



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: October 23, 2014

*Date:* October 16, 2014  
*Case No.:* **2013.0255C**  
*Project Address:* **620 Jones Street**  
*Zoning:* RC-4 (Residential, Commercial, High-Density)  
80-T-130-T Height and Bulk District  
*Block/Lot:* 0305/011 and 036  
*Project Sponsor:* Jordan Langer  
620 Jones St.  
San Francisco, CA 94102  
*Staff Contact:* Carly Grob – (415) 558-6372  
[carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)  
*Recommendation:* **Disapproval**

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### PROJECT DESCRIPTION

The project is to modify a prior condition of approval to extend the closing time for an existing Outdoor Activity Area from 12:00 a.m. to 2:00 a.m. pursuant to Planning Code Section 303. The Outdoor Area is patio that is associated with an existing restaurant, d.b.a. Jones. The interior portion of the tenant space is located in the basement of the subject property (0305/036), and the patio opens onto the roof of an adjacent one-story parking structure facing Geary Street (0305/011). No interior or exterior alterations to the site are proposed.

### BACKGROUND

The hours of operation for the patio were originally included as a condition of approval of Motion No. 17565 in case 2007.1382C. Following the Planning Commission hearing on March 13, 2008, an incomplete version of the Motion was posted on the publicly accessible Property Information Map. This version did not include four conditions discussed at the hearing, including one which required that the outdoor area closes at midnight. In April, 2010, neighbors raised the issue of the restricted hours at an Entertainment Commission hearing. On May 14, 2010, a corrected version of the Motion was mailed to the project sponsor, not the property owner, and website was not corrected.

In the summer of 2009, the project sponsor entered into a long-term lease, acquired a liquor license from ABC, and began substantial physical improvements to the tenant space. The project sponsor researched the property on the Planning Department's Property Information Map (PIM), which contained the incomplete version of Motion No. 17565 without any limitations to hours of

operation. Therefore, the sponsor was unaware that there were restricted hours of operation. To date, the project sponsor has invested over \$2.5 million into the restaurant.

The Planning Department issued a Notice of Alleged Violation on March 5, 2012, as Jones was operating past midnight on the patio. Staff provided a physical copy of the motion, which included the conditions that had been omitted from the version on the PIM. The Project Sponsor requested a Zoning Administrator hearing to protest the violation, arguing that the information on the Planning Information Map was incomplete as Motion No. 17565 did not include restricted hours. The Zoning Administrator upheld the original condition at a hearing on July 10, 2012. The Zoning Administrator's decision was appealed to the Board of Appeals on October 24, 2012 where the board voted to continue the item to the Call of the Chair to allow the appellant time to pursue a modification to the original Conditional Use Authorization. The application for Conditional Use Authorization to modify the prior condition was filed on May 30, 2013.

## **SITE DESCRIPTION AND PRESENT USE**

The Outdoor Activity Area is located on the roof of a one-story parking garage on the north side of Geary Boulevard between Jones and Shannon Streets (Lot 11). This garage serves the adjoining building to the north, 620 Jones (Lot 36), which is developed with a 13-story, 181-room hotel, d.b.a. Gaylord Suites. The basement level tenant space of the subject property is currently occupied by a portion of the Jones restaurant, which is permitted to utilize the Outdoor Activity Area for patron seating until 12:00 a.m.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The subject property is located within the RC-4 district, and is surrounded by high-density residential, hotel and institutional uses and abundant ground floor commercial uses. This area lies immediately west of the C-3-G (Downtown General Commercial) District, which contains a similar mix of uses, but with a higher concentration of commercial establishments. The subject property lies two blocks west of Union Square. A seven-story hotel building, The Hotel California is located to the west of the subject property at the corner of Geary and Jones. A 16-story hotel building, The Adagio, is located on the lot adjacent to the subject property to the east. Each of these hotels has ground-floor restaurant/bar uses. Across Geary Street to the south are three five- and six-story multi-unit apartment buildings and several one-story commercial buildings. Across Jones Street to the west are primarily multi-family residential buildings ranging from one to five stories.

## **ENVIRONMENTAL REVIEW**

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

## HEARING NOTIFICATION

Type	Required Notice Period	Required Notice Date	Actual Notice Date	Actual Notice Period
Classified News Ad	20 days	October 2, 2014	October 1, 2014	21 days
Mailed Notice	20 days	October 2, 2014	October 2, 2014	20 days
Posted Notice	20 days	October 2, 2014	September 24, 2014	28 days

## PUBLIC COMMENT

**Public Comment in Favor**

- The Department has received 11 letters of support for Jones Bar.
  - One letter from the Community Leadership Alliance
  - Seven letters from residents on the block, six of which lived in the Gaylord Hotel at the time the letter was authored.
  - Three from local business owners, one from the management of the Gaylord Suites, and one was from the management of the former Gaylord Hotel at the same location.
- In addition, Jones also held a community outreach meeting on January 15, in which the operators collected public opinion surveys. Of 47 surveys collected:
  - 33 respondents indicated that Jones Bar has helped to improve the neighborhood,
  - 4 people indicated that the restaurant had no effect on the neighborhood, and
  - 10 people did not respond to the question.

**Public Comment Opposed:**

- To date, the department has received three calls in opposition to the extension of hours.

**Police Reports/Complaints:**

- A total of 22 calls were made to the San Francisco Police Department regarding activity at Jones between June 30, 2013 and August 1, 2014, when the records were requested.
  - 15 Noise Nuisance complaints. Of these 15 complaints, three were called in past midnight, and only one referenced the outdoor patio.
    - Four of these complaints occurred on the same day, June 29, 2014 during the Pride Festival between the hours of 1:18 p.m. and 10: 54 p.m. This was considered a violation of the Entertainment Commission's Good Neighbor Policy, which states that "The establishment shall implement other conditions and/or management practices necessary to insure that the patrons of the establishment maintain the quiet, safety, and cleanliness of the premises and vicinity of the use."
  - Four Assault and Battery
  - One Aggressive behavior
  - One "Check Well Being"

- One Person Screaming

## **ISSUES AND OTHER CONSIDERATION**

- The project sponsor has initiated significant community outreach to address issues that may arise with commercial and residential neighbors, including replacing several windows for improved soundproofing at neighboring buildings. The project sponsor has been proactive and available for residents to express their concerns and to find potential solutions.
- The department has received numerous letters that attribute positive changes to the neighborhood, in part or full, to Jones. Many have stated that the former establishment was undesirable and unsafe, and that the current establishment has drastically improved both the patio and the neighborhood.
- The department has received three calls in opposition of the proposed modification of conditions. These callers are unhappy with the current operations and noise from the bar, and believe that the restaurant has had negative impacts on the neighborhood. In addition, there are 15 noise complaints reported to the San Francisco Police Department associated with the restaurant activity since June 30, 2013.
- The current tenant has violated the Entertainment Commission's Good Neighbor Policy by hosting an event for the Pride Festival with amplified sound that exceeded the appropriate noise level for the area.
- Modified conditions will continue to run with the land, regardless of the operations or community contributions of the current tenant.

## **REQUIRED COMMISSION ACTION**

In order for the Project to proceed, the Commission must amend Motion No. 17565 to grant Conditional Use Authorization to extend the permitted hours of operation from 12:00 a.m. to 2:00 a.m. pursuant to Planning Code Section

## **BASIS FOR DISAPPROVAL**

- The proposed modification of conditions to extend the permitted hours of operation for the patio until 2:00 a.m. would contribute to more noise past midnight, which would be a nuisance for surrounding residents and hotel guests.
- Despite the fact that Jones has substantially improved the site and community, the modified conditions will run with the land. If the ownership or tenant changes, future operators at this site may be less engaged with the community. Extending the permitted hours of operation could contribute to a greater negative effect on the community in the long term.
- The Project meets all applicable requirements of the Planning Code, but is not desirable for, nor compatible with the surrounding neighborhood.

<b>RECOMMENDATION:    Disapproval</b>
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**Executive Summary**

**Hearing Date: October 23, 2014**

**Case No. 2013.0255 C**

**620 Jones Street**

**Attachments:**

Draft Motion

Motion No. 17565 (complete motion)

Enforcement Notification, dated March 5, 2012

Notice of Violation and Penalty, dated April 27, 2012

Notice of Violation and Penalty Decision, dated August 2, 2012

Block Book Map

Sanborn Map

Aerial Photographs

Zoning Map

Site Photograph

Reduced Floor Plan

Project Sponsor Submittal

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 type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Parcel Map          | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/> Check for legibility  |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input type="checkbox"/> Context Photos                 | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Site Photos         | <input type="checkbox"/> RF Report   |
|   | <input type="checkbox"/> Community Meeting Notice  |
|   | <input type="checkbox"/> Housing Documents   |
|   | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |
|   | <input type="checkbox"/> Residential Pipeline  |

Exhibits above marked with an "X" are included in this packet CG  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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## Planning Commission Motion No. XXXXX

HEARING DATE: October 23, 2014

*Date:* October 16, 2014  
*Case No.:* **2013.0255C**  
*Project Address:* **620 Jones Street**  
*Zoning:* RC-4 (Residential, Commercial, High-Density)  
North of Market Residential 1  
80-T-130-T Height and Bulk District  
*Block/Lot:* 0596/024  
*Project Sponsor:* Jordan Langer  
620 Jones St.  
San Francisco, CA 94102  
*Staff Contact:* Carly Grob – (415) 558-6372  
[carly.grob@sfgov.org](mailto:carly.grob@sfgov.org)  
*Recommendation:* **Disapproval**

**ADOPTING FINDINGS RELATING TO THE DISAPPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 OF THE PLANNING CODE FOR A MODIFICATION OF A CONDITION OF APPROVAL FROM MOTION NO. 17565, CASE NO. 2007.1382C, TO EXTEND HOURS OF OPERATION FOR AN EXISTING OUTDOOR ACTIVITY AREA AT AN EXISTING RESTAURANT (D.B.A. JONES) WITHIN THE RC-4 DISTRICT AND 80-T-130-T HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On February 12, 2013, Jordan Langer (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303 to modify a prior Condition of Approval of Motion No. 17565 to extend the hours of operation of the Outdoor Activity Area at a restaurant, d.b.a. Jones, from 12:00 a.m. to 2:00 a.m. within an RC-4 (Residential-Commercial: High Density) and a 80-T-130-T Height and Bulk District. The Conditional Use Application was filed to abate Complaint No. 11608.

On October 23, 2014 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0255C.

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

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 does not authorize the Conditional Use requested in Application No. 2013.0225C 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 Outdoor Activity Area is located on the roof of a one-story parking garage on the north side of Geary Boulevard between Jones and Shannon Streets (Lot 11). This garage serves the adjoining building to the north, 620 Jones (Lot 36), which is developed with a 13-story, 181-room hotel, d.b.a. Gaylord Suites. The basement level tenant space of the subject property is currently occupied by a portion of the Jones restaurant, which is permitted to utilize the Outdoor Activity Area for patron seating until 12:00 a.m.
3. **Surrounding Properties and Neighborhood.** The subject property is located within the RC-4 district, and is surrounded by high-density residential, hotel and institutional uses and abundant ground floor commercial uses. This area lies immediately west of the C-3-G (Downtown General Commercial) District, which contains a similar mix of uses, but with a higher concentration of commercial establishments. The subject property lies two blocks west of Union Square. A seven-story hotel building, The Hotel California is located to the west of the subject property at the corner of Geary and Jones. A 16-story hotel building, The Adagio, is located on the lot adjacent to the subject property to the east. Each of these hotels has ground-floor restaurant/bar uses. Across Geary Street to the south are three five- and six-story multi-unit apartment buildings and several one-story commercial buildings. Across Jones Street to the west are primarily multi-family residential buildings ranging from one to five stories.
4. **Project Description.** The project is to modify a prior condition of approval to extend the closing time for an existing Outdoor Activity Area from 12:00 a.m. to 2:00 a.m. pursuant to Planning Code Section 303. The Outdoor Area is patio that is associated with an existing restaurant, d.b.a. Jones. The interior portion of the tenant space is located in the basement of the subject property (0305/036), and the patio opens onto the roof of an adjacent one-story parking structure facing Geary Street (0305/011). No interior or exterior alterations to the site are proposed.
5. **Background.** The hours of operation for the patio were originally included as a condition of approval of Motion No. 17565 in case 2007.1382C. Following the Planning Commission hearing on March 13, 2008, an incomplete version of the Motion was posted on the publicly accessible Property Information Map. This version did not include four

conditions discussed at the hearing, including one which required that the outdoor area closes at midnight. In April, 2010, neighbors raised the issue of the restricted hours at an Entertainment Commission hearing. On May 14, 2010, a corrected version of the Motion was mailed to the project sponsor, not the property owner, and website was not corrected.

In the summer of 2009, the project sponsor entered into a long-term lease, acquired a liquor license from ABC, and began substantial physical improvements to the tenant space. The project sponsor researched the property on the Planning Department's Property Information Map (PIM), which contained the incomplete version of Motion No. 17565 without any limitations to hours of operation. Therefore, the sponsor was unaware that there were restricted hours of operation. To date, the project sponsor has invested over \$2.5 million into the restaurant.

The Planning Department issued a Notice of Alleged Violation on March 5, 2012, as Jones was operating past midnight on the patio. Staff provided a physical copy of the motion, which included the conditions that had been omitted from the version on the PIM. The Project Sponsor requested a Zoning Administrator hearing to protest the violation, arguing that the information on the Planning Information Map was incomplete as Motion No. 17565 did not include restricted hours. The Zoning Administrator upheld the original condition at a hearing on July 10, 2012. The Zoning Administrator's decision was appealed to the Board of Appeals on October 24, 2012 where the board voted to continue the item to the Call of the Chair to allow the appellant time to pursue a modification to the original Conditional Use Authorization. The application for Conditional Use Authorization to modify the prior condition was filed on May 30, 2013. Please see the attached Enforcement Notification, Notice of Violation and Penalty, and Notice of Violation and Penalty Decision for more information and a detailed timeline of the enforcement history for Complaint No. 11608.

6. **Public Comment.** To date, the department has received the following public comment:

*Public Comment in Favor*

- The Department has received 11 letters of support for Jones Bar.
  - One letter from the Community Leadership Alliance
  - Seven letters from residents on the block, six of which lived in the Gaylord Hotel at the time the letter was authored.
  - Three from local business owners, one from the management of the Gaylord Suites, and one was from the management of the former Gaylord Hotel at the same location.
- In addition, Jones also held a community outreach meeting on January 15, in which the operators collected public opinion surveys. Of 47 surveys collected:
  - 33 respondents indicated that Jones Bar has helped to improve the neighborhood,
  - 4 people indicated that the restaurant had no effect on the neighborhood, and
  - 10 people did not respond to the question.

*Public Comment Opposed:*

- To date, the department has received three calls in opposition to the extension of hours from neighbors

*Police Reports/Complaints:*

- A total of 22 calls were made to the San Francisco Police Department regarding activity at Jones between June 30, 2013 and August 1, 2014, when the records were requested.
  - 15 Noise Nuisance complaints. Of these 15 complaints, three were called in past midnight, and only one referenced the outdoor patio. This complaint was called in at 12:17 a.m. on October 27, 2013, and also referenced amplified noise, which is not permitted per Motion No. 17565.
    - Four of these complaints occurred on the same day during the Pride Festival between the hours of 1:18 p.m. and 10: 54 p.m. This was considered a violation of the Entertainment Commission’s Good Neighbor Policy, which states that “The establishment shall implement other conditions and/or management practices necessary to insure that the patrons of the establishment maintain the quiet, safety, and cleanliness of the premises and vicinity of the use.”
  - Four Assault and Battery
  - One Aggressive behavior
  - One “Check Well Being”
  - One Person Screaming

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

- a. **Modification of Conditions.** Planning Code Section 303(e) requires that the change in any condition previously imposed in the authorization of a conditional use shall be subject to the same procedures as a new conditional use.

*The project sponsor has applied for Conditional Use Authorization to modify a condition of approval from Planning Commission Motion No. 17565 extend the operating hours for the outdoor area from 12:00 a.m. to 2:00 a.m.*

- b. **Commercial Use above the Ground Floor.** Section 209.8(d) of the Planning Code allows a commercial use above the ground floor in an RC-4 District as a Conditional Use. A restaurant with ABC Type 47 is a permitted use in this district.

*Restaurant use above the ground floor was permitted per Planning Commission Motion No. 17565 in Case No. 2007.1382C. No change of use is proposed.*

- c. **Good Neighbor Policies.** The subject property is located within the North of Market Residential Special Use District. Planning Code Section 249.5(d)(6) includes “Good Neighbor Policies” that apply to all establishments selling alcoholic beverages pursuant to a California Alcoholic Beverage Control Board license. These policies are intended to maintain the safety and cleanliness of the premises and vicinity, and include the following:

- i. Employees of the establishment shall walk a 100-foot radius from the premises some time between 30 minutes after closing and 8:00 a.m. the

following morning, and shall pick up and dispose of any discarded beverage containers and other trash left by patrons;

- ii. The establishment shall provide outside lighting in a manner sufficient to illuminate street and sidewalk areas and adjacent parking, as appropriate to maintain security, without disturbing residences;
- iii. No alcoholic beverages shall be consumed on any outdoor property adjacent to the establishment and which is under the control of the establishment, excepting those areas of the property that are enclosed and not visible from the sidewalk, are intended for patron services, are supervised by the establishment, and are not located adjacent to any sidewalk areas;
- iv. No more than 33 percent of the square footage of the windows and clear doors of the establishment shall bear advertising or signage of any sort, and all advertising and signage shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises, including the area in which the cash registers are maintained, from the exterior public sidewalk or entrance to the premises. This requirement shall not apply to premises where there are no windows, or where existing windows are located at a height that precludes a view of the interior of the premises to a person standing outside the premises;
- v. No person under the age of 21 shall sell or package alcoholic beverages;
- vi. Employees of the establishment shall regularly police the area under the control of the establishment in an effort to prevent the loitering of persons about the premises; and
- vii. The establishment shall promptly remove any graffiti from the exterior of the premises.

*The existing restaurant has abided by these Good Neighbor Policies throughout its operation. Modification of a prior condition to extend the hours of operation would not inhibit these actions.*

8. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization. The Project does not 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 community.

*There has been some community support for extending the hours of operation, and the project could be considered desirable; however, the project site is surrounded by dense residential and hotel development, so the proposal to modify conditions to extend the hours of operation from 12:00 a.m. to 2:00 a.m. would not be compatible with the neighborhood.*

- 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;

*This proposal does not include any alterations to the building or arrangement of structures. The 5,800 square foot patio is located on the roof of a one-story parking garage and is surrounded by 7-15 story buildings on the north, east, and west sides. This creates a condition in which sound echoes throughout the vertical space between these buildings.*

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

*The proposed modification of conditions could contribute to increased noise levels later into the evening. Increased noise past midnight could be detrimental to the health and convenience of residents in the area.*

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

*The Project complies with all relevant requirements and standards of the Planning Code, however, it is inconsistent with some objectives and policies of the General Plan as detailed below.*

9. **General Plan Compliance.** The Project is, on balance, not consistent with the following Objectives and Policies of the General Plan:

## **NEIGHBORHOOD COMMERCE**

### **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.

*The proposed modification would extend the hours of operation, which could cause undesirable noise levels at an unreasonable hour. The project sponsor has taken steps to mitigate these effects by replacing windows for neighbors and remaining open to community feedback; however, no noise mitigation measures have been proposed, and the potential noise level remains a concern.*

#### **Policy 1.2:**

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

*The existing restaurant adheres to and operates under the standards set forth by the Department of Public Health, Department of Building Inspection, City Planning Department, and other regulatory agencies. The proposed modification of conditions would not have an effect on this compliance.*

**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 proposal to modify conditions to extend hours of operation for an existing restaurant would not impact the attraction or retention of new commercial or industrial activity.*

**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.

*The modification of conditions to extend hours of operation would improve the viability of the business and help retain the service sector employment opportunities currently provided by the business owner. The extension of hours may also require additional staffing or increasing working hours for current employees.*

**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.

*This proposal involves an existing, operational restaurant, and therefore no displacement of neighborhood-serving commercial tenants.*

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses

should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

### **Eating and Drinking Establishments**

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

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

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

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

*The proposed extension of hours is not consistent with surrounding hotel and residential uses, as the negative impacts of noise currently produced by the restaurant would be exacerbated. There are numerous potential negative impacts on the surrounding community, including health and wellness concerns associated with the lack of sleep.*

### **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.

*An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use and is not a Formula Retail use.*

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 not comply with all eight of these 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.

*Jones is currently in operation, and would be preserved as it would be permitted to continue to operate with or without Conditional Use Authorization to extend hours.*

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

*Extending the permitted hours of operation to 2:00 a.m. could generate noise later into the evening, which could in turn have negative impacts on the hotels and area residents in this dense, mixed-use district.*

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

*The proposed change in use would not affect affordable housing.*

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

*The Project proposes extended hours for an existing commercial use that does not include any expansion and therefore would not result in a significant increase in any type of traffic or parking associated with the use. The intersection of Geary and Jones is well-served by transit.*

- 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.

*This Project does not involve any commercial office development, and would have no effect on the industrial sector. The restaurant would continue to provide opportunities for employment in the food service sector.*

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

*The proposed modification of conditions to extend hours of operation does not include any exterior or structural alterations.*

- g. That landmarks and historic buildings be preserved.

*The Project occupies an existing tenant space in an historic building and no alterations are proposed.*

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

*The Project does not include any changes to the existing building envelope and will have no negative impact on existing parks and open spaces.*

11. The Project is inconsistent with and would not promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would not contribute to the character and stability of the neighborhood and would not constitute a beneficial development.
12. The Commission hereby finds that approval of the Conditional Use Authorization would not 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 **DISAPPROVES Conditional Use Application No. 2013.0255C.**

**APPEAL AND EFFECTIVE DATE OF MOTION:** Any aggrieved person may appeal the disapproval of this Conditional Use Application 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.

**Protest of Fee or Exaction:** You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on October 23, 2014.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

## Planning Commission Motion No. 17565

REVISED adding the Planning Commission's conditions of approval (as Conditions No.'s 8. through 12.)

*Hearing Date:* March 13, 2008  
*Case No.:* **2007.1382C**  
*Project Address:* **560 GEARY STREET (and 620 Jones Street)**  
*Zoning:* RC-4 (Residential-Commercial Combined, High Density) District  
 North of Market Residential Special Use District, Subarea 1  
 80-130-T Height and Bulk District  
*Block/Lot:* 0305 / 011 and 036  
*Project Sponsor:* Tim Murphy, Architect  
 465 California Street, Suite 310  
 San Francisco, CA 94104  
*Staff Contact:* Jim Miller – (415) 558-6344

**ADOPTING FINDINGS RELATED TO THE AUTHORIZATION OF A CONDITIONAL USE FOR A COMMERCIAL USE (restaurant / entertainment – “Om”) ON THE SECOND FLOOR IN AN “RC” DISTRICT AND IN THE NORTH-OF-MARKET RESIDENTIAL SPECIAL USE DISTRICT, Subarea NO. 1, PURSUANT TO SECTION 249.5(c)(2) OF THE PLANNING CODE, LOCATED AT 560 GEARY STREET, ASSESSOR'S BLOCK 0305, LOT 011 AND 036, IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND WITHIN AN 80-130-T HEIGHT AND BULK DISTRICT.**

### RECITALS

- On December 5, 2007, Tim Murphy, Architect, of Architecture TM, authorized agent of Citisuites c/o Taylor Lembi, owner (hereinafter “Applicant”), filed Application No. 2007.1382C (hereinafter “Application”) with the San Francisco Planning Department (hereinafter “Department”) for review pursuant to Planning Code (hereinafter “Code”) **Section 249.5(c)(2)** for second-floor commercial use, consisting of restaurant / entertainment use (“Om”), in an “RC” District and in the North-of-Market Residential Special Use District, Subarea No. 1 (hereinafter “Project”), at 560 Geary Street (and 620 Jones Street), north side between Jones and Shannon Streets, in an RC-4 (residential-

Commercial Combined, High Density) District and within an 80-130-T Height and Bulk District (hereinafter "Subject Property").

2. It was determined by the Department, in accordance with the provisions of the California Environmental Quality Act (hereinafter "CEQA"), the State Guidelines for the Implementation of CEQA and Chapter 31 of the San Francisco Administrative Code, that the proposed project could have no significant impact on the environment and was categorically exempt from CEQA.
3. On March 13, 2008, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Application No. 2007.1382C, at which time the Commission reviewed and discussed the findings prepared for its review by the Department staff.
4. The Commission has reviewed and considered reports, studies, plans and other documents pertaining to this proposed Project.
5. The Commission has heard and considered the testimony presented at the public hearing and has further considered the written materials and oral testimony presented on behalf of the applicant, the Department staff, and other interested parties.
6. **MOVED**, that the Commission hereby grants the approval requested in Application No. 2007.1382C subject to the conditions contained in Exhibit A, attached hereto and incorporated herein by reference thereto, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description.** The Project is at 560 Geary Street (and 620 Jones Street), north side between Jones and Shannon Streets, Lots 011 and 036 in Assessor's Block 0305, in an RC-4 (Residential-Commercial Combined, High Density) District, the North-of-Market Residential Special Use District, Subarea No. 1, and an 80-130-T Height and Bulk District. The project site is on the north side of Geary Street between Jones and Shannon Streets (subject Lot 011). It is approximately 5,813 square feet in area with 75 feet of frontage on Geary Street. It is developed with a one-story parking garage, 14 feet in height, that covers 100 percent of the lot. This parking-garage building serves the adjoining building to the north at 620 Jones Street, subject Lot 036, developed with a 13-story, 181-room hotel – "The Gaylord" – which is City Landmark No. 159. In that Jones Street is up-sloping, the basement level of "The Gaylord Hotel" is at the same level as the roof of the parking garage building on subject Lot 011. This roof is developed as an open-air garden

that is accessible only to the basement level of "The Gaylord Hotel. The landmark nomination for "The Gaylord Hotel" mentions the interior of the lobby of the building and calls out certain finish materials used therein. It is, however, silent as to the basement level. This level is the site of a former restaurant and bar use. It is completely separate from the hotel operation and is accessible to the historic hotel lobby only through a fire exit. At present, the subject basement level is completely gutted awaiting re-use. It is accessed through a side "alley" between the 620 Jones Street building and the adjacent hotel building at the northeast corner of Jones and Geary Streets. The entrance to this alley is closed off by a locked grill gate.

3. **Surrounding Neighborhood.** The RC-4 District which contains the Subject Property is developed with high-density apartment buildings with little or no off-street parking and a high degree of lot coverage, hotel and institutional uses over nearly continuous ground-floor retail use. This area lies immediately to the west of the C-3-G (Downtown General Commercial) District which contains a similar mix of uses but with a higher concentration of commercial establishments. The subject lot lies two blocks west of Union Square. In addition to "The Gaylord Hotel", the other two buildings that abut the subject Lot 011 are a 16-story hotel building to the east ("The Adagio") and a seven-story hotel building to the west ("The Hotel California"). These two hotels have ground-floor restaurant / bar uses. Across Geary Street to the south are three five- and six-story multi-unit apartment houses and several one-story commercial buildings.
4. **Project Description.** The Project is to develop a restaurant / entertainment facility ("Om Lounge"), in the basement of the Gaylord Hotel and partially on the roof area of the garage building on Lot 011 of the subject property. This rooftop portion of the proposed restaurant / bar would have 20 six-person booths in indoor / outdoor "cabanas" arranged on the garden level atop the existing garage. These seating areas would be around a new central water feature and a fire pit with seating. A new wall-mounted projection screen is proposed. The largest existing trees would be retained. Additionally, new potted trees would be installed around the garden area.
5. **Environmental Review.** The Project is Categorically Exempt from Environmental Review under Class 1(a) of the CEQA guidelines.
6. **Planning Code Compliance.** The Planning Commission finds and determines that the proposed Project meets all applicable Planning Code (hereinafter "Code") requirements and makes the following additional findings.
  - A. **Section 209.8(d)** of the Code allows, as a Conditional Use of property, a commercial use above the ground floor in an RC-4 District. Commercial use, including bar / restaurant use, is a Principal Permitted Use at or below the ground level in this District. Accordingly, the proposed basement-level use of "The Gaylord Hotel" would be permitted and its extension onto the roof of the one-story building at 560 Geary Street would require a Conditional Use authorization.

- B. **Section 249.5** of the Code establishes the North of Market Residential Special Use District. Therein, commercial use at or below the ground floor is a Principal Permitted Use. Commercial use may be permitted one floor above the ground floor by the Planning Commission as a Conditional Use.
  - C. **Section 151** of the Code establishes off-street parking requirements. In that the space in question in the Gaylord Hotel building was originally a bar and restaurant, its re-use as such would not trigger additional off-street parking. The use of the adjacent garden area would continue, essentially, to be an outdoor use and would, therefore, require no new off-street parking either.
7. **Section 101.1(b)(1-8)** establishes Eight Priority Planning Policies and requires review of permits for consistency with said policies. The Planning Commission finds and determines that the Project is consistent with the eight policies in the following ways.

A. That Existing Neighborhood-Serving Retail Uses be Preserved and Enhanced and Future Opportunities for Resident Employment in and Ownership of Such Businesses Enhanced.

*The Project would not displace any existing retail uses. The Project proposes an addition of "indoor / outdoor" space associated with a new restaurant and bar ("Om Lounge"). Such a new use could potentially bring new employees and patrons to the site thereby strengthening the existing neighborhood retail operations.*

B. That Existing Housing and Neighborhood Character be Conserved and Protected in Order to Preserve the Cultural and Economic Diversity of Our Neighborhood.

*The Project site does not contain any housing, and thus the Project would have no impact on existing housing. The Project is located in an RC-4 District characterized by tall hotel buildings and continuous ground-floor retail uses. The proposed Project would be consistent with the existing neighborhood.*

C. The City's Supply of Affordable Housing be Preserved and Enhanced.

*The Project would have no effect on the City's supply of affordable housing.*

D. That Commuter Traffic not Impede Muni Transit Service or Overburden our Streets or Neighborhood Parking.

*The amount of commuter traffic generated by the Project would not impede Muni transit service or overburden streets or neighborhood parking. The Project is located within the North of Market Residential Special Use District and is adjacent to Union Square. It is in close proximity to a variety of local and regional public transit options.*

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 would not displace any tenants, and would have no material effect on industrial or service sector space.*

F. That the City Achieve the Greatest Possible Preparedness to Protect Against Injury and Loss of Life in an Earthquake.

*The Project would conform to the structural and seismic requirements of the San Francisco Building Code.*

G. That Landmarks and Historic Buildings be Preserved.

*The Project would occupy, in part, the basement space of a Landmark structure. It would have no negative effect on the interior or exterior aspects of this Landmark. The subject basement space was formerly used as a restaurant and bar as is the Project. The basement area of the building is accessible only from the side of the building through an outside alleyway. The rooftop garden use is on an adjoining lot and is not part of or accessible to the Landmark structure. The only change to the exterior of the Landmark structure would be the replacement (in the same openings) of non-original doors leading from the basement level to the adjoining rooftop garden area. Thus, the Project would have no negative effect on any historically significant buildings, and, therefore, would have no impact on this priority policy.*

H. That our Parks and Open Space and their Access to Sunlight and Vistas be Protected from Development.

*The Project would not have a negative impact on parks and open spaces or their access to sunlight or vistas.*

8. Consistency with the General Plan: The Project would be, on balance, consistent with and will not adversely affect the General Plan:

Commerce and Industry Element:

OBJECTIVE 1: MANAGE ECONOMIC GROWTH TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1: Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

*The Project would add a desirable restaurant and entertainment use to the area of the Subject Property, in close proximity to existing services, including existing public transit services. It would provide net benefits in the form of job creation and efficient use of existing commercial space. The Project is anticipated to result in an increase in tax revenue for the City and an increase in retail activity in the immediate neighborhood.*

Policy 1.3: Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

*The Project would locate commercial activity according to the generalized land use plan by adding new restaurant and entertainment use in the North of market Residential Special Use District area near Union Square.*

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 would create new restaurant and entertainment uses in the area near to Union Square in support of this objective. The Project is centrally located close to many jobs and services. It would add to the existing business climate by offering modern space in a Landmark structure and would be a creative re-use of an existing raised outdoor area.*

Urban Design Element

OBJECTIVE 3: MODERATION OF MAJOR NEW DEVELOPMENT TO COMPLEMENT THE CITY PATTERN, THE RESOURCES TO BE CONSERVED, AND THE NEIGHBORHOOD ENVIRONMENT.

Policy 3.1: Promote harmony in the visual relationships and transitions between new and older buildings.

Policy 3.6: Relate the bulk of buildings to the prevailing scale of development to avoid an overwhelming or dominating appearance in new construction.

*The Project proposes no net-new construction but, rather, a re-use of existing space. The proposed addition would be compatible with the existing building and the scale of development in the nearby area*

#### Downtown Plan Element

OBJECTIVE 5: RETAIN A DIVERSE BASE OF SUPPORT COMMERCIAL ACTIVITY IN AND NEAR DOWNTOWN.

Policy 5.1: Provide space for support commercial activities within the downtown and in adjacent areas.

*The Project proposes to add a desirable restaurant and entertainment use near the Downtown area, and thus supports this policy.*

#### Transportation Element

OBJECTIVE 2: USE THE TRANSPORTATION SYSTEM AS A MEANS FOR GUIDING DEVELOPMENT AND IMPROVING THE ENVIRONMENT.

Policy 2.1: Use rapid transit and other transportation improvements in the city and region as the catalyst for desirable development, and coordinate new facilities with public and private development.

*The Subject Property is located within an existing high-density downtown neighborhood in close proximity to a variety of transportation options. No additional parking is proposed as part of the Project. Because the neighborhood is dense and well-established, the Project would make good use of the existing transit services available in the area and would assist in maintaining the desirable urban characteristics and services in the area.*

9. 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. The Commission finds that granting the Project Authorization

in this case would promote the public welfare, convenience and necessity of the City for the reasons set forth above.

**DECISION**

The Commission, after carefully balancing the competing public and private interests, based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented the public hearing, and all other written materials submitted by all parties, hereby **APPROVES** Application No. 2007.1382C subject to the conditions attached hereto as Exhibit A, which is incorporated herein by reference as though fully set forth, in general conformance with the plans stamped Exhibit B and dated March 13, 2008, on file in Case Docket No. 2007.1382C.

I hereby certify that the foregoing Motion was ADOPTED by the Planning Commission at its regular meeting on March 13, 2008.

Linda Avery  
Commission Secretary

AYES: Christina Olague, Michael J. Antonini, Sue Lee, William L. Lee, Kathrin Moore, Hisashi Sugaya

NAYS: None

ABSENT: None

ADOPTED: March 13, 2008

**Exhibit A**  
**Conditions of Approval**

Wherever "Applicant" or "Project Sponsor" is used in the following conditions, the conditions shall also bind any successor to the project or other persons having an interest in the project or underlying property. The authorization contained herein is contingent on the authorization of a Certificate of Appropriateness for the proposed exterior work on Landmark structure No. 159, "The Gaylord Hotel", as described herein. The Project Sponsor must obtain a Building Permit from the Department of Building Inspection and satisfy all the conditions thereof. The conditions set forth below are additional conditions required in connection with the Project. If these conditions overlap with any other requirement imposed on the Project, the more restrictive or protective condition or requirement, as determined by the Zoning Administrator, shall apply.

1. The authorization contained herein is for a Conditional Use of property for a second-floor commercial use pursuant to Code **Section 249.5**, generally as described in the text of Motion No. 17565 in Application No. 2007.1382C, and as shown on plans dated March 13, 2008, labeled "Exhibit B" and on file with said Application, Assessor's Block 0305, Lots 011 and 0367 in an RC-4 (Residential-Commercial Combined, High Density) District, the North-of-Market Residential Special Use District, Subarea No. 1, and within an 80-130-T Height and Bulk District.
2. The authorization granted herein shall be valid for a period of three (3) years from the date of the adoption of Motion No. 17565 and may become null and void after that time if the required building permits have not been obtained. Construction, once commenced, shall be pursued diligently to completion.
3. An enclosed waste storage area shall be provided within the establishment. All trash and recycling containers shall be kept within the building until pick-up by the disposal company.
4. The Applicant shall appoint a community liaison officer to deal with issues of concern to owners and occupants of nearby properties at all times during construction of the Project and during its future operation. The Applicant shall provide the Zoning Administrator and the owners of the properties within 300 feet of the project site written notice of the name, business address, and telephone number of the community liaison.
5. Should monitoring of the Conditions of Approval of this Motion be required, the Project Sponsor shall pay fees as established in Planning Code Section 351(e)(1).
6. Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and are subsequently reported to the Zoning Administrator and found to be in violation of the Planning Code and/or the specific Conditions of Approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter in accordance

with the hearing notification and conduct procedures as set forth in Sections 174, 306.3, and 306.4 of the code to consider revocation of this conditional use authorization.

7. The Applicant shall assure the execution and recordation of the specified conditions as a Notice of Special Restrictions at the Office of the County Recorder / County Clerk.
8. The outdoor area closing time is at 12:00 A.M.
9. There shall be no general amplified music to the outdoor area although the cabanas may have their own individual sound systems.
10. There shall be no outdoor entertainment except for twice a month prior to 7:00 P.M.
11. Lighting shall not create glare outside the property line.
12. The Entertainment Commission should review and consider noise impacts.

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# SAN FRANCISCO PLANNING DEPARTMENT

## ENFORCEMENT NOTIFICATION

March 5, 2012

### Property Owner

Gaylord Hotel LLC  
2099 Market Street  
San Francisco, CA 94114

### Business Owner

Jones Restaurant and Bar  
620 Jones Street  
San Francisco, CA 94102

**Site Address:** 620 Jones Street  
**Assessor's Block/Lots:** 0305/036  
**Zoning District:** RC-4 (Residential-Commercial: High Density) District  
80-130-T Height and Bulk District  
**Complaint Number:** 11608  
**Code Section:** 174 and 303 Conditional Use Authorization  
**Administrative Penalty:** Up to \$250 Each Day of Violation  
**Respond By:** Within 15 days from March 5, 2011  
**Staff Contact:** Kimberly Durandet – (415) 575-6816 or  
Kimberly.durandet@sfgov.org

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

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

The Planning Department has received a complaint that a Planning Code violation exists on your above referenced property that needs to be resolved. As the owner and leaseholder of the subject property, you are a responsible party. The purpose of this notice to inform you about the Planning Code Enforcement process so you can take appropriate action to bring your property in compliance with Planning Code. The details of violation are discussed below:

### DESCRIPTION OF VIOLATION

The complaint alleges that the outdoor area of the restaurant and bar use is operating until 2:00am. On March 13, 2008 Conditional Use Authorization was granted by the Planning Commission to operate a restaurant and bar including an outdoor activity area above the ground floor on this property pursuant to Planning Commission Motion No. 17565. The Motion states under Condition of Approval number 8, that the outdoor activity area shall be closed at 12:00a.m. Allowing patrons to remain in the outdoor area after 12:00am is a violation of this Condition of Approval and is subject to Planning Code enforcement action.

Pursuant to Planning Code Section 174, every condition, stipulation, special restriction, and other limitation shall be complied with in the use of land and structures to the effect that the existing lawful use or proposed use of a structure or land conforms to the provisions of Planning Code. Failure to comply with any of these provisions constitutes a violation of Planning Code and is subject to enforcement

620 Jones Street

Enforcement Notification  
March 5, 2012

not related to the abatement of violation on the subject property will be placed on hold until further notice. We want to assist you in ensuring that the subject property is in full compliance with the Planning Code. You may contact the enforcement planner as noted above for any questions.

**中文詢問請電: 558.6378**

**Para información en Español llamar al: 558.6378**



# SAN FRANCISCO PLANNING DEPARTMENT

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## NOTICE OF VIOLATION AND PENALTY

April 27, 2012

**Property Owner**

Gaylord Hotel LLC  
2099 Market Street  
San Francisco, CA 94114

**Business Owner**

Jones Restaurant and Bar  
620 Jones Street  
San Francisco, CA 94102

**Site Address:** 620 Jones Street  
**Assessor's Block/Lots:** 0305/036  
**Zoning District:** RC-4 (Residential-Commercial: High Density) District  
80-130-T Height and Bulk District  
**Complaint Number:** 11608  
**Code Section:** 174 and 303 Conditional Use Authorization  
**Administrative Penalty:** Up to \$250 Each Day of Violation  
**Respond By:** Within 15 days from April 27, 2011  
**Staff Contact:** Kimberly Durandet – (415) 575-6816 or  
Kimberly.durandet@sfgov.org

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

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Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

The Planning Department has determined that the above referenced property is in violation of the Planning Code for not using the property in the manner it is authorized. As the owner or leaseholder of the subject property, you are a 'responsible' party to bring the above property into compliance with the Planning Code. Details of the violation are discussed below:

### DESCRIPTION OF VIOLATION

The complaint alleges and staff research has found that the outdoor area of the restaurant and bar use is operating until 2:00am. On March 13, 2008, Conditional Use Authorization was granted by the Planning Commission (Motion No. 17565) to operate a restaurant and bar including an outdoor activity area above the ground floor on the subject property. The Motion states under Condition of Approval No. 8, that the outdoor activity area shall be closed at 12:00am. Allowing patrons to remain in the outdoor area after 12:00am is a violation of this Condition of Approval and is subject to Planning Code enforcement action.

To date, no application has been filed to seek authorization for an amendment to the Conditions of Approval through the Conditional Use Authorization process, nor has evidence been submitted that the Outdoor Activity Area is operating in a manner consistent with the Conditions of Approval. Consequently, the subject property is deemed to be in violation of Planning Code.

rescinded by filing the Request for Zoning Administrator Hearing Form and supporting evidence to the Planning Department. The Zoning Administrator shall render a decision on the Notice of Violation and Penalty within 30 days of such hearing. The responsible party may appeal the Zoning Administrator's decision to the Board of Appeals within 15 days from the date of the decision.

- 2) The responsible or any interested party may waive the right to a Zoning Administrator Hearing and proceed directly to appeal the Notice of Violation and Penalty to the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, CA 94103, telephone: (415) 575-6880, website: [www.sfgov.org/bdappeal](http://www.sfgov.org/bdappeal). The Board of Appeals may not reduce the amount of penalty below \$100 per day for each day the violation continues unabated, excluding the period of time the matter has been pending either before the Zoning Administrator or before the Board of Appeals.
- 3) The responsible party may file a written request to the Zoning Administrator to terminate abatement proceedings under Planning Code Section 176 and refer the matter to the Planning Director for enforcement process set forth in Code Section 176.1. If the Zoning Administrator determines that the enforcement case will continue under Code Section 176, this determination is not appealable separate from the merits of the case. The Zoning Administrator shall render a decision within 30 days of the determination on the Notice of Violation and Penalty. The responsible party may appeal the Zoning Administrator's decision to the Board of Appeals within 15 days of such decision.

### **ADMINISTRATIVE PENALTIES**

If any responsible party does not request any appeal process and does not take corrective action to abate the violations **within the 15-day time limit** as noted above, this Notice of Violation and Penalty will become final. Beginning on the following day, administrative penalties of up to **\$250 per day** to the responsible party will start to accrue for each day the violations continue unabated. The penalty amount shall be paid **within 30 days** from the final date of the Notice of Violation and Penalty. After 30 days, the Planning Department will forward the matter to the Bureau of Delinquent Revenue for collection as authorized by Article V, Section 10.39 of the San Francisco Administrative Code. Please be advised that payment of penalty does not excuse failure to correct the violation or bar further enforcement action. Additional penalties will continue to accrue until a corrective action is taken to abate the violation.

### **ENFORCEMENT TIME AND MATERIALS FEE**

Pursuant to Planning Code Section 350(c)(1), the Planning Department shall charge for 'Time and Materials' to recover the cost of correcting the Planning Code violations. Accordingly, the responsible party is currently subject to a fee of **\$1153** for 'Time and Materials' cost associated with the Code Enforcement investigation. **Please submit a check payable to 'Planning Department Code Enforcement Fund' within 15 days from the date of this notice.** Additional fees will continue to accrue until the violations are abated. This fee is separate from the administrative penalties as noted above and is not appealable.

### **OTHER APPLICATIONS UNDER PLANNING DEPARTMENT CONSIDERATION**

The Planning Department requires that pending violations be resolved prior to the approval and issuance of any new applications that you may wish to pursue in the future. Therefore, any applications not



# SAN FRANCISCO PLANNING DEPARTMENT

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## Notice of Violation and Penalty Decision

Date: August 2, 2012

Property Owner: Gaylord Hotel LLC  
2099 Market Street  
San Francisco, CA 94114

Business Owner: Jones Restaurant and Bar  
620 Jones Street  
San Francisco, CA 94102

Site Address: 620 Jones Street  
Assessor's Block/Lots: 0305/036 and 011  
Zoning District: RC-4 (Residential-Commercial: High Density) District  
80-130-T Height and Bulk District

Complaint Number: 11608  
Code Section: 174 and 303 Conditional Use Authorization  
Administrative Penalty: Up to \$250 Each Day of Violation  
Staff Contact: Kimberly Durandet – (415) 575-6816 or  
[Kimberly.durandet@sfgov.org](mailto:Kimberly.durandet@sfgov.org)

1650 Mission St.  
Suite 400  
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Reception:  
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Fax:  
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Planning  
Information:  
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**DECISION: NOTICE OF VIOLATION AND PENALTY UPHELD**

### DESCRIPTION OF VIOLATION

The Zoning Administrator has determined that the above referenced property is in violation of the Planning Code due to non-compliance with Conditions of Approval required under Motion No. 17565. On March 13, 2008, a Conditional Use Authorization was granted by the Planning Commission (Motion No. 17565) to operate a restaurant and bar including an outdoor area above the ground floor on the subject property. The Motion states under Condition of Approval No. 8, that the outdoor area shall be closed at 12:00 AM. Operation of the restaurant and bar in the outdoor area after 12:00 AM is a violation of the Conditions of Approval and is subject to Planning Code enforcement action. Current hours of operation are Tuesday through Thursday 5:00 PM to 12:00 AM, Friday and Saturday 5:00 PM to 2:00 AM and Sunday 11:00 AM to 3:00 PM.

### TIMELINE OF INVESTIGATION

On January 20, 2012, the Planning Department received a complaint that the commercial tenant is operating the outdoor area beyond the approved Condition of Approval closing time of 12:00 AM.

On January 26, 2012, the Planning Department sent a Notice of Complaint Postcard to the property owner.

## **EVIDENCE PRESENTED AT THE ZONING ADMINISTRATOR'S HEARING**

Mr. Glikshtern's company, Metropol Entertainment Corp., relied upon the Planning Department's website for information related to Conditional Use Authorization 2007.1382C (Motion No. 17565). The entitlement was obtained by a previous business entity not associated with Metropol. The information found on the Planning Department website was incomplete and did not have restricted hours of operation as a Condition of Approval. The Request for Zoning Administrator Hearing submitted by Mr. Glikshtern contained one Exhibit labeled "A". Exhibit A is a copy of the Planning Commission Motion No. 17565 which he printed from the Planning Department website. This Motion contained only seven conditions of approval and none of these Conditions referred to limited hours of operation.

Mr. Glikshtern further stated that the outdoor area can only be accessed through a gated alley next to the 620 Jones Street frontage and that 620 Jones Street is located on the ground floor where a bar and restaurant use is principally permitted per Section 209.8(a) of the Planning Code. Mr. Glikshtern states that he does not believe that a Conditional Use Authorization is necessary. During the hearing Mr. Glikshtern pointed out that Motion No. 17565, Finding Number 2 states:

In that Jones Street is up-sloping, the basement level of "The Gaylord Hotel" is at the same level as the roof of the parking garage building on subject Lot 011. This roof is developed as an open-air garden that is accessible only to the basement level of "The Gaylord Hotel".

No additional evidence was submitted at the hearing.

## **SUBMITTALS AND CONSIDERATION**

Prior to the hearing Planning Department staff met with Mr. Glikshtern and Mr. Langer, on March 13, 2012, to discuss issues related to the complaint and abatement process options. During that meeting, Mr. Glikshtern informed staff that in 2009, prior to committing to a lease agreement, he conducted due diligence research and found Motion No. 17565 from Conditional Use Authorization Case No. 2007.1382C on the Planning Department website. The Motion did not contain Conditions of Approval 8 through 12 (Condition Number 8 restricts the hours of operation to 12:00 AM). Staff took a moment during the meeting to access the Department website and found that searching by Motion No. 17565 two links were found. The first link led to the Motion submitted by Mr. Glikshtern as Exhibit A. However, a second link connected to the Minutes of the Commission Hearing which documented the Commission's actions including the addition of Conditions 8-12 by the Commission.

Further research by staff after meeting with Mr. Glikshtern and Mr. Langer found that on April 27, 2010 Mr. Glikshtern appeared before the Entertainment Commission requesting a Place of Entertainment license. According to the Minutes of the hearing, a member of the public brought the Planning Commission's action to the attention of the Entertainment Commission. The Entertainment Commission continued the item to the call of the Chair and contacted the Planning Department for further information. It is at this time, that the Department found that the Motion had been finalized without the Conditions added by the Commission. On May 3, 2010, staff amended the Motion and contacted the parties associated with Conditional Use Authorization Case No. 2007.1382C. The amended Motion No.

August 2, 2012  
Complaint No. 11608

Notice of Violation and Penalty Decision  
620 Jones Street

Penalty was issued on April 27, 2012 and the Request for Zoning Administrator Hearing was submitted on May 10, 2012. No penalties are due at this time, however, failure to take the compliance actions as noted above or to appeal this decision to the Board of Appeals **within fifteen (15) days** will result in accrual of penalties thereafter.

### **ENFORCEMENT TIME AND MATERIALS FEE**

Pursuant to Planning Code Section 350(c)(1), the Planning Department may charge for 'Time and Materials' to recover the cost of correcting Planning Code violations. Accordingly, \$2,700 of 'Time and Materials' cost has accrued associated with the Code Enforcement investigation for this case. Additional fees will continue to accrue until the violation is abated. This fee is separate from the administrative penalties as noted above and is not appealable.

### **APPEALS**

This decision letter and any assessed penalties may be appealed to the Board of Appeals **within fifteen (15) days** from the date of this decision. Again, the time and materials fees are not appealable. The Board of Appeals may not reduce the amount of penalty below \$100 per day for each day that the violation exists, excluding the period of time that the matter has been pending either before the Zoning Administrator or before the Board of Appeals. **For further information, please contact the Board of Appeals in person at 1650 Mission Street, (Room 304) or call (415) 575-6880.**

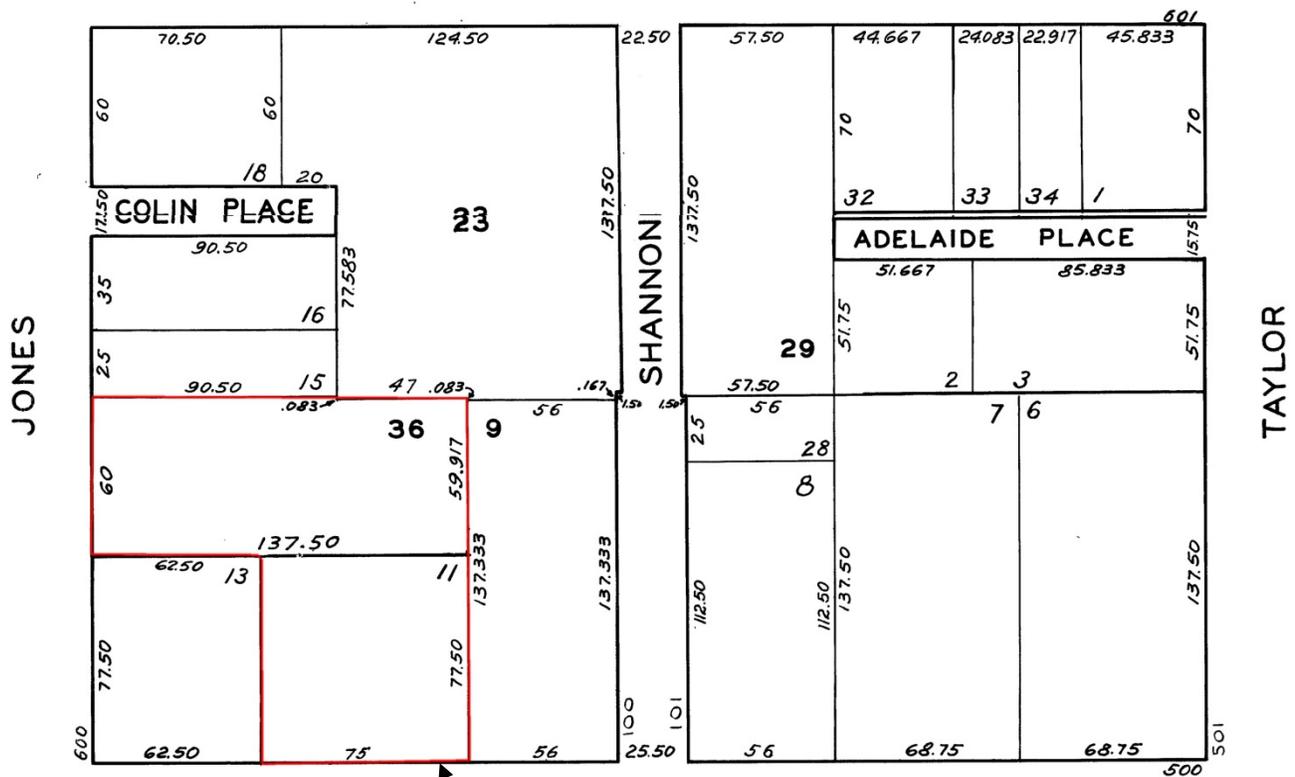
Sincerely,



Scott F. Sanchez  
Zoning Administrator

# Parcel Map

POST



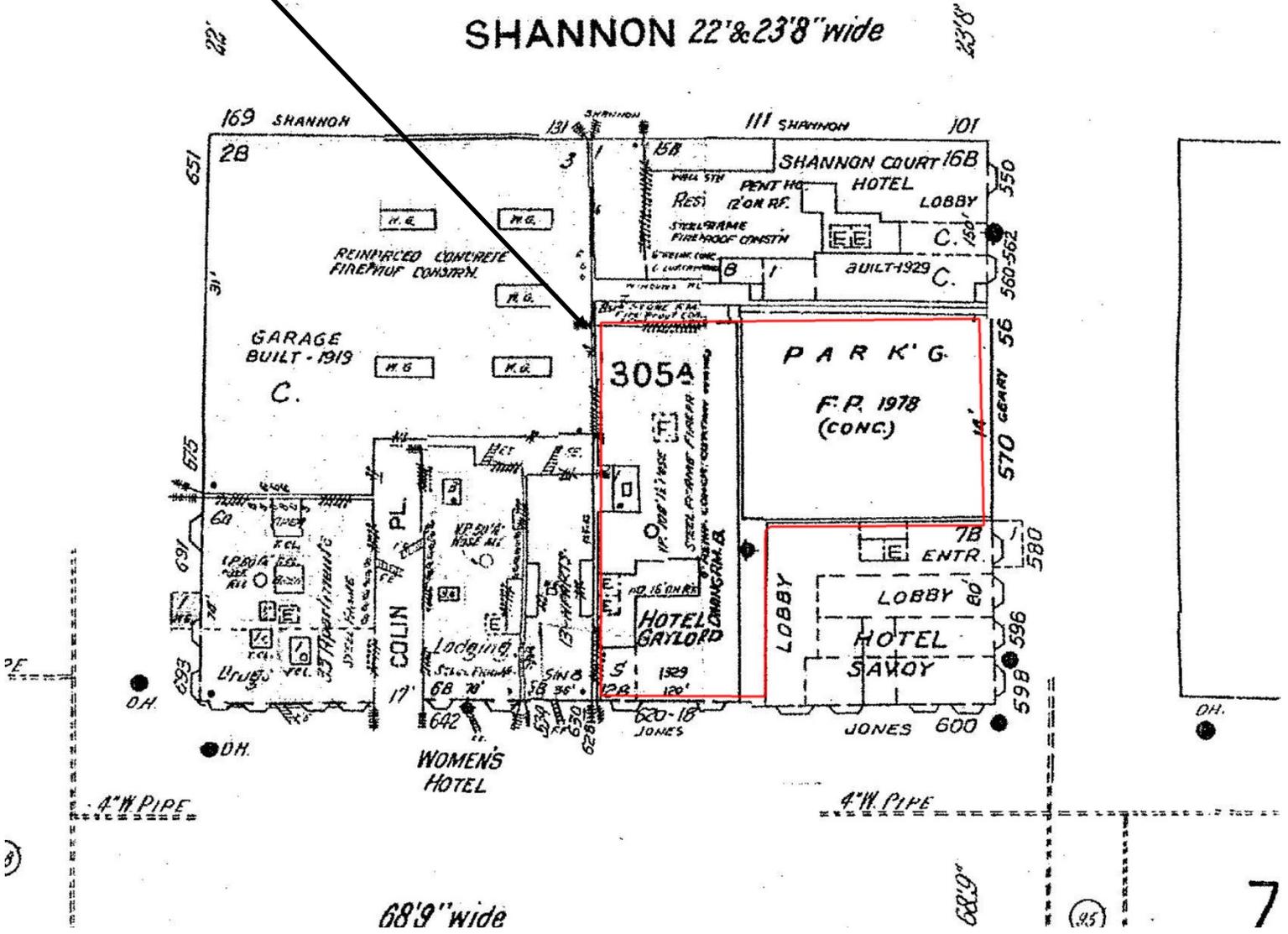
**SUBJECT PROPERTY**



# Sanborn Map\*

SUBJECT PROPERTY

SHANNON 22' & 23' 8" wide

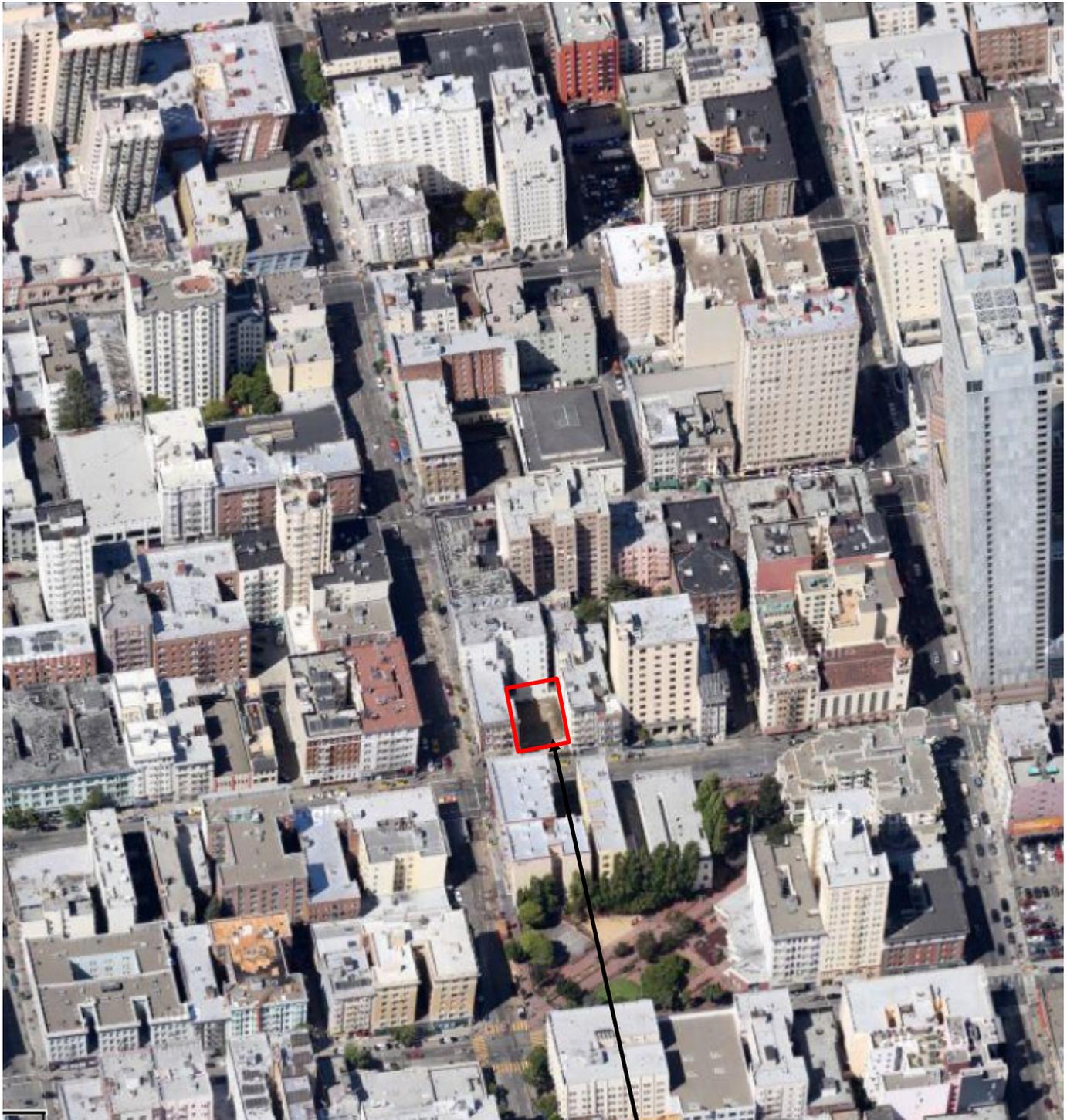


\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing  
 Case Number 2013.0225C  
 Modification of Conditions – Jones  
 620 Jones Street

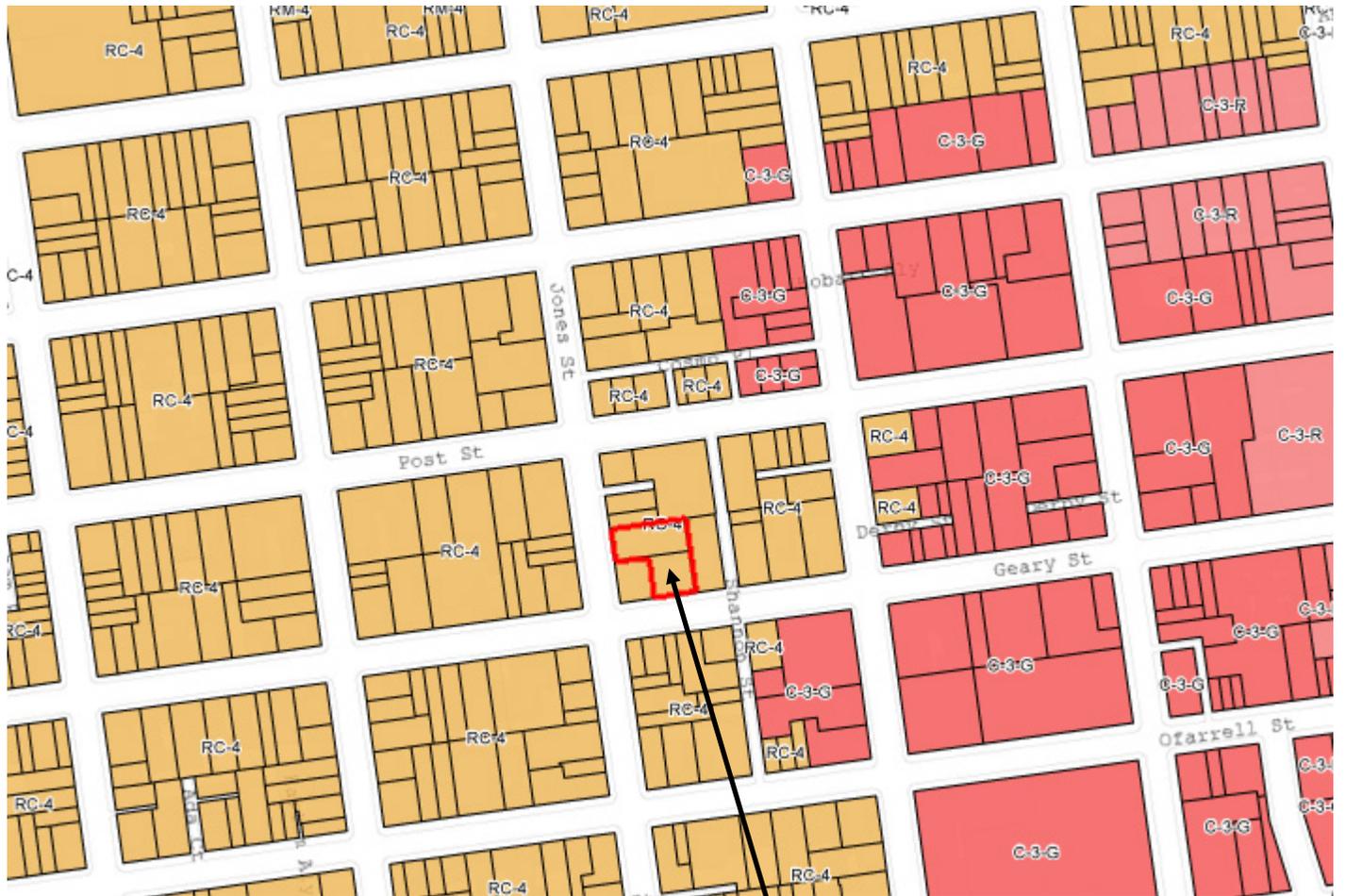
# Aerial Photo



**SUBJECT PROPERTY**

Conditional Use Hearing  
Case Number 2013.0225C  
Modification of Conditions – Jones  
620 Jones Street

# Zoning Map



**SUBJECT PROPERTY**



Conditional Use Hearing  
Case Number 2013.0225C  
Modification of Conditions – Jones  
620 Jones Street

# Site Photo



Conditional Use Hearing  
Case Number 2013.0225C  
Modification of Conditions – Jones  
620 Jones Street

# Site Photo

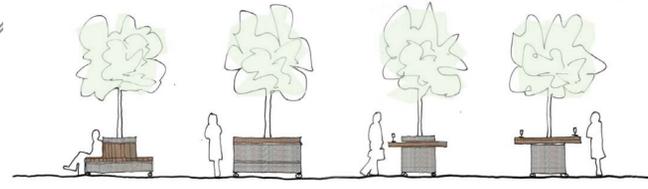
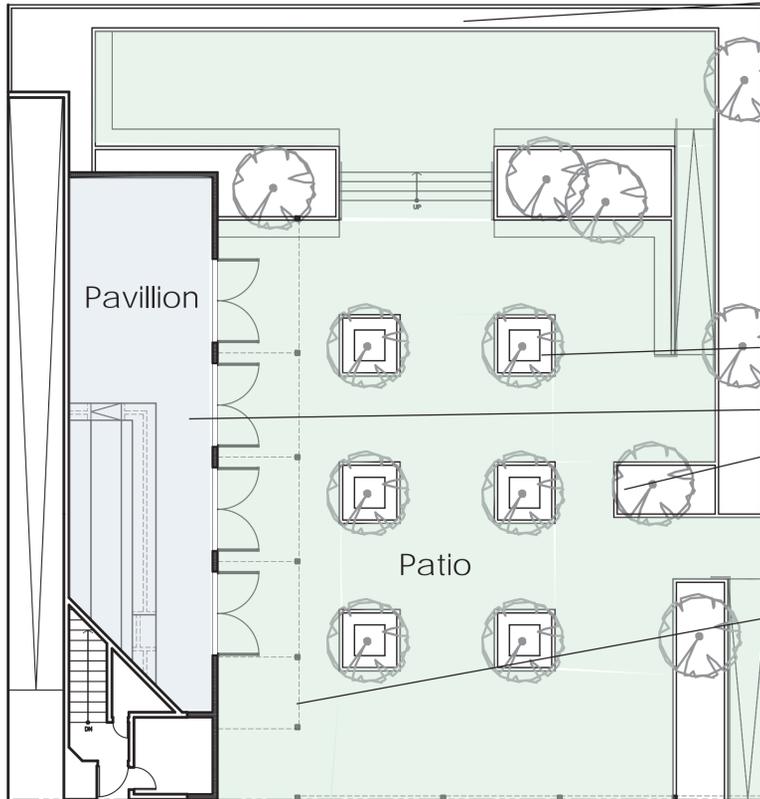


Conditional Use Hearing  
Case Number 2013.0225C  
Modification of Conditions – Jones  
620 Jones Street

# Jones - ... and now

GEARY STREET

Main Guardrail



Moveable Planters w/ seating

Pavillion

Planters

Patio

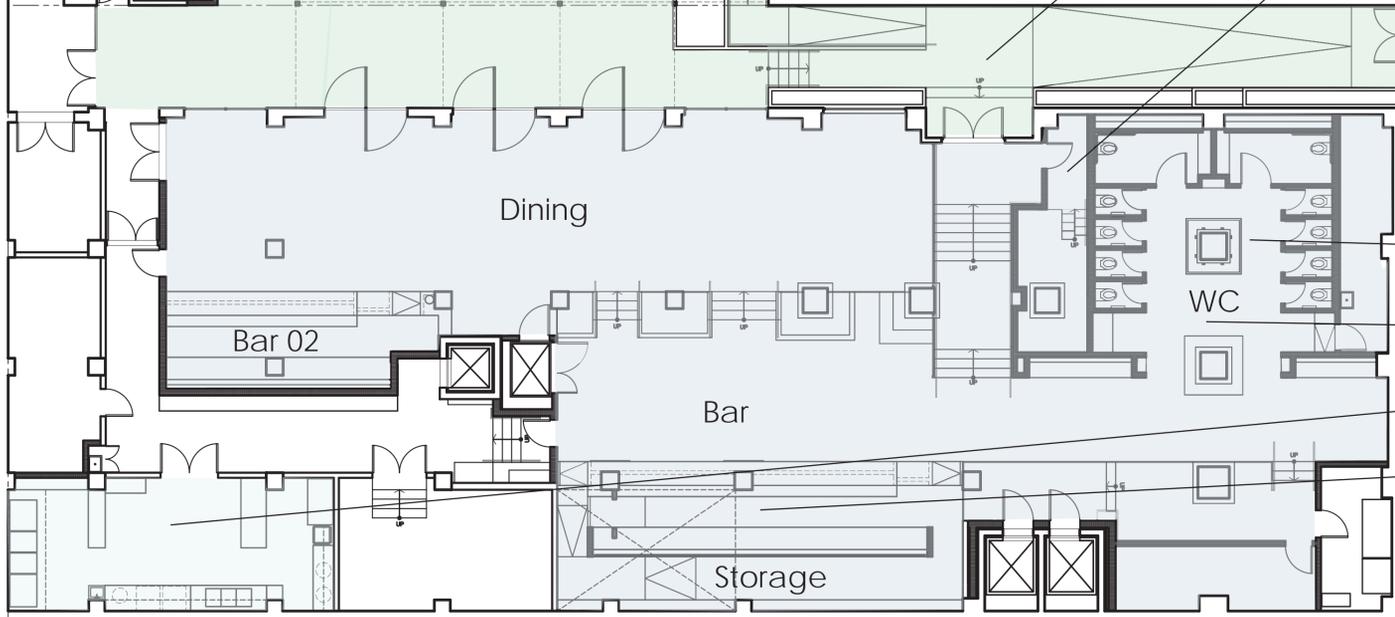


Ramp / Main Entry

Coat Check



Trellis / Ceiling  
slat pattern



JONES STREET

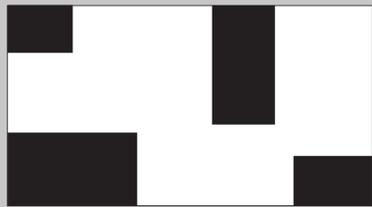
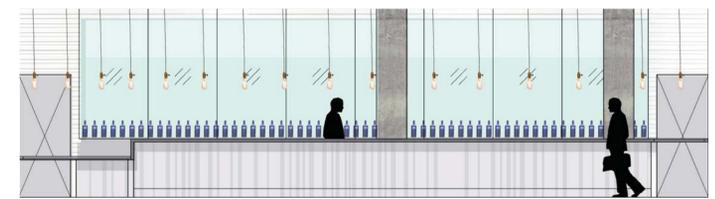
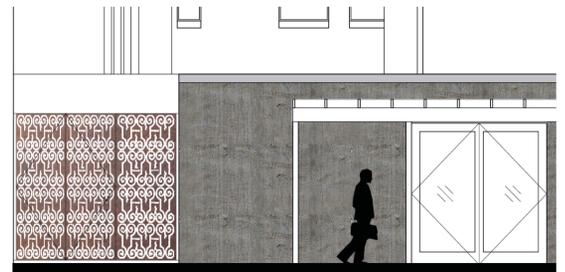
Side Entry Gate

Unisex Bathrooms

Grand Staircase

Kitchen

Main Bar



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email info@nottoscale.com



Toby Dechant  
630 Jones Street # 109  
415-673-4445

September 29, 2013

To Whom It May Concern

I am a long time resident of the Gaylord hotel located at 630 Jones Street, San Francisco. I have lived in the building since before the ownership of Jones started the project. Throughout the course of the last two years I have seen an overrun garbage ridden "court yard" transformed into what Jones is today.

I live on the first floor of the building directly above the restaurant and within arms reach of the outside patio space. I know there are a few folks who complain about the noise level of the people that frequent Jones. On the whole the noise is not by any means unbearable and at worse an occasional and temporary inconvenience.

The management staff at Jones has been readily available to discuss any problems or issues that have arise and have played a very active roll in maintaining and building relationships with other tenants in the building.

I have seen Jones transform not only an eye sear of a courtyard but an entire block over the course of the past 2 years. I feel that Jones has truly been a benefit to the neighborhood as a whole and will only continue to be a great neighbor.

Sincerely,

Toby Dechant

A handwritten signature in black ink, appearing to read 'Toby Dechant', written over a faint circular stamp or watermark.

Melissa Lee  
579 Geary Street #2  
San Francisco, 94102  
(415)-409-4473  
melissa@massiveblack.com

September 19, 2012

To Whom It May Concern:

Our names are Coro Kaufman and Melissa Lee and we've lived at 579 Geary St for the past 6 years. We are on the second floor, directly across the street from 620 Jones patio. Our living room windows look into the outdoor area.

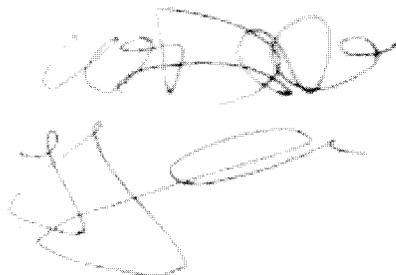
It has recently come to our attention that several people in the neighborhood have complained to the police and the Entertainment Commission about an event that was held at Jones on July 31.

We were home that evening, with our then 6-month-old baby and, while the band was loud, it was certainly not as loud as some of Jones' detractors have made it out to be. I was able to put my son to sleep without a problem, and he slept soundly for the entire night. The performance couldn't have lasted more than an hour and was done at a reasonable hour.

On the whole, Jones has been a great neighbor and has improved the quality of life in our neighborhood. They have also regularly extended their hospitality to us and our friends. I've even done a couple work events there. The management and staff of 620 Jones are constant professionals and are always considerate of the welfare of their neighboring residents. We couldn't be happier to have such a great establishment in our community. If you have any question or concerns, feel free to contact me.

Sincerely,

Coro and Melissa

Two handwritten signatures in black ink. The top signature is more complex and scribbled, while the bottom signature is simpler and more legible.



San Francisco Board of Appeals

I am writing this letter in total and complete support of Jones Bar and Restaurant. I am a direct neighbor to Jones in the Gaylord hotel, I not only live above the Bar and Restaurant I have also been a patron of the establishment. The Jones team has created a one of a kind space in the center of downtown San Francisco, allowing them to host limited live performances will only increase the positive impact that Jones has had on the neighborhood.

If the board of appeals allows Jones to continue operating with the limited live performance permit I do not think it will affect my quality of life, my ability to live comfortable and sleep throughout the night. I do not see any downside to the granting of Jones' live performance permit.

Thank you for your consideration of my comments.

Claude Box  
Founder, Chief Creative Officer - Top Notch Era

A large, stylized handwritten signature in black ink, appearing to read "Claude Box".

Room 416

I live in the Gaylord Hotel in room number 807. During the time that Jones Bar is operating I have not had any issues and have always had very favorable experiences with the staff. I feel strongly that they will continue to operate in a professional and respectful manner, making sure to maintain a good quality of life for the neighbors. I have no reason to believe that the agreed upon limited live permit will affect me in any way, therefore I am in support of Jones bars limited live permit.

Thank you,

Riley Sherer - #807

A handwritten signature in black ink, appearing to read 'Riley Sherer', with a long horizontal flourish extending to the right.

I live in room 410 in the Gaylord Hotel and have lived there for over a year. I have not had any issues with 620 Jones being in the same building as where I live. I am in support of 620 Jones being approved for the permit and do not think it will change my living conditions whatsoever.

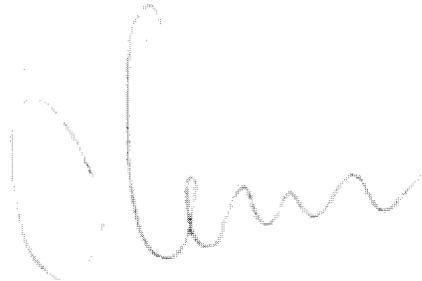
Thank you,

Tinyiko Mda

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

My name is Claire Sheng and I live in the Gaylord hotel located at 620 Jones Street San Francisco. I live in room 708 on the 7<sup>th</sup> floor of the building overlooking the Jones patio. Jones has always been gracious and helpful if I have had a concern or complaint. I have been able to work along side them throughout my entire residency at the Gaylord and I am sure I will continue to do so. Allowing Jones to have live performances is not going to create any additional issues or concerns to me. I appreciate all of their communication and know they will continue operating with the neighborhood in mind!

Claire Sheng

A handwritten signature in cursive script, appearing to read 'Claire Sheng', written in dark ink on a white background.

To whom it may concern,

I am writing this on behalf of management at The Jones, 620 Jones Street. I managed the Gaylord Suites which is the residential property that also makes up the property at 620 Jones Street and was involved in the leasing and management of the agreement between the then owners of 620 Street and operations management of what would become "The Jones". Prior to the installment of this restaurant the space was underdeveloped and we consistently had problems with vagrants and local homeless breaking into this space and vandalizing the property and those that surround it. Overall, the addition of "The Jones" has brought more security and upscale business to the direct neighborhood that it resides in.

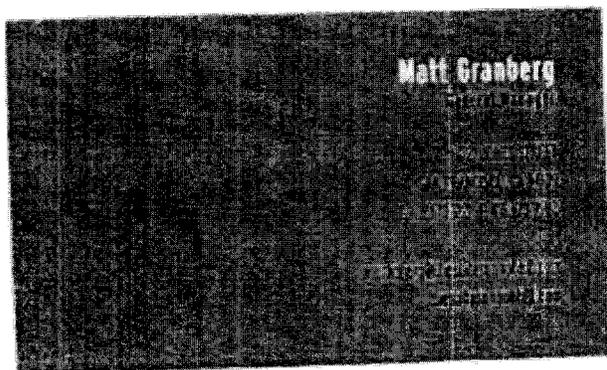
Matt Granberg



9/10/2013

General Manager

The Suites on Nob Hill



To Whom It May Concern:

My Name is Tyler Benmark. I am a resident at the Gaylord Hotel. 620 Jones is in the basement and patio directly below my apartment. Over the course of time that I have lived in the building I have only had positive experiences with the owners, managers and staff at 620 Jones. On weekday nights 620 Jones is closes no later than midnight and Friday and Saturday 620 Jones closes before 2 a.m. every weekend. From my room I can hear the people at the restaurant but can never hear music.

I am fully in support of 620 Jones retaining the limited live performance permit. I live in the building that 620 Jones restaurant is in and I feel they make the building and the neighborhood a better place to live.

Tyler Benmark

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

To Whom It May Concern;

Over the past ten years I have helped to raise over a million dollars for local non-profit organizations with my annual Pride event.

I have continually received the support of our LGBT community leaders as well as the generosity of the people within our community who attend the event.

This once a year event has helped to support queer and questioning youth and our queer elders. I am extremely passionate about all of their issues. Next year I plan on supporting Openhouse - the LGBT senior housing program that will be built on Laguna. It promises to be a landmark for San Francisco, California and the nation. With our cities rise in housing demands too many of our communities LGBT seniors are being displaced. This new venue will bring back hope to a part of our community that generally has no children, no family and little life savings. These are the people that have helped to fight for gay rights, survived the AIDS epidemic and built community in San Francisco.

My partnership with Peter Glikshtern and the team at Jones has become a great union. They understand my drive for giving back to the community - while I understand that they are running a business. The neighborhood that surrounds the Jones - is also the neighborhood that I live in. We plan this event with much consideration for its neighbors.

Thank you for your time.

Sincerely,

Juanita More  
Community Leader & Philanthropist



To Whom It May Concern:

I am the General Manager of the Gaylord Hotel located at 620 Jones Street, San Francisco, CA 94102. I have worked at the Gaylord for over 2 years and been the General Manager for 1 year 3 months.

I am responsible for all aspects of managing the building. My responsibilities include dealing with tenants' concerns and complaints. When I started at the Gaylord, Jones was just opening, for the first couple months I had a number of tenants that were concerned about the noise and the crowds. I worked closely with the owners and managers of the restaurant to come up with solutions for the few tenants in the building that were having issues with the "people talking and yelling."

The ownership of Jones invested a lot of time and thousands of dollars sound proofing peoples apartments with sound curtains, installing new, double-pane windows, buying tenants "white noise" machines and air conditioners so the tenant could keep their windows closed.

Within the past year, the concerns and complaints have dwindled down to nothing. The tenants of the Gaylord Hotel are happy to have such a nice restaurant and bar in their building. The success of Jones has made a significant positive impact to the occupancy rate and revenues of the Gaylord Hotel. Jones without question has helped transform our block and has made it a safer and more friendly neighborhood for my tenants.

Since Jones was granted its initial Limited Live Performance Permit from the San Francisco Entertainment Commission, they have kept myself and the tenants abreast of the conditions, and have stayed within said conditions of their permit. I have diligently tracked and reported any music specific tenant complaints to the ownership and management so they are able to deal with them. In the 6 months of operating with the previous Limited Live Performance Permit I have only received 3 complaints from my tenants, two of which were on Gay Pride weekend. The ownership and management addressed the concerns of my tenants and came up with mutual agreement.

In closing, based on the considerable outreach that the Jones ownership and management have done and continue to do I have no apprehension whatsoever about them being approved for their full Limited Live Performance Permit. The 620 Jones Street building is on an already very noisy block. More so than any other organization I have ever worked with, the Jones team has gone above and beyond to coexist with our neighbors, which I appreciate as the manager of this building.

Sincerely,

Tracy Wu, General Manager Gaylord Hotel

A handwritten signature in black ink, appearing to be the name Tracy Wu, written in a cursive style.

Steve Jester  
571 Geary St  
San Francisco, CA 94102

September 29, 2012

To whom it may concern:

I am the owner of The Public Barber Salon at 571 Geary St. I opened my establishment back in March 2008. Since then, I have seen the area improve dramatically. I believe it is in no small part due to some of the newer businesses, such as 620 Jones, that have opened in the area.

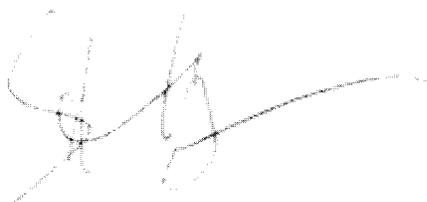
I have seen many different efforts come and go and am always happy to see what a successful establishment contributes to our community. They've not only improved the quality of the neighborhood by increasing the right kind of foot traffic, but they have beautified the neighborhood by planting trees, bushes and shrubs as well as helped with the homeless problem.

I'm ecstatic that Peter Gilkshtern, Jordan Langer and the rest of the 620 Jones crew took a chance on this neighborhood. They, like myself, see the potential that earnest hard work can bring to a community. It saddens and upsets me when a few bad apples threaten that opportunity and chance for growth.

620 Jones is a great place. We're lucky to have them in our neighborhood.

Fellow business owner,

Steve Jester  
The Public Barber Salon

A handwritten signature in black ink, appearing to read 'Steve Jester', with a long horizontal line extending to the right.