



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: MAY 9, 2013

*Date:* May 2, 2013  
*Case No.:* 2013.0158C  
*Project Address:* 1785 FULTON STREET  
*Zoning:* NC-1 (Neighborhood Commercial Cluster) District  
40-X Height and Bulk District  
*Block/Lot:* 1186/018A  
*Project Sponsor:* Ivan Hopkinson (applicant)      Triterra Realty, Inc. (property owner)  
Barrel Head Brewhouse      1125 BC2 LLC  
1388 Haight Street #174      P.O. Box 117309  
San Francisco, CA 94117      Burlingame, CA 94011  
Natasha Gatto (contact)  
1888 Golden Gate Avenue #24  
San Francisco, CA 94115  
*Staff Contact:* Sharon M. Young – (415) 558-6346  
sharon.m.young@sfgov.org  
*Recommendation:* **Approval with Conditions**

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### PROJECT DESCRIPTION

The proposal is a request for Conditional Use authorization pursuant to Planning Code Sections 303 and 710.27 to extend the hours of operation of a restaurant use (d.b.a. Barrel Head Brewhouse, a brewpub restaurant) in the NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.

The proposal will involve converting a vacant approximately 3,800 square foot commercial space (previously occupied by Fulton Street Bar) on the ground and mezzanine floors of the two-story commercial building into another restaurant use with a change in ownership. The restaurant will have an occupancy of up to 149 persons. Currently, the permitted hours of operation of the restaurant use are 6 a.m. to 11 p.m. The proposal is to extend the permitted hours of operation of the restaurant use to 2 a.m. The restaurant use will also provide a limited amount of beer brewing on the premises with an Alcohol Beverage Control License Type 75. The proposal will involve tenant improvements to the commercial space. There will be no expansion of the existing building envelope.

### SITE DESCRIPTION AND PRESENT USE

The project site at 1785 Fulton Street is located on the south side between Masonic and Central Avenues; Assessor's Block 1186; Lot 002. The project site is located within the NC-1 Zoning District and a 40-X Height and Bulk District. The subject lot is 3,850 square feet (50 feet wide by 77 feet deep) in size and is occupied by a two-story (with mezzanine floor) commercial building constructed in 1924. The subject commercial tenant space was previously occupied by a restaurant use d.b.a. Fulton Street Bar on the ground and mezzanine floors, which vacated the premises approximately 9 years ago.

## **SURROUNDING PROPERTIES & NEIGHBORHOOD**

The project site is located in the northern portion of the Haight-Ashbury neighborhood within the NC-1 (Neighborhood Commercial Cluster) Zoning District, bounded by NC-S Zoning District to the north, RH-2 Zoning District to the south, and NC-1 to the east and west. The surrounding development consists of commercial, residential, and mixed-used buildings. The scale of development in the area consists primarily of one- to four-story structures. The shopping area within the neighborhood is located on the northeast side of Fulton Street and Masonic Avenue containing small-scale convenience businesses (restaurants, a financial institution, and personal service establishments). The University of San Francisco (UCF Lone Mountain Campus) is located north of the project site and the Fulton 'Lucky' Market grocery store complex is located on the northeast corner of Fulton Street and Masonic Avenue. Some of the other commercial establishments within the immediate area include Chase Bank, Sunshine Cleaners, Lucky Supermarket, Great Clips, Jannah, Papalote, Starbucks, Glow Hand & Foot Spa, and Bistro Gambrinus.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	April 19, 2013	April 17, 2013	22 days
Posted Notice	20 days	April 19, 2013	April 19, 2013	20 days
Mailed Notice	20 days	April 19, 2013	April 15, 2013	24 days

## **PUBLIC COMMENT**

- As of May 2, 2013, the Department one email requesting additional information and indicated his support of the proposed project. The Department has received one letter in opposition to the proposed project because of concerns that the restaurant with extended hours would cause noise issues and be a nuisance to neighborhood residents. The project sponsor has submitted 29 letters in support of the proposed project, conducted community meetings on February 24, 2013 and April 28, 2013, and engaged in public outreach efforts with the San Francisco Police Department (Park Station), the University of San Francisco, North of the Pan Handle Neighborhood Association (NOPNA), Upper Terrace Association (UTA), The Village at Petrin Place, Larkin Street Youth Services (LSYS), First AME Zion Church, Masonic Corridor Neighborhood Association, and Supervisor London Breed's office. The Planning Department also received a support letter from NOPNA dated April 28, 2013 which requested the Planning Commission approve the proposed project with the following conditions:
  - The conditional use is not attached to the property itself, but the operators of Barrel Head Brewhouse, i.e. the sponsors of the application.
  - The conditional use is reviewed regularly for compliance and every three years for neighborhood feedback, comments or complaints directly related to the extended hours.

## ISSUES AND OTHER CONSIDERATIONS

- The proposed restaurant (d.b.a. Barrel Head Brewhouse, a brewpub restaurant) will be independently owned and is not considered a formula retail use under Section 703.3 of the Planning Code. According to the project sponsors, the proposed restaurant will specialize in serving rustic food sourced from local sustainable farms and brewing beer on-site in small batches.
- In 1973, Building Permit Application No. 417165 was issued by the Department of Building Inspection (DBI) legalizing a restaurant use as larger than 5,000 square feet of floor area and legalizing the mezzanine floor level for B-3 occupancy.
- The project sponsors have indicated that they will discourage loitering and noisy activity by customers in front of the restaurant at all times (especially after 10 p.m.) and will post signs at appropriate places to reinforce this with their restaurant patrons so as not to unduly disturb surrounding neighboring businesses and residences.

## REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization pursuant to Sections 303 and 710.27 of the Planning Code to extend the hours of a restaurant use (d.b.a. Barrel Head Brewhouse) in the NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.

## BASIS FOR RECOMMENDATION

- The proposed project will occupy a vacant commercial tenant space on the subject block which will be complimentary to the mix of existing neighborhood-serving uses within the neighborhood. It will also provide new job opportunities to the City. The proposed project meets all applicable requirements of the Planning Code.
- 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 allowing a new business offering both daytime and evening food and retail services 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 the NC-1 Zoning District.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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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 type="checkbox"/>                                      |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/>                                      |
| <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"/>                                      |

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

SMY

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Planner's Initials

*SMY: C:\1785 Fulton 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

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
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## Planning Commission Motion No. XXXXX

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*Staff Contact:* Sharon M. Young – (415) 558-6346  
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*Recommendation:* **Approval with Conditions**

**ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 303 AND 710.27 TO EXTEND THE HOURS OF OPERATION OF A RESTAURANT USE (D.B.A. BARREL HEAD BREWHOUSE, A BREWPUB RESTAURANT) LOCATED AT 1785 FULTON STREET WITHIN THE NC-1 (NEIGHBORHOOD COMMERCIAL CLUSTER) DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On February 12, 2013, Natasha Gatto on behalf of Ivan Hopkinson (hereinafter "Project Sponsor") made an application for Conditional Use authorization for the property at **1785 Fulton Street, Lot 018A in Assessor's Block 1186** (hereinafter "Subject Property"), to extend the hours of a restaurant use (d.b.a. Barrel Head Brewhouse) in the NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District, in general conformity with plans submitted February 16, 2013, and labeled "Exhibit B" (hereinafter "Project"). The proposal will involve tenant improvements to the commercial space. There will be no expansion of the existing building envelope.

On **May 9, 2013**, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No. 2013.0158C**.

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. 2013.0158C, 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 1785 Fulton Street is located on the south side between Masonic and Central Avenues; Assessor's Block 1186; Lot 002. The project site is located within the NC-1 Zoning District and a 40-X Height and Bulk District. The subject lot is 3,850 square feet (50 feet wide by 77 feet deep) in size and is occupied by a two-story (with mezzanine floor) commercial building constructed in 1924. The subject commercial tenant space was previously occupied by a restaurant use d.b.a. Fulton Street Bar on the ground and mezzanine floors, which vacated the premises approximately 9 years ago.
3. **Surrounding Properties and Neighborhood.** The project site is located in the northern portion of the Haight-Ashbury neighborhood within the NC-1 (Neighborhood Commercial Cluster) Zoning District, bounded by NC-S Zoning District to the north, RH-2 Zoning District to the south, and NC-1 to the east and west. The surrounding development consists of commercial, residential, and mixed-used buildings. The scale of development in the area consists primarily of one- to four-story structures. The shopping area within the neighborhood is located on the northeast side of Fulton Street and Masonic Avenue containing small-scale convenience businesses (restaurants, a financial institution, and personal service establishments). The University of San Francisco (UCF Lone Mountain Campus) is located north of the project site and the Fulton 'Lucky' Market grocery store complex is located on the northeast corner of Fulton Street and Masonic Avenue. Some of the other commercial establishments within the immediate area include Chase Bank, Sunshine Cleaners, Lucky Supermarket, Great Clips, Jannah, Papalote, Starbucks, Glow Hand & Foot Spa, and Bistro Gambrinus.
4. **Project Description.** The proposal is a request for Conditional Use authorization pursuant to Planning Code Sections 303 and 710.27 to extend the hours of operation of a restaurant use (d.b.a. Barrel Head Brewhouse, a brewpub restaurant) in the NC-1 (Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District.

The proposal will involve converting a vacant approximately 3,800 square foot commercial space (previously occupied by Fulton Street Bar) on the ground and mezzanine floors of the two-story commercial building into another restaurant use with a change in ownership. The restaurant will have an occupancy of up to 149 persons. Currently, the permitted hours of operation of the restaurant use

are 6 a.m. to 11 p.m. The proposal is to extend the permitted hours of operation of the restaurant use to 2 a.m. The restaurant use will also provide a limited amount of beer brewing on the premises with an Alcohol Beverage Control License Type 75. The proposal will involve tenant improvements to the commercial space. There will be no expansion of the existing building envelope.

**5. Issues and Other Considerations.**

- The proposed restaurant (d.b.a. Barrel Head Brewhouse, a brewpub restaurant) will be independently owned and is not considered a formula retail use under Section 703.3 of the Planning Code. According to the project sponsors, the proposed restaurant will specialize in serving rustic food sourced from local sustainable farms and brewing beer on-site in small batches.
- In 1973, Building Permit Application No. 417165 was issued by the Department of Building Inspection (DBI) legalizing a restaurant use as larger than 5,000 square feet of floor area and legalizing the mezzanine floor level for B-3 occupancy.
- The project sponsors have indicated that they will discourage loitering and noisy activity by customers in front of the restaurant at all times (especially after 10 p.m.) and will post signs at appropriate places to reinforce this with their restaurant patrons so as not to unduly disturb surrounding neighboring businesses and residences.

6. **Public Comment.** As of May 2, 2013, the Department one email requesting additional information and indicated his support of the proposed project. The Department has received one letter in opposition to the proposed project because of concerns that the restaurant with extended hours would cause noise issues and be a nuisance to neighborhood residents. The project sponsor has submitted 29 letters in support of the proposed project, conducted community meetings on February 24, 2013 and April 28, 2013, and engaged in public outreach efforts with the San Francisco Police Department (Park Station), the University of San Francisco, North of the Pan Handle Neighborhood Association (NOPNA), Upper Terrace Association (UTA), The Village at Petrini Place, Larkin Street Youth Services (LSYS), First AME Zion Church, Masonic Corridor Neighborhood Association, and Supervisor London Breed's office. The Planning Department also received a support letter from NOPNA dated April 28, 2013 which requested the Planning Commission approve the proposed project with the following conditions:

- The conditional use is not attached to the property itself, but the operators of Barrel Head Brewhouse, i.e. the sponsors of the application.
- The conditional use is reviewed regularly for compliance and every three years for neighborhood feedback, comments or complaints directly related to the extended hours.

7. **Use District.** The project site is within the NC-1 (Neighborhood Commercial Cluster) Zoning District. NC-1 Zoning Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. These NC-1 Zoning Districts are characterized by their location in residential neighborhoods, often in outlying areas of the City. The commercial intensity of these districts varies. Many of these districts have the lowest intensity of commercial development in the City, generally consisting of small clusters with three or more commercial establishments, commonly grouped around a corner; and in some cases short linear commercial strips with low-scale, interspersed mixed-use

(residential-commercial) development. Building controls for the NC-1 Zoning District promote low-intensity development which is compatible with the existing scale and character of these neighborhood areas. Commercial development is limited to one story. Rear yard requirements at all levels preserve existing backyard space. NC-1 commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the first story provided that the use size generally is limited to 3,000 square feet. However, commercial uses and features which could impact residential livability are prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels, and late-night activity; eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts. Housing development in new buildings is encouraged above the ground story in most districts. Existing residential units are protected by prohibitions of conversions above the ground story and limitations on demolitions.

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 Use within the NC-1 Zoning District.** Planning Code Section 710.44 states that a Restaurant use is permitted on the 1<sup>st</sup> story if located more than ¼ mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restricted control.

A *Restaurant* is defined under Planning Code Section 790.91 as:

A retail eating or eating and drinking use which serves prepared, ready-to-eat cooked foods to customers for consumption on or off the premises and which has seating. It may have a Take-Out Food use as defined by Planning Code Section 790.122 as a minor and incidental use. It may provide on-site beer, wine, and/or liquor sales for drinking on the premises (with ABC license types 41, 47, 49, 59, or 75); however, if it does so it shall be required to operate as a Bona Fide Eating Place as defined in Section 790.142. It is distinct and separate from a Limited-Restaurant as defined in Section 790.90.

It shall not be required to operate within an enclosed building pursuant to Section 703.2(b)(1) so long as it is also a Mobile Food Facility as defined in Section 102.34. Any associated outdoor seating and/or dining area is subject to regulation as an Outdoor Activity Area as set forth elsewhere in this Code.

*The proposal is to allow a Restaurant use in the space (previously occupied by Fulton Street Bar which vacated the premises approximately 9 years ago) on the ground and mezzanine floors of the commercial building.*

- B. **Use Size Limits.** Section 121.2 establishes size limits on non-residential use sizes in the NC-1 Zoning District. Under Planning Code Section 710.21, Conditional Use authorization is required for any non-residential use that meets or exceeds 3,000 square feet.

*The subject commercial space, with approximately 3,800 square feet of floor area has an existing use size that exceeds 3,000 square feet which was permitted in 1973 under Building Permit Application No. 417165 (14 years prior to when the Neighborhood Commercial controls were enacted in 1987).*

- C. **Hours of Operation.** Section 710.27 allows hours of operation from 6 a.m. until 11 p.m. as of right and requires Conditional Use authorization to operate between the hours of 11 p.m. and 2 a.m.

*The proposal is a request for Conditional Use authorization to extend the permitted hours of operation of the restaurant use to 2 a.m.*

- D. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

*Approximately 75% of the street frontage at the ground level on Fulton Street (approximately 46 feet) is fenestrated with transparent windows and doorways allowing for visibility to the inside of the building. The project sponsor intends to propose facade modifications to the existing storefront under a separate permit.*

- E. **Off-Street Parking and Loading.** Section 151 requires off-street parking for every 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 152 requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

*The subject commercial tenant space, with approximately 3,800 square feet of floor area, will not require any off-street parking or loading spaces.*

- 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. **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 proposal is to allow a restaurant use with extended hours of operation to 2 a.m. There will be interior and exterior tenant improvements made to the existing commercial tenant space with no expansion of the existing building envelope.*

- (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 (Muni Line 5) is located within close proximity to the subject property on the corner blocks of Fulton Street and Masonic Avenue. 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 noxious or offensive emissions such as noise, glare, dust, or odor are expected to be produced by the proposed project and the restaurant will be subject to the Conditions of Approval #10 and #11.*

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

*There will be no addition of off-street parking spaces, loading facilities, open space or service areas. The project sponsors have estimated that there will be deliveries 2-3 times a week occurring between 10 a.m. to 4 p.m. with loading times taking less than 15 minutes and indicated that the restaurant chef will personally be supplying the restaurant (rather than via commercial suppliers), hand delivering only locally sourced ingredients have indicated that they willing to comply with all rules and regulations related to restaurant loading. 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-1 Zoning District in that the intended use is a neighborhood-serving business.*

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

**COMMERCE AND INDUSTRY ELEMENT**

**GENERAL/CITYWIDE**

**OBJECTIVE 1:**

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

**Policy 1:**

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

*The proposed project would be compatible with and complimentary to the types of uses characterizing this portion of the NC-1 Zoning District, which includes a mixture of restaurants, grocery stores, dry cleaners, a financial institution, and a hair salon.*

**Policy 3:**

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of affordable housing and the needed expansion of commercial activity.

*Approval of the proposed project would be consistent with the mixed commercial-residential character of this portion of the NC-1 Zoning District. The proposed project would not adversely affect any affordable housing resources in the neighborhood.*

**NEIGHBORHOOD COMMERCE**

**Objectives and Policies**

**OBJECTIVE 6:**

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

**Policy 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 existing commercial tenant will be displaced. The proposed project will not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.*

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

**Eating and Drinking Establishments**

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

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

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

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

*The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20 percent of the total occupied commercial frontage." The current proposal will not result in a net change in of the total occupied commercial frontage along this portion of Fulton Street (within the NC-1 and NC-S Zoning Districts) since the proposed restaurant use will occupy a space vacated by a similar eating and drinking establishment approximately 9 years ago. Currently, 5 of the 9 existing commercial establishments on this portion of Fulton Street are eating and drinking establishments (the proposed restaurant use, Jannah, Papalote, Starbucks, and Bistro Gambrinus), which occupy approximately 26% of the total occupied commercial linear frontage. The other types of commercial establishments within this portion of Fulton Street include grocery/liquor stores, dry cleaners, a financial institution, and a hair salon.*

**Policy 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.

*An entrepreneur is sponsoring the proposed project. The proposed restaurant is neighborhood-serving and is not a Formula Retail Use.*

**Policy 4:**

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

*The proposed project will be accessible to all residents in this portion of the NC-1 Zoning District.*

**Policy 9:**

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

*The proposed project would not adversely affect public transit or place a burden on the existing supply of parking in the neighborhood. Many patrons would be able to walk from their residences or places of employment, and the proposed project is well served by public transportation. There is on-street parking in the surrounding neighborhood. The Fulton Street Bar, a similar establishment, occupied the subject space for several years until approximately 9 years ago.*

11. **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 be complimentary to the existing commercial establishments within the immediate neighborhood. The proposed project will provide job opportunities to the City by employing approximately 15-25 people.*

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

*The proposed project will preserve and enhance the cultural and economic diversity of the neighborhood by helping to re-establish a restaurant use which vacated the premises in the area. Existing housing will not be affected by the proposed project.*

- (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 proposal 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 landmarks 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.*

12. 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.

13. 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. 2013.0158C** 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 May 9, 2013.

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

## **EXHIBIT A**

### **AUTHORIZATION**

This authorization is for a conditional use to extend the hours of operation of a restaurant use (d.b.a. Barrel Head Brewhouse, a brewpub restaurant) located at 1785 Fulton Street in Assessor's Block 1186, Lot 018A, pursuant to Planning Code Sections 303 and 710.27 within the NC-1 ( Neighborhood Commercial Cluster) District and a 40-X Height and Bulk District; in general conformance with plans and stamped "EXHIBIT B" included in the docket for Case No. 2013.0158C and subject to conditions of approval reviewed and approved by the Commission on May 9, 2013, under Motion No. XXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

The proposal will involve converting a vacant approximately 3,800 square foot commercial space (previously occupied by Fulton Street Bar) on the ground and mezzanine floors of the two-story commercial building into another restaurant use with a change in ownership. Currently, the permitted hours of operation of the restaurant use are 6 a.m. to 11 p.m. The proposal is to extend the permitted hours of operation of the restaurant use to 2 a.m. The restaurant use will also provide a limited amount of beer brewing on the premises with an Alcohol Beverage Control License Type 75. The proposal will involve tenant improvements to the commercial space. There will be no expansion of the existing building envelope.

### **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 May 9, 2013 under Motion No. XXXXX.

### **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

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

### **SEVERABILITY**

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

### **CHANGES AND MODIFICATIONS**

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
3. **Diligent pursuit.** 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

### MONITORING - AFTER ENTITLEMENT

6. **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](http://www.sf-planning.org)*

7. **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](http://www.sf-planning.org)*

## OPERATION

8. **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>*

9. **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>*

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

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

*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://www.sfdbi.org)*

*For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-0123, [www.sf-police.org](http://www.sf-police.org)*

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

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

12. **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](http://www.sf-planning.org)*

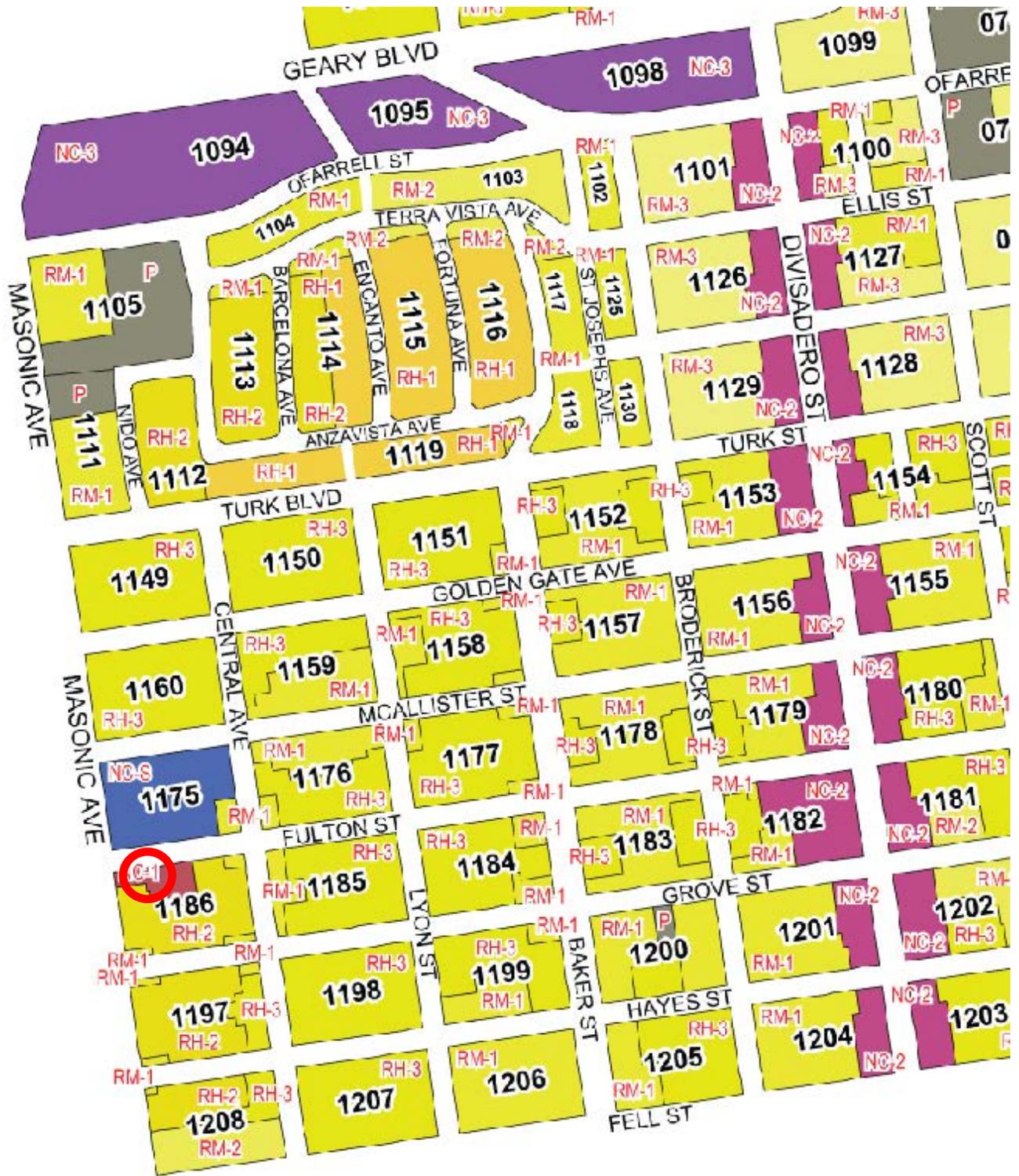
13. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed 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](http://www.sf-planning.org)*

14. **Hours of Operation.** The subject restaurant is limited to the permitted hours of operation between 6:00 a.m. to 2 a.m., seven days a week. (All restaurant operations shall cease by the closing hours of operation.)

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

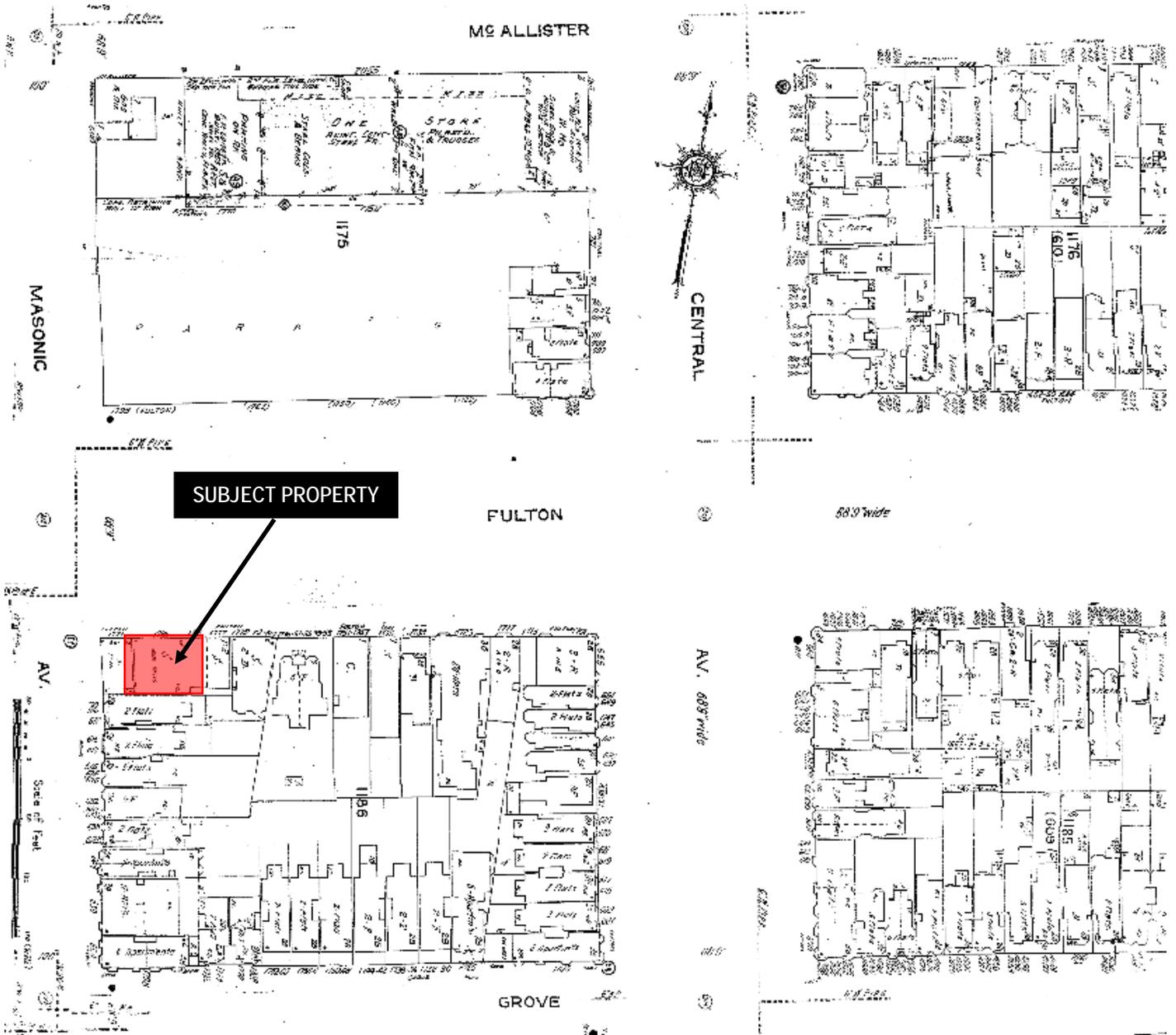
# Zoning Map



Conditional Use Hearing  
Case Number 2013.0158C  
1785 Fulton Street



# Sanborn Map\*

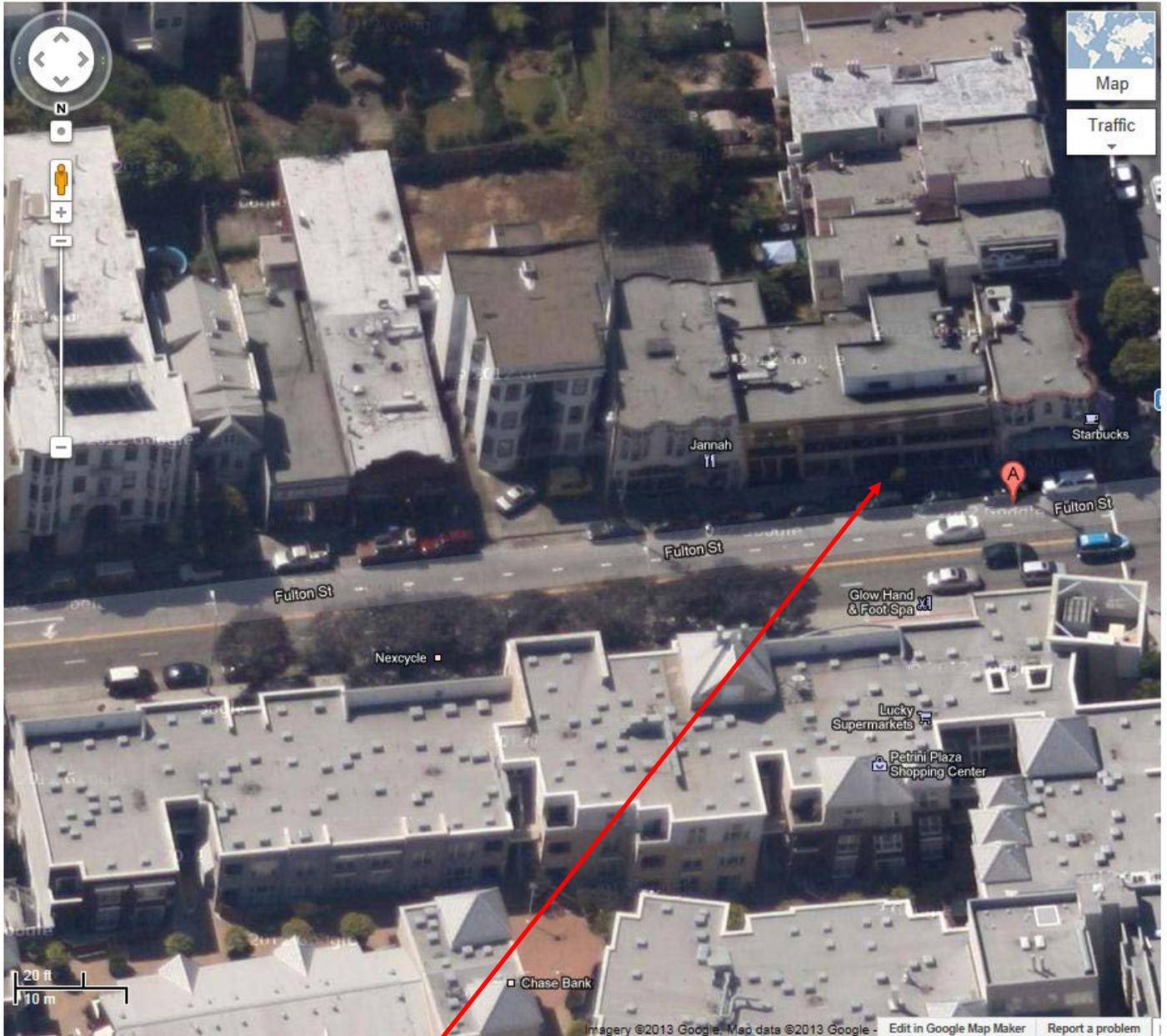


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

Conditional Use Hearing  
 Case Number 2013.0158C  
 1785 Fulton Street



# Aerial Photo

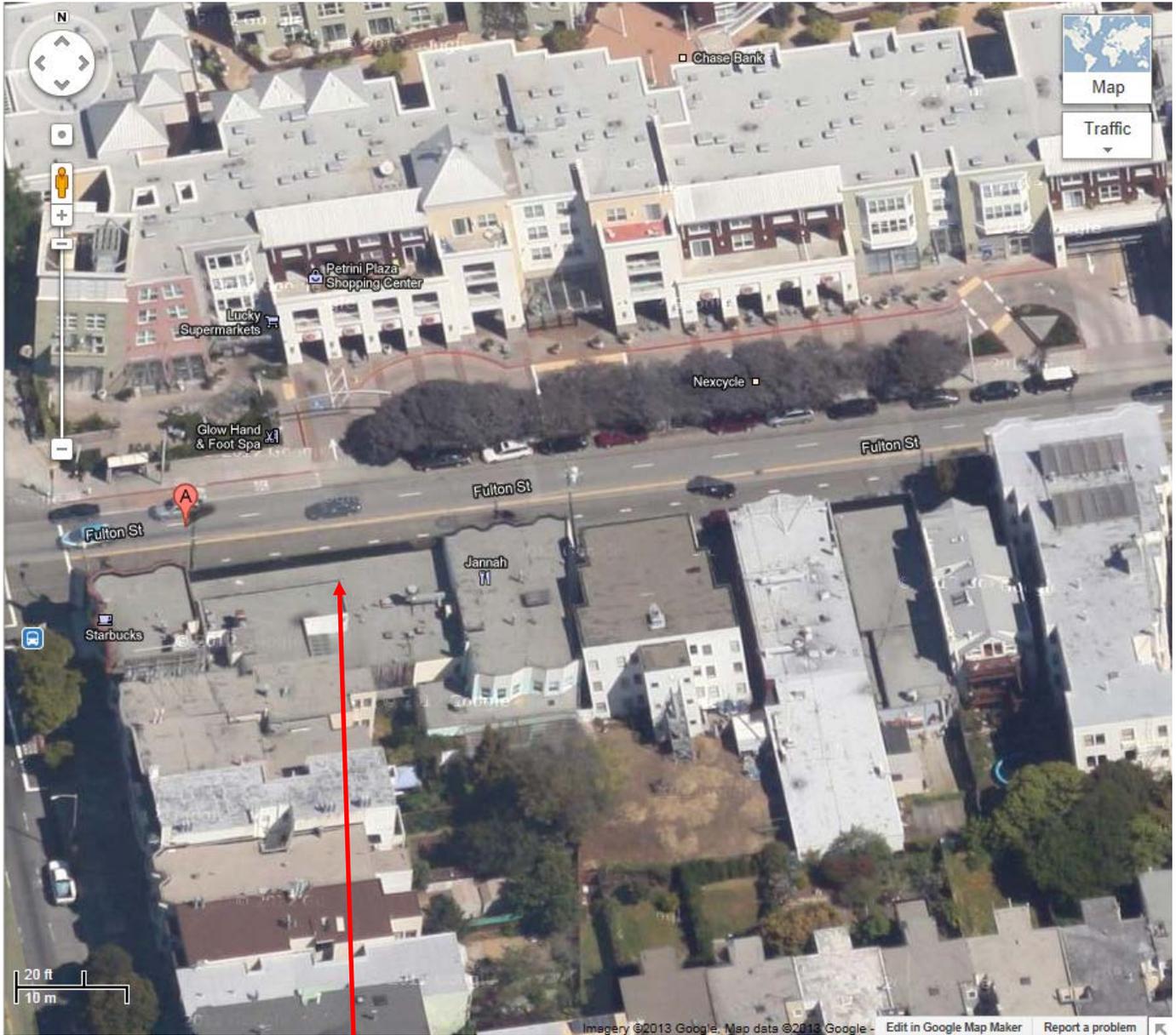


**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2013.0158C  
1785 Fulton Street

# Aerial Photo



**SUBJECT PROPERTY**

Conditional Use Hearing  
Case Number 2013.0158C  
1785 Fulton Street



# Site Photo

## SUBJECT PROPERTY

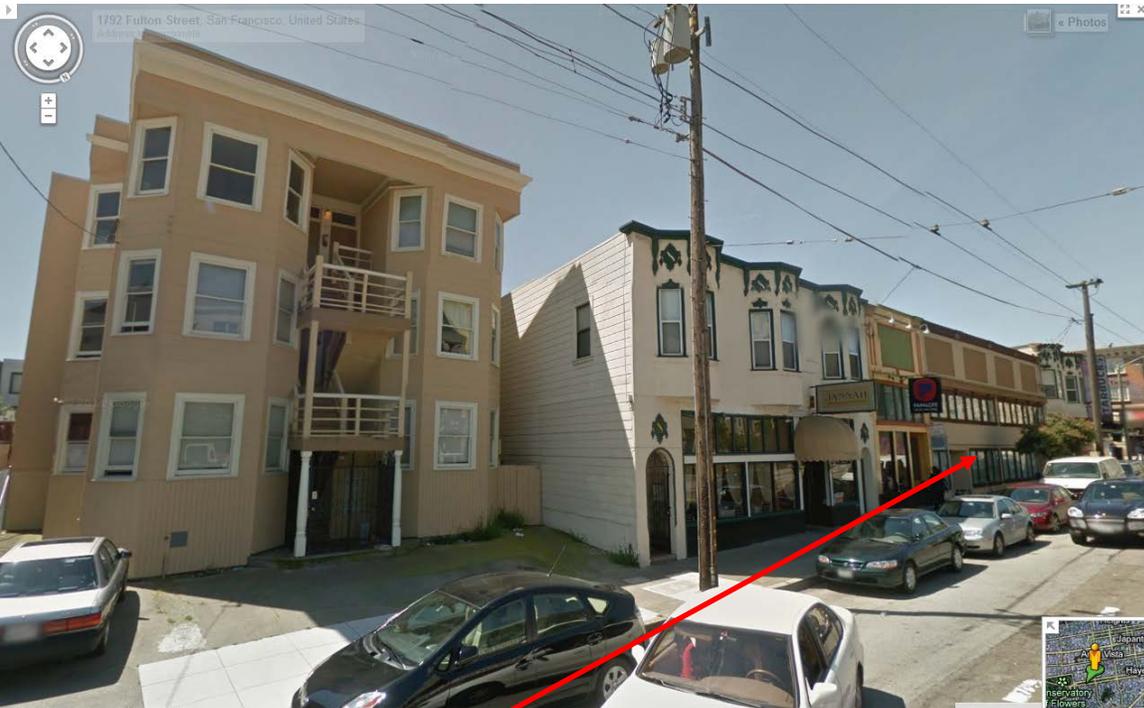


SUBJECT PROPERTY

Conditional Use Hearing  
Case Number 2013.0158C  
1785 Fulton Street

# Site Photo

## SUBJECT BLOCK

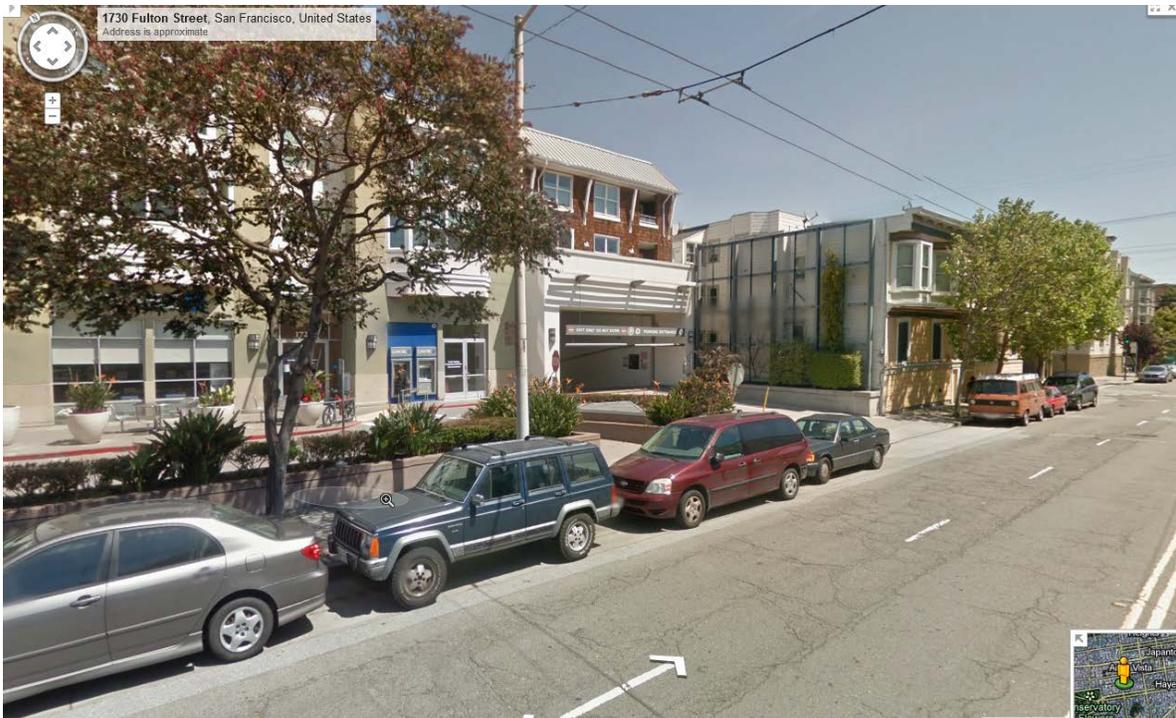


**SUBJECT PROPERTY**

Conditional Use Hearing  
Case Number 2013.0158C  
1785 Fulton Street

# Site Photo

## OPPOSITE BLOCK



Conditional Use Hearing  
Case Number 2013.0158C  
1785 Fulton Street

April 19th, 2013

Aimee Ellis  
(415) 724-5072  
aimee@barrelheads.com  
Public Outreach Liaison,  
Barrel Head Brewhouse  
1785 Fulton Street

SF Planning Department case #2013.0158C, ABC pending file #75-530439

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## **TABLE OF CONTENTS:**

*Barrel Head Brewhouse / Public Outreach Report*

[p.2] Letters of Support | Names & Addresses

[p.3-6] Overview of Public Outreach Conducted

[p.7-11] Barrel Head Public Meetings Detail

*a. Copy of invites to February and April Meetings*

*b. Sign-in sheets from February Public Meeting*

**Letters of support for the project, ABC application, and extended hours of operation were submitted by the following neighbors and businesses:**

*\*For identification purposes only.*

- 1) Marc Caswell, 628 Masonic Avenue, Board Member, NOPNA\*
- 2) Michael Pearce, 1970 Fell Street, #12
- 3) Rob Gaddi & Joan Allen, 747 Lyon Street, #3
- 4) Rosie Dilger 1832 Fell Street, President, District Five Democratic Club\*
- 5) Judi Karwan, 2038 McAllister, #4
- 6) Jenny Niec & Jeff Scott, 2001 McAllister Street #127
- 7) Andrew Kingsdale, 1963 McAllister Street, President, HOA\*
- 8) Jennifer Skowera, 555 Broderick Street, #2
- 9) Sarah Blackburn, 2001 McAllister Street #141
- 10) Jason Wahlberg, 1680 Golden Gate, #1
- 11) Trevor Brooks, 608 Masonic Avenue (shares wall with property)
- 12) Courtney Behan, 1769 Grove Street
- 13) Marshall Jones, 1944 McAllister Street
- 14) Aniko van der Lee, 1944 McAllister Street
- 15) Mark Hiss, 1942 McAllister Street
- 16) Stacey Ellis, 1942 McAllister Street
- 17) Will O'Donnell, 145 Broderick Street
- 18) Victor Escobedo, **Owner, Papalote Mexican Grill**, 1777 Fulton Street  
(shares wall with property)
- 19) Tara O'Shea, 608 Masonic Avenue (shares wall with property)
- 20) Nicole Woods, 608 Masonic Avenue (shares wall with property)
- 21) Jenny Bishop, 48 Loyola Terrace
- 22) Clinton Womack, 1571 Fulton Street, Board Member, NOPNA\*
- 23) Morgan Fitzgibbons, 1571 Fulton Street
- 24) Ryan Primas, 1799 Fulton Street, **Manager, Starbucks** \*  
(shares wall with property)
- 25) Herb Williams, 2004 McAllister Street
- 26) Alex Doniach, 830 Broderick Street, #4,
- 27) Jerry Sullivan, 481 Euclid Street
- 28) Larry Montagna, 2001 McAllister Street, Member, Board of Directors,  
Petrini Place Complex HOA\*
- 29) Heike & Eric Hiss, 1449 McAllister Street

## **Overview of Public Outreach Conducted:**

Here is the detail regarding governmental / police representatives, institutions, community organizations and surrounding businesses we have been in contact with, met with, or offered to meet with.

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### **University of San Francisco:**

At both meetings, we discussed our plans, heard feedback, and learned about the USF Public Safety Protocol.

- On January 30th, 2013 we met with the USF Department of Public Safety Director Dan Lawson, and Marc' Bady, Assistant Director for Off-Campus Community Relations.
- On February 15th, 2013 we met with Julie E. Orio, Associate Dean of Student Development, and Elizabeth Miles, USF Master Plan Manager.
- There will be a USF Public Safety Officer in attendance at our April public meeting.

### **North of Panhandle Neighborhood Association:**

- We are members and actively participate in NOPNA functions and meetings.
- We attended the NOPNA Holiday Party in December of 2012 and spent several hours filling in board members and members about our plans.
- Per our request, the NOPNA Jan/Feb 2013 Newsletter included information about our plans and contact information.
- We have attended every NOPNA meeting this year and gave a presentation at the March 2013 general meeting, during which we distributed fliers with detail about our April public meeting.
- We are scheduled to present to the Board of NOPNA on April 23rd, 2013, update forthcoming.

**Upper Terrace Association (UTA):**

In January 2013, we corresponded with Anne-Marie Pierce, President of UTA, and shared information about our plans, in addition to sharing information about our February public meeting. They declined to meet with us.

**The Village at Petrini Place:**

*2001 McAllister Street*

- Petrini Place HOA board and members were invited to our February public meeting.
- The Petrini Place HOA declined our offer to have us present at their quarterly meeting, deemed it unnecessary.
- We met with the manager of the Village at Petrini Place, Jeff Kremsdorf, in February 2013.

**Larkin Street Youth Services (LSYS):**

*Diamond Street Youth Shelter & G-House, 6324 Geary Blvd.*

We spoke with the following staff members / managers at LSYS in February, 2013. They declined to have an in person meeting with us, didn't think this was necessary. We spoke with Sue Ferrer in person at the March NOPNA meeting and on the phone beforehand as well.

- Ginger Martin, LSYS Community Outreach Liaison.
- Deshannon Williamson, Residential Program Manager for G-House
- Sue Ferrer, Program Manager at Diamond Youth Shelter

**First AME Zion Church:**

*2163 Golden Gate Avenue*

We emailed information about our plans and shared an invite to our April public meeting. We also left several phone messages for them in February 2013; they declined to meet with us.

**SFPD | Park Station:**

- In April 2012, we had an in person meeting with Officer Wu and Sgt. Panina to discuss our plans.
- We have since kept in communication with Officer Wu, updating him on our outreach efforts and plans via phone and email, Officer Wu has kept Sgt. Panina of Park Station updated in turn.
- Our most recent conversations with Officer Wu were in January and April of 2013.
- At the NOPNA meeting in March, we introduced ourselves to Lt. Silverman of Park Station (night patrol) and shared our contact info, overview of plans, and invited him to our April public meeting.

**District Five Supervisor London Breed:**

We have kept the Supervisor's office in the loop about our plans; spoke to Legislative Aides Vallie Brown in February 2013 and Conor Johnston in March and April 2013.

## **BUSINESSES:**

We stopped by in person to speak with the following businesses and invite them to our public meeting in February of 2013. We also shared information about our plans and heard feedback.

- **Chase Bank**, 1720 Fulton: spoke with Rena Macapagal, Branch Manager and Travis Perrine, Banker.
- **Sunshine Cleaners**, 1735 Fulton: Spoke to manager Sherry Ly, left message for owner, Anne Oh.
- **Lucky Supermarket**, 1750 Fulton: Met with David Himeline, Store Director.
- **Great Clips**, 1770 Fulton: Spoke to the manager, Heather.
- **Jannah**, 1775 Fulton: Owner Jannah has met with us multiple times in 2013.
- **Papalote**, 1777 Fulton: We've kept in close contact with the owner, Victor Escobedo.
- **Starbucks**, 1799 Fulton Street: We are in close contact with managers and staff, including managers Jesse Lopez and Ryan Primas.
- **Glow Hand & Foot Spa**, 1780 Fulton: Spoke with manager Tan Tran and she passed the message along to the owner, Rose.
- **Bistro Gambino**, 1813 Fulton: Owner Sergey met with us in February 2013.

## **First Public Meeting | February 24th, 2013**

- A greeting / postcard invitation to the first public meeting was sent to all parties on the 300 foot radius list on February 11th, 2013. The postcards arrived prior to any of the official city notifications being sent.
- We hand delivered the postcard to all residences located on the 1700 block of Fulton Street, 600 block of Masonic Avenue, 1700 Block of Grove Street, and 600 block of Central Avenue.
- We also hand delivered postcards to surrounding businesses on the 1700 block of Fulton Street. We left extra postcards with shop owners and staff, requested that they help spread the word about the meeting.
- 22 neighborhood residents attended, please see original sign-in sheets, below.

## **Second Public Meeting | April 28th, 2013**

An invitation to our second public meeting was sent to all parties on the 500-foot radius list and we also invited NOPNA members and board to attend -- update forthcoming.



*An Invitation From-*  
**Barrel Head Restaurant and Brewery:**

The Barrel Head Restaurant and Brewery team is pleased to announce we are moving forward with plans to open our business this coming fall at 1785 Fulton Street. We will be serving rustic food, sourced from local sustainable farms, and will be brewing beer on site in small batches.

We would like to invite you to an upcoming meeting we are having for our immediate neighbors.

We would like to fill you in on our plans and hear your feedback and questions. If you are unable to attend and have an interest in meeting us, please message us directly.

SUNDAY, APRIL 28<sup>TH</sup> AT 11:00 AM  
1785 FULTON STREET (our future location)

CONTACT INFO:  
[www.barrelheadsf.com](http://www.barrelheadsf.com)  
[info@barrelheadsf.com](mailto:info@barrelheadsf.com)  
(415) 745-1570

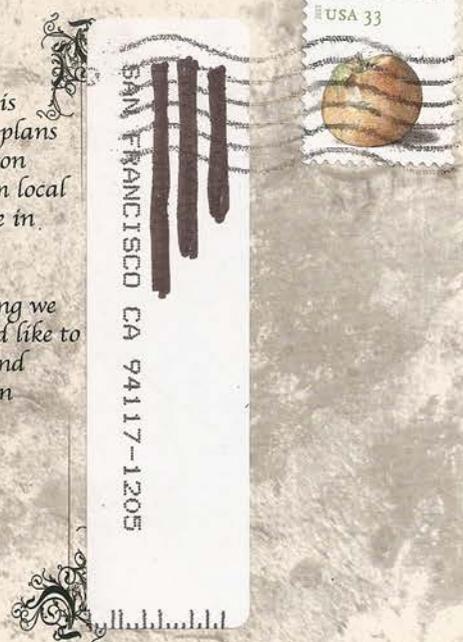
**ANNOUNCEMENT FROM BARREL HEAD  
RESTAURANT AND BREWERY:**

*The Barrel Head Restaurant and Brewery team is pleased to announce we are moving forward with plans to open our business this coming fall at 1785 Fulton Street. We will be serving rustic food, sourced from local sustainable farms, and will be brewing beer on site in small batches.*

*We would like to invite you to an upcoming meeting we are having for our immediate neighbors. We would like to fill you in on our plans and hear your feedback and questions. If you are unable to attend and have an interest in meeting us, please message us directly.*

**SUNDAY, FEBRUARY 24TH AT 11:00 AM  
1785 FULTON STREET (OUR FUTURE LOCATION)**

**FOR MORE INFORMATION:  
WWW.BARRELHEADSF.COM  
INFO@BARRELHEADSF.COM  
415-745-1570**



Name	address	email
2/24/13		Barrel Head
*Jenny Niece + Jeff Scott	2001 McAllister	jenny_niece@yahoo.com
Jordan Lebrecht	609 Masonic Apt A	JMLEBRECHT@GMAIL.COM
Hiro Koizumi	1774 Grove St.	hironaga2000@gmail.com
Emerj Downs	610 Masonic	emerydowns@yahoo.com
Sarah Blackburn	2001 McAllister	signed up on site
*Larry Montagna	McAllister	montagna@usfca.edu
John Friskel	416 Haight St.	jfriskel@gmail.com
Mark Hiss	1942 McAllister	Markhiss@starklab.ucdavis.edu
*Tyke Jones	1944 McAllister	tykejones@gmail.com
Siegfried Weissbuch	2001 McAllister	leigh@leightopla.com
*LEITH ELISON	635 Central	kelsey9@gmail.com
kelsey Ingris	1600 Fell	sgdoench@yahoo.com
*Susannah Doench	2001 McAllister	

Name	Address	Email
Eric Castro	<del>eric</del> mail@cecastro.com → 7001 McAllister St	
JUSTIN VAN GORDEN	VICIMIANW@GMAIL.COM → 655 CENTRAL AVE.	
C. S. FOSTER	16 ATALAYA TER.	CSFOSTER442@GMAIL.COM
Hiss family	1449 McAllister St SF, CA 94115	heike & eh21.com
Christine Chavany	2001 McAllister St. Ap 116 SF CA 94118.	cchavany@gmail.com
Stacey Ellis	1942 McAllister St. SF 94115	stacey@comcast.net
Courtney Behan	1769 Grove St San Francisco 94117	courtneybehan@gmail.com

Marc Caswell  
628 Masonic Avenue  
San Francisco, CA 94117

March 18, 2013

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

I live less than 100 feet from the proposed site and I want to express my strong support for the Barrel Head Restaurant and Brewery permit, including extended hours of operation.

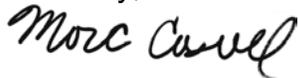
For many years, the 1700 block of Fulton Street has been dark. The 1785 building has been closed – an eyesore to the neighborhood. The lack of ‘eyes on the street’ has attracted the blight of graffiti and trash and – most importantly – decreased the feeling of personal safety for neighbors.

By activating the storefront at 1785, this project will create positive street activity, improving the safety of neighbors and visitors. By allowing the business to operate during extended hours, this will help keep streets safer and reduce the chances of muggings, burglary, car break-ins and bicycle thefts. The extended hours of this project will improve our neighborhood safety.

The open windows and ground-floor seating will activate this block, creating a welcoming space for pedestrians and neighbors. The Barrel Head project could be the anchor business on this block and this part of the neighborhood need to help fill the other vacant businesses on this block, not only improving safety, but helping San Franciscans find meaningful labor that pays a living wage.

As someone who shares a back area with the project, living within 100 feet of the building, I am in full support of this project, including extended hours of operation.

Sincerely,



Marc Caswell  
628 Masonic Avenue  
San Francisco, CA 94117

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Sgt. Dominic Panina, Officer Al Wu – Park Station

Michael Pearce  
1970 Fell Street, Apt. 12  
San Francisco, CA, 94117

March 18, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Sgt. Dominic Panina, Officer Al Wu – Park Station

RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C

To Whom It May Concern:

I want to express my strong support for the Barrel Head Restaurant and Brewery.

I live nearby (Fell between Clayton and Cole), and am strongly in favor of their plans. I believe that the Barrel Head would be a welcome addition to the area. The specific location for this project on the 1700 block of Fulton Street will help revitalize the neighborhood. There are several local, popular establishments in the immediate area, and Barrel Head will be a welcome but diversifying addition to the neighborhood. It is great to see the number of new projects, stores, bars and restaurants that have been springing up in the general vicinity, but much of that has taken place on the Divisadero Street corridor and/or Baker Street. Those of us who live and work further west would welcome a new entrant to the market.

Despite the few seemingly successful stores on Fulton Street (e.g., Papalote, Starbucks), there is still relatively low foot traffic in the immediate area. This is especially magnified in the evening/night hours, where the current vacancies make the block seem poorly lit and unsafe. A vibrant project like Barrel Head would help alleviate some of these concerns.

I strongly support their ABC application, as well as, their Conditional Use application for extended hours (until 2 AM nightly), which will be critical for the short term and long term success of this business. As an experienced restaurant investor I can say with certainty that the high-quality, local experience Barrel Head is proposing cannot be profitably sustained without the ability to be open late.

Kind regards,



Michael Pearce

Rob Gaddi & Joan Allen  
747 Lyon St., #3  
San Francisco, CA  
March 20, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Sgt. Dominic Panina, Officer Al Wu – Park Station

RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C

To Whom It May Concern:

As NOPA homeowners, we strongly support the Barrel Head Brewhouse, their ABC application, and the conditional use allowing them to remain open until 2 AM.

We were glad to hear about the Barrel Head moving into the long-vacant space at 1785 Fulton. As Divisadero fills up with new businesses, there is a need to bring life to Masonic as well, making the entire neighborhood vibrant rather than just one street.

Bringing in a destination business like the Barrel Head will help increase foot traffic, benefiting both public safety and existing businesses while also creating local jobs. On top of this, the Barrel Head will represent another point for San Francisco as a craft brewing mecca which, as the throngs of Beer Week tourists recently showed, is an increasingly valuable market.

When the doors open, we'll be there to welcome our new neighbors.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Gaddi & Joan Allen" with a stylized flourish at the end.

Rob Gaddi & Joan Allen

March 20th, 2013

Rosie Dilger  
1832 Fell Street  
San Francisco, CA, 94117  
415.794.0101

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Sgt. Dominic Panina, Officer Al Wu – Park Station

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

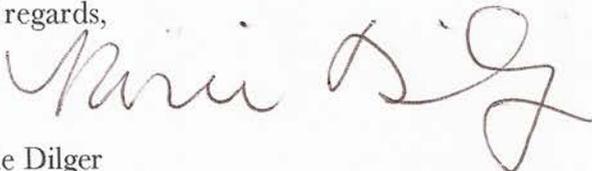
I am writing you to express that I am a strong supporter of the Barrel Head Restaurant and Brewery. I have lived in the neighborhood for many years and definitely feel there is a need for an establishment such as this one. I believe there exists great need for a family friendly establishment in this area. I just had guests visiting last week and we had a hard time finding an appropriate place for us to drink, eat, and socialize where having children with us would not be a problem.

I am a huge lover of microbreweries in San Francisco and am thrilled that we have the opportunity to have one right in our neighborhood. I typically prefer to stay in my neighborhood when I go out to wine and dine, and enjoy knowing that the money I spend goes right back into the area in which I live. I love the fact that Ivan Hopkinson (owner) is planning to make his business model an environmentally sustainable one, one more reason I am so supportive of this project.

I know many people in the area feel as I do, I hope that their extended hours of operation and their ABC license can be approved as soon as possible, and give them my blessing as a longtime area resident.

Thank you for your time and consideration!

Best regards,



Rosie Dilger

Judi Karwan  
2038 McAllister #4  
San Francisco, CA 94118  
jarwan@aim.com

March 22, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Sgt. Dominic Panina, Officer Al Wu - Park Station

RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C

To Whom It May Concern:

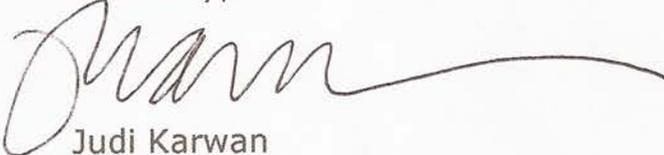
I want to express my support for the **Barrel Head Restaurant and Brewery.**

I live nearby, and it has been unfortunate that the space on Fulton has been vacant for so long. Several businesses have come and gone on that block so I feel it would be beneficial to have Barrel Head Restaurant and Brewery move into the space. Not only would it add business, jobs and a new restaurant to the neighborhood, it will also bring increased foot traffic to the corridor, benefiting area businesses, tenants and homeowners.

I also understand and support their ABC application, as well as their Conditional Use application for extended hours (until 2 AM nightly). Since it is a brewery, it is understandable that they would want to operate with the extended hours.

Please expedite their application and support this new business!

Sincerely,



Judi Karwan  
NOPA resident

Jenny Niec and Jeff Scott  
2001 McAllister Street #127  
San Francisco, CA, 94118

March 24, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu - Park Station

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

We want to express our strong support for the Barrel Head Restaurant and Brewery.

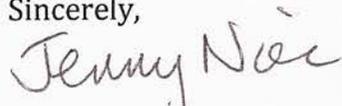
We have lived in the neighborhood for eight years and the 1785 Fulton Street space has been empty that entire time. We strongly support a family friendly, community-centric, environmentally sustainable, late night dining establishment in this area, and think it will be a positive addition to the neighborhood.

We strongly support their ABC application, as well as their Conditional Use application for extended hours (until 2 AM nightly). Being allowed to operate with the extended hours is crucial for the short term and long term success of this business. We like knowing that we'll have a comfortable, convenient place we can visit during the day, evening or late at night for a meal or a beer. Barrel Head will be filling a long-term vacancy on a block with multiple long-term vacancies and would be an anchor business for the neighborhood. Allowing the Barrel Head to operate later at night, rather than having a poorly lit block with multiple vacancies, will improve public safety in our neighborhood.

Some additional benefits of this project are that it will help create over a dozen local jobs, and contribute to the revitalization of the 1700 block of Fulton Street. The opening of the Barrel Head will help bring increased foot traffic to the corridor, benefiting area businesses, tenants and homeowners.

Thank you for your consideration.

Sincerely,

  
Jenny Niec

# Andrew Kingsdale



1963 McAllister Street • San Francisco, CA 94115 • Cell: (215) 870-5397 • E-Mail: akingsdale@yahoo.com

March 25, 2013

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

I write to express my strong support for the Barrel Head Restaurant and Brewery. I urge you to approve Barrel Head's ABC application, as well as their Conditional Use application for extended hours until 2 AM nightly.

I own and live in a condominium located approximately one block away from the restaurant's location, and I am president of the condominium building's homeowners association. I firmly believe that Barrel Head will be a valuable asset to this neighborhood. Not only will it help create local jobs but it also will contribute to the continued revitalization of the 1700 block of Fulton Street, which has had multiple long-term vacancies.

Allowing Barrel Head to operate with the extended hours is crucial for its short-term and long-term success. Furthermore, I believe that the late-night operation of this business will improve public safety by increasing sidewalk lighting and foot traffic. And its location on Muni bus line #5 will provide safe and convenient transportation for customers from other neighborhoods.

Barrel Head's emphasis on family-friendly, community-centric, environmentally-sustainable dining matches our neighborhood's values and need for late-night dining options nearby where we live. I support Barrel Head's applications and look forward to welcoming this business into our community.

Sincerely,

Andrew Kingsdale  
President, 1963 McAllister Street Homeowners Association

CC: SFPD ABC Liaison Unit, Inspector Van Koll

CC: SF Planning Commission, President Fong and Planning Commissioners

CC: Supervisor London Breed

CC: Permitting Officer Alaric Wu – Park Station

Jennifer Skowera  
555 Broderick Street #2  
San Francisco, CA, 94117

March 25, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu – Park Station

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

I want to express my strong support for the Barrel Head Restaurant and Brewery.

As a neighborhood resident (I live on Broderick and Grove), I am thrilled at the prospect of something filling the long term vacancy on the Fulton/Masonic block. The fact that the prospect is a community-centric, environmentally sustainable, late night dining establishment couldn't be more in tuned with what the neighborhood needs.

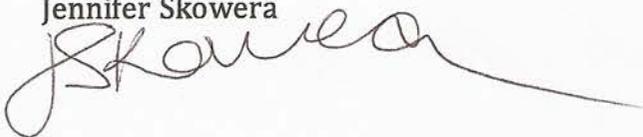
I truly believe Barrel Head would be an anchor business for that block and surrounding area. It would be great to build up the neighborhood off of just Divisadero.

Barrel Head presents a unique business that is not currently present in our area. Accepting their business would continue with the spirit of the neighborhood - entrepreneurial, community oriented, sustainable and local.

I also strongly support their ABC application, as well as, their Conditional Use application for extended hours (until 2 AM nightly). Being allowed to operate with the extended hours is crucial for the short term and long term success of this business. In addition, as someone who walks around that area during dark hours, it would be a tremendous improvement in terms of safety to have a lively business open until 2am.

Please accept my letter of support.

Sincerely,  
Jennifer Skowera



Sarah Blackburn  
2001 McAllister St., Apt 141  
San Francisco, CA, 94118

March 25, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu - Park Station

RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C

To Whom It May Concern:

I want to express my strong support for the Barrel Head Restaurant and Brewery.

I both live and work in the immediate neighborhood, and I feel strongly that a family friendly, community-centric, environmentally sustainable, late night dining establishment in this area is long overdue, and highly desirable.

I strongly support their ABC application, as well as, their Conditional Use application for extended hours (until 2 AM nightly).

This project will help create over a dozen local jobs, and contribute to the revitalization of the 1700 block of Fulton Street.

The opening of the Barrel Head will help bring increased foot traffic to the corridor, benefiting area businesses, tenants and homeowners.

Being allowed to operate with the extended hours is crucial for the short term and long term success of this business.

They are filling a long-term vacancy on a block with multiple long-term vacancies and Barrel Head would be an anchor business for the neighborhood and block.

For public safety on the 1700 block, it is much safer to allow the Barrel Head to operate later at night, rather than having a poorly lit block with multiple vacancies on it.

I am very much looking forward to having a high quality new restaurant in my neighborhood and hope that this project will be approved.

Thank you for your consideration,



Sarah Blackburn

Jason Wahlberg  
1680 Golden Gate #1  
San Francisco, CA, 94115

March 26, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Sgt. Dominic Panina, Officer Al Wu – Park Station

RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C

To Whom It May Concern:

I am writing to express my strong support for the Barrel Head Restaurant and Brewery project and especially for their conditional use application for extended hours until 2am.

As a long-term local resident and business owner of a nearby establishment, I believe our neighborhood needs to have more late night options for food and drink. I am strongly in favor of their plans. and believe this will add tremendously to the vibrancy of the area.

As has been proven elsewhere in the corridor, a late night establishment can help transform a stretch of vacant and underutilized buildings into a rich destination that will help revitalize the area.

In addition to the boost in local jobs this project will create, the extended hours of operation are vital to help Barrel Head establish itself, and succeed in attracting business outside of the well-established Divisadero and Haight street corridors.

The opening of the Barrel Head will help bring increased foot traffic to the corridor, benefiting other area businesses, and tenants., and should be endorsed enthusiastically.

Sincerely,



Jason Wahlberg  
1680 Golden Gate Ave #1  
S.F., CA 94115

March 26, 2013

Trevor Brooks  
608 Masonic Avenue (at Fulton)  
San Francisco, CA, 94117

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

As the only neighbor I'm aware of that shares a wall directly with the property at 1785 Fulton Street, I want to express my steadfast support for the Barrel Head's plans.

I think that allowing Barrel Head to operate with extended hours (until 2 AM) would bring our community together in a very positive way. I am looking forward to the day when the 1700 block of Fulton Street becomes a more welcoming place during the evening hours. I often work late and it would be really great to be able to have dinner at Barrel Head after 11 PM at night. Around my neighborhood, we are in dire need of a community-centered restaurant and bar that can accommodate larger groups of people and offer later evening dining options in general.

The owners made themselves fully available to answer any questions I had and they also took time to give me a tour of the property and share an overview of their plans months ago. They have really put themselves out there in the community and it shows. The neighbors I've spoken with overwhelmingly support the plans for Barrel Head, including extended hours. The biggest point of contention is that folks want the restaurant to open as soon as possible and hope there are no delays with their timeline.

More activity on the 1700 block is long overdue. If the Barrel Head were able to open and operate successfully, it would be a boon for the entire area. Thank you for allowing me to weigh in.

Sincerely,



Trevor Brooks

**CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu – Park Station**

Courtney Behan  
1769 Grove Street  
San Francisco, CA, 94117

March 26, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu - Park Station

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

I want to express my strong support for the Barrel Head Restaurant and Brewery. I live a block from the brewery (on Grove), and feel strongly that a community-centric, environmentally sustainable, late night dining establishment in this area is long overdue.

I strongly support their ABC application, as well as, their Conditional Use application for extended hours (until 2 AM nightly). The opening of the Barrel Head will help bring increased foot traffic to the corridor, benefiting area businesses not to mention, me! More friends coming to my part of the neighborhood = good news for me.

Being allowed to operate with the extended hours is crucial for the short term and long term success of this business. They are filling a long-term vacancy on a block with multiple long-term vacancies. For public safety on the 1700 block, it is much safer to allow the Barrel Head to operate later at night, rather than having a poorly lit block with multiple vacancies on it.

I personally can't wait for Barrelhead to open and bring a great new, local business to the block!

Thanks,

Courtney Behan

A handwritten signature in black ink that reads "Courtney Behan". The signature is written in a cursive, flowing style with a long horizontal line extending to the right.

Marshall "Tyke" Jones  
1944 McAllister Street  
San Francisco, CA, 94115

March 26, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu – Park Station

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

I would like to express my strong support for the Barrel Head Restaurant and Brewery. As a nearby homeowner and immediate neighbor, a family friendly, community-centric, environmentally sustainable, late night dining establishment in this area is highly desirable, and a long time coming.

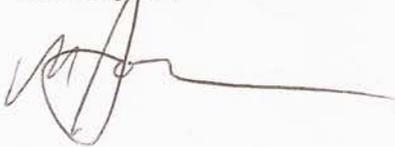
In turn, I strongly support their ABC application and their Conditional Use application for extended hours until 2 AM nightly. As a homeowner and area resident, I felt distressed about the multiple long-term vacancies on the 1700 block of Fulton Street representing years of blight for the entire neighborhood.

Now, with the news of Barrel Head's plans, I feel reassured and excited about the changes to come on the 1700 block. I hope that the Barrel Head is able to succeed during their first year of operation, with the necessary tools they need in place to make that happen (later hours, ABC permissions, timely approvals for their start construction).

The Barrel Head would be a cornerstone business for the neighborhood and 1700 block of Fulton Street. There is a tremendous amount of enthusiasm building in the area with regard to all of their plans and I'm looking forward to their opening.

Thank you for your time and consideration.

Kind Regards,

A handwritten signature in black ink, appearing to be "M. Jones", with a long horizontal line extending to the right.

Aniko van der Lee  
1944 McAllister Street  
San Francisco, CA, 94115

March 26, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu – Park Station

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

I would like to express my strong support for the Barrel Head Restaurant and Brewery. As a nearby homeowner and immediate neighbor, a family friendly, community-centric, environmentally sustainable, late night dining establishment in this area is highly desirable, and a long time coming.

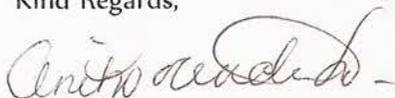
In turn, I strongly support their ABC application and their Conditional Use application for extended hours until 2 AM nightly. As a homeowner and area resident, I felt distressed about the multiple long-term vacancies on the 1700 block of Fulton Street representing years of blight for the entire neighborhood.

Now, with the news of Barrel Head's plans, I feel reassured and excited about the changes to come on the 1700 block. I hope that the Barrel Head is able to succeed during their first year of operation, with the necessary tools they need in place to make that happen (later hours, ABC permissions, timely approvals for their start construction).

The Barrel Head would be a cornerstone business for the neighborhood and 1700 block of Fulton Street. There is a tremendous amount of enthusiasm building in the area with regard to all of their plans and I'm looking forward to their opening.

Thank you for your time and consideration.

Kind Regards,



Mark Hiss  
1942 McAllister Street  
San Francisco, CA, 94115

March 26, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu - Park Station

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case  
#2013.0158C**

To Whom It May Concern:

I would like to express my strong support for the Barrel Head Restaurant and Brewery. As a nearby homeowner and immediate neighbor, a family friendly, community-centric, environmentally sustainable, late night dining establishment in this area is highly desirable, and a long time coming.

In turn, I strongly support their ABC application and their Conditional Use application for extended hours until 2 AM nightly. As a homeowner and area resident, I felt distressed about the multiple long-term vacancies on the 1700 block of Fulton Street representing years of blight for the entire neighborhood.

Now, with the news of Barrel Head's plans, I feel reassured and excited about the changes to come on the 1700 block. I hope that the Barrel Head is able to succeed during their first year of operation, with the necessary tools they need in place to make that happen (later hours, ABC permissions, timely approvals for their start construction).

The Barrel Head would be a cornerstone business for the neighborhood and 1700 block of Fulton Street. There is a tremendous amount of enthusiasm building in the area with regard to all of their plans and I'm looking forward to their opening.

Thank you for your time and consideration.

Kind Regards,



Stacey Ellis  
1942 McAllister Street  
San Francisco, CA, 94115

March 26, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu - Park Station

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case  
#2013.0158C**

To Whom It May Concern:

I would like to express my strong support for the Barrel Head Restaurant and Brewery. As a nearby homeowner and immediate neighbor, a family friendly, community-centric, environmentally sustainable, late night dining establishment in this area is highly desirable, and a long time coming.

In turn, I strongly support their ABC application and their Conditional Use application for extended hours until 2 AM nightly. As a homeowner and area resident, I felt distressed about the multiple long-term vacancies on the 1700 block of Fulton Street representing years of blight for the entire neighborhood.

Now, with the news of Barrel Head's plans, I feel reassured and excited about the changes to come on the 1700 block. I hope that the Barrel Head is able to succeed during their first year of operation, with the necessary tools they need in place to make that happen (later hours, ABC permissions, timely approvals for their start construction).

The Barrel Head would be a cornerstone business for the neighborhood and 1700 block of Fulton Street. There is a tremendous amount of enthusiasm building in the area with regard to all of their plans and I'm looking forward to their opening.

Thank you for your time and consideration.

Kind Regards,



Will O'Donnell  
145 Broderick #203  
San Francisco, CA, 94117

March 26, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu - Park Station

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

I want to express my strong support for the Barrel Head Restaurant and Brewery. I live nearby and feel strongly that a family friendly, community-centric, environmentally sustainable, late night dining establishment in this area is long overdue, and highly desirable. I strongly support their ABC application, as well as, their Conditional Use application for extended hours (until 2 AM nightly).

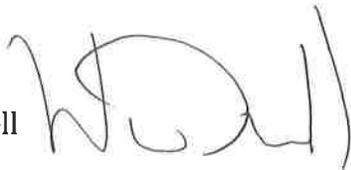
This project will help create over a dozen local jobs, and contribute to the revitalization of the 1700 block of Fulton Street. The opening of the Barrel Head will help bring increased foot traffic to the corridor, benefiting area businesses, tenants and homeowners.

Being allowed to operate with the extended hours is crucial for the short term and long term success of this business. They are filling a long-term vacancy on a block with multiple long-term vacancies. The Barrel Head would be an anchor business for the neighborhood and block.

For public safety on the 1700 block, it is much safer to allow the Barrel Head to operate later at night, rather than having a poorly lit block with multiple vacancies on it.

Sincerely,

Will O'Donnell



Victor Escobedo  
Owner, Papalote Mexican Grill  
1777 Fulton Street  
San Francisco, CA, 94115

March 26, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu – Park Station

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

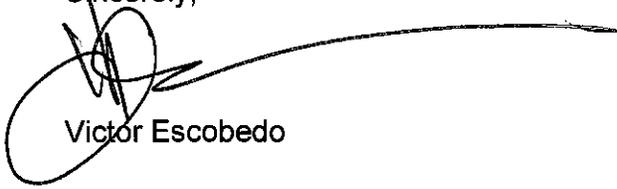
To Whom It May Concern:

As the owner of a business located right next-door to 1785 Fulton Street, I want to express my steadfast support for the Barrel Head's plans, including their proposed extended hours of operation until 2:00 AM nightly. The 1700 block has been plagued by multiple vacancies for many years and this is bad for businesses and homeowners alike -- it is the least desirable scenario.

As a restaurant operator and owner myself, I know that for a business like Barrel Head, being allowed to operate with extended hours would be critical for the survival of their business -- many restaurants don't make it through their first year. The 1700 block of Fulton Street desperately needs vacancies filled and increased foot traffic. The opening of Barrel Head holds a lot of significance for those of us that are invested in this community, neighborhood, and block.

Allowing the Barrel Head to operate later in the evening will create a much safer environment here. Right now, it is poorly lit later at night and is not as welcoming of a place as it could be. Please allow the 1700 block of Fulton Street to continue to grow to its full potential and allow Barrel Head's extended hours so they can be a success during their first year and beyond. Thank you!

Sincerely,



Victor Escobedo

March 27, 2013

Tara O'Shea  
608 Masonic Avenue  
San Francisco, CA, 94117

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

I want to express my strong support for the Barrel Head Restaurant and Brewery. As a resident of the unit directly above the Starbucks at 1799 Fulton Street, my unit shares a wall with the Barrel Head property at 1785 Fulton Street, and we are the very residents that would be impacted most by this project.

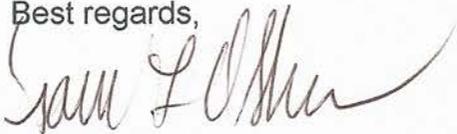
I support their proposed extended hours of operation until 2:00 AM and hope that they will be given permission so that they can be successful during their first year.

As a young woman, public safety on the 1700 block later in the evening has been a concern of mine, due to the block being poorly lit, a lack of later evening establishments, and multiple long-term vacancies.

I believe it would be much safer for residents and visitors to the 1700 block of Fulton Street if you to allowed the Barrel Head to operate later at night. I, for one, would feel much safer and more comfortable if this were the case.

Thank you for your time and consideration!

Best regards,



Tara O'Shea

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu – Park Station

March 27, 2013

Nicole Woods  
608 Masonic Avenue  
San Francisco, CA, 94117

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

As a resident of the unit that shares a wall with the future site of Barrel Head at 1785 Fulton Street, I want to urge you to please support granting them extended hours of operation (2:00 AM).

I have been continually frustrated with the lack of later evening dining establishments in our neighborhood, and the blighted vacancies on the 1700 block of Fulton Street. Divisadero Street (while having many options) is a ways away and we would like to build a thriving community right here at the intersection of Fulton and Masonic.

I will feel much safer coming home later in the evening if there is a business operating next to where I live and the block will be better lit. I will also be looking forward to having friends and family visit more often so they can join me in patronizing Barrel Head. Patronizing neighborhood businesses is very important to me, preferably with a sustainable focus, like Barrel Head.

For so many reasons, it is of the utmost importance that they are granted the permissions they need to be a success – the neighborhood is counting on it. I feel strongly that allowing them to stay open later will make our community a much safer place. Thank you!

Warm regards,



Nicole Woods

**CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu – Park Station**

Jenny, Bishop  
48 Loyola Terrace  
San Francisco, CA, 94117

March 27, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu - Park Station

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

I want to express my strong support for the Barrel Head Restaurant and Brewery. I live just around the block, and feel strongly that a family friendly, community-centric, environmentally sustainable, late night dining establishment in this area is long overdue, and highly desirable. I strongly support their ABC application, as well as, their Conditional Use application for extended hours (until 2 AM nightly).

This project will help create over a dozen local jobs, and contribute to the revitalization of the depressing 1700 block of Fulton Street. They are filling a long-term vacancy on a block with multiple long-term vacancies.

Sincerely,



Jenny Bishop

Clinton Womack  
1571 Fulton Street  
San Francisco, CA, 94117

*Thursday, March 28<sup>th</sup>, 2013*

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Sgt. Dominic Panina, Officer Al Wu – Park Station

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

I write this letter to express my full support for the forthcoming Barrel Head Restaurant and Brewery. For identification purposes only, I serve on the board of the North of Panhandle Neighborhood Association as the event planning chair and I am the cofounder and program manager of a community group in the area called The Wigg Party. As a board member and community organizer I know that hundreds of people in the neighborhood are excited for this new business.

I live a few blocks away from the site for the new restaurant and I'm thoroughly excited to have the new business in our neighborhood for a multitude of reasons. The corner of the 1700 block of Fulton, especially the 1785 building, has become blighted over the years due to the long-term vacancy. Not only will the new business fill this space but it will benefit other homeowners, tenant and businesses by increasing friendly foot traffic to discourage crime and loitering.

The new business will also be quiet large creating many new jobs and help to revitalize a block that is always dark and dead by 8pm or 9pm. As a personal example: I live on Fulton equal distances between Masonic and Divisadero and 99% of the time when I leave my house I go towards Divisadero. Not because it is closer but because there are more people, it feels safer and there are more businesses operating. The presence of a restaurant like Barrel Head will make visit the other businesses and frequent that area much more often.

I would also like to express my complete support for the restaurants ABC application and their Conditional Use application for extended hours until 2AM. The atmosphere at such a restaurant and brew pub will not be one of a club or loud bar scene. Given the dearth of late-night food options in our neighborhood, many of the late-night patrons will be working professionals in the service industry and other jobs that come home late but still want a good meal after midnight. I personally do social work with homeless youth in the Mission District and rarely make it back home until 10PM or later. Extending the restaurants hours

to serve alcohol will give people like me a place to have a late night drink and dinner. Community members will actually feel safer if Barrel Head is allowed to operate later rather than have a block that is vacant and poorly lit. Lastly, the extended hours will be crucial to the businesses short and longer term success in the neighborhood. For the restaurant to truly be a community asset for safety and neighborhood revitalization, it is essential that the business be able to operate until late hours to secure financial stability.

I fully expect that the committee will grant them the ABC and Conditional Use permits as there is much community support for this business. I greatly look forward to them coming into the neighborhood.

Thank you for taking the time to review the reasons for my support of Barrel Head Restaurant and Brewery. Please feel free to contact me if you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "Clinton E. Womack", enclosed in a thin black rectangular border.

Clinton E. Womack  
1571 Fulton Street  
San Francisco, CA 94117  
P: 601-832-2242  
E: [clint.womack@gmail.com](mailto:clint.womack@gmail.com)

Morgan Fitzgibbons  
1571 Fulton St  
San Francisco, CA, 94117

March 28<sup>th</sup>, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Sgt. Dominic Panina, Officer Al Wu - Park Station

RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C

To Whom It May Concern:

I'm writing to you to express my strong support for the Barrel Head Restaurant and Brewery, and I also lend the endorsement of the Wigg Party, a community group that I run that works to make the area around the Wiggle more sustainable and more resilient.

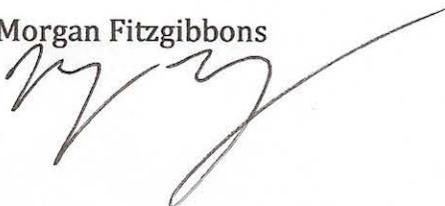
I live just two blocks from the proposed site for Barrel Head and feel this would be a very welcome addition to the community. Not only will Barrel Head bring jobs to the local economy and help revitalize a block that is really under-developed (a block I walk many days on my way to work as an adjunct professor of Environmental Studies at USF), but it will also be simply a great place to get together with friends and relax after a long day.

I also want to make special note of my support for their ABC application as well as their Conditional Use application for extended hours. This extension of the hours is crucial for the success of the business and I believe the benefits will be quite strong for this blighted block in particular and the community overall.

I can also relay the fact that I have hardly heard as much enthusiasm for a project happening in the neighborhood than what I've experienced around this project. We act as a sort of informational clearinghouse through our facebook page, and whenever we post an update on this project people go nuts. There are many many supporters of this project - if you haven't heard from them yet it's because they don't have the lifestyle that allows them to attend hearings in the middle of the day and rage and rave for this project or that. Please don't let a few voices who fight every proposed improvement drown out the widespread support this project actually has in the community.

Many thanks,

Morgan Fitzgibbons



March 29, 2013

Ryan Primas  
Employee at 1799 Fulton Street\*  
*\*For Identification Purposes Only*  
San Francisco, CA, 94117

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu - Park Station

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

As an employee at one of the businesses that shares a wall with 1785 Fulton Street, I am in strong support of the plans for the Barrel Head Restaurant and Brewery. They advertised their recent public meeting to our customers and invited all the Starbucks employees to come by as well. It is nice to know who our future neighbors are and be included in their planning process.

From chatting with neighbors and customers at the Starbucks\* where I work (*\*for identification purposes only*) I know that there is a groundswell of support for Barrel Head's plans. Neighbors and staff of surrounding businesses are very excited for the opening of Barrel Head and desire a late night dining option in the neighborhood.

It would be great to be able to grab dinner and a beer at Barrel Head when I get off work. It would also motivate more of my friends to meet up with me to spend leisure time in this area, which means spending their dollars on the 1700 block of Fulton Street, benefitting all the businesses.

For the reasons listed above, I strongly support Barrel Head's ABC application, as well as, their Conditional Use application for extended hours (until 2 AM nightly).

Sincerely,



Ryan Primas

Herb Williams  
2004 McAllister  
San Francisco, CA, 94118

March 29, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning  
Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu - Park Station

RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
**ABC pending file #75-530439, SF Planning Department case  
#2013.0158C**

To Whom It May Concern:

I wish to express my strong support for the **Barrel Head  
Restaurant and Brewery.**

I lived nearby, and feel strongly that a family friendly,  
community-centric, environmentally sustainable, late night  
dining establishment in this area is long overdue, and highly  
desirable.

The opening of the **Barrel Head** will help bring increased foot  
traffic to the corridor, benefiting area businesses, tenants and  
homeowners.

Being allowed to operate with the extended hours is crucial for  
the short term and long term success of this business.

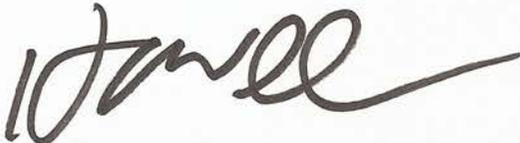
They are filling a long-term vacancy on a block.

The Barrel Head would be an anchor business for the neighborhood  
and block.

Additionally the obvious employment opportunities that come with  
a project of this size is welcomed.

I thank you in advance for your time and attention in this  
matter.

Warm regards-

A handwritten signature in black ink, appearing to read 'Herb Williams', written in a cursive style.

Alex Doniach  
830 Broderick Street Apt 4  
San Francisco, CA, 94115

March 29, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu – Park Station

**RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C**

To Whom It May Concern:

I want to express my strong support for the Barrel Head Restaurant and Brewery.

As a property owner and longtime area resident, I feel strongly that a family friendly, community-centric, environmentally sustainable, late night dining establishment in this area is long overdue, and highly desirable.

I fully support their Barrel Head ABC application, as well as, their Conditional Use application for extended hours (until 2 AM nightly).

The project at 1785 Fulton Street has the neighborhood buzzing with excitement. We are all hoping that their extended hours of operation are approved so that the block can feel safer at night and we have somewhere to eat after hours.

Our neighborhood badly needs an anchor business like Barrel Head to make our community more welcoming, safe, and accommodating. Please consider granting them extended hours so that they have the tools they need in place to succeed during their first year.

If Barrel Head does not do well once they open due to decreased revenue from limited hours of operation, I am concerned this could result in another years long vacancy at 1785 Fulton Street, as this was previously the case. Thank you!

Warmly,

Alex Doniach

A handwritten signature in cursive script that reads "Alex Doniach". The signature is written in black ink and is positioned to the right of the typed name "Alex Doniach".

Jerry Sullivan  
481 Euclid Street  
San Francisco, CA, 94118

March 29, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu – Park Station

RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C

To Whom It May Concern:

As a resident of the area for a very long time, I want to express my support for the Barrel Head Restaurant and Brewery. I am a few years shy of officially being a senior citizen and feel strongly that business like Barrel Head is much needed in this neighborhood.

I support their ABC application and their Conditional Use application for extended hours until 2 AM nightly. For seniors, families, and students, it is much preferred that there be more of a community and business presence on the 1700 block of Fulton Street later in the evening.

I'm looking forward to being a patron of the 1700 block more often and have other neighbors and friends that feel the same. With the long term vacancies on the block, we are badly in need of a business that can operate in one of the vacant spaces for many years successfully. I feel that Barrel Head is the right fit for this area and don't want to see them fail during their first year as a result of having to close at 11:00 pm.

I urge you to support their extended hours of operation, thank you for your time and consideration.

Sincerely,



Jerry Sullivan

Larry Montagna  
2001 McAllister Street  
San Francisco, CA 94118  
March 29, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Permitting Officer Alaric Wu - Park Station

RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C

To Whom It May Concern:

I want to express my strong support for the Barrel Head Restaurant and Brewery.

I own a home in the Petrini Place complex, directly across from the future location of the Barrel Head Brewery. I also work in the same neighborhood at the University of San Francisco.

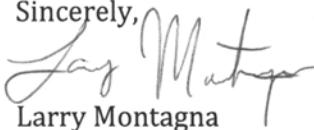
I feel strongly that a family friendly, community-centric, environmentally sustainable, late night dining establishment in this area is long overdue, and highly desirable.

I serve on the Board of Directors at the Petrini Place complex, a community of over 130 condos. At a recent HOA meeting I presented the information shared at an open house that Barrel Head hosted, and the feedback was overwhelmingly positive. In addition, I have spoken to many of my colleagues at USF and they also are very excited for this new neighborhood establishment.

I strongly support their ABC application, as well as their Conditional Use application for extended hours until 2 AM nightly. In the interest of public safety on the 1700 block, it is much safer to allow the Barrel Head to operate later at night, rather than having a poorly lit block with multiple vacancies on it. I believe that these extended hours is crucial for the short term and long term success of this business and to our benefit as well.

This new establishment is filling a long-term vacancy on a block with multiple long-term vacancies. This is a welcome and needed improvement to our neighborhood. This project will help create over a dozen local jobs, and contribute to the revitalization of the 1700 block of Fulton Street. The opening of the Barrel Head will help bring increased foot traffic to the corridor, benefiting area businesses, tenants and homeowners. I am also aware of the support expressed by other business on Fulton Street.

Thank you very much for your consideration of this letter and their applications.

Sincerely,  
  
Larry Montagna

Heike & Eric Hiss  
1449 McAllister St  
San Francisco, CA, 94115

March 29, 2013

CC: SFPD ABC Liaison Unit, Inspector Van Koll  
CC: SF Planning Commission, President Fong and Planning Commissioners  
CC: Supervisor London Breed  
CC: Sgt. Dominic Panina, Officer Al Wu – Park Station

RE: Barrel Head Restaurant and Brewery at 1785 Fulton Street,  
ABC pending file #75-530439, SF Planning Department case #2013.0158C

To Whom It May Concern:

I want to express my strong support for the Barrel Head Restaurant and Brewery. Our family (parents and two children, 6 and 8 years old) lives nearby, and we are strongly in favor of their plans. We have lived in the neighborhood for almost 10 years and believe that Barrelhead Brewery would be an asset to the community, especially for the area around Masonic and Fulton which is in dire need of beautification.

I strongly support their ABC application, as well as, their Conditional Use application for extended hours (until 2 AM nightly). This project will help create over a dozen local jobs, and contribute to the revitalization of the 1700 block of Fulton Street. The opening of the Barrel Head will help bring increased foot traffic to the corridor, benefiting area businesses, tenants and homeowners. Being allowed to operate with the extended hours is crucial for the short term and long term success of this business.

They are filling a long-term vacancy on a block with multiple long-term vacancies, the Barrel Head would be an anchor business for the neighborhood and block. For public safety on the 1700 block, it is much safer to allow the Barrel Head to operate later at night, rather than having a poorly lit block with multiple vacancies on it.

Sincerely,



Heike Hiss

April 29th, 2013

Aimee Ellis  
(415) 724-5072  
aimee@barrelheads.com  
Public Outreach Liaison,  
Barrel Head Brewhouse  
1785 Fulton Street

**SF Planning Department case #2013.0158C, ABC pending file #75-530439**

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## **Additional Items:**

*Barrel Head Brewhouse | Public Outreach Report*

[p.2] Additional Notes | Outreach Conducted

[p.3-5] Sign-in sheets | April 28th, 2013 Public Meeting

## **Masonic Corridor Neighborhood Association:**

*Vince Martire*

We invited Vince to attend a private meeting we hosted at USF in February 2013 and also shared the information about our February public meeting with him to share with his group. We offered to meet anytime Vince or his group would like, the invitation is always on the table. So far, he and his group have declined to meet with us.

## **Second Public Meeting | April 28th, 2013**

Twenty-four attendees including Officer Ken Young of the University of San Francisco Public Safety Department and JJ Strahle, President of the North of Panhandle Neighborhood Association.

Please see attached sign-in sheets for full detail on who attended.

Barrel Head Brewhouse Public Meeting  
April 28<sup>th</sup> 2013

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NAME	ADDRESS	EMAIL
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1) Kenneth Young 2130 Fulton St. YoungK@usfca.edu  
USF Public Safety

2) Nathan Beeghly 135 Central Ave #5 NBEE6523@GMAIL.COM

3) Jenny Niec 2001 McAllister St. #127 jenny\_niec@yahoo.com

— 4) Marla Kadlerek 1670 Fulton St. marlairy@yahoo.com

5) DONG DIBOLL 556 LYON sfodong@sonic.net

6) Tim Hickey 732 Lyon

7) Aaron Levine 2247 Turk levineaaron13@gmail.com

8) Mitch Kotler 2001 McAllister #321 mkotler@hotmail.com

9) Andrew Kingsdale 1965 McAllister St. aKingsdale@yahoo.com  
Apt. 7 94115

10) Suzanne Cowan 1646 Grove St. suzcowan@mindspring.com

ADD  
MAIL  
TO  
LIST.

Barrel Head Brewhouse Public Meeting  
April 28<sup>th</sup> 2013

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NAME	ADDRESS	EMAIL
11) Jeff Scott	2001 Madison St #127	Jeff.Scott@beergoek.com
12) Sherry + Stu Singer	546 Central Avenue	Singer.st@gmail.com
13) " "	" "	" "
14) Meredith Mey Juntola	1532-A Groce	—
15) J.J. Strahle	443 Beowulf	jj-strahle@gmail.com
16) Jason King + Deidre Dayle	1619 Fulton	jason.lking@gmail.com
17) Will Valentine	1937 Golden Gate	cynsa37@yahoo.com
18) Cynthira Sasaki	1937 Golden Gate	cynsa37@yahoo.com
19) Jim Cowan	1646 Grove St	jlcowan@mindspring.com
20) Justin Mulford	1845 Fulton	justin.mulford@gmail.com

Barrel Head Brewhouse Public Meeting  
April 28<sup>th</sup> 2013

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NAME	ADDRESS	EMAIL
1) Bill & Becca Norton	1686 Grove St. S.F. Ca. 94117	The Nortons1999@Comcast.net
2) Sarah Blackburn	2001 McAllister 94118	sarah@usfca.edu
3) Stevan Djakovic	1733 FULTON	Sdjakovic@clevelandbio.com
4)		
5)		
6)		
7)		
8)		
9)		
10)		



Date: April 28, 2013

To: Planning Commission

From: North of Panhandle Neighborhood Association Board

Re: SF Planning Department Case # 2013.0158C, ABC Pending File #75A530439

We, the Board of the North of Panhandle Neighborhood Association, give our support to Barrel Head Brewhouse Restaurant and Brewery at 1785 Fulton Street to extend their hours of operation until 2:00am.

We feel that Barrel Head Brewhouse has been proactive in their outreach with their immediate neighbors as well as the greater neighborhood in general. They have held two meetings at their site, attended by nearly 50 people, combined, as well as reaching out to the neighborhood at our regular NOPNA General Meetings and NOPNA Board meetings. They have consistently shown an interest in addressing any concerns of the neighbors, of which there have been few.

The block that Barrel Head Brewhouse will be located on has had problems in the past, specifically with nightclub, a cardhouse and a sports bar. However, the plans proposed by BHB on several occasions indicate their intentions to be more a more inclusive restaurant and brewery, which intends to serve full meals and craft-brewed beers, which is quite different from the other establishments in the area in the past. For this reason, we believe that they will be a responsible business and have the ability to be an anchor for growth along the revitalizing Masonic Corridor.

We, the NOPNA Board, ask that you approve the conditional use of the premises at 1785 Fulton to remain open to serve both food and beverages until 2:00am. Additionally, we ask that you impose the following restrictions:

- The conditional use is not attached to the property itself, but the operators of Barrel Head Brewhouse, i.e., the sponsors of the application.
- The conditional use be reviewed regularly for compliance and every 3 years for neighborhood feedback, comments or complaints directly related to the extended hours.

Regards,

JJ Strahle

On Behalf of the North of Panhandle Neighborhood Association

April 29, 2013

Dear Ms. Young,

As a former resident of 14 years and an apartment building manager and owner in neighborhood, I would like to voice my comments about the request for extended hours of operation of the proposed restaurant at 1785 Fulton. I am opposed to this request.

The extended hours of operation may cause conditions that will likely interfere with my tenants' quiet enjoyment of their space. Many restaurant patrons of eating establishments are not aware that as they come and go, the normal or what these same patrons consider "normal" noise is actually very loud when it is late at night, like 2AM in the morning. The hard surfaces of the surrounding multi-story buildings and the enveloping landscape amplify all sounds, especially late at night when it's quiet.

My experience with noisy and discourteous patrons comes from 2 establishments. One is the Fulton Food Shop at the Southeast corner of Fulton and Masonic and the other is Bistro Gambinus located on 1813 Fulton Street. The Fulton Shop opens until 2AM on Friday and Saturday nights and is a liquor store; the bistro is a Beer and Grill restaurant that opens until 10PM 7 days a week. Both of these businesses are directly across from my apartment building. A portion of the patrons double park their cars or block my driveways, smoke in my lobby area, litter at the exterior of the building, vomit around the exterior Fulton Street side, vandalized my building, crush cans or break glass bottles, make noise when they go in or come out of the establishment. While I know that these behaviors are unusual, they do happen and I've witnessed it myself living across the street from these 2 businesses for 14 years. I don't like it. I am sure my tenants don't enjoy it. The noise from the Fulton Shop can be unbearably loud and disruptive. Not really being a light sleeper, I have been woken up many times and my bedroom is located at the back of the building. I have tenants whose bedrooms face Fulton Street and I can only imagine the noise must be loud for them. I think it's natural to assume the same will occur with even greater frequency if the proposed restaurant is permitted to operate until 2AM.

I expect that a portion of the patrons of this proposed restaurant WILL NOT be respectful of the neighborhood residents. This is bound to happen. I feel the noise/nuisance is barely tolerable if it lasts until around 10PM per the original proposed hours, but NOT at 2AM. In addition, the restaurant will generate noise of its own, music, gathering noise, food/beverage service noise, people stepping outside for a smoke and talking, etc...which will be heard by folks who live in the area.

From the perspective of home owners and income property owners, the presence of a bar/restaurant type business that opens into the late hours translates into noise/nuisance complaints and thereby, a decrease in the desirability and value of the property exactly because of the inevitable nuisance (noise, litter, defacing of property...) that follows.

The Planning Department ought to consider the needs of the residents, tenants and property owners. We live in the neighborhood. We would like to have a quiet night's rest and not endure the noise and nuisance which the extended hours may encourage.

Sincerely,



[Sffulton94117@gmail.com](mailto:Sffulton94117@gmail.com) 415.494.9845



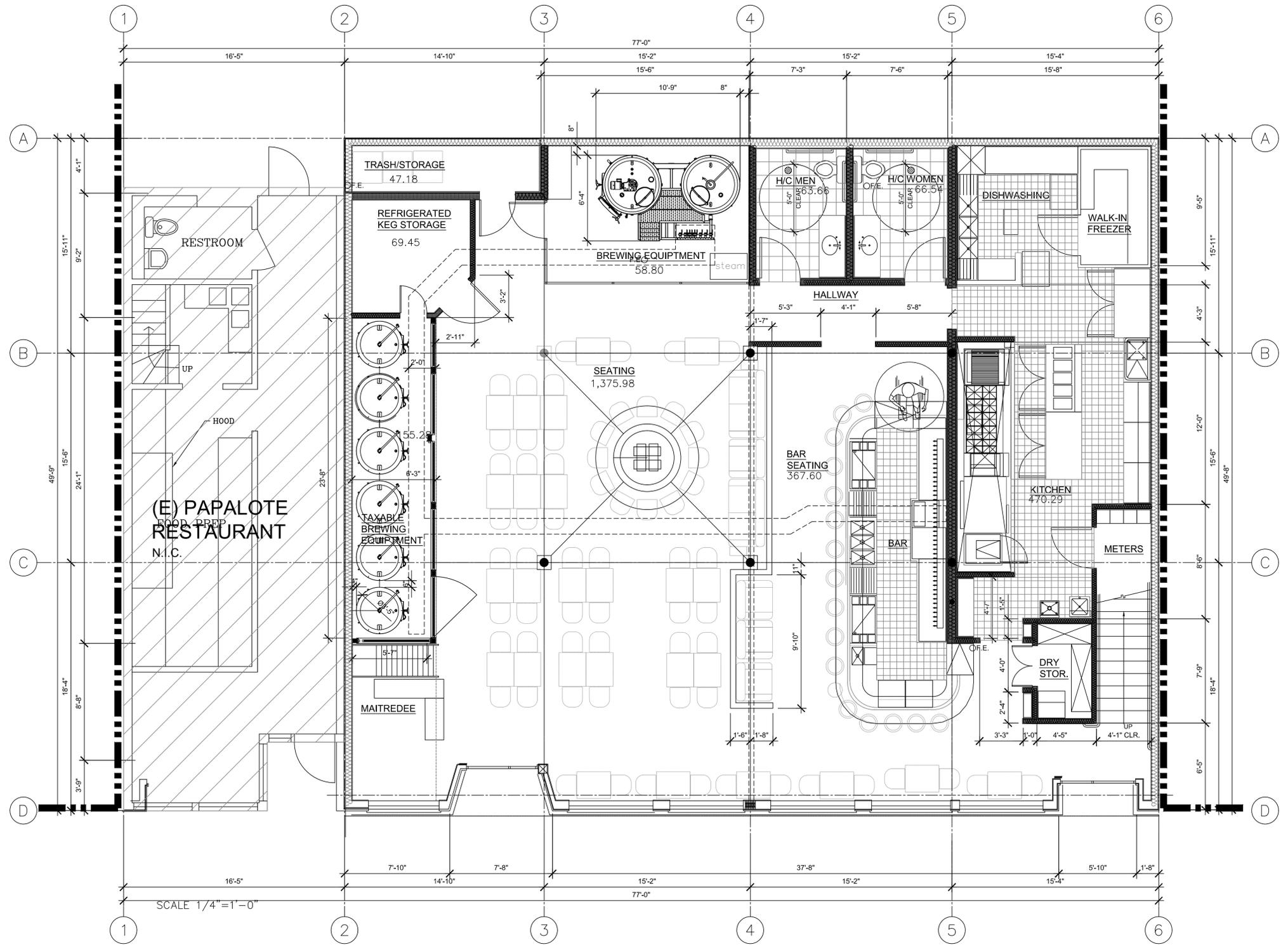
ARCHITECTURAL  
CONCEPTS

● ARCHITECTURE ●  
INTERIORS ● PLANNING  
509 RAMONA AVE.  
ALBANY, CA 94706-1431  
T/F 510-525-9630  
ARCHCON@ARTHLINK.NET  
architectural-concepts.net



CONSULTANT:

**THE BARREL HEAD  
BREW HOUSE**  
1785 FULTON STREET, SAN FRANCISCO, CA  
IVAN HOPKINSON, OWNER



**1 FIRST FLOOR PLAN** 1/4" = 1'-0"

- A** REFER TO GENERAL NOTES SHEET "T-1" FOR ADDITIONAL INFORMATION.
- B** REFER TO ELECTRICAL PLANS FOR LOCATIONS OF ALL SWITCHES, LIGHTS, RECEPTACLES, EXIT SIGNS, SMOKE DETECTORS, AND ETC.
- C** SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND SHALL BE EQUIPPED WITH 24-HOUR BATTERY BACKUP.

- EXTERIOR WALL - EXTERIOR 7/8" MIN. 3-COAT STUCCO OVER 2-LAYERS TYVEK, 1/2" CDX PLYWOOD, 2X6 WOOD STUDS TYPICAL (2X8 AT FRONT WALL) @ 16" O.C. R-19 HIGH DENSITY INSULATION, AND 5/8" GYP. BD.
- INTERIOR WALL - 2X6 WOOD STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE & 3-INCH SOUND ATTENUATION INSULATION (R-19 BATT INSUL. @ MECH. ROOM).
- PLUMBING WALL - 2X6 WOOD STUDS @ 16" O.C. WITH 5/8" WP. GYP. BD. ON WET SIDE AND 5/8" GYP. BD. ON DRY SIDE. PROVIDE CEMENT BACKER BD. AT TILE INSTALLATIONS AND 3-INCH SOUND ATTENUATION INSULATION.
- 4'-0" HIGH PARTITION WITH 2X6 WOOD STUDS @ 16" O.C. AND 5/8" GYP. BD. EACH SIDE AND 2X8 SHAPED WOOD CAP.

- 1** (N) STAIR ENCLOSURE AT METER ROOM.
- 2** (E) STAIR TO REMAIN. FINISH TREADS AND RISERS W/ SLATE TILE.
- 3** (N) 1-1/2" DIA. METAL HANDRAIL @ +34".
- 4** (E) DOORS TO REMAIN.
- 5** (E) WINDOWS TO BE REMAIN.
- 6** (N) KITCHEN EQUIPMENT - SEE DRAWING K-1.
- 7** (N) BAR EQUIPMENT - SEE DRAWING K-1.
- 8** (N) DRY STORAGE - SEE DRAWING K-1.

- 9** (N) ADA ACCESSIBLE BATHROOM.
- 10** (N) SUSPENDED DECORATIVE WOOD COUNTER AND METAL SINK W/ LEVER HANDLES.
- 11** (N) HALF-HEIGHT WALL - SEE DETAIL.
- 12** (N) 42" HIGH GUARD RAIL WITH 36" GATE.
- 13** (N) METAL SHIP'S LADDER TO EQUIPMENT PLATFORM ABOVE.
- 14** GLASS AND STEEL FRAME EQUIPMENT ENCLOSURE - TEMPERATURE CONTROLLED.
- 15** 4" DEEP BY 12" WIDE BEER CONDUIT TRENCH WITH SLATE OVER METAL PLATE COVER - SEE DETAIL.

- 16** 48" DIA. FIRE PIT WITH 30" HIGH BRICK SIDES, 18" WIDE TABLE LEDGE AND OVERHEAD 48" DIA. HOOD W/ 18" DIA. STAINLESS STEEL FLUE & DAMPER UP THRU ROOF. BRACE WITH 1/4" DIA. AIRCRAFT CABLE TO EACH COLUMN.
- 17** (N) COLUMN TO REPLACE (E) - SEE STRUCTURAL.
- 18** BREWERY EQUIPMENT TANKS BY VENDOR. ANCHOR TO 4" CONCRETE PAD PER VENDOR DETAILS AND AS SHOWN ON STRUCTURAL DRAWINGS.
- 19** BRAILLE EXIT SIGN ON WALL +48".

**SHEET NOTES**

**WALL LEGEND**

**PLAN NOTES**

REVISIONS      DATE

JOB: \_\_\_\_\_

DATE: 02/16/2013

SHEET TITLE:  
**FIRST FLOOR  
PLAN & NOTES  
& DETAILS**

SHEET NO.

**A-1e**

REVISION NO. **0**



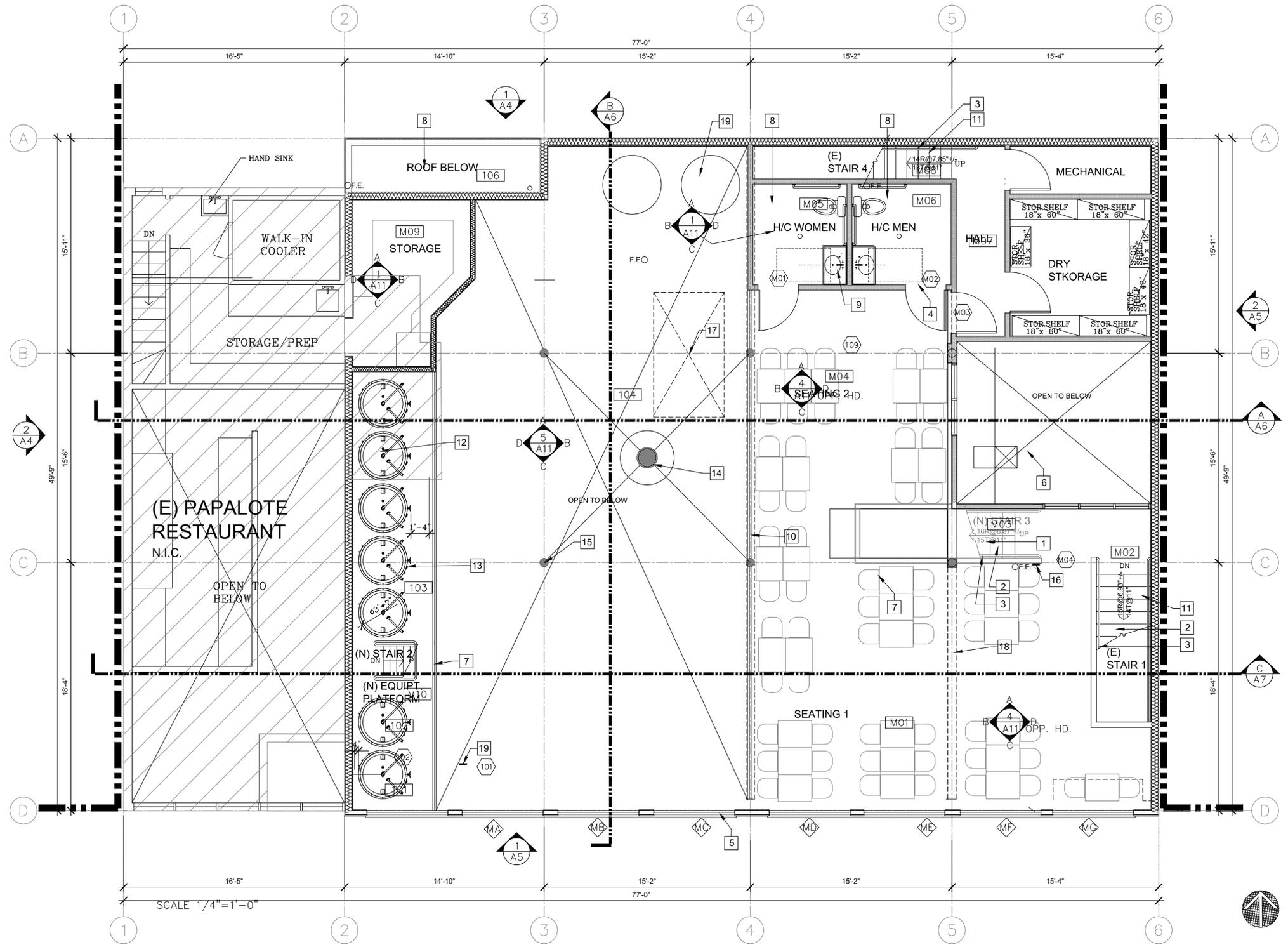
ARCHITECTURAL CONCEPTS

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T/F 510-525-9630  
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architectural-concepts.net



CONSULTANT:

THE BARREL HEAD  
BREW HOUSE  
1785 FULTON STREET, SAN FRANCISCO, CA  
IVAN HOPKINSON, OWNER



1 MEZZANINE FLOOR PLAN 1/4" = 1'-0"

- A** REFER TO GENERAL NOTES SHEET "T-1" FOR ADDITIONAL INFORMATION.
- B** REFER TO ELECTRICAL PLANS FOR LOCATIONS OF ALL SWITCHES, LIGHTS, RECEPTACLES, EXIT SIGNS, SMOKE DETECTORS, AND ETC.
- C** SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND SHALL BE EQUIPPED WITH 24-HOUR BATTERY BACKUP.

- EXTERIOR WALL - EXTERIOR 7/8" MIN. 3-COAT STUCCO OVER 2-LAYERS TYVEK, 1/2" CDX PLYWOOD, 2X6 WOOD STUDS TYPICAL (2X8 AT FRONT WALL) @ 16" O.C. R-19 HIGH DENSITY INSULATION, AND 5/8" GYP. BD.
- INTERIOR WALL - 2X6 WOOD STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE & 3-INCH SOUND ATTENUATION INSULATION (R-19 BATT INSUL. @ MECH. ROOM).
- PLUMBING WALL - 2X6 WOOD STUDS @ 16" O.C. WITH 5/8" WP. GYP. BD. ON WET SIDE AND 5/8" GYP. BD. ON DRY SIDE. PROVIDE CEMENT BACKER BD. AT TILE INSTALLATIONS AND 3-INCH SOUND ATTENUATION INSULATION.
- 42" RAILING SYSTEM - SEE DETAILS.

- 1** (N) STAIR ENCLOSURE TO 2ND FLOOR.
- 2** (E) STAIR TO REMAIN. FINISH TREADS AND RISERS W/ SLATE TILE.
- 3** (N) 1-1/2" DIA. METAL HANDRAIL @ +34".
- 4** (E) DOOR OPENINGS AND DOORS TO REMAIN.
- 5** (E) WINDOWS TO BE REMAIN. PATCH AND REPAIR ADJACENT FINISHES.
- 6** (E) KITCHEN HOOD EXHAUST - SEE "K" SERIES DRAWINGS.
- 7** (N) BREWERY EQUIPMENT PLATFORM W/ 42" HIGH RAILING AND SHIP'S LADDER ACCESS STAIR.
- 8** (N) ADA ACCESSIBLE BATHROOM.
- 9** (N) SUSPENDED DECORATIVE WOOD COUNTER AND METAL SINK W/ LEVER HANDLES.
- 10** (N) 42" HIGH GUARDRAIL - SEE DETAIL.
- 11** (E) STAIR TO REMAIN. ADD FINISHES AS SCHEDULED AND +34" HIGH HANDRAIL.
- 12** (E) STORAGE ROOM OF ADJACENT BUSINESS TO REMAIN.
- 13** (N) BREWERY EQUIPMENT TANKS BY VENDOR. ANCHOR TO 4" CONCRETE PAD PER VENDOR DETAILS AND AS SHOWN ON STRUCTURAL DRAWINGS.
- 14** 48" DIA. FIRE PIT BELOW WITH 48" DIA. HOOD W/ 18" DIA. STAINLESS STEEL FLUE & DAMPER UP THRU ROOF. BRACE WITH 1/4" DIA. AIRCRAFT CABLE TO EACH COLUMN. FLASHING AT ROOF AS REQUIRED.
- 15** (N) COLUMN TO REPLACE (E) - SEE STRUCTURAL.
- 16** BRAILLE EXIT SIGN ON WALL +48".
- 17** (E) SKYLIGHT ABOVE. MODIFY AS REQUIRED FOR SEAL WEATHER TIGHT.
- 18** (E) BEAM ABOVE.
- 19** BREWERY EQUIPMENT TANKS BELOW.

SHEET NOTES

WALL LEGEND

PLAN NOTES

REVISIONS DATE

JOB:

DATE: 02/16/2013

SHEET TITLE:  
MEZZANINE PLAN & NOTES & DETAILS

SHEET NO.

A-2e

REVISION NO. 0



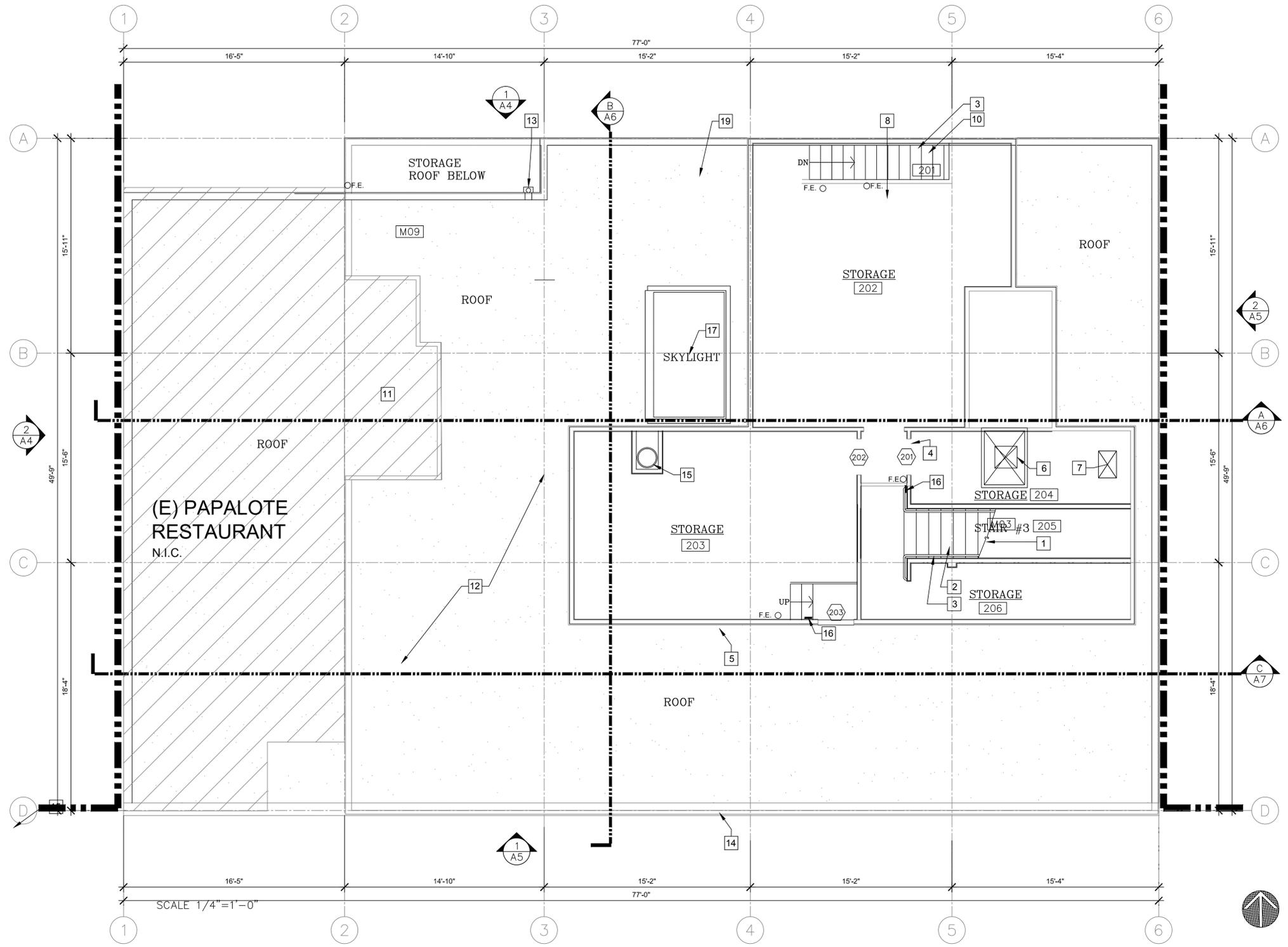
**ARCHITECTURAL CONCEPTS**

ARCHITECTURE • INTERIORS • PLANNING  
509 RAMONA AVE.  
ALBANY, CA 94706-1431  
T/F 510-525-9630  
ARCHCON@ARTHLINK.NET  
architectural-concepts.net



CONSULTANT:

**THE BARREL HEAD BREW HOUSE**  
1785 FULTON STREET, SAN FRANCISCO, CA  
IVAN HOPKINSON, OWNER



**1 SECOND FLOOR PLAN 1/4" = 1'-0"**

- A** REFER TO GENERAL NOTES SHEET "T-1" FOR ADDITIONAL INFORMATION.
- B** REFER TO ELECTRICAL PLANS FOR LOCATIONS OF ALL SWITCHES, LIGHTS, RECEPTACLES, EXIT SIGNS, SMOKE DETECTORS, AND ETC.
- C** SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND SHALL BE EQUIPPED WITH 24-HOUR BATTERY BACKUP.

- EXTERIOR WALL - EXTERIOR 7/8" MIN. 3-COAT STUCCO OVER 2-LAYERS TYVEK, 1/2" CDX PLYWOOD, 2X6 WOOD STUDS TYPICAL (2X8 AT FRONT WALL) @ 16" O.C. R-19 HIGH DENSITY INSULATION, AND 5/8" GYP. BD.
- INTERIOR WALL - 2X4 WOOD STUDS @ 16" O.C. WITH 5/8" GYP. BD. EACH SIDE & 3-INCH SOUND ATTENUATION INSULATION.

- 1** (N) STAIR ENCLOSURE TO 2ND FLOOR.
- 2** (E) STAIR TO REMAIN. FINISH TREADS AND RISERS W/ PAINT.
- 3** (N) 1-1/2" DIA. METAL HANDRAIL @ +34".
- 4** (E) DOOR OPENINGS WITH NEW DOORS.
- 5** (E) WINDOWS TO BE REPAIRED OR REPLACED AS NECESSARY - SEE ELEVATIONS.
- 6** (E) KITCHEN HOOD EXHAUST - SEE "K" SERIES DRAWINGS.
- 7** (E) MAKE-UP AIR DUCT TO FAN ON ROOF ABOVE.
- 8** NOT USED.
- 9** NOT USED.
- 10** (E) STAIR TO REMAIN. ADD FINISHES AS SCHEDULED AND +34" HIGH HANDRAIL.
- 11** (E) STORAGE ROOM OF ADJACENT BUSINESS TO REMAIN.
- 12** (E) ROOF TO REMAIN.
- 13** (E) SCUPPER TO REMAIN.
- 14** (E) PARAPET TO REMAIN.
- 15** 18" DIA. STAINLESS STEEL FLUE & DAMPER UP THRU ROOF ABOVE. FLASHING AT ROOF AS REQUIRED. 2X4 STUD WALL ENCLOSURE.
- 16** BRAILLE EXIT SIGN ON WALL +48".
- 17** (E) SKYLIGHT ABOVE. MODIFY AS REQUIRED FOR SEAL WEATHER TIGHT.

SHEET NOTES

WALL LEGEND

PLAN NOTES

8	▲
7	▲
6	▲
5	▲
4	▲
3	▲
2	▲
1	▲

REVISIONS      DATE

JOB: \_\_\_\_\_

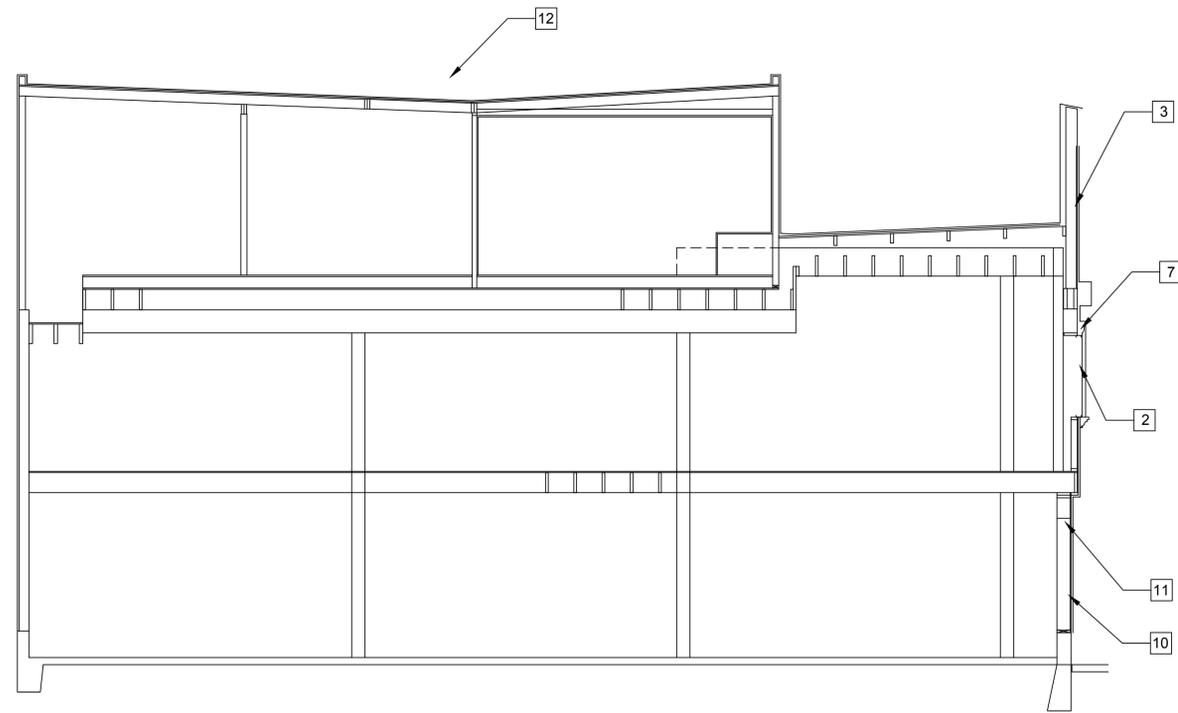
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SHEET TITLE:  
**2ND FLOOR PLAN & NOTES & DETAILS**

SHEET NO.

**A-3**

REVISION NO. **0**



1 SECTION A-A 1/4" = 1'-0"

SHEET NOTES

- A REFER TO GENERAL NOTES SHEET T-1 FOR ADDITIONAL INFORMATION.
- B REFER TO ELECTRICAL PLANS FOR LOCATIONS OF ALL SWITCHES, LIGHTS, RECEPTACLES, EXIT SIGNS, SMOKE DETECTORS, AND ETC.
- C SMOKE DETECTORS SHALL BE PERMANENTLY WIRED AND SHALL BE EQUIPPED WITH 24-HOUR BATTERY BACKUP.

ELEVATION NOTES

- 1 (E) DOORS TO REMAIN.
- 2 (E) WINDOWS TO REMAIN.
- 3 (E) FOAM TRIM O/ STUCCO W/ DRYVIT COATING. COLOR AS SELECTED BY OWNER.
- 4 REPAIR (E) METAL WINDOW SYSTEM W/ 1/4" TEMPERED DUAL GLAZING. WRAP FRAME OPENING W/ BITUTHENE AND SET WINDOW FRAMES IN SEALANT AND HEAD AND SILL FLASHING.
- 5 (E) ADA ACCESSIBLE DOOR W/ AUTOMATIC OPENER AND ACCESSIBLE SILL.
- 6 (E) STUCCO REVEAL 1/8" WIDE..
- 7 (E) 1X2 TRIM CAP BONDED TO STUCCO.
- 8 (E) ADJACENT BUILDING TO REMAIN.
- 9 (E) BRAILLE ACCESS SIGN ON WALL +48" ADJACENT TO DOOR OPERATOR BUTTON.
- 10 (N) STUCCO PATCH TO MATCH (E). FOG SURFACE TO BLEND IN ANY COLOR DIFFERENCES AFTER DRYING FOR 14 DAYS.
- 11 (E) OPERABLE SLIDING METAL WINDOWS.
- 12 (E) HVAC & EXHAUST EQUIPMENT AS REQUIRED.

**ARCHITECTURAL CONCEPTS**  
 ● ARCHITECTURE ● INTERIORS ● PLANNING  
 509 RAMONA AVE.  
 ALBANY, CA 94706-1431  
 T/F 510-525-9630  
 ARCHCON@ARTHLINK.NET  
 architectural-concepts.net

LICENSED ARCHITECT  
 JOHN W. COWEE, JR.  
 NO. C-9199  
 JOHN W. COWEE, JR.  
 STATE OF CALIFORNIA

CONSULTANT:

**THE BARREL HEAD BREW HOUSE**  
 1785 FULTON STREET, SAN FRANCISCO, CA  
 IVAN HOPKINSON, OWNER

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REVISIONS DATE

JOB:

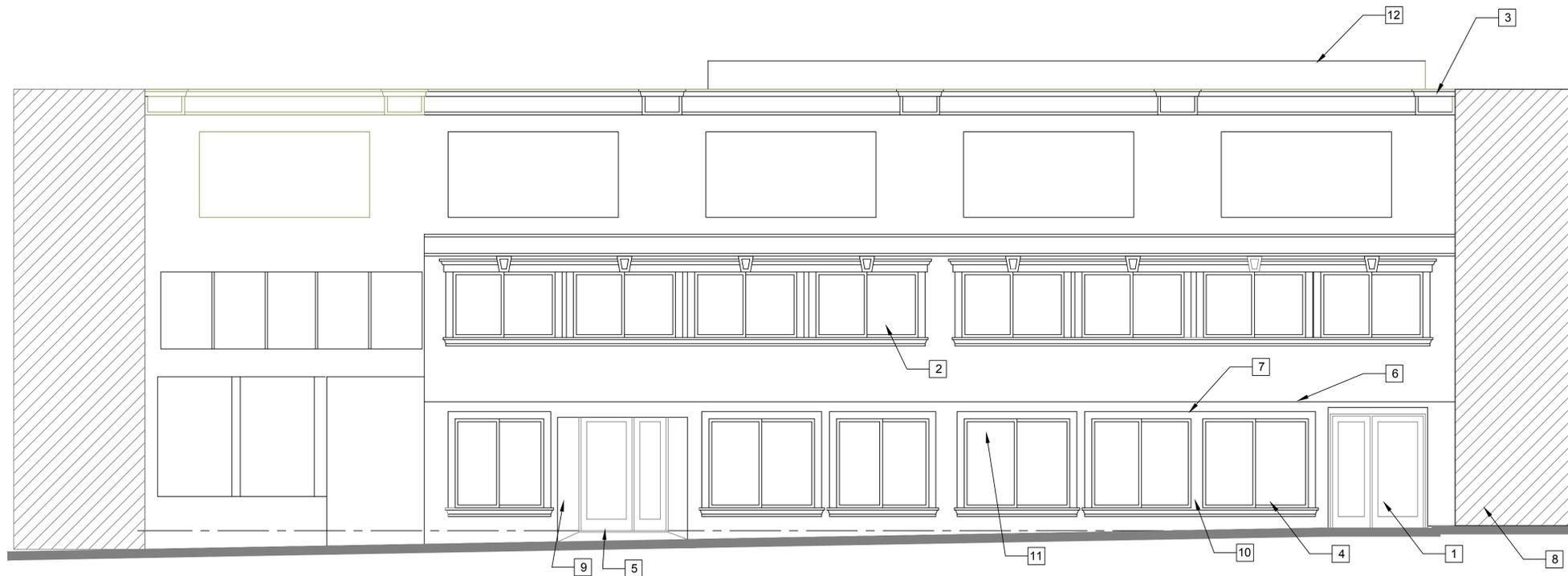
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SHEET TITLE:  
**EXISTING FRONT ELEVATION, SECTION A-A & NOTES**

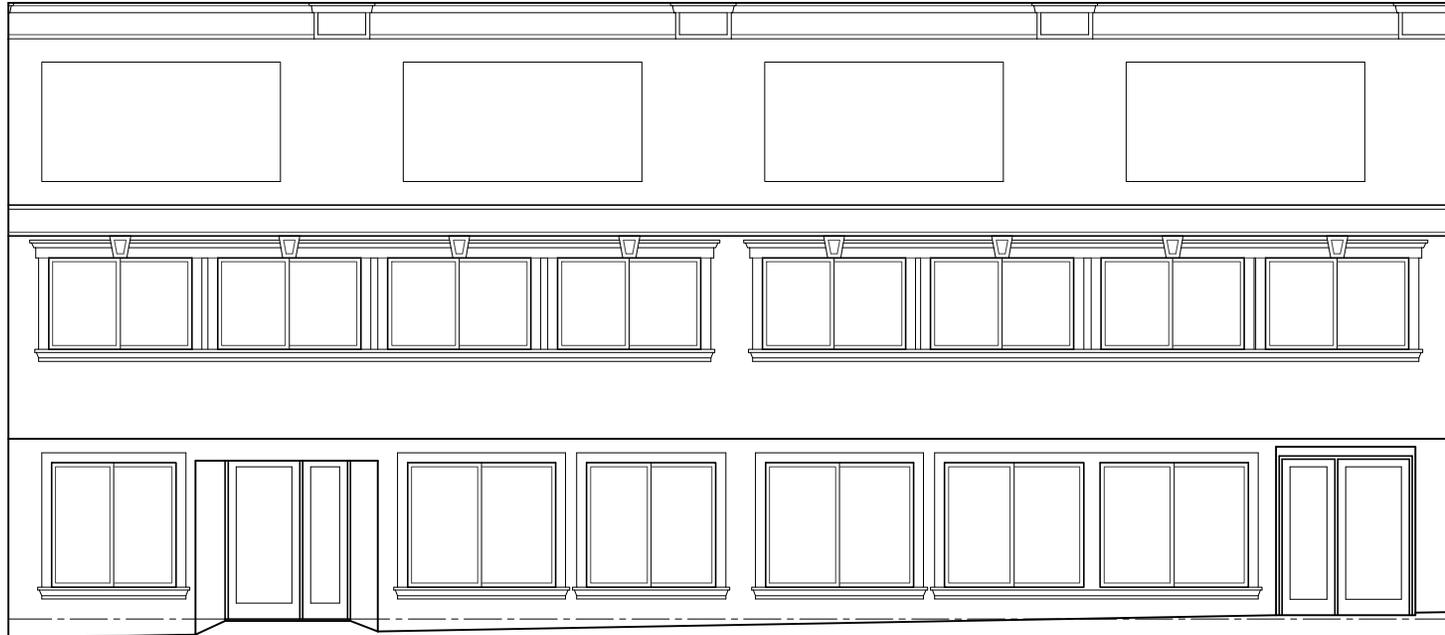
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**A-5e**

REVISION NO. 0



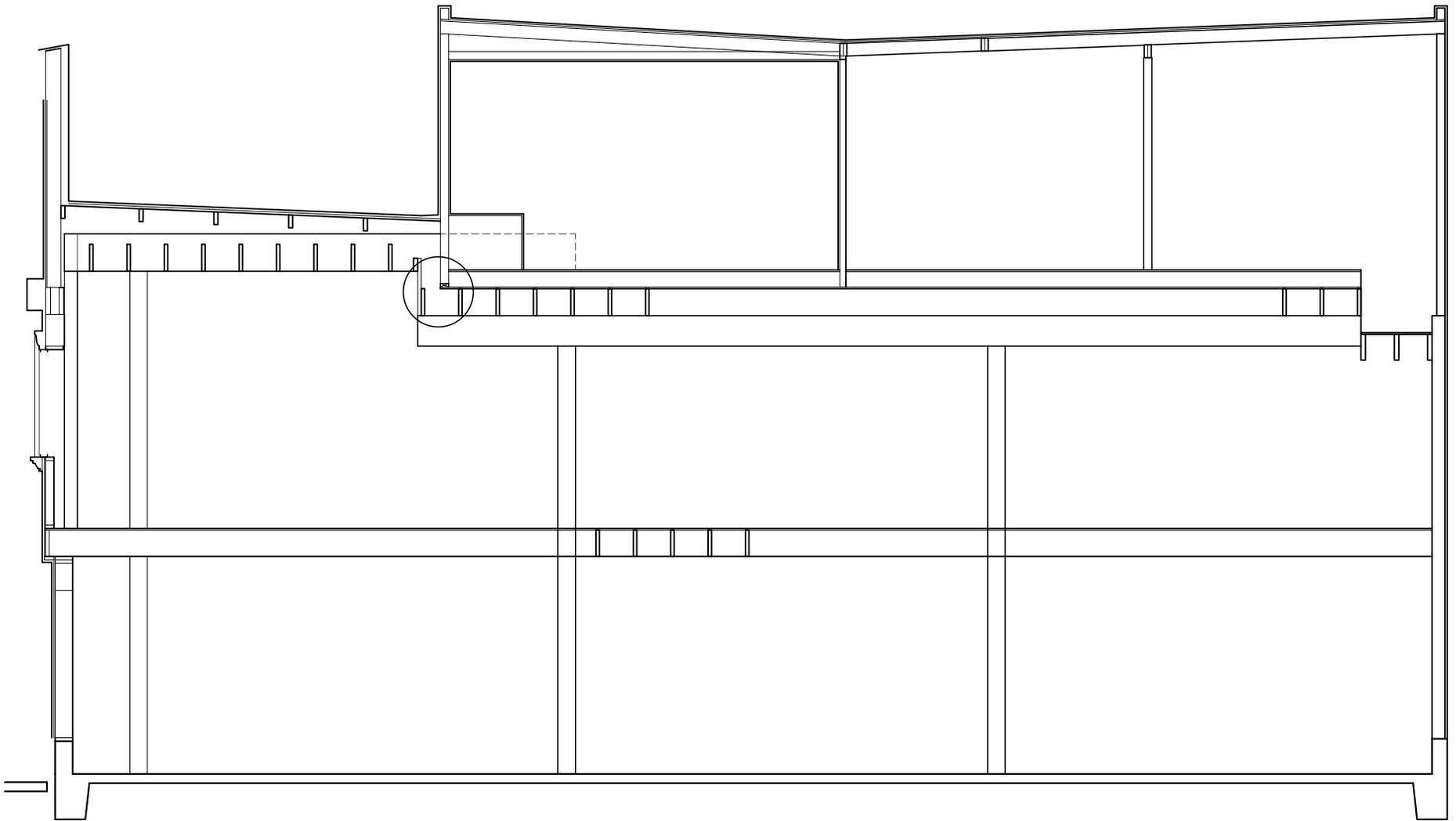
2 EXISTING FRONT (NORTH) ELEVATION 1/4" = 1'-0"



EXISTING NORTH ELEVATION

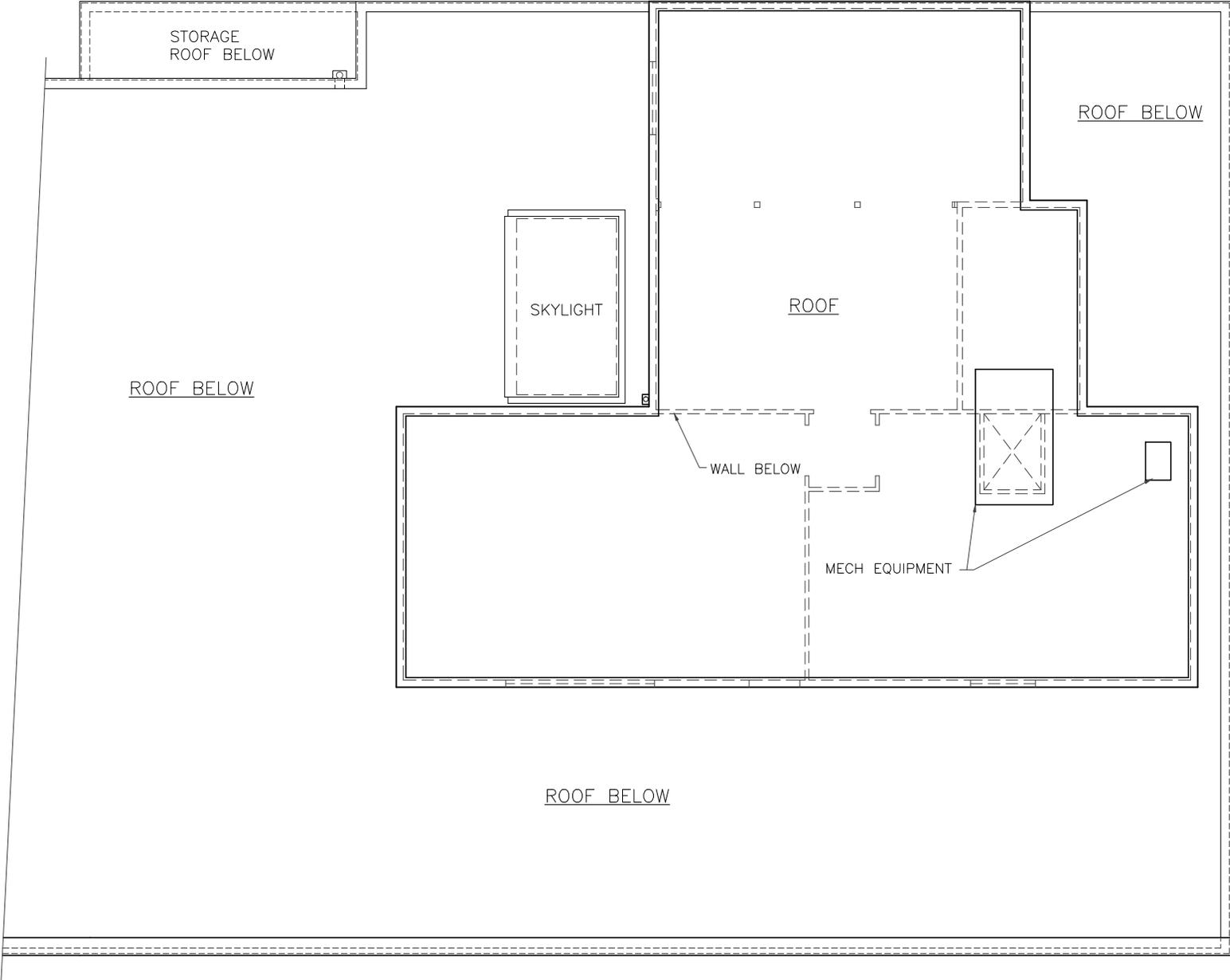
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1/8" = 1'-0"

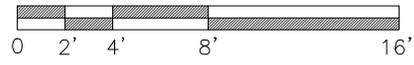


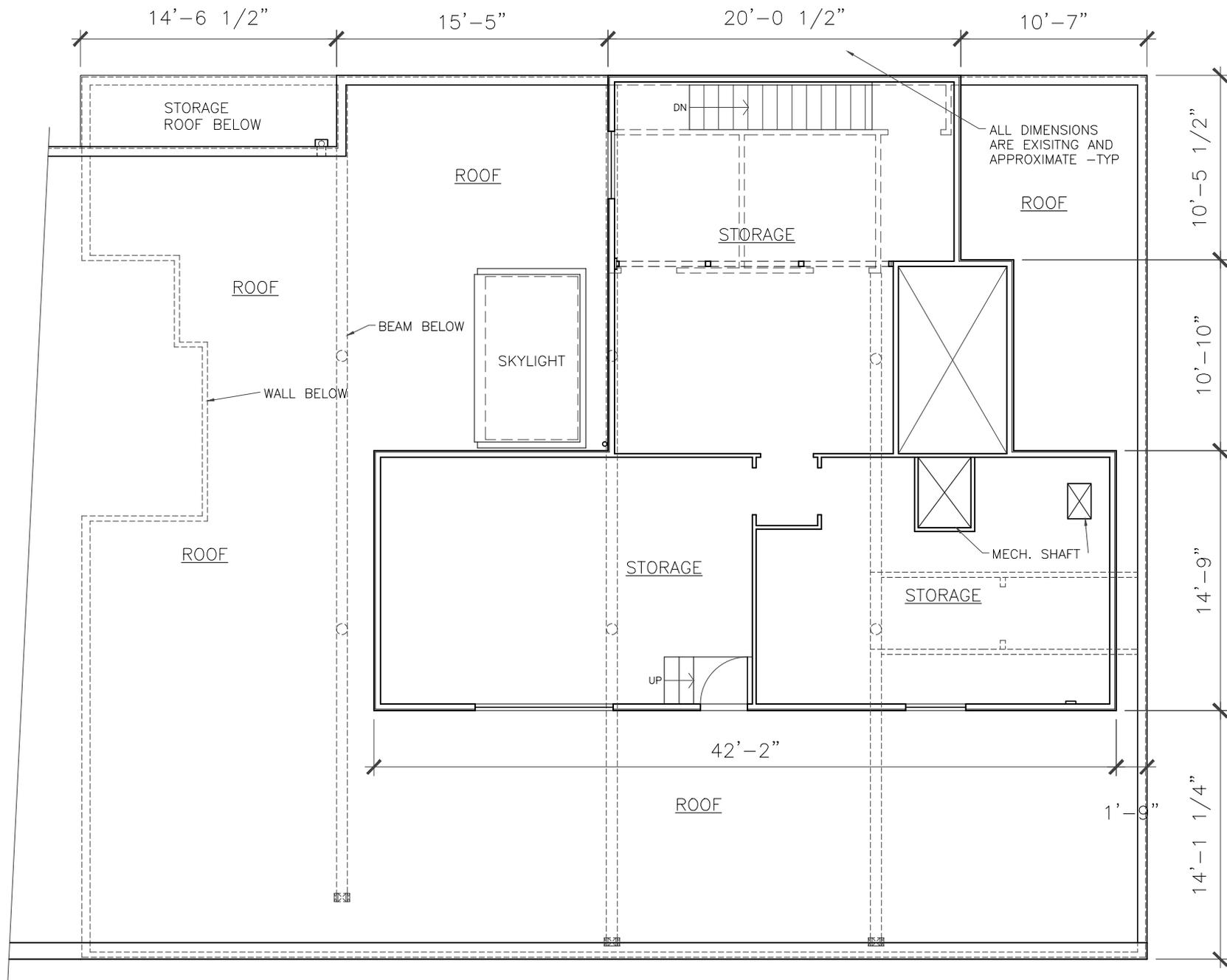
SCHEMATIC CROSS SECTION

$3/16'' = 1'-0''$

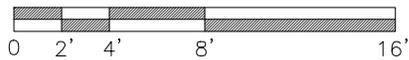


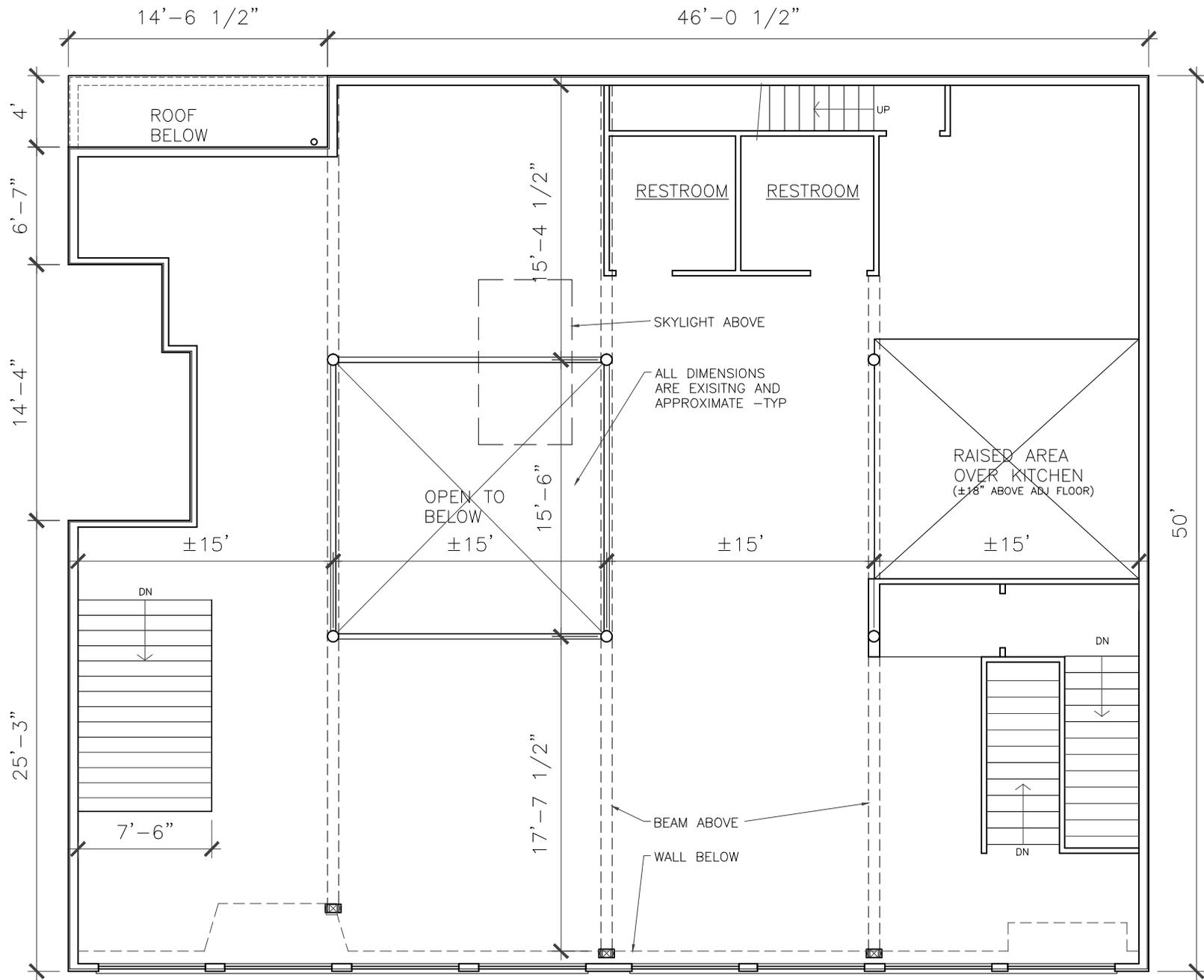
EXISTING ROOF PLAN



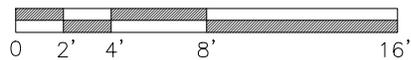


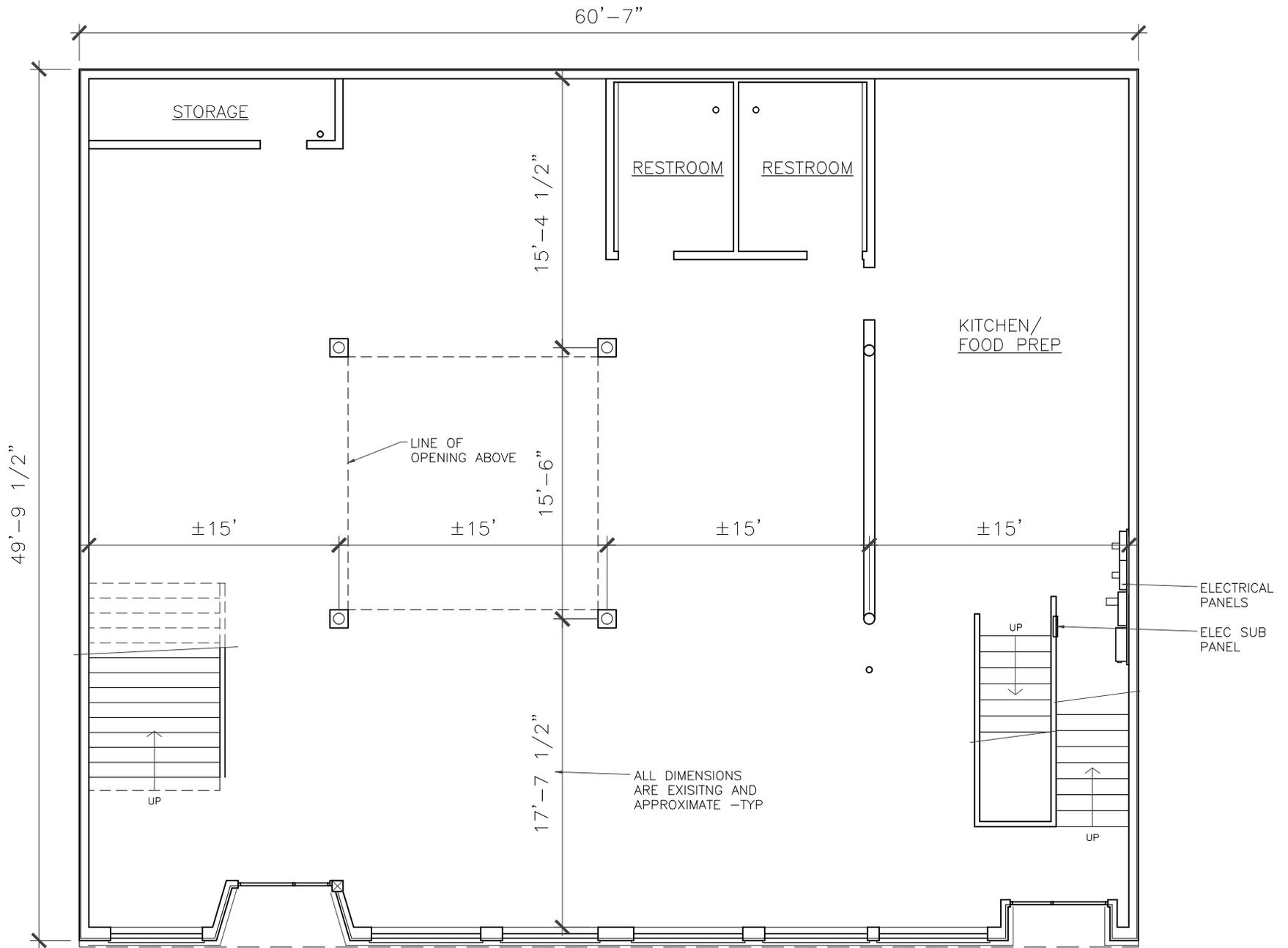
EXISTING THIRD FLOOR/ROOF PLAN





EXISTING SECOND FLOOR PLAN





EXISTING FIRST FLOOR PLAN

