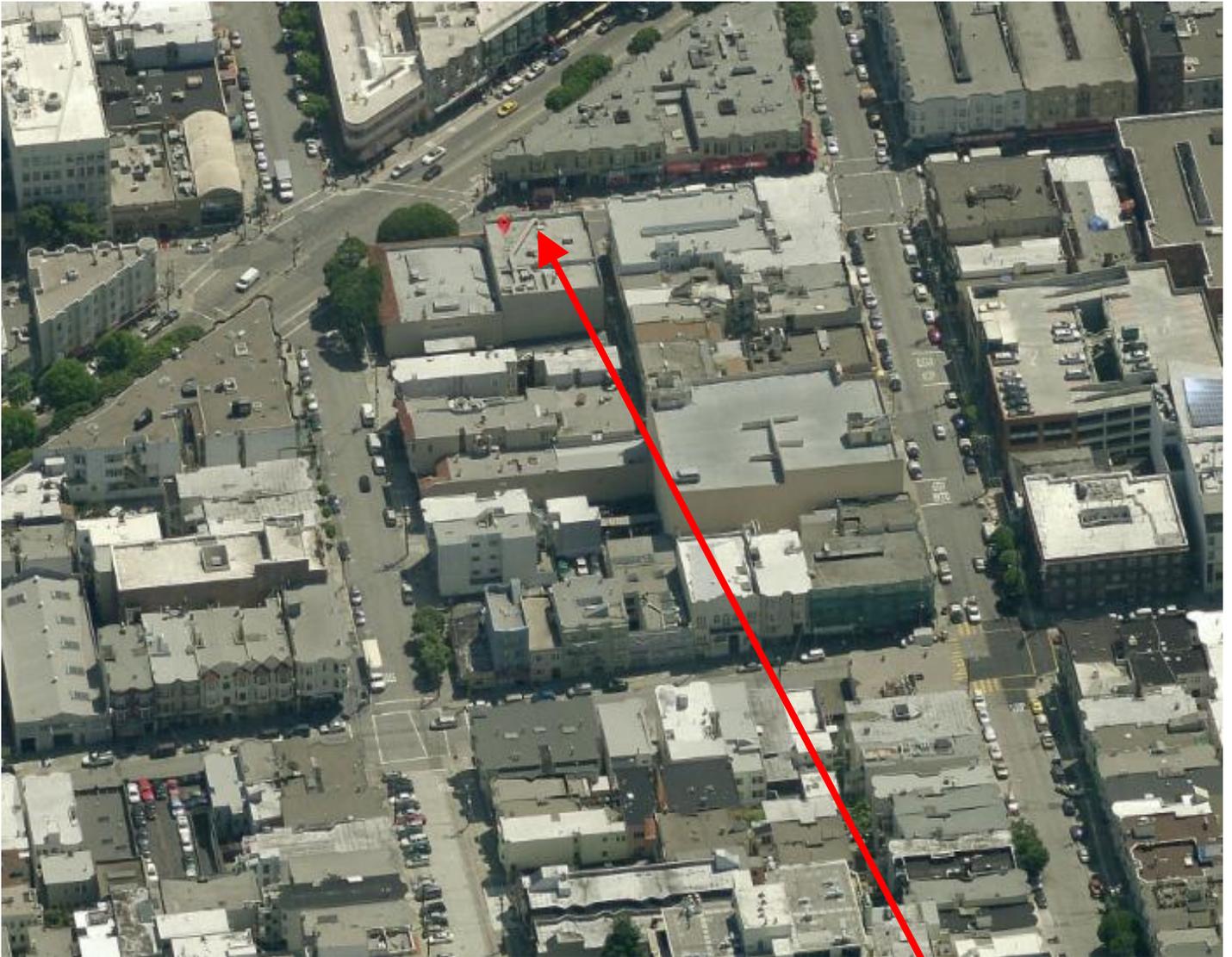


SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2012.0765C
Modification of Conditions &
Limited Restaurant Expansion
1441 Stockton Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2012.0765C
Modification of Conditions &
Limited Restaurant Expansion
1441 Stockton Street

Site Photo



SUBJECT PROPERTY



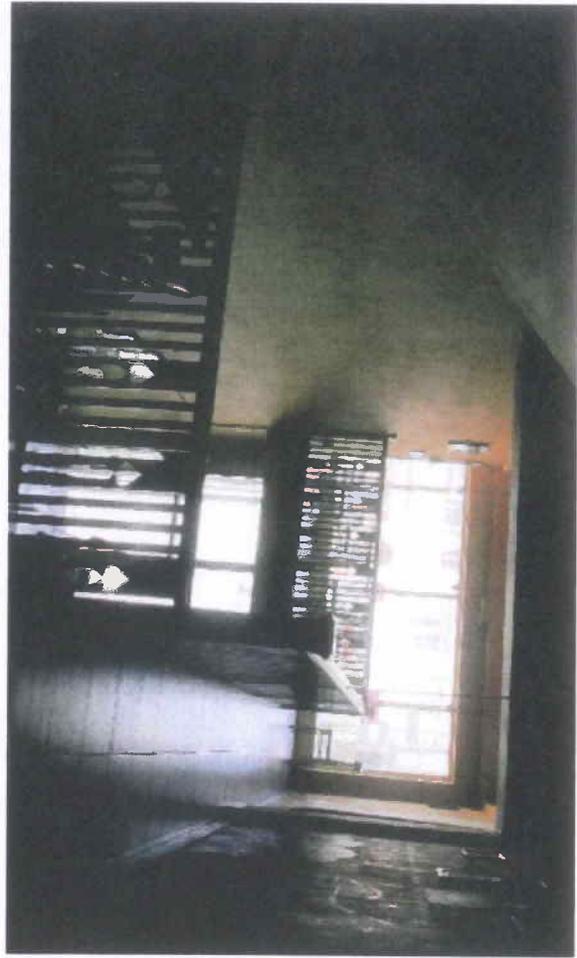
Conditional Use Authorization
Case Number 2012.0765C
Modification of Conditions &
Limited Restaurant Expansion
1441 Stockton Street

1441 STOCKTON

M E Z Z. →

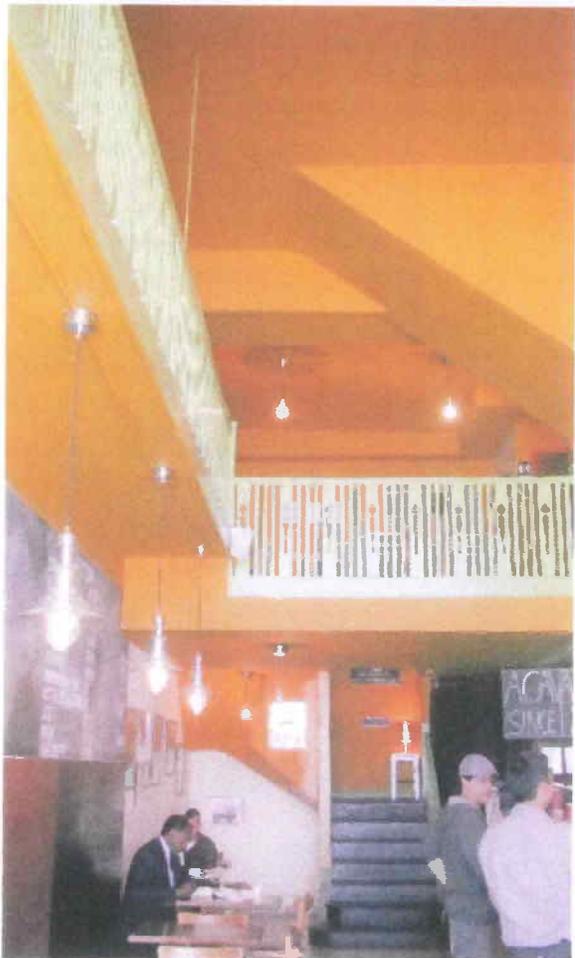


1ST FLOOR →

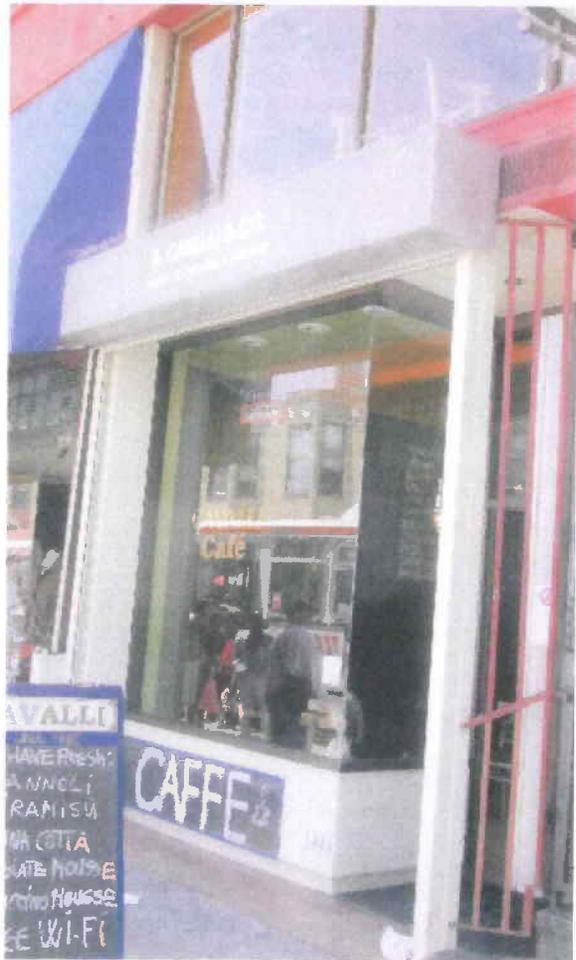


M E Z Z A N D I N E ↓

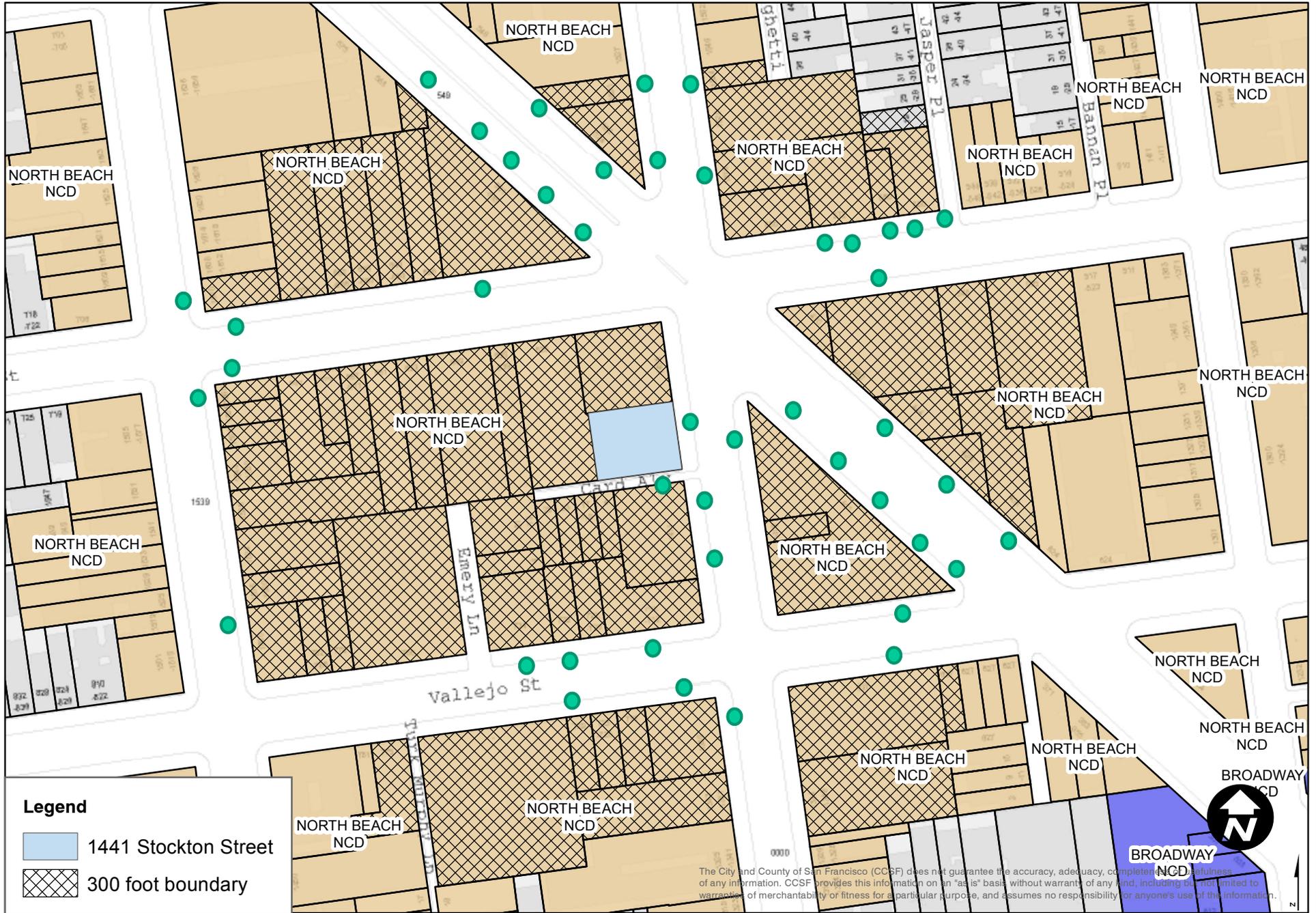
M E Z Z →



1ST FLOOR →



1411 Stockton Street - 300-Foot Survey Area



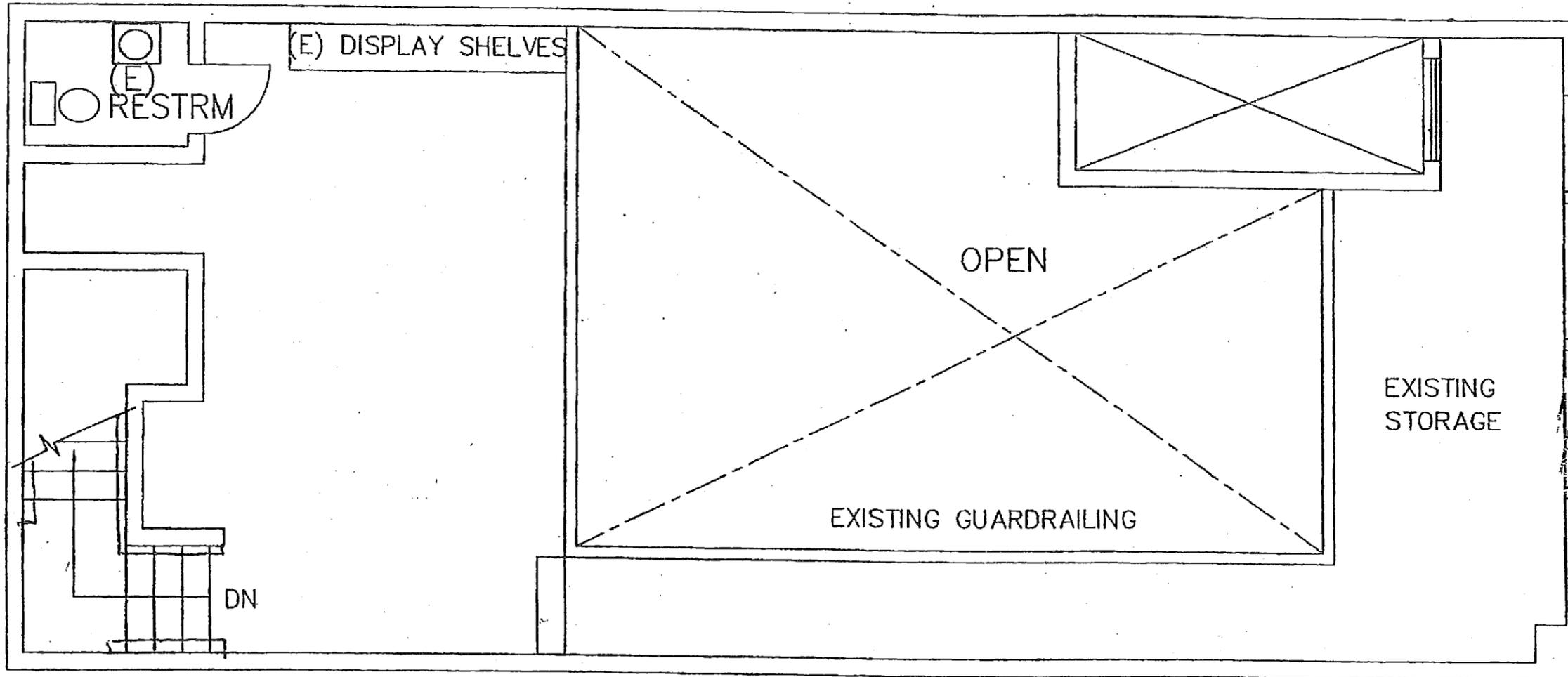
Legend

-  1411 Stockton Street
-  300 foot boundary

 Denotes Eating or Drinking Establishment in Survey Area

The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. CCSF provides this information on an "as-is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of this information.

0 50 100 200 Feet



476 SQ. FT

MEZZANINE FLOOR PLAN

1/4" = 1'-0"

EXISTING

1
A3

STAIRS TYP.
TREAD = 11"
RISER = 7"
HANDRAIL = 1-1/4"D
HEIGHT = 32"-34"

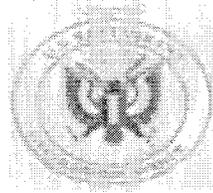


REVISIONS	
NO.	DESCRIPTION

TITLE FLOOR PLAN	
DESIGNER WILSON NG	
ENGINEER	
PERMIT NO.	
DRAWN BY WJN	DATE
CHECKED	JOB #

A. CHAIKIN
 RETAIL/COFFEE SHOP
 1441 STOCKTON STREET
 SAN FRANCISCO, CALIFORNIA

EMPEAK DESIGN CONSTRUCTION CO.
 8266 SKYLINE BOULEVARD, Oakland, California 94611
 (510) 339-3233



U S. Restaurant
515 Columbus Avenue
San Francisco, CA 94133

October 3, 2012

Elizabeth Watty, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Dear Ms. Watty

I was born in Trapani, Sicily and came to America, worked as a waiter, saved my money and purchased the U S. Restaurant from a paisano named Alberto Cipollina. I purchased it with the understanding that it would continue with the tradition of the U. S. Restaurant (Unione Sportivo Restaurant) and have added some Sicilian dishes from my hometown.

Santo Esposito, owner of Cavalli Bookstore & Caffè for the last five years, is from Salerno, Italy, worked as a waiter, saved his money, and bought Cavalli Bookstore from John Valentino, with the understanding that he would carry on the tradition of Cavalli, which is over 125 years old. Out of fiscal necessity he then added the café because people no longer buy books in the quantity that they used to from small booksellers, thanks to the Internet.

Therefore, in order to make ends meet, Santo Esposito is asking for a conditional use permit so that he can offer Panini (Italian sandwiches) and provide two additional tables and four chairs on the sidewalk in front of his establishment. If we don't allow this permit to be approved, then we can consider it further erosion of Little Italy. This does not have to happen if people and government take a pragmatic approach to zoning.

I just want to have a Panini, sit outside and enjoy an espresso with a fellow countryman. Is that too much to ask for?

Tanti Saluti,

Gaspere Trinacria

Watty, Elizabeth

From: noah weaker <noahweaker@gmail.com>
Sent: Wednesday, October 03, 2012 7:07 PM
To: Watty, Elizabeth
Subject: Cavalli Bookstore & Caffè

Dear Ms. Watty:

I have been a resident of San Francisco for almost 45 years. I currently live in the Ingleside neighborhood, and have visited North Beach thousands of times over the years. I now go there primarily to go to Cavalli which I consider one of the most authentic Italian cafes in North Beach. His cannoli, Italian pastries, and coffee drinks are incomparable. But Santo, can barely survive on this very limited menu. When he was serving his simple menu of pastas, sandwiches, and salads, it transported you to Italy with its simplicity and exquisite tastes from fresh ingredients prepared with that Italian passion and love lost in many of the other restaurants. Cavalli is truly unique and the kind of us business we want to keep in North Beach. I wholeheartedly support his efforts to acquire a conditional use permit for a limited restaurant and also for outside seating. I know I speak for dozens of my friends.

Noah Weaker



Elizabeth Watty, Planner
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103
elizabeth.watty@sfgov.org

Subject: Cavalli Caffe, 1441 Stockton Street
Date: August 25, 2012

On August 15th, 2012, Mr. Stefano Cassolato, on behalf of Santo Esposito, owner of Cavalli Caffe, spoke to the North Beach Neighbors board of directors. He presented the plans that have been proposed to expand the menu at Cavalli Caffe and add tables and chairs outside. The North Beach Neighbors supports Cavalli Caffe as a limited restaurant in this North Beach location and have no objection to the additional outside seating. We encourage the Planning Department to expedite the process that will allow Mr. Esposito to modify his business.

Sincerely,

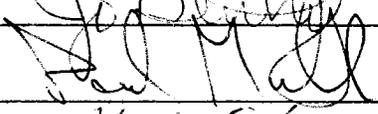
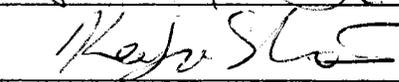
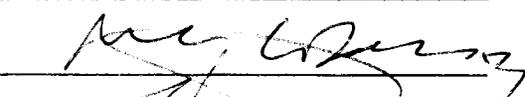
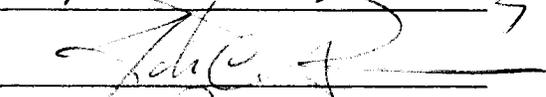
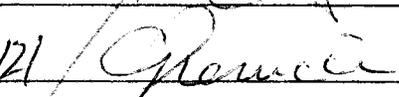
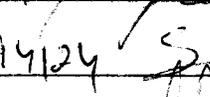
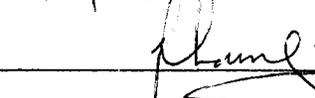
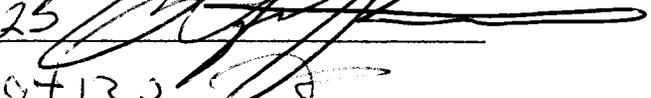
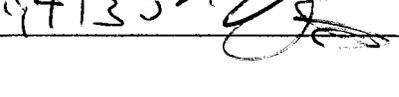
A handwritten signature in black ink that reads 'Micki Jones'.

Micki Jones
President, North Beach Neighbors

cc: Stefano Cassolato
Marsha Garland
Garland Public and Community Relations
535 Green Street
San Francisco, CA 94133

PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET.

	Name (Print)	Address	Signature
1.	JO FEATTA	1870 JACKSON SF 94109	
2.	PAUL MULLIN	1331 FLORIDA ST	
3.	Keelya Nori	525 Vallejo St SF 94133	
4.	Michael Dougherty	525 Vallejo St SF 94133	
5.	Giulio C. Pierucci	687 42 ND AVE. SF 94123	
6.	CINDY Pierucci	687 42 ND AVE SF 94121	
7.	Van Brown	1780 BANCROFT Ave 94124	
8.	Charmaine Penaforte	436 Clementina SF, CA	
9.	Ganni Bacani	1550 Serrano Ave Daly City CA	
10.	BIANCA TOMKORIN	1725 Taylor St San Francisco 94133	
11.	Will Nuzling	3 VALLENOS #3A San Francisco CA 94133	
12.	Jacob Cornell	441 Green St. #1 SF CA 94133	
13.	Ross TAVARES	2025 Taylor St SF 94133	
14.	Stefania Alexandra Pierucci	687 42 ND AVE. SF 94123	
15.	RICK CHOW	455 VALLEJO ST SF 94133	

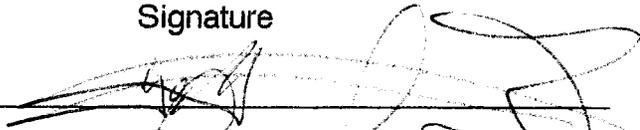
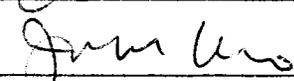
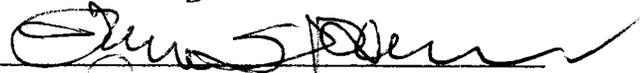
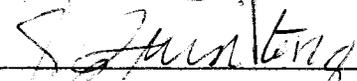
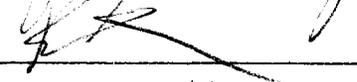
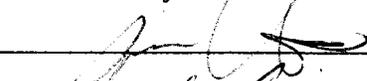
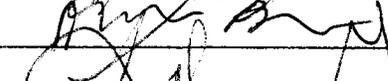
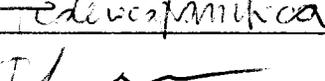
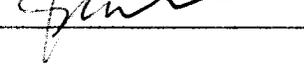
PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET.

	Name (Print)	Address	Signature
1.	FRANCESCA PIPPO	470, LOYD STREET &	Francesca Pippo
2.	LOUIS PAGANO	470, LOYD STREET	Louis Pippo
3.	PAGANO LOVEL	470, LOYD STREET	Lovel Piquan
4.	MONIQUE FORTIN	1435 STOCKTON ST	Monique Fortin
5.	LESLIE TOM	#5 BOSTONSHIP PLAZA	LT
6.	Anthony Hay	3 Embarcadero Suite 680	Anthony Hay
7.	Roshan Samapane	2100 Leavenworth SF	Roshan Samapane
8.	Jasmine Sami Hay	14 Union Court San Mateo	Jasmine Sami Hay
9.	JONATHAN VAN COOPS	1660 Mason St. #2 SF	Jonathan Van Coops
10.	Mike MacDonald	50 Culhoun Terrace SF 94133	Mike MacDonald
11.	Katie Gulvin	50 Culhoun Terrace 94133	Katie Gulvin
12.	Erika Weistrich	1201 14th Ave. #102 SF CA 94122	Erika Weistrich
13.	Edwin Marsullo	915 Cole, #201 SF CA 94117	Edwin Marsullo
14.	Stefania Baldi	1456 Jones Street SF	Stefania Baldi
15.	ERIK STEIGER	524 Filbert St, SF	Erik Steiger

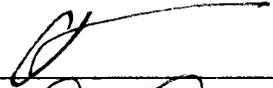
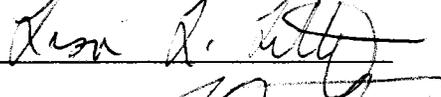
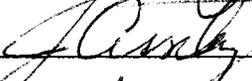
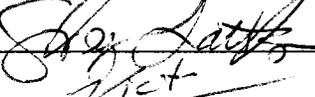
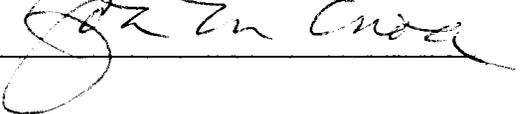
PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET.

	Name (Print)	Address	Signature
1.	Gabriel Adante	741 Kansas St, 94107	
2.	Michelle Lerner-Husick	111 Greengr. Blvd	
3.	Colleen Cote	1127 Guerrero St.	
4.	Joe Kels	53 Eureka St #4 94114	
5.	Clare Baduacano	2505 Colwyn St #2, 94123	
6.	ERNESTO SPARALESTO	422 COLUMBUS #3	
7.	DIANA QUINTONG	Sunnyvale, CA.	
8.	Bruce Andrew	923 Vallejo St SF	
9.	Ryan Hawkins	5 Winroe Pl 94133	
10.	Jeremial Ward	383 Comberland Hill Rd Platteburgh NY	
11.	John Bjornson	108 Davis Parkway Stewart Manor NY 11530	
12.	Kimberly Gray	18 Ramapo Lane LSR, NJ 07458	
13.	Valentina Caselle	24 Jasper Pl	
14.	FEDERICA LAMEDICA	1285 WALLER ST	
15.	Virginia SLUTU	1023 CLAY ST.	

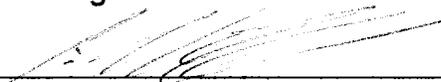
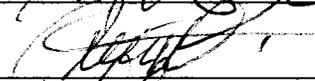
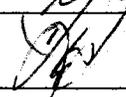
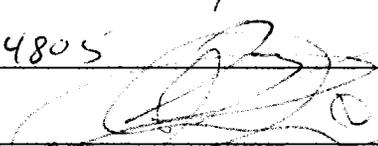
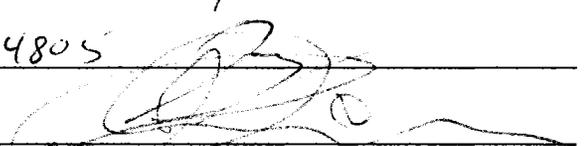
PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET.

	Name (Print)	Address	Signature
1.	Andrew Roth	284 Connecticut Street SF CA	
2.	DAVID ZIGLER	51 Glendale Road Brentwood	
3.	Nick O'Shea	626 Green St. SF CA	
4.	Lisa Lattanza	176 Dunn St., SF, CA 94110	
5.	JAY CRONLEY	606 Post St #503 SF CA 94109	
6.	Greg Lattanza	PO Box 1579 Redwood CA 95560	
7.	Victor Wong	1342 Kearny St. SF CA 94133	
8.	Nestor McBride	952 Pacific Ave, SF CA 94133	
9.	Gmar Sahak	432 Vallejo St. SF, CA 94133	
10.	AL FERRARI	1000 ELBERT ST. OAKLAND 94602	
11.	Sean P. Henry	1045 Santa Clara Ave Alameda, CA 94501	
12.	JEAN FERRARI	1000 ELBERT ST OAKLAND 94602	
13.	CISCO SPANO	17900 Diamond Rdg Lowerlake CA 95457	
14.	MARIE MANSI	2545 Larkin St, SF	
15.	JOHN MOLA	1907 LEAVENWORTH ST SF	

PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET.

	Name (Print)	Address	Signature
1.	Fabio Cinelli	655 Stockton 94108	
2.	MATTHEW MOREAN	1330 BUSH #3A 94109	
3.	Math Wender	1245 Kearny #1A 94133	
4.	Amarzio Tamanti	293 Francisco 94133	
5.	CHAREE LORD	418 WILKINSON ST #6 94133	
6.	Sonathan Ramey	700 Yuba St. Richmond 94805	
7.	Jeffrey Chin	579 Greenwich	
8.	Nicolas Hummer	876 Greenwich 94133	
9.	Paul Mino	109 E. Coast Ln. 94404	Paul Mino No
10.	Sin Ling Chan-sen	1752 Broadway San Francisco 94109	
11.	Berthila Durand	2840 Imray Way Elk Grove	Berthila Durand
12.	Tina Fontana	4513 Silver Way Elk Grove	Tina Fontana
13.	Mark Nickell	5730 Picardy Dr.	Mark Nickell
14.	IRIS BLOOMER	3701 DIVISADERO 94123	
15.	Katie Katuzny	1091 Bush St #518 San Francisco CA 94109	

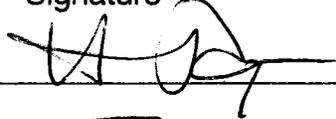
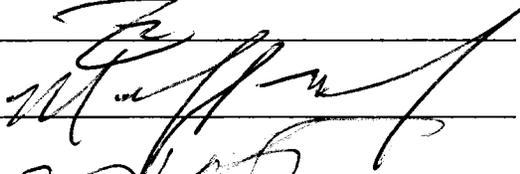
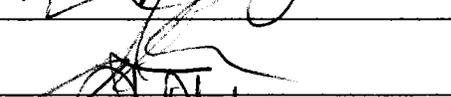
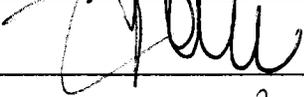
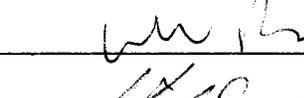
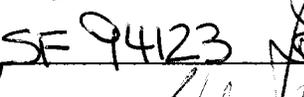
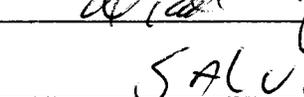
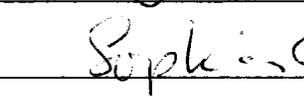
PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET.

	Name (Print)	Address	Signature
1.	ANGELINA LLONGUERAS	1436 GRANT AVE, APT 10 SF, CA 94133	<i>[Signature]</i>
2.	W. Yoon Tan	881A Filbert St. S.F., CA 94133	<i>[Signature]</i>
3.	1101 S Diane Winker	65 TAMARACK SAN Geronimo	1101
4.			
5.	Ruby Mackenzie	840 Stockton 94133	<i>[Signature]</i>
6.	Chris Monk	2130 Stockton St 94103	<i>[Signature]</i>
7.	C.S. RAE	1048 Union St #9 94133	C.S. Rae
8.	Rebecca Calame	567 Union St. 94133	<i>[Signature]</i>
9.	CHRIS ENGLE	1556 TAYLOR #2 SF 94133	<i>[Signature]</i>
10.	GORDON MARK	1532 MASON S.F. 94133	<i>[Signature]</i>
11.	Amal Hassan	831 California Street	<i>[Signature]</i>
12.	Harvey Lo	1331 STOCKTON ST #327	<i>[Signature]</i>
13.	Justin Lee	135 Jagger Place	<i>[Signature]</i>
14.	Jeff Jones	705 Village #14	<i>[Signature]</i>
15.	NATASHA KOLENICE		<i>[Signature]</i>

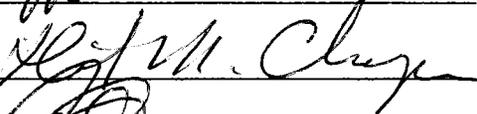
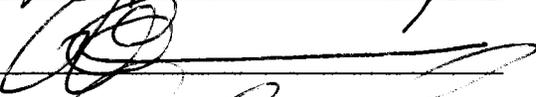
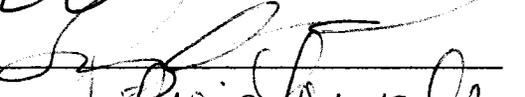
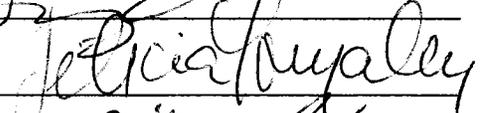
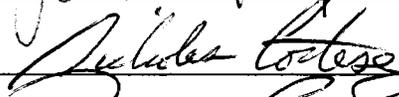
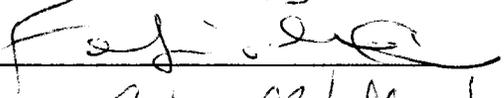
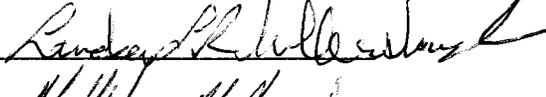
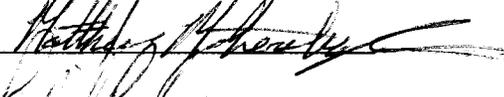
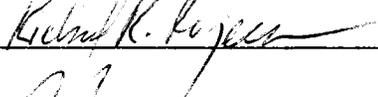
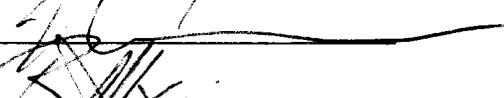
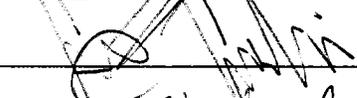
PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET.

	Name (Print)	Address	Signature
1.	Howard Ryan	876 VALLEJO	
2.	IAN BOTTIER	1225 CUNY	
3.	MAX KUHLE	858 FILBERT	
4.	Will Begany	455 Albany	
5.	Andrew McCormick	1140A Valencia	
6.	TONY TOVENA	556 GREEN	
7.	WM BAKER	128 MACONDRAY	
8.	STEPHEN ISAACS	847 25 TH AVE	
9.	BEATRICE RUINI	1821 ALABAMA ST.	
10.	Bob Pommer	907 GREENWICH ST SF 94133	
11.	LAURA CAPUZZI	3016A WEBSTER ST #A, SF 94123	
12.	Ashley Bennett	1459 Powell St	
13.	Nicolas Grosvenor	MARINA SWIG 2114	
14.	SALVATORE ENEA	1822 CANYON AVENUE CT	SALVATORE ENEA
15.	SOPHIA GRISCONI	858 Filbert St	Sophia Grisoni

PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET.

Name (Print)	Address	Signature
1. MARK CROPPER	1133 GRANT AVE #6 SF CA 94133	
2. DAN CHAMPEDAU	600 Chestnut #206 94133	
3. Rachel Champellu	10422 Hoover, CA 90064	
4. Shimmin Li	47 Varennes St. 94133	
5. Leticia Fontalet	43 Varennes St 94133	
6. Nicholas Cortese	1411 Stockton St. 94133	
7. Thomas Beles	917 Filbert St. 94133	
8. Dr. FABIO LA COBARUBIAS	36 ORD St.	
9. Lindsey Mothersbaugh	156 Estabrook St. San Leandro 94577	
10. Matthew Mothersbaugh	156 Estabrook St. San Leandro 94577	
11. Richard Rogers	324 Deep Water Circle 62025	
12. Jayal Heydan	507 COLUMBUS AVE	
13. Owenne Bacchi	436 Clementine St SF CA 94103	
14. Eric Corbin	555 Union St SF CA. 94133	
15. VICTOR MANOCCHEO	1209 MASONIC AVE BERKELEY 94706	

PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET.

	Name (Print)	Address	Signature
1.	BRUNO CADONE	4433 INYO CT FREMONT, CA 94583	Bruno Cadone
2.	Goug Stewart	518 Wisconsin St. SF 94107	Goug Stewart
3.	Domenella Martelli	620. GARCON ST S. F. CA 94133	Domenella Martelli
4.	Tyler King	1507 Powell St 94133	Tyler King
5.	Dwo Sun	1430 Stockton St 94133	Dwo Sun
6.	Raimondo Saracino	555 Key Blvd. CA 94805	Raimondo Saracino
7.	Raleigh Habersberger	752 Stockton St #5 SF CA	Raleigh Habersberger
8.	Willie De Luca	132 CURA ST. SF CA 94107	Willie De Luca
9.	Robert Carini	406 GREEN ST, SF, CA	Robert Carini
10.	MENZO PULLI	470 LOIBARD ST, SF, CA	Menzo Pulli
11.	Andrea Polster	GREEN ST, SF, CA	Andrea Polster
12.	BEVERLY SUN	900 UNION ST, SF, CA	Beverly Sun
13.	Tiffany Melvin	110 San Benito Way	Tiffany Melvin
14.	Jennifer Corbett	" "	Jennifer Corbett
15.	JOE KUNTZ JR	556 GREEN ST #205	Joe Kuntz Jr

PETITION

add comfy chairs

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET.

	Name (Print)	Address	Signature
1.	Holly Erickson	2039 Powell St 94133	Holly Erickson
2.	Lou Berkley	281 Rose St 94102	Lou Berkley
3.	Scott Hoppe	53 Jasper Pl 94133	Scott Hoppe
4.	BROOKE MEIKLE	2221 LARKIN ST. 94109	Brooke Meikle
5.	KUNAR DANDAPANI	743A GREEN STREET	Kun D
6.	Jon Wilkinson	56 Lornax Way 94127	Jon Wilkinson
7.	Stephanie Wei	223 Sunnyside	Stephanie Wei
8.	Dennis Sevilla	665 Pine St Apt 504, S.F. CA 94108	Dennis Sevilla
9.	Lauren Haley	2058 Taylor St S.F. CA 94133	Lauren Haley
10.	Darryl Lim	2013 POWELL ST. S.F., CA 94133	Darryl Lim
11.	Adrienne Franko	18 Noble	Adrienne Franko
12.	Herbert C. Brown, Jr.	827 Lombard St S.F., CA 94133	Herbert C. Brown, Jr.
13.	Lorena Chioina	3051 Wisconsin St 94602	Lorena Chioina
14.	Colin Higgins	672 Greenwich St 94133	Colin Higgins
15.	Elisa Jennings	34 Genoa Place 94133	Elisa Jennings

PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET.

	Name (Print)	Address	Signature
1.	JAYNE Peradotto	1041 Montgomery St. 94133	Jayne Peradotto
2.	Marc O'Connor	703 Filbert St. 94133	Marc O'Connor
3.	Liz Lentell	541 Filbert St. 94133	Liz Lentell
4.	John Valentini	1101 National Ave 94066	John Valentini
5.	MARC BRUNO	15 Nobler Alley, 94133	Marc Bruno
6.	Scott Merzari	513 Greenwich 94133	Scott Merzari
7.	MATTHEW FINGERS	3922 ALEXANDER ST. WARE CA 94558	Matthew Fingers
8.	BARBARA VILLANOVA	700 GUBA ST, RICHMOND CA 94805	Barbara Villanova
9.	RAFFAELE GALASSO	1256 BUSH ST, SAN FRANCISCO (CA)	Raffaele Galasso
10.	Jamie Patel	5512 S RICE AVE #111 784 Houston TX	Jamie Patel
11.	Collette Baker	443 Kearny 94133	Collette & Baker
12.	Nedda Atassi	1263 Mason St. 94108	Nedda Atassi
13.	Marc Hansen	550 Filbert St 94133	Marc Hansen
14.	Kiyoshi Kotake	1660 Mason St. 94133	Kiyoshi Kotake
15.	FRED LINDER	PO Box 973 94941	Fred Linder

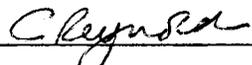
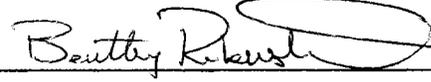
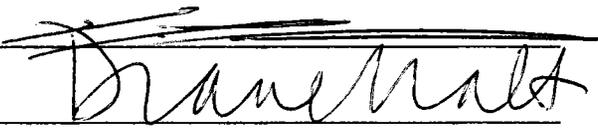
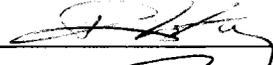
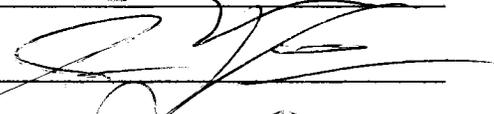
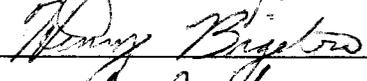
PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET.

	Name (Print)	Address	Signature
1.	ELIZABETH DAY	3600 20th St #108 SF 94116	<i>Elizabeth Day</i>
2.	Sharon Mulchan	501 Parnassus Hill - S.F. CA -	
3.	ANTONINO D'AMATO	79 LAMARTINE ST 94117	<i>Antonino D'Amato</i>
4.	Steve Arabia	15 SAN ANTONIO 3035E A 94133	<i>Steve Arabia</i>
5.	Sharon Mulchan	149 9th Street	<i>Sharon Mulchan</i>
6.	Kaythe Corbett	149 9th Street	<i>Kaythe Corbett</i>
7.	Nancy Jane Hall	626 POWELL ST 606 SF CA 94105	<i>Nancy Jane Hall</i>
8.	Patrick Cassidy	9 August Alley	<i>Patrick Cassidy</i>
9.	James A. Bonacci	7851 CREEKSIDE DRIVE ^{PRESANTON} 94588	<i>James A. Bonacci</i>
10.	Alexis Delaireau	275 rue Jules dand, 03000, France	<i>Alexis Delaireau</i>
11.	Charles Gurke	69 Hamilton Pl. Oakland, CA 94612	<i>Charles Gurke</i>
12.	TOM KEEFHAVER	185 TAURUS CIR RENO NV 89521	<i>Tom Keefhaber</i>
13.	JESSE HOUSE	1217 KEARNY C, SF, CA 94133	<i>Jesse House</i>
14.	Erik Thorsson	829 UNION ST. SF. CA 94133	<i>Erik Thorsson</i>
15.	Kathe Cooper	33 Parnassus Ct SF CA 94133	<i>Kathe Cooper</i>

PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI Caffe'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI Caffe TO EXPAND ITS MENU AT 1441 STOCKTON STREET. WE ALSO SUPPORT CAVALLI'S QUEST FOR THE RIGHT TO HAVE SIDEWALK TABLES AND CHAIRS.

	Name (Print)	Address	Signature
1.	TERESA RO	5884 Bay St., #749, Emeryville, CA	
2.	GEORGE REYNOLDS	2205 POWELL, 94137	
3.	Alex Rybak	425 Green Street	
4.	Nathaniel Weinman	425 Green St.	
5.	Bentley Robinson	307 Union St.	
6.	LAURA DAMIANO	7100 WEARLY BLVD	
7.	NANCY DONAHUE	7100 GOTHAM BLVD	
8.	KIRIL DOBROVORSKY	47 VAZHENES ST 94133	
9.	Diane Walton	1410 TAYLOR	
10.	DAVID GARCIA JR.	1540 NEWPORT AVE	
11.	RICHARD HANE	1679 Decatur St. Nov.	
12.	Juan Villaverde	500 STOCKTON #11 SE 94106	
13.	Jouanne Greenberg	3052 POLK ST. SE 94109	
14.	Henry Bigelow	55 BROSNAW St. Apt A	
15.	WB Coyle	1427 GRANT AVE SE 94133	

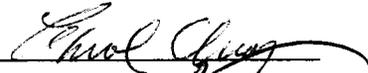
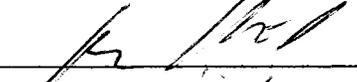
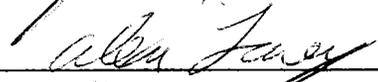
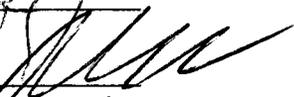
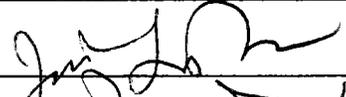
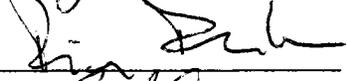
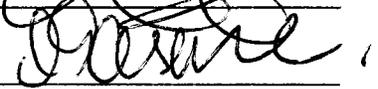
PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET. WE ALSO SUPPORT CAVALLI'S QUEST FOR THE RIGHT TO HAVE SIDEWALK TABLES AND CHAIRS.

	Name (Print)	Address	Signature
1.	Mannel Castillo	59 Osgood pl. SF CA. 94133	Mannel Castillo
2.	Bruno Cadone	4433 INIO CT FREMONT CA 94508	BRUNO CADONE
3.	Amy Harding	1402 Lombard St SF CA 94123	Amy Harding
4.	VINCENZO PUPPO	470 LOMBARD ST, SF, CA 94133	Vincenzo Puppo
5.	Suzreet Chahal	1041 Montgomery Street, SF, CA 94133	Suzreet Chahal
6.	Riviera Montoya	1280 Pine St #204, SF CA 94109	Riviera Montoya
7.	Bret Black	3061 Quartz Ridge Ln Colma, CA 93614	Bret Black
8.	Justin Pincus	593 Fillmore St Apt 206, SF CA 94123	Justin Pincus
9.	Sean Sorrell	455 Bartlett Street, SF CA 9410	Sean Sorrell
10.	Thena Holmen	473 Lombard Street, SF CA 94133	Thena Holmen
11.	ANTHONY RIVERA	2015 GRANT AVE. S.F. CA 94133	Anthony Rivera
12.	LISA RIVERA	2015 GRANT AVE S.F. CA 94133	Lisa Rivera
13.	JUSTIN TAMM	1616 GRANT AVE SF CA 94133	Justin Tamm
14.	JAZOD WEBBERT	1250 BRODERICK ST SF, CA 94115	Jazod Webbert
15.	Andres Yturralde	1260 Montgomery St SF 94133	Andres Yturralde

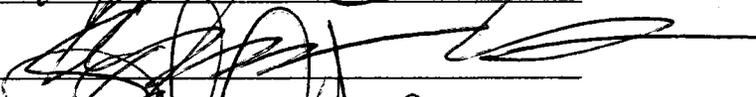
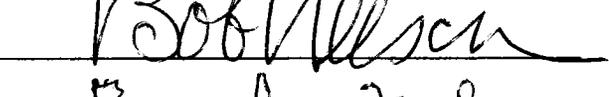
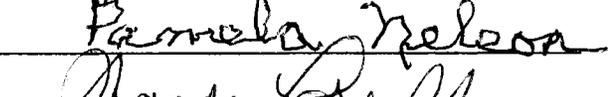
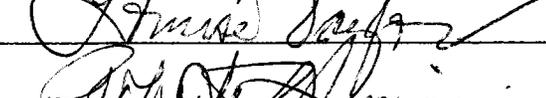
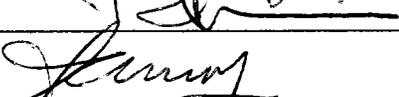
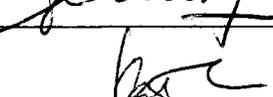
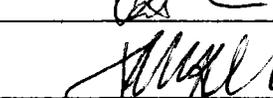
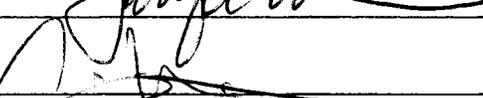
PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI Caffe's APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI Caffe TO EXPAND ITS MENU AT 1441 STOCKTON STREET. WE ALSO SUPPORT CAVALLI'S QUEST FOR THE RIGHT TO HAVE SIDEWALK TABLES AND CHAIRS.

	Name (Print)	Address	Signature
1.	Sam Haechler	6278 Boulder Hwy LV, NV 89149	
2.	Carol Choy	7627 Mandolin Way, Rohnert Park 94928	
3.	BRIAN GRIFFITH	840 CALIFORNIA ST. #51	
4.	Yonze Keat	1350 Pine St. SF	
5.	Alexandra Lacey	762 Green St. SF 94133	
6.	Stephanie Dinius	830 Powell St. #7 SF 94108	
7.	Laura Fantoni	580 Filbert St. SF	
8.	JACK SANTARO	8107 MUSTANG ISL CIR NAPLES FL 34113	
9.	DANIEL FISH	344 SCOTT STREET, SFOA 94117	
10.	Joanna Francisca	201 Canton St San Francisco CA	
11.	DAVIDE DIANA	615 UNION STREET 94133	
12.	FRED ANDERSON	1155 PINE #3 94109	
13.	GOD GOD SIA	535 Stockton St #61	
14.	NATHAN LAW	535 Stockton St #61	
15.	LYNDA DI CESARE	1412 2 ND AVE, SF 94122	

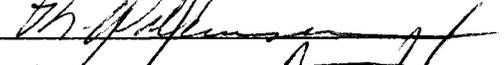
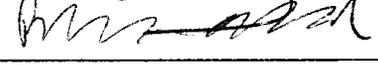
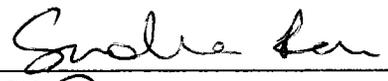
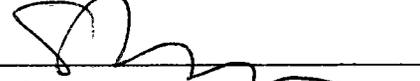
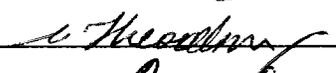
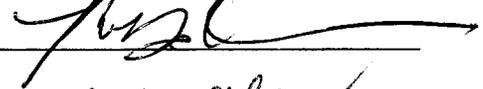
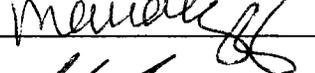
PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI Caffe's APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI Caffe TO EXPAND ITS MENU AT 1441 STOCKTON STREET. WE ALSO SUPPORT CAVALLI'S QUEST FOR THE RIGHT TO HAVE SIDEWALK TABLES AND CHAIRS. _

	Name (Print)	Address	Signature
1.	Wynn Newberry	762 Green St.	
2.	JOTT ATWEGRIE	4725 TAYLOR ST.	
3.	Danielle Cappannelli	1425 Taylor St	
4.	Denise Chin	837 Vallejo St	
5.	Ed Reynolds	2708 Popet Dr	
6.	Bob Nelson	910 Bay St 4	
7.	Pam Nelson	910 Bay St. 4	
8.	Wanda Porcella	138 Funston St.	
9.	Laura Taylor	445 Union St.	
10.	Roberta Simoni	138 Funston St.	
11.	Brian Gavin	560 Vallejo St	
12.	Anita Tec	1979 August Alley.	
13.	Katherine Chan	1631 S Lewis Ave	
14.	Jacqueline Wong	4042 Calif. St, SF, CA	
15.	Cris Wagner	6835 Edgerston Way	

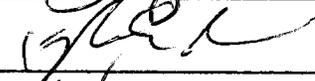
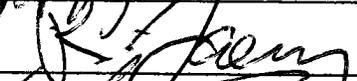
PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET. WE ALSO SUPPORT CAVALLI'S QUEST FOR THE RIGHT TO HAVE SIDEWALK TABLES AND CHAIRS.

	Name (Print)	Address	Signature
1.	Tecunie Comer	1760 Duncan St.	
2.	FRANCESCO CRIVELLO	311 PEDARHILL ST S. RAD.	
3.	Katrina Antonucci	138 Union St S	
4.	Ehsun Fughay	962A Greenwich St	
5.	Nyles Wilkingso	20 Fairmount St. St.	
6.	Nader Alizadeh	857 Filbert Street St	
7.	Rebecca Allard	103 Milton St.	
8.	Sandra Rom	100 1001 39th Ave	
9.	Stacey Hoang	146 Bernard St	
10.	MANVIT THOMAS	PARIS FRANCE	
11.	NICOLAS THEODORE	MONTRÉAL - QUÉBEC	
12.	Tony D'Amour	9185 BORDENT WY EG. CA	
13.	Maria Gonzalez	PO BOX 42A, Madison CA 95203	
14.	Georg Simion	159 Uesta Dr Los Altos	
15.	ANN TUBBS	246 2nd St. SF 94105	

PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET. WE ALSO SUPPORT CAVALLI'S QUEST FOR THE RIGHT TO HAVE SIDEWALK TABLES AND CHAIRS.

	Name (Print)	Address	Signature
1.	Sue Conley	400 Beale St #913 SF	
2.	Kyle Perkins	200 Jackson	
3.	Jani Chang	1040 Grant Ave SF	
4.	Alexa Cote	479 7th Ave #1, SF	
5.	Thien-Kim Ngo		
6.	Adam Wooley	*	
7.	Leslie Arista	1384 Filbert St, SF 94109	
8.	Salomon R. Rizzo	1627 Grand Ave SF 94123	
9.	ELBA CANDIDO	581 DUNGAN St. 94131	S.F. CA
10.	SHERRI HUGHSTON		
11.	Dirk Tang	826 Van Ness St 94133	
12.	Richard Faenzi	3313 Brittany Circle, Napa, CA 94558	
13.	Leo Pando	94110	
14.	Anthony Nguyen	1319 - 19th Avenue 94122	
15.			

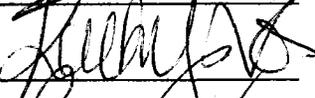
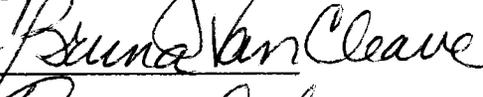
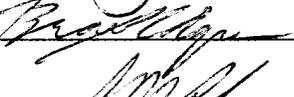
PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET.

	Name (Print)	Address	Signature
1.	Jose Tellez	51 Athen street	Jose Tellez
2.	Jim Ryan Jones	552 Vallejo St.	Jim Ryan Jones
3.	JAMIE Herzfeld	418 Union Street	Jamie Herzfeld
4.	GORDON MARK	1532 MASON ST.	Gordon Mark
5.	Mannel Castillo	59 Osgood Pl. 94133	Mannel Castillo
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

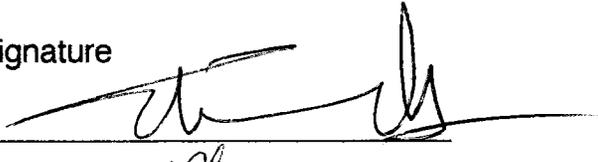
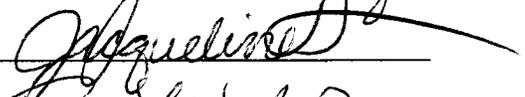
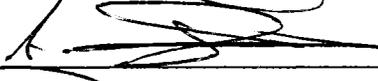
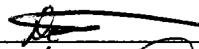
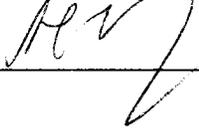
PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET. WE ALSO SUPPORT CAVALLI'S QUEST FOR THE RIGHT TO HAVE SIDEWALK TABLES AND CHAIRS.

	Name (Print)	Address	Signature
1.	Christina Gagliardi	Olbstasse 79, Annover, Germany	
2.	Franco Liparzi	Viale Stazione - Macerone TA - Italy	
3.	Wesley McBrat	952 PAR AVE.	
4.	VICTOR MANOCCHIO	1709 MASONIC AVE BERKELEY	
5.	AMERICA FRANCES FREELAND	345 LEAVENWORTH	
6.	KAT VANCLEAVE	2440 16th St. San Francisco, CA	
7.	BRUNA VANCLEAVE	PO Box 110 San Francisco, CA	
8.	Rebecca Calame	567 Union St. San Francisco, CA	
9.	Michael Scott	1530 Ellis St. Concord CA 94520	
10.	Edilberto Lim	68 Sala St, SF, CA 94112	
11.	Ella Km	1121 Guerrero St. CA 94110	
12.	Rocky Gessler	379 SAN JOSE AVE CA 94110	
13.	GRAHAM BILLET	3232 BALBOA ST SAN FRAN 94121	
14.	Brianne Calagross	685 Haight St Apt 4 SF, CA 94117	
15.	Joseph Hobbs	2106 Larkin Street, SF, CA 94109	

PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET. WE ALSO SUPPORT CAVALLI'S QUEST FOR THE RIGHT TO HAVE SIDEWALK TABLES AND CHAIRS.

	Name (Print)	Address	Signature
1.	EATEESHAM MAJID	246-2 nd ST #1702	
2.	Mary Della Cella	1654 Stockton Ave #4	
3.	JASON BUZI	811 PIERCE ST.	
4.	Jacqueline Guencero	2641 Pleasant Hill, CA	
5.	BRIAN F. WESTON SR	350 TURK ST APT T305	
6.	Linda Lafaro Sulger	4740 Balboa St #404	
7.	THADDEUS SAN PASCUAL	492 GROVE #19 ST	
8.	Sarah Inbes	1550 Powell St.	
9.	Anna Feierling	4505 Acacia Ave, CA	
10.	Isabelle de Clerco	3490 SCOTT ST, CA	
11.	Wouter van Lier	3490 SCOTT ST, CA	
12.	ROBERTO BLANCO	152 WOTMARE ST. CA	
13.	MARCELO URBANI	785 BURNETT AVE, #6 SF CA	
14.	David Kaim	566 Greenwich St SF CA	
15.	Al Gonzales	921 Vallejo St, SF, CA	

PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET.

Name (Print)	Address	Signature	
1.	Ryan Fitzgerald	1507 Powell St.	
2.	Martijn van Oijen	135 San Vicente Blvd; Santa Monica	
3.	Elizabeth Keane	1410 Steiner St, San Francisco CA 94115 & Keane	
4.	Sarah Roberts	775 5th Ave, Apt 2	
5.	Jane Campbell	2728 Taraval St SF CA 94116	
6.	Mark Stevens	2728 Taraval St SF CA 94116	
7.	Sam Fitzgerald	551 Green St	
8.	Lydia Hull	901 Chamberlain Ct Mill Valley CA 94941	
9.	Robert M. Barone	545-39th Ave, #3, SF 94121	
10.	R.T. FREEBAIN-SMITH	400 VALLEJO SF 94133	
11.	Chris O'Connor	57 EDGARD'S PL SF CA 94133	
12.	LARA SPENDARINI	1654 STOCKTON STREET 94133	
13.	Meli James	1103 Conroe St. 94107	
14.	Abderrafi Zakaria	176A Valparaiso St	
15.	Krisin Debell	549 Columbus St. SF CA 94133	

PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET. WE ALSO SUPPORT CAVALLI'S QUEST FOR THE RIGHT TO HAVE SIDEWALK TABLES AND CHAIRS.

	Name (Print)	Address	Signature
1.	Paul Gill	2210 Stockton St 405 - SF CA	Paul R. Gill
2.	Eduardo Graells	641 O'Farrell St 312 SF, CA	Eduardo Graells
3.	Daniela Alarcon	641 O'Farrell St. 312 SF, CA	Daniela Alarcon
4.	Lance Breneman	10201 Souza Lane Marassas VA 20111	Lance Breneman
5.	Joey Morgan	565 Commercial St, SF, CA 94111	Joey Morgan
6.	Rahim Adutra	550 Moneland Way. Santa Clara	Rahim Adutra
7.	Joshua Gosline	324 Commercial St San Jose 95112	Joshua Gosline
8.	Hannah Gaddini	562 Hillcrest Way, Redwood City CA 94062	Hannah Gaddini
9.	Katie Gaddini	1817 Powell St.	Katie Gaddini
10.	Patti Garrett	2147 Wilder Ave. Honolulu, HI	Patti Garrett
11.	FRANCESCO APORTONE	VIA CARRANTE 1 - 70125 BARI (BA) ITALY	Francesco Aportone
12.	LAURA BLEVE	VIA CARRANTE 1 - 70125 BARI (BA) ITALY	Laura Blevé
13.	GEORGE BERRY	1450 Shinnage Ave Berkeley CA	George Berry
14.	ARTHUR TSOI	860 VINE STREET, SAN LORENZO	Arthur Tsoi
15.	PATTY PRAVO	122 GREEN ST SF	Patty Pravo

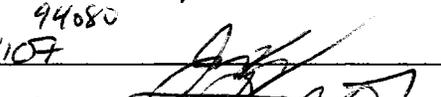
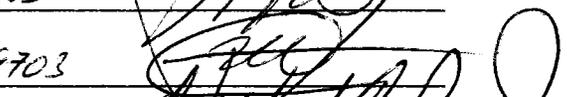
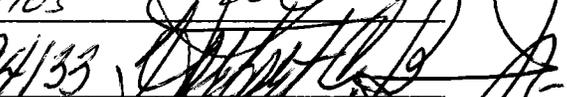
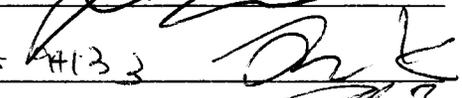
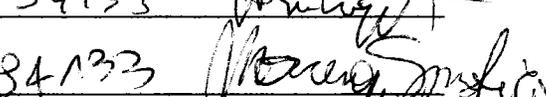
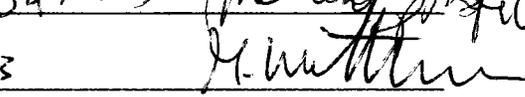
PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET. WE ALSO SUPPORT CAVALLI'S QUEST FOR THE RIGHT TO HAVE SIDEWALK TABLES AND CHAIRS.

Name (Print)	Address	Signature
1. KATIE MCINTOSH	805 CRYSTAL CRT. VANCOUVER CANADA	Katie McIntosh
2. Stephen Baccan	787 UNION ST SAN FRANCISCO, CA	Stephen Baccan
3. MARIO CUCIANTI	223 FRANCISCO ST. SF, CA	Mario Cucianti
4. Jason Leung	1204 MASON ST. #10 SF, CA	Jason Leung
5. Hyuk Lee	851 California St. S.F. CA	Hyuk Lee
6. MICHAEL NAM	851 CALIFORNIA ST. SF. CA	Michael Nam
7. Emilia Krenshmaral	2214 PARKER ST. Berkeley, CA	Emilia Krenshmaral
8. Alicia Campbell	12501 fairmeadow citrus ca	Alicia Campbell
9. Todd Jones	2 Fallon Pl #20, SF, CA	Todd Jones
10. JEFF McDonald	15 N. Beacon St. #210, Boston MA	Jeff McDonald
11. Julio Buzo	719 VINE ST. SF. CA	Julio Buzo
12. PIPPO BAUDO	707 SACRAMENTO #12	Pippo Baudo
13. Claudia Gaglian	305 Countrywood Lane, Encinitas	Claudia Gaglian
14. Gabriella Gagliami	34551 Via Catalina, Capobeach, CA 92024	Gabriella Gagliami
15. Bryan Forbes	34551 Via Catalina, Capo Beach, CA 92024	Bryan Forbes

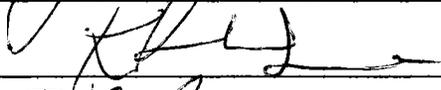
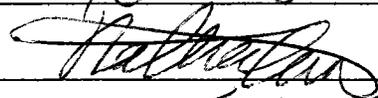
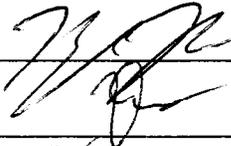
PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET. WE ALSO SUPPORT CAVALLI'S QUEST FOR THE RIGHT TO HAVE SIDEWALK TABLES AND CHAIRS.

Name (Print)	Address	Signature
1. <u>Mindy McCutchen</u>	1935 Francisco St 94123	
2. <u>Jon Gauding</u>	1018 Powell St. 94109	
3. <u>Peter Merna</u>	100 McLellan Dr. South San Francisco 94080	
4. <u>Jeff Dang</u>	250 King St. #552, SF, CA 94107	
5. <u>Irina Brodskaya</u>	2201 McKinley Ave, Berkeley 94703	
6. <u>Alexander Shapiro</u>	2201 McKinley Ave, Berkeley 94703	
7. <u>Herbert C. Brown, Jr.</u>	827 Lombard St., S.F., CA 94133	
8. <u>Aristotle Smith</u>	1656 Powell St apt 212 SF, CA 94133	
9. <u>Leanne Lai</u>	1859 Powell St. #114	
10. <u>Grace Buchno</u>	1268 Grant St., SF, CA 94133	
11. <u>LOTTAN ARUEGGER</u>	1410 BROADWAY SF, CA 94109	
12. <u>NICOLE YUELLER</u>	1400 BROADWAY SF, CA 94109	
13. <u>PICCO ZAPPATO</u>	1331 STOCKTON ST, CA 94133	
14. <u>MORENA SPREAFICO</u>	2130 STOCKTON ST, CA 94133	
15. <u>MATTHIAS WITTWER</u>	2130 STOCKTON ST, CA 94133	

PETITION

WE, THE UNDERSIGNED, SUPPORT CAVALLI CAFFE'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A LIMITED RESTAURANT, WHICH WILL ALLOW CAVALLI CAFFE TO EXPAND ITS MENU AT 1441 STOCKTON STREET. WE ALSO SUPPORT CAVALLI'S QUEST FOR THE RIGHT TO HAVE SIDEWALK TABLES AND CHAIRS.

	Name (Print)	Address	Signature
1.	Bailey Richardson	718 Green St → San Francisco	
2.	Jason Byner	1601 Quintara	
3.	Low Berkley	781 Rose St SF	
4.	Jeannin Russo	2424 Homer Ln	
5.	Keith Ahsoon	2424 Homer Ln	
6.	Nathan Groom	1445 Broderick Street	
7.	Muz Hufaddal	1027 Union St	
8.	Kyle Kamka	2744 Sacramento St. #103	
9.	VISHAB PRORA	477 GREEN ST.	
10.	Steven R. Adams	275 Turk St.	
11.	Marina Maresca	615 POST ST #11 94109	
12.	Daniel Marie-Straupe	1378 McAllister #2 94115	
13.	Sierra Zitzmann-Smioly	2005 Diamond St 94131	
14.	Fiona Scott	2025 Trimble Street 94135	
15.	Jennifer Kalman	71 Varsity Ridge Terrace NW	