



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: NOVEMBER 8, 2012

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Date: November 1, 2012
Case No.: **2012.0971C**
Project Address: **1963 SUTTER STREET**
Zoning: NC-3 (Moderate-Scale Neighborhood Commercial) District
50-X Height and Bulk District
Japantown Special Use District
Block/Lot: 0684/042
Project Sponsors: Gerard Darian and Tracy Green (applicants)
723 - 12th Avenue
San Francisco, CA 94118
Jennifer Butler (agent / architect)
5 Third Street, Suite 1120
San Francisco, CA 94103
Staff Contact: Sharon M. Young – (415) 558-6346
sharon.m.young@sfgov.org
Recommendation: **Approval with Conditions**

PROJECT DESCRIPTION

The proposal is a request for Conditional Use authorization under Planning Code Sections 145.2, 249.31, 303, and 712.24 to add an 'outdoor activity area' to an existing restaurant (d.b.a. Roostertail) within the NC-3 (Moderate-Scale Neighborhood Commercial) District, Japantown Special Use District, and 50-X Height and Bulk District. The proposal is to add an outdoor dining area with tables and chairs to accommodate up to 18 restaurant patrons on an approximately 180-square foot patio (enclosed by a 6'6" high fence) within the rear yard of the restaurant. The proposed outdoor dining area will abut a common parking lot located within the mid-block area of the subject block. The restaurant 'Roostertail', with approximately 1,380 square feet of floor area, has been in operation since December 2011. The current hours of operation of the restaurant are 11:30 a.m. to 10 p.m., seven days a week. The proposed hours of operation of the outdoor dining patio are 11:30 a.m. to 11 p.m., seven days a week. (The project sponsors propose that the outdoor dining patio would be cleared of restaurant patrons by 11:00 p.m.) The proposal will not involve interior tenant improvements to the ground floor commercial tenant space, and no expansion of the existing building envelope is proposed.

SITE DESCRIPTION AND PRESENT USE

The project site at 1963 Sutter Street is on the south side of Sutter Street between Fillmore and Webster Streets, Assessor's Block 0684, Lot 042. It is located within the NC-3 (Moderate-Scale Neighborhood Commercial) District, Japantown Special Use District, and 50-X Height and Bulk District. The subject lot is 4,342 square feet (52 feet wide by 83.50 feet deep) in size and it occupied by a three-story mixed-use building constructed circa 1900. The existing building is listed in the Planning Department's 1976 Architectural Survey, but is not listed in the National and California Registers as having architectural significance. The

subject commercial tenant space has been occupied by the existing restaurant d.b.a. Roostertail since December 2011. There are eight residential units on the second and third floors of the building.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Project Site is located within the Western Addition Neighborhood and the western portion of the Japantown Special Use District. Most of the surrounding development consists of a variety of mixed-use buildings and multi-family residential buildings two-to-four stories in height. There are a few commercial establishments along this portion of Sutter Street which include a mix of grocery stores, restaurants, and personal service establishments. The surrounding zoning is RM-1 (Residential, Mixed, Low-Density) District, RH-2 (Residential, House, Two-Family) District, and RH-3 (Residential, House, Three-Family) District zoning; Bush Street - Cottage Row Historic District is located on the opposite block between Bush and Sutter Streets. Some of the commercial establishments on the subject and opposite blocks include Pizza Inferno, Friends Liquor, Fillmore Fine Food Café, La Crème, City Arts and Lectures, and Winifred's Hair Salon.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 19, 2012	October 17, 2012	22 days
Posted Notice	20 days	October 19, 2012	October 19, 2012	20 days
Mailed Notice	20 days	October 19, 2012	October 17, 2012	22 days

PUBLIC COMMENT

- As of October 31, 2012, the Department received two letters from neighbors (submitted with a petition with 53 signatures from residents) in opposition to the project. The neighbors in opposition expressed concerns that the proposed restaurant seating in the rear patio would create noise problems, pest and rodent sanitation problems, and will adversely impact the quality of life. The neighbors also expressed their concerns to Supervisor Christina Olague's office, San Francisco Department of Public Health, Japantown Task Force, Japanese Cultural & Community Center of Northern California, and the Chinatown Community Development Center regarding their opposition to the project. The project sponsors have submitted a letter in response to the neighbors' concerns and six letters from the property owner, adjacent commercial tenants, Fillmore Merchants Association, Pacific Heights Residents Association (PHRA), Western Addition Neighborhood Association (WANA), and a petition with 56 signatures from restaurant patrons and residents in support of the project. The project sponsors have indicated that the restaurant received health inspection report scores in the upper 90s from the San Francisco Department of Public Health for cleanliness.

ISSUES AND OTHER CONSIDERATIONS

- The existing restaurant d.b.a. Roostertail, is independently owned by Tracy Green and Gerald Darian and is not considered a Formula Retail Use under Section 703.3 of the Planning Code. The project sponsors have indicated that 'Roostertail' provides a family-friendly environment and most of their customers are local residents who walk in for lunch or dinner, but also draws patrons from other San Francisco neighborhoods and from outside of San Francisco. On-site beer and wine sales comprise approximately 10% of the restaurant's total revenue. Currently, the restaurant can provide outdoor sidewalk seating with two tables and four chairs in front of the restaurant and the project sponsors are requesting to expand outdoor seating at the rear patio to serve its patrons; there are no other restaurants on the subject block providing outdoor dining and sunlight is cast primarily from the rear rather than the front of the building. There are a few restaurants along Fillmore Street which provide outdoor seating for their restaurant patrons.

REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization pursuant to Planning Code Sections 145.2, 249.31, 303, and 712.24 to add an 'outdoor activity area' to an existing restaurant (d.b.a. Roostertail) within the NC-3 (Moderate-Scale Neighborhood Commercial) District, Japantown Special Use District, and 50-X Height and Bulk District.

BASIS FOR RECOMMENDATION

- The proposed project meets all applicable requirements of the Planning Code.
- The proposed project will help to enhance the existing restaurant which is compatible with and complimentary to the type of uses characterizing this portion of the NC-3 Zoning District. It may also provide new opportunities to the City by providing for additional employment opportunities.
- The proposed outdoor rear dining area will not significantly affect surrounding uses due to its small size of approximately 180 square feet and capacity up to 18 restaurant patrons on the patio; the rear patio is enclosed by a 6'6" high fence and abuts a common parking lot which occupies most of the mid-block area of the subject block.
- The proposed project will include conditions of approval to address neighbors' concerns by restricting the outdoor activity area's hours of operation to 10 p.m., reducing noise by prohibiting bussing stations for dishes and not allowing music in the outdoor space, and adding signage urging restaurant patrons to dine quietly within the rear dining patio to respect residential neighbors.
- The Department believes that this project is necessary and/or desirable for the following reasons:
 - a) The proposed project will enhance the economic diversity of the neighborhood by helping to retain an existing business in the area.
 - b) The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.
 - c) The proposed project would be consistent with the mixed commercial-residential character of this portion of Sutter Street within the NC-3 Zoning District.

RECOMMENDATION: Approval with Conditions
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Attachments:

- Zoning District Map
- Parcel Map
- Sanborn Map
- Aerial Photographs
- Site and Context Photographs
- Reduced Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input checked="" type="checkbox"/> Project sponsor's supplemental information |
| <input checked="" type="checkbox"/> Sanborn Map | <input checked="" type="checkbox"/> Public comment |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> |

SMY

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

Planner's Initials

SMY: C:\1963 Sutter Street summary-smy.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Motion No. XXXXX HEARING DATE: NOVEMBER 8, 2012

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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 145.2, 249.31, 303, AND 712.24 TO ADD AN ‘OUTDOOR ACTIVITY AREA’ TO AN EXISTING RESTAURANT (D.B.A. ROOSTERTAIL) AT 1963 SUTTER STREET WITHIN THE NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) DISTRICT, JAPANTOWN SPECIAL USE DISTRICT, AND 50-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 31, 2012, Jennifer Butler on behalf of Gerald Darian and Tracy Green (hereinafter “Project Sponsor”) made an application for Conditional Use authorization for the property at **1963 Sutter Street, Lot 042 in Assessor’s Block 0684** (hereinafter “Subject Property”), pursuant to Planning Code Sections 145.2, 249.31, 303, and 712.24 to add an ‘outdoor activity area’ to an existing restaurant (d.b.a. Roostertail) within the NC-3 District, Japantown Special Use District, and a 50-X Height and Bulk District, in general conformity with plans dated July 1, 2012, and labeled “Exhibit B” (hereinafter “Project”). The proposal will not involve interior tenant improvements to the ground floor commercial tenant space, and no expansion of the existing building envelope is proposed.

On **November 8, 2012**, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No. 2012.0971C**.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2012.0971C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the recitals 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 at 1963 Sutter Street is on the south side of Sutter Street between Fillmore and Webster Streets, Assessor's Block 0684, Lot 042. It is located within the NC-3 (Moderate-Scale Neighborhood Commercial) District, Japantown Special Use District, and 50-X Height and Bulk District. The subject lot is 4,342 square feet (52 feet wide by 83.50 feet deep) in size and it occupied by a three-story mixed-use building constructed circa 1900. The existing building is listed in the Planning Department's 1976 Architectural Survey, but is not listed in the National and California Registers as having architectural significance. The subject commercial tenant space has been occupied by the existing restaurant d.b.a. Roostertail since December 2011. There are eight residential units on the second and third floors of the building.
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Western Addition Neighborhood and the western portion of the Japantown Special Use District. Most of the surrounding development consists of a variety of mixed-use buildings and multi-family residential buildings two-to-four stories in height. There are a few commercial establishments along this portion of Sutter Street which include a mix of grocery stores, restaurants, and personal service establishments. The surrounding zoning is RM-1 (Residential, Mixed, Low-Density) District, RH-2 (Residential, House, Two-Family) District, and RH-3 (Residential, House, Three-Family) District zoning; Bush Street - Cottage Row Historic District is located on the opposite block between Bush and Sutter Streets. Some of the commercial establishments on the subject and opposite blocks include Pizza Inferno, Friends Liquor, Fillmore Fine Food Café, La Crème, City Arts and Lectures, and Winifred's Hair Salon.

4. **Project Description.** The proposal is a request for Conditional Use authorization under Planning Code Sections 145.2, 249.31, 303, and 712.24 to add an 'outdoor activity area' to an existing restaurant (d.b.a. Roostertail) within the NC-3 (Moderate-Scale Neighborhood Commercial) District, Japantown Special Use District, and 50-X Height and Bulk District. The proposal is to add an outdoor dining area with tables and chairs to accommodate up to 18 restaurant patrons on an approximately 180-square foot patio (enclosed by a 6'6" high fence) within the rear yard of the restaurant. The proposed outdoor dining area will abut a common parking lot located within the mid-block area of the subject block. The restaurant 'Roostertail', with approximately 1,380 square feet of floor area, has been in operation since December 2011. The current hours of operation of the restaurant are 11:30 a.m. to 10 p.m., seven days a week. The proposed hours of operation of the outdoor dining patio are 11:30 a.m. to 11 p.m., seven days a week. (The project sponsors propose that the outdoor dining patio would be cleared of restaurant patrons by 11:00 p.m.) The proposal will not involve interior tenant improvements to the ground floor commercial tenant space, and no expansion of the existing building envelope is proposed.

5. **Issues and Other Considerations.**
 - The existing restaurant d.b.a. Roostertail, is independently owned by Tracy Green and Gerald Darian and is not considered a Formula Retail Use under Section 703.3 of the Planning Code. The project sponsors have indicated that 'Roostertail' provides a family-friendly environment and most of their customers are local residents who walk in for lunch or dinner, but also draws patrons from other San Francisco neighborhoods and from outside of San Francisco. On-site beer and wine sales comprise approximately 10% of the restaurant's total revenue. Currently, the restaurant can provide outdoor sidewalk seating with two tables and four chairs in front of the restaurant and the project sponsors are requesting to expand outdoor seating at the rear patio to serve its patrons; there are no other restaurants on the subject block providing outdoor dining and sunlight is cast primarily from the rear rather than the front of the building. There are a few restaurants along Fillmore Street which provide outdoor seating for their restaurant patrons.

6. **Public Comment.** As of October 31, 2012, the Department received two letters from neighbors (submitted with a petition with 53 signatures from residents) in opposition to the project. The neighbors in opposition expressed concerns that the proposed restaurant seating in the rear patio would create noise problems, pest and rodent sanitation problems, and will adversely impact the quality of life. The neighbors also expressed their concerns to Supervisor Christina Olague's office, San Francisco Department of Public Health, Japantown Task Force, Japanese Cultural & Community Center of Northern California, and the Chinatown Community Development Center regarding their opposition to the project. The project sponsor has submitted a letter in response to the neighbors' concerns and six letters from the property owner, adjacent commercial tenants, Fillmore Merchants Association, Pacific Heights Residents Association (PHRA), Western Addition Neighborhood Association (WANA), and a petition with 56 signatures from restaurant patrons and residents in support of the project. The project sponsors have indicated that the restaurant received health inspection report scores in the upper 90s from the San Francisco Department of Public Health for cleanliness.

7. **Use District.** The project site is within the NC-3 (Neighborhood, Moderate-Scale) District and within the boundaries of the Japantown Special Use District. The NC-3 District controls are intended to provide the opportunity for a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. NC-3 Districts are linear districts located along heavily trafficked thoroughfares which also serve as major transit routes. In 2006, the Japantown Special Use District was established to maintain the cultural and historic integrity and neighborhood of Japantown with purposes of: (1) Preserve and develop Japantown as a viable neighborhood by revitalizing its commercial, recreational, cultural, and spiritual identity as a local, regional, statewide, national, and international resource; (2) Enhance the distinctive image and unique character of Japantown to passing motorists, transit riders, and pedestrians through architectural design, streetscape enhancements, signage, and other elements of the built environment; (3) Strengthen and support Japantown's identity through recognition of its planning subdistricts including the Geary Boulevard corridor; Japantown Center; Post Street commercial core; Sutter Street community/cultural core; Buchanan Mall; Fillmore Street corridor; and surrounding residential districts; and (4) Encourage the representational expression of Japanese architectural design and aesthetic for commercial, cultural, and institutional uses.
8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Restaurant.** Planning Code Section 712.44 allows a restaurant within the NC-3 Zoning District on the 1st story.

The restaurant d.b.a. Roostertail is located on the 1st story of the three-story mixed-use building.

- B. **Outdoor Activity Area.** Planning Code Section 712.24 states that a Conditional Use authorization is required for a new outdoor activity area in the NC-3 Zoning District.

The project sponsors intend to add an 'outdoor activity area' pursuant to Planning Code Section 712.24 to include an outdoor dining area with tables and chairs to accommodate up to 18 restaurant patrons located on a 180-square foot patio within the rear yard of the restaurant.

- C. **Rear Yard.** Planning Code Section 134 states that rear yard shall be provided at the second story and at each succeeding story of the building, and at the first story if it contains a dwelling unit.

The proposed project complies with the rear yard requirements pursuant to Planning Code Section 134 since the existing mixed-use building has dwelling units on the second and third floors and the subject restaurant on the first floor.

- D. **Hours of Operation.** Planning Code Section 712.27 does not limit hours of operation.

Pursuant to Planning Code Section 712.27, there are no limits on the hours of operation for commercial uses within the NC-3 Zoning District. The current hours of operation of the restaurant are 11:30 a.m. to 10 p.m., seven days a week. Although the proposed hours of operation of the outdoor

dining patio are 11:30 a.m. to 11 p.m., seven days a week, the Department is recommending that the patio be cleared of restaurant patrons by 10 p.m. (See Condition #10 in Exhibit A.)

- E. **Existing Restaurant in the Japantown Special Use District.** Under Planning Code Section 249.31(b) for any use subject to Conditional Use authorization and for any activity that the Planning Commission considers under its discretionary review power, the Planning Commission shall make the following additional findings:

Planning Code Section 249.31(b)(2)(i) - The use is not incompatible with the cultural and historic integrity, neighborhood character, development pattern, and design aesthetic of the Japantown Special Use District.

The proposed project's design preserves the neighborhood since it will not involve an expansion of the existing building envelope or modifications to the building's facade.

Planning Code Section 249.31(b)(2)(ii) - The use supports one or more of the purposes for establishing the Japantown Special Use District.

The proposed project will support one of the purposes for establishing the Japantown Special Use District to revitalize the economic diversity of the neighborhood- by continuing to occupy a commercial space on the ground floor of the building.

Planning Code Section 249.31(b)(3) - Any change in use or establishment of a new use in the neighborhood commercial zones within this Special Use District shall require notice pursuant to Planning Code Section 312.

The proposal requires Section 312-neighborhood notification, which was conducted in conjunction with the conditional use notification process.

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.
9. **Planning Code Section 145.2** establishes criteria for the Planning Commission to consider when reviewing applications for Outdoor Activity Areas in Neighborhood Commercial Districts that are not contiguous to the front property line.

- A. The nature of the activity operated in the outdoor activity area is compatible to surrounding uses.

The proposed project is located within the NC-3 Zoning District, a district that encourages ground floor commercial activity. Although the restaurant abuts mixed-use buildings and multiple family residential buildings to the east and west, the rear of the patio abuts a private common parking lot (located within the mid-block area of the subject block). The common parking lot extends 54' toward the south, 119' feet toward the west, and 26' feet toward the east from the edge of the patio. Movable tables and chairs (and perhaps outdoor umbrellas) will be placed in the rear patio. The existing patio is surrounded by a 6'6" high fence with foliage over the fence along the eastern property line. According to the project sponsor, there is no direct line of sight to the patio from neighboring buildings to the east, west, and south.

- B. The operation and design of the outdoor activity area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences.

According to the project sponsors, the operation and design of the outdoor activity area will not significantly disturb the privacy or affect the livability of adjoining or surrounding residences. They have indicated that the following measures will be taken to address neighbors' concerns regarding noise: recorded or live music or amplified sound will be prohibited in the outdoor space; no bussing stations for dishes will be permitted outside to reduce noise associated with "clattering dishes" and dishes will be taken directly inside to the dishwasher; employees will ask restaurant patrons who are too loud to respect neighbors, and signs will be posted on the patio to that effect. The Department is recommending that these restrictions be included as a condition of approval. (See Condition #7 in Exhibit A.) For additional sound insulation, if required by the Planning Commission, the owners would be willing to extend a trellis with vegetation above the existing vegetation and fence by an additional 2 to 3 feet. Within the existing patio, two wall-mounted light fixtures face toward the rear patio and provide soft and low level light; the light from these fixtures are blocked from extending to any adjacent buildings by the fence surrounding the patio and no additional artificial lighting is planned.

- C. The hours of operation of the activity in the outdoor activity area are limited so that the activity does not disturb the viability of surrounding uses.

While the NC-3 Zoning District has no limits on the hours of operation for commercial uses within the NC-3 Zoning District. The current hours of operation of the restaurant are 11:30 a.m. to 10 p.m., seven days a week. The project sponsors have indicated that although the restaurant closes at 10 p.m. for business, they are requesting the hours of operation of the outdoor activity area be allowed until 11 p.m. to allow restaurant patrons seated in the rear patio time to finish dining. If there are noise issues that arise from neighbors' concerns, the project sponsors are willing to restrict the hours so that restaurant patrons are no longer on the patio after 10 p.m. It is the Department's recommendation that the patio be cleared of restaurant patrons by 10 p.m. (See Condition #10 in Exhibit A.)

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

- (1) 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 size, intensity, and proposed location contemplated for the proposed rear dining patio will provide a development that is compatible within the neighborhood since it will be enclosed by a fence that backs on to a common parking lot which occupies most of the mid-block area of the subject block.

- (2) 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:

- (A) 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 arrangement of the structures on the site are adequate for the proposed project. There will be no physical expansion of the existing building.

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

Existing traffic patterns will not be significantly affected by the proposed Project. Public transit that is within close proximity to the restaurant includes Muni Lines 2, 3, 4, and 38 within walking distance of the Project Site. There is on-street parking in front of the subject property and in the surrounding neighborhood.

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

No significant noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed project. Under the Conditions of Approval under 'Exhibit A' #7, the project sponsor shall comply with restrictions prohibiting bussing stations for dishes and playing music in the rear patio. Under Condition #10 in Exhibit A, the patio shall be cleared of restaurant patrons by 10 p.m.

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

The proposed project does not propose any tenant improvements. There will be no addition of parking spaces, loading facilities, open space or service areas. All Project signage and projections will be consistent with the controls of the Planning Code.

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

The proposed 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.

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

The proposed project is consistent with the stated purpose of the NC-3 Zoning District in that the intended use is a neighborhood-serving business.

11. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

COMMERCE AND INDUSTRY ELEMENT

GENERAL/CITYWIDE

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, which 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 existing restaurant is compatible with and complimentary to the types of uses characterizing this portion of the NC-3 Zoning District, which includes a mixture of grocery stores, restaurants, and personal service establishments. The proposed use to add an 'outdoor activity area' to enhance the existing restaurant use would be consistent with 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 such new activity to the City.

Policy 2.3:

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

The proposed project will help retain an existing commercial activity which enhances the diverse economic base of the City.

NEIGHBORHOOD COMMERCE

Objectives and Policies

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 and the project would assist the Neighborhood Commercial District in achieving optimal diversity in the types of goods and services available in the neighborhood by providing an outdoor dining option in the neighborhood.

Policy 6.2:

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

Two independent entrepreneurs are sponsoring the proposal. The existing restaurant is neighborhood-serving and is not a Formula Retail Use.

12. **Section 101.1(b)** establishes eight priority planning policies and requires the review of permits that authorize changes of use for consistency with said policies:

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

The proposed project will preserve and enhance existing neighborhood-serving retail uses by continuing to occupy a commercial space and diversifying the type of commercial establishments within the immediate neighborhood. According to the project sponsors, the restaurant currently employs 16 people, and may hire additional employees if needed with the addition of an outdoor dining area.

- (2) That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.
Existing housing and neighborhood character will not be affected by the proposed project. Conditions of Approval are attached to this Conditional Use authorization that restrict hours of operation and noise in the outdoor dining patio.
- (3) That the City's supply of affordable housing be preserved and enhanced,
The proposed project will not displace any affordable housing.
- (4) That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.
The proposed project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The existing restaurant is a neighborhood-serving use which residents can access by walking or taking public transit.
- (5) That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.
There is no commercial office development associated with the proposed project and there would be no displacement of any existing industrial or service businesses in the area.
- (6) That the City achieves the greatest possible preparedness to protect against injury and loss of life in an earthquake.
The proposed project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.
- (7) That landmark and historic buildings be preserved.
The proposed project will not significantly affect any landmark or historic buildings.
- (8) That our parks and open space and their access to sunlight and vistas be protected from development.
The proposed project will not affect any city-owned park or open space.

13. 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.

14. 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. 2012.0971C** subject to the following conditions attached hereto as "EXHIBIT A" which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on November 8, 2012.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to add an 'outdoor activity area' to an existing restaurant (d.b.a. Roostertail) located within the rear yard of a three-story mixed-use building at 1963 Sutter Street in Assessor's Block 0684, Lot 042, pursuant to Planning Code Sections 145.2, 249.31, 303, and 712.24 within the NC-3 (Moderate-Scale Neighborhood Commercial) District, Japantown Special Use District, and 50-X Height and Bulk District; in general conformance with plans and stamped "EXHIBIT B" included in the docket for Case No. 2012.0971C and subject to conditions of approval reviewed and approved by the Commission on November 8, 2012, 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. The proposal is to add an outdoor dining area with tables and chairs to accommodate up to 18 restaurant patrons on an approximately 180-square foot patio within the rear yard of the restaurant.

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 XXXXXX 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 three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the 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 three (3) years 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 three (3) years 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

MONITORING - AFTER ENTITLEMENT

3. **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

4. **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

5. **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>
6. **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.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>
7. **Noise Control.** Signs shall be posting within the outdoor activity area urging restaurant patrons to keep noise down while dining in the rear patio to respect neighbors. In addition, no bussing stations for dishes will be permitted in the rear patio to reduce noise associated with “clattering dishes” and recorded or live music, or amplified sound shall be prohibited within the outdoor activity area.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
8. **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
9. **Lighting.** All project lighting shall be directed onto the project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org
10. **‘Outdoor Activity Area’ - Hours of Operation.** The hours of operation of the outdoor dining area in the rear yard are 11:30 a.m. - 10 p.m., seven days a week. (All restaurant operations in the outdoor activity area shall cease by 10 p.m.)
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Zoning Map



Conditional Use Hearing
Case Number 2012.0971C
1963 Sutter Street

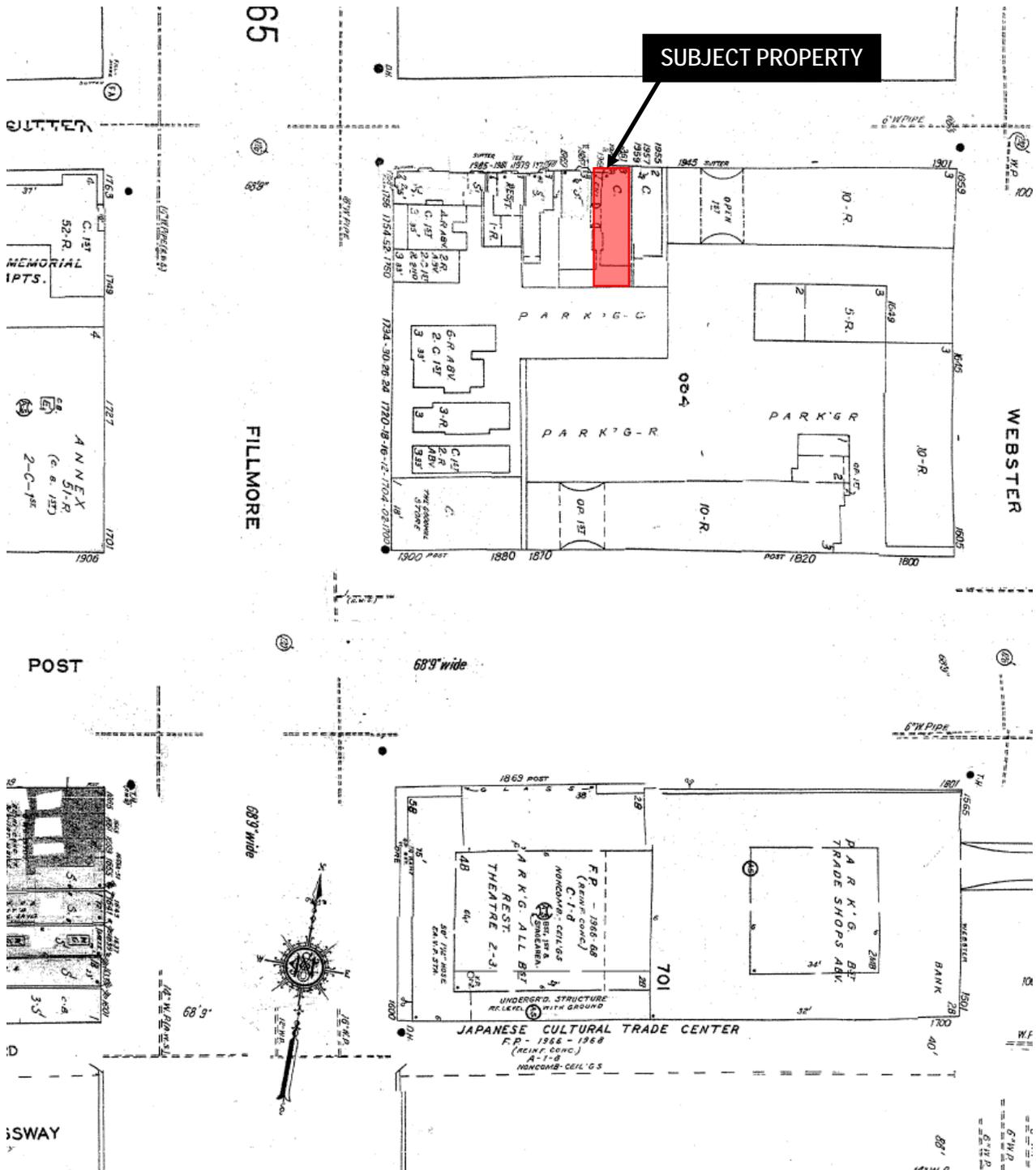


Parcel Map



Conditional Use Hearing
Case Number 2012.0971C
1963 Sutter Street

Sanborn Map*

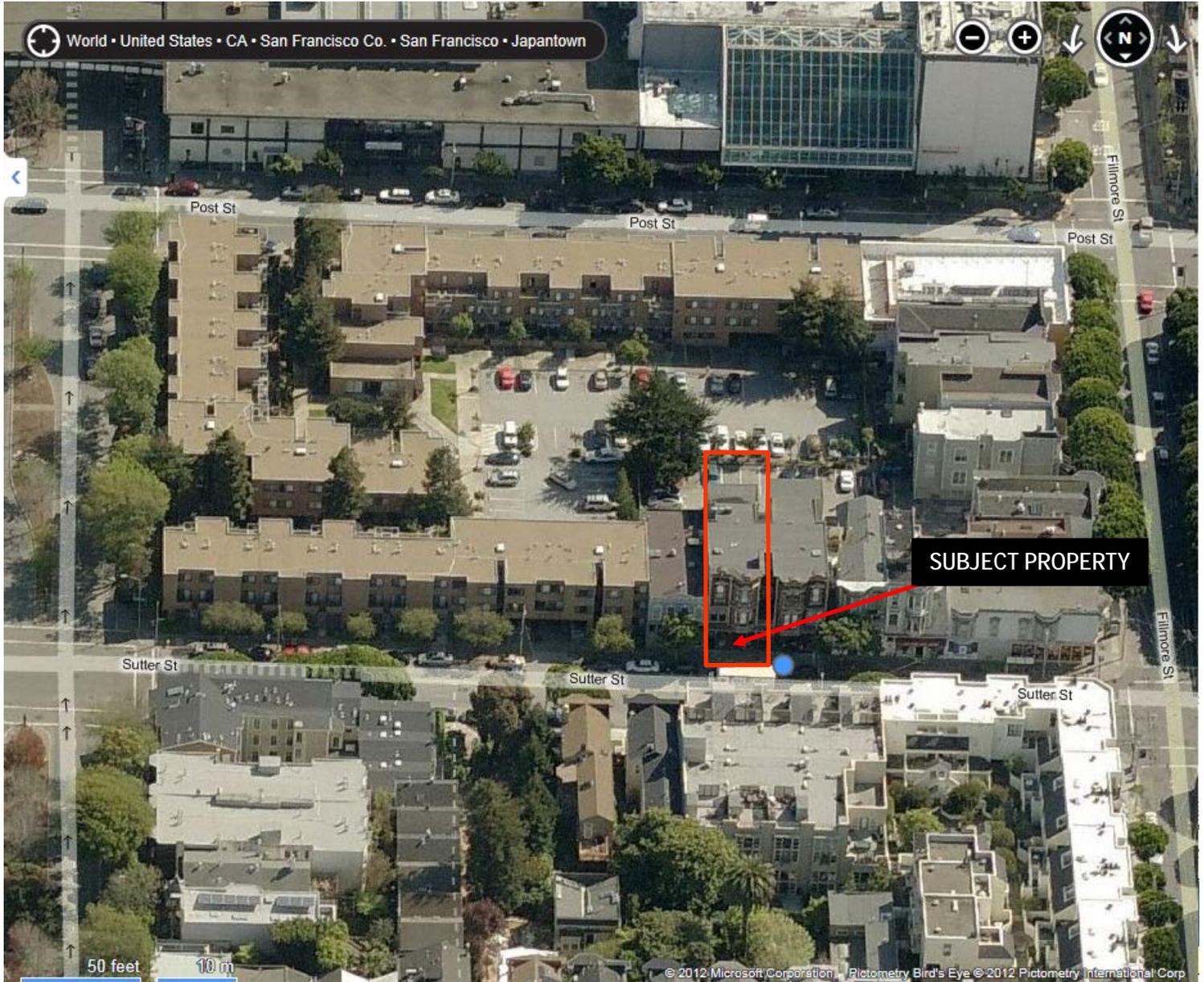


Conditional Use Hearing
 Case Number 2012.0971C
 1963 Sutter Street



Aerial Photo

SUBJECT BLOCK ON SUTTER STREET

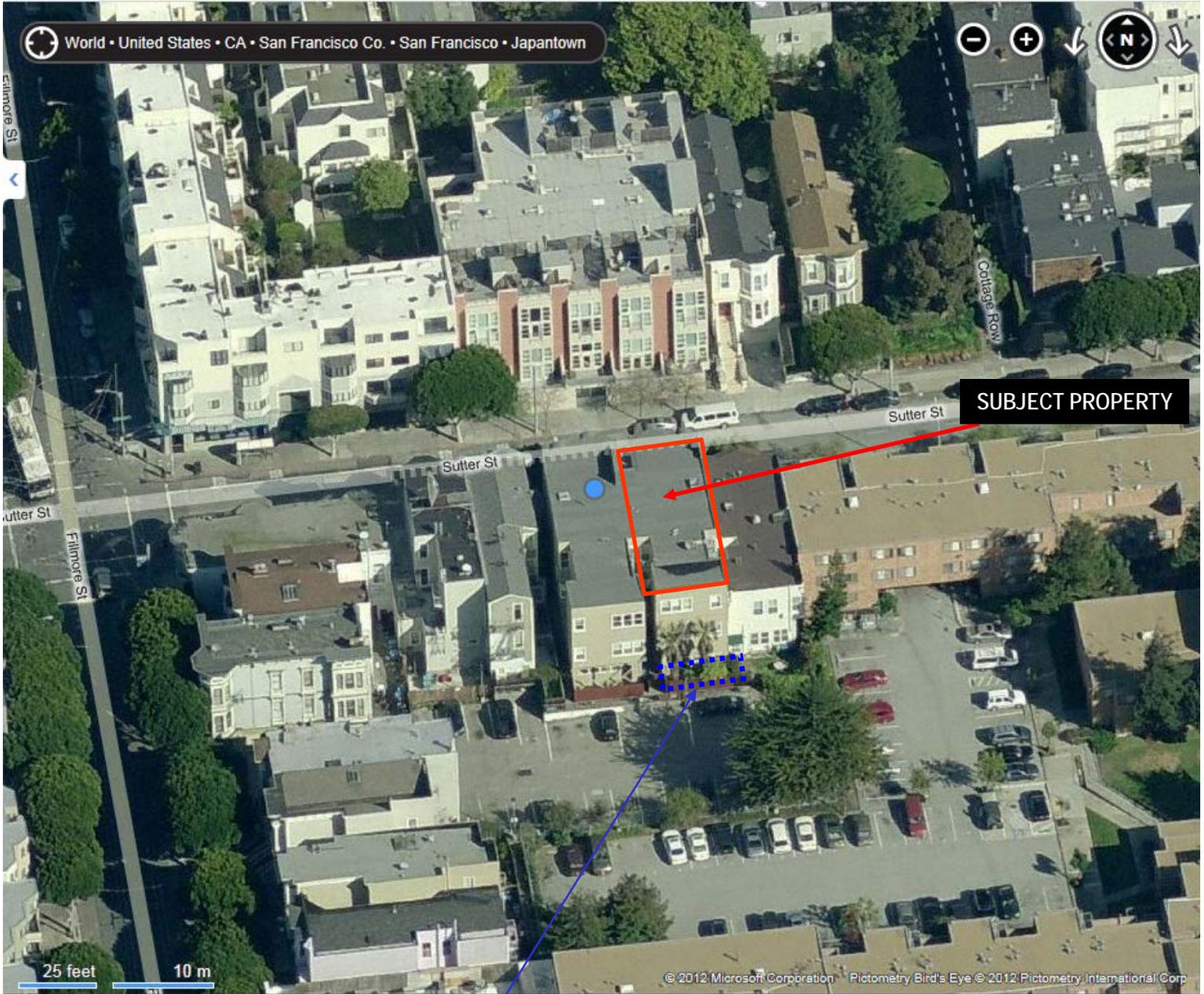


Conditional Use Hearing
Case Number 2012.0971C
1963 Sutter Street



Aerial Photo

OPPOSITE BLOCK ON SUTTER STREET



**PROPOSED PATIO
DINING**

Conditional Use Hearing
Case Number 2012.0971C
1963 Sutter Street



Site Photo

SUBJECT PROPERTY

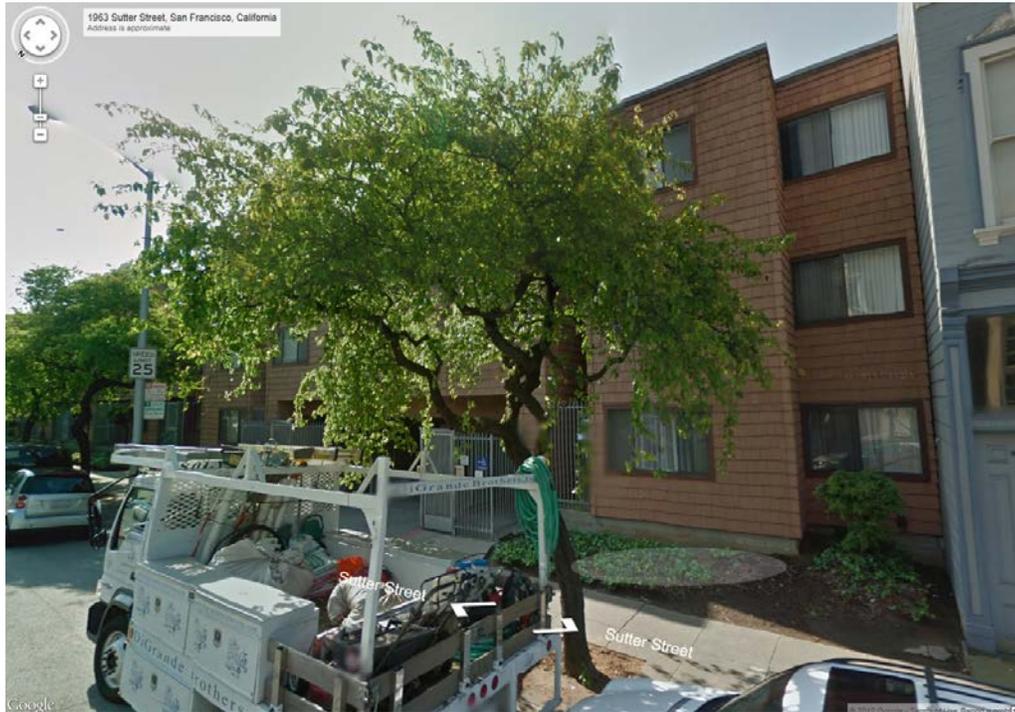


SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2012.0971C
1963 Sutter Street

Site Photo

SUBJECT BLOCK ON SUTTER STREET

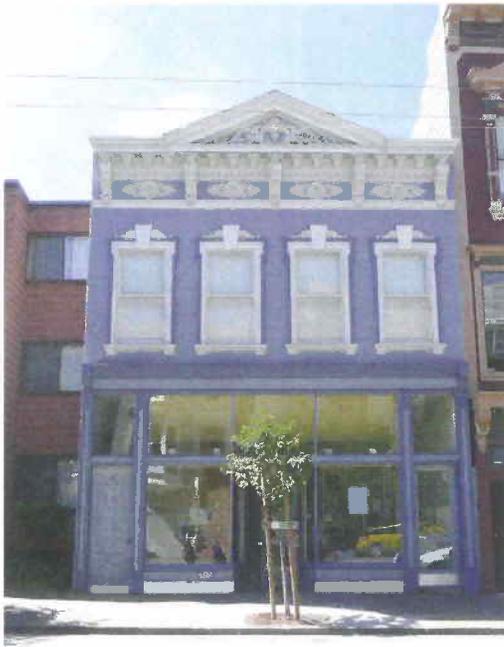


SUBJECT PROPERTY

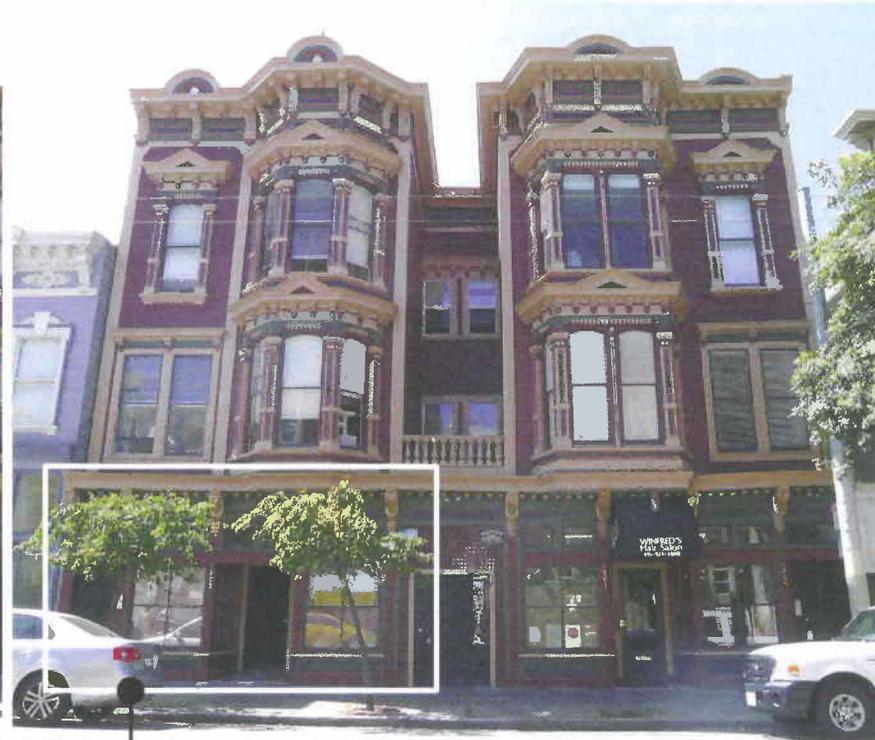
Conditional Use Hearing
Case Number 2012.0971C
1963 Sutter Street

SITE PHOTO ADDENDUM

ADJACENT PROPERTY
1955-1959 SUTTER ST.
BLOCK/LOT: 0684/043

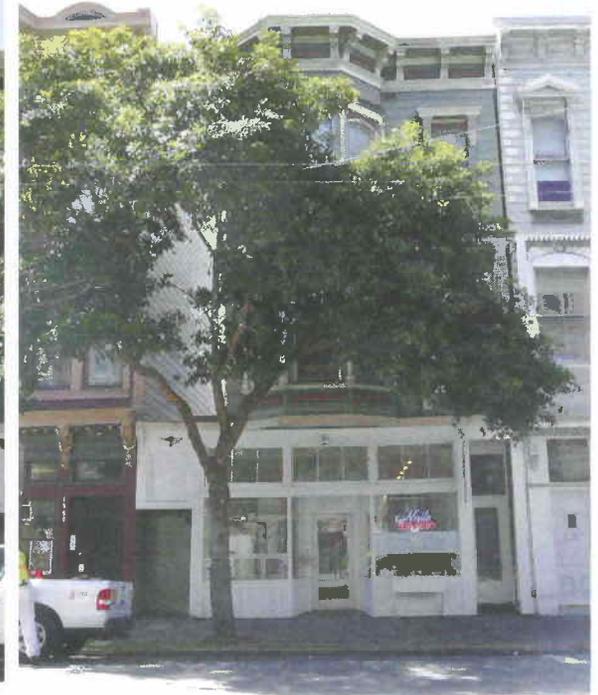


SUBJECT PROPERTY
1963 SUTTER ST.
BLOCK/LOT: 0684/042



ROOSTERTAIL

ADJACENT PROPERTY
1971-1973-1975 SUTTER ST.
BLOCK/LOT: 0684/041



1. FRONT (NORTH) FACADE & ADJACENT BUILDINGS

ROOSTERTAIL RESTAURANT

SITE PHOTO ADDENDUM



2. FRONT (NORTH) FACADE & SIDEWALK

ROOSTERTAIL RESTAURANT

SITE PHOTO ADDENDUM



3. LOOKING SOUTH TOWARD REAR PATIO

ROOSTERTAIL RESTAURANT

SITE PHOTO ADDENDUM



4. LOOKING NORTH TOWARD ENTRY (SUTTER STREET)

ROOSTERTAIL RESTAURANT

SITE PHOTO ADDENDUM



5. FAMILY DINING AT ROOSTERTAIL

ROOSTERTAIL RESTAURANT

SITE PHOTO ADDENDUM



6. VIEW FROM RESTAURANT LOOKING TOWARD PATIO

ROOSTERTAIL RESTAURANT

SITE PHOTO ADDENDUM



7. RESTAURANT INTERIOR

ROOSTERTAIL RESTAURANT

SITE PHOTO ADDENDUM



8. PATIO LOOKING EAST

ROOSTERTAIL RESTAURANT

SITE PHOTO ADDENDUM



9. PATIO LOOKING WEST

ROOSTERTAIL RESTAURANT

SITE PHOTO ADDENDUM



10. REAR (SOUTH) FACADE FROM PARKING LOT

ROOSTERTAIL RESTAURANT

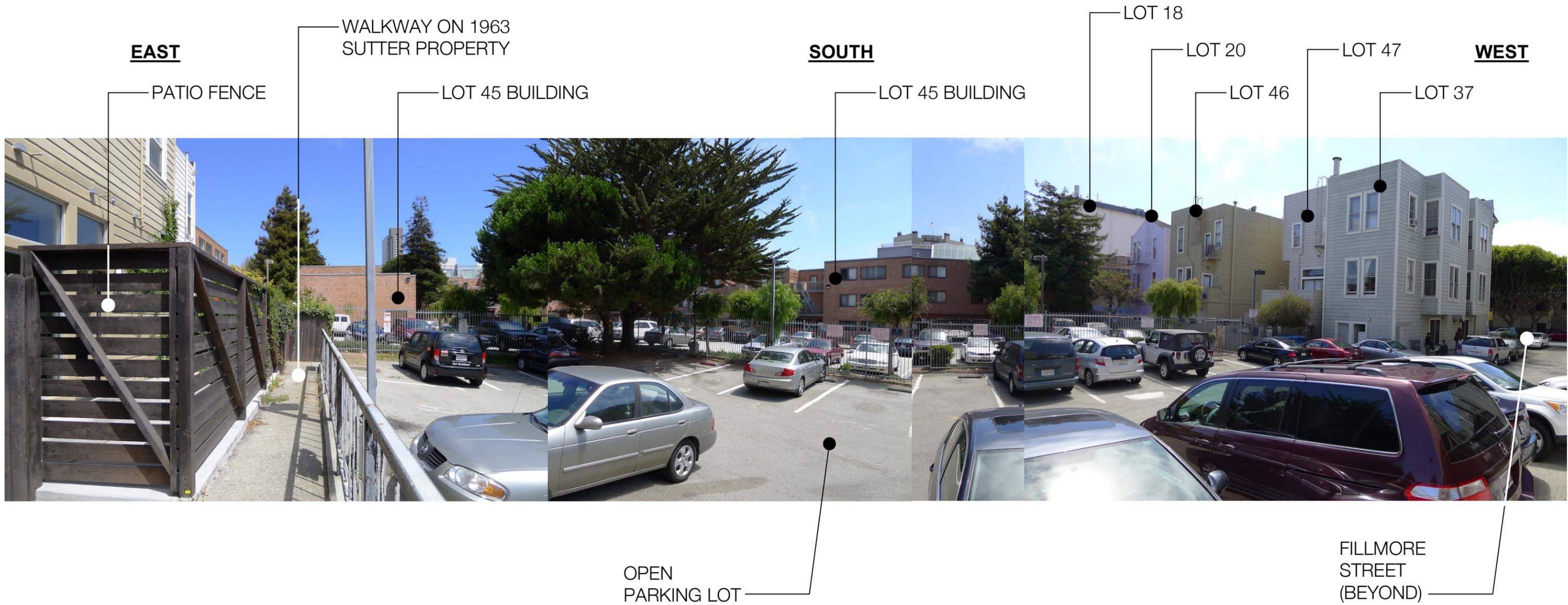
SITE PHOTO ADDENDUM



11. LOOKING WEST FROM BEHIND PATIO FENCE

ROOSTERTAIL RESTAURANT

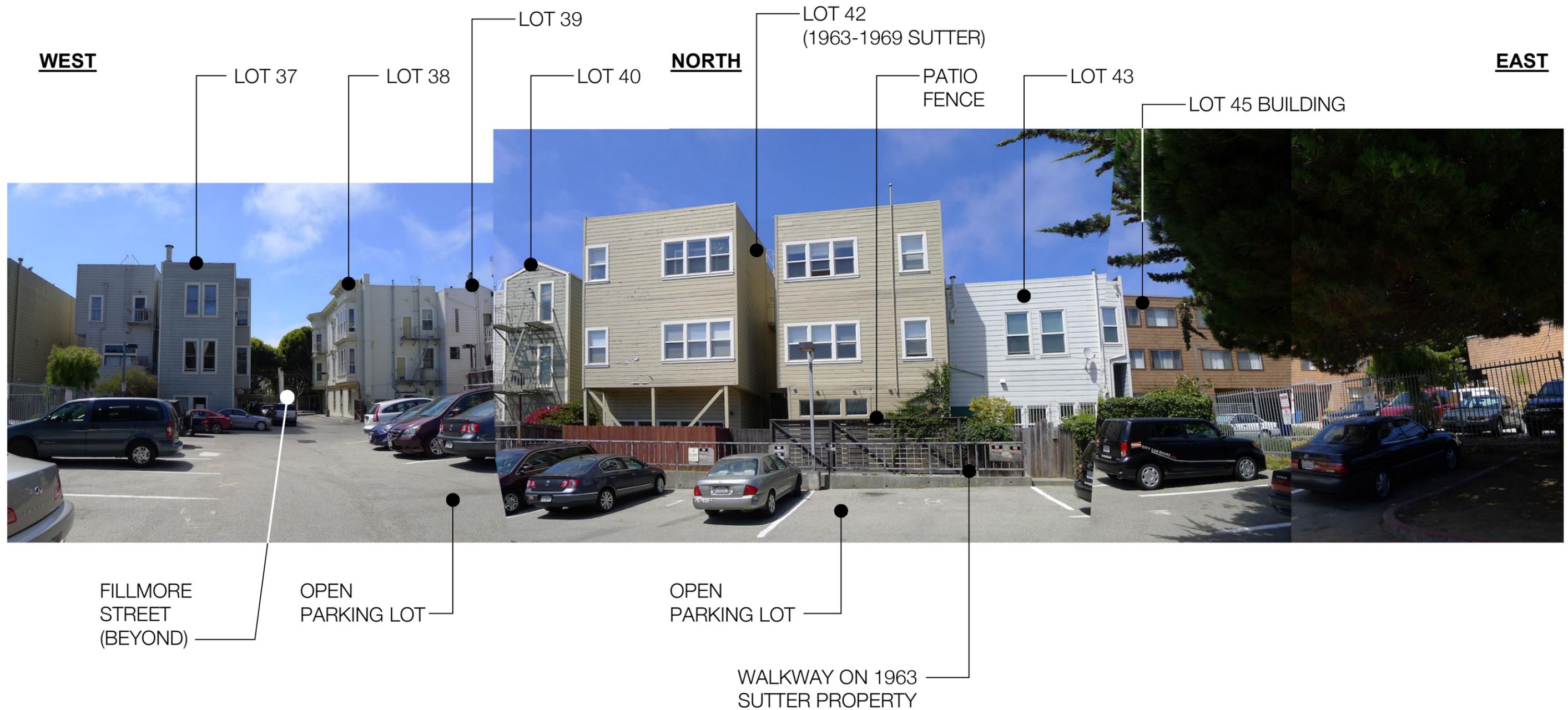
SITE PHOTO ADDENDUM



12. PANORAMA LOOKING FROM BEHIND PATIO TOWARD SOUTH

ROOSTERTAIL RESTAURANT

SITE PHOTO ADDENDUM



13. PANORAMA LOOKING NORTH TOWARD PATIO FROM PARKING LOT

ROOSTERTAIL RESTAURANT

August 8, 2012

Supervisor Christina Olague
San Francisco Supervisor, District 5
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Via USPS Regular Mail
Via Email: Christina.Olague@sfgov.org

RE: Opposing Conditional Use, Case No.: 2012.0971C, Application filed July 31, 2012
Roostertail Restaurant, 1963 Sutter Street, San Francisco, CA 94115
(Block/Lot # 0684/042: Zoning: NC-3)

Dear Supervisor Olague:

We represent long-term residents and voters of District 5 and we live on Sutter, Webster, Post and Fillmore Street. As of 2006, our area was designated as part of the Japan Town Special Use District. We are writing to request your assistance and support in opposing a conditional use of a rear patio into an area of outdoor dining for Roostertail, a rotisserie chicken restaurant, located at 1963 Sutter Street, which opened in December, 2011.

We are opposed to this project because it is not compatible with this neighborhood location. The proposed outdoor dining patio will face an outdoor parking lot which is surrounded by our residential units. Dwelling units are located above, next to and across from this patio. (See attachment). The parking lot is an open spaced area. Sounds and noises echo and are amplified. The operation and design of this outdoor dining patio would significantly disturb our privacy and adversely impact the livability of our residences.

Furthermore, Roostertail has stated that they intend to operate this outdoor dining patio from 11:00 am to 11:00 pm, seven days a week, play music and serve alcoholic beverages. On a daily basis, we would be subjected to restaurant noises, cleaning and bussing noises and patron conversations. We are also deeply concerned about rodent and pest sanitation problems. These sanitation issues were brought up at the pre-application meeting held on June 13, 2012, but were not satisfactorily addressed by Mr. Gerard Darian, the owner, and Ms. Jennifer Butler, of JA Butler Designs, his representative. At the meeting, Mr. Darian and Ms. Butler stated that the sole purpose for this outdoor patio dining area was to increase their revenue and profits. No mention was made of how their operation might adversely affect the surrounding residents.

Please understand that it is not our intention to interfere with Roostertail's business. We welcome having a stable business in our neighborhood. However, it is equally important to have a business that is considerate, respectful and neighborhood-friendly. The previous restaurant at this location, Café Kati, operated a restaurant for twenty years without the use of an outdoor dining patio nor did they inconvenience or impose on the neighbors in order to have a successful business.

This outdoor dining patio is not desirable to the majority of the residents who live within this one block radius. This project will only benefit one party, Roostertail, while adversely affecting the lives of those of us who have residences facing the parking lot. Please note that many of the long term residents are seniors who have resided in this neighborhood in District 5 for more than 30 years. We have a vested interest and commitment to our neighborhood and community.

Please help us to preserve our quality of life. We should not be asked to sacrifice our right to the enjoyment of our homes so that one business can increase their revenue. Zoning changes should not be made lightly. They should be made in order to enhance the neighborhood and be for the greater good of the community.

Thank you for your support. If there are any questions, please do not hesitate to contact us.

Sincerely,



Mary Ann Hori
1645 Webster Street # K
San Francisco, CA 94115
(415) 637-6544
Onocake@gmail.com



Michiko Yamada
1959 Sutter Street # B
San Francisco, CA 94115
(415) 775-0860
Michiko_Yamada@sbcglobal.net

Attachment

cc: Robert Hamaguchi, Executive Director, Japan Town Task Force
Ryan Kimura, Director of Programs & Community Affairs,
Japanese Cultural & Community Center of Northern California
Sharon Young, Planning Inspector, NW Quadrant

Rooster Tail Restaurant
1963 Sutter St

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google (shops & Homes)

Sutter (Apartments)

(shops & Homes)

Fillmore

(shops & Homes)



Webster (Apartments)

Post (Apartments)

September 21, 2012

Reverend Norman Fong
Executive Director
Chinatown Community Development Center
1525 Grant Avenue
San Francisco, CA 94133
Via USPS Regular Mail
Via Email: nfong@chinatowncdc.org

RE: Opposing Conditional Use, Case No.: 2012.0971C
Roostertail Restaurant
1963 Sutter Street
San Francisco, CA 94115

Dear Reverend Fong:

My name is Michiko Yamada and I live at 1959 Sutter Street # B. My building is next door to the Golden Gate Apartments complex, located at 1820 Post Street, and to Roostertail Restaurant, located at 1963 Sutter Street. On July 31, 2012, an application was filed by Roostertail Restaurant with the San Francisco Planning Commission for a proposed outdoor dining patio. The majority of the long-term residents of Golden Gate Apartments and I are opposed to this proposed outdoor dining patio because this will adversely affect our quality of life. We are asking for your support in our opposition.

The proposed patio faces an outdoor parking lot which is an open spaced area. (See attached photo). Noise and sounds echo, carry and reverberate. Roostertail states that they will operate this outdoor dining patio from 11:00 am to 11:00 pm, seven days a week, with the possibility of playing music. It is an undisputed fact that this conversion will create additional noise that will adversely impact our quality of life and our right to enjoyment of our homes. This project is not compatible to the surrounding area which is comprised of 3/4 residential units and will significantly disturb our privacy and affect the livability of the surrounding residences.

We are also concerned about pest and rodent sanitation problems. This issue was brought up at the pre-application meeting on June 13, 2012, and was not adequately addressed by Gerard Darian, Owner of Roostertail, and Jennifer Butler of J. A. Butler Design, his representative. There was no discussion about preventative measures or what steps will be taken.

We were informed by the Planning Department staff that once a conditional use (zoning change) is approved, it is very difficult to revoke. Furthermore, if this zoning change were to be approved and the current business or property owners were to sell their business or property to another entity, this usage would be inherited by the new owners.

Please understand that we are not anti-business. We welcome having a stable business in our neighborhood. However, having a successful business should not be at the expense of the residents who live here.

As of today, we have collected 53 signatures and are continuing to obtain more. The majority of the signatures (over 95%) are from the residents who live at Golden Gate Apartments and we have included the number of years of residency. As you may be aware, many of the residents are seniors and families who have resided here for more than twenty years and have a vested interest in this neighborhood and community. The signees are overwhelmingly opposed to this proposed outdoor dining patio. In addition, we are also gathering signatures from those who live and work within this one block radius. Enclosed is a copy of the signed petition.

Reverend Fong, we would greatly appreciate your assistance and support as we prepare for the Planning Commission hearing. Please help us protect our quality of life. Please note that we have the support of the Japanese Cultural and Community Center of Northern California, the Japan Town Task Force and Marcus Book Stores.

Thank you. If there are any questions, please do not hesitate to contact me at (415) 775-0860.

Sincerely,

Michiko Yamada

Michiko Yamada
1959 Sutter Street # B
San Francisco, CA 94115
(415) 775-0860
Michiko_Yamada@sbcglobal.net

Attachments

cc: Robert Hamaguchi, Executive Director, Japan Town Task Force
Gregory Johnson, Marcus Book Stores
Ryan Kimura, Director of Programs & Community Affairs,
Japanese Cultural & Community Center of Northern California
Christina Olague, SF Supervisor, District 5
Sharon Young, Planning Inspector, NW Quadrant

The reason we are opposing the outdoor restaurant is because:

- 1) Will create noise problems, especially at night
- 2) Will create pest and rodent sanitation problems
- 3) Will adversely impact our quality of life

ROOSTER

Please sign to protect our neighborhood and our quality of life!
Thank you!

我們反對戶外餐廳的原因是因為：

- 1) 會產生噪音問題，尤其是在夜間
- 2) 會引起病蟲鼠害的衛生問題
- 3) 對我們的生活質素有不利的影響

請簽名，以保護我們的街坊和我們的生活質量！
謝謝！

屋外レストランの反対 歎願書の理由は：

- 1) 音の問題、特に夜の営業
- 2) 鳩や鼠の衛生問題
- 3) 我々住民の生活に負担がかかる

我々の近所と生活を守る為にサインをお願いします!
有難うございます!

야외 레스토랑 반대 歎願서 이유 :

- 1) 소리의 문제, 특히 야간 영업
- 2) 비둘기와 쥐 위생 문제
- 3) 우리 주민의 생활에 부담이

우리의 이웃과 생활을 지키기 위해 사인을 부탁드립니다!
감사합니다!

Please contact Michiko Yamada at (415) 775-0860 if you have any questions.

**PETITION TO OPPOSE CONDITIONAL USE OF OUTDOOR PATIO DINING
ROOSTERTAIL RESTAURANT, 1963 SUTTER STREET, SF, CA 94115**

**BECAUSE: 1) WILL CREATE NOISE PROBLEMS, ESPECIALLY AT NIGHT;
2) WILL CREATE PEST & RODENT SANITATION PROBLEMS;
3) WILL ADVERSELY IMPACT OUR QUALITY OF LIFE**

1.	Name Michiko Yamada	Address 1959 Sutter Street # B SF, CA 94115	E-Mail/Phone Michiko Yamada@ sbcglobal.net (415) 775-0860	Number of Years At This Address 6
<i>Michiko Yamada</i> Signature				8/3/12 Date

2.	Name Mary Ann Hori	Address 1645 Webster Street # K SF, CA 94115	E-Mail/Phone OnoCake@gmail. com (415) 637-6544	Number of Years At This Address 32
<i>Mary Ann Hori</i> Signature				8-3-2012 Date

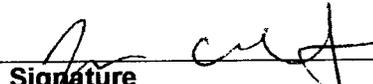
3.	Name <i>Yoshiko B...</i>	Address <i>1945 Sutter St SF CA 94115</i>	E-Mail/Phone <i>415 922 1468</i>	Number of Years At This Address 30
<i>Yoshiko B...</i> Signature				8-3-12 Date

4.	Name <i>Myung Hee Park</i>	Address <i>1941 Sutter St</i>	E-Mail/Phone <i>415 923 0561</i>	Number of Years At This Address 34
<i>Myung Hee Park</i> Signature				8-3-12 Date

5.	Name <i>Young Kim</i>	Address <i>1838 Post</i>	E-Mail/Phone <i>931-7240</i>	Number of Years At This Address -
<i>Young Kim</i> Signature				4/10 Date

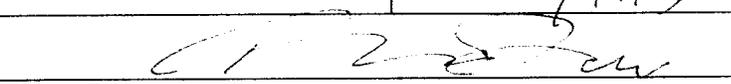
**PETITION TO OPPOSE CONDITIONAL USE OF OUTDOOR PATIO DINING
ROOSTERTAIL RESTAURANT, 1963 SUTTER STREET, SF, CA 94115**

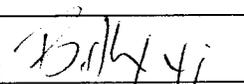
**BECAUSE: 1) WILL CREATE NOISE PROBLEMS, ESPECIALLY AT NIGHT;
2) WILL CREATE PEST & RODENT SANITATION PROBLEMS;
3) WILL ADVERSELY IMPACT OUR QUALITY OF LIFE**

6.	Name JESSICA ORTIZ	Address 1820 Post St Main office S.F. CA 94115	E-Mail/Phone 415.409. 2475	Number of Years At This Address 1 yr.
Signature 			Date 8/3/12	

7.	Name Denise Hurst 1619 Webster	Address 1619 Webster	E-Mail/Phone (415) 685-1585	Number of Years At This Address 7
Signature 			Date 8-3-12	

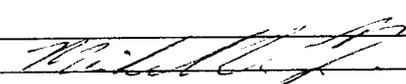
8.	Name Jimmy Cheung	Address 1870 Post St # J	E-Mail/Phone 415 441-4124	Number of Years At This Address 15
Signature 			Date 8.2.2012	

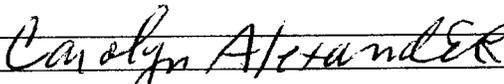
9.	Name Grace K Choi	Address 1834 Post St SF CA 94115	E-Mail/Phone 694-8898	Number of Years At This Address 34.
Signature 			Date 8/3/2012	

10.	Name Billy Yi	Address 1670 Post # A	E-Mail/Phone 415 602 3352	Number of Years At This Address 10
Signature 			Date 8-3-12	

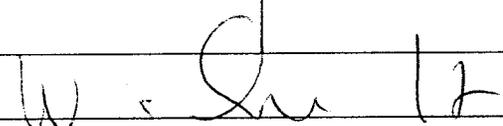
**PETITION TO OPPOSE CONDITIONAL USE OF OUTDOOR PATIO DINING
ROOSTERTAIL RESTAURANT, 1963 SUTTER STREET, SF, CA 94115**

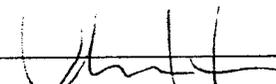
**BECAUSE: 1) WILL CREATE NOISE PROBLEMS, ESPECIALLY AT NIGHT;
2) WILL CREATE PEST & RODENT SANITATION PROBLEMS;
3) WILL ADVERSELY IMPACT OUR QUALITY OF LIFE**

11.	Name Michelle Y.	Address 1945 Sutter St # C	E-Mail/Phone S. 415-922-1412	Number of Years At This Address 26 years
Signature 				Date 8/3/12

12.	Name Carolyn Alexander	Address 1846 Post St St Clair Street	E-Mail/Phone Carolyn Alexander	Number of Years At This Address 9 years
Signature 				Date 8/3/12

13.	Name Chloe Ung Lee	Address 1923 Sutter St	E-Mail/Phone 415-816-8181	Number of Years At This Address 4
Signature 				Date 8/3/12

14.	Name Wong S Han	Address 1909 Sutter St	E-Mail/Phone 415) 652-4885	Number of Years At This Address 12
Signature 				Date 8/3/12

15.	Name Alex Han	Address 1909 Sutter	E-Mail/Phone 415) 519- 6116	Number of Years At This Address 12
Signature 				Date 8/3/12

**PETITION TO OPPOSE CONDITIONAL USE OF OUTDOOR PATIO DINING
ROOSTERTAIL RESTAURANT, 1963 SUTTER STREET, SF, CA 94115**

**BECAUSE: 1) WILL CREATE NOISE PROBLEMS, ESPECIALLY AT NIGHT;
2) WILL CREATE PEST & RODENT SANITATION PROBLEMS;
3) WILL ADVERSELY IMPACT OUR QUALITY OF LIFE**

16.	Name AE SOON PARK.	Address 1645 WEBSTER ST. # 87	E-Mail/Phone 415-563-3271	Number of Years At This Address 16.
<i>Asoon Park</i>				8/3/12
Signature				Date

17.	Name Shirley C. Mayfield	Address 1830 Post St	E-Mail/Phone 415 928-7488	Number of Years At This Address 15 yr
<i>Shirley C. Mayfield</i>				8/3/12
Signature				Date

18.	Name BARBARA PUCKETT	Address #2 1645 WEBSTER ST SF CA 94115	E-Mail/Phone 415 346-2341	Number of Years At This Address 32
<i>Barbara Puckett</i>				8-3-12
Signature				Date

19.	Name Kenneth Kenji Mori	Address #K 1645 Webster St. SF, Ca 94115	E-Mail/Phone 415 637-6544	Number of Years At This Address 32
<i>Kenneth K. Mori</i>				8/3/12
Signature				Date

20.	Name Melissa Rogers-Collier 1	Address 1915 Sutter St	E-Mail/Phone 415 907-7434	Number of Years At This Address 32
<i>Melissa Rogers-Collier</i>				8/3/12
Signature				Date

**PETITION TO OPPOSE CONDITIONAL USE OF OUTDOOR PATIO DINING
ROOSTERTAIL RESTAURANT, 1963 SUTTER STREET, SF, CA 94115**

**BECAUSE: 1) WILL CREATE NOISE PROBLEMS, ESPECIALLY AT NIGHT;
2) WILL CREATE PEST & RODENT SANITATION PROBLEMS;
3) WILL ADVERSELY IMPACT OUR QUALITY OF LIFE**

21.	Name DElois IVY	Address 1850 Post St.	E-Mail/Phone IVY DeLois @yahoo.com 415-678-7831	Number of Years At This Address 34 YRS
Signature DeLois R. Jung				Date 9/14/12

22.	Name DANNY L. BENSON	Address 1945 SUTTER ST	E-Mail/Phone (415) 225-8419	Number of Years At This Address 30 YEARS
Signature Danny L. Benson				Date 8-4-12

23.	Name Feng Ai Xie	Address 1820 POST #J	E-Mail/Phone No	Number of Years At This Address 4 years
Signature Feng Ai Xie				Date 8-20-12

24.	Name - ISOOB Jung	Address 1870 post st #J	E-Mail/Phone XXXXXXXXXXXX No	Number of Years At This Address 10+ yrs.
Signature [Signature]				Date 8-4-12

25.	Name Sean Courtney	Address 1854 Post	E-Mail/Phone Courtney34@ yahoo.com	Number of Years At This Address 12+
Signature [Signature]				Date 8-4-12

**PETITION TO OPPOSE CONDITIONAL USE OF OUTDOOR PATIO DINING
ROOSTERTAIL RESTAURANT, 1963 SUTTER STREET, SF, CA 94115**

**BECAUSE: 1) WILL CREATE NOISE PROBLEMS, ESPECIALLY AT NIGHT;
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3) WILL ADVERSELY IMPACT OUR QUALITY OF LIFE**

26.	Name Belinda Alexis	Address 1627 Webster	E-Mail/Phone 415-574-7201	Number of Years At This Address 7 years
Signature Belinda Alexis				Date 8-4-12

27.	Name Gene Mifsky	Address 1845 Webster #E	E-Mail/Phone 415-885-1681	Number of Years At This Address 34 years
Signature Gene Mifsky				Date 8/4/12

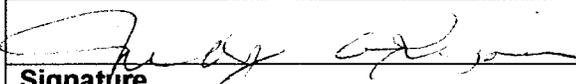
28.	Name LEMOY Miller	Address 1627 WEBSTER	E-Mail/Phone (415) 574-7201	Number of Years At This Address 7 years
Signature Lemoy Miller				Date 8/5/12

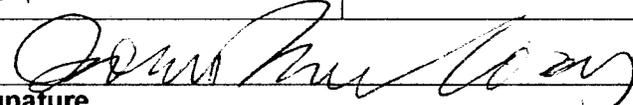
29.	Name Milton Lewis	Address 1935 Sutter	E-Mail/Phone 415 933 1837	Number of Years At This Address 24
Signature Milton Lewis				Date 8/5/12

30.	Name Melvin Daucher	Address 1609 Webster S.F., Ca.	E-Mail/Phone —	Number of Years At This Address 30
Signature Melvin Daucher				Date 8/5/12

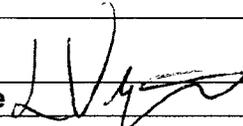
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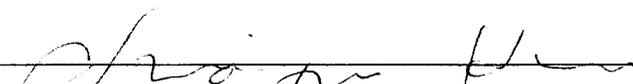
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3) WILL ADVERSELY IMPACT OUR QUALITY OF LIFE**

31.	Name JUDY AKIYAMA 1427 SUTTER ST S.F. CA 94115	Address	E-Mail/Phone JAKIYAMA @EED.CA.GOV	Number of Years At This Address 30+
Signature 				Date 8-5-12

32.	Name EVA LIANG 1605 WEBSTER ST S.F. CA 94115	Address	E-Mail/Phone (415) 367-5976	Number of Years At This Address 2
Signature 				Date 08/11/2012

33.	Name Landsly Vega	Address 1870 Post Unit I	E-Mail/Phone 4154411821	Number of Years At This Address 4
Signature 				Date 8/11/12

34.	Name Leo Vega	Address 1870 Post #I	E-Mail/Phone 4411821	Number of Years At This Address 4
Signature 				Date 8/11/12

35.	Name CHIOJA HIAN	Address 1870 Post St #J	E-Mail/Phone NONE	Number of Years At This Address 10+
Signature 				Date 8-11-12

PETITION TO OPPOSE CONDITIONAL USE OF OUTDOOR PATIO DINING
ROOSTERTAIL RESTAURANT, 1963 SUTTER STREET, SF, CA 94115

BECAUSE: 1) WILL CREATE NOISE PROBLEMS, ESPECIALLY AT NIGHT;
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3) WILL ADVERSELY IMPACT OUR QUALITY OF LIFE

36.	Name TOK JURATOVAC	Address 1820 Park SF 94115	E-Mail/Phone —	Number of Years At This Address 32
Signature <i>[Signature]</i>				Date 8/11/12

37.	Name AMY RONG	Address 1870 Post B S.F. 94115	E-Mail/Phone —	Number of Years At This Address 9
Signature <i>[Signature]</i>				Date 8/11/12

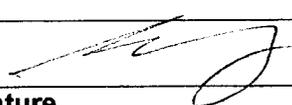
38.	Name Elaine Chen	Address 1870 Post B SF 94115	E-Mail/Phone —	Number of Years At This Address 9
Signature <i>[Signature]</i>				Date 8/11/12

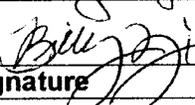
39.	Name KWANG U PAK	Address 1840 Post SF CA 94115	E-Mail/Phone 415 409 3290	Number of Years At This Address 3
Signature <i>[Signature]</i>				Date 8/11/12

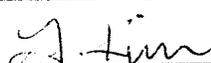
40.	Name TERESA CNU	Address 1837 STEINER ST SF, CA 94115	E-Mail/Phone 415 405-3770	Number of Years At This Address 20
Signature <i>[Signature]</i>				Date 8/11/12

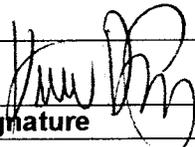
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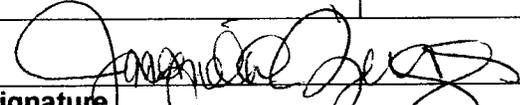
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3) WILL ADVERSELY IMPACT OUR QUALITY OF LIFE**

41.	Name Daniel Chung	Address 1820 Post St Apt # H	E-Mail/Phone —	Number of Years At This Address 10 years
Signature 				Date 8/11/12

42.	Name Billy Yi	Address 1870 POST ST #F	E-Mail/Phone —	Number of Years At This Address
Signature 				Date 8/11/12

43.	Name G. Kim	Address 1870 POST ST. #F	E-Mail/Phone —	Number of Years At This Address 10
Signature 				Date 8/11/12

44.	Name Kevin Dief	Address 1752 Fillmore St	E-Mail/Phone 415 921-1500	Number of Years At This Address 10
Signature 				Date 8/13/12

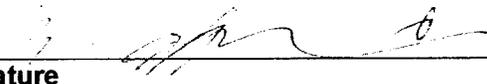
45.	Name Jacqueline Zeigler	Address 1752 Fillmore St SF CA. 94115	E-Mail/Phone 415 921-1500	Number of Years At This Address 9 yrs.
Signature 				Date 8/13/12

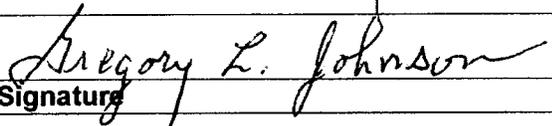
**PETITION TO OPPOSE CONDITIONAL USE OF OUTDOOR PATIO DINING
ROOSTERTAIL RESTAURANT, 1963 SUTTER STREET, SF, CA 94115**

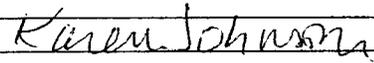
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3) WILL ADVERSELY IMPACT OUR QUALITY OF LIFE**

46.	Name TERENCE CHAN	Address 1752 Fillmore	E-Mail/Phone 415 921-1500	Number of Years At This Address 11
				8/18/12
Signature				Date

47.	Name MICKEY IMURA	Address 1918 Sutter St.	E-Mail/Phone (415) 931-9694	Number of Years At This Address 35yrs
				8/29/12
Signature				Date

48.	Name M. AKIYAMA	Address 1927 SUTTER ST - 94115 SF	E-Mail/Phone	Number of Years At This Address 34
				9/17/12
Signature				Date

49.	Name GREGORY L. JOHNSON	Address 1716 FILLMORE ST. SF CA - 94115	E-Mail/Phone gforce_g.nab @Yahoo.com	Number of Years At This Address 31
				9/20/12
Signature				Date

50.	Name Karen Johnson	Address 1712 Fillmore SF 94115	E-Mail/Phone karenaj48@gmail.com	Number of Years At This Address 31
				9/20/2012
Signature				Date

JUNG WON LEE
1870 POST ST. # D
S. F. CA 94115

Jung Won Lee

Rachel Yi

1945 Sutter ST # C

S-F CA 94115

Lawyer

Jimmy Hearty

1720 Post St # J

S. F. CA. 94115

1645 Webster # 67

Choi Bong

Duplicate
Already
signed

October 1, 2012

Supervisor Christina Olague
San Francisco Supervisor, District 5
San Francisco City Hall
1 Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

Dear Supervisor Olague:

As the project sponsors for the Conditional Use permit application #2012.0971C, we would like to take this opportunity to describe the proposed project and address any potential concerns.

Project Description

The proposal is a request for Conditional Use authorization under Sections 712.24, 145.2, and 249.31 of the San Francisco Planning Code to allow an “outdoor activity area” to the existing full-service restaurant (dba Roostertail Rotisserie) located within the rear yard of a 3-story historic building within the NC-3 (Medium-Scale Neighborhood Commercial) Zoning District, Japantown Special Use District, with 40-X Height and Bulk District. The proposal is to use the existing 180 square foot rear yard patio, adding dining tables and chairs, for patron dining. No construction will be required, as the patio already exists in the proposed state for dining. The existing patio is surrounded by 6’-6” high fencing and is covered in foliage over the fence along the eastern property line. The current restaurant, ‘Roostertail’ is approximately 1,380 square feet in floor area, and has been in operation since December 2011.

Restaurant Concept

Roostertail restaurant represents the culmination of a lifelong dream for chef/owners Gerard Darian and Tracy Green to operate their own restaurant. The independently-owned full-service restaurant is open for business 7 days per week from 11:30am until 10pm. The menu is focused on wholesome meals, at an affordable price point, in a family-friendly environment. Owner Gerard Darian describes the fare as “food my wife and I and our kids like to eat.” Beer and wine are also served, although alcohol sales are not a focal point, comprising only 10% of the restaurant’s total revenue. No hard alcohol is available. The majority of Roostertail’s customers are local residents, who walk in for lunch or dinner, but the restaurant also draws patrons from other San Francisco neighborhoods and from outside San Francisco.

In March 2012, local resident Jerry Tewell was quoted in the Wall Street Journal, describing Roostertail restaurant: "It's a good fit for the neighborhood—it's affordable and fresh." The San Francisco Chronicle has named Roostertail as one of its 2012 Bargain Bites, and the SF Bay Guardian features Roostertail as a “fantastic new thrifty dining option” with a “friendly staff who exude a warm welcome”. The San Francisco

Examiner describes the restaurant: “a family-run chicken rotisserie a block from the Kabuki movie theater, captures what ingredient-crazed, vegetable-gorging, farmers market-addicted San Franciscans truly enjoy: vibrant home-style cooking”.

The restaurant owners originally selected this location because of the vitality of this NC-3 neighborhood commercial district; it’s location in a beautiful historic Victorian building; and the potential for enhancing the dining experience through the use of the existing small yet sunny outdoor patio.

Compatibility with neighborhood / community and alignment with San Francisco Master Plan

Roostertail is in an NC-3 zoning classification, a district that encourages ground floor commercial activity, and is part of the Japantown Special Use District. Planning Code Section 712.1 describes NC-3 Districts as “intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods.” Further, “A diversified commercial environment is encouraged for the NC-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses.”

On the San Francisco Planning Department website, the following community planning efforts for the “Japantown Better Neighborhood Plan” are identified:

- Secure the Japantown future as a thriving commercial and retail district.
- Secure the Japantown future as a physically attractive and vibrant environment.

One of the key actions identified to further the goals for securing the future for Japantown is stated as: “Business Retention and Enhancement”.

As demonstrated through numerous support letters from both residential and commercial neighbors as well as media coverage of the restaurant, Roostertail has been a welcome asset to the neighborhood, and the addition of an outdoor patio is an anticipated amenity for many community residents.

Attachment 1, *300’ Radius Use Map*, illustrates the suitability of Roostertail in this neighborhood. The map also shows other nearby establishments that provide outdoor seating, indicating a precedent for neighborhood tolerance for such outdoor activities.

Potential Issues and Other Considerations

Outreach to Community / Support from Community

Gerard Darian and Tracy Green have been described by community residents as respectful and responsible business owners. To date, over fifty (50) letters have been received in support of the patio seating. This number continues to grow daily.

The restaurant owners are committed to taking every possible reasonable action to ensure the outdoor dining area not only be enjoyable for restaurant patrons, but also to mitigate

issues which might disturb any nearby residents. The owners have demonstrated this by conducting a Pre-Application Meeting on June 13 to describe the project and discuss potential neighbor concerns. Two-hundred fifteen (215) of the nearby neighbors and community organizations were invited to the meeting. In order to ensure open and positive communication, Gerard and Tracy invited significantly more neighbors than is required in the Instruction Packet for Pre-Application Meeting, which only requires inviting abutting property owners and occupants. Three (3) local residents attended the meeting (Ms. Michiko Yamada, Mr. George Yamada, and Ms. Mary Ann Hori). Ms. Yamada and her father Mr. George Yamada are the building owners directly to the east of the restaurant (lot 43), where they are the two owner/occupants. In this building, there is also one commercial tenant (City Arts & Lectures) at the ground level, who has expressed support for the patio dining area to the restaurant owners. Ms. Hori is a tenant/occupant residing two buildings down from the restaurant, in one of the 72 units located in lot 45.

The attendees concerns were discussed at length during the course of the 1 hour and fifteen minute meeting. Mr. Kevin Chin also attended the meeting as the representative of the previously named attendees, although Mr. Chin does not live within the proximity of the meeting invitees. The concerns raised at the meeting and the restaurant owners / project sponsor's responses are documented in the Pre-Application Meeting Summary provided to Ms. Sharon Young.

Economic Growth / Job Promotion

Roostertail currently employs sixteen (16) employees, with widely diverse ethnicities, cultural backgrounds, and ages.

Outdoor patio seating will help this small nascent business grow to become financially stable so they may continue to offer new jobs and foster economic growth for the neighborhood, well into the future.

Historical Building Preservation

This building is listing #5409 in the San Francisco Planning Department's Historic Resources Inventory. The restaurant owners selected this site in part due to the building's architectural merit, and they feel that it is crucial to preserve such important architectural resources. As such, Gerard and Tracy have expended tremendous effort and investment on tenant improvements that have greatly enhanced the appearance, cleanliness and stability of the restaurant and in turn, the overall building. They have taken special care that the interior renovation is in harmony with the style of the exterior of the building. Providing an outdoor seating area will help the restaurant remain a viable asset for the building and the community into the future.

Noise Mitigation and Privacy Protection Measures

Refer to Attachment 2, *Plot Plan Block 0684*. The rear patio at Roostertail (Lot 42) is surrounded by a tall fence, with noise-dampening tall foliage along the entire eastern length and height of the fence. Additionally, there are large open spaces in the areas behind and around the proposed patio, with trees and foliage throughout.

East side – The eastern adjacent property (Lot 43) is set back approximately 10' from the rear façade of the restaurant such that the distance between the patio and nearest window is approximately 21' (Line A on plot plan), with a small tree and vines covering the east fence, offering a noise buffer. The next building to the east (Lot 45) is set back such that the distance between the patio and nearest window is approximately 48' (Line B on plot plan), and sound is blocked by the rear protrusion of the building on Lot 43. There is no direct line of sight between any eastern building and the patio. There are numerous trees throughout the open areas on Lot 45, to the east of the patio.

South side – To the south of the patio is a large irregularly shaped parking lot (common area assessed to adjacent lots) that is back-to-back with another parking to the south (Lot 45). The property line between these two lots is lined with trees of various sizes, which absorb noise. The closest building to the south is no less than one-hundred and fifty feet (150') from the patio edge (Line G on plot plan). There is no direct line of sight from any southern building to the patio. Again, there are numerous trees throughout the open areas on Lot 45, to the south of the patio.

West side – To the west of the restaurant, within the same building (Lot 42) is a hair salon (tenant) at the ground level and rental residential units above. There are two (2) fences over six feet tall between these occupancies in the same building and the restaurant patio. Both the hair salon owner (tenant) and building owner have provided letters of support for the project. The adjacent property to the west is set back from the rear of the subject building, such that the distance between the patio and the building is approximately 45' (Line D on plot plan), with sound blocked by the rear protrusion of the western portion of the subject building. Other buildings to the west are 97' (Line E on plot plan) and 80' (Line F on plot plan) from the patio. There is no direct line of sight between the patio and the western adjacent building.

The restaurant owners have taken very seriously the potential concerns of nearby neighbors. Over and above the presence of large open spaces surrounding the patio, the following measures will be taken, to minimize noise to adjacent buildings:

- Recorded or live music or amplified sound shall be prohibited in the outdoor space.
- The patio is very small, and at 180 square feet, will not be able to accommodate more than twelve (12) seated diners at one time.
- No bussing stations for dishes will be permitted outside to reduce noise associated with “clattering dishes”. Instead, dishes will be taken directly inside to the dishwasher.
- Employees will ask restaurant patrons who are too loud to respect neighbors, and signs will be posted on the patio to that effect.
- For additional sound insulation, if required by the Planning Commission, the owners would be willing to extend a trellis with vegetation above the existing vegetation and fence by an additional 2' to 3'.

Mitigation of Light Pollution

At the existing patio, two 26W high-efficiency shielded wall-mounted light fixtures face toward the rear patio and provide soft and low light levels (refer to *Site Photo Addendum*). The light from these minimal fixtures is blocked from extending to any adjacent buildings by the fence surrounding the patio. No additional artificial lighting is planned.

Public Health/Cleanliness

To-date there have been two health inspections at Roostertail, both health report scores have been in the upper 90s, well-positioning the restaurant for a future Symbol of Excellence award from the San Francisco Health Department. The most recent health inspection resulted in a score of 98. This represents an overwhelming improvement from the previous restaurant, which had low health inspection report scores.

The owners have maintained a high level of cleanliness both inside and outside the restaurant, and this level of care will continue to the outdoor dining patio. In this regard, the following measures will be taken:

- Plates will be cleared promptly
- Owners will ensure the outdoor patio is kept tidy, clean and free from debris
- The patio will be cleaned/hosed down nightly following service

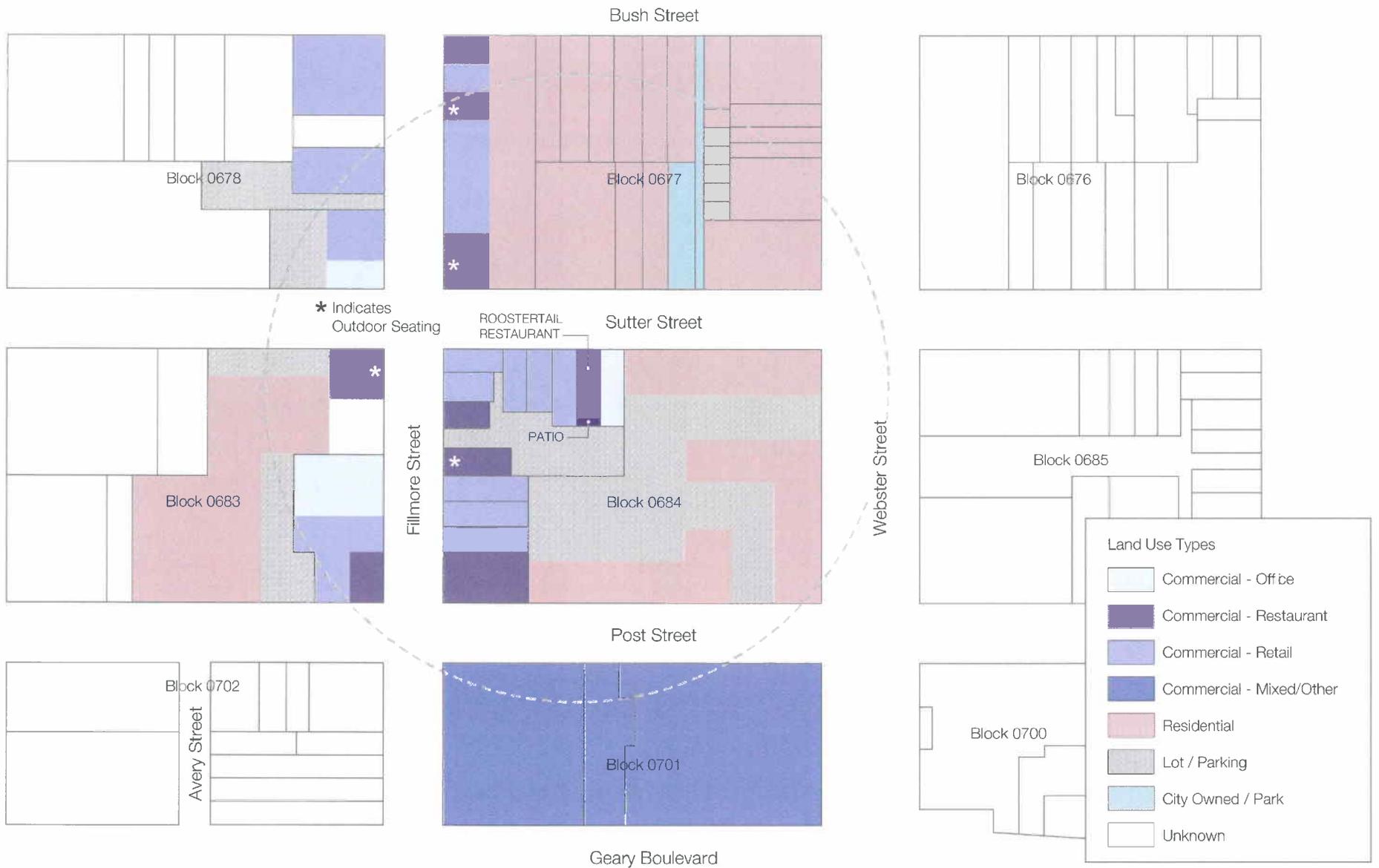
We strongly encourage the approval of this Conditional Use proposal for Roostertail restaurant. Please do not hesitate to contact us should further questions or concerns arise.

Sincerely,

Jennifer Butler & Stacy Jed
Project Sponsors

Attachments

Cc: Sharon M. Young, Planner, NW Quadrant, Current Planning
Gerard Darian, Owner, Roostertail
Tracy Green, Owner, Roostertail

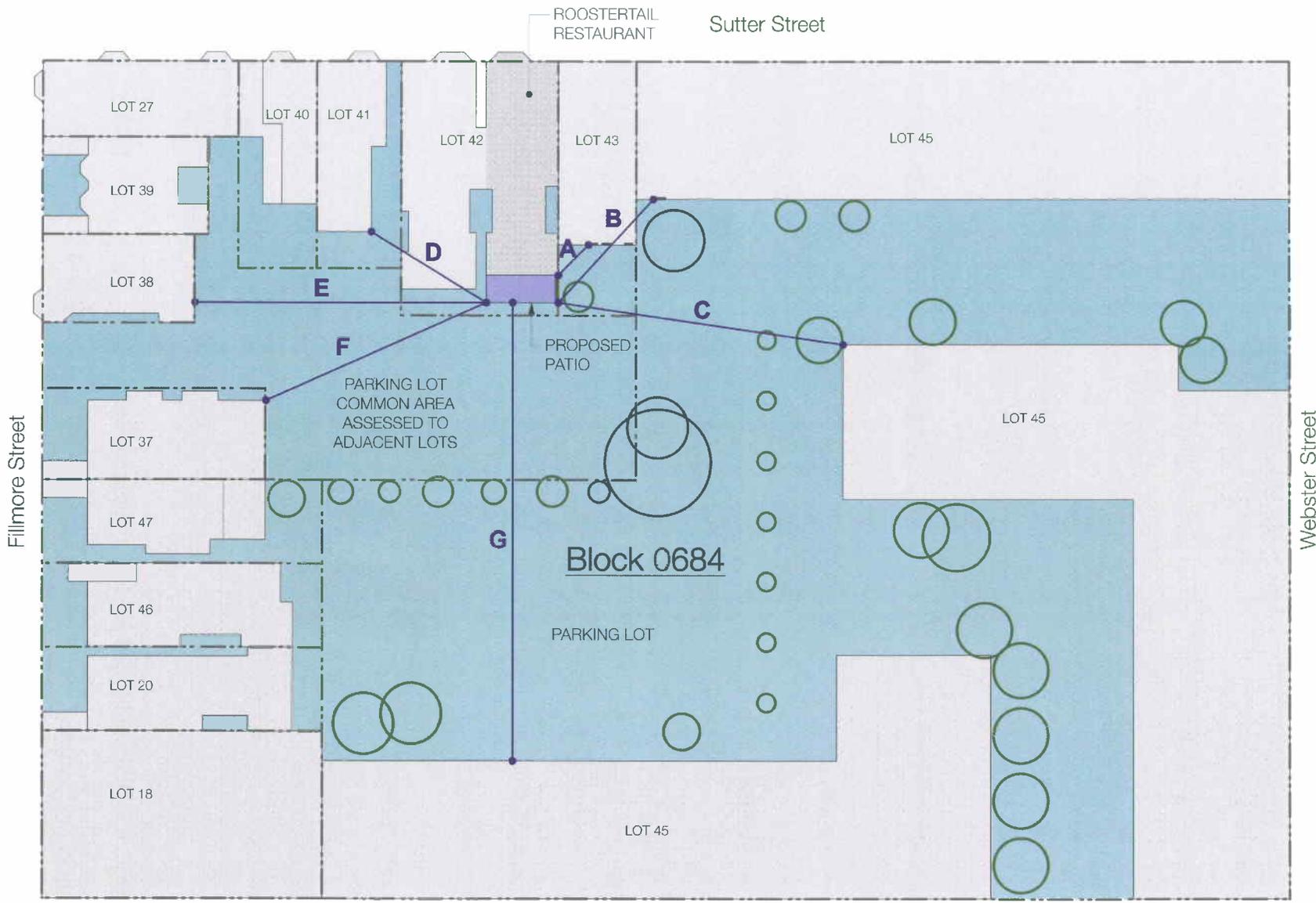


ATTACHMENT 1: 300' RADIUS USE MAP

Scale: 1" = 100'



ROOSTERTAIL RESTAURANT



Distances to Nearest Residential Window or Building

A	21' (to window)
B	48' (to window)
C	95' (to building)
D	45' (to building)
E	97' (to building)
F	80' (to building)
G	150' (to building)

Legend

	Tree
	6'-6" Vines covering fence
	Building
	Open Space
	Property Line

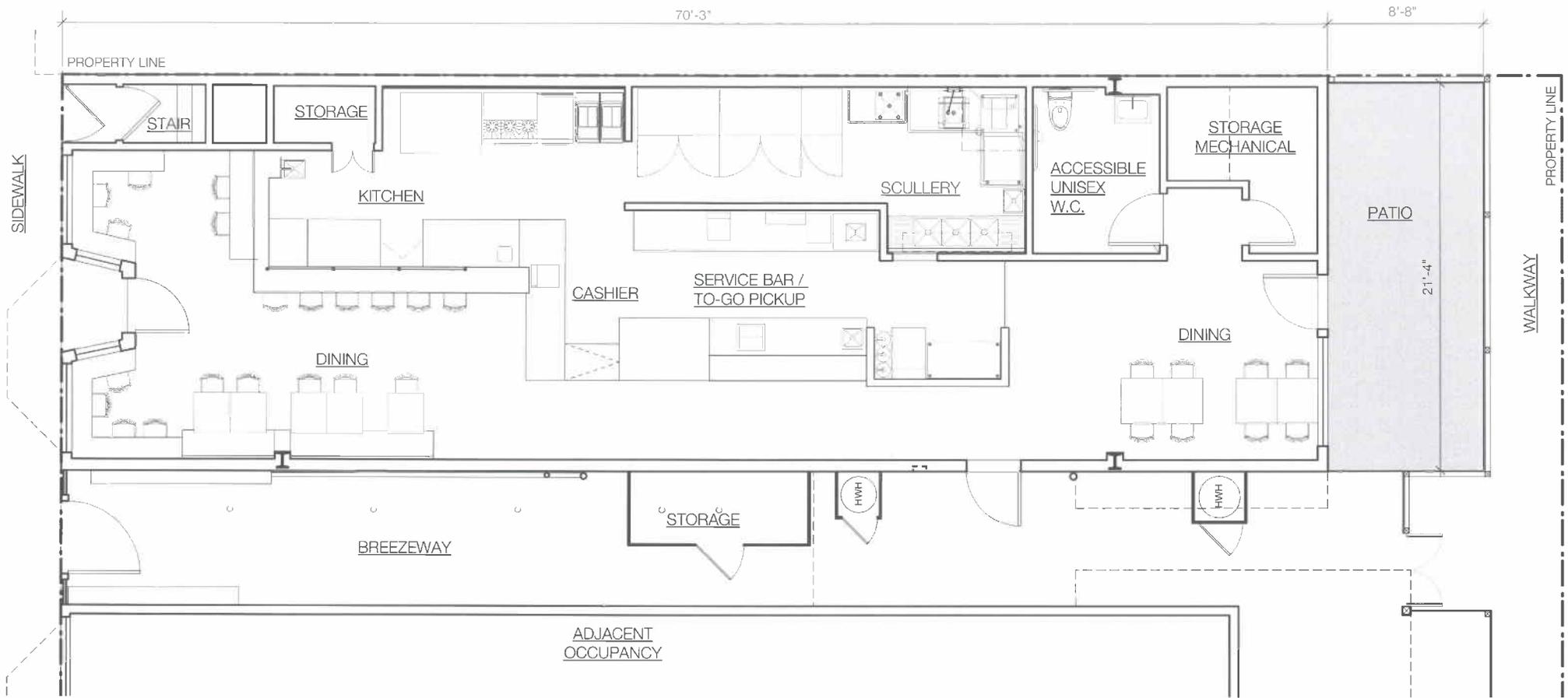
ATTACHMENT 2: PLOT PLAN BLOCK 0684

Scale: 1/32" = 1'-0"



Post Street

ROOSTERTAIL RESTAURANT

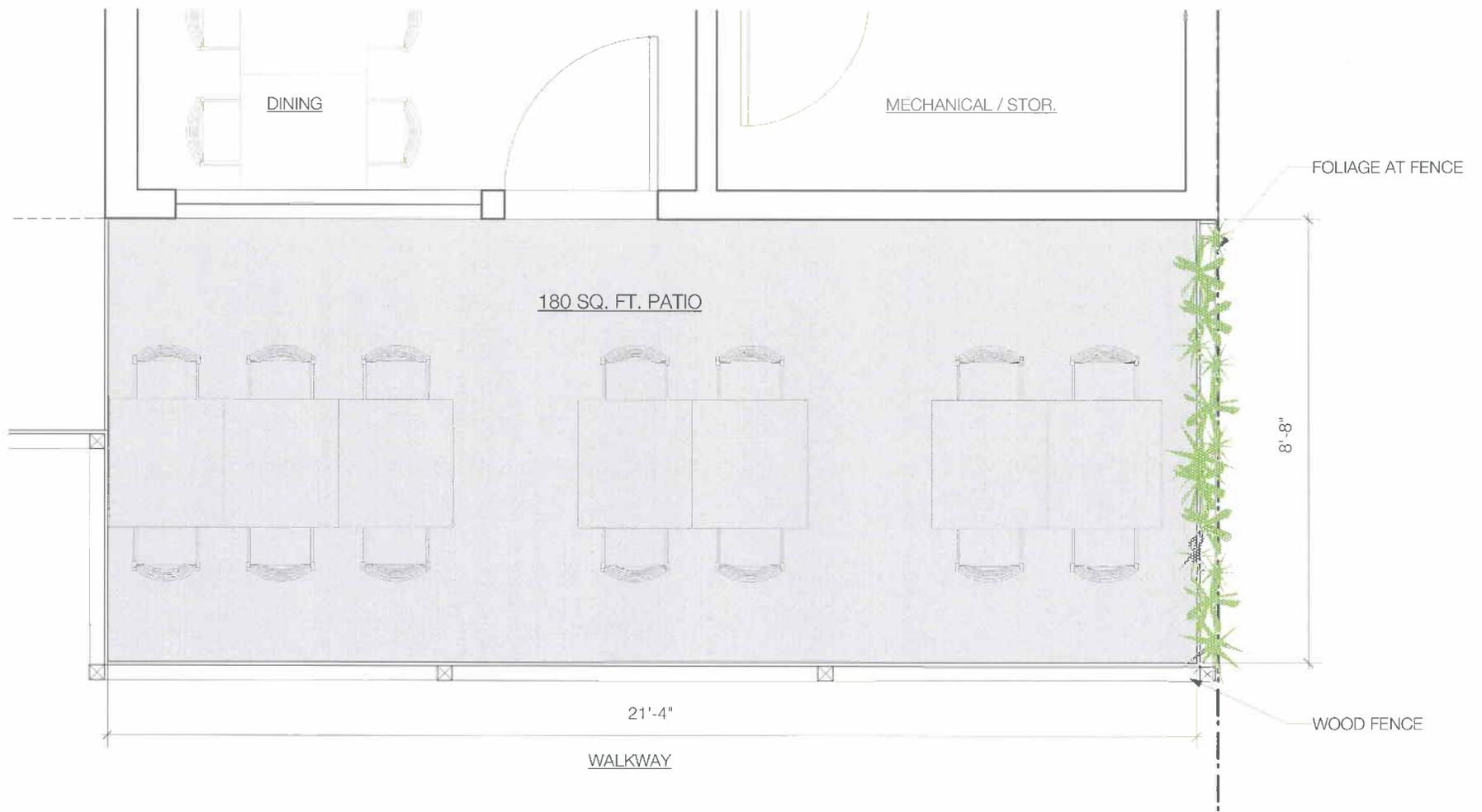


ATTACHMENT 3: RESTAURANT FLOOR PLAN

Scale: 3/16" = 1'-0"



ROOSTERTAIL RESTAURANT



ATTACHMENT 4: PATIO FLOOR PLAN

Scale: 1/2" = 1'-0"



ROOSTERTAIL RESTAURANT

Young, Sharon (CPC)

From: Le Creme Spa <lecremedayspa@gmail.com>
Sent: Wednesday, September 12, 2012 5:10 PM
To: Young, Sharon (CPC)
Subject: Case for roostertail approved

Dear Sharon,

My names is Linda Le creme Day spa manager

We are excited to hear that our neighbor Roostertail wanted to open the patio for business i think its will be a great idea to improved the neighborhood and also im confindent that they will handle that properly to not disturb our community.

Best Regard,
Linda Hoang
Manager

Le Creme Spa
1971 Sutter Street (between Fillmore & Wester)
SF CA, 94115
415-359-9530

Sharon Young

San Francisco planning Department

1650 Mission St. 4th Floor

San Francisco, CA 94103

Subject: 1963 Sutter St., Roostertail Restaurant, Case No. 2012.0971C

Dear Ms. Young:

As a Long Time Merchant and Patron, I wholly support Roostertail Restaurant's conditional use permit for an outdoor Patio Area. We are located next door and feel the owners Gerard Darian and Tracy Green are responsible operators, who are sensitive to the needs and concerns of the neighborhood, and feel the outdoor seating will be a unique service to our community.

Sincerely

A handwritten signature in black ink that reads "Winfred Cook". The signature is written in a cursive, flowing style.

Winfred Cook

Winfred's Hair Salon

1967 Sutter St.

San Francisco, Ca. 94115

BUILDING LANDLORD

September 5, 2012

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

Dear Ms. Young:

I am the building owner of 1961-1969 Sutter Street, which includes Roostertail restaurant, Winfred's Hair Salon, and seven rental units above the retail spaces. I am writing in support of Roostertail's application for permission to use the existing small backyard patio space for outdoor dining.

This building is #5409 in the San Francisco Planning Department's Historic Resources Inventory. As such, it is important to preserve and protect this great architectural resource. Last year, I was very pleased to sign Gerard Darian and Tracy Green as the new tenants of the space that had been formerly Café Kati. Owned and operated by the couple, Gerard and Tracy have made a tremendous effort and investment in improvements that have greatly enhanced the appearance, cleanliness and stability of this historic building resource.

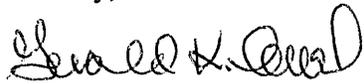
It is not only important to me to keep my retail tenants stable and happy, but also the residential tenants residing in the (7) units above the retail spaces. Gerard and Tracy have been respectful and responsible business owners and co-tenants through the development and build-out of Roostertail restaurant. I have received no complaints to-date from the tenants residing directly above the restaurant, and none of them have voiced concerns about patio seating (all were invited to a Pre-Application Meeting). In fact, many of my tenants support the restaurant through their regular patronage. I feel confident that Tracy and Gerard will continue to manage the space responsibly and be sensitive to the needs and concerns of the surrounding neighbors.

I have been thrilled with the level of maintenance and cleanliness that Tracy and Gerard have provided the restaurant as well as to the common areas of the property, and am pleased to learn of their most recent health report score of 98. This represents a remarkable positive change from the previous restaurant. I have confidence that this level of care and cleanliness will extend to the patio.

Winfred's Hair Salon has been my tenant for 20 years, and Café Kati (the previous restaurant) was also my tenant for 20 years. It is important to me personally, to the building tenants and immediate neighbors, as well as to the community at large to promote stable and responsible businesses that serve as assets to this neighborhood. Allowing Roostertail to seat patrons on the rear patio will assist this small family-oriented business to remain viable well into the future.

I strongly encourage the approval of Roostertail's application No. 2012.0971C for using the existing rear patio for dining.

Sincerely,

A handwritten signature in black ink, appearing to read "Gerald K. Dowd". The signature is written in a cursive style with a large, looped initial "G".

Gerald K. Dowd
Building Owner, 1961-1969 Sutter Street

FILLMORE MERCHANTS ASS'N.

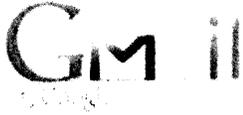
Subject: Roostertail patio permit
From: Thomas Reynolds (trr@thomasreynolds.com)
To: sharon.m.young@sfgov.org;
Cc: roostertailsf@yahoo.com;
Date: Friday, August 31, 2012 4:21 PM

To Sharon Young, SF Planning Department:

The Fillmore Merchants Association supports our new neighbor Roostertail's permit for outdoor dining at 1963 Sutter Street. We encourage approval of their application to begin serving on their back patio.

Thomas R. Reynolds
President, Fillmore Merchants Association
Publisher, the New Fillmore
2130 Fillmore Street #202
San Francisco, CA 94115
415.441.6070

<http://newfillmore.com>



PACIFIC HEIGHTS RESIDENTS ASSN.

Jennifer Butler <jabutlerdesign@gmail.com>

Fw: Fwd: PHRA letter re Roostertail

Gerard Darian <roostertailsf@yahoo.com>
Reply-To: Gerard Darian <roostertailsf@yahoo.com>
To: jabutlerdesign <jabutlerdesign@gmail.com>

Tue, Oct 16, 2012 at 3:50 PM

----- Forwarded Message -----

From: Gerard <jebirley@yahoo.com>
To: roostertailsf@yahoo.com
Sent: Tuesday, October 16, 2012 3:49 PM
Subject: Fwd: PHRA letter re Roostertail

Sent from my iPhone

Begin forwarded message:

From: Tracy Green <tkgreen@sbcglobal.net>
Date: October 16, 2012 2:56:46 PM PDT
To: Gerard <jebirley@yahoo.com>
Subject: Fwd: PHRA letter re Roostertail

Sent from my iPhone

Begin forwarded message:

From: "Young, Sharon (CPC)" <sharon.m.young@sfgov.org>
Date: October 16, 2012 11:40:52 AM PDT
To: "LYNNENEW@aol.com" <LYNNENEW@aol.com>, "tkgreen@sbcglobal.net" <tkgreen@sbcglobal.net>, "sharon.young@sfgov.org" <sharon.young@sfgov.org>
Cc: "greg.scott@us.pwc.com" <greg.scott@us.pwc.com>, "paul@pw-sc.com" <paul@pw-sc.com>
Subject: RE: PHRA letter re Roostertail

PHRA-

I received your comments and it will be noted for the project.

Sincerely,

Sharon Young

Sharon M. Young

Planner, NW Quadrant, Current Planning
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

415.558.6346 (voice)

415.558.6409 (fax)

www.sfplanning.org/ (website)

From: LYNNENEW@aol.com [mailto:LYNNENEW@aol.com]

Sent: Tuesday, October 16, 2012 11:27 AM

To: tkgreen@sbcglobal.net; sharon.young@sfgov.org

Cc: greg.scott@us.pwc.com; paul@pw-sc.com

Subject: PHRA letter re Roostertail

Sharon Young via e-mail
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

Subject: Case No.: 2012.0971C,
Support for Roostertail's use of outdoor patio for dining

Dear Ms. Young:

The Pacific Heights Resident's Association (PHRA) is writing in support of Roostertail's Conditional Use application to allow dining on an existing patio.

We have discussed the proposal with Gerard Darian, proprietor, and believe the area will be managed appropriately. The premises are well kept and attractive, and we have no concerns over outside litter issues related to the patio.

Roostertail's patio area is exposed to the interior of a large open area surrounded by residences, which is relatively protected from street noise. This would be the first rear-yard seating in this block, and potential noise impact is a legitimate resident

concern. As such we recommend that the use conditions clearly address the issue of noise, and the hours of use of the back patio.

In our discussions with Mr. Darian, we understood that he did not intend to have outside speakers, and he was open to restricting the hours so that patrons were no longer on the patio after 10 pm. Such willingness to accommodate neighbor concerns over noise are commendable, and should be memorialized in the use conditions. We are also concerned that future tenants of the Roostertail space be held to the same restrictions.

Thank you for your consideration of Roostertail's request, and of PHRA's comments.

Sincerely Yours,

For PHRA

Cc: Gerard Darian & Tracy Green, Roostertail

Subject: Permit
From: Janice Bolaffi (bolaffi@pacbell.net)
To: sharon.m.young@sfgov.org;
Date: Friday, August 31, 2012 2:09 PM

August 31, 2012

TO: Ms. Sharon Young (Sharon.m.young@sfgov.org)
SF Planning Department

FROM: Drs. Andre & Janice L. Bolaffi
2331 Bush Street
San Francisco, CA 94115

RE: Roostertail Restaurant-1963 Sutter Street, SF., CA 94115

As long term and active residents (27 years) of the Western Addition and its Neighborhood Association (WANA) we enthusiastically welcome the Roostertail Restaurant's desire to add a back patio to their establishment. The back patio would be a wonderful and very pleasant addition and we fully support the restaurant's efforts.

Sincerely yours,

Andre and Janice Bolaffi

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

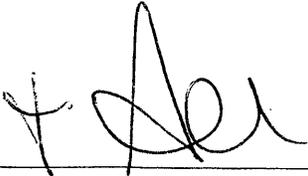
Dear Ms. Young:

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As a patron and local resident, I have welcomed the addition of this high quality and neighborhood-appropriate restaurant, family owned and operated by respectful and responsible business owners, Tracy Green and Gerard Darian.

I eagerly anticipate the opening of the existing rear patio for outdoor dining, and have confidence in the owner's ability and intentions to make this an asset to the neighborhood and continue to serve as good neighbors and community members.

Sincerely,



Signature

10-10-12

Date

Thea Adler

Name

1020 Post St APT 309
SF, CA 94109

Address

thea.adler@gmail.com

email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

Dear Ms. Young:

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Sincerely,


Signature

10/3/12
Date

Susan Shaffer
Name

2185 Bush, San Francisco
Address

sshaffer@astlan@home.net
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

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Sincerely,



Signature

3 Oct 12

Date

Ann K. Freccero

Name

1600 Webster St # 103 SF 94115

Address



email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

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Sincerely,


Signature

10/3/12
Date

WILLIAM CERILLO
Name

2000 Sutter St. # 124, S.F. 94115
Address

email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

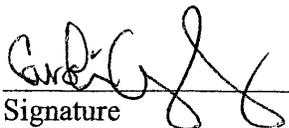
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Sincerely,


Signature

10/3/2012
Date

Caroline Moody
Name

638 34th Avenue, SF 94121
Address

email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

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Sincerely,

Jill Cowan
Signature

10-3-12
Date

Jill Cowan
Name

2606 Jackson St,
Address

Jill.Cowan@gmail.com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

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Sincerely,



Signature

10/3/12

Date

Maria EBELT

Name

456 HAZELWOOD AVE S.F. 94127

Address

CANTON11@SFPUBLICWORKS.NET

email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

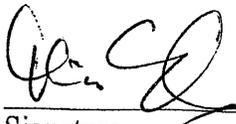
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Sincerely,



Signature

10/3/12

Date

Maria EBELT

Name

456 Hazelwood Ave S.F. 94127

Address

CAUTO11@SFPUBLICLOCAL.NET

email

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

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

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Sincerely,

Jill Cowan
Signature

10-3-12
Date

Jill Cowan
Name

2601 Jackson St,
Address

Jill.Cowan@gmail.com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

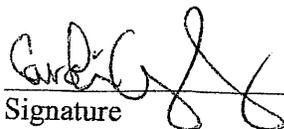
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10/3/2012
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638 34th Avenue SF 94121
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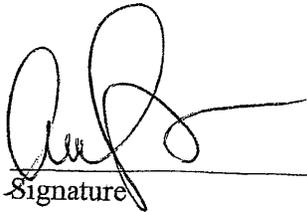
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Signature

3 Oct 12
Date

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Name

1650 Webster St # 103 SF 94115
Address


email

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

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Sincerely,


Signature

10/3/12
Date

Susan Shaffer
Name

2185 Bush, San Francisco
Address

sshaffer@ashlandhome.net
email

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

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

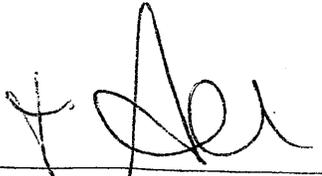
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Sincerely,



Signature

10-10-12

Date

Thea Adler

Name

1020 Post St APT 309
SF, CA 94109

Address

thea.adler@gmail.com

email



800-936-3339 • clarkpest.com

PEST-AWAY® SERVICE AGREEMENT

Rt 26
Warren
BY 10 AM
10/10/12

DATE: 9/7/12
NAME: Rooster Tail PHONE: 415.776.6783
ADDRESS: 1963 Sutter St CITY: SF ZIP: 94415

I/We hereby authorize Clark Pest Control, Inc. to provide pest control service on:

FACILITY NAME: Rooster Tail ADDRESS: 1963 Sutter St
CITY: SF ZIP: 94415 PHONE: 415.776.6783
CONTACT PERSON: Gerard TITLE: owner
TARGET PESTS: GPC ADDITIONAL PESTS COVERED: _____

CLARK'S MISSION STATEMENT

Our mission is to exceed client expectations with the most effective pest control in the world!... and that this be done in an ethical, professional, responsive and caring manner.

EXCLUSIVE 100% SATISFACTION GUARANTEE

Should the listed pests infest your structure between regular services, we will re-treat the infestation by a mutually agreeable appointment at no additional charge.

TERMS OF AGREEMENT

This year round service agreement automatically renews itself on its anniversary date. It can be cancelled with a 30 days written notice. This agreement does not include control for bed bugs, termites, flying insects, or other wood destroying organisms. We reserve the right to adjust our service fees, upon your request for additional pest control services, or after one year. It is understood that while the purpose of our pest control service is to prevent damage or injury by pests, Clark Pest Control Inc. owners and employees shall not be held responsible should damage or injury occur. A charge of 1 1/2 percent per month, 18 percent per annum, will be added to past due accounts.

RODENT EXTRA SERVICE

Sometimes sanitation issues, improper storage and housekeeping practices and/or structural deficiencies require additional rodent control services. When this occurs Clark Pest Control will immediately contact you for written authorization for any additional charge(s) and respond immediately to correct the rodent problem.

EQUIPMENT

Equipment installed and maintained by Clark Pest Control, including rodent traps and/or bait stations, fly control systems, etc. will remain the property of Clark Pest Control unless otherwise agreed to in writing. Equipment damaged or lost by others, due to negligence, fire or theft, etc. will be replaced by Clark Pest Control for an additional fee.

SERVICE INFORMATION

Install monitors thru out restaurant. ~~inspect~~
inspect and treat as needed. Treat exterior front & rear

SERVICE SCHEDULE & FEE

Year-round pest control service to be performed (frequency) Monthly

Initial Service Fee \$ 150

Service Fee \$ 85

Total \$ _____

Service authorized by (please print): Gerard Dorn owner
NAME TITLE

x Don Jordan FR32904 x [Signature]
SIGNATURE OF CLARK REPRESENTATIVE CUSTOMER SIGNATURE

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

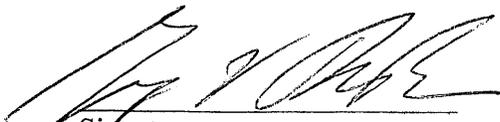
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Sincerely,


Signature

9/4/2012
Date

GEORGE DEBOEVER
Name

505 RAVEN PLACE CLAYTON CA.
Address

gdeboever@comcast.net
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

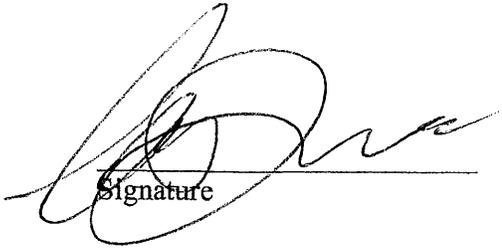
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Sincerely,


Signature

9/9/2012
Date

Michelle DeBoever
Name

39 E Fort Mason
Address

michelledb@JFCS.org
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

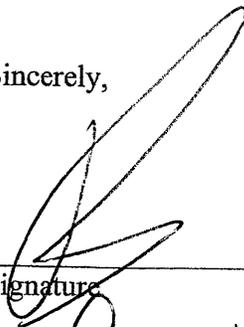
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Sincerely,



Signature

9/4/2012

Date

Paul Kelly

Name

2185 Bush St # 315

Address

email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

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Sincerely,

MM 8/30/12
Signature Date

Tommy Vollmer
Name

1081 C ASHBURY ST. SF, CA 94117
Address

Tommy.VOLLMER@GMAIL.COM
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

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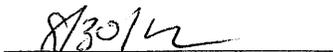
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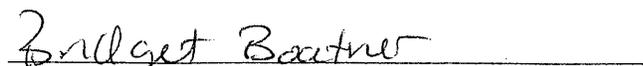
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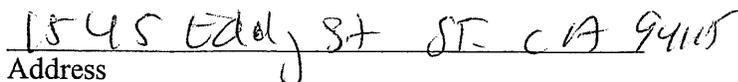
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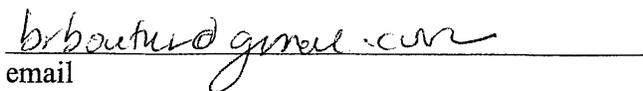
Sincerely,


Signature


Date


Name


Address


email

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

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Sincerely,

Kate Peck
Signature

7/30/2012
Date

Katie Petrovich
Name

2333 Divisadero St Apt 204
Address
San Francisco, CA 94115

Kthbourke@yahoo.com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

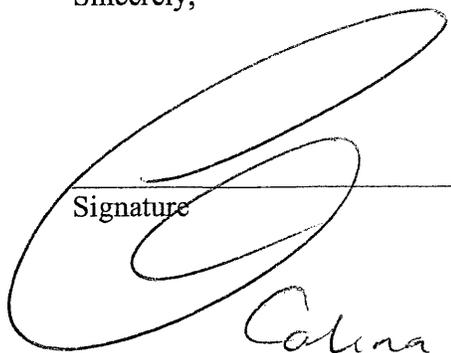
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As a patron and local resident, I have welcomed the addition of this high quality and neighborhood-appropriate restaurant, family owned and operated by respectful and responsible business owners, Tracy Green and Gerard Darian.

I eagerly anticipate the opening of the existing rear patio for outdoor dining, and have confidence in the owner's ability and intentions to make this an asset to the neighborhood and continue to serve as good neighbors and community members.

Sincerely,



Signature

8-29-12

Date

Carina Hansen

Name

1833 Fillmore, 3rd Fl.

Address

Carina Q

email

womenscommunityclinic.org

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

Dear Ms. Young:

I am writing in support for approval of the Conditional Use application by Roostertail Restaurant to use their existing rear garden patio for outdoor dining.

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Sincerely,


Signature

8/28/12
Date

Ardeno Bazar
Name

1818 Webster SF
Address

bmesfx@gmail.com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

Dear Ms. Young:

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Sincerely,



Signature

8/29/12

Date

Katherine Krause

Name

1818 WEBSTER

Address

email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

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Sincerely,

Kris Foss 8/29/10
Signature Date

KRIS FOSS
Name

2326 PACIFIC AVE,
Address
SF 94115

FOSS.KRISTINE@GMAIL.COM
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

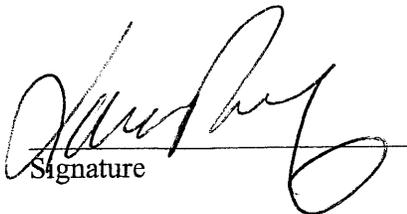
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Sincerely,


Signature

7/28/12
Date

LARA PERLS
Name

2385 Calif St #2 SF CA 94115
Address

perls@yahoodom
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

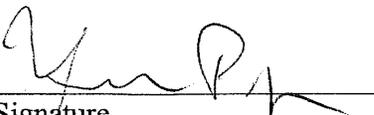
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Sincerely,


Signature

08-29-2012
Date

Yvonne Piper
Name

648 Waller St. #4, 2447
Address

yvonne@fastmail-fm
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

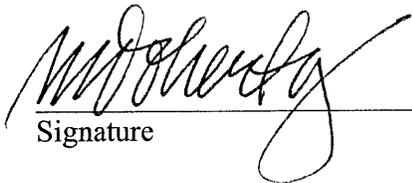
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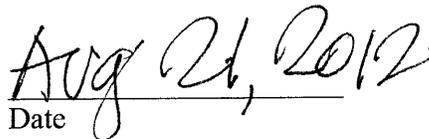
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Sincerely,


Signature


Date


Name


Address

_____ email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

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Sincerely,


Signature

08.21.12
Date

ERIC HETMAN
Name

21250 BUSH ST., S.F., CA 94115
Address

ERIC@VOLUMESF.COM
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

Dear Ms. Young:

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Sincerely,

M Whitw
Signature

8/21/12
Date

Megan Whitw
Name

225 Bush St #C
Address

white.megan@sbglobal.net
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

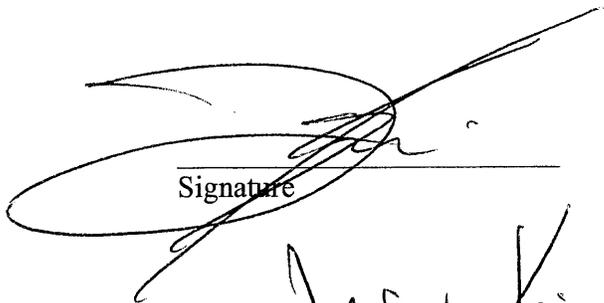
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Sincerely,


Signature _____ Date 8/27/12
Jason Kirunde
Name _____

1740 O'Farrell St SF, CA 94115
Address _____

JKirunde@gmail.com
email _____

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

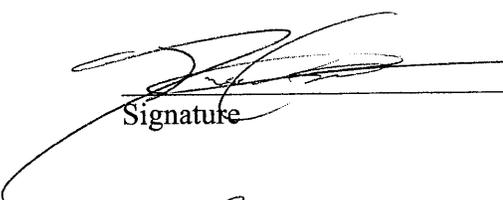
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Sincerely,


Signature

08-23-2012
Date

RICARDO CORSO
Name

2000 Post St #433
Address

CRAZYCORSO@YAHOO.COM
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

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Sincerely,


Signature

8/23/12
Date

ERICA JOHANSEN
Name

2000 Post. St. #423 SF. CA 94115
Address

Crazykuma@hotmail.com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

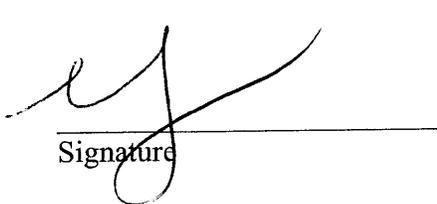
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Sincerely,


Signature

8/24/2012
Date

Max Forman
Name

1513 Golden Gate Ave, SF, CA 94115
Address

Max Rfe@aol.com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

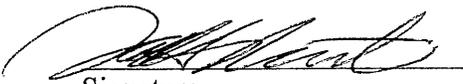
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Sincerely,


Signature

8-27-12
Date

Garrett Brant
Name

1505 Gough St. #3 SF, CA 94109
Address

gbrant1221@hotmail.com
Email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

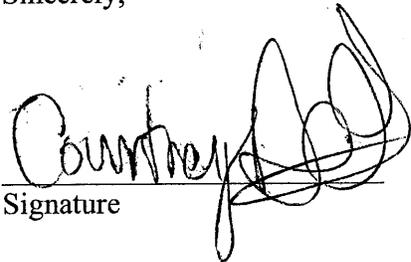
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Sincerely,


Signature

8/27/12
Date

Courtney Debiobbi
Name

1505 Gough St #3 S.F., CA 94109
Address

d3g10884@hotmail.com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

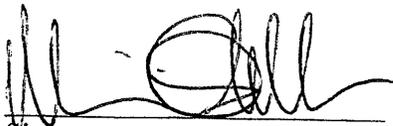
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Sincerely,


Signature

9.5.12
Date

MIMI ODELL
Name

506 FELL ST #7
Address

email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

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Sincerely,



Signature

9/6/12

Date

Theresa Colich

Name

1307 Bay St. #3 S.F. CA 94127

Address

tessa.colich@hotmail.com

email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

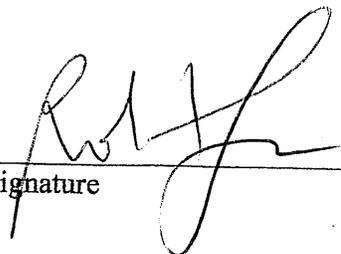
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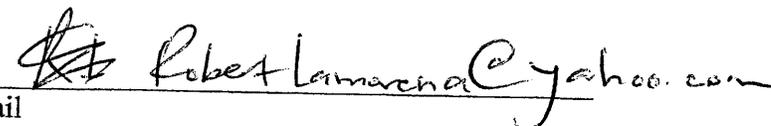
Sincerely,


Signature

09/06/12
Date

Robert Lamarena
Name

534 W. 5th St. Apt 4 San Jose, CA 95112
Address


email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

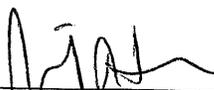
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Sincerely,



Signature

09/06/12

Date

Jenn Hsiao

Name

2811 California St., SF, CA 94115

Address

hsiao_finch@yahoo.com

email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

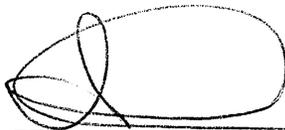
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Sincerely,



Signature

9/7/12

Date

Amelie Wen

Name

190 Putnam, SF, CA 94110

Address

hi.ammers@gmail.com

email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

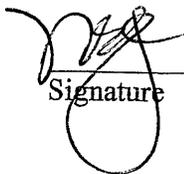
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Sincerely,


Signature

9.7.12
Date

Mary Finley
Name

176 19th Ave, SF 94121
Address

mary@jfgvp.com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

Dear Ms. Young:

I am writing in support for approval of the Conditional Use application by Roostertail Restaurant to use their existing rear garden patio for outdoor dining.

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Sincerely,


Signature _____ Date 9/7/12

HANNAH JACOBS
Name

801 Fulton St. SF, CA
Address

 hannahjacobs3@gmail.com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

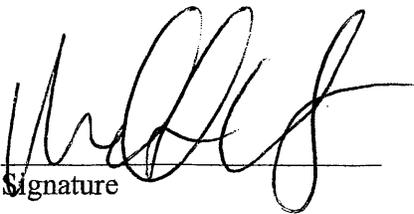
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Sincerely,

 9/12/12
Signature Date

Mowetta White
Name

1310 Fillmore St. #706 SF CA 94115
Address

MW @ Mowetta White. com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

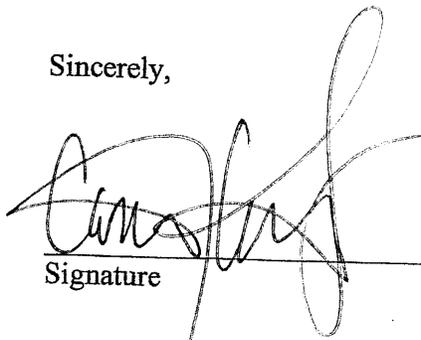
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Sincerely,


Signature

9/6/12
Date

Cameron Crosby
Name

2741 Clay St #2
Address

Cameronvan@hotmail.com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

Dear Ms. Young:

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Sincerely,


Signature

9/11/12
Date

Alice Fu
Name

1914 Pine St #3 SF 94109
Address

alicec.fu@hotmail.com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

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Sincerely,



Signature

9/3/12

Date

Michael Walker

Name

1600 Webster St. #204

Address

email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

Dear Ms. Young:

I am writing in support for approval of the Conditional Use application by Roostertail Restaurant to use their existing rear garden patio for outdoor dining.

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Sincerely,

V. Uslander
Signature

Sept. 1, 2012
Date

VICTORIA USLANER
Name

2060 Pacific Ave. 94109
Address

Vuslaner@hotmail.com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

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Sincerely,



Signature

9/13/12

Date

KELLY CHIN

Name

1220 ELLIS #1

Address

kchin@fam.sf.org

email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

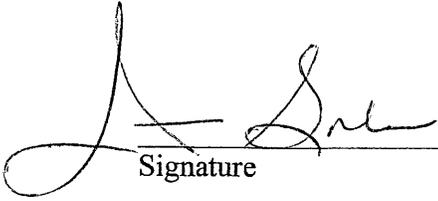
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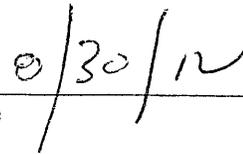
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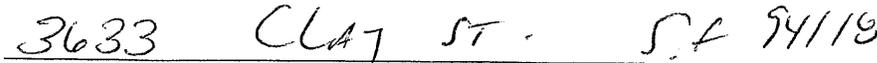
I eagerly anticipate the opening of the existing rear patio for outdoor dining, and have confidence in the owner's ability and intentions to make this an asset to the neighborhood and continue to serve as good neighbors and community members.

Sincerely,


Signature


Date


Name


Address


email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

Dear Ms. Young:

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Sincerely,


Signature

9-3-12
Date

Shelby Rhodes
Name

963 Oak St., SF, 94117
Address

shelbyrhodes@gmail.com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

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Sincerely,

Joseph Vignolo
Signature

9-3-12
Date

Joseph Vignolo
Name

1880A Filbert St.
Address

Joseph.Vignolo@gmail.com
email

Sharon Young
San Francisco Planning Department
1650 Mission Street, 4th Floor
San Francisco, CA 94103

Subject: 1963 Sutter Street, Roostertail Restaurant, Case No. 2012.0971C

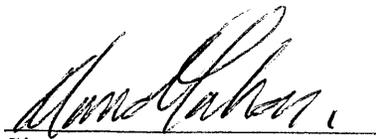
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Sincerely,


Signature

9/4/12
Date

DAVID LAHAR
Name

1737 WEBSTER SF CA 94115
Address

dlahar@aurigapartners.net
email



SUBJECT PROPERTY
1963 SUTTER ST.
BLOCK/LOT: 0684/042

ADJACENT PROPERTY
1955-1959 SUTTER ST.
BLOCK/LOT: 0684/043

ADJACENT PROPERTY
1971-1973-1975 SUTTER ST.
BLOCK/LOT: 0684/041

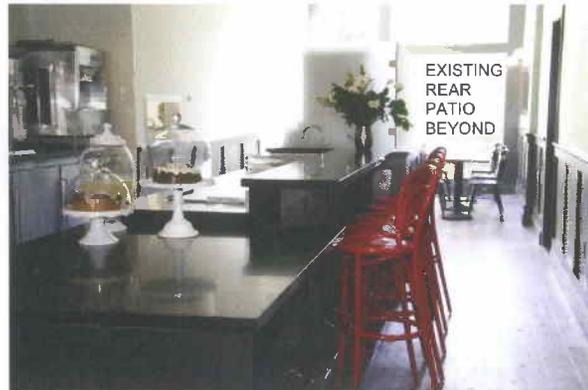


1 BLOCK FRONT (NORTH) FACADE
NO SCALE

NOTE: FRONT FACADE PHOTOS FOR REFERENCE ONLY. NO CONSTRUCTION WORK IS PLANNED TO THE BUILDING ITSELF, OR TO THE REAR PATIO. THE PATIO IS EXISTING.

2 RESTAURANT FRONT (NORTH) FACADE
NO SCALE

LOOKING SOUTH TOWARD REAR PATIO



EXISTING
REAR
PATIO
BEYOND

LOOKING NORTH TOWARD SUTTER STREET



FAMILY DINING AT ROOSTERTAIL



3 RESTAURANT INTERIOR PHOTOS
NO SCALE

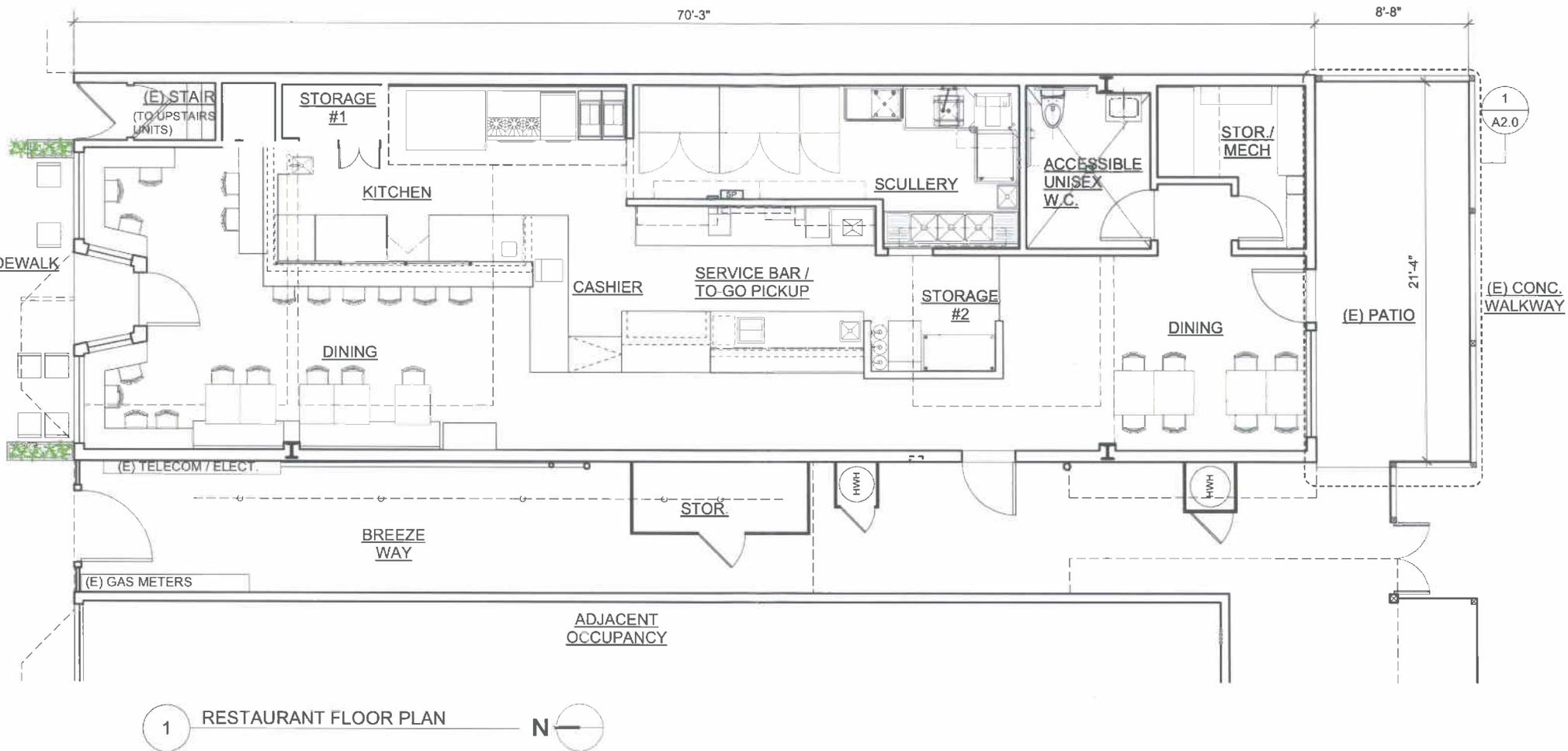
12.0971 C

Butler + Jed Design
5 Third Street Ste. 1120 San Francisco, CA 94103
415.505.0763 | jbutlerdesign@gmail.com
650.224.8680 | stacyjed@yahoo.com

ROOSTERTAIL RESTAURANT
1963 SUTTER STREET
SAN FRANCISCO, CA 94115

CONDITIONAL USE AUTHORIZATION
Date: 07.01.2012
Drawn by: JAB
Revisions:

SITE
PHOTOS



Butler + Jed Design

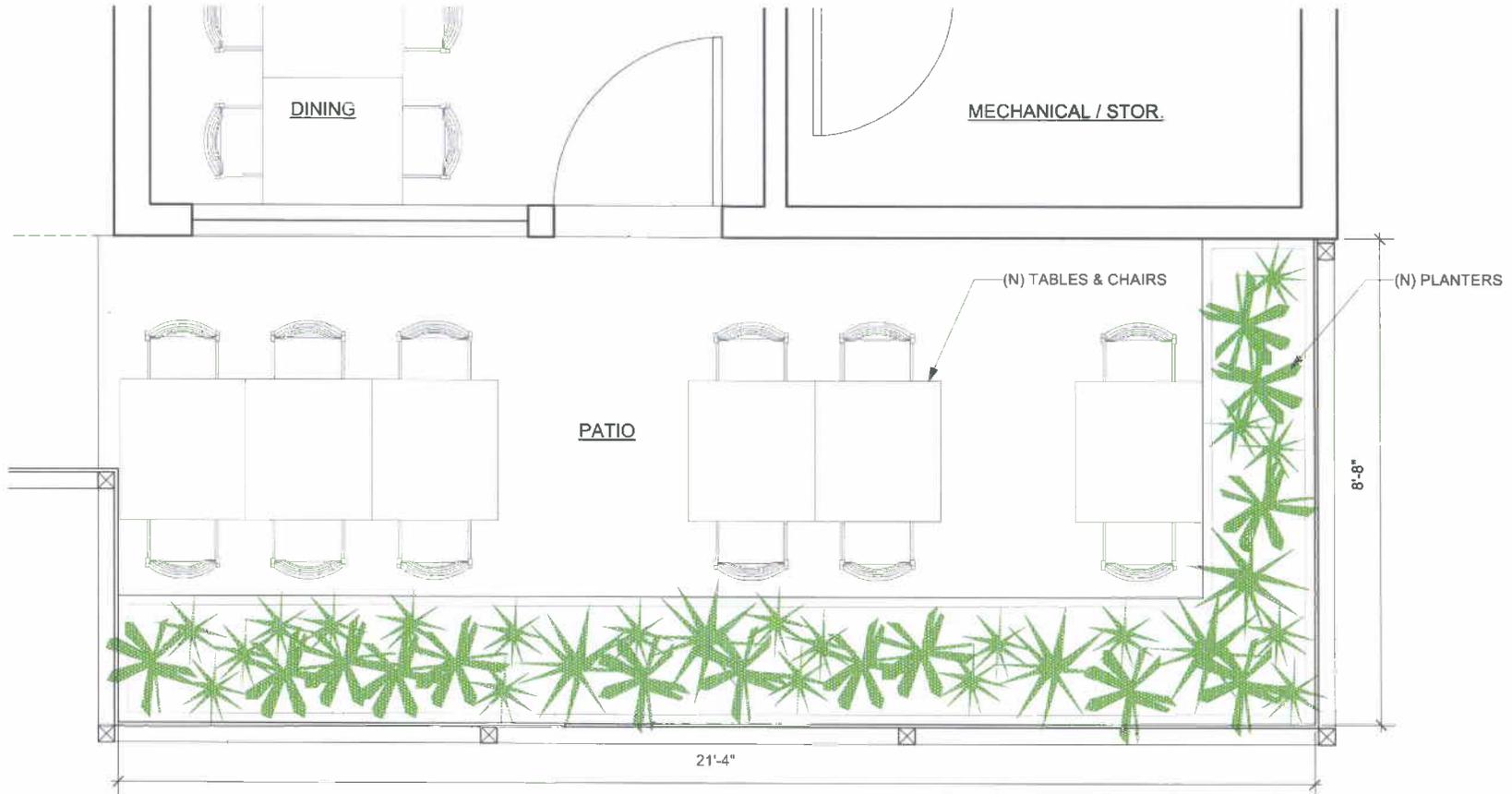
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RESTAURANT
 PLAN



1 PATIO DINING FLOOR PLAN
1/2" = 1'-0"



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PATIO
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