



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 19, 2013

*Date:* September 12, 2013  
*Case No.:* **2013.0224C**  
*Project Address:* **3331 24<sup>th</sup> Street**  
*Zoning:* Mission Street – NCT (Neighborhood Commercial Transit) District  
Mission Alcoholic Beverage Special Use District  
Fringe Financial Service Restricted Use District  
55-X Height and Bulk Designation  
*Block/Lot:* 6516/025  
*Project Sponsor:* Ahmad Mohzab  
2747 19<sup>th</sup> Street  
San Francisco, CA 94110  
*Staff Contact:* Danielle J. Harris – (415) 575-9102  
[danielle.j.harris@sfgov.org](mailto:danielle.j.harris@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposal is a request for Conditional Use authorization pursuant to Planning Code Sections 145.2, 736.24 and 303, to allow an approximately 1,175 square foot outdoor activity area at the rear of an existing restaurant use (d.b.a. Rustic) located at 3331 24<sup>th</sup> Street within the Mission Street – NCT (Neighborhood Commercial Transit) Zoning District, the Mission Alcoholic Beverage Special Use District, and a 55-X Height and Bulk designation.

The applicant proposes an outdoor patio environment that includes a wood deck with 4 tables and bench seating, a picnic table and two sand bocce ball courts, allowing a capacity for 49 patrons. The proposal includes a solid wood fence along the west and east of the Outdoor Activity Area. The existing restaurant (d.b.a. Rustic) would connect to the proposed outdoor activity area at the rear. The commercial tenant space has been occupied by Rustic since May 2013 and serves Country Italian cuisine. The existing indoor commercial space is approximately 1,135 square feet and contains 22 seats. Restaurant patrons will be able to eat and drink in the proposed Outdoor Activity Area. Smoking will not be permitted.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the south side of 24<sup>th</sup> Street, between Bartlett and Osage Streets, Lot 025 in Assessor's Block 6516. The subject lot is 5,750 square feet and occupies the southwest corner of the intersection of 24<sup>th</sup> and Osage Streets. The lot is developed with a one-story, four-unit commercial building fronting onto 24<sup>th</sup> Street. The subject restaurant (d.b.a. Rustic) occupies the most westerly commercial storefront. The other commercial storefronts include a café, notary, and bakery. The proposed

Outdoor Activity Area will replace the accessory off-street parking provided at rear with vehicular access from Osage Street.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is located on the southern side of the 3300 block of 24<sup>th</sup> Street. The immediate neighborhood context along 24<sup>th</sup> Street is characterized by two- and three-story mixed use buildings and three- and four-story residential buildings. The 24<sup>th</sup> Street BART Station plaza is directly across Osage Street to the east. A blank wall of a one-story garage is located on the southern property line of the project with a three-story residential located directly behind the garage. On the western property line of the proposal is a residential courtyard of a three-story residential building, which is partially buffered by the restaurant building. Two- and three-story mixed use buildings are located directly across 24<sup>th</sup> Street to the north. Ground floor commercial activities include a mixture of food establishments, personal services, and small retail establishments. Beyond the commercial corridor are RTO-M (Residential Transit-Oriented - Mission) Zoning Districts.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	August 29, 2013	August 28, 2013	21 days
Posted Notice	20 days	August 29, 2013	August 6, 2013	44 days
Mailed Notice	20 days	August 29, 2013	August 28, 2013	21 days

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

## **PUBLIC COMMENT**

The Project Sponsor has provided 28 letters in support and a petition with 354 signatures supporting the project. The Department has received numerous phone calls, petition, six emails, and 20 letters from neighbors, adjacent property owners, attorneys, Mission residents, and Calle 24 Merchants and Neighbors Association/Coalition. The following concerns have been raised.

- Proximity to numerous residential units
- Hours of operation
- Noise
- Light
- Smoking
- Music
- Construction without permit
- Rooftop mechanical equipment proximity to residences

- Intimidation and threats by owners
- Marketing of “beer garden,” “full on party,” and “bocce ball tournaments”

Opposition letters received recommended disapproval, noise controls, and reduced hours of operation.

**ISSUES AND OTHER CONSIDERATIONS**

- To address neighborhood concerns, the Project Sponsor hosted a neighborhood meeting on Tuesday July 16, 2013. Four people attended this meeting.
- To address potential noise issues the outdoor activity area, the Planning Department has drafted a condition requiring restricted hours of operation for an initial nine-month trial. Under proposed conditions, the outdoor activity area will be limited to 11:00 a.m. to 10:00 p.m. Sunday through Thursday and 11:00 a.m. to 12:00 a.m. on Friday and Saturday, while the restaurant will maintain its existing hours of 11:00 a.m. to 12:00 a.m. Sunday to Wednesday and 11:00 a.m. to 2:00 a.m. Thursday to Saturday.

RESTAURANT	PROPOSED HOURS
Indoor	Sunday through Wednesday 11:00 a.m. to 12:00 a.m. Thursday to Saturday 11:00 a.m. to 2:00 a.m.
Outdoor	Sunday through Thursday 11:00 a.m. to 10:00 p.m. Friday and Saturday 11:00 a.m. to 12:00 a.m.

- The Department has received comment requesting more restricted hours.
- After the nine month trial, the case will return to the Planning Commission as an Informational Presentation where then Zoning Administrator would have the discretion to extend or reduce hours as directed. The existing hours of operation within the indoor restaurant will not be affected.
- The sound of the proposed outdoor activity area is buffered by the blank garage wall along the southern property line nearest the sand bocce ball courts and located closest to Osage Street away from the residential buildings to the south and west.
- The restaurant has an existing Type 41 ABC license to serve beer and wine in the interior of the restaurant. As an accessory use to the restaurant, the proposed outdoor activity area is permitted to host patrons who have purchased alcohol within the restaurant. If approved, this license approval will be amended to allow alcohol in the Outdoor Activity Area.
- To address concerns regarding smoking, the project sponsor has said smoking will not be permitted in the Outdoor Activity Area.
- The proposed sand bocce ball courts are code complying based on the Zoning Administrator interpretation 703.2(b)(1)(C)(ii) for Billiards as an accessory use and does not require review by the Entertainment Commission.
- The applicant has constructed the proposed outdoor seating area without benefit of permit prior to the Planning Commission’s approval of the Conditional Use authorization for use of the outdoor activity area. On July 24, 2013, the applicant received a Notice of Violation #201313551 from Department of Building Inspection for expanding the scope of work for Building Permit Application 201302271105, permitting conversion of rear storage to patron seating. On July 31, 2013, the applicant received another Notice of Violation 201315121 for rear patio deck without benefit of permit and Planning Department approval. On August 21, 2013, the applicant

submitted a Building Permit Application 201308214864 to comply with notices of violation to convert existing parking area to patio for restaurant patrons. The Planning Department is holding this permit until Conditional Use authorization case has gone before the Planning Commission.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow the establishment of an outdoor activity area pursuant to Planning Code Sections 145.2, 303 and 736.24.

## **BASIS FOR RECOMMENDATION**

- The project promotes the continued operation of an established, locally-owned business and contributes to the viability of the overall Mission Neighborhood Commercial Transit District.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood, and would not result in a net increase in the number of bars in the area.
- The project meets applicable requirements of the Planning Code.
- The project proposes the addition of a desirable and reasonable amenity to an existing use.
- Conditions of approval, restricting hours on a trial basis and addressing potential noise issues, will ensure that the use will maintain operation standards that are compatible with the neighborhood
- The business is not a Formula Retail use and would serve the immediate neighborhood.

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

Draft Motion

Zoning Map

Aerial Photographs

Block Book Map

Sanborn Map

Site Photo

Project Sponsor Submittal, including:

- Public Support
- Site Photographs
- Reduced Plans

Public Correspondence

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            | Site Photos   |
| <input checked="" type="checkbox"/> Sanborn Map           | Public Support  |
| <input checked="" type="checkbox"/> Aerial Photo          |   |
| <input checked="" type="checkbox"/> Context Photos        |   |
| <input checked="" type="checkbox"/> Site Photos           |   |
| <input checked="" type="checkbox"/> Public Correspondence |   |

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

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Planner's Initials

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# SAN FRANCISCO PLANNING DEPARTMENT

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Subject to: (Select only if applicable)

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

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## Planning Commission Draft Motion

HEARING DATE: SEPTEMBER 19, 2013

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*Project Address:* **3331 24<sup>th</sup> Street**  
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**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 145.2, 303 AND 736.24 OF THE PLANNING CODE TO OPERATE AN OUTDOOR ACTIVITY AREA AS PART OF AN EXISTING RESTAURANT (D.B.A. RUSTIC) WITHIN THE MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT AND A 55-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On February 28, 2013 Ahmad Mohzab (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 145.2, 303 and 736.24 to operate an Outdoor Activity Area as part of an existing restaurant (d.b.a. Rustic) within the Mission – NCT (Neighborhood Commercial Transit) Zoning District, the Mission Alcoholic Beverage Special Use District, and a 55-X Height and Bulk designation.

On September 19, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0224C.

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. 2013.0224C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the south side of 24<sup>th</sup> Street, between Bartlett and Osage Streets, Lot 025 in Assessor's Block 6516. The subject lot is 5,750 square feet and occupies the southwest corner of the intersection of 24<sup>th</sup> and Osage Streets. The lot is developed with a one-story, four-unit commercial building fronting onto 24<sup>th</sup> Street. The subject restaurant (d.b.a. Rustic) occupies the most westerly commercial storefront. The other commercial storefronts include a café, notary, and bakery. The proposed Outdoor Activity Area will replace the accessory off-street parking provided at rear with vehicular access from Osage Street.
3. **Surrounding Properties and Neighborhood.** The project site is located on the southern side of the 3300 block of 24th Street. The immediate neighborhood context along 24th Street is characterized by two- and three-story mixed use buildings and three- and four-story residential buildings. The 24th Street BART Station plaza is directly across Osage Street to the east. A blank wall of a one-story garage is located on the southern property line of the project with a three-story residential located directly behind the garage. On the western property line of the proposal is a residential courtyard of a three-story residential building, which is partially buffered by the restaurant building. Two- and three-story mixed use buildings are located directly across 24th Street to the north. Ground floor commercial activities include a mixture of food establishments, personal services, and small retail establishments. Beyond the commercial corridor are RTO-M (Residential Transit-Oriented - Mission) Zoning Districts.
4. **Project Description.** The applicant proposes an approximately 1,175 square-foot Outdoor Activity Area that includes a wood deck with 4 tables and bench seating, a picnic table and two sand bocce ball courts, allowing a capacity for 49 patrons. The proposal includes a solid wood fence along the west and east of the Outdoor Activity Area. The existing restaurant (d.b.a. Rustic) would connect to the proposed Outdoor Activity Area at the rear. The commercial tenant space

has been occupied by Rustic since May 2013 and serves Country Italian cuisine. The existing commercial space is approximately 1,135 square feet and contains 22 seats. Restaurant patrons will be able to eat and drink in the proposed Outdoor Activity Area. Smoking will not be permitted.

5. **Public Comment.** The Project Sponsor has provided 28 letters in support and a petition with 354 signatures supporting the project. The Department has received numerous phone calls, petition, six emails, and 20 letters in opposition from neighbors, adjacent property owners, attorneys, Mission residents, and Calle 24 Merchants and Neighbors Association/Coalition. The following concerns have been raised.
- Proximity to numerous residential units
  - Hours of operation
  - Noise
  - Light
  - Smoking
  - Music
  - Construction without permit
  - Rooftop mechanical equipment proximity to residences
  - Intimidation and threats by owners
  - Marketing of “beer garden,” “full on party,” and “bocce ball tournaments”

Opposition letters received recommended disapproval, noise controls, and reduced hours of operation.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Neighborhood Commercial Permit Review.** Planning Code Section 312 requires neighborhood notification to establish an Outdoor Activity Area for lots within a Neighborhood Commercial District.

*The Project Sponsor is proposing an Outdoor Activity Area at the rear of an existing restaurant (d.b.a. Rustic) within the Mission- NCT (Neighborhood Commercial Transit) District. Section 312 notification was conducted in conjunction with the Conditional Use authorization notification.*

- B. **Outdoor Activity Area.** Planning Code Section 736.24 states that a Conditional Use Authorization is required for an Outdoor Activity Area, as defined by Planning Code Section 790.70.

*The Project Sponsor requests Conditional Use authorization for an Outdoor Activity Area per Planning Code Section 736.24. The proposed Outdoor Activity Area is 1, 175 square feet consisting of seating and two sand bocce ball courts to replace the existing accessory parking area. The Project Sponsor proposes tables and bench seating to accommodate 49 additional patrons (the restaurant*

*currently has 22 seats inside). Restaurant patrons will be able to eat and drink in the proposed Outdoor Activity Area. Smoking will not be permitted in the proposed Outdoor Activity Area. The Outdoor Activity Area would be used both day and night.*

- C. **Formula Retail Use.** Planning Code Section 703.4 requires Conditional Use authorization from the Planning Commission to establish a formula retail use, as defined in Section 703.3, in any Neighborhood Commercial District.

*The existing restaurant use (d.b.a. Rustic) is not identified as a formula retail use.*

- D. **Hours of Operation.** Planning Code Section 736.27 does not limit hours of operation within the Mission – NCT (Neighborhood Commercial Transit) District. Planning Code Section 145.2 restricts the hours of operation of the Outdoor Activity Area are limited so that the activity does not disrupt the viability of surrounding uses.

*The existing hours of operation for Rustic are 11:00 a.m. to 12:00 a.m. Sunday to Wednesday and 11:00 a.m. to 2:00 a.m. Thursday to Saturday. This Conditional Use Authorization is for an Outdoor Activity Area only. As part of the conditions for approval, a nine month trial of limited hours of operation will be placed on the Outdoor Activity Area to determine the initial impacts of the new use. Hours will be restricted to 11:00 a.m. to 10:00 p.m. Sunday through Thursday and 11:00 a.m. to 12:00 a.m. Friday and Saturday for a period of nine months. After the nine month period, the case would return to the Planning Commission as an Informational Presentation where then Zoning Administrator would have the discretion to extend or reduce hours as directed. The existing hours of operation within the restaurant will not be affected.*

RESTAURANT	PROPOSED HOURS
Indoor	Sunday through Wednesday 11:00 a.m. to 12:00 a.m. Thursday to Saturday 11:00 a.m. to 2:00 a.m.
Outdoor	Sunday through Thursday 11:00 a.m. to 10:00 p.m. Friday and Saturday 11:00 a.m. to 12:00 a.m.

- E. **Rear Yard Requirement.** Planning Code Section 134 does not require a rear yard setback for non-residential uses in a Neighborhood Commercial Transit District.

*The proposal does not include a rear yard.*

- F. **Off-Street Parking.** Planning Code Sections 151 and 151.1 limit the amount of off-street parking allowed for a restaurant within a NCT District to 1 space per 1,500 square-feet of occupied area, or 1 space per every 200 square-feet of occupied area above 5,000 square-feet.

*The subject property is located within a NCT District and is thereby not required to provide off-street parking. Presently there are four off-street parking spaces provided on-site that are to be removed and a replaced with the Outdoor Activity Area. No new off-street parking is proposed.*

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

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

*The use will complement the mix of goods and services currently available in the neighborhood and will contribute to the economic vitality of the neighborhood. Outdoor seating areas have been shown to be a desirable amenity in the neighborhood commercial and adjoining districts. The limited hours will ensure the proposal is compatible with the neighborhood. The Outdoor Activity Area has a capacity limit of 49 occupants and is intended to be an addition of a reasonable amenity to the restaurant. The proposed addition of an Outdoor Activity Area to a local neighborhood serving restaurant will not impact traffic or parking in the neighborhood because it accessible by multiple public transit routes.*

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

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

*The height and bulk of the existing building will remain the same. The proposal will not alter the built character of the project's vicinity. The proposed work will not affect the building envelope, yet the conversion from parking to an Outdoor Activity Area seating will alter the use of the property.*

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

*The Planning Code does not require parking in the Mission Zoning District. The proposed use should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. The proposed use is adjacent to the 24<sup>th</sup> Street BART Station and six MUNI bus lines; therefore, reducing the need for parking.*

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

*The proposed use is subject to the standard conditions of approval for an Outdoor Activity Area outlined in Exhibit A, including trial hours to monitor initial impacts of the new use. The Project Sponsor shall propose adequate sound buffering to meet requirements of the San Francisco Noise Ordinance. The Project Sponsor shall operate the proposed Outdoor Activity Area such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents. Conditions of Approval 6, 7, 8, 14, and 15, as outlined in Exhibit A, specifically obligates the Project Sponsor to mitigate odor and noise generated by the restaurant use.*

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

*The proposed Outdoor Activity Area shall secure proper permits as required by Department of Building Inspection. The Department shall review all lighting and signs proposed for the new use in accordance with Planning Code requirements.*

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

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

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

*The proposed project is consistent with the stated purpose of the Mission - NCT Districts in that the intended Outdoor Activity Area is located at the ground floor, and will provide a compatible convenience service for the immediately surrounding neighborhoods and will contribute to the street's mixed-use character and activity in the evening hours. Parking is not required in the Mission - NCT District.*

- 8. **Additional Criteria for Outdoor Activity Areas 145.2(a)(2).** An Outdoor Activity Area is subject to additional criteria that the Planning Commission shall find that:

- A. The nature of the activity operated in the Outdoor Activity Area is compatible with surrounding uses;

*The subject property is located within the Mission – NCT District which is characterized by a mixture of uses with neighborhood-serving uses occupying the ground floor and residential units on upper stories. The proposed use is in keeping with the other ground floor commercial use establishments on the property and within the broader neighborhood, and is the only outdoor seating area on this block of 24<sup>th</sup> Street.*

- B. The operation and design of the Outdoor Activity Area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences;

*The Outdoor Activity Area is enclosed by 10-foot high wall along southern edges abutting the adjacent residential buildings which will help to buffer noise and reduce potential privacy issues. The proposal includes a 6-foot tall wood wall along the western property line to buffer noise and reduce potential privacy issues for the neighboring six residential units. Furthermore, the Outdoor Activity Area is located closest to Osage Street, which minimizes impact to residents of adjacent properties. The patron seating is located furthest from the adjacent southern and western residences, in order to reduce noise and ensure privacy for neighboring residents. As a condition of approval, the Project Sponsor shall propose adequate sound buffering to meet requirements of the San Francisco Noise Ordinance and operate the proposed Outdoor Activity Area such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.*

- C. The hours of operation of the activity operated in the Outdoor Activity Area are limited so that the activity does not disrupt the viability of surrounding uses.

*During the first nine months of operation, the Outdoor Activity Area will operate within restricted trial hours. The Outdoor Activity Area will be limited to 11:00 a.m. to 10:00 p.m. Sunday to Thursday and 11:00 a.m. to 12:00 a.m. on Friday and Saturday during the initial nine month trial. The trial period will allow for proper monitoring of potential impacts to the neighborhood.*

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

## COMMERCE AND INDUSTRY

### Objectives and Policies

#### OBJECTIVE 1:

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

#### Policy 1.1:

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

#### Policy 1.2:

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

#### Policy 1.3:

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

*The proposed development will add a reasonable amenity to a use that serves the neighborhood and will provide five additional employment opportunities to those in the community. The expanded scope of the existing business to include an Outdoor Activity Area will complement the existing business. The proposed activity is unique and will thus enhance the business. Further, the Project Site is located within a Neighborhood Commercial Transit District and is consistent with activities in the commercial land use plan.*

**OBJECTIVE 2:**

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

**Policy 2.1:**

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

*The Project will retain and enhance an existing commercial activity and will enhance the diverse economic base of the City.*

**OBJECTIVE 3: PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.**

**Policy 3.1:**

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

**Policy 3.2:**

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

*The Proposed Project will provide five employment opportunities, including entry-level employment opportunities, for the area's unskilled and semi-skilled workers.*

**Neighborhood Commerce**

**OBJECTIVE 6:**

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

**Policy 6.1:**

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

*No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The Project retains the existing commercial tenant's ability to enhance their business services and strengthen their presence 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.

*There is a concern with noise impacts on the surrounding neighborhood. In an effort to reduce noise and provide privacy to residents the Project Sponsor shall propose adequate sound buffering to meet requirements of the San Francisco Noise Ordinance. The proposed Outdoor Activity Area shall be operated in such a way that that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents. Furthermore, reduced pilot hours have been drafted for the first nine months of operation. The Outdoor Activity Area will operate within restricted trial hours to allow for proper monitoring of potential impacts to the neighborhood.*

**Policy 6.2:**

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

*A locally owned business is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.*

**MISSION AREA PLAN**

**Objectives and Policies**

**Land Use**

**OBJECTIVE 1.1:**

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

**Policy 1.1.3:**

Maintain the successful Mission Street, 24<sup>th</sup> Street, and Valencia Street Neighborhood Commercial districts; recognize the proximity to good transit service by eliminating density limits and minimum parking requirements.

**Policy 1.1.6:**

Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.

*The proposed addition of an Outdoor Activity Area will help preserve a neighborhood serving use as a restaurant. It will provide the neighborhood with an outdoor dining experience within walking distance. The Outdoor Activity Area will be located within the Mission Street Neighborhood Commercial Transit Zoning District. The use will compliment this district. The location and size of the Outdoor Activity Area will serve to enhance and promote a thriving small business. Traffic and parking will not be affected by adding the Outdoor Activity Area to the existing restaurant.*

**OBJECTIVE 1.5 :**

MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS AND ENSURE GENERAL PLAN NOISE REQUIREMENTS ARE MET.

**Policy 1.5.1:**

Reduce potential land use conflicts by providing accurate background noise-level data for planning.

**Policy 1.5.2:**

Reduce potential land use conflicts by carefully considering the location and design of both noise generating uses and sensitive uses in the Mission.

*The proposed use is subject to the standard conditions of approval for an Outdoor Activity Area as outlined in Exhibit A. The Project Sponsor shall propose adequate sound buffering to meet requirements of the San Francisco Noise Ordinance. The Project Sponsor shall operate the proposed Outdoor Activity Area such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.*

**OBJECTIVE 1.8:**

MAINTAIN AND STRENGTHEN THE MISSION'S NEIGHBORHOOD COMMERCIAL AREAS.

**Policy 1.8.2:**

Ensure that the Mission's neighborhood commercial districts continue to serve the needs of residents, including immigrant and low-income households.

*No commercial tenant would be displaced and the Proposed Project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.*

10. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

*The proposal is a reasonable addition to the restaurant and would enhance the commercial district. The nine-month trial hours of operation for the Outdoor Activity Area and required sound buffering will protect the quality of life for surrounding residence. Furthermore, the business is locally owned and the addition of seating for more patrons will provide greater employment opportunities, including entry-level employment opportunities, for the area's unskilled and semi-skilled workers.*

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

*The conditions requiring sound buffering and a trial period to monitor initial effects provide a mechanism to protect neighborhood character.*

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

*No housing is removed for this Project.*

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

*The site is on 24<sup>th</sup> Street and is well served by transit. The site is adjacent to the 24<sup>th</sup> Street BART Station and along six MUNI bus lines. It is presumable that the employees and patrons would commute by transit; therefore, effects on street parking should be minimized.*

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

*The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.*

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

*As this is a proposal for an Outdoor Activity Area, the proposal would not affect earthquake preparedness.*

- G. That landmarks and historic buildings be preserved.

*A landmark or historic building does not occupy the Project site.*

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

11. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

## DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.0224C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 17, 2013, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on XXX XX, 2013.

Jonas P. Ionin  
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

## EXHIBIT A

### AUTHORIZATION

This authorization is for a Conditional Use to establish an Outdoor Activity Area at the rear of an existing restaurant (d.b.a. Rustic) located at 3331 24<sup>th</sup> Street, Block 6516, Lot 025 pursuant to Planning Code Section(s) 145.2, 303 and 736.24 within the Mission Neighborhood Commercial Transit Zoning District and a 55-X Height and Bulk designation; in general conformance with plans, dated August 15, 2013, and stamped "EXHIBIT B" included in the docket for Case No. 2013.0224C and subject to conditions of approval reviewed and approved by the Commission on September 19, 2013, under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

### RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on August 8, 2013 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX 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)*

## DESIGN

6. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.  
*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, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
7. **Noise .** The Planning Department will not approve any Building Permit application for the Outdoor Activity Area until the Project Sponsor demonstrates that adequate sound buffering is proposed to meet the requirements of the San Francisco Noise Ordinance. Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
8. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*
9. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly labeled and illustrated on the architectural addenda. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the building.  
*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org) .*

## MONITORING

10. **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)*

11. **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

12. **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/>*
13. **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)*
14. **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)*
15. **Hours of Operation.** The Outdoor Activity Area will operate pilot hours for the first nine months of opening with hours of operation set as 11:00 a.m. to 10:00 p.m. Sunday through Thursday, and 11:00 a.m. to 12:00 a.m., Friday and Saturday. No patrons may remain in the Outdoor Activity

Area after closing time. Staff may remain as necessary for cleaning and other duties related to the operations of the Outdoor Activity Area one hour past the closing hour stated above. No employees may be in the Outdoor Activity Area after the clean-up time.

After the nine month trial, the case will return to the Planning Commission as an Informational Presentation where then Zoning Administrator would have the discretion to extend or reduce hours as directed. The existing hours of operation within the restaurant will not be affected.

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





Constructed Deck in Outdoor Activity Area  
Facing East toward Osage Street

3331 24th Street. 2013.0224C





September 11, 2013

City of San Francisco  
1660 Mission Street  
San Francisco, CA 94103  
Attn; San Francisco Planning Commission  
c/a Danielle Harris  
Staff Planner

Re; 3331 24<sup>th</sup> Street  
Outside patio

Dear Planning Commissioners,

This letter is to accompany the many letters of support we have received to date. You have read the staff report, seen our drawings and familiarized yourself with our location. We hope that you feel that our project will be a benefit to the neighborhood, providing another venue and activity for the community.

Over the past several months we have committed ourselves to a great deal of outreach. In addition to the pre-application meeting we had prior to our submission for discretionary action, we later held another neighborhood meeting and have also been reaching out since our restaurants opening last month. During that time we have received overwhelming support, in part translated into the letters and petitions that are part of this email.

An article was published in the SfEater blog last month, which in its language contained a few inaccuracies that have contributed to a misunderstanding. Mention is made of a Biergarten, and "full on party" in the back. This has caused the misimpression, in a letter from the neighborhood organization Calle 24, that this will be a loud place to drink and party. It is important to note that for my clients, being part of the community is important. What drove them to this project was the desire to make pizza. The back yard and patio is an component of the pizza parlor. There is no smoking and no hard liquor. We feel that this will be yet another quiet place to enjoy an evening in the Mission.

Naturally we are onboard with maintaining a quiet enjoyable place to live for everyone. Towards that end we will bring an acoustical consultant along with us to our hearing to answer any concerns. Additionally we are prepared to be under the scrutiny of the neighborhood and under the jurisdiction of the planning commission for an initial period, during which we can be brought back if environmental concerns warrant.

Again, we have overwhelming support, and only this most recent complaint. We will be reaching out to Calle 24 in the next week, and hope to satisfy them. In the meantime we thank you for reviewing our package and our case.

Sincerely;

Ahmad

Best;

Ahmad Mohazab, RA, NCARB  
Project Architect

Laurie Mackenzie

1443 Florida St  
San Francisco, CA  
94110

(415) 550-7512

Todel Smithline

308 Sansone Ave

(415) 643-7007

Made more with

65 Scott St #42 94142

(415) 571-5124

Katie McClure

524 Guerrero St. #20  
SF, CA 94110

650 862-3404

J Dean

3548 18TH ST #5

1415 370-5872

Caitlin Parker

~~12~~ 12 Bolwedere St

SF CA 94117

KRISTA BLET

25 MACEDONIA ST SF

775 750-8721

Jose Barton

2004 20th St

415 515-6664

Nina Anilwedha }  
Scott Juntti

3620 19th St. #28  
SF, CA 94110

415 613-7540

ALEXEI ORESKOVIC

304 MONTROSE ST.  
SF, CA 94110

415-282-8998

Anilia Agharli

1406 S. VAN NESS AVE

415 596-9548

Alexis Agharli

"

415-688-9072

Patricia Flores

2519 43<sup>rd</sup> Ave.  
SF 94114

201 696-8800

Bill Ozuna

230 SAN JOSEAN  
94110

949 870-7198

I SUPPORT RUSTIC'S BEER GARDEN & BOCCIA BALL COURTS

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE #</u>
TODD CLOES	1269A S. VANNESS AVE.	415.577.8633
TABITHA PEEK	49 DAY ST	415.690.6915
Julie Lindsey	3170 25th St.	415.613.2853
ANTHONY LINDSEY	"	(415) 606.9603
ANTHONY BUSCH	2305 Folsom St	(415) 595.1795
Katherine Gummel	456 44th Ave	415.225.2029
Judy Tran	1043 Valencia #1	510.220.7769
Asheesh Lancia	2772 Bryant St	585.506.8865
ERIC ZIKO	280 27th St	415.948.5038
Megan Steinwedel	2739 Folsom St	(415) 320-0424
David	" "	(415) 515-1511
Faith Armstrong	120 1/2 San Jose Ave.	(415) 282-7323
Eileen Shields	104 Congo St	(415) 554-2507
Greg Fulton	940 Shotwell St	914-319-8248
Lauren Stracka	940 Shotwell Street	(415) 732-9372
Mike Roberts	341 San Jose Ave	(909) 215-4577
Patricia Mahoney	1030 Treat Ave.	415-647-7969
Sean Sorrell	455 Ben Helt St	415 832 9181

# I Support Rustic's Beer & Wine Garden and Bocce Court

Brian Marchal	41 Hill St #1	415-309-4887
ANDREW COLLING	930 SUTTEC ST.	415 <del>308</del> 4596
Anna Fulton	3270 26th ST. SF	415-261-5552
JOSE Maya	1101 Capp <sup>#205</sup> St SF 94110	415-684-5441
Maya Castleman	2735 Mission St. #9	415-238-2717
Jessica Hernandez	1487 34th Ave. SF, CA 94116	415-368-8885
Andre Samayoa	864 Trent Ave SF CA 94110	415-987-7454
Adam Zenko	864 Trent Ave. SF, CA 94110	415-871-6641
KEN SHEN	263 DUNCAN ST., SF, CA 94131	
Seth Maughan	3002 24th St	360 970-5497
Cameron Kane	2748 Harrison St	415 387 5805
Jana Williams	2748 Harrison St	330 304 1650
Evelyn Kuo	601 Van Ness Ave	415-439-9565
Kayvon Ghoshghai	3435 Cesar Chavez	415 - 871 - 3395
Barret Wall	1497 Valencia St.	646 884 3969
Tatiana Ballinger	130 RAMSELL ST	714-363-6096
Chris Figuerola	1049 market St #214	415 568 0186

I SUPPORT RUSTICS OPENING  
THEIR BACK YARD FOR  
FOOD SERVICE & BOCCE BALL

NAME	ADDRESS	EMAIL
Patrick Maniere	241 SAN JOSE AVE.	PATRICK.Maniere@gmail.com
Ruan Melody	1058 Treat Ave	_____
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Steu Ruppert	1188 Dolores	sgrupp@sbcglobal.net
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Pam Mangan	3280 22nd St.	Pam@yipe.org
DAN TRACEY	1007. Dolores St	_____
Indee Stoot	910 NW 26th 97330	_____
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MICHAEL RUSPANNI	271 SAN JOSE AVE #3 SF, CA 94110	CREEPM@YAHOO.COM

# I Support Rustic's Beer & Wine Garden and Bocce Courts

- Joe Duome 686 47th Ave SF CA 510-305-5339
- Malaika Costello-Dougherty 240 Chattanooga St. apt 8 SE CA
- Kat Angbringer 2208 Mission St SF
- CHRIS OLSON 2363 VAN NESS SF CA 94109
- VINCENT SAU 2163 MASON ST. SF CA 94133
- Steve Country 4296 24th St SF 94114
- Stacey Hall 2265 20th St SF CA 94410
- Stephen Cordova 268 Bush St SF 94104
- mil 2265 20th St SF CA 94410
- Chris 1330B Guerrero St SF CA 94110
- Randy Chung 1330B Guerrero St SF CA 94110
- Katherine Chase 2941 A Harrison St SF CA 94110
- Melissa Marinelli 72 Alvarado St., SF, CA 94110
- MATT MARINELLI ~~3222th St SF CA 94110~~
- Jamie Jada ~~2221 Mission~~ 415-444-4111
- SAM TAUB 815 Mulline St., SF, CA 94110
- Edgar Cuernera 1124 Treat Ave, SF, CA 94110
- Shawn Nichols 1393 Guerrero St, SF CA 94110
- Mark Nichols 707 Shotwell St, SF CA 94110
- Kate Davison 3533 24th St 94110
- Shelby Wingo 316 Valencia St SF CA 94103

# I Support Rustic's Beer & Wine Garden & Bocce Court

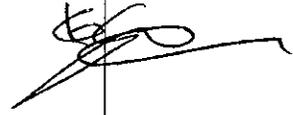
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Ramon Russo	149 VANUENIN	SE W 94110
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Ed Winer	1013 Guerrero	 edwardwiner@yahoo.com
Susan Kim	1013 Guerrero	skdance@bellandh.net
Elliott Selver	333 Chattanooga St.	fuckoff@gmail.com
Roy Nash	2225 23 <sup>rd</sup> St.	bunker.nash153@yahoo.com
Chris Kim	1318 Guerrero	chris@august.com

I Support Rustics outside Patio  
 to Pizza Garden w/ Bee Ball

name	address	#
Gregory Dabzandre	312 FAIR OAKS ST	408-230-4685
Cynthia Jonasson	312 Fair Oaks St	303-903-6395
Tony Ferrari	288 Precita Ave	415-285-6005
Jonathan Sisson	288 Precita Ave	360-298-2164
Michael CROWBACH	860 Elizabeth 94114	415 874 0820
Sarah Waldo	435 Jersey St	978 387 7143
Max Elman	194 27th ST	831 428 2909
Ossena Alami	20 Bonnew St	415 498 0509
Aleks Mist	3157 23rd St	502 298 0976
Barath Sunda	1410 Guadalupe St	310-795-0085
Samer Panfoua	1303 9th Ave Fr. CA	915 970 5012
FAYAZ RAJAN	85 JOSIAH AVE SF CA	415/577 9771
AL WY	568 SAN ANTONIO MV, CA 94040	602-578-7222
Kristy Wy	" "	602-820-7442
Megan McLaugh	243 Athol Ave Oakland CA	510 552-1668
Kimberly Vachila	949 Capp St. CA 94110	860-655-2123
Chris Castle	520 Bartlett St	831-588-8298

↳ support Rustic's Beer & Wine Garden and Bocce Court

<u>Name</u>	<u>Address</u>	<u>Email</u>
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Amy Fairweather	195 Bartlett 94110	
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FOREST HASS	1158 York St.	KHWOST@YAHOO.COM
Alexa Frankenberg	3407 24th St #20, SF, CA 94110	alexfrankenberg@yahoo.com
KEVIN GARDON	355 22nd St SF, CA 94110	

I Support Rustic's	Beer & Wine Garden	and Bocce Court
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Alex Sinclair	" "	alesin15@yahoo.com
Conner Griffith	1233 Guerne St.	cgriff9@gmail.com
Mark Csikszentmihalyi	3435 25th St.	dongwangfu@ <del>hotmail</del> .com
KOA OSTREN	112 30th #3	kosta@gmail.com
Doug OSTREN	428 HAO	* & Douc. ceo
Jillian Stofanki	4116A Fair Oaks St.	jillian.canolle@gmail.com
Jurse Kim	884 Capp St.	Jursek@aol.com
Molly Mitchell	981 Capp St.	mollymitchell@gmail.com
Stephen Bramfitt	1026 TREAT	bramfitt@me.com
Ben Hippen	459 BARTLETT	benhippen@hotmail.com
Neda Farzan	459 Bartlett	nedanico@gmail.
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Ana Almeida	2864A Folsom St.	anagamoto@hotmail.com
Luana Paoneo	2864A Folsom St.	luana.paoneo@gmail.com
Nicole Salus	3783 20th St #8	nicole.salus@gmail.com
Cory Thornton	4047 20th St #2	Cory.Thornton@ <del>isp</del> .com
Dave Lee	59 Ramona Ave SE	davelee.email@gmail.com
CHRIS MICHAUK	59 RAMONA AVE ST	CHRIS1986@GMAIL.COM
Dory Cold	1261 Guerne	

Support Rustic's Beer & Wine Garden and Bocce Court ☺

Bill Hopper	106 FAIR OAKS ST.	415-746-9066
Daniel C. Silverstein	385 Bartlett St.	510-220-1793
Luis Ramirez	375 Goerriest	415-205-3795
Lie Goodwin	105 San Jose Ave	415-282-5684
OSKAR HARRISON	566 S. VAN NESS AVE	415-516-0389
ERIC SARTORI'S	99 Jersey St. #11	415-412-2617
Chine Giordano	2321 Scott St	415-786-1069
HN BRINCKA	3560 24th St	415-680-0868
Lissa Cooper	876 Treat St	415-312-0141
elissa Davies	3425 23rd Apt 23	415-438-0079
on Gull	983 Capp.	908-581-7628
omnor O'Brien	307-619-8263	211 Vicksburg St.
Justin Ungson	925 2263402	"
Alexander Hunt	(415) 902-4766	1300 Valencia #5
Danielle Hunt	415-282-1395	1370 Valencia St. #3
TESSA SENIOR	# 1379A Hampshire	S.F.
David Michels	2300 San Jose Ave,	SF.
Adam Clark	1258 Valencia St	SF 415-505-1623
Jim Ott	94124	SF
	519 BARLETT	SF
	727 Conqo St. SF	541-579-1503

Kay Haldin	3484 18th St. San Fran 94110	415-610-8674
Dan Wirt	3484 18th St	908-6926015
And Hutchinson	1257 Guemes St	919-523-6527
Seymour Caprice	15944 Mills Ave SL2 CA	510-482-2301
Hiland Hall	1049 Dolores SF, CA 94110	917-952-8164
JP LeBreton	295 Bartlett St.	857-453-0224
Jessica Coates	139 Margels Ave	415-623-8499
Jason Allen	38 Homestead St.	415-409-2246
Maria Jiu	"	"
Rob Hand	<del>330 Townsend St.</del> SF, CA	415-341-8744
Bettina Schmitt	1750 Pacific Ave SF	347-439-6534
Eric Strouse	700 Masonic Ave. San Francisco, Ca	415-470-6926
Diana Edwards	3730 25th St. #9 SF, CA 94110	415-519-8393
Pamela Meskin	" "	650-642-7803
Rebecca Knapp	700 Masonic #1	415-470-6926
Elizabeth Borges	3607 23rd St elizabeth.z.borges @gmail.com -	202 641 6214 petition for patio
Yu-Lin Gardner	1254 S Van Ness	415 632 6665
Matt Kunzweiler	1254 S Van Ness	415 265 4444

# I Support Rustic's Beer & Wine Garden and Bocce Court

<u>Name</u>	<u>Address</u>	<u>Phone</u>
Nancy C. Perez Costa	637 Sylvan Street Apt #2 Daly City, CA. 94014	(650) 834-6578
Palma E. Molina	848 Capp Street Apt. "R" San Francisco, CA. 94110	(415) 637-1040
Daniela Sales	1470 Valencia SF CA 94110	415 373-6300
Jason Vun	1470 Valencia CA 94410	626 354 1126
Stephanie Lee	206 San Jose Ave SF 94110	415-642-5835
Jennifer Melsen	113 Fair Oaks St SF CA 94110	415 828 2790
Stella Cho	3514 25th St. Apt 309 SAN FRAN CA 94110	(213) 258-0808
Meredith Acton	1197 Church St. San Francisco, CA 94114	
Rachel Clyde	2526 Bryant St SF, CA, 94110	415 861 9088
Dylan Pitar	1850 17th Ave SF, CA, 94122	(415) 608 9219

# I Support Rustic's Beer & Wine Garden and Bocce Courts

Kathryn Howard	707 Shotwell St. SF CA 94110	415, 282.0447.
Christa Essig		404-808-5183
Jennifer Sechs	3516 23rd St SF	350-9716
Brian Pendegry	1320 noe st, 94131	503-7196
CEBAR FUGER	2475 Folsom St., 94110	415 516 5984
Anne Gaggis	2475 Folsom St. 94110	415-308-8444
Chris Hinkle	11 College Terr, 94112	415-490-8338
Laura Sherwood	237 San Jose Ave. 94110	831-345-4992
Kelly Stuart	937 Dolores 94110	415-238-8189
Keelyn Healy	937 Dolores #6 94110	415-706-8190
Adam B	1815 S VANNESS 94110	
Jenny Staffosky	1075 S. Van Ness 94110	415-528-4367
Jesse Peterson	3708 Cole Cole 94110	805-541-0769
Loreto Espinosa	324 Bartlett St #21 94110	(415) 374-1085
Juan Echevarria	324 Bartlett St #21 SF-CA 94110	415 994 5192
Imanol Echevarria	324 Bartlett st apt. 21 94110	415 945 192
Anna Moore	1689 Higgins Way 94044	650 580-9036
Ros Bustamante	3744 24th St 94110	
HORACIO PEREZ	287 BARTLETT ST. 94110	415 425 1728

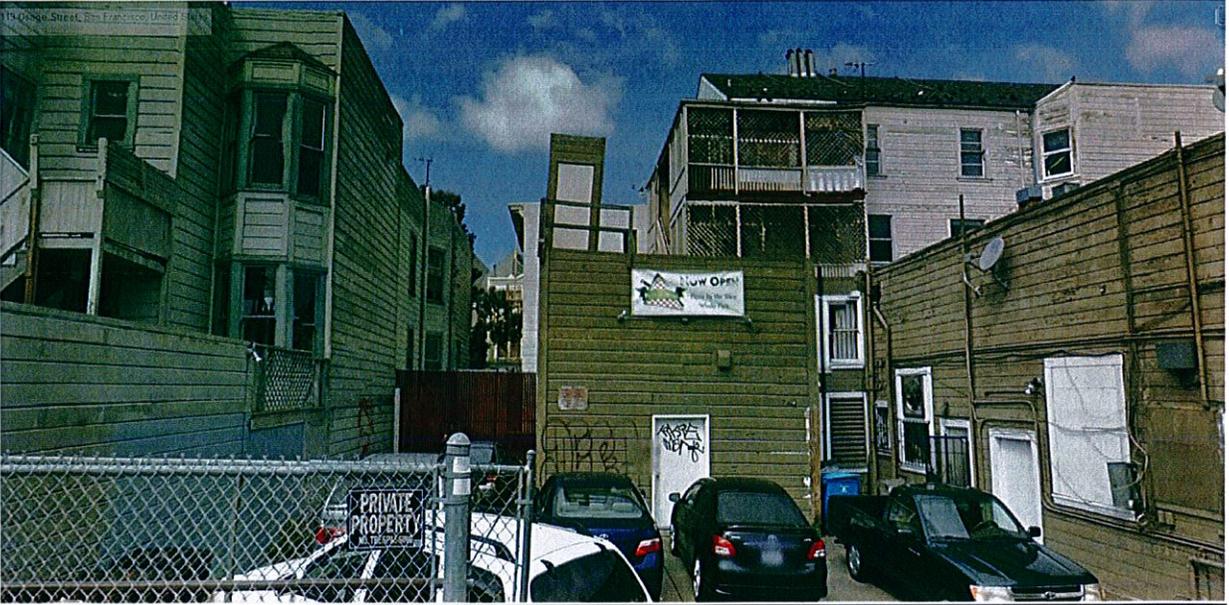
# I Support Rustic's Beer Garden & Bocce Ball Courts

NAME	ADDRESS	Phone #
April Ciaccio	681 San Jose Ave	415-203-4444
Anna Calonge	237 San Jose Ave.	415-971-8693
Eva Welles Rodrigues	586 Guerrero St	415-264-8328
Nicole Belanger	3375 2nd St.	240 506-6606
Dana Lazamir	3045 <del>Miss</del> 24th St.	415-647-7588
Teresa Ansell	<del>ADAM</del> 871 Middlefield.	
Travis Nelson	938 Capp St	631 402 7851
Gusan Oysterman	1364 Valencia	415 648 3327
Diogos	2261 Mt St SF 94114	415 249 5611
Marianne Bittler	325 Sandrose	415 305 5647
Geoff Pike	" " "	415 305 2688
Beth Burkhardt	281 Bartlett St	510 551-7222
Eugenie Fitzgerald	281 Bartlett	415-490-6792
Paul Harbison	2208 Mission	415-867-1826
Deric Licko	2634 Anza	415 279-5894
ADRIA OSWALD	289 San Jose Ave	415-318-9329
SAM MORSE	2703 Folsom St.	913-206-5350
Juhi Lim	988 O'Farrell W709	415 900 8632
Linda "Spike" Kahn	720 York #107 94110	415-935-3641
Charles Eulich	1335 S VAN NESS	415-978-2070

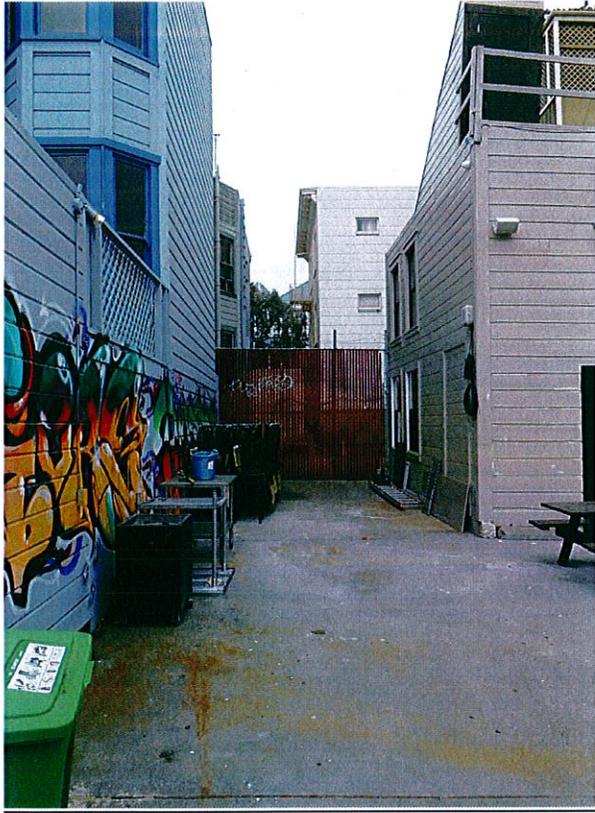
**Site Photographs of 3331 -24<sup>th</sup> Street and surrounding properties**



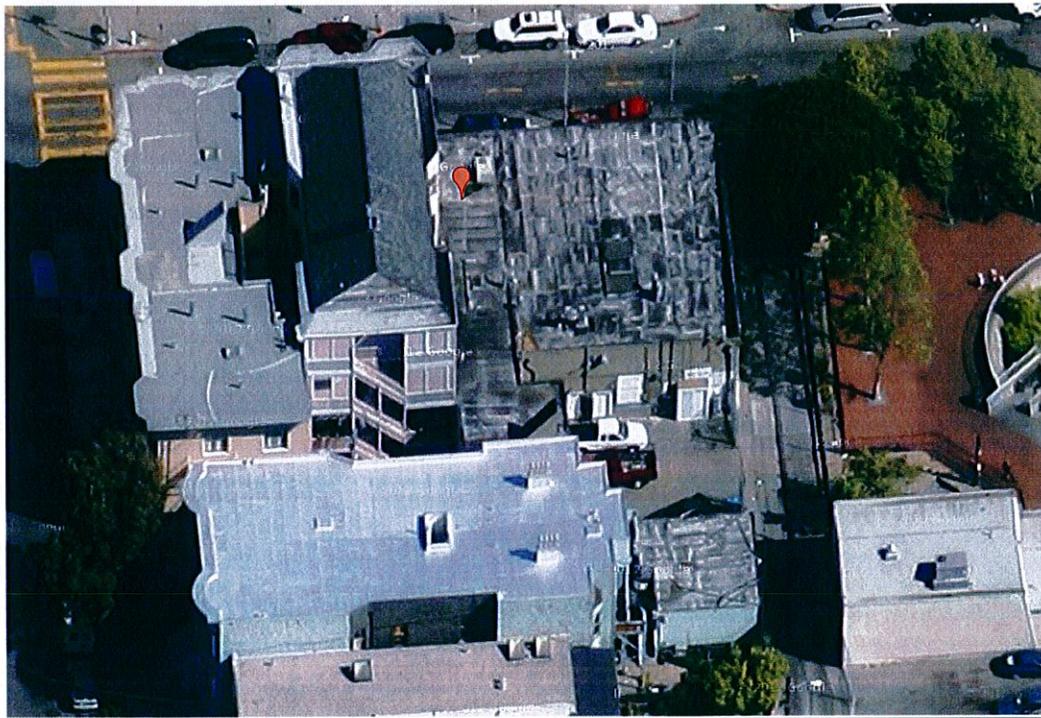
**Subject property center- 3331 -24<sup>th</sup> St. elevation –North Elevation**



**Subject property center - 3331 -24<sup>th</sup> St. -Osage St. elevation –West Elevation**



**Subject Property -3331 -24<sup>th</sup> St. -Partial Patio elevation**



**Subject property -3331 -24<sup>th</sup> St. -Bird's Eye view-North orientation**



We, the undersigned, are aware of the plans for the Rustic Pizza back yard patio and have no objection to their proposal.

Name	Address
Carmen Gloria Lopez	3329 24 <sup>th</sup> St.
Benjamin Shaw	3329 24 <sup>th</sup> St.
Karen Shaw	45 Haight St
Guy J. Note	24 3716 - 25 <sup>th</sup> St.
Craig Zaretsky	3344 24 <sup>th</sup> Street SF CA.
Steph Lawrence	2347A 21 <sup>st</sup> St SF
Marta Mejia	324 Bartlett 24 st.
Raeten V. Branca	3344 24 <sup>th</sup> St
Robert Waltich	424 Bartlett St #1
Marisa Huay	424 Bartlett St #1
Cristella Herrera	3327 - 24 <sup>th</sup> St. SF CA 94110
Adela Martinez	3219 23 <sup>rd</sup> St #11 San Francisco.
Danielle Pardo	1117 Guerrero St SF
SPARMMU LARSEN	233 BARTLETT ST
SOREN LARSEN	233 BARTLETT ST
JINA KRISTOVA	555 Bartlett St. Apt. 211
Chris Thompson	452 BARTLETT ST SF 94110
SARA KANKES	913 TRENT AVE.
Zeck Adams	1914 Tremont St. Oceanside, CA
Fane Hansen	Albany Ct
John	3329 24 <sup>th</sup> St
Sabat Aguirre	307 Bartlett Street SF CA 94110
James Parker	365 Bartlett St #4 94110
Rebekah Ortiz	3703 21 <sup>st</sup> St San Francisco CA 94110
Dan Tao	3333 24 <sup>th</sup> St San Francisco CA 94110
Jackie Santos	307 Bartlett St. #7, San Francisco CA 94110
John Griffin	236 San Jose Ave, San Francisco 94110
Jana M...	3517 24 <sup>th</sup> St
Curtis Boyd	145 San Jose Avenue, San Francisco 94110
Car	3545 21 <sup>st</sup> St SF CA 94110

We, the undersigned, are aware of the plans for the Rustic Pizza back yard patio and have no objection to their proposal.

Name	Address
LUIS OLIVA	2617 FORCE DR. BELMONT
Mario Gomez	1050 Sor Vases
MARICELA Spulver	90 BARTLETT SF CA 94110
Michelle B. Payne	7 Llac St. SF, CA 94110
Mario Oliva	869 Alabama St 94110
ANDREW DUFFY	1855 15TH ST APT 306 SF 94103
MARY DUFFY	1855-15TH ST, #306, SF 94103
Jose Luis M.	2700 MISSION
Jose Simmer S.	1145 Florida Street
Ronald Murray	4325 24th St
<del>_____</del>	Harrison + Fremont.
_____	Cesar Wilfredo Duriez
Edoardo Mora	545 O'Farrell
Juan Velazquez	571-5624
Juan Velazquez	405 Valencia St
L. PARRA	1274 SPRUCE BERK
_____	7475 165th Ave
Tyana White	284L Mission St →
Margarita Mendez	3320 21st SF CA
Mwank Linn	8 Sula Terr SF CA
MARTINE MYLIZ	810 Capp St, SF CA
Sylvie Sotres	233 San Jose St. 94110 CA
OSCAR PANTOJA	4132 Mission St SF CA 94112
Michael Ortiz	2151 4th Ave SF. CA 94116
Adriana Munoz	58 W Portal SF CA
P. Crespo	343 BARTLETT ST
_____	242 TURK APT 42
_____	322A FAIR OAKS SF CA 94110
ALICIA	225 Coronado Ave Daly City CA 94015
Mike Lee	71 JUNITA WAY 94127





We, the undersigned, are aware of the plans for the Rustic Pizza back yard patio and have no objection to their proposal.

Name	Address
1. Rachel Upmitch Church (check her upmitch)	16915 McKenzie Dr. (Drive) Sacramento CA 95826 Sacramento Juvenile Hall Aug '00 - Dec '00
2. Holly Madison (check her)	Playboy Model (please tell her Rachel said hi!)
3. Jack L. Kintzley P.O. Box 1402 Pioneer CA 95864	(209) 255-5266 (209) 256-0006 Superintendent LOCAL 3 ROY E. Budd Inc. (12 Hr. days - 7 days a week)
1	no man away at the age of 76.
<del>Handwritten scribbles and crossed-out text</del>	
<del>Handwritten scribbles</del>	<del>Handwritten scribbles</del>
Larry Boncourt	2810 Folsom Eureka, Ca 7ca
ANTONIO Lopez	391 DAY 3325 24 ST
JEFF HAMILTON	210 Occure ST 351 BARTLETT
Maura Spawll	319 Clippaw St.
Maura Spawll	416 Chapel St. SF Ca 94110

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
**Attn:** Danielle Harris, Planner

**Re:** 3331a 24th Street

Rustic Pizza, rear yard patio

Dear Ladies and Gentlemen,

Thank you for your support, we are opening a new Country Italian eatery called Rustic at 3331 24<sup>th</sup> street, where we will be serving hand stretched artisan pizzas, roasted Italian sandwiches, an assortment of salads and oven specialties, like calzones, strombolis, raquetta, BBQ ribs and roasted chicken. In addition we will have a hand selected beer and wine list that matches our style of food. As part of our dining experience we have converted a back lot into an outside patio/deck, where we will have a couple of bocce ball courts for our guests to enjoy while they eat and have a great time with friends and family. The city has asked us to gather letters of support as they process our permit, so that we can be fully opened by August. Please sign either the letter or petition as part of our community out reach program, thank you.

We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,

Name: JOSE LÓPEZ

Address: 3329 24<sup>th</sup> ST

San Francisco, CA 94110

Date: 6.27.13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
**Attn:** Danielle Harris, Planner

**Re:** 3331a 24th Street

Rustic Pizza, rear yard patio

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We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,

Name: Carmen ELIAS

Address: 3329 24<sup>th</sup> St

San Francisco, CA 94110

Date: 6/22/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
**Attn:** Danielle Harris, Planner

**Re:** 3331a 24th Street

Rustic Pizza, rear yard patio

Dear Ladies and Gentlemen,

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We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,

Name: Anna Express.  
Address: 2798 Mission St.

San Francisco, CA 94110

Date: 06-15-13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
**Attn:** Danielle Harris, Planner

**Re:** 3331a 24th Street

Rustic Pizza, rear yard patio

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We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,

Name: Gabriella Seckow

Address: 13324 24<sup>th</sup> St

San Francisco, CA 94110

Date: 6/22/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
**Attn:** Danielle Harris, Planner

**Re:** 3331a 24th Street

Rustic Pizza, rear yard patio

Dear Ladies and Gentlemen,

Thank you for your support, we are opening a new Country Italian eatery called Rustic at 3331 24<sup>th</sup> street, where we will be serving hand stretched artisan pizzas, roasted Italian sandwiches, an assortment of salads and oven specialties, like calzones, strombolis, raquetta, BBQ ribs and roasted chicken. In addition we will have a hand selected beer and wine list that matches our style of food. As part of our dining experience we have converted a back lot into an outside patio/deck, where we will have a couple of bocce ball courts for our guests to enjoy while they eat and have a great time with friends and family. The city has asked us to gather letters of support as they process our permit, so that we can be fully opened by August. Please sign either the letter or petition as part of our community out reach program, thank you.

We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,

Name: Bruno Herrey

Address: 3324 24th

San Francisco, CA 94110

Date: 6/22/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
**Attn:** Danielle Harris, Planner

**Re:** 3331a 24th Street

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We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,

Name: Peter Seckor

Address: 3324 24th

San Francisco, CA 94110

Date: 6/27/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

Re: 3331a 24th Street

Rustic Pizza, rear yard patio

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We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,



Name: JEFF HESTER

Address: 1231-A Guerrero

San Francisco, CA 94110

Date: 6/22/2013

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

Re: 3331a 24th Street

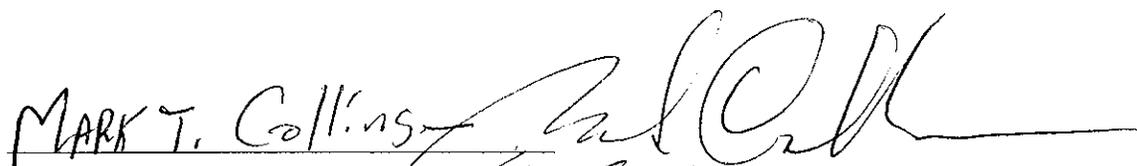
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We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,

Name: MARK T. COLLINGS 

Address: 1053 MONTGOMERY ST, CA 94133

San Francisco, CA 94110

Date: 6-22-13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
**Attn:** Danielle Harris, Planner

**Re:** 3331a 24th Street

Rustic Pizza, rear yard patio

Dear Ladies and Gentlemen,

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We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,

Name: FRANK SINATRA.

Address: 567 MISSION ST

San Francisco, CA 94110

Date: 6/22/13.

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

Re: 3331a 24th Street

Rustic Pizza, rear yard patio

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We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,

Name: Margon Price

Address: 720 Arkansas

San Francisco, CA 94110

Date: 6/22/15

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
**Attn:** Danielle Harris, Planner

**Re:** 3331a 24th Street

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We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,

Name: Rachael Fik

Address: 3000 23rd St

San Francisco, CA 94110

Date: 6-22-13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

Re: 3331a 24th Street

Rustic Pizza, rear yard patio

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We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,



Name: Anne Peterson

Address: 949 Cypress St. #5

San Francisco, CA 94110

Date: 6/22/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

Re: 3331a 24th Street

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Sincerely,

Name: Dylan Boon

Address: 3338 Mission St

San Francisco, CA 94110

Date: 6/22/2013

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

Re: 3331a 24th Street

Rustic Pizza, rear yard patio

Dear Ladies and Gentlemen,

Thank you for your support, we are opening a new Country Italian eatery called Rustic at 3331 24<sup>th</sup> street, where we will be serving hand stretched artisan pizzas, roasted Italian sandwiches, an assortment of salads and oven specialties, like calzones, strombolis, raquetta, BBQ ribs and roasted chicken. In addition we will have a hand selected beer and wine list that matches our style of food. As part of our dining experience we have converted a back lot into an outside patio/deck, where we will have a couple of bocce ball courts for our guests to enjoy while they eat and have a great time with friends and family. The city has asked us to gather letters of support as they process our permit, so that we can be fully opened by August. Please sign either the letter or petition as part of our community out reach program, thank you.

We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,

Name: Jana Quinlan

Address: 3338 24th Ave

San Francisco, CA 94110

Date: 6/22/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

Re: 3331a 24th Street

Rustic Pizza, rear yard patio

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We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,

Name: FSK FSK

Address: 3616 24th St, SF

San Francisco, CA 94110

Date: 6/22/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

Re: 3331a 24th Street

Rustic Pizza, rear yard patio

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Sincerely,

Name: Edward K McNamee  
Address: 1095 C 2pp St Apt # C  
San Francisco, CA 94110  
Date: 6/22/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

Re: 3331a 24th Street

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Sincerely,

Name: Helle Vargas

Address: 7th Avenue St

San Francisco, CA 94110

Date: 6/22/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

Re: 3331a 24th Street

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Sincerely,

Name: Elena Wanwala

Address: 3388 24<sup>th</sup> street

San Francisco, CA 94110

Date: 6/22/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

Re: 3331a 24th Street

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Sincerely,

Name: Dennis Emanuel

Address: 115 24th St

San Francisco, CA 94110

Date: 6/22/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

Re: 3331a 24th Street

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We are aware of the plans for Rustic Pizza's new back yard patio, and are in full support of its approval.

Sincerely,

Name: Lisa Zeppami

Address: 3641 23rd St

San Francisco, CA 94110

Date: 6/22/12

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

Re: 3331a 24th Street

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Sincerely,

Name: Ariana Zepponi

Address: 3641 23rd St

San Francisco, CA 94110

Date: 6/22/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
**Attn:** Danielle Harris, Planner

**Re:** 3331a 24th Street

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Sincerely,

Name: ALY MAYURGA

Address: 2717 CARDIFF CT

San Francisco, CA 94110

Date: 08/22/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

Re: 3331a 24th Street

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Sincerely,

Name: Matthew Zbind

Address: 1298 Valencia st

San Francisco, CA 94110

Date: 6/20/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
**Attn:** Danielle Harris, Planner

**Re:** 3331a 24th Street

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Sincerely,

Name: Mike Masany

Address: 1300 Valencia

San Francisco, CA 94110

Date: 6-22-13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
**Attn:** Danielle Harris, Planner

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Sincerely,

Name: Jason Green

Address: 1304 VALENCIA ST

San Francisco, CA 94110

Date: 6-22-13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
**Attn:** Danielle Harris, Planner

**Re:** 3331a 24th Street

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Sincerely,

Name: Michael Pardone Michael Pardone

Address: 3347 24<sup>th</sup> st san francisco ca

San Francisco, CA 94110

Date: 6-22-13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
Attn: Danielle Harris, Planner

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Sincerely,

Name: Nasri Samara

Address: 2792 mission st.

San Francisco, CA 94110

Date: 06/22/13

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
**Attn:** Danielle Harris, Planner

**Re:** 3331a 24th Street

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Sincerely,

Name: Nael Khalil

Address: 2970 Mission St.

San Francisco, CA 94110

Date: 06/22/2013

SF Planning Commission  
1650 Mission Street  
San Francisco, CA 94103  
**Attn:** Danielle Harris, Planner

**Re:** 3331a 24th Street

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Address: \_\_\_\_\_

San Francisco, CA 94110

Date: \_\_\_\_\_

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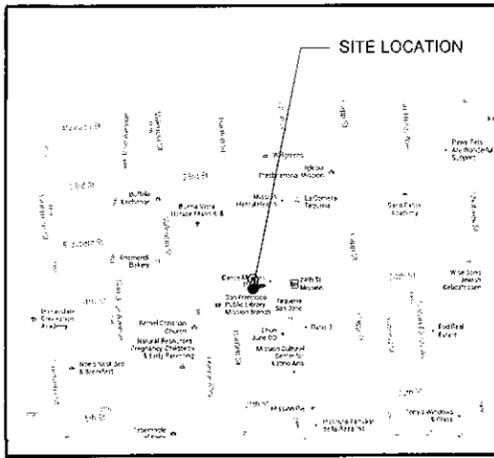
Sincerely,

Name: \_\_\_\_\_

Address: \_\_\_\_\_

San Francisco, CA 94110

Date: \_\_\_\_\_



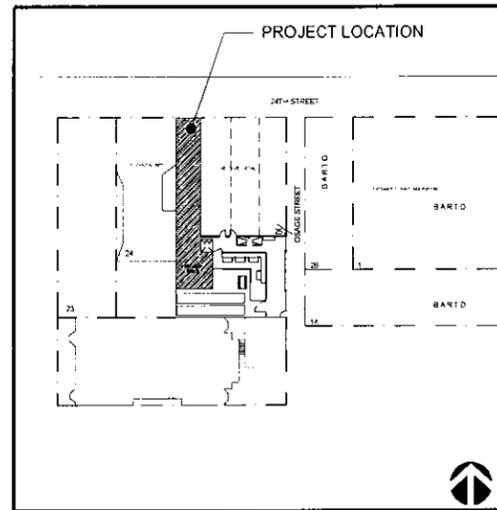
VICINITY MAP

N.T.S.

# RUSTIC PIZZERIA OUTDOOR PATIO

3331 24th STREET

SAN FRANCISCO, CA



SITE PLAN

N.T.S.



**TECTA**

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET  
SAN FRANCISCO, CA 94110  
tel. 415-362-5857  
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO.:

**3331 24TH STREET  
EXTERIOR PATIO**  
SAN FRANCISCO, CALIFORNIA

**GENERAL REQUIREMENTS:**

- THE A.I.A. DOCUMENT, A-201, LATEST EDITION "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" SHALL PREVAIL.
- SCOPE:
  - PROVIDE ALL MATERIAL, EQUIPMENT AND LABOR TO COMPLETE THE WORK AS INDICATED ON THE DRAWINGS.
  - IN GENERAL THE WORK INCLUDES BUT IS NOT LIMITED TO INSTALLATION OF INTERIOR KIOSK.
- THE CONTRACTOR SHALL SUBMIT PROPOSED CONSTRUCTION SCHEDULE SEE SPECIAL CONDITIONS TO CONTRACT BASED ON THE WORK TIME REQUIREMENTS.
- DEMOLISH EXISTING STRUCTURES AS SHOWN OR NOTED.
  - ALTERATION TO ELECTRICAL, MECHANICAL AND PLUMBING WORKS.
  - PATCH TO MATCH FINISHES AFFECTED BY THE NEW CONSTRUCTION.
- CONTRACTOR SHALL VISIT THE SITE, CAREFULLY EXAMINE THE AREAS AFFECTED BY THE WORK AND FAMILIARIZE THEMSELVES OF THE CONDITIONS AND SHALL REPORT TO ARCHITECT ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE WORK PRIOR TO SUBMITTING BIDS.
- THE CONTRACTOR SHALL MAKE SURE THAT ALL TRADES WORK CONFORMS TO THE LATEST FEDERAL, STATE AND CITY CODES AND ORDINANCES.
- THE CONTRACTOR SHALL OBTAIN PERMITS BEFORE STARTING WORK AND OBTAIN APPROVALS OF ALL REGULATORY AGENCIES UPON COMPLETION.
- WHEN "APPROVED EQUAL," "EQUAL TO," OR OTHER GENERAL QUALIFYING TERMS ARE USED, IT SHALL BE BASED UPON THE REVIEW AND APPROVAL BY THE ARCHITECT PRIOR TO ANY PURCHASE OR INSTALLATION.
- THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS FOR APPROVAL TO THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO SUBMIT CUTS, SAMPLES AND FINISHES FOR WRITTEN APPROVAL PRIOR TO ORDERING OR FABRICATION. ALL SUBMITTALS SHALL BE IN TRIPlicate TO THE ARCHITECT. CONTRACTOR SHALL REVIEW SUBMISSIONS PRIOR TO SUBMITTAL AND SHALL NOTE HIS APPROVAL ON SAME. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT A MINIMUM OF TEN (10) WORKING DAYS TURNAROUND TO REVIEW SHOP DRAWINGS. TELEFAX SUBMISSIONS ARE NOT ACCEPTABLE.
- THE WORD "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL ALL MATERIALS NECESSARY TO COMPLETE WORK IN ACCORDANCE WITH ACCEPTED CONSTRUCTION STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- ALL ITEMS SPECIFIED ARE TO ESTABLISH QUALITY OF WORK. PRODUCTS OF OTHER MANUFACTURERS EQUAL IN DESIGN, COLOR AND QUALITY MAY BE SUBSTITUTED IF APPROVED BY THE ARCHITECT AS MEETING ESTABLISHED DESIGN AND FUNCTION CRITERIA. ANY PROPOSED SUBSTITUTIONS MUST BE QUALIFIED AT BID SUBMISSION.
- ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES AND AS PER MANUFACTURER'S RECOMMENDATIONS.
- A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS, SPECIFICATIONS AND SHOP DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE ARCHITECT. THESE DRAWINGS SHALL BE UPDATED WITH THE LATEST REVISIONS.
- THE CONTRACTOR SHALL PREPARE AND UPDATE CONSTRUCTION SCHEDULE. COMPLETION DATE MAY NOT BE EXTENDED WITHOUT WRITTEN NOTICE.
- IF THE LOCATION OF THE WORK IS IN AN AREA THAT MUST CONTINUE IN OPERATION DURING THE PROGRESS OF THE WORK, THE CONTRACTOR IS TO PROVIDE MINIMUM INTERFERENCE WITH OPERATION.
- SPECIAL PRECAUTIONS AND TEMPORARY PARTITIONS SATISFACTORY TO THE OWNER AND ARCHITECT MUST BE PROVIDED TO PROTECT THE OCCUPANTS OF THE BUILDING AND THE PUBLIC FROM ACCIDENTS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED ACCESS FROM ALL FLOOR AND ADJACENT SPACES TO OUTSIDE OF THE BUILDING AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT AS SHOWN UNLESS OTHERWISE NOTED BY ARCHITECT. ALL MATERIAL SHALL BE NEW AND OF THE BEST QUALITY.
- CONTRACTOR SHALL INCLUDE ALL CUTTING, DRILLING AND PATCHING REQUIRED TO PERMIT THE INSTALLATION OF HIS WORK AND HIS SUB-CONTRACTORS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF WORK OF ALL SUB-CONTRACTORS.
- ALL MATERIAL AND EQUIPMENT SHALL MEET APPLICABLE STANDARDS AS PUBLISHED BY ANSI AND NEMA AND SHALL BE LISTED BY U.L. WHERE REQUIRED, MEA NUMBERS MUST BE PROVIDED.
- ANY DAMAGES TO EXISTING PARTITIONS, FLOORS, CEILINGS OR ANY PART OF THE BUILDING OR EQUIPMENT CAUSED BY THE WORK OF THE CONTRACTOR SHALL BE MADE GOOD AT NO ADDITIONAL EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE FROM THE JOB SITE AND BROOM CLEAN DAILY.
- THE CONTRACTOR IS TO CONTROL CLEANING TO PREVENT DIRT OR DUST FROM LEAVING THE JOB SITE AND INFILTRATING AREAS NOT INVOLVED IN THE PROJECT.
- WHEN REMOVING AN EXISTING OUTLET, CABLES ARE TO BE REMOVED FROM ORIGINATING POINT AND A COVER PLATE TO BE INSTALLED AT THE WALL. IN CASE OF ELECTRIC OUTLETS, WIRES ARE TO BE REMOVED TO THE JUNCTION BOX AND CARPED. COVER PLATE TO BE INSTALLED AT WALL. REMOVE ALL ABANDONED CONDUIT.
- ALL NEW MODIFIED OR EXISTING OUTLETS ARE TO BE CIRCUITED TO CONFORM TO APPLICABLE ELECTRICAL BUILDING CODES.
- THE CONTRACTOR SHALL GUARANTEE THAT ALL WORK OF THIS CONTRACT IS FREE FROM ALL DEFECTS, AND IS AS SPECIFIED. SHOULD ANY DEFECTS, WHICH CANNOT BE PROVEN TO HAVE BEEN CAUSED BY IMPROPER USE, DEVELOP WITHIN THE PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE OF WORK, SUCH DEFECTS SHALL BE MADE GOOD BY THE CONTRACTOR, WITHOUT COST TO THE OWNER.
- ALL EQUIPMENTS PROVIDED SHALL HAVE A MINIMUM OF ONE (1) YEAR WARRANTY FROM DATE OF ACCEPTANCE OF WORK.

**LIST OF SYMBOLS:**

- SECTIONS OR ELEVATIONS: LETTER USED FOR BUILDING SECTIONS OR FOR ELEVATIONS; DRAWING NUMBER WHERE SECTION OR ELEVATION APPEARS; NUMBER USED FOR DETAIL.
- DETAIL: DRAWING NUMBER WHERE DETAIL APPEARS; NUMBER OR DETAIL.
- DETAIL ENLARGEMENT: DRAWING NUMBER WHERE DETAIL APPEARS; AREA BEING ENLARGED DEFINED BY DOTTED LINE.
- DETAIL, ELEVATION AND/OR SECTION IDENTIFICATION: DETAIL LABEL; WALL FLASHING SCALE: 1/2"=1'-0".
- INTERIOR ELEVATIONS: DRAWING NUMBER WHERE ELEVATION APPEARS; ELEVATION NUMBERS.
- DOOR NUMBER: DOOR NUMBER.
- REVISION NUMBER: REVISION NUMBER.
- EL. 452'-2": FINISHED ELEVATION.

**PROJECT DATA:**

ADDRESS: 3331 24TH STREET  
SAN FRANCISCO, CA 94105  
PARCEL NUMBER: 8518025  
TYPE OF CONSTRUCTION: V-8  
OCCUPANCY: B  
STORIES: 1  
SEATING AREA #1: 230 SQ. FT./15 = 15 OCC  
SEATING AREA #2: 285 SQ. FT./15 = 19 OCC  
PIZZA PREP: 150 SQ. FT./15 = 1 OCC  
DOUGH PREP: 180 SQ. FT./15 = 1 OCC  
TOTAL INDOOR OCCUPANTS: 36 OCCUPANTS  
TOTAL EXITS REQUIRED: 1  
TOTAL EXITS PROVIDED: 1  
PATIO AREA PER CBC 1004.8 729 SQ. FT./15 = 49 OCC.  
TOTAL EXITS REQUIRED: 1  
TOTAL EXITS PROVIDED: 1  
LEGAL JURISDICTION: SAN FRANCISCO  
BUILDING DEPARTMENT  
CODES: BUILDING 2010 CA B.C.  
FIRE 2010 CA E.C.  
SAN FRANCISCO AMENDMENT  
NOTE: TENANT IS REQUIRED TO FIELD VERIFY ALL SITE CONDITIONS. ALL CONTRACTORS WORKING ON SITE MUST ABIDE BY ALL RULES AND REGULATIONS DOCUMENT. THIS INCLUDES THE SUBCONTRACTING OF REQUIRED CONTRACTORS.

**CONSULTANTS:**

**ARCHITECT**  
TECTA ASSOCIATES  
2747 19TH STREET  
SAN FRANCISCO, CA 94110  
(415) 362-5857 TEL  
(415) 362-5044 FAX  
CONTACT: AHMAD MOHAZAB

**TENANTS:**

**TENANT**  
RUSTIC PIZZERIA  
3331 24TH ST  
SAN FRANCISCO, CA 94110  
CONTACT: ERIK REESE  
(714) 742-3745 TEL  
ERIK@RUSTICSF.COM  
CONTACT: TED HAND  
(415) 745-0995 TEL  
HHANDI1@GMAIL.COM

**LIST OF DRAWINGS:**

T-1.0 TITLE SHEET  
A-1.0 SITE PLAN  
A-2.0 EXISTING & PROPOSED FLOOR PLANS  
A-2.1 ENLARGED PROPOSED FLOOR PLAN  
A-3.0 EXTERIOR ELEVATIONS  
A-3.1 PATIO SEATING ELEVATIONS

**RESPONSIBILITIES:**

	PROVIDED BY			INSTALLED BY		
	VEENDOR	G.C.	I.L.	VEENDOR	G.C.	I.L.
SIGNAGE						
CONCRETE CORING						
PLUMBING (1)						
PLUMBING FIXTURES						
ELECTRICAL COMPLETE						
LIGHTING						
FLOOR SYSTEM						
WATER PROOFING (3)						
LIFE SAFETY (2)						

- NOTES**
- NOT USED
  - COORDINATE W/LL FOR PREFERRED LIFE SAFETY VENDOR.
  - COORDINATE W/LL FOR PREFERRED WATERPROOFING MATERIAL.
- GENERAL**
- IF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THESE REQUIREMENTS COORDINATE IN WRITING W/CLIENT PROJECT MANAGER AND ARCHITECT PRIOR TO CONTRACT.

**ABBREVIATIONS:**

A.F.F.	ABOVE FINISH FLOOR	GL	GLASS	S.A.	SUPPLY AIR
AC.PL	ACOUSTIC PLASTER	GYP.BD	GYP.SUM BOARD	S.C.	SELF CLOSING
AC.T.	ACOUSTIC TILE	G.C.	GENERAL CONTRACTOR	S.C.W.D.	SOLID CORE WOOD DOOR
A/C	AIR CONDITIONING	H.M.	HOLLOW METAL	S.P.	STANDPIPE
AL	ALUMINUM	H.V.A.C.	HEATING VENT & AIR CONDITIONING	S.S.	SERVICE SINK OR STAINLESS STEEL
BL	BLOCK	H.CLG	HUNG CEILING	STD.	STANDARD
BR	BRICK	HGT.	HEIGHT	STR.	STORAGE
C.L.	CENTER LINE	INS	INSULATION	ST	STEEL OR STREET OR STAIR
C.E.M.	CEMENT	INS	INSULATION	T.	TREAD OR TOILET
CL	CLOSET	J.B.	JUNCTION BOX	TEL.	TELEPHONE
CLG.	CEILING	J.C.	JANITOR'S CLOSET	T.O.S.	TOP OF SLAB
COL.	COLUMN	M.F.G.	MASONRY MANUFACTURING OR MANUFACTURER	T.O.	TRIMMED OPENING
CONC.	CONCRETE	M.C.	MILLWORK CONTRACTOR	TERR.	TERRAZZO
CONSTR.	CONSTRUCTION	N.I.C.	NOT IN CONTRACT	T.O.W.	TOP OF WALL
CONT.	CONTINUOUS	N.T.S.	NOT TO SCALE	TYP.	TYPICAL
D.F.	DRINKING FOUNTAIN	O.C.	ON CENTER	UNFIN.	UNFINISHED
D.D.	DIODR OPENING	P.	POINT	U.O.N.	UNLESS OTHERWISE NOTED
DIM.	DIMENSION	PART.	PARTITION	N.T.S.	NOT TO SCALE
DN.	DOWN	PL	PLASTER-PLATE	VEST.	VESTIBULE
D.T.L.	DETAIL	PL	PLASTER-PLATE	V.I.F.	VERIFY IN FIELD
EA.	EACH	R.A.	RETURN AIR	V.T.	VINYL TILE
EL.	ELEVATION	REF.	REFER		
ELEC.	ELECTRIC	REGS.	REGISTER		
ELEV.	ELEVATOR	RES.T.	RESILIENT TILE		
ENCL.	ENCLOSURE	RM	ROOM		
EXIST.	EXISTING	R.O.	ROUGH OPENING		
E.C.T.	ELECTRICAL CONTRACTOR				
F.A.I.	FRESH AIR INTAKE				
F.D.	FLOOR DRAIN				
F.F.	FINISHED FLOOR				
FIN.	FINISH				
FLOOR	FLOOR				
F.P.S.C.	FIREPROOF SELF CLOSING				
F.O.	FINISHED OPENING				
F.R.	FIRE RATED				
F.S.	FULL SIZE				

**SCOPE OF WORK:**

TO COMPLY WITH NOTICE OF VIOLATION #201315121 CONVERT THE EXISTING PARKING AREA TO A PATIO CONNECTED TO AN EXISTING RESTAURANT WORK TO INCLUDE CONSTRUCTION OF A 6 FT. HIGH FENCE WITH DOORS. CONSTRUCT BENCH SEATING AND A RAISED DECK WITH A RAMP.

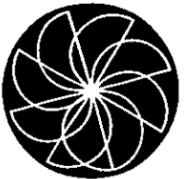
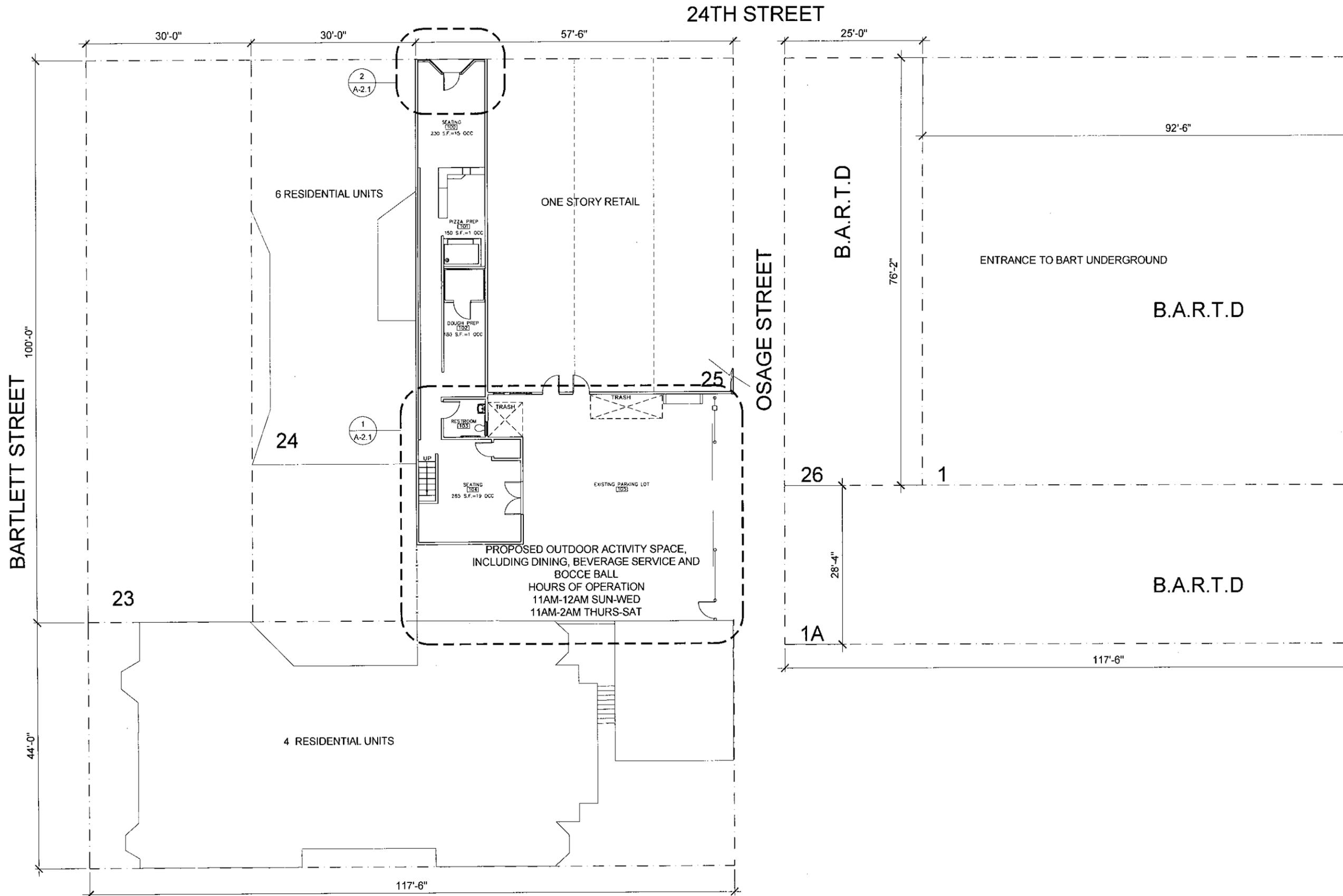
SCALE: 1/8"=1'-0"  
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NO.	REVISIONS	DATE
1	PERMIT SET	08/15/13
2		
3		
4		
5		

ISSUE DATE: 08/15/13

DRAWING TITLE:  
**TITLE SHEET**

DRAWING NUMBER:  
**T-1.0**



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ARCHITECTURAL PROJECT NO.:

**3331 24TH STREET  
EXTERIOR PATIO**  
SAN FRANCISCO, CALIFORNIA

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NO.	REVISIONS:	DATE:
1	PERMIT SET	08/15/13

ISSUE DATE: 08/15/13

DRAWING TITLE:  
SITE PLAN

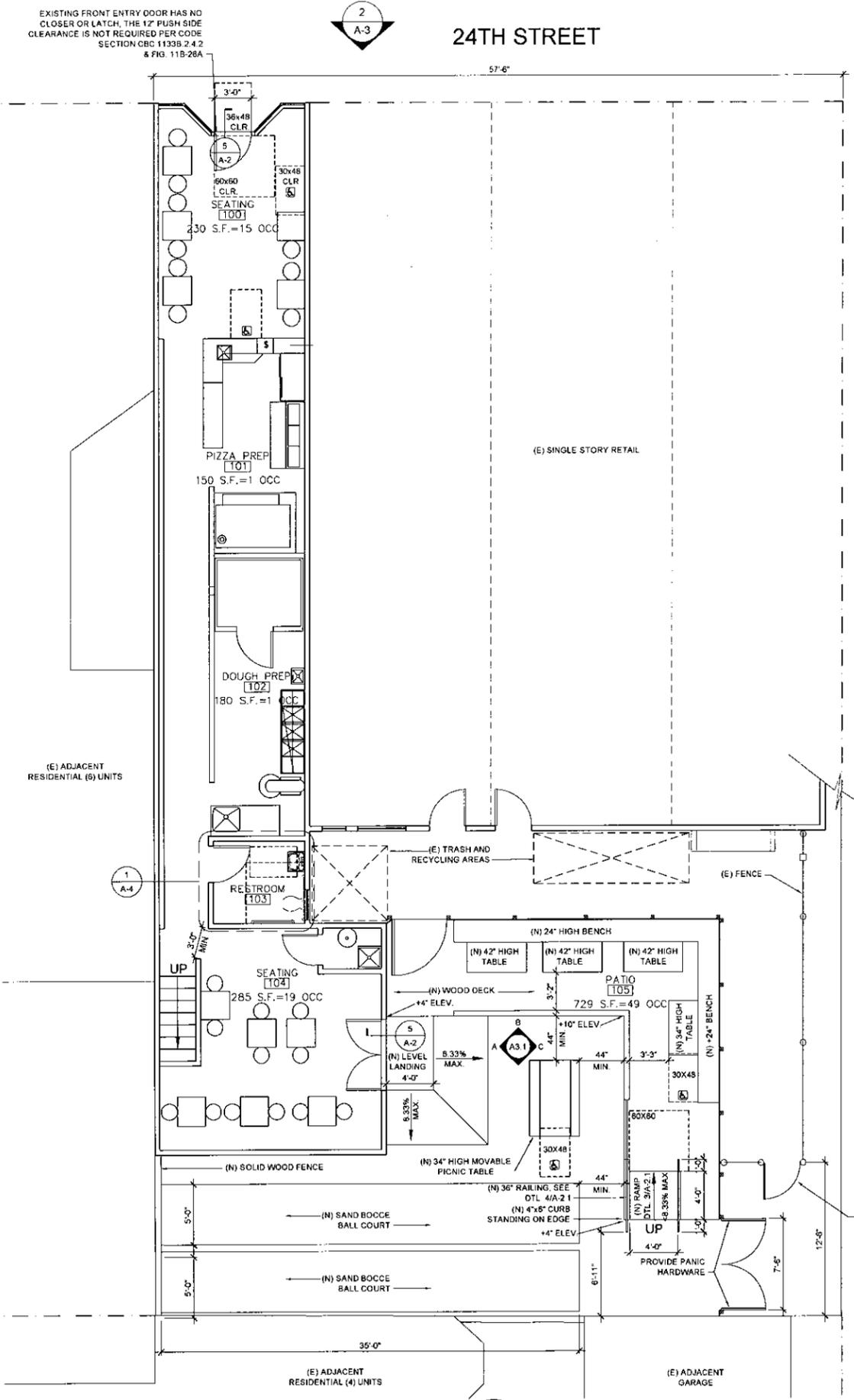
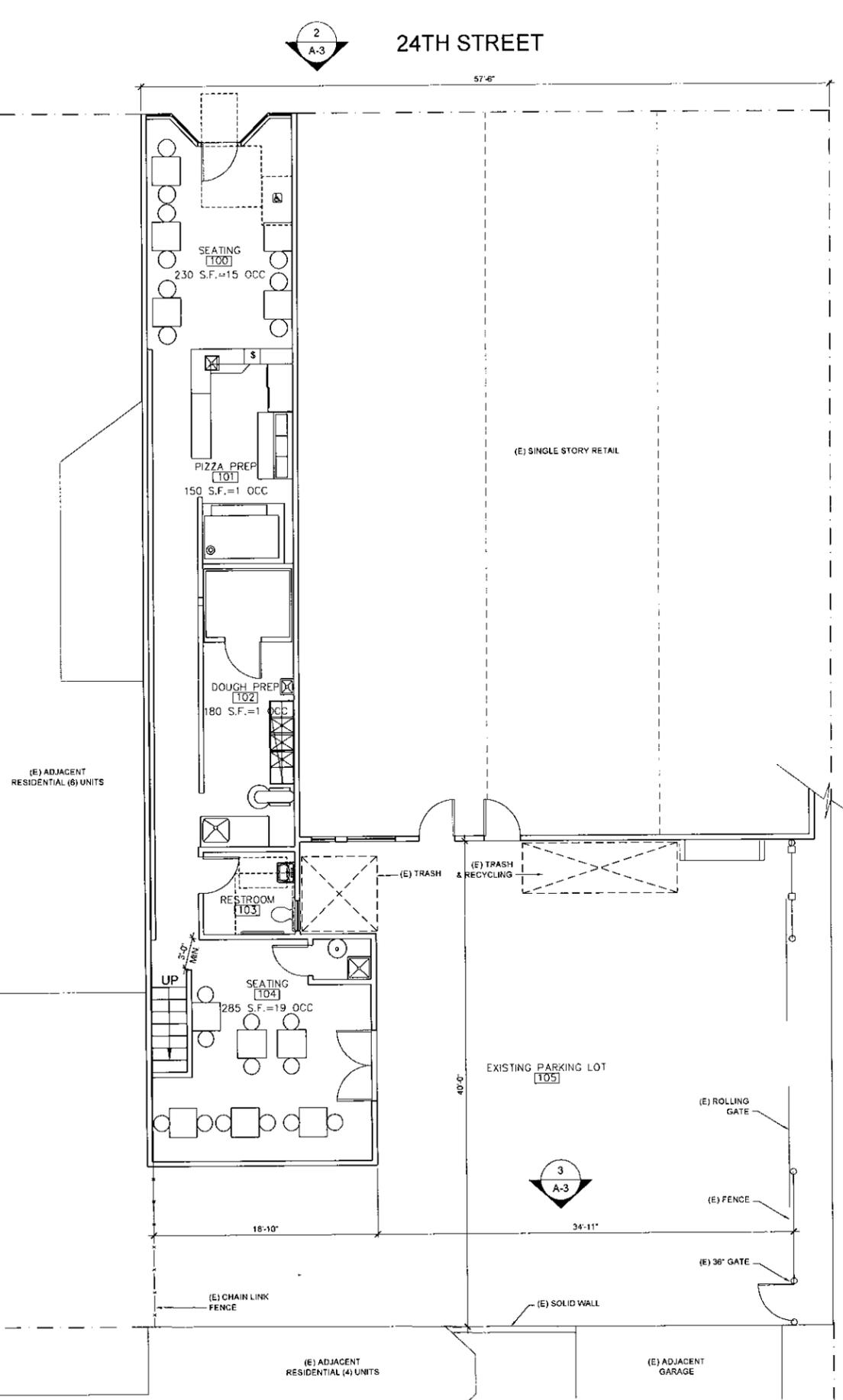
DRAWING NUMBER:

**A-1.0**

1 EXISTING SITE PLAN

Scale: 1/8" = 1'-0"





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# 3331 24TH STREET EXTERIOR PATIO SAN FRANCISCO, CALIFORNIA

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NO.	REVISIONS:	DATE
1	PERMIT SET	08/15/12

ISSUE DATE: 08/15/12

DRAWING TITLE:  
**EXISTING FLOOR PLAN & PROPOSED FLOOR PLAN**

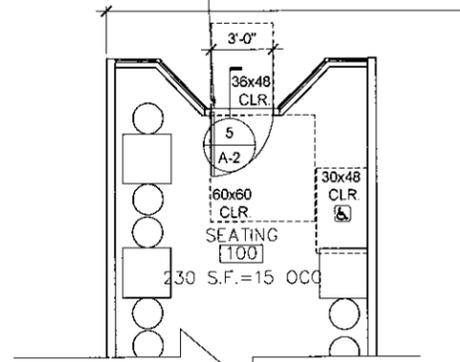
DRAWING NUMBER:

**A-2.0**

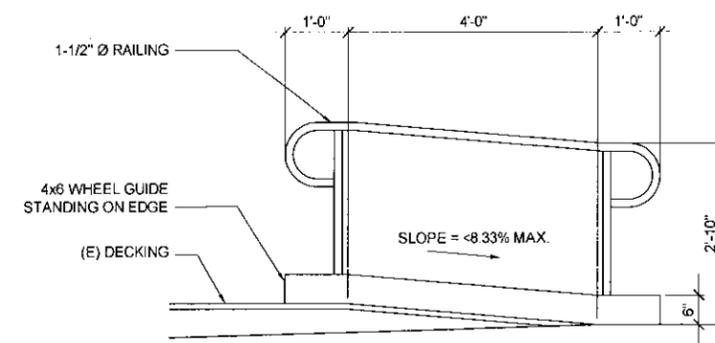
1 EXISTING FLOOR PLAN Scale 3/16" = 1'-0"

1 PROPOSED FLOOR PLAN Scale 3/16" = 1'-0"

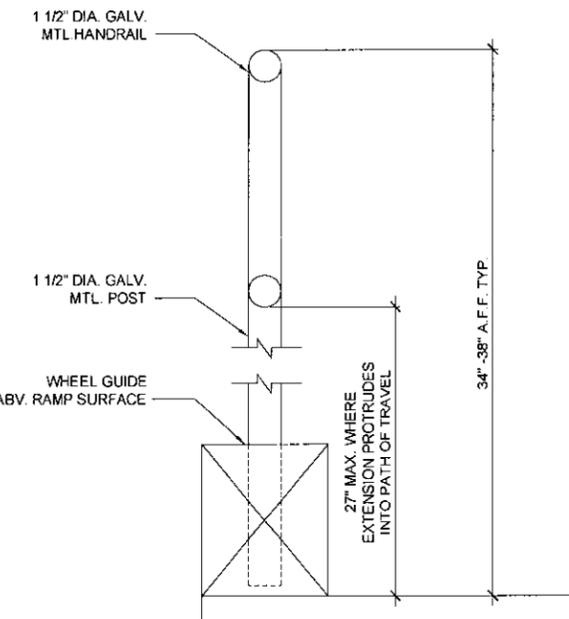
EXISTING FRONT ENTRY DOOR HAS NO CLOSER OR LATCH, THE 12" PUSH SIDE CLEARANCE IS NOT REQUIRED PER CODE SECTION CBC 11338.2.4.2 & FIG. 11B-26A



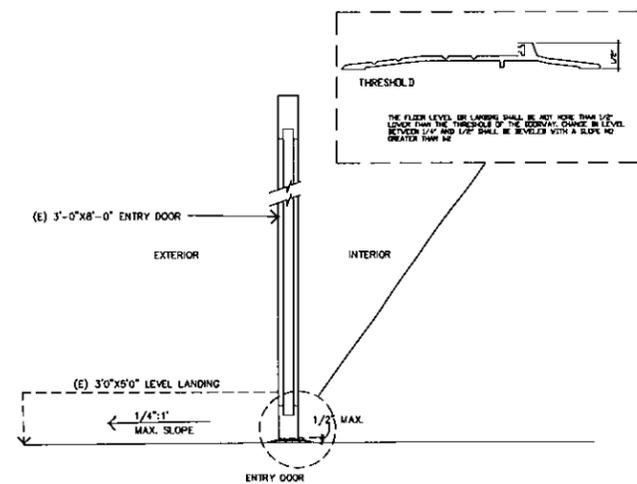
2 EXISTING ENTRY - FOR REFERENCE ONLY  
Scale: 1/4" = 1'-0"



3 RAMP ELEVATION  
Scale: 3/4" = 1'-0"



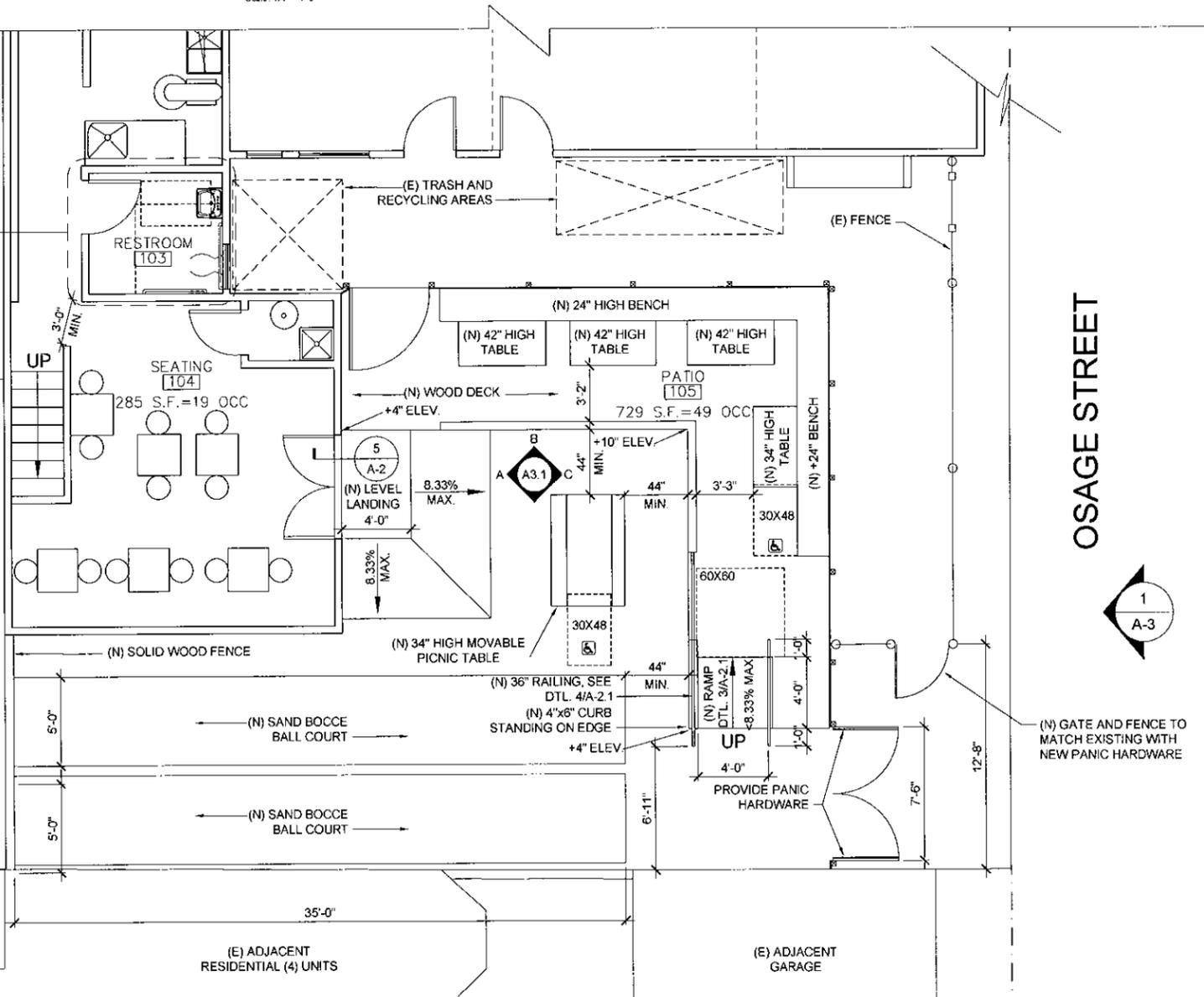
4 GUIDE RAIL DETAIL  
Scale: 3" = 1'-0"



5 DOOR THRESHOLD DETAIL  
Scale: NTS

(E) ADJACENT RESIDENTIAL (6) UNITS

1 A-4



1 PROPOSED FLOOR PLAN  
Scale: 1/4" = 1'-0"

OSAGE STREET

1 A-3



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ARCHITECTURAL PROJECT NO.:

**3331 24TH STREET  
EXTERIOR PATIO  
SAN FRANCISCO, CALIFORNIA**

SCALE: 1/4" = 1'-0"  
DATE: 08/15/13  
PERMIT SET

NO.	REVISIONS:	DATE:
1	PERMIT SET	08/15/13

ISSUE DATE: 08/15/13

DRAWING TITLE:  
FLOOR PLAN

DRAWING NUMBER:

**A-2.1**



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ARCHITECTURAL PROJECT NO.

**3331 24TH STREET  
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 SAN FRANCISCO, CALIFORNIA**

SCALE: 1/8" = 1'-0"

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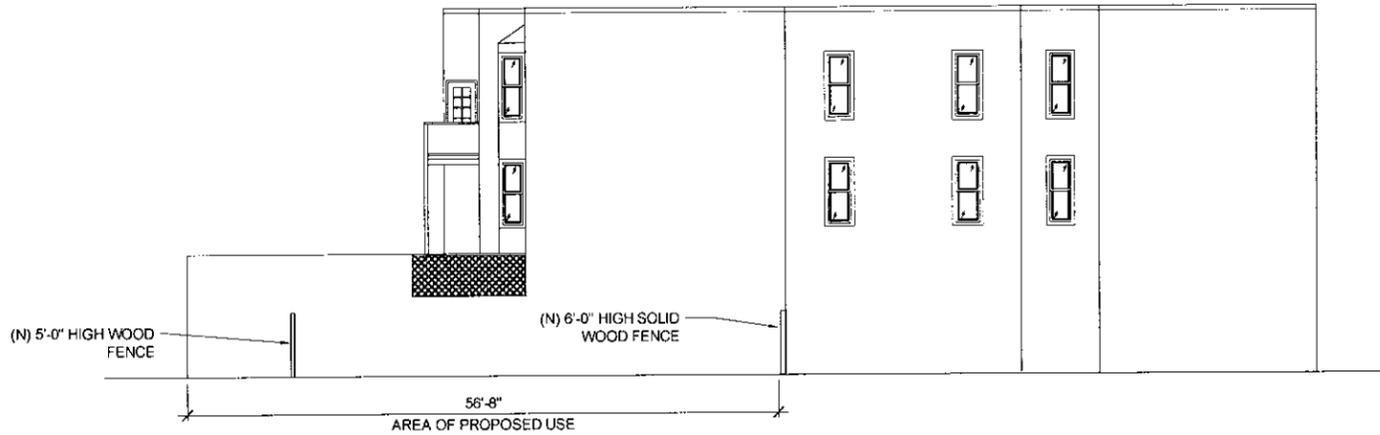
NO.	REVISIONS	DATE
1	PERMIT SET	08/15/13

ISSUE DATE: 08/15/13

DRAWING TITLE:  
ELEVATIONS

DRAWING NUMBER

**A-3.0**

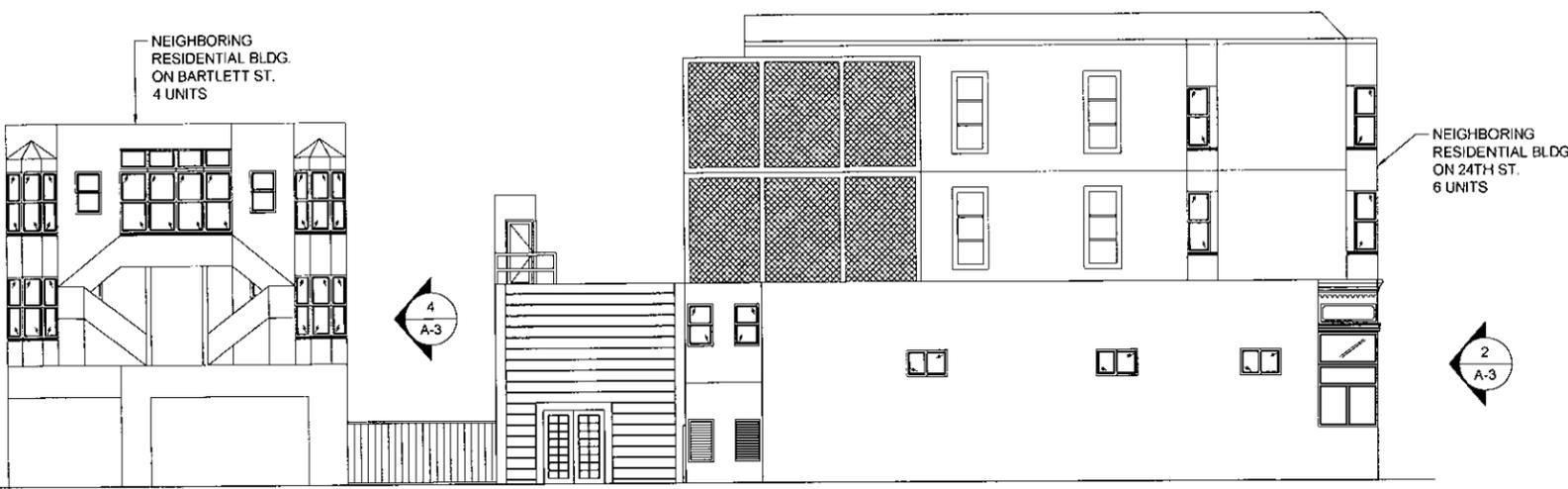


4 SOUTH PROPERTY ELEVATION  
 Scale: 1/8" = 1'-0"

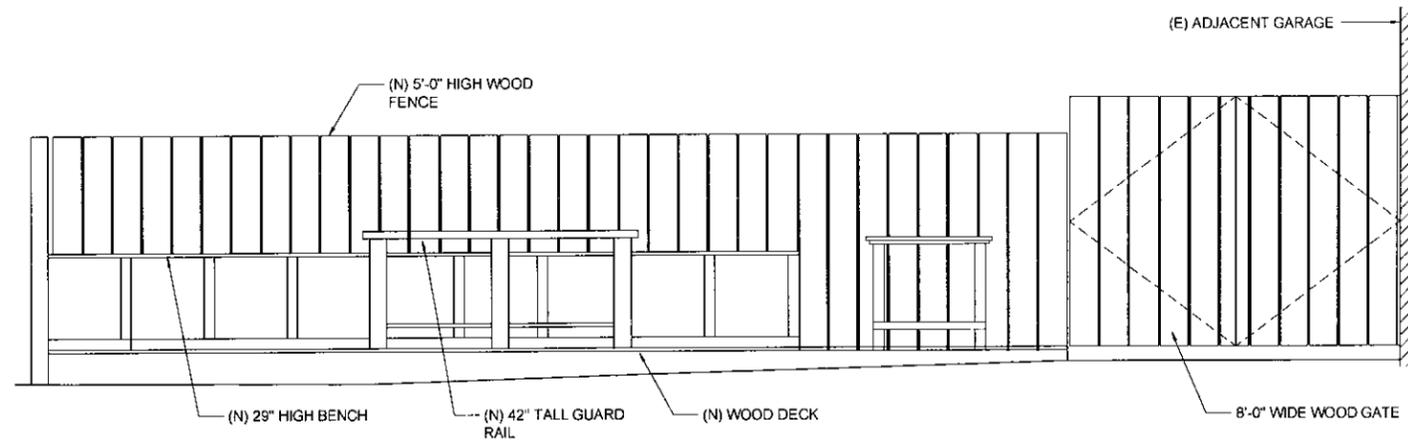


2 NORTH ELEVATION FROM 24TH ST.  
 Scale: 1/8" = 1'-0"

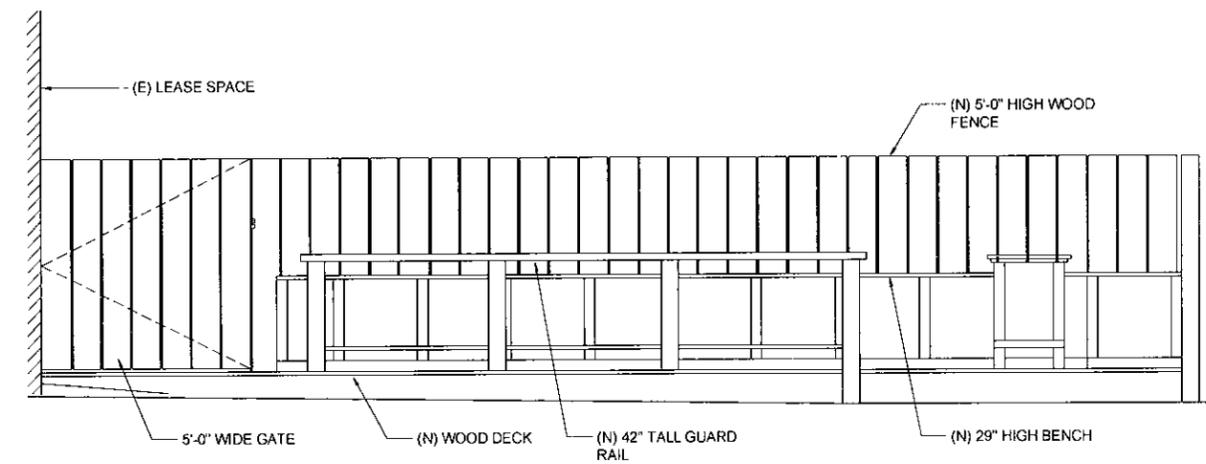
3 ENLARGED STOREFRONT ELEVATION  
 Scale: 1/8" = 1'-0"



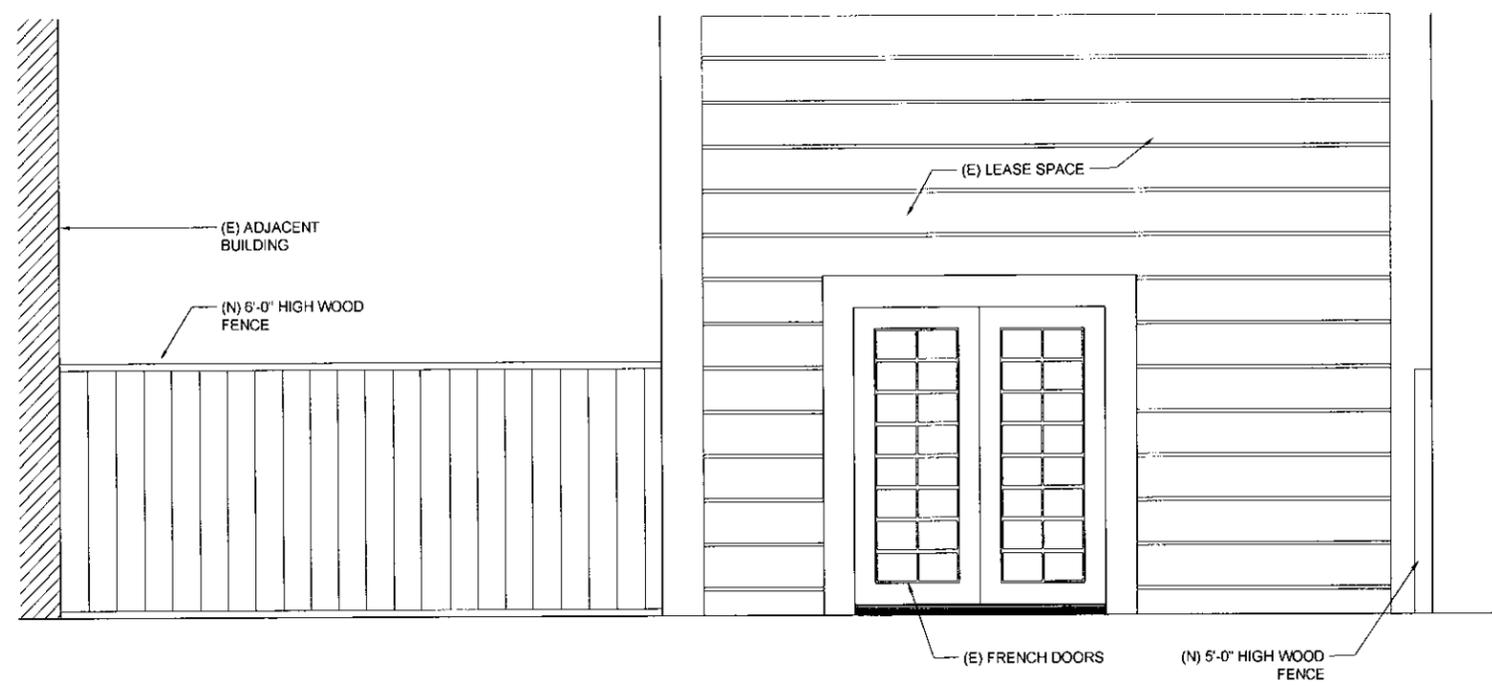
1 WEST ELEVATION FROM OSAGE ST.  
 Scale: 1/8" = 1'-0"



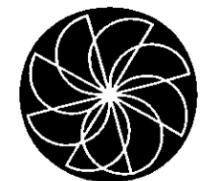
**C EAST OUTDOOR SEATING ELEVATION**  
 Scale: 1/2" = 1'-0"



**B NORTH OUTDOOR SEATING ELEVATION**  
 Scale: 1/2" = 1'-0"



**A WEST OUTDOOR SEATING ELEVATION**  
 Scale: 1/2" = 1'-0"



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**3331 24TH STREET  
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 3. THE DRAWING IS INTENDED TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 4. THE DRAWING IS INTENDED TO BE USED AS A GUIDE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

NO.	REVISIONS	DATE
1	PERMIT SET	08/15/13

ISSUE DATE 08/15/13

DRAWING TITLE:  
**OUTDOOR SEATING ELEVATIONS**

DRAWING NUMBER

**A-3.1**



Planning Dept

Attn: Danielle J. Harris

Re: Rustic Pizza, 3331 24<sup>th</sup> St., Beer Garden Hours

Dear Mrs. Harris,

Calle 24 Merchants and Neighbors Association/Coalition are opposed to the hours indicated by you: Sunday through Thursday 11 AM to 11 PM and Saturday and Sunday 11 AM to 12 midnight for the operations of a beer garden by Rustic Pizza at 3331 24<sup>th</sup> St. As a merchant and neighbors association we take into consideration the effect a particular business will have on the surrounding area. New businesses are encouraged to have a good neighbor policy that allows for merchants and residents to co-exist. We have received many reports from neighbors in the surrounding area to the contrary, many of intimidation and threats. After looking at the location of the beer garden and proximity to residents windows and articles in the paper that there are plans for a " Full on Party", bocce leagues and tournaments, we believe Rustic Pizza has not taken the residents health and well-being into consideration.

[http://sf.eater.com/archives/2013/07/24/rustic\\_bocce\\_biergarten\\_and\\_pizzeria.php](http://sf.eater.com/archives/2013/07/24/rustic_bocce_biergarten_and_pizzeria.php)

The Mission District has some of the warmest weather in the city. Residents routinely open windows on warm days and night. The noise and cigarette smoke will make it unbearable for all residents whether the windows are opened or closed.

Currently there are

1. 18 residential windows 10 feet or less from the beer garden;
2. 31 residential windows 20 feet or less from the beer garden; and
3. 8 residential windows 25 feet or less from the beer garden.

We are asking that the hours of operation be Sunday through Thursday 11 to 6 PM and Friday and Saturday 11 to 8 PM. We feel these hours are appropriate for the proximity of residential windows close by.

Sincerely,

Erick Argüello  
Founder and President  
[www.calle24sf.org](http://www.calle24sf.org)

cc: Supervisor David Campos

cc: Mission Station Captain Moser

cc: Planning Commissioners: Rodney Fong; Cindy Wu; Michael J. Antonini; Gwyneth Borden; Rich Hillis; Kathrin Moore;  
Hisashi Sugaya

September 11, 2013  
Planning Department  
Attention Danielle Harris  
Re: Rustic Pizza, 3331 24th Street  
Case Number 2013.0224C

Proposed project:  
Beer Garden and Bocce Ball Courts  
Conditional Use Hearing - September 19, 2013

Dear Ms Harris,

I am asking the Planning Commission to reject the CU permit for the d.b.a. Rustic outdoor activity area.

This outdoor activity area is contiguous to my living space and the living space of many of my neighbors. (See attached photo A)

The back windows of 3331 24th Street are parallel to and less than 10 feet from my bedroom windows. (See attached photo B)

The beer garden outside activity area, with sound equipment, tables, seating for 40 people and bocce ball courts for competitions and tournaments can fit only a very small space up upon the walls of my apartment and those of surrounding neighbors. (See attached photo C)

Rustic is asking for this area to be open, with music, seven days a week; 11 am till 10 pm four nights and 11 am till 12 am on three nights/mornings. Cleanup will take at least another hour.

The walls and window panes of 321 Bartlett and of the buildings surrounding are old and porous, built in 1910. Through them the neighborhood will breathe, hear and generally be forced to live and sleep in the beer garden with its polluting cigarette smoke, bocce ball clanging, music and beer garden atmosphere.

Our homes are being threatened.

Barbara Blong, 35 year tenant  
321 Bartlett Street, San Francisco, CA 94110

September 11, 2013  
Rustic Pizza  
Beer Garden & Bocce Ball Court  
3331 24th Street  
Case Number 2013.0224C

I am Barbara Blong, tenant of 35 years at 321 Bartlett Street, San Francisco, CA 94110. This is the chronology of my experience with the events taking place outside my home.

In February, 2013, the parking lot behind 3331 24th Street, entrance from Osage Alley, next to my apartment, was cleared of parked cars, lumber was brought in and construction began on creating an outdoor area with tables and seating. A double door opening onto the parking lot was put into the back wall facing East of 3331 24th Street. Two windows at street level at the back of Rustic Pizza were installed across from my apartment windows.

February 12, 2013 the Department of Alcoholic Beverage Control sent a notice announcing Triumverant Pizza LLC applied for a license to sell beer and wine, with recorded music entertainment, Sun - Wed 11:00 am to 10:00 pm, Thurs - Sat 11:00 am to 2 am at 3331 24th St. A sign had been put up in the window of 3331 24th Street announcing the opening of Triumverant Pizza LLC. I received a mailing from them offering backyard BBQ - Friday 4 pm through Sunday.

I checked with the Department of Building Inspection to find out if a permit had been issued for the change of use of the parking lot. There was no such permit, only one for building seating within the back of 3331 24th Street and constructing the double doors.

Eric Reese, who self-identified as the managing partner for Rustic Pizza, aka Triumverant Pizza LLC, came to my door in March with a letter claiming the area would be Rustic's backyard deck, that "This isn't going to be a loud rowdy outside bar, just a nice addition to the neighborhood, make it safer, serve great food, a nice place for anyone and everyone from al (sic) over to come and enjoy."

At the end of March I wrote of my concerns to Rob Hand, Sutro Property & Trust Management, Inc, manager for the 321 - 327 Bartlett apartments where I live.

He is part of the Dante Ravetti Trust which owns not only this apartment building but 3331 24th Street, Block 6516 , Lot 025, Census Tract 209, Census Block 4006, which includes three other units from 3325 - 3331 24th Street.

My letter asked about the smoke, trash, rodents, noise and pollution connected with the opening of this outdoor restaurant.

A complaint opened the case on April 25, 2013.

The case was the abated on May 2, 2013 without information or reason.

On July 13, 2013 I heard of a possible August 1, 2013 hearing for Rustic by accident from Land Use Attorney Sue Hestor who monitors developments in the Mission for Mission District organizations

On July 15, 2013 I went to the Planning Department to review the file for the property located on the South side of 24th Street between Osage Alley and Bartlett Streets. The file shows that the required plans of adjacent windows were not provided before the notice of hearing was prematurely issued. This is a threshold issue for Conditional Use which proposes active use adjacent to windows in homes where people live.

The back windows of 3331 24th are parallel to and less than 10 feet from my bedroom windows. The outdoor activity area is contiguous to my living space. The Bocce Ball is intended to be played in the outdoor area next to my building.

After receiving complaints the Planning Department rescheduled the hearing for August 8, 2013. But, again, there was no notice to tenants who live in the apartments around the outdoor activity area.

Finally, on 29 August 2013, I received, in the mail, a detailed Notice of Public Hearing scheduled for a third time for September 19, 2013.

Rustic must contain all their activities within the confines of the walls of 3331 24th Street.

A Conditional Use must be measured against the impacts on adjacent properties. It cannot be "detrimental to the health, safety, convenience or general welfare of persons residing .. in the vicinity."

February 12, 2013  
Department of Alcoholic Beverage Control  
License Application for  
Triumverant Pizza d.b.a. Rustic Pizza  
3331 24th Street  
ABC Case Number 2013.0224C

The Department of Alcoholic Beverage Control sent a notice, dated February 12, 2013, announcing TRIUMVERANT PIZZA LLC applied for a license to sell beer and wine, with recorded music entertainment, Sun - Wed 11:00 am to 10:00 pm, Thurs - Sat 11:00 am to 2 am at 3331 24th St.

---

May 9, 2013  
Department of Building Inspection  
Permit Application for  
Rustic Pizza  
3331 24th Street  
2013.0224C  
DBI App. Number: 20130221105

The Department of Building Inspection had not issued a permit for the change of use of the parking lot behind Rustic Pizza. The permit that was applied for was to build seating within the back of 3331 24th Street and to construct the double doors. An earlier door was removed and two windows were installed.

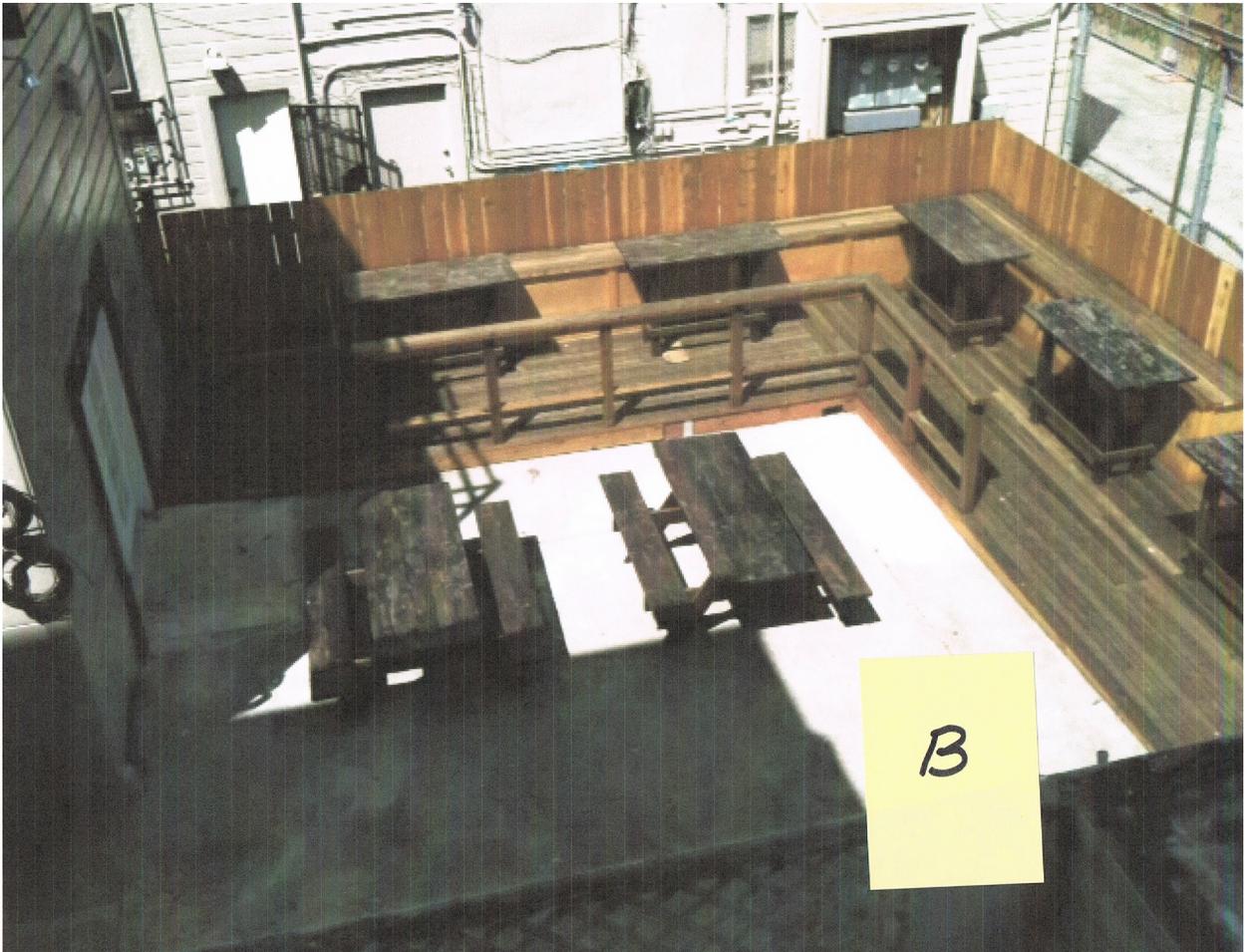
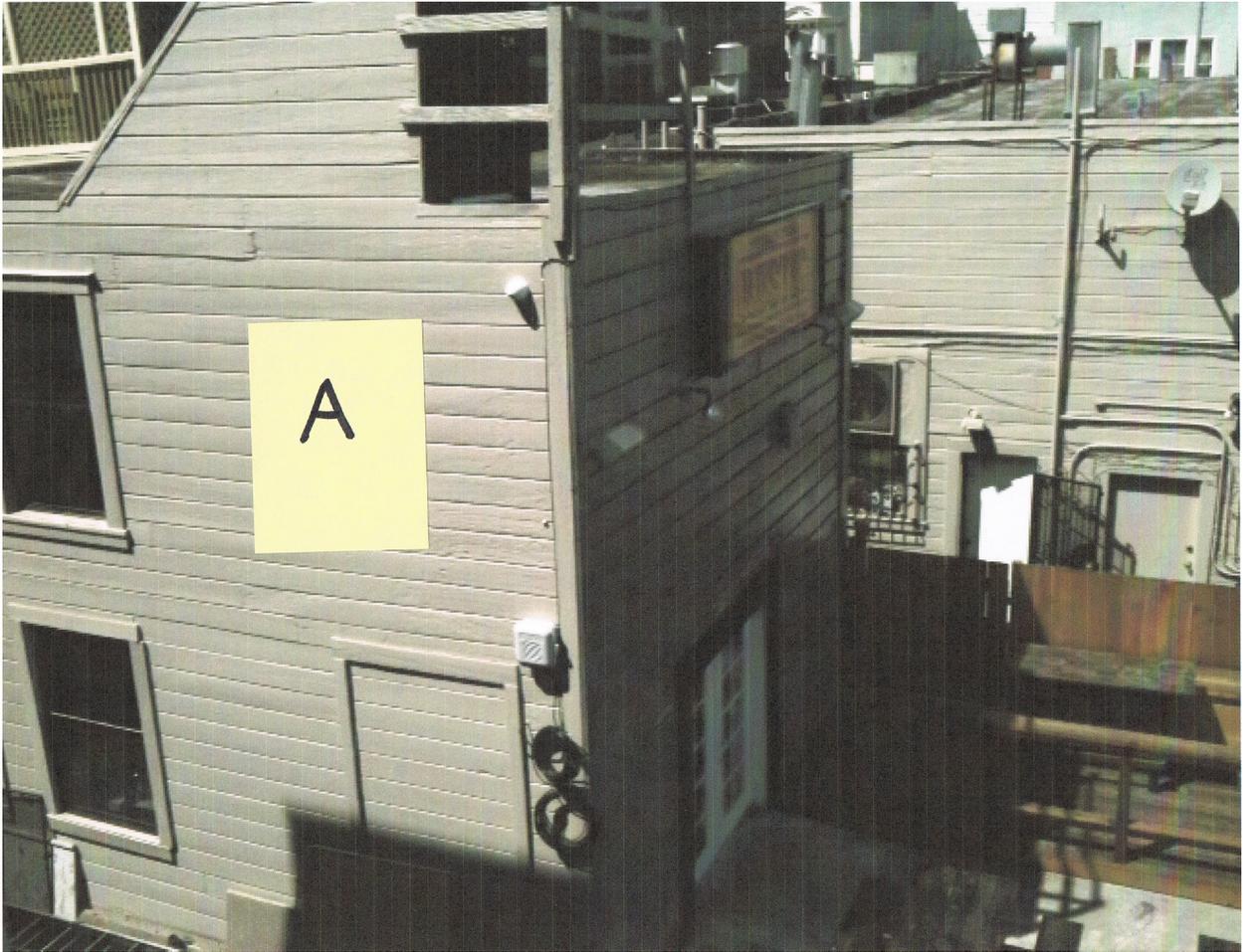
A complaint about the change of use was opened April 25, 2013.  
The case was then abated on May 2, 2013 with no information or reason given.

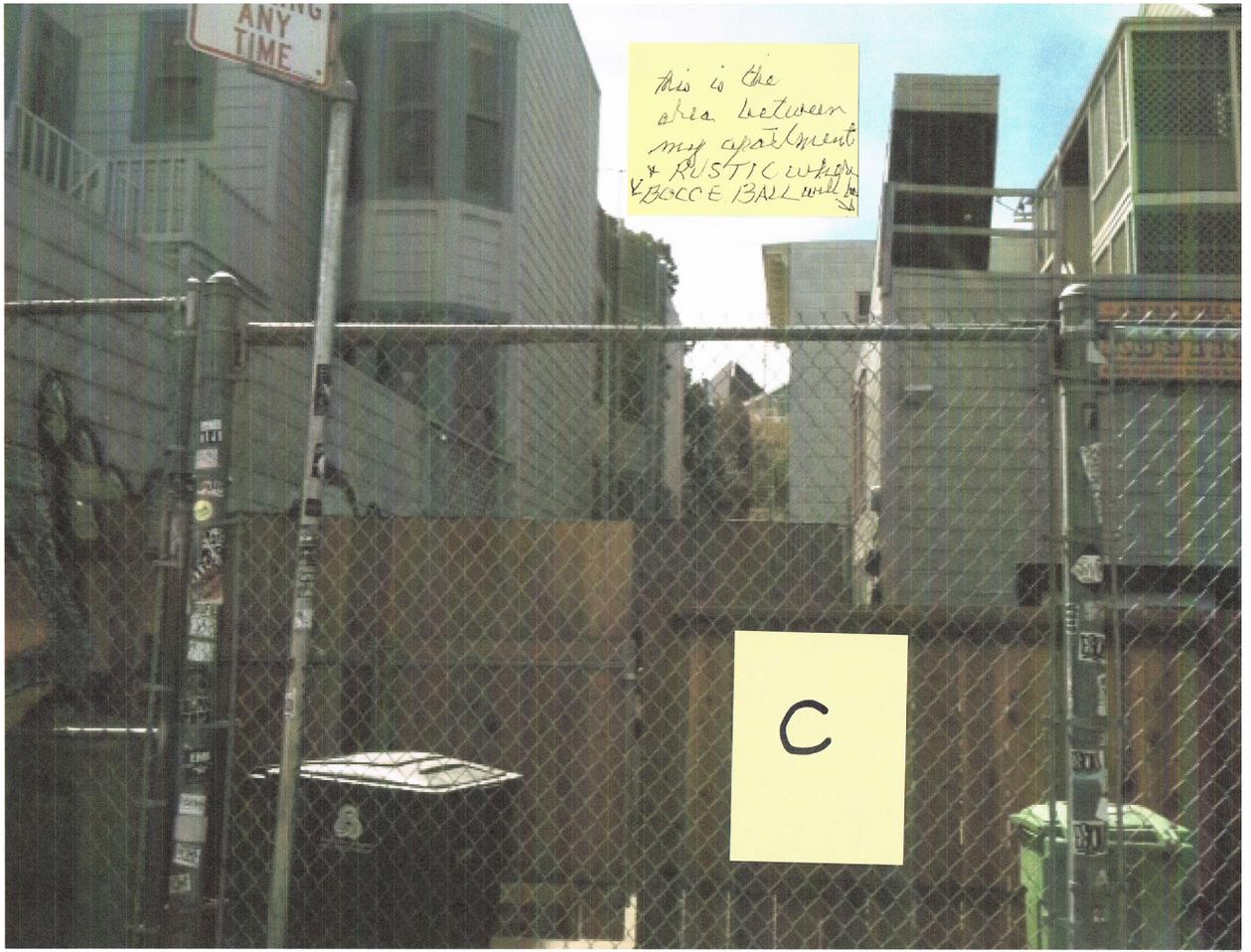
---

May 10, 2013  
Department of Public Health  
Food Permit Application  
Certificate of Sanitation  
Rustic Pizza  
3331 24th Street

The Department of Public Health Inspector reported that Rustic Pizza had a Food Permit for the interior of 3331 24th Street

Barbara Blong 321 Bartlett Street, San Francisco, CA 94110.





ANY TIME

this is the area between my apartment & RUSTIC where BOCCIE BALL will be

C

9/11/2013

Planning Department  
Attention: Danielle Harris  
Re: Rustic Pizza, 3331 24<sup>th</sup> Street, Beer Garden  
Case No: 2013.0224C: 3331 - 24th STREET

Dear Ms. Harris and Members of the Planning Commission,

I write today as a very concerned resident of the Valencia Corridor.

I urge you do to deny the conditional use permit for Rustic Pizza's proposed rear-yard beer garden. I urge you deny it because the nature of the use is not compatible with its location. I also urge you do deny it because the proven track record of its management is one of disregard for neighbors.

Other neighbors will address the issues of noise and proximity to their homes. I have certain personal experiences that I ask that you consider. I live immediately behind several restaurants, and have done for years. Years ago when I received a change of use notice for a new restaurant in the lot directly behind me, I thought nothing of it. None of the other restaurants had ever caused a problem, so I didn't think this would be a problem. In 2010, that restaurant, Grub, opened for business. Eric Reese was one of the owners and managers of Grub.

I can tell you from personal experience, it was a nightmare from the first time they tested their equipment. Every day since that first day, my life is disrupted from the noise that emerges from Grub. In the first year, I engaged in a very pitched battle to make them comply with the noise ordinance, quiet the roar of their machinery, etc. During that first year, I dealt threats and intimidation. The owners of Grub came to my home, unannounced and demanded my attention. If I walked out of my back door and they were present, they would yell at me: "Bitch, get back in your doghouse." It got so bad that I called the police. Other neighbors did as well.

The noise is still ongoing and constant. Their fan is louder than all others. Though they are not supposed to recycle their glass after 10 pm (outside of my bedroom window), they do so everyday: at 11:00 pm, at 12:00 am, at 1:00 am, etc. It has been a constant fatiguing battle.

In contrast, on the few occasions that one of the other **four** adjacent restaurants creates a noise issue, it gets fixed immediately. A machine falls out of alignment, I make a simple call, and the management fixes it. No problem... Except for Grub.

Please be aware, I had and have noise issues that responsible management can and does resolve. All of the other restaurants co-exist peacefully with their residential neighbors. Grub, under the management of Eric Reese, chooses not to.

Sincerely,



Alicia Gamez

57 Lapidge Street, San Francisco, CA 94110

To : Planning Department

Re. : Rustic Pizza outdoor activity area and bocce ball

2013.0224C: 3331-24<sup>th</sup>. STREET, south side, between Mission and Bartlett Streets, Lot 025 in Assessor's Block 6516: Request for Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area, for seating and bocce ball, located the rear of an existing restaurant (d.b.a. Rustic) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District with an 55-X Height and Bulk designation.

Dear President and Members of the Planning Commission:

My name is Jette Vahkala. I live at 3341-24<sup>th</sup>. st.

My home is near the proposed beer garden and bocce ball area at Rustic Pizza. (Please see attached exhibit A.)

Rustic Pizza is not a desirable neighbor in this area.

The proximity to three small businesses, who are a valued part of our community, and worst of all: the proposed placement of their outdoor drinking area, surrounded by no less than 18 apartments, is unacceptable. (Exhibits E-F)

We are many dozens of tenants living in these apartments; distributed in three large apartment buildings, situated right around the beer garden. We have families, room mates; since rents in the City are high, we share apartments so that makes for many tenants per flat. (See Exhibit G.)

We counted how many windows are facing the beer garden. There are 75 windows exposed to the noise. This is a very quiet area where we are considerate of one another's

right to the quiet enjoyment of their residences.

Rustic's beergarden has not been approved yet; still they manage to make life miserable for my downstairs neighbor and me. - They put up three compressor fans on their roof; and the owners of Rustic chose to put the loudest one right in front of my the bedroom windows of my neighbor and I. The result is that pizza and garlic smell was pumped into our bedrooms from when Rustic opened until they closed. The stench of pizza was unimaginable.

We now have the windows closed; with no ventilation at all. Also, the noise from that fan sounds like a jet engine and keeps us awake until Rustic turns it off at 2 <sup>00</sup> am.

Rustic has promised seating for 40 customers for drinking and bocce ball right below my flat. If they contained the noise inside, like other bars do, it would be fine. But to expose a small but very populated neighborhood to noise from a drinking crowd, 7 days and nights a week, would force me to leave. I work at home and even when I'm not working, I expect the place to be quiet as always.

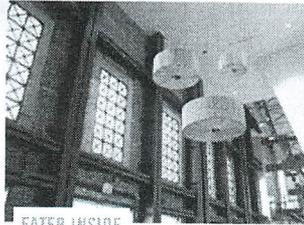
A neighbor like Rustic is a nightmare. If he really wants a noisy place, he should not have it outside. I've spoken to my many neighbors. None of us would have moved in here if there had been such a noisy place next to us. Please prevent this fiasco from happening. I'm sure he can make extra money some other way! Sincerely,  
Sept. 10, -13.





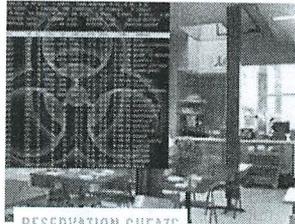
EATER INSIDE

Homestead, An Oakland Comfort-Food Haven



EATER INSIDE

Wise Sons' Jewish Deli Outpost at the CJM



RESERVATION CHEATS

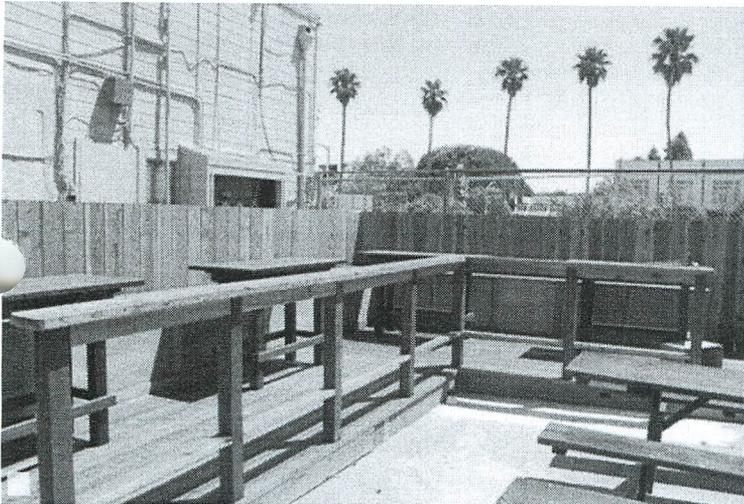
Techies Are Hacking State Bird Reservations [UPDATED]



EATER INSIDE

## Rustic, A Pizza and Patio Destination

Wednesday, July 24, 2013, by Rose Garrett



[Photos: Rose Garrett]

**Rustic**, the new pizzeria and patio haven on 24th Street, has officially opened its doors. Formerly the site of **Pizza de Mano** and **Popo's Pizza**, Rustic is hoping the addition of a biergarten and sunny back patio, soon to include two bocce courts, will banish the ghosts of pizzerias past.

**Erik Reese** (of **Burgermeister** and **Grub**) contributed the recipes and designed the menu, which aims for old-school Italian comfort with hand-stretched artisan pizzas, Italian subs, specialties like calzones and stromboli, and nine hefty salads like roasted beet and panzanella. Pizza-wise, they're going for a thinner, more crackly Neapolitan-style crust, with offerings like their margherita (topped with fior di latte, burrata, and buffalo mozzarella) and a "create your own pie" option. **Tom Elliott**, who fell in with Reese while working together at **Alibi**, is behind the counter. In addition to the Italian classics, they're also serving up a weekend backyard BBQ menu that includes rotisserie chicken and half and full racks of ribs.



**RUSTIC**  
3331 24th St, San Francisco, CA

THE MISSION

ALIBI

EATER INSIDE

ERIK REESE

MISSION

RUSTIC

TOM ELLIOTT

TOP

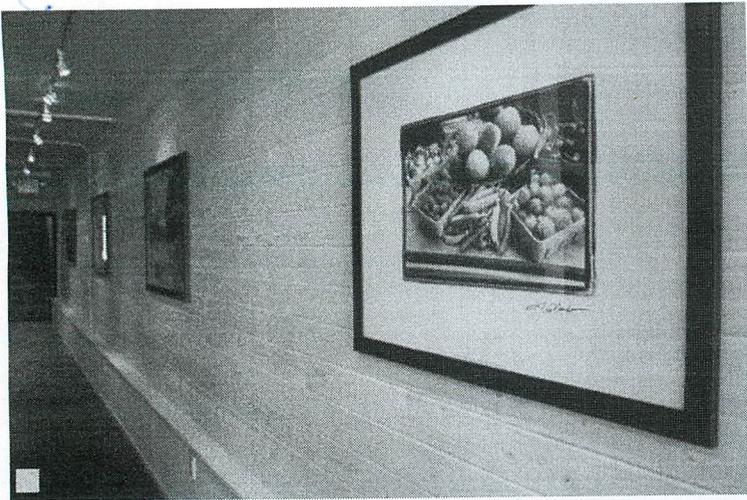
2 COMMENTS

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60



That's the business up front, but Rustic also has plans for a full-on party in back. Pending an August 8th "feasibility" hearing on their proposed bocce courts, Rustic will open up its large back patio, which will soon top everyone's list for warm weekend drinking. They'll have umbrellas for sun, heat lamps for cold, and strings of Italian wedding lights to dress up the space after dark. According to Elliott, bocce leagues and tournaments are also part of the plan.

The patio adjoins a rear taproom with wine and eight easy-drinking beers on tap, including Anchor Steam, Prohibition, Lagunitas IPA and Mirror Pond. They've also got sangria, Mexican Coke and plenty of bottled beers, including a 20-ounce PBR option.

- Rustic, A New Pizzeria, Headed to 24th and Mission [~ ESF ~]
- All Eater Inside posters [~ ESF ~]

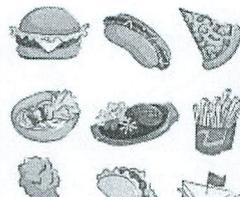
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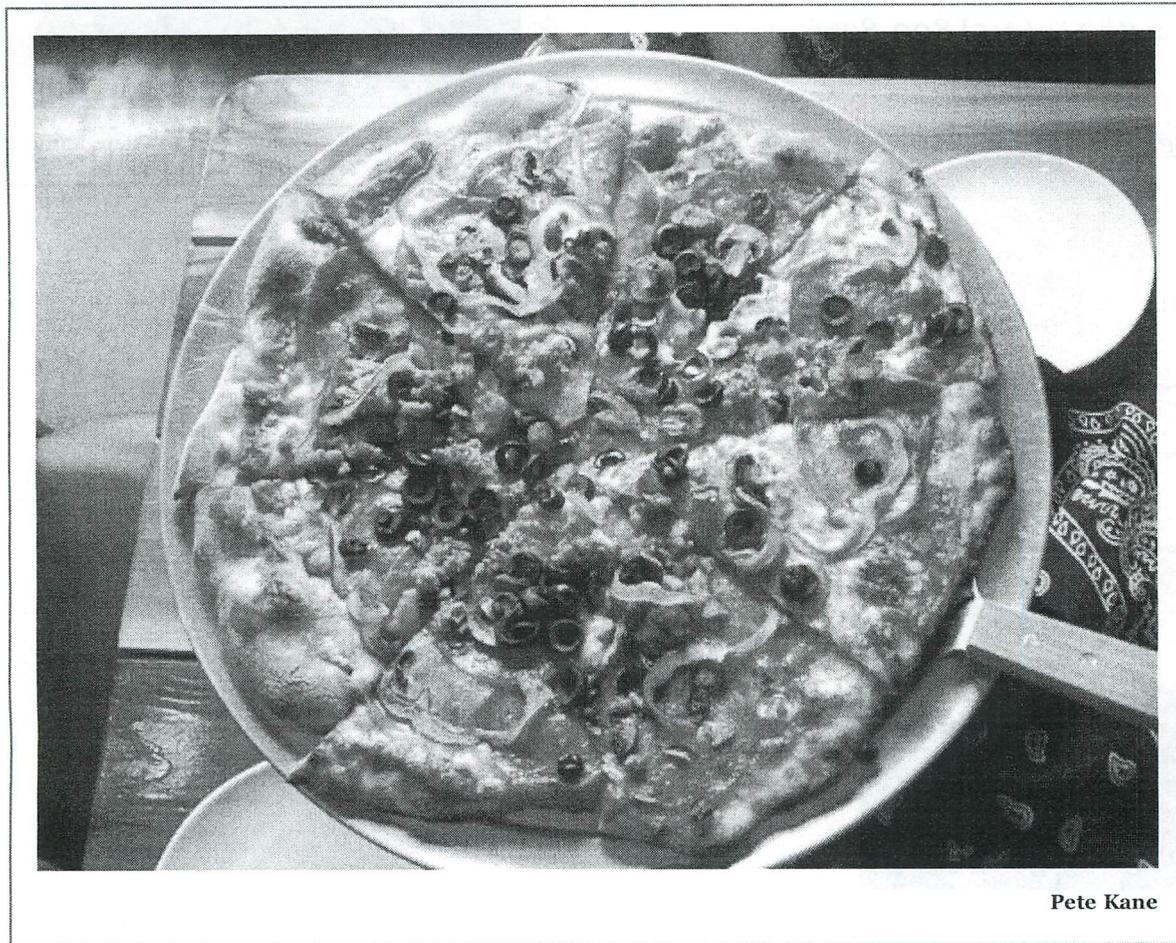
Exhibit D.



# Rustic Pizza Pierces the Urban Chaos of 24th Street

By Pete Kane

Published Mon., Jul. 29 2013 at 10:35 AM



Pete Kane

The 24th Street BART Station is the least rustic place in the city - well, after 16th Street, maybe -- but Rustic Pizza is looking to change that.

The Neapolitan pizza itself, with a perfectly chewy crust able to withstand lots of greasy toppings without falling apart, is excellent. Create your own pie or stick to "basics" like the Americano (Molinari pepperoni, Genoa

salami, finnochiono, mushrooms, Italian sausage, olives and green peppers) or the Roasted Portobello with caramelized shallots, pecorino romano, mozzarella, chives and truffle oil.

**See also:** [Great Indian Food on Haight Is Actually Pretty Good](#)  
[Get Down with Bogie and Bacall at Noir's Blind Tiger Tap Room](#)

But it's Rustic's bocce court and redwood patio beer garden that are sure to lure people off the BART escalators immediately next door -- once they open, that is. (The restaurant does have a beer-and-wine license, though.) It's a great spot for sharing a hearty panzanella salad and some

→ ABC (Alcohol and Beverage Control) has not given permit to "outdoor dining": defined as: no beer or food allowed outside b/c noise considerations

sangria, or on weekends, BBQ fare such as a whole poulet roti or rotisserie ribs. And definitely don't overlook the raquetta, a "tennis-racket shaped pizza with a stuffed handle."

Just opposite the similarly unpretentious Hungarian restaurant Paprika, this segment of 24th Street off of Valencia is becoming a dining destination in its own right, and not just a traffic bottleneck with sidewalk preachers evangelizing through bullhorns. It's not Tuscany, but if you crane your neck from the patio you might see Bernal Heights, golden-brown and practically rustic.

**Rustic Pizza, 3331 24th St., (415) 800-8266.**

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Pete Kane



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For Our Unique  
Sushi & Extensive Sake Menu



## Grub's Neighbors Fed Up, Demanding City Take Them to Task

Posted by Kevin Montgomery (<http://uptownalmanac.com/users/kmonty/>) on Tue, 06/14/2011 - 2:03pm

Categorized: [Eats and Beers](#) ([categories/food-and-drink/](#)), [Mission District](#) ([categories/mission-district/](#))

([users/kmonty](#))

Tagged: [Grub](#) ([tags/grub](#)), [is valencia 'fucking over'?](#) ([tags/valencia-fucking-over/](#)), [NIMBYs](#) ([tags/nimbys/](#)), [rude bougie restaurants](#) ([tags/rude-bougie-restaurants/](#))



A [petition](https://docs.google.com/leaf?id=1QM0uveX5ZfsCgMevsnhEuiPp0sHMXYSsnS7-Osc-HsOlxUTt27J3zRLkaj3M&sort=name&layout=list&num=50&authkey=CKCa0_oM) ([https://docs.google.com/leaf?id=1QM0uveX5ZfsCgMevsnhEuiPp0sHMXYSsnS7-Osc-HsOlxUTt27J3zRLkaj3M&sort=name&layout=list&num=50&authkey=CKCa0\\_oM](https://docs.google.com/leaf?id=1QM0uveX5ZfsCgMevsnhEuiPp0sHMXYSsnS7-Osc-HsOlxUTt27J3zRLkaj3M&sort=name&layout=list&num=50&authkey=CKCa0_oM)) being passed around by residents of Lapidge Street and neighboring Valencia businesses is going after Grub, the fledgling restaurant on Valencia on 18th known for its [delicious mac n' cheese](http://uptownalmanac.com/2011/01/grub-holds-it-down) (<http://uptownalmanac.com/2011/01/grub-holds-it-down>) and hideous interior. The petition to the Department of Public Health alleges a whole bunch of things, including the restaurant producing "earth quake like [sic] vibrations" that are destroying homes, rent control-protected residents "being driven out of their homes," and a whole bunch of other nasty stuff that makes the situation sound fairly miserable. The petition begins:

Grub Restaurant opened for business at 758 Valencia Street in October 2010. The restaurant is open for dinner 7 days a week until 1 AM plus brunch weekends. From day one of its presence, we neighbors have endured a constant assault on the senses. We immediately alerted the Department of Public Health to this situation. Since October, the neighbors have been in constant contact with DPH. Although we have taken great time and expense to document our concerns, the Department has failed to reduce the excessive noise levels.

Grub has met the neighbors' complaints with intimidation and harassment. One or more of the owners has shouted obscenities at neighbors on more than one occasion. They have also explicitly threatened neighbors with retaliation. Grub's conduct is documented in multiple police reports, including Case # 110292383. With no assistance from DPH, we secured proof that Grub installed its machinery without permits, as shown by the Department of Building Inspection's findings. DBI has further determined that this unpermitted work does not meet code.

While the appeal immediately comes across as typical NIMBY bullshit, it's authored by one of the neighborhood champions of last summer's [NIMBY-plagued Mission Bicycle Festival](http://uptownalmanac.com/2010/09/nimbys-butcher-mission-bike-festival) (<http://uptownalmanac.com/2010/09/nimbys-butcher-mission-bike-festival>), giving the neighbor some credibility.

Another neighbor, who had nothing to do with the writing of the petition, backs up one of the claims, noting "I have to say, the Grub owners appear to be douchbags. Not that I would ever judge anyone by how they look, but they pace in front of the restaurant with their dress shirts untucked (Marina style) screaming on their bluetooths."

The petition goes on to discuss, in great detail, the failings of the restaurant and the city: **Housing Code violations**, **Noise Ordinance violations**, **negative reports from the Housing Inspector**, **acoustical and vibration experts being brought in**, **unpermitted construction**, and failures by the Department of Public Health to hold their promises. Perhaps the best line of the whole thing:

Now, neighbors whose homes are protected by rent control are being driven out of their homes. Grub's machinery is literally eroding our homes and health. We are suffering from **chronic sleep loss**, weight loss, and **living under extreme stress**. Our homes are battle zones complete with the constant drone of machinery.

Presumably, this doesn't bode well Monk's Kettle's "fancier" beer bar and other late-night offerings set to open on this block later this year. **The neighbors are clearly organized**, know how to get city to go after businesses, and don't seem to appreciate the noise that comes from late-night restaurants in their backyards. Should make for some interesting summer drama.

Feel free to [read the entire petition \(https://docs.google.com/leaf?id=1QM0uveX5ZfsCgMevsnhEuiPp0sHMXy5snS7-Osc-HsOlxUTt27J3zRLkaj3M&sort=name&layout=list&num=50&authkey=CkCa0\\_oM\)](https://docs.google.com/leaf?id=1QM0uveX5ZfsCgMevsnhEuiPp0sHMXy5snS7-Osc-HsOlxUTt27J3zRLkaj3M&sort=name&layout=list&num=50&authkey=CkCa0_oM), if you're into that sorta thing.

### Previously on Uptown Almanac

- [Hot New Microhood: Missionary's Wharf \(/2011/06/hot-new-microhood-missionarys-wharf\)](#)

Tweet 1

[30 Comments \(/2011/06/grubs-neighbors-fed-demanding-city-take-them-task#comments-anchor\)](#)

## Comments



**GG** (<http://webuiltthiscity.tumblr.com>) **said on Tue, 06/14/2011 - 3:01pm** ([link \(/2011/06/grubs-neighbors-fed-demanding-city-take-them-task#comment-31319\)](/2011/06/grubs-neighbors-fed-demanding-city-take-them-task#comment-31319))

Moving into an apartment on Valencia Street in the middle of the Mission... who could \*possibly\* have foreseen that that might be noisy? While I'll give the letter-writers the benefit of the doubt given that their requests for mitigation seem pretty reasonable and specific, these complaints, in general, do kind of rub me the wrong way. I'm very noise-sensitive too, and I'd be sleepless and stressed out if I lived above a restaurant like this, which is why I choose to live in a very quiet, semi-suburban area of Glen Park...



**She's Hot** **said on Tue, 06/14/2011 - 3:16pm** ([link \(/2011/06/grubs-neighbors-fed-demanding-city-take-them-task#comment-31321\)](/2011/06/grubs-neighbors-fed-demanding-city-take-them-task#comment-31321))

Neighbor's on Lapidge St., the new restaurant on Valencia St; back to back.



**edna** **said on Thu, 06/16/2011 - 1:33am** ([link \(/2011/06/grubs-neighbors-fed-demanding-city-take-them-task#comment-315731\)](/2011/06/grubs-neighbors-fed-demanding-city-take-them-task#comment-315731))

Yes that would be the case GG if the neighbors have moved in AFTER Grub but it clearly states they are have been there long before Grub. I know it's hard for white hipster to imagine that neighborhood actually exist before the hipsters come and make them wonderful with jack rents, over priced comfort food and all things douchely ironic but the mission has been home to actual families for generations. I know it's crazy that these lower middle class families who work multiple jobs don't appreciate the improvements of having over priced mac and cheese at 1am and they aren't "smart" enough to have a job or life where you can sleep wherever during the day you want.

It's sad that DPH did nothing even though equipment and construction was done without permit. Here's a crazy idea, if you want to colonize and improve a place at least follow the same law everyone else has to. It's not ironic to not do so, it's just douchey.



**Herr Doktor Professor Deth Vegetable** **said on Thu, 06/16/2011 - 10:18am** ([link \(/2011/06/grubs-neighbors-fed-demanding-city-take-them-task#comment-31634\)](/2011/06/grubs-neighbors-fed-demanding-city-take-them-task#comment-31634))

Concur.

W  
S O N  
E

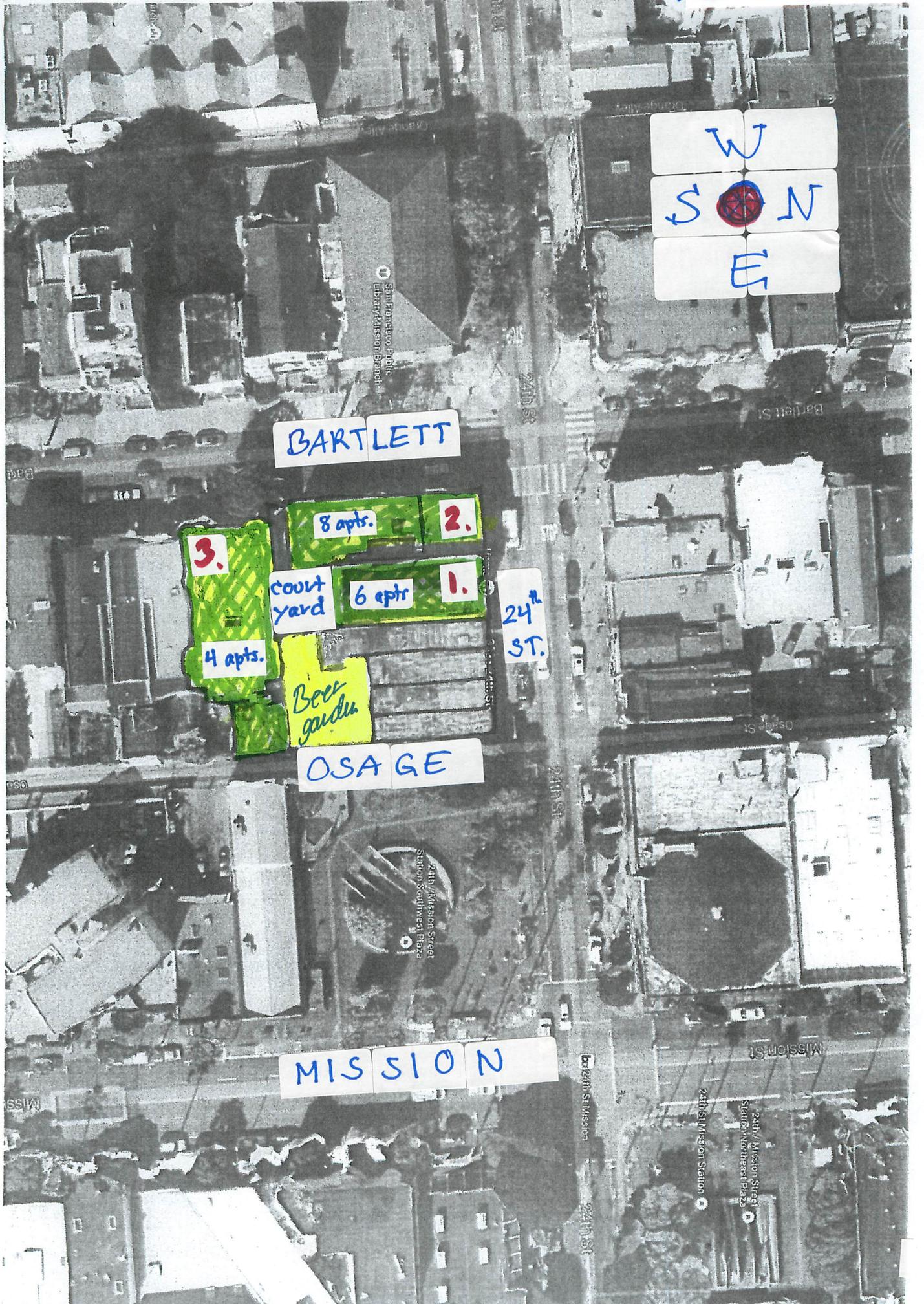
BARTLETT

3. 8 apts. 2.  
 court yard 6 apts. 1.  
 4 apts. Beer garden

24<sup>th</sup> ST.

OSA GE

MISSION



Number of windows exposed to noise from Rustic's beer garden.

1/ Building "1." (3333 → 3343 - 24<sup>th</sup> St.  
6 apartments.

SIDE : 10 windows (14' → 28' away)

BACK : 12 windows (4' → 32' away)

2/ Building "2." (307 Bartlett)  
8 apartments.

SIDE : 22 windows (29' → 42' away)

BACK : 4 windows (29' → 34' away)

3/ Building "3." (321 → 325 Bartlett)  
4 apartments.

SIDE : 6 windows (3' to 23' away)

BACK : 21 windows (10" to 20' away)

TOTALS :

27 windows are 23' or less from beer garden.

48 windows are 42' or less from beer garden.



DARTLETT ↑



OSAGE ST ↓



BARTLETT ST.

3 floors  
26 windows exposed to beer garden

2.



4 floors  
22 windows exposed to beer garden

1.

24th ST.

Court yard  
Wire fence

Rustic Pizza (indoors)

La mejar Bakery

Hewera Law Office

Cafe Venice

Rustics beer garden

3 floors  
27 windows exposed to beer garden

3.

Garages

OSAGE ST.

Exhibit I

To: Planning Department

Re: Rustic Pizza outdoor activity area and bocce ball

2013.0224C: 3331 - 24th STREET, south side, between Mission and Bartlett Streets, Lot 025 in Assessor's Block 6516: Request for Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area, for seating and bocce ball, located the rear of an existing restaurant (d.b.a. Rustic) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District with an 55-X Height and Bulk designation.

Dear President and Members of the Planning Commission:

My name is Ms. Gina Ma and I represent, and am part-owner of, Sam Shu Sum Ma and Lai Chun Ma revocable trust, DTD. We own the property next to rustic pizza. The address of our building is 3333-3343 24th St., San Francisco, CA 94110.

Over the past several months I have been in constant communication with my tenants, all of whom are voicing strong concerns about the noise levels which would in ensue, should rustic establish an outdoor drinking area adjoining our property.

Tenants have informed of press releases and interviews wherein Rustic has promoted that outdoor area as a "warm weekend drinking" place, a "full one party" place, as and having "bocce leagues and tournaments" out there.

Rustic's outdoor area is separated from the large backyard of our property by only a chain-link fence. Multiple windows of our tenants, on two sides of our building, are very close and exposed to the beer garden.

I want to protect our tenants, so they can have the peace and quiet around our building where many of them have lived undisturbed by noise for decades. I also want to protect them from the severely negative impact of this drinking area, just a few feet from the building, one would have their right to quiet enjoyment of the residences.

They should not be subjected to this noise seven days and nights per week.

The presence of this commercial outdoor activity area will detract from the livability of surrounding uses. The nature of this activity operated in the outdoor activity area is not compatible with surrounding uses. The operation design of the outdoor area significantly disturbs the privacy and the livability of adjoining land surrounding residences. The proposed hours will disrupt the viability of the surrounding residential uses.

Rustic already placed a large compressor ventilator on top of its roof, right in front of the bedroom windows of two apartments. It makes extremely loud noise, pumps garlic and pizza smells into their bedrooms 11 hours a day. They are now forced to keep their windows closed,

*Gina Ma*

living without any kind of ventilation. However, even with closed windows, the ventilator noise still keeps them awake until it is turned off at about 1 or 2 AM.

At issue also as the income of our property. Four tenants have already talked about moving out if the noise from Rustic's beer garden commences. If these and perhaps other tenants move out because they cannot cope with these excessive noise levels, the empty apartments will be unrentable. Nobody wants to live next to such a nuisance. This would adversely affect our rental income and the overall value of our building.

We the owners cannot emphasize enough how strongly we object to the proposed presence of Rustic's beer garden.

We hope you will take this letter into consideration.

Most sincerely,

Date: 9-9-2013

Signed: Gina L. Ma

Print Name: GING L. MA

## Harris, Danielle (CPC)

---

**From:** Kathryn Morrison <kam6761@gmail.com>  
**Sent:** Monday, July 29, 2013 1:51 PM  
**To:** Harris, Danielle (CPC)  
**Subject:** Articles about Rustic Pizza and Grub

Danielle,

Hi! This is Kathryn Morrison, tenant at 3333 24th St. I just spoke with Jette Vakkal, who lives in the same building as me (next to Rustic Pizza). She mentioned she had spoken with you and that you were interested in the following documents:

1. The letter we've written to distribute to our neighbors regarding our concerns
2. The Eater article about Rustic that states "...Rustic also has plans for a full-on party in back...which will soon top everyone's list for warm weekend drinking."
3. The articles about Grub (Erik Reese is a partner of both Grub and Rustic) and the issues that ensued with the neighbors there

I'm at work and the letter I put together for our neighbors is on my home computer, so I can email that to you later tonight. In the meantime I wanted to send you the links to the other articles you wanted.

The Eater article on Rustic can be found [here](#).

The Uptown Almanac article on the Grub issues can be found [here](#), and a link to the petition Grub's neighbors filed is [here](#).

I was already extremely worried about their plans for the beer garden out back, and learning about the issues that Erik Reese's other restaurant (Grub) had had with its neighbors make me even more concerned. I left you a message this morning to get some more information about additional steps I can take to make my voice heard.

My husband and I are expecting our first child at the end of September, and I'm hoping it can be a happy time rather than one filled with the stresses that Grub's neighbors have endured. I'll send you the letter I wrote to our neighbors later tonight, and please let me know in the meantime if there's any additional information I could provide you with.

Thanks!  
Kathryn

## Harris, Danielle (CPC)

---

**From:** Kathryn Morrison <kam6761@gmail.com>  
**Sent:** Monday, July 29, 2013 2:08 PM  
**To:** Harris, Danielle (CPC)  
**Subject:** Re: Articles about Rustic Pizza and Grub

Danielle,

Also just found this [article](#) that states "The patio backs up to a major construction project at 24th St. and Mission, but once the project is done they'll be able to enlarge the patio further."

And this [article](#) stating: "But it's Rustic's bocce court and redwood patio beer garden that are sure to lure people off the BART escalators immediately next door."

I know that neither of those quotes are menacing in and of themselves, but it concerns me that they are speaking to the press very openly about their plans for "a full on party out back" and that they plan to enlarge that PARTY even more once the BART construction is complete!

In terms of the next article, I know that it's the author's choice to discuss how it will lure people off the BART escalators, but that's also a concern to me. I know the business's location will make it ideal for people to come from other parts of the city, have their "full on party" at Rustic, and then hop right back on to BART to go to their quiet, clean apartment. This business does not enrich the neighborhood.

I know that the business (as well as its potential future patrons) are not trying to be malicious, but the fact remains that they are located in an area where their backyard parties will affect many residents.

If I find anything else I will let you know, and please let me know if there is anything else I could provide you with that would be helpful.

Thanks much,  
Kathryn

On Mon, Jul 29, 2013 at 1:51 PM, Kathryn Morrison <[kam6761@gmail.com](mailto:kam6761@gmail.com)> wrote:  
Danielle,

Hi! This is Kathryn Morrison, tenant at 3333 24th St. I just spoke with Jette Vakkal, who lives in the same building as me (next to Rustic Pizza). She mentioned she had spoken with you and that you were interested in the following documents:

1. The letter we've written to distribute to our neighbors regarding our concerns
2. The Eater article about Rustic that states "...Rustic also has plans for a full-on party in back...which will soon top everyone's list for warm weekend drinking."
3. The articles about Grub (Erik Reese is a partner of both Grub and Rustic) and the issues that ensued with the neighbors there

I'm at work and the letter I put together for our neighbors is on my home computer, so I can email that to you later tonight. In the meantime I wanted to send you the links to the other articles you wanted.

## Harris, Danielle (CPC)

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**From:** Kathryn Morrison <kam6761@gmail.com>  
**Sent:** Tuesday, July 30, 2013 6:32 AM  
**To:** Harris, Danielle (CPC)  
**Subject:** Petition from Jette Vakkal regarding Rustic's Outdoor Area  
**Attachments:** Jette's Letter (Revised).pdf; Letter to neighbors about Rustic.pdf; Rustic letter addendum.pdf

Danielle,

Jette has asked me to email you the petition she had us type up for her. It is attached, along with the letter being distributed to our neighbors.

Thanks,  
Kathryn

Dear Friends and Neighbors,

As you may know, there is a new business that has just opened at 3331 24<sup>th</sup> St. **We are writing because their plans may affect your quality of life and we wanted to make you aware of the concerns that other residents in the area have raised.**

Rustic Pizza has applied for a Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area for seating and bocce ball. What is not explicitly mentioned on their permit request is that they are marketing the establishment as a **beer garden**. While they have not formally applied to open a bar in the back area yet, it has been confirmed by city planner Danielle Harris that upon approval of the Conditional Use permit patrons will have the ability to buy the beer inside of the establishment and bring them outside to the back area. As you are well aware, noise is much harder to contain when it is outside and drinking tends to increase the volume of one's voice! Included is a recent Eater article on the establishment, that verbatim says **"...Rustic also has plans for a full on party in back...which will soon top everyone's list for warm weekend drinking."**

It is also worth noting that the brains behind Rustic Pizza, Erik Reese, is also a partner of Grub restaurant. Doing a quick Google search on Grub and its neighbors will reveal the nightmares that have ensued for them. Below is a short excerpt from the petition the neighbors of Grub filed:

Grub Restaurant opened for business at 758 Valencia Street in October 2010. The restaurant is open for dinner 7 days a week until 1 AM plus brunch weekends. From day one of its presence, **we neighbors have endured a constant assault on the senses. We immediately alerted the Department of Public Health to this situation. Since October, the neighbors have been in constant contact with DPH. Although we have taken great time and expense to document our concerns, the Department has failed to reduce the excessive noise levels.**

**Grub has met the neighbors' complaints with intimidation and harassment. One or more of the owners has shouted obscenities at neighbors on more than one occasion. They have also explicitly threatened neighbors with retaliation. Grub's conduct is documented in multiple police reports, including Case # 110292383. With no assistance from DPH, we secured proof that Grub installed its machinery without permits, as shown by the Department of Building Inspection's findings. DBI has further determined that this unpermitted work does not meet code.**

If this worries you, there are measures that we can take as a community. You can write to city representatives (contact information on back) **by August 3<sup>rd</sup>**. You can attend the hearing on August 8<sup>th</sup> and raise your concerns. **The case number to reference is 2013.0224C.**

We hope that together we can preserve the current quality and standard of living of our neighborhood.

Rustic Pizza has applied for a Conditional Use authorization, to convert and use the parking lot behind the pizzeria as an “outdoor activity area” for seating and bocce ball.

The exact wording from the Planning Department is as follows:

2013.0224C: 3331 – 24th STREET, south side, between Mission and Bartlett Streets, Lot 025 in Assessor's Block 6516: Request for Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area, for seating and bocce ball, located the rear of an existing restaurant (d.b.a Rustic) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District with an 55-X Height and Bulk designation.

This request makes no mention of alcohol or partying. However, an article in Eater Inside<sup>[1]</sup> from July 24<sup>th</sup> paints a different picture:

[...] plans for a **full-on party in back**. Pending an August 8<sup>th</sup> “feasibility” hearing on their proposed bocce courts, Rustic will open up its large back patio, which will soon top everyone's list for warm weekend drinking.

The patio adjoins a rear taproom with wine and eight easy-drinking beers on tap, including Anchor Steam, Prohibition, Lagunitas IPA and Mirror Pond. They've also got sangria, Mexican Coke and plenty of bottled beers, including a 20-ounce PBR option.

The owners of Rustic have been aggressively promoting the restaurant as an eventual party destination elsewhere as well. Here is an excerpt from a press release posted July 29<sup>th</sup> on Urban Daddy<sup>[2]</sup> (emphasis added):

That patio will be open soon. [...] The bocce courts will be in full swing. And **the eight beers on tap [...] will be waiting for you** under a palm tree.

And here is another excerpt from an SF Weekly article also from July 29<sup>th</sup>:

But it's Rustic's bocce court and redwood patio beer garden that are **sure to lure people off the BART escalators immediately next door**.

The restaurant's current plans are to remain open until 11pm during the week and until 12am on weekends.

It is also worth noting that the brains behind Rustic Pizza, Erik Reese, is also a partner of Grub restaurant. Doing a quick Google search on Grub and its neighbors will reveal the difficulties that have ensued for them. Below is a short excerpt from the petition the neighbors of Grub filed:

Grub Restaurant opened for business at 758 Valencia Street in October 2010. The restaurant is open for dinner 7 days a week until 1 AM plus brunch weekends. From day one of its presence, we neighbors have endured a constant assault on the senses. We immediately alerted the Department of Public Health to this situation. Since October, the neighbors have been in constant contact with DPH. Although we have taken great time and expense to document our concerns, the Department has failed to reduce the excessive noise levels.

Grub has met the neighbors' complaints with intimidation and harassment. One or more of the owners has shouted obscenities at neighbors on more than one occasion. They have also explicitly threatened neighbors with retaliation. Grub's conduct is documented in multiple police reports,

[1] [http://sf.eater.com/archives/2013/07/24/rustic\\_bocce\\_biergarten\\_and\\_pizzeria.php](http://sf.eater.com/archives/2013/07/24/rustic_bocce_biergarten_and_pizzeria.php)

[2] [http://www.urbandaddy.com/sfo/food/25769/Rustic\\_Your\\_New\\_Playground\\_of\\_Italian\\_Delights\\_San\\_Francisco\\_SFO\\_Restaurant](http://www.urbandaddy.com/sfo/food/25769/Rustic_Your_New_Playground_of_Italian_Delights_San_Francisco_SFO_Restaurant)

including Case # 110292383. With no assistance from DPH, we secured proof that Grub installed its machinery without permits, as shown by the Department of Building Inspection's findings. DBI has further determined that this unpermitted work does not meet code.

If you are opposed to Rustic's outdoor plans, here is what you can do:

“On the grounds of the above, I hereby oppose any and all of Rustic Pizza's Conditional Use Authorization under Planning Code Sections 303, 736.24 and 790.70, to establish an outdoor activity area.”

Name: \_\_\_\_\_ Signature \_\_\_\_\_  
Address: \_\_\_\_\_  
E-mail: \_\_\_\_\_ (optional)  
Comments: \_\_\_\_\_

Name: \_\_\_\_\_ Signature \_\_\_\_\_  
Address: \_\_\_\_\_  
E-mail: \_\_\_\_\_ (optional)  
Comments: \_\_\_\_\_

Name: \_\_\_\_\_ Signature \_\_\_\_\_  
Address: \_\_\_\_\_  
E-mail: \_\_\_\_\_ (optional)  
Comments: \_\_\_\_\_

Name: \_\_\_\_\_ Signature \_\_\_\_\_  
Address: \_\_\_\_\_  
E-mail: \_\_\_\_\_ (optional)  
Comments: \_\_\_\_\_

Name: \_\_\_\_\_ Signature \_\_\_\_\_  
Address: \_\_\_\_\_  
E-mail: \_\_\_\_\_ (optional)  
Comments: \_\_\_\_\_

## Harris, Danielle (CPC)

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**From:** Kathryn Morrison <kam6761@gmail.com>  
**Sent:** Tuesday, July 30, 2013 6:33 PM  
**To:** Harris, Danielle (CPC)  
**Subject:** Re: Articles about Rustic Pizza and Grub

Hi Danielle,

Firstly, glad to hear the hearing has been delayed until September 19. This gives us more time to organize the community.

Regarding your question on my interaction with the owners-- I personally have only interacted with Erik Reese. He was standing outside of Rustic one day (prior to opening, several weeks ago) collecting signatures from people walking by to show support for the back. My interaction was brief but was what first raised a red flag in my head-- he didn't realize I was a neighbor from right next door and just spoke about the vision for the space-- a beer garden where people could come, hang out and drink while playing bocce ball. I asked him about the hours of operation in the back and he said "Until 10 Sun-Thurs and Midnight on the weekends *for now*." As you can imagine, I didn't sign it! While I am not keen on the back being open from 10pm-12am, I am REALLY not keen on it being open later than that, which is what I interpreted his "for now" comment to imply.

My husband had a slightly better experience with Ted Hand and Tom Elliott. He attended an open house and spoke to them candidly about our concerns regarding noise. They both were polite and gave him their phone numbers, saying to just call if there were ever a noise problem. I appreciate this, but at the same time I don't think a noise problem will come from something they can easily control (music, etc.) but rather from what their vision inevitably leads to-- a bunch of loud, drunk people in the back! As anyone in the restaurant business can attest, the profit margin is in alcohol (not food), so it would only be smart for them, as a business, to want to sell lots of alcohol to people out back. I'm sure they don't want to make our lives miserable, but it would absolutely be a side effect of their business goals.

You asked if I had suggestions on how to mitigate potential issues-- I guess the issue is that I do not know my rights as a tenant prior to this permit being issued, and I also don't know my rights after the permit has been issued. If our quality of life is diminished after the back area is opened, do we have any recourse during that nine month period? Or would we potentially just have to endure nine months of daily adult frat parties next door?! You mention that there will be a hearing after their nine month trial to determine their compliance, but as a tenant I don't even know what measures they need to comply with. If you have a bit of time in the next week or two, could we set a time to discuss via phone the above issues? If I understand a bit more about the process as well as my rights I would be better equipped to suggest solutions. I work full time but can certainly try to be flexible around your schedule. If a phone call would not work for you, any online resources you could point me to, reading materials you could send, etc. would be extremely helpful.

Thanks much,  
Kathryn

On Mon, Jul 29, 2013 at 7:06 PM, Harris, Danielle (CPC) <[danielle.j.harris@sfgov.org](mailto:danielle.j.harris@sfgov.org)> wrote:

## Harris, Danielle (CPC)

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**From:** Daniel Tao <daniel.tao@gmail.com>  
**Sent:** Monday, July 29, 2013 1:57 PM  
**To:** Harris, Danielle (CPC)  
**Subject:** A resident's concern re: Rustic pizza on 24th St

Danielle,

My wife and I live at 3333 24th St, right next door to Rustic Pizza which has just recently opened for business. I know that you are the planning department contact for inquiries about Rustic based on the notice they currently have posted outside.

As you probably know, we have a neighbor (Jette Vakkal) who is extremely concerned about this restaurant, specifically about the outdoor bocce ball area and beer garden they have planned. She believes the owners' intention is to establish a party atmosphere which will create a lot of noise and significantly disrupt the lives of those of us living nearby. She also worries that because there are so few of us who would be affected by this, the restaurant will be able to move forward with their plans without worrying about any complaints we may raise, and that the city will turn a blind eye to our objections.

Personally, I am also concerned about the restaurant and the potential noise the outdoor area may generate. I tend to be less fearful than Jette is, but there are certainly warning signs—such as the fact that their sign openly says "Beer Garden" even though the conditional use permit they are applying for does not mention alcohol, or the recent article on Eater ([http://sf.eater.com/archives/2013/07/24/rustic\\_bocce\\_biergarten\\_and\\_pizzeria.php](http://sf.eater.com/archives/2013/07/24/rustic_bocce_biergarten_and_pizzeria.php)) stating that "Rustic also has plans for a full-on party in back"—that do give me pause. This is probably exacerbated by the fact that my wife and I are expecting our first baby in late September, and the prospect of a crying infant woken at 2 AM from the noise of drunken patrons next door is rather unsettling!

That said, I actually welcome the establishment of a high-quality pizza restaurant next door. My wife and I had hoped that a decent replacement would come along after both of the previous two pizza shops closed down. And so I don't want to needlessly start a fight against a business that may end up providing a great addition to our neighborhood. I have met two of the owners (Ted Hand and Tom Elliott), who have both assured me that I can call them if the noise ever gets out of hand and that we can work together to deal with any issues that occur. I'm optimistic that we therefore won't run into any serious problems.

What I would like is your assurance that, in the worst case scenario, if Rustic generates a great deal of noise and the owners end up being less than receptive to our concerns over at 3333 24th St—or in any of the surrounding residences or businesses—we won't be powerless to do something about it. Again, I don't want to actively fight against them preemptively if I don't have to. I just want to know what options we will have in case it turns out that there is a problem.

Thank you for your time,  
Daniel Tao

## Harris, Danielle (CPC)

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**From:** hestor@earthlink.net  
**Sent:** Tuesday, July 30, 2013 2:03 PM  
**To:** Harris, Danielle (CPC)  
**Cc:** Barbara Blong; Sch  
**Subject:** Re: Follow-up 3331 24th St (2013.0224C)

There are residents facing this yard and bocce ball court. Residents who will be affected by noise and light. The owner of comml building is well aware since he owns both comml and residential and got the notices for both buildings - possibly for others as well.

Since this is a CU, residential tenants get no mailed notice - even though they would if this was treated as 312.

The whole outdoor area was constructed illegally before the CU had been approved. (It exists already)

Because this area is in Eastern Neigh Mission area plan it is using a catex based on EN EIR - which also means no notice.

I assume the change of hearinf date from 8/1 to 8/8 was because owner failed to post notice for CU hearing originally set for 8/1.

I have to be at a computer to explain more.

Sue Hestor  
846 1021

Sent from my BlackBerry® smartphone, powered by CREDO Mobile.

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**From:** "Harris, Danielle (CPC)" <danielle.j.harris@sfgov.org>  
**Date:** Tue, 30 Jul 2013 20:48:57 +0000  
**To:** hestor@earthlink.net<hestor@earthlink.net>  
**Subject:** Follow-up 3331 24th St (2013.0224C)

Hi Ms. Sue Hestor,

Per your phone call this morning, regarding your intentions to request a continuance this Thursday for the case 2013.0224C - 3331 24<sup>th</sup> Street (d.b.a. Rustic), the Director was curious as to what your concerns are for the proposed outdoor activity area.

Danielle J. Harris  
PLANNER, SE QUADRANT

SAN FRANCISCO  
**PLANNING DEPARTMENT**  
1650 Mission Street, #400 | SF, CA 94103  
[Danielle.J.Harris@sfgov.org](mailto:Danielle.J.Harris@sfgov.org) | 415.575.9102

[www.sfplanning.org](http://www.sfplanning.org)

SARELLE T. WEISBERG, FAIA  
ARCHITECT  
440 Davis Court #2212, San Francisco CA 94111

Ms. Danielle J. Harris, Planner  
Office of City Planning  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Ms. Harris,

As an architect and city planner working in the urban environment for many years (on the East Coast, before I moved to San Francisco), I have been involved in numerous issues relating to preserving neighborhoods as residents have tried to respond to the challenging and changing demands and evolving uses that occur when growth or new uses are proposed. The quality of life offered to residents, and the preservation of the residential environment, is of the highest priority, as long-term residents strive to protect those amenities that have originally attracted them to their neighborhood, and which they work hard to preserve in the face of proposed changes.

The issues that the proposed Rustic Pizza at 331 24<sup>th</sup> Street raise are that the noise and activity levels of the new facility cannot be acceptable for a residential complex of some eighteen apartments in several adjacent buildings that all face on several valued plazas. The immediate location of many apartment windows, at least sixty, that are located where they will be impacted by the proposed new noise and activity levels, cannot be adjusted to accept the kind of neighborhood that will result, if the proposed project is allowed to move forward.

I became aware of this issue recently, from a really concerned resident living in the complex above the planned Beer Garden, an artist who values the special quiet and relaxed atmosphere of her home. She has made me aware that each apartment has multiple residents, families who enjoy the luxury of the serenity of their homes that surround the plazas adjacent to the Rustic Pizza operation. I also know that once an approval is secured, it is very difficult to minimize the unwanted effects of increased noise and activity. I hope that your review of the proposal will consider the undesirable aspects of this new use. Thank you for your attention to this unwelcome neighborhood change.

Sincerely yours,

Sarelle T. Weisberg

To: Planning Department

Re: Rustic Pizza outdoor activity area and bocce ball

2013.0224C: 3331 - 24th STREET, south side, between Mission and Bartlett Streets, Lot 025 in Assessor's Block 6516: Request for Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area, for seating and bocce ball, located the rear of an existing restaurant (d.b.a. Rustic) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District with an 55-X Height and Bulk designation.

Dear President and Members of the Planning Commission:

My name is Catalina Tapia. I live at 325 Bartlett St.. My home is near the proposed beer garden and bocce ball area at Rustic Pizza. (See the attached exhibit.)

The owners of Rustic Pizza promote their outdoor area as a beer garden and party destination: "full-on party"; "top everyone's list for warm weekend drinking." "Bocce leagues and tournaments" as well.

The noise levels generated from such an outdoor establishment will be excessive and will have a negative effect on my home and neighborhood. It is unreasonable to be forced to listen to this noise seven days and seven nights a week. It is unreasonable to take away the quiet enjoyment of my home and surroundings.

Rustic's proposed activity in the beer garden is incompatible with its location. Rustic's beer garden is surrounded by residential housing. Outdoor activity areas must be designed so that they do not detract from the livability of surrounding uses. The nature of the activities in this outdoor area is incompatible with the surrounding residential housing. The operation and design of the outdoor area will significantly disturb the privacy and affect livability of adjoining and surrounding residential properties. The hours of operation of this activity in the outdoor area are too broad. The activity will disrupt the viability of surrounding uses.

I don't like the idea of having a crowd of people next to my house 7 days a week.

I object to this outdoor area because of its proximity to my home.

Date: 09/07/13 Signed: Catalina Tapia  
Print Name: Catalina Tapia



24th / Mission Street  
Station Northeast Plaza

24th St Mission Station

24th St Mission

Mission St

Mission St

24th / Mission Street  
Station Southwest Plaza

24th St

Osage St

Osage St

Reel garden



Bartlett St

Bartlett St

24th St

San Francisco Public  
Library Mission Branch

Orange Alley

Orange Alley

To: Planning Department

Re: Rustic Pizza outdoor activity area and bocce ball

2013.0224C: 3331 - 24th STREET, south side, between Mission and Bartlett Streets, Lot 025 in Assessor's Block 6516: Request for Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area, for seating and bocce ball, located the rear of an existing restaurant (d.b.a. Rustic) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District with an 55-X Height and Bulk designation.

Dear President and Members of the Planning Commission:

My name is Daniel Tao. I live at 3333 24th St. My home is near the proposed beer garden and bocce ball area at Rustic Pizza. (See the attached exhibit.)

The owners of Rustic Pizza promote their outdoor area as a beer garden and party destination: "full-on party"; "top everyone's list for warm weekend drinking." "Bocce leagues and tournaments" as well.

The noise levels generated from such an outdoor establishment will be excessive and will have a negative effect on my home and neighborhood. It is unreasonable to be forced to listen to this noise seven days and seven nights a week. It is unreasonable to take away the quiet enjoyment of my home and surroundings.

Rustic's proposed activity in the beer garden is incompatible with its location. Rustic's beer garden is surrounded by residential housing. Outdoor activity areas must be designed so that they do not detract from the livability of surrounding uses. The nature of the activities in this outdoor area is incompatible with the surrounding residential housing. The operation and design of the outdoor area will significantly disturb the privacy and affect livability of adjoining and surrounding residential properties. The hours of operation of this activity in the outdoor area are too broad. The activity will disrupt the viability of surrounding uses.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I object to this outdoor area because of its proximity to my home.

Date: 9/8/2013

Signed: Daniel Tao

Print Name: Daniel Tao

To: Planning Department

Re: Rustic Pizza outdoor activity area and bocce ball

2013.0224C: 3331 - 24th STREET, south side, between Mission and Bartlett Streets, Lot 025 in Assessor's Block 6516: Request for Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area, for seating and bocce ball, located the rear of an existing restaurant (d.b.a. Rustic) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District with an 55-X Height and Bulk designation.

Dear President and Members of the Planning Commission:

My name is Walter Ramos. I live at 3339 24<sup>th</sup> St.. My home is near the proposed beer garden and bocce ball area at Rustic Pizza. (See the attached exhibit.)

The owners of Rustic Pizza promote their outdoor area as a beer garden and party destination: "full-on party"; "top everyone's list for warm weekend drinking." "Bocce leagues and tournaments" as well.

The noise levels generated from such an outdoor establishment will be excessive and will have a negative effect on my home and neighborhood. It is unreasonable to be forced to listen to this noise seven days and seven nights a week. It is unreasonable to take away the quiet enjoyment of my home and surroundings.

Rustic's proposed activity in the beer garden is incompatible with its location. Rustic's beer garden is surrounded by residential housing. Outdoor activity areas must be designed so that they do not detract from the livability of surrounding uses. The nature of the activities in this outdoor area is incompatible with the surrounding residential housing. The operation and design of the outdoor area will significantly disturb the privacy and affect livability of adjoining and surrounding residential properties. The hours of operation of this activity in the outdoor area are too broad. The activity will disrupt the viability of surrounding uses.

I am NOT please to see Rustic Pizza to have open air drunken place next to the back yard, the noise will not allow me to rest or sleep in peace and having my mother been @ 80 year old will also not be please we have been leaving here for 35 years and have been very peacefull piece don't let Rustic destroy my neighborhood.

I object to this outdoor area because of its proximity to my home.

Date: 9-8-13

Signed: Walter Ramos

Print Name: Walter Ramos

To: Planning Department

Re: Rustic Pizza outdoor activity area and bocce ball

2013.0224C: 3331 - 24th STREET, south side, between Mission and Bartlett Streets, Lot 025 in Assessor's Block 6516: Request for Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area, for seating and bocce ball, located the rear of an existing restaurant (d.b.a. Rustic) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District with an 55-X Height and Bulk designation.

Dear President and Members of the Planning Commission:

My name is Zaida Ramos. I live at 3339 24th st.  
My home is near the proposed beer garden and bocce ball area at Rustic Pizza. (See the attached exhibit.)

The owners of Rustic Pizza promote their outdoor area as a beer garden and party destination: "full-on party"; "top everyone's list for warm weekend drinking." "Bocce leagues and tournaments" as well.

The noise levels generated from such an outdoor establishment will be excessive and will have a negative effect on my home and neighborhood. It is unreasonable to be forced to listen to this noise seven days and seven nights a week. It is unreasonable to take away the quiet enjoyment of my home and surroundings.

Rustic's proposed activity in the beer garden is incompatible with its location. Rustic's beer garden is surrounded by residential housing. Outdoor activity areas must be designed so that they do not detract from the livability of surrounding uses. The nature of the activities in this outdoor area is incompatible with the surrounding residential housing. The operation and design of the outdoor area will significantly disturb the privacy and affect livability of adjoining and surrounding residential properties. The hours of operation of this activity in the outdoor area are too broad. The activity will disrupt the viability of surrounding uses.

I am zaida Ramos and I don't like Rustic Pizza plans for drinking and playing bocce right downstairs from my flat my mother in law is old and fragile. She and I agree that to make a bar without walls or ceiling next to where so many people live is very bad idea. we don't want to hear that noise. If they want to drink they should do it inside

I object to this outdoor area because of its proximity to my home.

Date: 9-8-2013

Signed: Betzaida Ramos

Print Name: Betzaida Ramos

To: Planning Department

Re: Rustic Pizza outdoor activity area and bocce ball

2013.0224C: 3331 - 24th STREET, south side, between Mission and Bartlett Streets, Lot 025 in Assessor's Block 6516: Request for Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area, for seating and bocce ball, located the rear of an existing restaurant (d.b.a. Rustic) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District with an 55-X Height and Bulk designation.

Dear President and Members of the Planning Commission:

My name is Victor Sella. I live at 307 Bartlett St.  
My home is near the proposed beer garden and bocce ball area at Rustic Pizza. (See the attached exhibit.)

The owners of Rustic Pizza promote their outdoor area as a beer garden and party destination: "full-on party"; "top everyone's list for warm weekend drinking." "Bocce leagues and tournaments" as well.

The noise levels generated from such an outdoor establishment will be excessive and will have a negative effect on my home and neighborhood. It is unreasonable to be forced to listen to this noise seven days and seven nights a week. It is unreasonable to take away the quiet enjoyment of my home and surroundings.

Rustic's proposed activity in the beer garden is incompatible with its location. Rustic's beer garden is surrounded by residential housing. Outdoor activity areas must be designed so that they do not detract from the livability of surrounding uses. The nature of the activities in this outdoor area is incompatible with the surrounding residential housing. The operation and design of the outdoor area will significantly disturb the privacy and affect livability of adjoining and surrounding residential properties. The hours of operation of this activity in the outdoor area are too broad. The activity will disrupt the viability of surrounding uses.

Don't want the noise where I  
live & sleep

I object to this outdoor area because of its proximity to my home.

Date: 9/8/13 Signed: [Signature]

Print Name: Victor Sella

To: Planning Department

Re: Rustic Pizza outdoor activity area and bocce ball

2013.0224C: 3331 - 24th STREET, south side, between Mission and Bartlett Streets, Lot 025 in Assessor's Block 6516: Request for Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area, for seating and bocce ball, located the rear of an existing restaurant (d.b.a. Rustic) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District with an 55-X Height and Bulk designation.

Dear President and Members of the Planning Commission:

My name is Kathryn Morrison. I live at 3333 24<sup>th</sup> St.  
My home is near the proposed beer garden and bocce ball area at Rustic Pizza. (See the attached exhibit.)

The owners of Rustic Pizza promote their outdoor area as a beer garden and party destination: "full-on party"; "top everyone's list for warm weekend drinking." "Bocce leagues and tournaments" as well.

The noise levels generated from such an outdoor establishment will be excessive and will have a negative effect on my home and neighborhood. It is unreasonable to be forced to listen to this noise seven days and seven nights a week. It is unreasonable to take away the quiet enjoyment of my home and surroundings.

Rustic's proposed activity in the beer garden is incompatible with its location. Rustic's beer garden is surrounded by residential housing. Outdoor activity areas must be designed so that they do not detract from the livability of surrounding uses. The nature of the activities in this outdoor area is incompatible with the surrounding residential housing. The operation and design of the outdoor area will significantly disturb the privacy and affect livability of adjoining and surrounding residential properties. The hours of operation of this activity in the outdoor area are too broad. The activity will disrupt the viability of surrounding uses.

I object to this outdoor area because of its proximity to my home.

Date: 9/6/13

Signed: 

Print Name: Kathryn Morrison

To: Planning Department

Re: Rustic Pizza outdoor activity area and bocce ball

2013.0224C: 3331 - 24th STREET, south side, between Mission and Bartlett Streets, Lot 025 in Assessor's Block 6516: Request for Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area, for seating and bocce ball, located the rear of an existing restaurant (d.b.a. Rustic) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District with an 55-X Height and Bulk designation.

Dear President and Members of the Planning Commission:

My name is Jonathan Joiner. I live at 307 Bartlett #4. My home is near the proposed beer garden and bocce ball area at Rustic Pizza. (See the attached exhibit.)

The owners of Rustic Pizza promote their outdoor area as a beer garden and party destination: "full-on party"; "top everyone's list for warm weekend drinking." "Bocce leagues and tournaments" as well.

The noise levels generated from such an outdoor establishment will be excessive and will have a negative effect on my home and neighborhood. It is unreasonable to be forced to listen to this noise seven days and seven nights a week. It is unreasonable to take away the quiet enjoyment of my home and surroundings.

Rustic's proposed activity in the beer garden is incompatible with its location. Rustic's beer garden is surrounded by residential housing. Outdoor activity areas must be designed so that they do not detract from the livability of surrounding uses. The nature of the activities in this outdoor area is incompatible with the surrounding residential housing. The operation and design of the outdoor area will significantly disturb the privacy and affect livability of adjoining and surrounding residential properties. The hours of operation of this activity in the outdoor area are too broad. The activity will disrupt the viability of surrounding uses.

I am very concerned about the noise levels generated by the outside area. There are speakers. There are no sound barriers of any kind. The hours of operation are very late - well beyond what this residential area should have for an outdoor activity area. We have had to deal with other businesses far exceeding noise & permitting standards and do not want it to happen again.

I object to this outdoor area because of its proximity to my home.

Date: 9/9/13

Signed: Jonathan Joiner

Print Name: Jonathan Joiner

DEAR SIR and MADAM

8-14-13

I LIVE NEXT TO RUSTIC PIZZA  
IT'S PEACEFUL and QUIET HERE  
IN all 11 YEARS LIVING HERE  
MY WIFE AND DAUGHTER. IT HAS  
NEVER BEEN ANY NOISE FROM NEIGHBORS  
AROUND US AND WE ALSO RESPECT  
THE RIGHT TO LIVE IN A PEACEFUL  
PLACE.

RUSTIC PIZZA HAS APPLIED FOR A  
CONDITIONAL USE AUTHORIZATION UNDER  
PLANNING CODE SECTIONS 303  
736.24, and 790.70 TO ESTABLISH  
AN OUTDOOR AREA FOR SEATING and  
BOCCIE BALL. RUSTIC PIZZA SENDING  
OUT PRESS RELEASES TO SEVERAL  
PAPERS AND ON-LINE PAPERS INVITING  
PEOPLE TO BIB DRINKING PARTIES AND  
HE HAS APPLIED OUTDOOR AREA TO BE  
OPEN 7 DAYS A WEEK (NIGHTS)

I OBJECT TO RUSTIC'S PETITION  
AND GROUNDS OF ALL THE NOISE OF  
PEOPLE DRINKING and PLAYING BOCCIE  
TO LATE NIGHT RIGHT OUTSIDE MY  
APARTMENT WHERE I LIVE.

RESPECTFULLY - Luis Antonio Contreras  
3335 24th St.  
SAN FRANCISCO

To: Planning Department

Re: Rustic Pizza outdoor activity area and bocce ball

2013.0224C: 3331 - 24th STREET, south side, between Mission and Bartlett Streets, Lot 025 in Assessor's Block 6516: Request for Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area, for seating and bocce ball, located the rear of an existing restaurant (d.b.a. Rustic) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District with an 55-X Height and Bulk designation.

Dear President and Members of the Planning Commission:

My name is Madelyn Taylor. I live at 307 Bartlett St, #6. My home is near the proposed beer garden and bocce ball area at Rustic Pizza. (See the attached exhibit.)

The owners of Rustic Pizza promote their outdoor area as a beer garden and party destination: "full-on party"; "top everyone's list for warm weekend drinking." "Bocce leagues and tournaments" as well.

The noise levels generated from such an outdoor establishment will be excessive and will have a negative effect on my home and neighborhood. It is unreasonable to be forced to listen to this noise seven days and seven nights a week. It is unreasonable to take away the quiet enjoyment of my home and surroundings.

Rustic's proposed activity in the beer garden is incompatible with its location. Rustic's beer garden is surrounded by residential housing. Outdoor activity areas must be designed so that they do not detract from the livability of surrounding uses. The nature of the activities in this outdoor area is incompatible with the surrounding residential housing. The operation and design of the outdoor area will significantly disturb the privacy and affect livability of adjoining and surrounding residential properties. The hours of operation of this activity in the outdoor area are too broad. The activity will disrupt the viability of surrounding uses.

I wouldn't mind a quiet daytime activity space/patio, but I do object to loud music and the proposed late night hours (especially on weeknights).

I object to this outdoor area because of its proximity to my home.

Date: 9/9/2013 Signed: Madelyn Taylor

Print Name: Madelyn Taylor

To: Planning Department

Re: Rustic Pizza outdoor activity area and bocce ball

2013.0224C: 3331 - 24th STREET, south side, between Mission and Bartlett Streets, Lot 025 in Assessor's Block 6516: Request for Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area, for seating and bocce ball, located the rear of an existing restaurant (d.b.a. Rustic) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District with an 55-X Height and Bulk designation.

Dear President and Members of the Planning Commission:

My name is Brandon Parsons. I live at 307 Bartlett. My home is near the proposed beer garden and bocce ball area at Rustic Pizza. (See the attached exhibit.)

The owners of Rustic Pizza promote their outdoor area as a beer garden and party destination: "full-on party"; "top everyone's list for warm weekend drinking." "Bocce leagues and tournaments" as well.

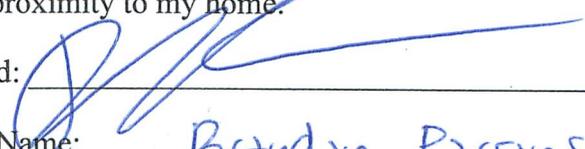
The noise levels generated from such an outdoor establishment will be excessive and will have a negative effect on my home and neighborhood. It is unreasonable to be forced to listen to this noise seven days and seven nights a week. It is unreasonable to take away the quiet enjoyment of my home and surroundings.

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I wake up early, so I need to go to sleep early. Loud music would seriously disrupt my day to day life.

I object to this outdoor area because of its proximity to my home.

Date: 9/9/2013

Signed: 

Print Name: Brandon Parsons

To: Planning Department

Re: Rustic Pizza outdoor activity area and bocce ball

2013.0224C: 3331 - 24th STREET, south side, between Mission and Bartlett Streets, Lot 025 in Assessor's Block 6516: Request for Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area, for seating and bocce ball, located the rear of an existing restaurant (d.b.a. Rustic) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District with an 55-X Height and Bulk designation.

Dear President and Members of the Planning Commission:

My name is Paul Feuerwerker. I live at 307 Bartlett #3  
My home is near the proposed beer garden and bocce ball area at Rustic Pizza. (See the attached exhibit.)

The owners of Rustic Pizza promote their outdoor area as a beer garden and party destination: "full-on party"; "top everyone's list for warm weekend drinking." "Bocce leagues and tournaments" as well.

The noise levels generated from such an outdoor establishment will be excessive and will have a negative effect on my home and neighborhood. It is unreasonable to be forced to listen to this noise seven days and seven nights a week. It is unreasonable to take away the quiet enjoyment of my home and surroundings.

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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I object to this outdoor area because of its proximity to my home.

Date: 9-10-13 Signed: Paul Feuerwerker  
Print Name: Paul Feuerwerker

To: Planning Department

Re: Rustic Pizza outdoor activity area and bocce ball

2013.0224C: 3331 - 24th STREET, south side, between Mission and Bartlett Streets, Lot 025 in Assessor's Block 6516: Request for Conditional Use authorization under Planning Code Sections 303, 736.24, and 790.70, to establish an outdoor activity area, for seating and bocce ball, located the rear of an existing restaurant (d.b.a. Rustic) in the Mission Street NCT (Neighborhood Commercial Transit) Zoning District with an 55-X Height and Bulk designation.

Dear President and Members of the Planning Commission:

My name is SENI CAMARA. I live at <sup>SC</sup> ~~CAMARA~~ 325 Bartlett  
My home is near the proposed beer garden and bocce ball area at Rustic Pizza. (See the attached exhibit.)

The owners of Rustic Pizza promote their outdoor area as a beer garden and party destination: "full-on party"; "top everyone's list for warm weekend drinking." "Bocce leagues and tournaments" as well.

The noise levels generated from such an outdoor establishment will be excessive and will have a negative effect on my home and neighborhood. It is unreasonable to be forced to listen to this noise seven days and seven nights a week. It is unreasonable to take away the quiet enjoyment of my home and surroundings.

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I don't want that noise near to my place!!!

I object to this outdoor area because of its proximity to my home.

Date: 9/8/2013 Signed: [Signature]  
Print Name: SENI CAMARA



24th / Mission Street Station Northeast Plaza

24th St Mission Station

24th St Mission

Mission St

Mission St

24th / Mission Street Station Southwest Plaza

24th St

Osage St

Osage St

Beer garden

24th St

Bartlett St

Bartlett St

San Francisco Public Library / Mission Branch

24th St

Orange Alley

Orange Alley

**PETITION:  
PROTECT HOUSING IN THE MISSION**

We, the undersigned, object to Rustic Pizza's application for a conditional use permit for an "outdoor activity area" at 3331 24<sup>th</sup> St.

The restaurant owners have been promoting the area as a beer garden and a "full-on" party destination. This will create **tremendous noise seven days and nights a week**. Rustic Pizza is surrounded by apartment buildings.

The residents of these buildings will be adversely affected by the noise. Residents will be unable to sleep, concentrate or relax in their homes on any day or night of the week. Nor will they be able to open windows to for ventilation. All of this will greatly reduce their health and quality of life. In addition, it will undermine the habitability of housing, of which there is a shortage. In short, the outdoor area will have **negative effects on everyone in the vicinity**.

We do not object to the restaurant's indoor area—including the bar. It is specifically the conditional use permit for the outdoor area in the back of the restaurant to which we object.

Please support our effort to save this part of the Mission.

Signed:

PRINT NAME & SIGNATURE	ADDRESS	EMAIL	Comment
HOAI-MI VU <i>[Signature]</i>	3343 24th St.		Please help keep our building livable
Sony Edwards <i>[Signature]</i>	3343 24th St		
Victor Rodriguez	3316 Folson		
JESU MUÑOZ	3316-20 St		
Veronica Castro	3316 27 St		



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PRINT NAME & SIGNATURE	ADDRESS	EMAIL	Comment
Beth Traynor <i>Beth Traynor</i>	2520. HeadLn #6 SF, CA 94115	btraynor@aol.com	
ANNE G. POLITEO <i>Anne Politeo</i>	349-31 <sup>st</sup> Ave, SF 494121		
Barbara L Nielsen <i>Barbara Nielsen</i>	400 Duboce # 308 SF 94117	blni.sf.ca@gmail.com	
Rhoda Norman <i>Rhoda Norman</i>	3920 SCOTT ST # 103 SF, CA 94123		
Aileen Hernandez <i>Aileen Hernandez</i>	820 - 41 <sup>st</sup> Ave SF, CA 94131	—	
Deetje Boler <i>Deetje Boler</i>	1280 Laguna St. S.F., CA 94135	Deetje@aol.com	