



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: AUGUST 8, 2013

Date: August 1, 2013
Case No.: 2013.0530C
Project Address: 1301 VAN NESS AVENUE
Zoning: RC-4 (Neighborhood Commercial, Cluster)
130-V Height and Bulk District
Block/Lot: 0671/002
Project Sponsor: Liz Bridges
SSL Law Firm
575 Market Street, Ste 2700
San Francisco, CA 94105
Staff Contact: Sharon Lai – (415) 575-9087
sharon.w.lai@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The applicant proposes to expand the existing 10,000 square foot formula retail liquor store into the adjacent vacant commercial tenant space. The subject liquor store (d.b.a. BevMo!) has operated at the current location since 2006, specializing in alcoholic and non-alcoholic beverages with some accessory sales in complementary items such as pre-packaged food items and glassware. The proposed BevMo! Expansion will result in a 20,000 square foot retail space that continues to sell the existing items with expanded accessory uses that will include an alcohol tasting area of 340 square feet, a limited-restaurant deli use of 150 square feet, and an accessory amount of tobacco paraphernalia of less than 10 linear feet.

The existing and proposed hours of operation are Monday through Friday from 10 AM to 9 PM, Saturday from 9 AM to 9 PM, and Sunday from 10 AM to 7 PM. The operation will increase from 18 to 25-30 employees. The subject formula retailer has two other locations in San Francisco, located at 3455 Geary Boulevard (approximately 2 miles away) and at 201 Bayshore Boulevard (approximately 3 miles away). There are currently 44 parking spaces for customers at the second-floor and this will be reduced to 42 parking spaces in order to incorporate a required loading space for deliveries.

SITE DESCRIPTION AND PRESENT USE

The project is located on a peninsular lot that occupies the width of the block, on the west side of Van Ness Avenue, between Fern and Sutter Streets, Block 0671, Lot 002. The property is located within the RC-4 (Residential-Commercial Combined, High Density) District and the 130-V Height and Bulk District and the Van Ness SUD (Special Use District). The property is developed with a two-story commercial building, containing two ground floor commercial tenant spaces with mezzanine levels (1301 and 1305 Van Ness Avenue) and a second floor parking garage. The tenant space at 1301 Van Ness is currently

occupied by a formula retail liquor store (d.b.a. BevMo!) and the adjacent tenant space at 1305 Van Ness is currently vacant. The last known use at 1305 Van Ness was an antique retail store (d.b.a. Tenenbaum's Emporium) and prior to that was an apparel store (d.b.a. American Rag Cie). The existing building was constructed circa 1912 and is a known historic resource.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the former Western Addition A-2 Redevelopment Area, which expired in 2009. It is on the eastern fringe of the Western Addition neighborhood and is adjacent to the Downtown/Civic Center as well as the Lower Nob Hill and Pacific Heights neighborhoods to the east. The subject property is also located in the Van Ness Special Use District and is part of the Van Ness Area Plan, which is predominantly a RC-4 and RC-3 zoning district. The corridor contains a number of architecturally and historically significant and contributory buildings. Van Ness Avenue is also known as the U.S. Highway 101, which is a wide vehicular arterial that consists of a variety of residential, commercial, and mixed-use buildings featuring residential uses above ground-floor commercial establishments. Generally, the commercial establishments characterizing this portion of Van Ness Avenue include a mixture of retail stores, office buildings, restaurants, and automobile dealership/repair shops.

Nearby land uses include residential, office, retail, restaurant and bar, auto service, church, hotel, and parking. The other lots on the subject block are zoned NC-3 (Neighborhood Commercial, Moderate-Scale) and contain multi-unit residential buildings with small ground floor retail uses. The lot to the north of the subject site, across Fern Street, is a six-story commercial building containing the Nissan and Infinity car dealership. The lot to the south, across Sutter Street, is a two-story mixed-use building with ground floor retail and residential units on the second floor. There is a four-story entertainment building (d.b.a. The Regency Ballroom) located immediately east of the project block, across Van Ness Avenue. Other buildings on the east side of Van Ness Avenue range from one to five stories in height, and are occupied by residential and retail uses. The CPMC Cathedral Hill site is located three blocks south of the subject site.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 19, 2013	July 3, 2013	32 days
Posted Notice	20 days	July 19, 2013	July 5, 2013	34 days
Mailed Notice	20 days	July 19, 2013	July 5, 2013	34 days

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

PUBLIC COMMENT

- The Department has received several telephone inquiries regarding the proposal, as well as a letter in support from the Alliance for a Better District 6, and 197 signatures in support of the project.

ISSUES AND OTHER CONSIDERATIONS

- There are approximately 43 existing formula retail establishments, including the subject property, out of approximately 232 commercial establishments within the RC-4 zoning district of the Van Ness Avenue SUD, which is approximately 18.5%.
- There are seven existing formula retail establishments, including the subject property, within the immediate two block radius.
- The closest commercial establishment offering alcoholic products is approximately two blocks north of the subject site.
- The character of Van Ness Avenue historically supported larger commercial uses. The subject building was originally constructed for a single commercial occupant for auto related uses.
- There are seven existing vacancies within the immediate two block radius and the project will replace one of them.
- The proposed establishment is a formula retail use with approximately 137 locations nationwide.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the expansion of a formula retail use in excess of 6,000 square feet within the RC-4, pursuant to Planning Code Sections 209.8, 303, 703.3, and 703.4.

BASIS FOR RECOMMENDATION

- The project will expand an existing Formula Retail establishment that has existed in the current location since 2006, and will not increase the concentration of the number of Formula Retail establishments in the neighborhood.
- The project maintains the availability of specialty goods that are complementary to the neighborhood and will offer additional food services.
- The expansion will revert the building to its original intent for a single commercial occupant.
- The expansion will replace a vacant storefront while preserving the existing character of the corridor by limiting modifications to the interior.
- Van Ness Avenue and the Van Ness Special Use district is not a neighborhood commercial district. The state highway 101 is a vehicular thoroughfare and attracts destination uses.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

RECOMMENDATION:	Approval with Conditions
------------------------	---------------------------------

Attachments:
Block Book Map

Executive Summary
Hearing Date: August 8, 2013

CASE NO. 2013.0530C
1301 Van Ness Avenue

Sanborn Map
Zoning Map
Formula Retail Map
Aerial Photographs
Site Photo
Reduced Plans

Attachment Checklist

- | | |
|---------------------------------------------------------|--------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input 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"/> Formula Retail Map | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input checked="" 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

SL

Planner's Initials

SL: G:\DOCUMENTS\ICU\1301 Van Ness Ave\2013.0530C\1301 Van Ness St - Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: AUGUST 8, 2013

Date: August 1, 2013
Case No.: **2013.0530C**
Project Address: **1301 VAN NESS AVENUE**
Zoning: RC-4 (Neighborhood Commercial, Cluster)
130-V Height and Bulk District
Block/Lot: 0671/002
Project Sponsor: Liz Bridges
SSL Law Firm
575 Market Street, Ste 2700
San Francisco, CA 94105
Staff Contact: Sharon Lai – (415) 575-9087
sharon.w.lai@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 209.8, 303, 703.3 and 703.4 OF THE PLANNING CODE TO ALLOW AN EXISTING FORMULA RETAIL ESTABLISHMENT (D.B.A. BevMo!) INTO THE ADJACENT VACANT COMMERCIAL SPACE, IN EXCESS OF 6,000 GROSS SQUARE FEET WITHIN THE RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT, THE 130-V HEIGHT AND BULK DISTRICT, AND VAN NESS SPECIAL USE DISTRICT..

PREAMBLE

On April 30, 2013, Liz Bridges (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 209.8, 303, 703.3 and 703.4 to allow the expansion of an existing formula retail use (d.b.a. BevMo!) in excess of 6,000 gross square feet within the RC-4 (Residential-Commercial Combined, High Density) District and a 130-V Height and Bulk District.

On August 8, 2013, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2013.0530C.

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

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

MOVED, that the Commission hereby authorizes the Conditional Use requested in Application No. 2013.0530C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on a peninsular lot that occupies the width of the block, on the west side of Van Ness Avenue, between Fern and Sutter Streets, Block 0671, Lot 002. The property is located within the RC-4 (Residential-Commercial Combined, High Density) District and the 130-V Height and Bulk District and the Van Ness SUD (Special Use District). The property is developed with a two-story commercial building, containing two ground floor commercial tenant spaces with mezzanine levels (1301 and 1305 Van Ness Avenue) and a second floor parking garage. The tenant space at 1301 Van Ness is currently occupied by a formula retail liquor store (d.b.a. BevMo!) and the adjacent tenant space at 1305 Van Ness is currently vacant. The last known use at 1305 Van Ness was an antique retail store (d.b.a. Tenenbaum's Emporium) and prior to that was an apparel store (d.b.a. American Rag Cie). The existing building was constructed circa 1912 and is a known historic resource.
3. **Surrounding Properties and Neighborhood.** The project site is located within the former Western Addition A-2 Redevelopment Area, which expired in 2009. It is on the eastern fringe of the Western Addition neighborhood and is adjacent to the Downtown/Civic Center as well as the Lower Nob Hill and Pacific Heights neighborhoods to the east. The subject property is also located in the Van Ness Special Use District and is part of the Van Ness Area Plan, which is predominantly a RC-4 and RC-3 zoning district. The corridor contains a number of architecturally and historically significant and contributory buildings. Van Ness Avenue is also known as the U.S. Highway 101, which is a wide vehicular arterial that consists of a variety of residential, commercial, and mixed-use buildings featuring residential uses above ground-floor commercial establishments. Generally, the commercial establishments characterizing this portion of Van Ness Avenue include a mixture of retail stores, office buildings, restaurants, and automobile dealership/repair shops.

Nearby land uses include residential, office, retail, restaurant and bar, auto service, church, hotel, and parking. The other lots on the subject block are zoned NC-3 (Neighborhood Commercial,

Moderate-Scale) and contain multi-unit residential buildings with small ground floor retail uses. The lot to the north of the subject site, across Fern Street, is a six-story commercial building containing the Nissan and Infinity car dealership. The lot to the south, across Sutter Street, is a two-story mixed-use building with ground floor retail and residential units on the second floor. There is a four-story entertainment building (d.b.a. The Regency Ballroom) located immediately east of the project block, across Van Ness Avenue. Other buildings on the east side of Van Ness Avenue range from one to five stories in height, and are occupied by residential and retail uses. The CPMC Cathedral Hill site is located three blocks south of the subject site.

4. **Project Description.** The applicant proposes to expand the existing 10,000 square foot formula retail liquor store into the adjacent vacant commercial tenant space. The subject liquor store (d.b.a. BevMo!) has operated at the current location since 2006, specializing in alcoholic and non-alcoholic beverages with some accessory sales in complementary items such as pre-packaged food items and glassware. The proposed BevMo! Expansion will result in a 20,000 square foot retail space that continues to sell the existing items with expanded accessory uses that will include an alcohol tasting area of 340 square feet, a limited-restaurant deli use of 150 square feet, and an accessory amount of tobacco paraphernalia of less than 10 linear feet.

The existing and proposed hours of operation are Monday through Friday from 10 AM to 9 PM, Saturday from 9 AM to 9 PM, and Sunday from 10 AM to 7 PM. The operation will increase from 18 to 25-30 employees. The subject formula retailer has two other locations in San Francisco, located at 3455 Geary Boulevard (approximately 2 miles away) and at 201 Bayshore Boulevard (approximately 3 miles away). There are currently 44 parking spaces for customers at the second-floor and this will be reduced to 42 parking spaces in order to incorporate a required loading space for deliveries

5. **Public Comment.** The Department has several inquiry phone calls, a letter in support from Alliance for a Better District 6, and 197 signatures in support.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Street Frontage in Residential-Commercial Districts.** Section 145.1 of the Planning Code requires the following:
 1. Off-street parking at street grade on a development lot must be set back at least 25 feet on the ground floor and at least 15 feet on floors above, from any facade facing a street at least 30 feet in width. Parking above the ground level shall be entirely screened from all public rights-of-way in a manner that accentuates ground floor uses, minimizes mechanical features and is in keeping with the overall massing and architectural vocabulary of the building.
 2. No more than one-third of the width or 20 feet, whichever is less, of any given street frontage of a new or altered structure parallel to and facing a street shall be devoted to parking and loading ingress or egress. Street-facing garage structures and garage doors may not extend closer to the street than a primary building facade unless the garage

structure and garage door are consistent with the features listed in Section [136](#) of this Code. The total street frontage dedicated to parking and loading access should be minimized, and combining entrances for off-street parking with those for off-street loading is encouraged. The placement of parking and loading entrances should minimize interference with street-fronting active uses and with the movement of pedestrians, cyclists, public transit, and autos. Entrances to off-street parking shall be located at least six feet from a lot corner located at the intersection of two public rights-of-way. Off-street parking and loading entrances should minimize the loss of on-street parking and loading spaces. Off-street parking and loading are also subject to the provisions of Section [155](#) of this Code.

3. With the exception of space allowed for parking and loading access, building egress, and access to mechanical systems, space for active uses as defined in Subsection (b) (2) and permitted by the specific district in which it is located shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width.
4. Ground floor non-residential uses in all RC districts, shall have a minimum floor-to-floor height of 14 feet.
5. The floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Street-facing ground-level spaces housing non-residential active uses in hotels, office buildings, shopping centers, and other large buildings shall open directly onto the street, rather than solely into lobbies and interior spaces of the buildings. Such required street-facing entrances shall remain open to the public during business hours.
6. Frontages with active uses that are not residential or PDR must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Buildings located inside of, or within an unobstructed line of less than 300 feet of an Urban Bird Refuge, as defined in Section [139\(c\)\(1\)](#), shall follow glazing requirements within Section [139\(c\)](#) of this Code.
7. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 455-feet of frontage on Van Ness Avenue, Fern Street and Sutter Street, with approximately 390 feet devoted to either the store entrances or window spaces. The windows are clear and unobstructed, and meet the active use and minimum ceiling height requirements. The parking setback at the second floor is an existing legal non-conforming condition. The parking is screened from the street.

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

The proposed tenant space contains approximately 20,000 square feet of area and will require 40 parking spaces, 42 spaces will be provided in the second floor garage, accessed from Sutter Street.

- C. **Loading.** Section 152 and 154 of the Planning Code requires one off-street freight loading for uses over 10,000 square feet. The first required freight loading space shall have a minimum width of 10 feet, a minimum length of 25 feet, and a minimum vertical clearance, including entry and exit, of 12 feet.

The proposed use will provide one new Code-complying loading space at the second floor garage, accessed from Sutter Street. There is a second existing loading dock accessed from Fern Street that does not meet the dimensional requirements of the Code.

- D. **Use Size.** Planning Code Sections 121.2 and 209.8(f), requires Conditional Use (CU) authorization for non-residential use exceeding 6,000 square feet in the RC-4 zoning district.

The existing 10,000 square foot retail space already exceeds the use size limit. The expansion will result in a 20,000 square foot retail space and requires Conditional Use authorization.

- E. **Formula Retail.** Planning Code Section 703.3 defines Formula Retail as a type of retail sales activity or retail sales establishment which, along with eleven or more other retail sales establishments located in the United States, maintains two or more of the following features: a standardized array of merchandise, a standardized façade, a standardized décor and color scheme, a uniform apparel, standardized signage, a trademark or a servicemark. Planning Code Section 209.8(d) requires Conditional Use authorization for Formula Retail Use, as defined in Section [703.3\(b\)](#) of this Code.

The proposed Formula Retail expansion would share a standardized array of merchandise, décor and color scheme, uniform apparel, standardized signage and trademark with approximately 137 other existing BevMo! locations nationwide, and requires Conditional Use authorization.

- F. **Liquor Store.** Planning Code Section 209.8(g) principally permits Liquor Stores on the ground floor, as defined in Section [790.55](#) of the Code.

The existing BevMo! and the proposed expanded use complies with the definition of liquor store and is principally permitted at the ground floor.

- G. **Limited Restaurant.** Planning Code Section 209.8(a) permits commercial establishment as a principal use on the ground floor or below of a building if permitted as a principal use on the ground floor in an NC-3 District.

The proposed 150 square foot deli exceeds the accessory take-out food use limit of a maximum of 100 square feet, and is therefore considered a Limited-Restaurant per Planning Code Section 790.90. Planning Code Section 712.43 permits Limited-Restaurants as a principal use.

- H. **Tobacco Paraphernalia.** Planning Code Section 790.123 defines a Tobacco Paraphernalia establishment as a retail use where more than 10% of the square footage of occupied floor area or more than 10 linear feet of display area, whichever is less, is dedicated to Tobacco Paraphernalia or collateral items. Planning Code Section 712.69 requires a Conditional Use authorization for Tobacco Paraphernalia as a primary use.

The proposed amount of area dedicated to Tobacco Paraphernalia items will be approximately 7 linear feet and is therefore not considered a Tobacco Paraphernalia establishment and meets the definition of an accessory use.

- I. **Wine Tasting.** Planning Code Section 790.22 permits intermittent and/or occasional wine tasting with the following conditions: (1) occur entirely during regular operating hours only, (2) take place no more than twice each week for no more than four hours each occurrence and on a further occasional appointment-only basis, (3) not occur on a premises on which any type of permit from the Entertainment Commission is held, (4) not occur in an area physically separated from the main liquor store retail area by full-height partitions or partitions that otherwise prevent clear visual access to and from the main retail area and (5) be limited to one ounce servings and three servings per individual customer per day. Should the liquor store not adhere to each of these five conditions it would be considered a "bar." It was also noted that, pursuant to Ordinance 260-00 which became effective in May of 2000, "retail sales of wine" is now considered to be a liquor store. It was also noted that conditions 4 and 5, above, reflect ABC and Police Department policies at the time of this interpretation, and may be modified should those regulations change.

The proposed alcohol tasting would be consistent with the conditions defined for intermittent and/or occasional wine tasting and will be subject to the Department of Alcoholic Beverage Control as well as the Planning Department's review and approval for licensing.

- J. **Signage.** Any proposed signage will be subject to the review and approval by the Planning Department and must comply with Article 6 of the Planning Code.
7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:
- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The proposed use will occupy an existing vacant retail space and does not involve an exterior expansion. Although the subject storefront will be generous, it is not uncommon for commercial uses to occupy the length of a block in the subject SUD. The subject building was constructed for a single commercial tenant and was historically used for auto-related uses that also occupied the entire ground floor. There are three other liquor or wine stores along the Van Ness SUD. The proposed expansion complements the mix of goods and services currently available in the district and will not alter the existing mix of uses.

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

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

The height and bulk of the existing building will remain the same and the project will not alter the existing exterior appearance or character of the project vicinity. No external expansion is proposed.

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

The existing traffic pattern will not be significantly affected by the proposed project. There is an abundance of public transit available within ¼ mile from the Subject Site including seven Muni lines (2, 3, 19, 38, 47, 49, and 90), and seven Golden Gate Transit lines (101X, 10, 54, 70, 80, 93, and 101). There is off-street parking in the subject building and on-street parking along all three frontages of the subject property and in the surrounding neighborhood.

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

The proposed accessory use is subject to the standard conditions of approval to mitigate odor and noise generated by the deli use.

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

The proposed project will involve interior alterations and the Department will review all lighting and signs proposed for the expansion in accordance with the Planning Code. Two accessory parking spaces will be converted to a Code-complying loading space at the second floor garage.

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

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

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

The proposed project is not located within a Neighborhood Commercial District.

8. **Planning Code Sections 303(i), 703.3(h) and 703.4** require Conditional Use authorization for the establishment of a Formula Retail Use in Neighborhood Commercial Districts. The Planning Commission shall consider the following criteria set forth in Section 303(i) in addition to the criteria set forth in Section 303(c):

- a. The existing concentrations of formula retail uses within the Neighborhood Commercial District.

The subject site is not in a Neighborhood Commercial District. Based on staff's survey, there are approximately 232 ground floor retail establishments along the Van Ness Avenue SUD within the RC-4 zoning district and approximately 43 (18.5%) of these businesses appear to qualify as formula retail uses. These formula retail uses are primarily financial institutions, car dealerships, restaurants and Limited-Restaurants. The proposed project will not increase the existing number of formula retail establishments in the area.

Planning Department staff found seven existing formula retail uses including the subject project (d.b.a. Mattress Discounters, Starbucks, Peet's, Nissan/Infinity, BevMo!, Verizon, and Fed-Ex/Kinkos) within the immediate two block radius.

- b. The availability of other similar retail uses within the Neighborhood Commercial District.

The subject site is not in a Neighborhood Commercial District and is an expansion of an existing retail use. According to the project sponsor, "BevMo! is the leading alcoholic beverage-lifestyle specialty retailer in the western United States." The intent is to sell "competitively priced alcoholic and non-alcoholic beverages and goes with products such as specialty foods and snacks, cigars, glassware and related bar and wine accessories." There are three other liquor or wine shops along the approximately 24-block long district. The nearest establishment offering wine or liquor products is approximately two blocks north of the subject site.

- c. The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the Neighborhood Commercial District.

The subject site is not in a Neighborhood Commercial District; however, the proposed project will not involve significant modifications to the building's existing architectural and aesthetic character. There will be no expansion of the existing building envelope.

- d. The existing retail vacancy rates within the Neighborhood Commercial District.

The subject site is not in a Neighborhood Commercial District; however, there are approximately 23 retail vacancies out of approximately 232 retail spaces within the RC-4 zoned portion of the Van Ness SUD, which is approximately 10%. There are approximately seven vacancies within the immediate two block radius, including the subject tenant space.

- e. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the Neighborhood Commercial District.

The subject site is not in a Neighborhood Commercial District, however, BevMo! has operated in the current location for seven years as a complementary used to the mix of goods and services along the Van Ness Avenue SUD. The proposed expansion will not change the existing mix of Citywide-serving and neighborhood-serving uses in the district.

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

VAN NESS AVENUE AREA PLAN

Objectives and Policies

OBJECTIVE 1:

CONTINUE EXISTING OF THE AVENUE AND ADD A SIGNIFICANT INCREMENT OF NEW HOUSING.

Policy 1.2:

Allow existing structures to remain in non-residential use.

The proposed development will preserve the existing commercial use in a building intended for commercial usage.

OBJECTIVE 5:

ENCOURAGE DEVELOPMENT WHICH REINFORCES TOPOGRAPHY AND URBAN PATTERN, AND DEFINES AND GIVES VARIETY TO THE AVENUE.

Policy 5.4:

Preserve existing view corridors.

No exterior expansions of the two-story building are proposed, thereby preserving existing view corridors.

OBJECTIVE 6:

ENCOURAGE DISTINGUISHED ARCHITECTURE WHOSE SCALE, COMPOSITION AND DETAILING ENHANCES THE OVERALL DESIGN STRUCTURE OF THE AVENUE AND RELATES TO HUMAN SCALE.

Policy 6.1:

Design exterior facades which complement and enhance significant works of architecture along the Avenue.

The proposed formula retail expansion will preserve the historic resource by limiting modifications within existing openings.

OBJECTIVE 8:

CREATE AN ATTRACTIVE STREET AND SIDEWALK SPACE WHICH CONTRIBUTES TO THE TRANSFORMATION OF VAN NESS AVENUE INTO A RESIDENTIAL BOULEVARD.

Policy 8.2:

Where there are no trees, plant trees within the sidewalk space and the median strip. Maintain existing healthy trees and replace unhealthy ones.

The project sponsor will maintain the existing street trees along Van Ness Avenue and Sutter Street.

OBJECTIVE 9:

PROVIDE SAFE AND EFFICIENT MOVEMENT AMONG ALL USERS ON VAN NESS AVENUE.

Policy 9.13:

Discourage access to freight loading facilities from Van Ness Avenue.

The proposed new loading space is accessed from Sutter Street.

OBJECTIVE 11:

PRESERVE THE FINE ARCHITECTURAL RESOURCES OF VAN NESS AVENUE.

Policy 11.1:

Avoid demolition or inappropriate alteration of historically and architecturally significant buildings.

No modifications are proposed on the exterior, thereby preserving this known historic resource.

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.

Policy 1.2:

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

Policy 1.3:

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

The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. .

OBJECTIVE 2:

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

Policy 2.1:

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

The project will retain an existing commercial activity and replace a vacant storefront.

NEIGHBORHOOD COMMERCE

OBJECTIVE 6:

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

Policy 6.1:

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

The proposed use is neighborhood-serving in that it will also contain a limited-restaurant on-site that provides deli food items for the residents of the area. The project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

Policy 6.4:

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

The proposed Formula Retail use will sell goods (alcohol and food) as its principal use and provide personal service (alcohol tasting instruction) as its accessory use, which will enhance the variety of complementary uses for this diverse area.

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

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

The proposal would preserve and enhance the district by retaining the existing liquor store and reduce a storefront vacancy. The proposed expansion would create additional employment opportunities for the community. The proposed alterations are within the existing building footprint.

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

The existing residential units in the surrounding neighborhood would not be adversely affected. The subject building is a known historic resource and will be preserved.

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

No housing is removed for this project.

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

The project site is on Van Ness Avenue and is well served by 14 lines of bus transit, and both on- and off-street parking is available.

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

The project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project. The tenant space it is expanding into is currently vacant.

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

The project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the project site.

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

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

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

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2013.0530C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 30, 2013, and stamped "EXHIBIT B", which is incorporated herein by reference as though fully set forth.

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

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 8, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 8, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow the expansion of an existing formula retail use (d.b.a. BevMo!) in excess of 6,000 gross square feet located at 1301 Van Ness Avenue, Block 0671, and Lot 002 pursuant to Planning Code Sections 209.8, 303, 703.3 and 703.4 within the RC-4 (Residential-Commercial Combined, High Density) District, a 130-V Height and Bulk District, and the Van Ness Special Use District; in general conformance with plans, dated **April 30, 2013**, and stamped "EXHIBIT B" included in the docket for Case No. **2013.0530C** and subject to conditions of approval reviewed and approved by the Commission on **August 8, 2013** under Motion No **XXXXXX**. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

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

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

SEVERABILITY

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

CHANGES AND MODIFICATIONS

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

Conditions of Approval, Compliance, Monitoring, and Reporting

PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **ABC License.** The Project Sponsor shall obtain all necessary approvals from the Department of Alcoholic Beverage Control (ABC) prior to operating any alcoholic tasting. The authorized alcohol tasting use shall also comply with all of the conditions imposed by the Department of ABC and the Planning Department.

For information about compliance, contact the Department of Alcoholic Beverage Control, at (916) 419-2500, <http://www.abc.ca.gov/>

DESIGN

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

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

4. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

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

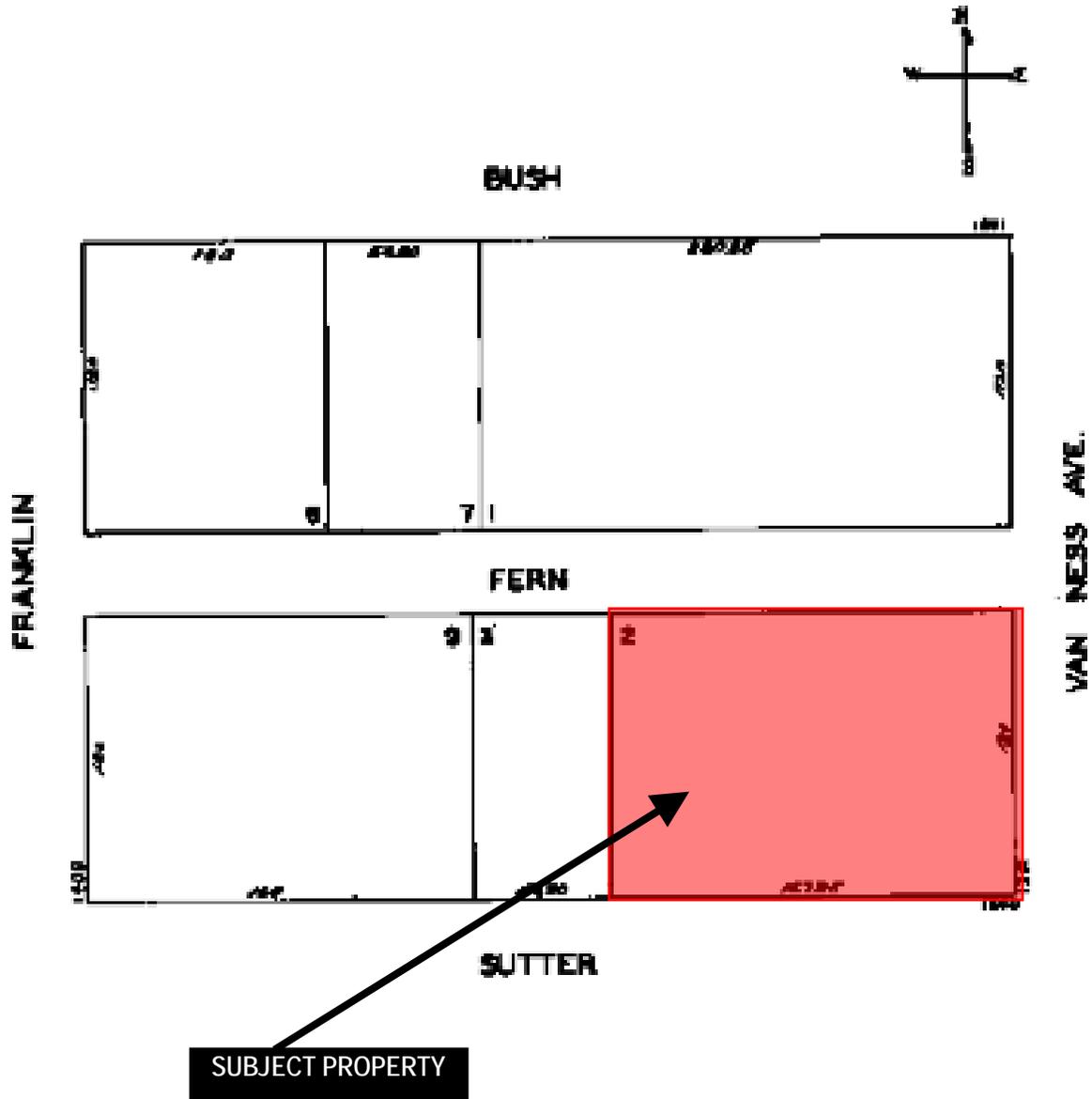
MONITORING

5. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

OPERATION

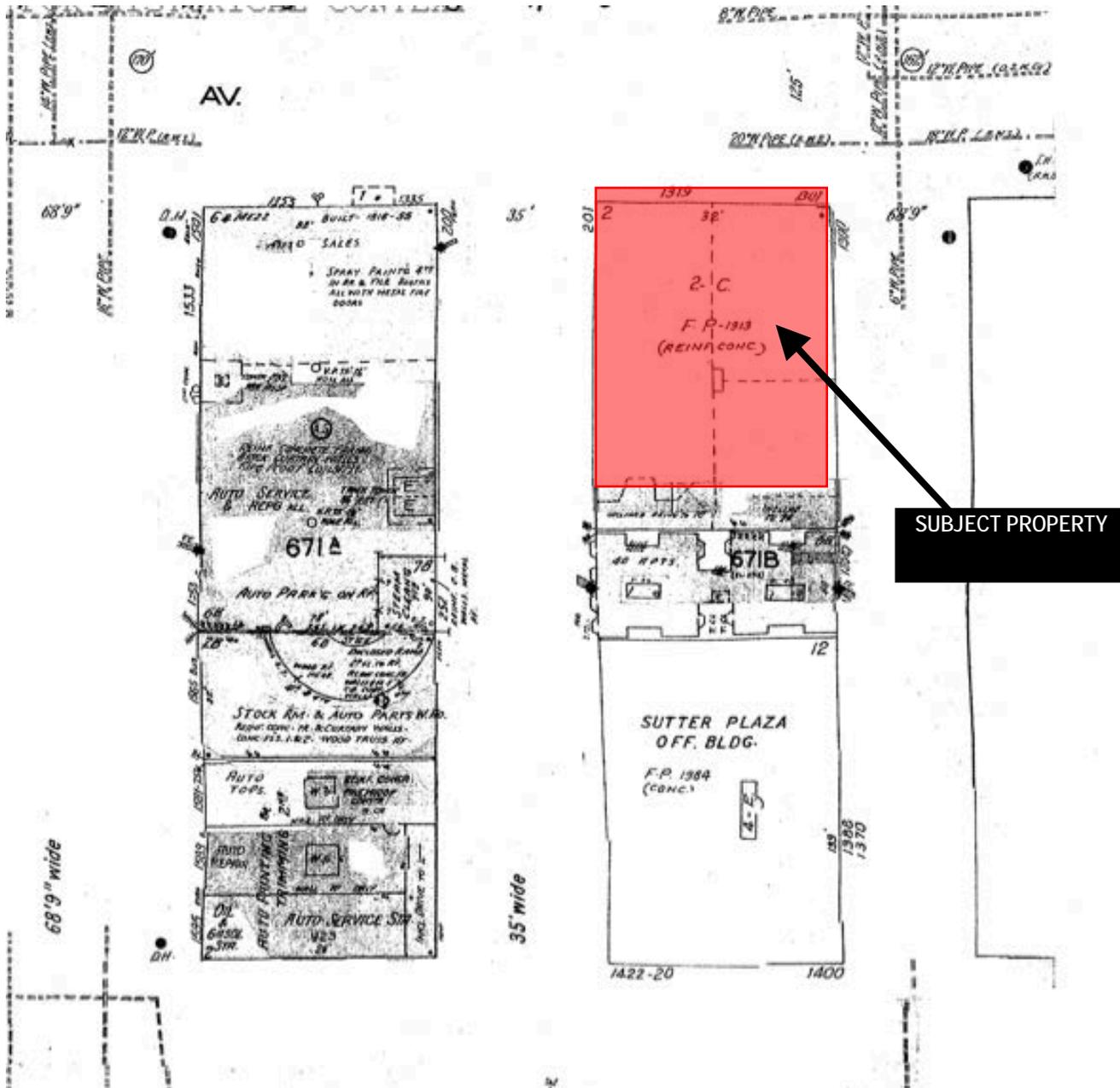
6. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org/>*
7. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.
For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

Parcel Map



Conditional Use Authorization
Case Number 2013.0530C
Formula Retail – BevMo!
1301 Van Ness Avenue

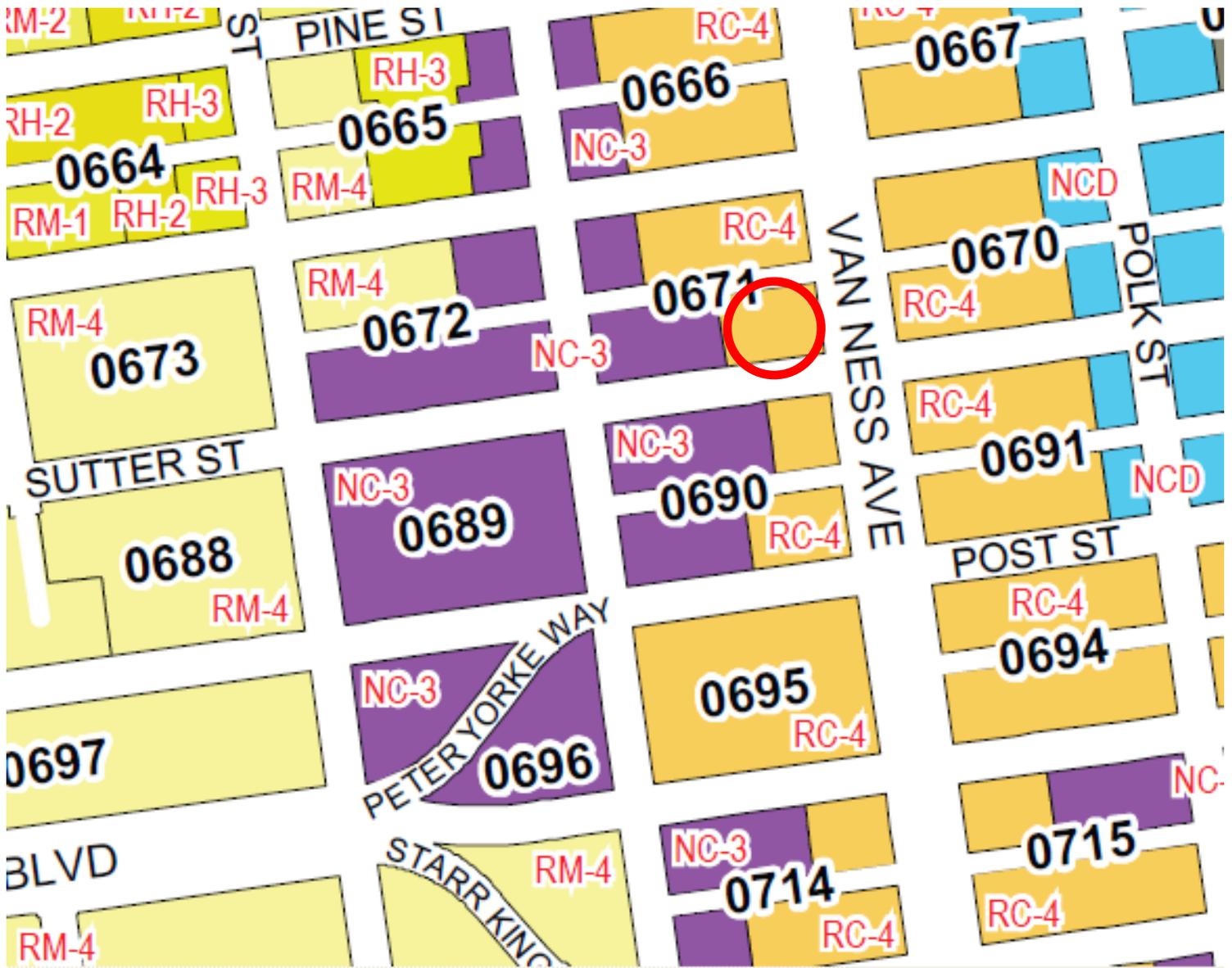
Sanborn Map*



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

Conditional Use Authorization
Case Number 2013.0530C
Formula Retail – BevMo!
1301 Van Ness Avenue

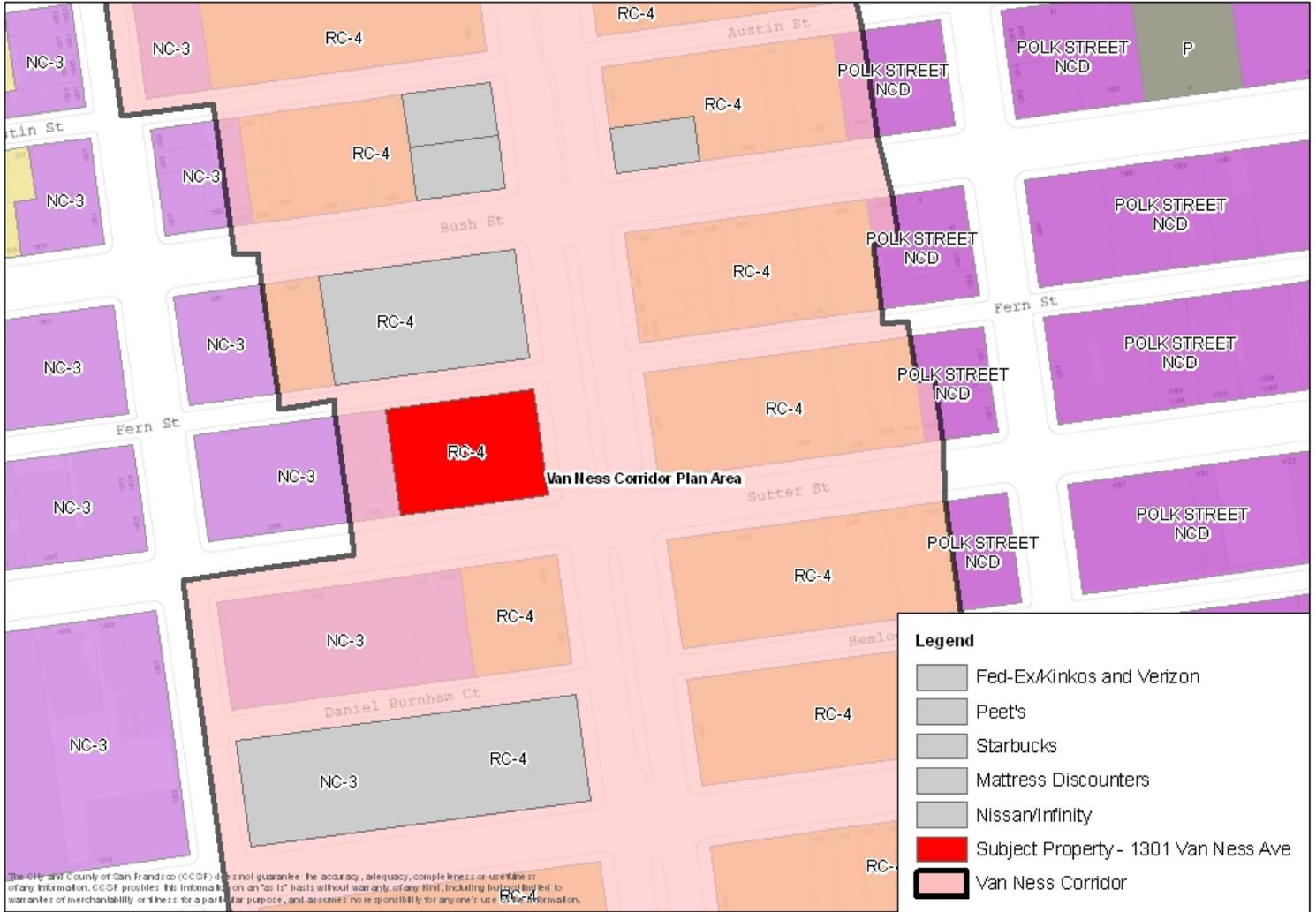
Zoning Map



Conditional Use Authorization
Case Number 2013.0530C
Formula Retail – BevMo!
1301 Van Ness Avenue

Formula Retail Map

1301 Van Ness Ave - Survey



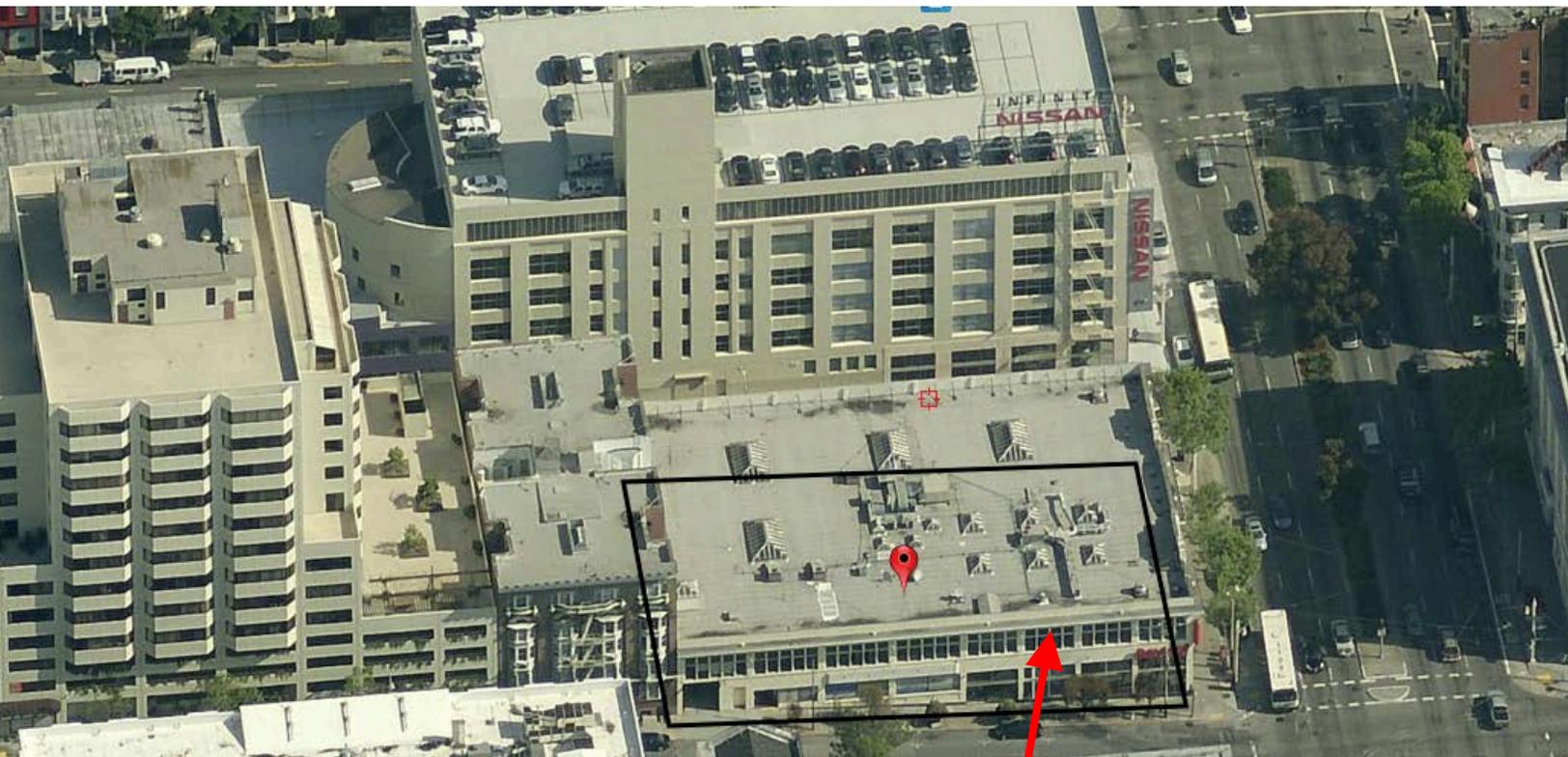
The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty, of any kind, including but not limited to warranties of merchantability or fitness for a particular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

0 60 120 240 Feet

Printed: 31 July, 2013

Conditional Use Authorization
Case Number 2013.0530C
 Formula Retail – BevMo!
 1301 Van Ness Avenue

Aerial Photo View to North



SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2013.0530C
Formula Retail – BevMo!
1301 Van Ness Avenue

Aerial Photo View to West

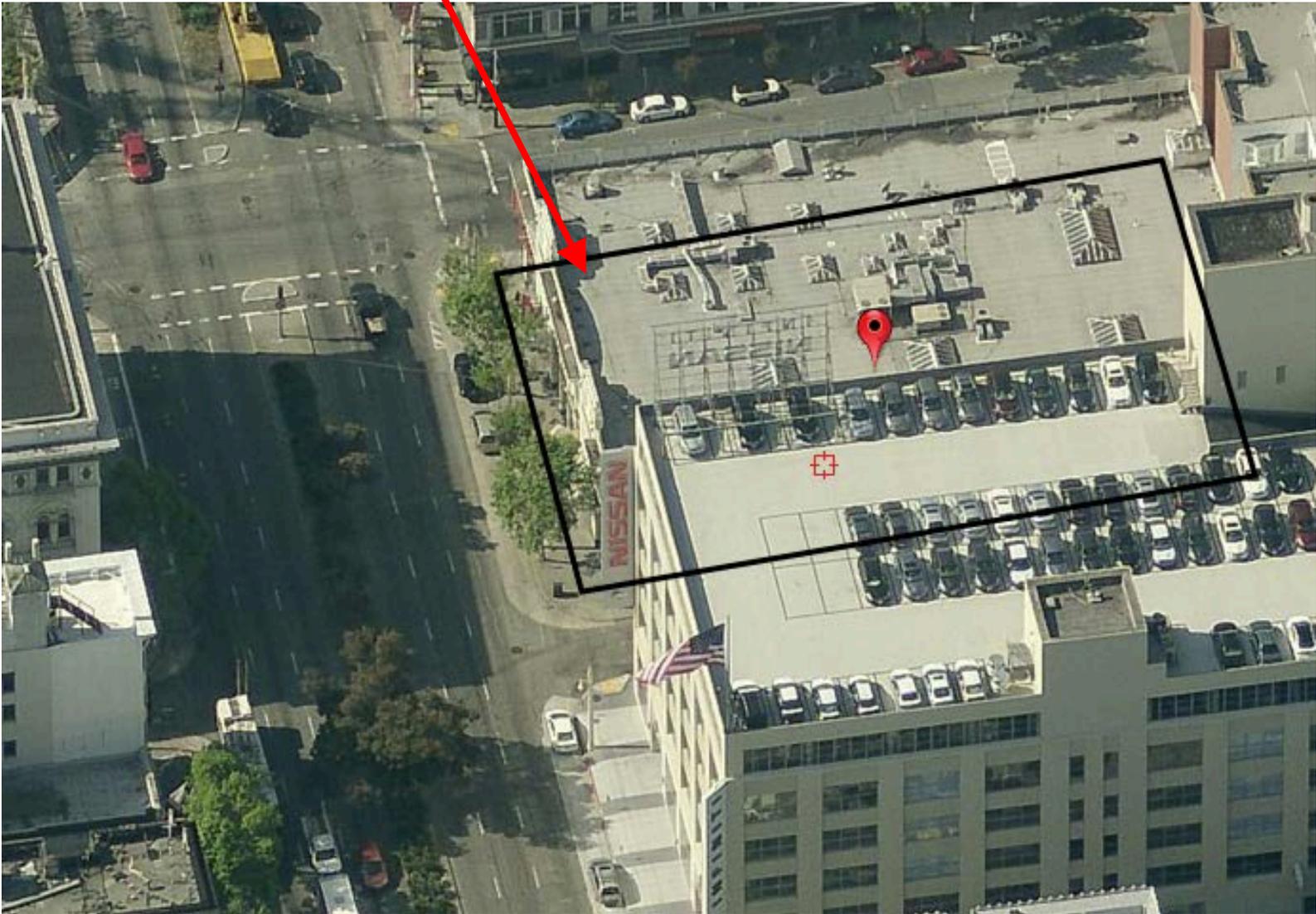


SUBJECT PROPERTY

Conditional Use Authorization
Case Number 2013.0530C
Formula Retail – BevMo!
1301 Van Ness Avenue

Aerial Photo View to South

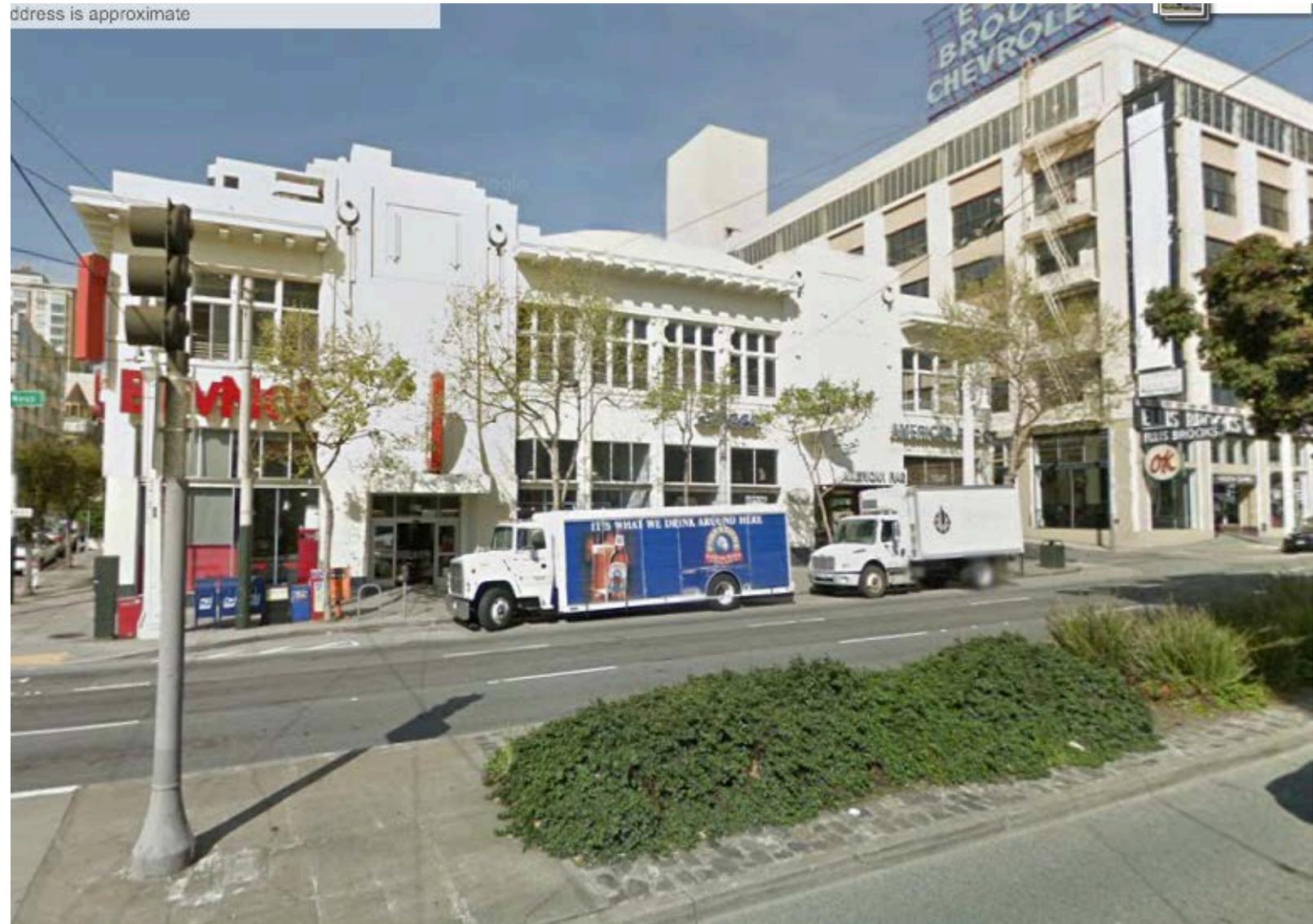
SUBJECT PROPERTY



Conditional Use Authorization
Case Number 2013.0530C
Formula Retail – BevMo!
1301 Van Ness Avenue

Site Photo

Address is approximate



Conditional Use Authorization
Case Number 2013.0530C
Formula Retail – BevMo!
1301 Van Ness Avenue



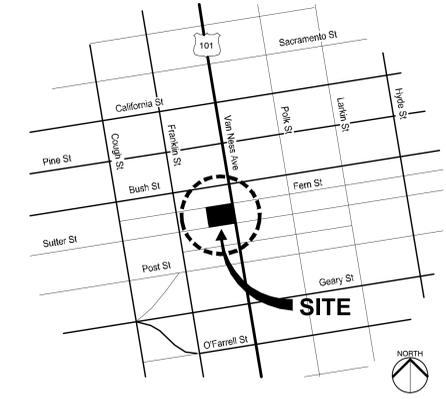
mgs architecture

T 415.974.8002 F 415.974.1558

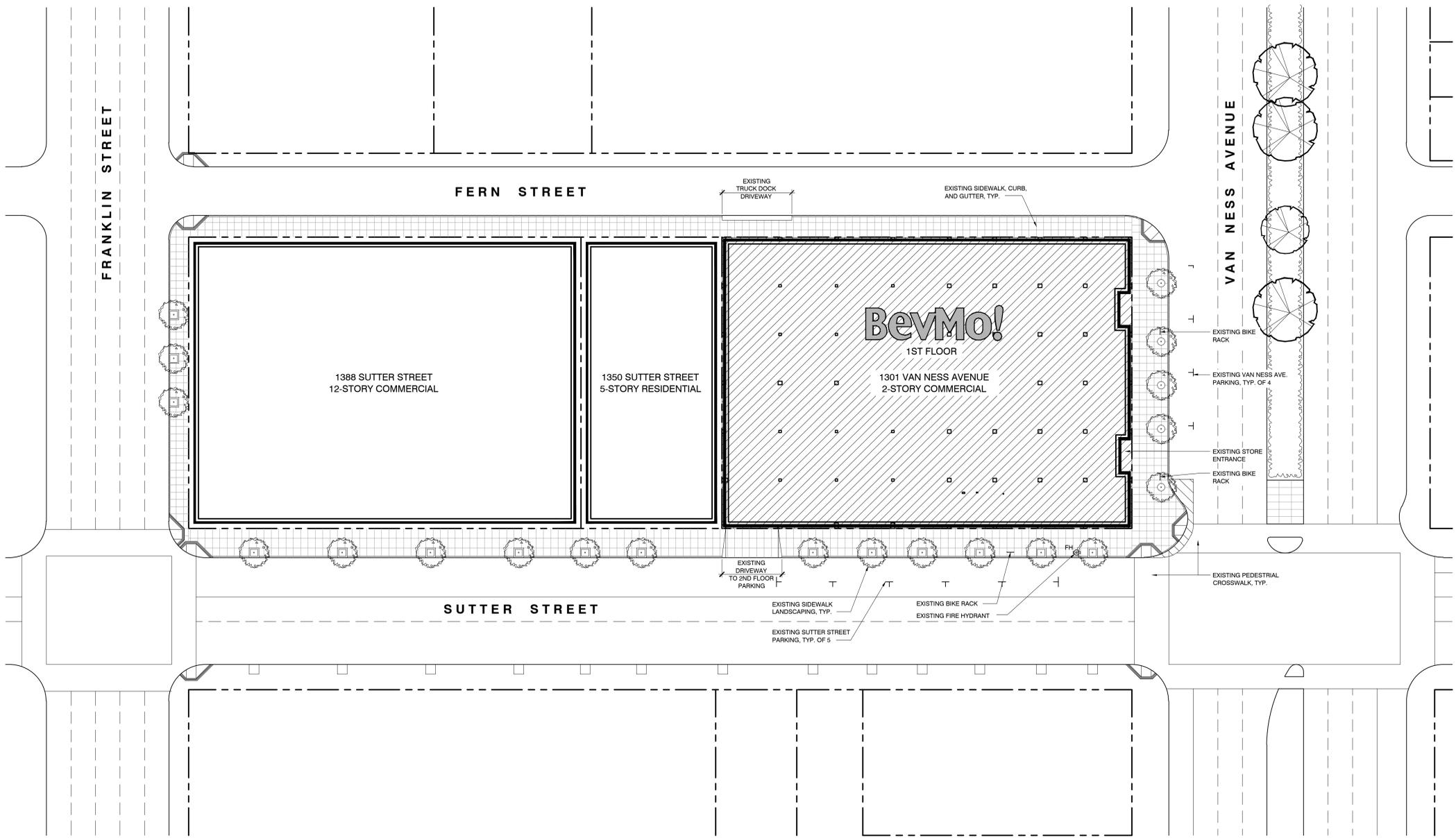
250 Sutter Street Suite 500, San Francisco, CA 94108

Seal:

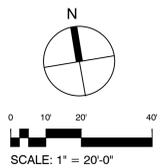
A Project for:



VICINITY MAP
SCALE: N.T.S.



EXISTING SITE PLAN
SCALE: 1" = 20'-0"



BevMo!
1301 VAN NESS AVENUE
SAN FRANCISCO, CA 94109

Client:

BevMo!

1401 WILLOW PASS ROAD, SUITE 900
CONCORD, CA 94520

Revisions:

No.	Description	Date
Project No.:		13.093.10
Drawn By:		--
Reviewed By:		--
Scale:	AS SHOWN	
Date:	03-19-13	
Filename:		--
Sheet Title:		

EXISTING SITE PLAN

Sheet #:

Historic Site Photos

1301 Van Ness Avenue



1913



1976



2009



Ad - 1912
San Francisco Chronicle



Ad - 1912
San Francisco Chronicle



Ad - 1917
San Francisco Chronicle



Ad - 1920
San Francisco Chronicle



m c g architecture
 T 415.974.8002 F 415.974.1558
 250 Sutter Street Suite 500, San Francisco, CA 94108
 Seal:

A Project for:

BevMo!
 1301 VAN NESS AVENUE
 SAN FRANCISCO, CA 94109

Client:

BevMo!
 1401 WILLOW PASS ROAD, SUITE 900
 CONCORD, CA 94520

Revisions:

No.	Description	Date
Project No.:		13.093.10
Drawn By:		--
Reviewed By:		--
Scale:		AS SHOWN
Date:		03-19-13
Filename:		--
Sheet Title:		

HISTORIC
 SITE PHOTOS

Sheet #:



m c g architecture

250 Sutter Street Suite 500, San Francisco, CA 94108

Seal:

A Project for:

BevMo!

1301 VAN NESS AVENUE
SAN FRANCISCO, CA 94109

Client:

BevMo!

1401 WILLOW PASS ROAD, SUITE 900
CONCORD, CA 94520

Revisions:

No.	Description	Date
Project No.:		13.093.10
Drawn By:		--
Reviewed By:		--
Scale:		1/8" = 1'-0"
Date:		03-19-13
Filename:		--
Sheet Title:		--

EXISTING
FLOOR
PLAN

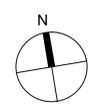
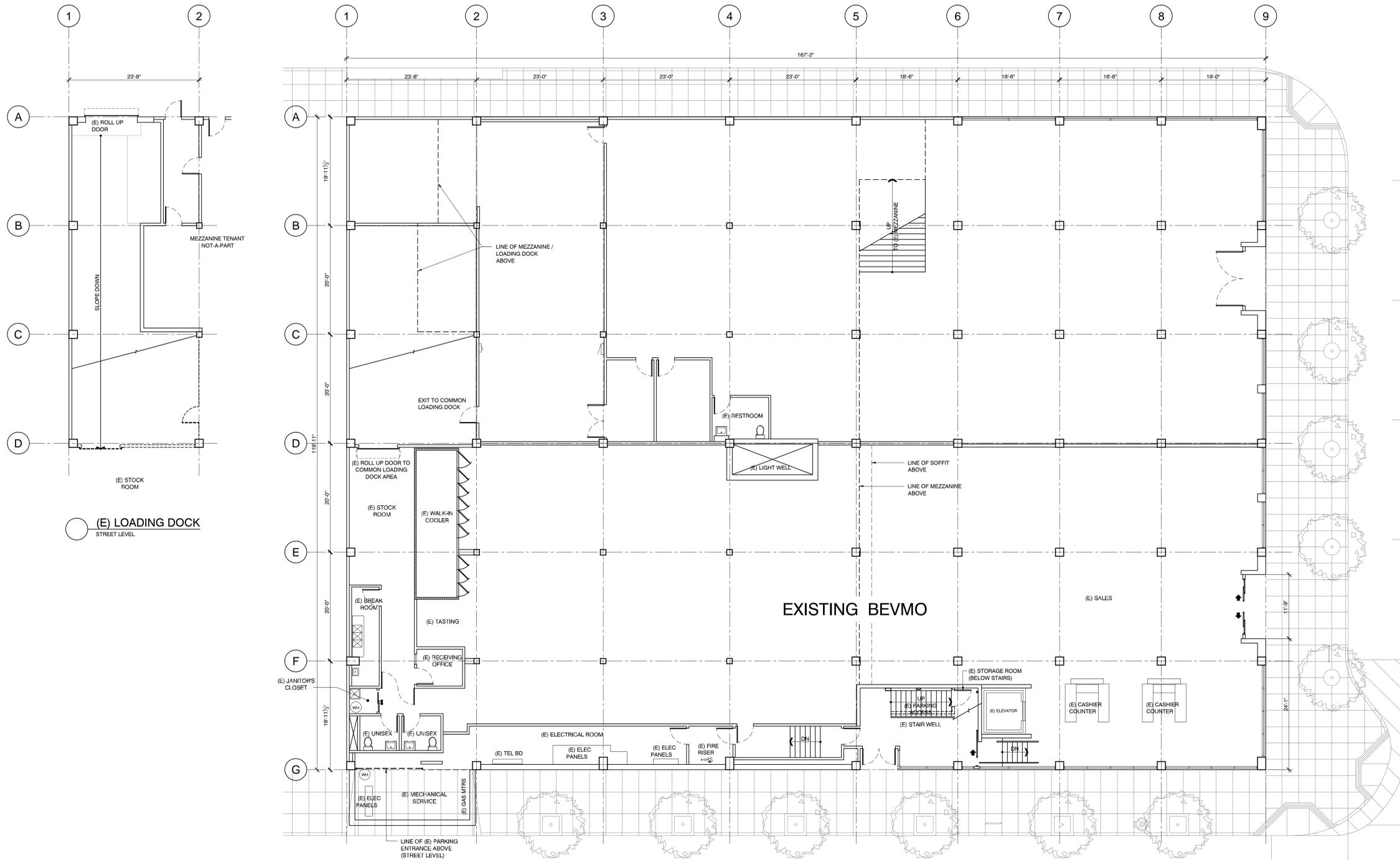
Sheet #:

© MCG ARCHITECTS 2012 ALL RIGHTS RESERVED

FERN STREET

SUTTER STREET

VAN NESS AVENUE





m&g architecture

415.974.8002 415.974.1556

250 Sutter Street Suite 500, San Francisco, CA 94108

Seal:

A Project for:

BevMo!

1301 VAN NESS AVENUE
SAN FRANCISCO, CA 94109

Client:

BevMo!

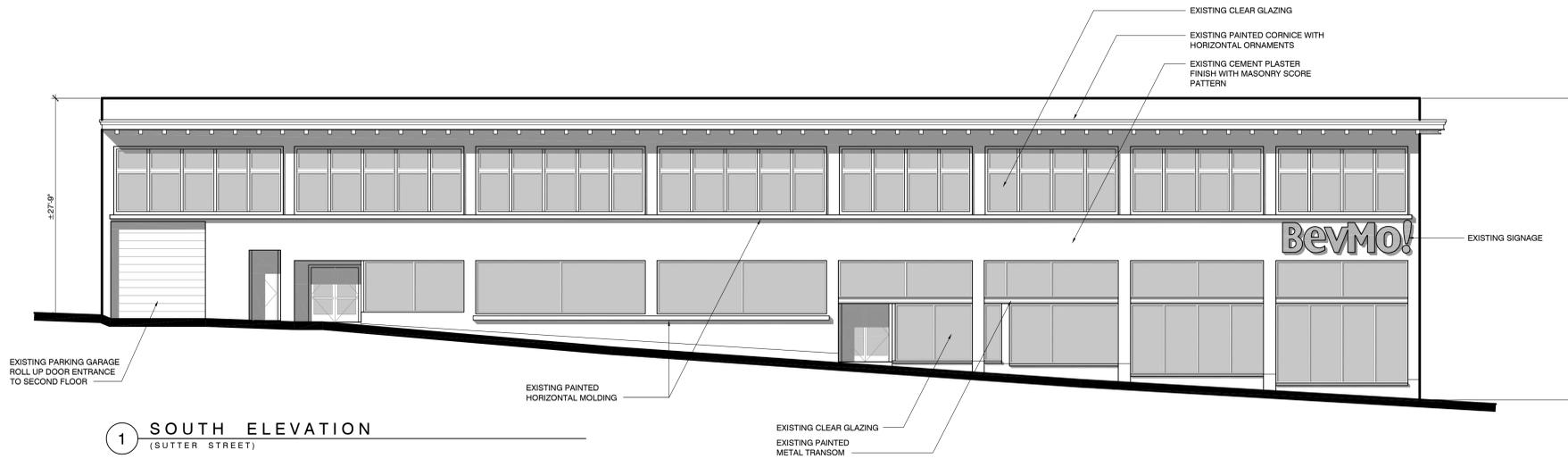
1401 WILLOW PASS ROAD, SUITE 900
CONCORD, CA 94520

Revisions:

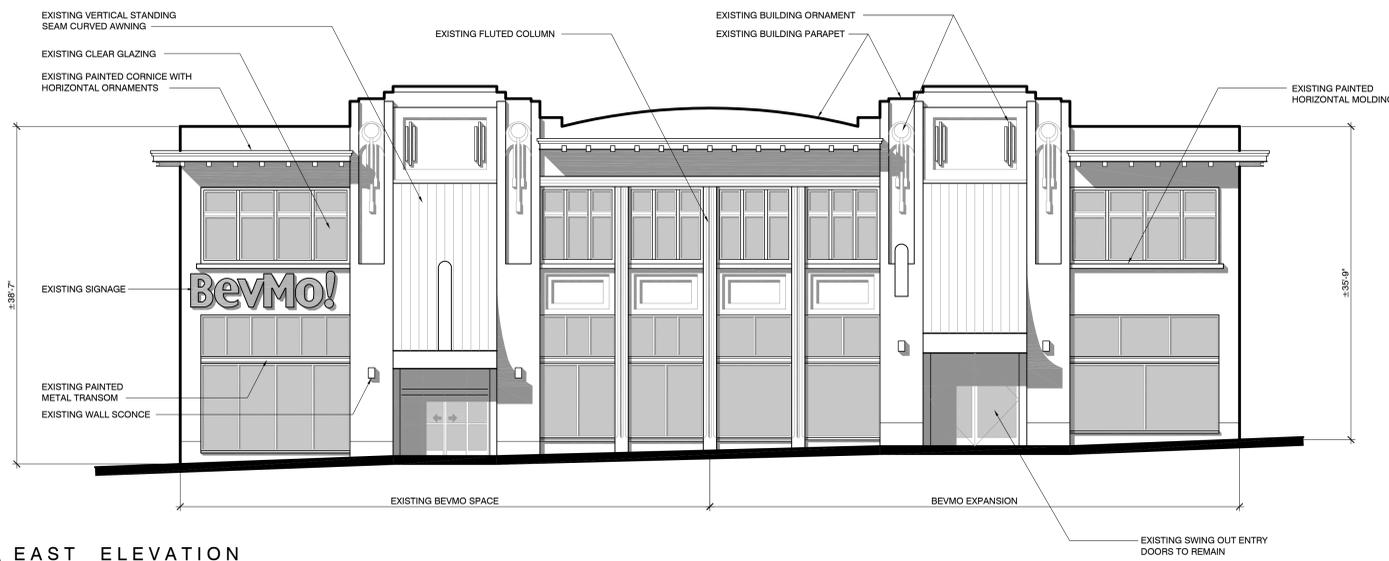
No.	Description	Date
Project No.:		13.093.10
Drawn By:		--
Reviewed By:		--
Scale:		AS SHOWN
Date:		03-19-13
Filename:		--
Sheet Title:		--

EXISTING BUILDING
ELEVATIONS

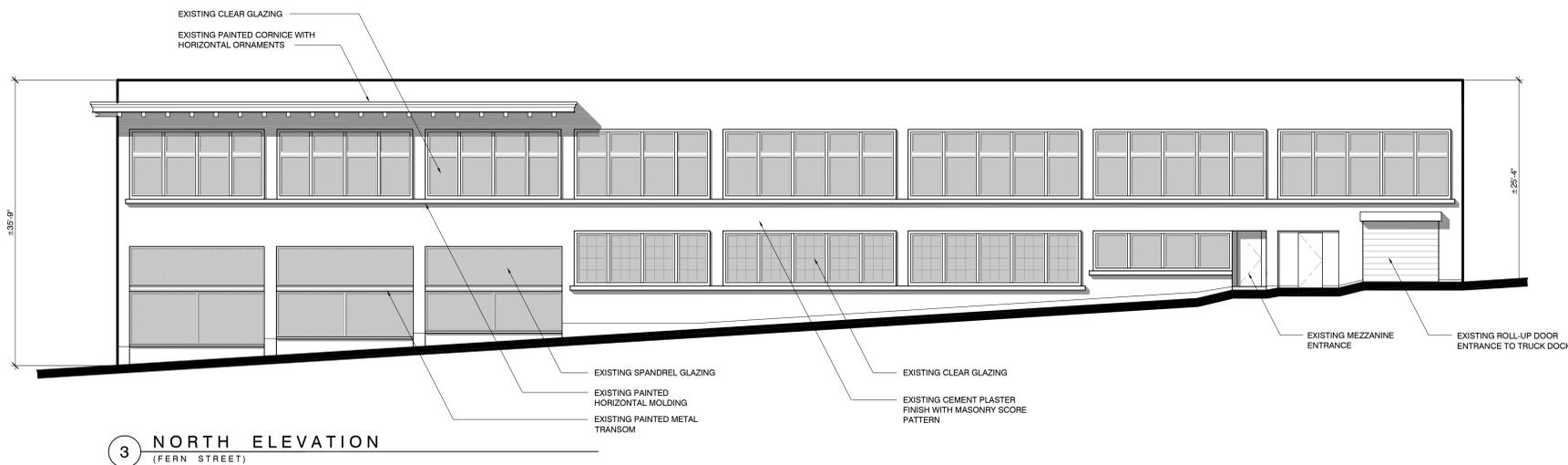
Sheet #:



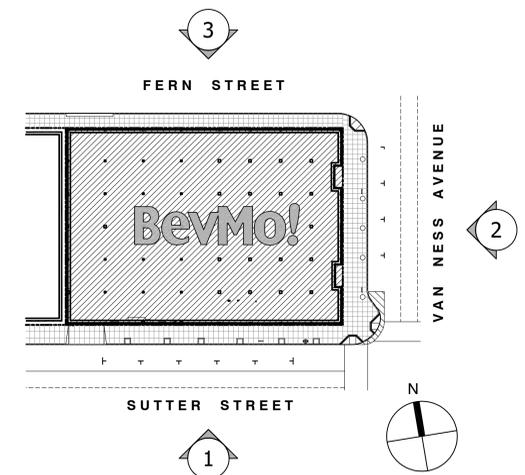
1 SOUTH ELEVATION
(SUTTER STREET)



2 EAST ELEVATION
(VAN NESS AVENUE)



3 NORTH ELEVATION
(FERN STREET)



LEGEND

EXISTING BUILDING ELEVATIONS

SCALE

© MCG ARCHITECTS 2012 ALL RIGHTS RESERVED



m g architecture

415.974.8002 415.974.1556

250 Sutter Street Suite 500, San Francisco, CA 94108

Seal:

A Project for:

BevMo!

1301 VAN NESS AVENUE
SAN FRANCISCO, CA 94109

Client:

BevMo!

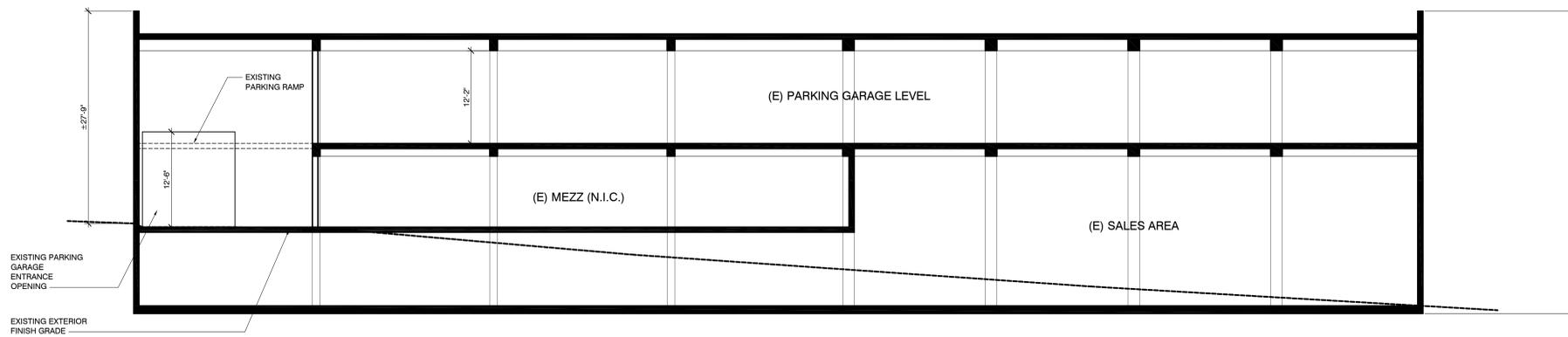
1401 WILLOW PASS ROAD, SUITE 900
CONCORD, CA 94520

Revisions:

No.	Description	Date
Project No.:	13.093.10	
Drawn By:	--	
Reviewed By:	--	
Scale:	AS SHOWN	
Date:	03-19-13	
Filename:	--	
Sheet Title:		

EXISTING BUILDING
ELEVATIONS

Sheet #:



1 BUILDING SECTION - SOUTH
(SUTTER STREET)

Liz Bridges

From: Elizabeth Zaninovich <zaninoviche@bevmo.com>
Sent: Tuesday, May 28, 2013 5:21 PM
To: Liz Bridges; Chris Wade
Cc: Greg Endom
Subject: FW: Bevmo Expansion

Letter of support from Alliance for a Better District 6 below.

Liz Zaninovich

Licensing/Permit Entitlement Specialist



1401 Willow Pass Road, Suite 900

Concord, CA 94520

Tel 925-609-6153

Fax 925-798-7150

Cell 925-334-2420

zaninoviche@bevmo.com

www.bevmo.com

From: Marvis Phillips [<mailto:marvisphillips@gmail.com>]
Sent: Tuesday, May 28, 2013 5:19 PM
To: sharon.w.lai@sfgov.org
Cc: Elizabeth Zaninovich
Subject: Bevmo Expansion

On May 14, 2013, the Alliance for a Better District 6 monthly meeting had Bevmo make a presentation on its 10,000 square foot expansion of its Van Ness and Sutter location. Those from the community who were in attendance were able to ask important questions, primarily about handicapped access, aisle width and height, and signage inside and outside. The Board and Members of the Alliance for a Better District 6 voted unanimously to support the project as presented for their 10,000 square foot expansion.

Sincerely,

Marvis J. Phillips
Land Use Chair, ABD 6

Want Mo' BevMo? Support Our Store Expansion!

BevMo! proposes expanding the size of our existing Van Ness Avenue location in order to better serve our customers. The expanded store will offer a better shopping experience, with wider aisles, more selection, an improved wine and beer tasting area, and a deli offering a great selection of gourmet food items and made-to-order sandwiches.

We, the undersigned, support BevMo!'s project and strongly urge the City of San Francisco to approve BevMo!'s Application for a Conditional Use Permit.

Printed Name	Signature	Address	E-mail/Phone
Gamine Sardo		757 NORTH POINT ST #2, SF, CA 94109	916-719-5056
Hakan Demirer		757 N. Point St #2 SF, CA 94109	415-412-2012
David Ziera		1600 G. St #407	415-672-0952
KEITH SWINDELL		453 FULTON SF	415-552-3430
LIZA MURAWSKI		820 O'FARRELL ST SF CA 94109	-415-297-7573
Chelsea Tulin		1550 SACRAMENTO ST #305 SF 94109	415-713-8560
Janice Miller		3122 Sacramento St #2	858-692-2156
David Moran		1227 Hampshire #32 SF CA 94110	415-871-9249
Jamison Dales		1115 Polk St apt 22 S.F. Ca. 94109	
Joe Harr		754 Post St. #305 SF CA 94109	
Jeff Thomas		575 O'Farrell St. #60 S.F. 94102	
BILL BRUMMIST		1485 POLK ST SF	916
STEPHANER		1021 FULTON ST SF	SF CA 699-7714
Sami Landeros		2136 CALIFORNIA #4 SF CA	655-3333
Joe MALY		2511 Filbert St SF.	94123
Mark Mina		2508 1/2 Bush St SF.	CA. 94115
Meriem Bousnah		641 O'Farrell St	meribfsh3@gmail.
Philip Reuss		641 O'Farrell St.	reussphil@gmail.com

Questions/Comments? Contact Liz Zaninovich BevMo! 925-609-6153 zaninovich@bevmo.com

Want Mo' BevMo? Support Our Store Expansion!

BevMo! proposes expanding the size of our existing Van Ness Avenue location in order to better serve our customers. The expanded store will offer a better shopping experience, with wider aisles, more selection, an improved wine and beer tasting area, and a deli offering a great selection of gourmet food items and made-to-order sandwiches.

We, the undersigned, support BevMo!'s project and strongly urge the City of San Francisco to approve BevMo!'s Application for a Conditional Use Permit.

Printed Name	Signature	Address	E-mail/Phone
C.L. MILLER	<i>C.L. Miller</i>		CHUCK TAY ST @ 6 MAIL.COM
R. Miramontes	<i>R. Miramontes</i>		Rmiramontes@gmail.com
R. Kella	<i>R. Kella</i>		
M. LODDINI	<i>M. Lodi</i>		
M. Woodin	<i>M. Woodin</i>		mwoodin@gmail.com
C. Sanchez	<i>C. Sanchez</i>		
DEWEY TUNG	<i>Dewey Tung</i>		
Alexandra Keok	<i>Alexandra Keok</i>		
Mary Martinez	<i>Mary Martinez</i>		
Alexis Jordan	<i>Alexis Jordan</i>		
LESLIE MAXWELL	<i>Leslie Maxwell</i>		
NICOLE WINZEN	<i>Nicole Winzen</i>	1945 BUSH ST. SF CA	
Rhonda Daly	<i>Rhonda Daly</i>		RHONDADALY.REACTOR@GMAIL.COM
Samie Acostas	<i>Samie Acostas</i>		
David Smith	<i>David Smith</i>		
Erin Essman	<i>Erin Essman</i>		essman@bl.gov
Gabe Donohoe	<i>Gabe Donohoe</i>		gabedonohoe@gmail.com
Scott Murray	<i>Scott Murray</i>		

Questions/Comments? Contact Liz Zaninovich BevMo! 925-609-6153 zaninoviche@bevmo.com

Want Mo' BevMo? Support Our Store Expansion!

BevMo! proposes expanding the size of our existing Van Ness Avenue location in order to better serve our customers. The expanded store will offer a better shopping experience, with wider aisles, more selection, an improved wine and beer tasting area, and a deli offering a great selection of ~~gourmet~~ food items and made-to-order sandwiches.

Gourmet Food

We, the undersigned, support BevMo!'s project and strongly urge the City of San Francisco to approve BevMo!'s Application for a Conditional Use Permit.

Printed Name	Signature	Address	E-mail/Phone
Katie R	<i>[Signature]</i>		per Katie R
Megan Carlson	<i>[Signature]</i>	1530 Geary Street	megcarl@gmail.com
Robert Tolans	<i>[Signature]</i>		
Matthew Poitras	<i>[Signature]</i>		
ERIC LAMBOY	<i>[Signature]</i>	1783 SUTTER	
Ali Mazaad	<i>[Signature]</i>	1895 Pacific Ave 505	amazaad@gmail.com
Kyle Abrams	<i>[Signature]</i>	1221 Jones St	KyleAbrams@yahoo.com
Allen Cam	<i>[Signature]</i>	1000 Van Ness	Alcork@gmail.com
Jam Sorenson	<i>[Signature]</i>	630 Cass Dr	wildoak@stcglthel.com
Suzeth Athyalk	<i>[Signature]</i>	1020 Potrero	
KRISTIN BECK	<i>[Signature]</i>		Kristinbeck@gmail.com
PHILIP BECK	<i>[Signature]</i>	435 15th St.	
PHILIP BECK	<i>[Signature]</i>	2600 ROCK ST.	PHILIPBECK@gmail.com
LUPITA BECK	<i>[Signature]</i>	3765 Fillmore St.	lupitabeck@gmail.com
V Gidwani	<i>[Signature]</i>		
HUEWEEK	<i>[Signature]</i>	1677 Sacramento St. #15, SF, CA 94109	shuek@ymail.com
Mary KohSweeney	<i>[Signature]</i>	110 Hart St SF 94114	
STELVEN DANDERDOFF	<i>[Signature]</i>	15 CANYON TRAIL FOMONA, CA	

Want Mo' BevMo? Support Our Store Expansion!

BevMo! proposes expanding the size of our existing Van Ness Avenue location in order to better serve our customers. The expanded store will offer a better shopping experience, with wider aisles, more selection, an improved wine and beer tasting area, and a deli offering a great selection of ~~gourmet~~ food items and made-to-order sandwiches.

Gourmet Food

We, the undersigned, support BevMo!'s project and strongly urge the City of San Francisco to approve BevMo!'s Application for a Conditional Use Permit.

Printed Name	Signature	Address	E-mail/Phone
Katie Re			per Katie Re
Megan Carlson		1530 Geary Street	megacarlson@gmail.com
Robert Tolnis			
Matthew Reitzel			
ERIC LAMBOY		1483 Sutter	
Ali Moez		1895 Pacific Ave 505	amoez@aol.com
Kyle Abrams		1221 Jones St	kyleabrams@yahoo.com
Allen Cam		1000 Van Ness	alcamk@gmail.com
Jam Sorenson		630 Cass Dr	wildoak@stcglobal.net
Suzanne Athy		1020 Post	
KRISTIN BECK			kristinbeck@gmail.com
PHILIP BECK		435 15th St.	philipbeck@gmail.com
LUPITA BECK		2600 Pierce St.	lupitabeck@gmail.com
V Gidwani			
HUEWEEK		1677 Sacramento St. #15, SF, CA 94109	shueweek@gmail.com
Mary KohSweeney		110 Hill St SF 94114	
STELLEN DANDERDOFF		15 CANYON TRAIL FOMONA, CA	

Questions/Comments? Contact Liz Zaninovich BevMo! 925-609-6153 zaninoviche@bevm.com

Want Mo' BevMo? Support Our Store Expansion!

BevMo! proposes expanding the size of our existing Van Ness Avenue location in order to better serve our customers. The expanded store will offer a better shopping experience, with wider aisles, more selection, an improved wine and beer tasting area, and a deli offering a great selection of gourmet food items and made-to-order sandwiches.

We, the undersigned, support BevMo!'s project and strongly urge the City of San Francisco to approve BevMo!'s Application for a Conditional Use Permit.

Printed Name	Signature	Address	E-mail/Phone
--------------	-----------	---------	--------------

DICK TSANG		57 WOOD 22 EMERYVILLE CA 94608	
------------	--	--------------------------------	--

Kevia Sauer		2076 Jackson San Francisco CA 94109	
-------------	--	-------------------------------------	--

JOHN GWILLIAMS		2440 VANNESS #2 SF 94109	415 290 6791
----------------	--	--------------------------	--------------

Bernadette Barbere		1359 Valencia St Apt 4 94110	415 302-7411
--------------------	--	------------------------------	--------------

Neil M. Jordan		77 GRANDVIEW AVE #102 SF	678 373 9680
----------------	--	--------------------------	--------------

Stephanie Hulka		Washington St	stephanie.hulka@gmail.com
-----------------	--	---------------	---------------------------

Neil Roche		1049 Market St	
------------	--	----------------	--

Erin Brown		510 Stockton St	
------------	--	-----------------	--

John Leary		1405 Franklin St	jsh@SFbrewgro.com
------------	--	------------------	-------------------

John Murphy		1 Charlton C 204 SF	94103 jmurphy@apric.com
-------------	--	---------------------	-------------------------

Richard		1483 Sutter St. SF 94109	
---------	--	--------------------------	--

Tom M. Morse		3 Bayview Village Pl. 94107	
--------------	--	-----------------------------	--

James Sinn		1011 Bush St Apt 39 SF CA	94109
------------	--	---------------------------	-------

M. W. M. M.		St. Francis Pl. SF CA	94102
-------------	--	-----------------------	-------

Peter Burscher			
----------------	--	--	--

Greg Caskey		266 Sutter St #25 SF	
-------------	--	----------------------	--

--	--	--	--

		1415 FRANKLIN	
--	--	---------------	--

--	--	--	--

Questions/Comments? Contact Liz Zaninovich BevMo! 925-609-6153 zaninovich@bevmo.com

Want Mo' BevMo? Support Our Store Expansion!

BevMo! proposes expanding the size of our existing Van Ness Avenue location in order to better serve our customers. The expanded store will offer a better shopping experience, with wider aisles, more selection, an improved wine and beer tasting area, and a deli offering a great selection of gourmet food items and made-to-order sandwiches.

We, the undersigned, support BevMo!'s project and strongly urge the City of San Francisco to approve BevMo!'s Application for a Conditional Use Permit.

Printed Name	Signature	Address	E-mail/Phone
Luis Garcia		2000 POST ST.	415-680-8211
Lara Wallace		1677 Bush St	415-533-2036
Dennis W. [unclear]		114 [unclear] Gate	415-772-0226
Lloyd Thompson			lloydthompson2012@hotmail.com
Alex King		1460 Sutter apt 8	aking@fabelab.com
Sean Reilly		1050 Franklin St	916-798-1241
Monica Davis		1677 Bush	214-299-2123
Edwin Herrador		1350 SUTTER #52	415-225-0530
Bridget McLaughlin		1350 Sutter #36	415-225-0530
Daniel Kerslake		1350 Sutter St #36	415-756-0151
LINDSEY [unclear]		2145 LARKIN	
Margaret Collins		535 Geary St SF CA	858-688-1779
Oliver M. Ther		1661 Pow St #910	415-447-5486
[unclear]		2630 Clement	v.torres321@yahoo
Michel [unclear]		1 Daniel Burnham Ct. #140	415-563-1415
Glan Zagari		1520 Gough Apt. 305	415-613-6240
Michael Morris		2017 Rue St.	503-701-7757

Questions/Comments? Contact Liz Zaninovich BevMo! 925-609-6153 zaninoviche@bevmo.com

Want Mo' BevMo? Support Our Store Expansion!

BevMo! proposes expanding the size of our existing Van Ness Avenue location in order to better serve our customers. The expanded store will offer a better shopping experience, with wider aisles, more selection, an improved wine and beer tasting area, and a deli offering a great selection of gourmet food items and made-to-order sandwiches.

We, the undersigned, support BevMo!'s project and strongly urge the City of San Francisco to approve BevMo!'s Application for a Conditional Use Permit.

Printed Name	Signature	Address	E-mail/Phone
RONALD MACZKA		601 VAN NESS #611	ronaldmaczka@att.net
CLAUDIA SUN		1650 COITA VIA #309	
Kathleen A Sweeney		1415 Franklin #506	katiehsweeney@gmail.com
Kate Nune		2201 Laguna St	kunekate@hotmail.com
SALEM EVANS		1388 Sutter # 105	
Shi Byrd		17a states st.	BluebenLF7@gmail.com
Conlan O'Leary		615 Fell St.	conlan@me.com
Bryan Parsons		601 Van Ness 81	BryanParson@ayaho.com
Lee Snyder		2570 21st Ave	4157 681-5047
Allen Bamberg		2510 Bush	94115 415 931 7873
CHRISTINA LITTON		1905 VAN NESS AVE	415.395.6498
David M...		264 Frankfurt St	415 368-3285
Rob Arora		550 A Regidior Blvd	robi-arora@ymail.com
Ten Tomped Murphy		2055 SACRAMENTO ST	ten@omail.com
TOM MURPHY		2055 SACRAMENTO ST	tom@tommurphy.com
Pete Arnold		1870 Jordon ST	SFCA
		885 FRANKLIN ST # 301	SFCA 94102
Sean Kelly		780 Fell St.	

Questions/Comments? Contact Liz Zaninovich BevMo! 925-609-6153 zaninovich@bevmo.com

Want Mo' BevMo? Support Our Store Expansion!

BevMo! proposes expanding the size of our existing Van Ness Avenue location in order to better serve our customers. The expanded store will offer a better shopping experience, with wider aisles, more selection, an improved wine and beer tasting area, and a deli offering a great selection of gourmet food items and made-to-order sandwiches.

We, the undersigned, support BevMo!'s project and strongly urge the City of San Francisco to approve BevMo!'s Application for a Conditional Use Permit.

Printed Name	Signature	Address	E-mail/Phone
Erin Tooch		825 Post St #407 SF, CA 94109	etooch@gmail.com
Fredie Williams		825 PINE ST #15	FWilliams13@gmail.com
ADRIAN JOHNSON		1122 SITTER ST. #10	adrian207@gmail.com
Krystal Butner		1045 Mission St #402	krystalmb@live.com
Kara Pebarck		686 Hayes	336 4848
Michael Patton		2380 California	
Alex Hoening		3501 Geary	
Yuri Yanusov		1001 Lombard	
Anna Hughes		172 Alamo Terrace SF 94117	
J.P. Sabarwal		4 Millbrae Cir	RaPael77@gmail.com
RaPael Abramson		1171 BUSH	Kgalka@deloitte.com
Kendall Galka		1930 Park	Coly@pacbell.net
Brian Monahan		1991 California Ave	
Mariusc Lapinski		891 Post St #307 SF 94117	
Hélisa Angel		1 donal bumpdamet	
John		30 Mason #403	
Edith St John		970 Geary #44	
Dennis Bunker			

Questions/Comments? Contact Liz Zaninovich BevMo! 925-609-6153 zaninovich@bevmo.com

Want Mo' BevMo? Support Our Store Expansion!

BevMo! proposes expanding the size of our existing Van Ness Avenue location in order to better serve our customers. The expanded store will offer a better shopping experience, with wider aisles, more selection, an improved wine and beer tasting area, and a deli offering a great selection of gourmet food items and made-to-order sandwiches.

We, the undersigned, support BevMo!'s project and strongly urge the City of San Francisco to approve BevMo!'s Application for a Conditional Use Permit.

Printed Name	Signature	Address	E-mail/Phone
Jessica Blarstrom		1121 Bush St. #1	(415) 335-3956
Anthony Grant		1121 Bush St. #1	(415) 324-2613
Andre Barry		6010 Farnell	415-931-4801
J. Rickenberg		130aven	5572651032
HARVEY O'NEAL		boodub 4309 mail st	707-372-9117
glenn kosca		23 napier lane	415 3974718
Casey DesRosier		440 Hyde #7	(210) 638-1762
Taylor Grimes		"	(210) 273-9018
Dennis Clay		25 Pinto Dr	510-947-4707
Elizabeth Milick		3511 JACKSON SF	415 6085857
Terry Hawkins		1505 Couch #21, SF	94109 415 346 4098
Troy Lohse		6120 Foothill Blvd Apt. C Oakland	(925) 759-9760
Stephen J. Spitzer		2382 Myrtle	415 694117
TR. MIN		1137 DIVISADERO ST. #2	415.929.1780
Amelia Dyle		601 Van Ness #705 SF, CA	94102 415 623 4759
NIAIK STEVENSON		1701 VALLEJO ST, SF	94123 9141177
Kyle Marks		675 OFARRELL ST.	@gmail.com

Questions/Comments? Contact Liz Zaninovich BevMo! 925-609-6153 zaninoviche@bevm.com

Want Mo' BevMo? Support Our Store Expansion!

BevMo! proposes expanding the size of our existing Van Ness Avenue location in order to better serve our customers. The expanded store will offer a better shopping experience, with wider aisles, more selection, an improved wine and beer tasting area, and a deli offering a great selection of gourmet food items and made-to-order sandwiches.

We, the undersigned, support BevMo!'s project and strongly urge the City of San Francisco to approve BevMo!'s Application for a Conditional Use Permit.

Printed Name	Signature	Address	E-mail/Phone
Tom Brenner	[Signature]	295 Broadway St	(415) 986-5900
D. Wong	[Signature]	Elm St	
Dico RIVERA	[Signature]	2121A BUSH	94115 SF
Shant Gossel	[Signature]	2135 Sacramento #304	513-200-1932
DAVID DESLER	[Signature]	23A NOE ST	SAN FRANCISCO 94114
Alexander Tanguay	[Signature]	1395 Golden Gate Ave	(650) 201-5688
Christine Kable	[Signature]	1395 Golden Gate #201	94115
Wangthornma	[Signature]	" " " "	" " " "
Patrick [Name]	[Signature]	1020 Post	aka
Eric [Name]	[Signature]	2322 Vallejo St	Eric [Name]@aol.com
K. Middleton	K. MIDDLETON	STERATON PALACE	167 CA
MICHELLE DAVIS	[Signature]	1375 SUTTER ST	203 941403
Barry [Name]	[Signature]	2267 HESPERUS #203	415-922-1980
Nikisha [Name]	[Signature]	945 Tamm #322	415 724-0872

Questions/Comments? Contact Liz Zaninovich BevMo! 925-609-6153 zaninoviche@bevmo.com

Want Mo' BevMo? Support Our Store Expansion!

BevMo! proposes expanding the size of our existing Van Ness Avenue location in order to better serve our customers. The expanded store will offer a better shopping experience, with wider aisles, more selection, an improved wine and beer tasting area, and a deli offering a great selection of gourmet food items and made-to-order sandwiches.

We, the undersigned, support BevMo!'s project and strongly urge the City of San Francisco to approve BevMo!'s Application for a Conditional Use Permit.

Printed Name	Signature	Address	E-mail/Phone
Dickie Netam		1150 Union St SF, CA	jng@sinus@gmail.com
Katharine Messinaden		405 VANNES AVE, SF CA 94145	
Alex Ticas		1405 Van Ness St, SF	alex.ticas@gmail.com
Aditya Kotta		1600 Shattuck Ave, Berkeley, CA 94703	adit.phot@gmail.com
Kevin Wang		2887 Green St SF	
Edmund Pappas		860 McAllister St 94102	Edmund.pappas@gmail.com
Adam Pemberton		1405 Franklin St 94109	adam.pemberton@gmail.com
Engene Cuivana		2801 Turk Blvd 94118	
Murray E. Nelson		80 Waller St SF 94102	
Cara McHoney		1350 Sutter St 94109	carahoney@gmail.com
DARU LARA			
Daniel Mui		1865 Bush St #301 SF, CA 94109	
Javier Gates		260 King St #681, SE, CA 94107	

Questions/Comments? Contact Liz Zaninovich BevMo! 925-609-6153 zaninovich@bevm.com

Want Mo' BevMo? Support Our Store Expansion!

BevMo! proposes expanding the size of our existing Van Ness Avenue location in order to better serve our customers. The expanded store will offer a better shopping experience, with wider aisles, more selection, an improved wine and beer tasting area, and a deli offering a great selection of gourmet food items and made-to-order sandwiches.

We, the undersigned, support BevMo's project and strongly urge the City of San Francisco to approve BevMo's Application for a Conditional Use Permit.

Printed Name	Signature	Address	E-mail/Phone
Diana Moore		447-5481	rdldm@hobart.com
Richard Pope		447-5481	447-5481
Frank Perry		447-5481	stg275@yahoo.com
Henry Yoo		447-5481	meta196@yahoo.com
Joe Brian		447-5481	ire@bertainproperty.com
RONARD COHN		447-5481	RONARDCOHN@SFGSTOAT.NET
Derek Zed		447-5481	dwardz@meil.com
Kimberly Mann		447-5481	kimura2@gmail.com
Jimmy Jero		447-5481	JimmyJero.com

Questions/Comments? Contact Liz Zaminovich BevMo! 925-609-6153 zaminovich@bevmo.com