



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 4, 2014  
CONSENT CALENDAR

*Date:* August 28, 2014  
*Case No.:* **2014.0848 C**  
*Project Address:* **2800 24<sup>th</sup> STREET**  
*Zoning:* 24<sup>th</sup> Street – Mission (NCT) Neighborhood Commercial Transit District  
Mission Alcoholic Beverage Special Use Subdistrict  
55-X Height and Bulk District  
*Block/Lot:* 4209/014  
*Project Sponsor:* Michael Krouse  
502 Divisadero Street  
San Francisco, CA 94117  
*Staff Contact:* Brittany Bendix – (415) 575-9114  
[brittany.bendix@sfgov.org](mailto:brittany.bendix@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 Project Sponsor is seeking Conditional Use authorization to establish an entertainment use as part of the existing legal, non-conforming bar (d.b.a. Pop's Bar) containing approximately 1,300 gross square-feet of floor area. The existing bar has occupied the subject property since the 1940s and has recently changed ownership. The Project Sponsor, and new owner, is requesting approval of an entertainment use at Pop's Bar in order to play amplified music within the establishment during the anticipated operating hours of 3:00 P.M. to 2:00 A.M. during weekdays and 10:00 A.M. to 2:00 A.M. on Saturday and Sunday. The bar currently has approval for a Limited Live Performance entertainment permit that allows live music until 11:00 P.M. at the latest.

The proposed use is independent and locally owned, which has been encouraged throughout San Francisco. The new owner has made a career in San Francisco's service and entertainment industry for over 20 years and has owned and operated a bar and entertainment venue (d.b.a. Madrone Art Bar) at 500 Divisadero Street, for almost 10 years. Similar to performances at Madrone Art Bar, the applicant anticipates having single or double musicians, that are usually guitarists, keyboarders, pianists, or singer songwriters performing a variety of genres.

### SITE DESCRIPTION AND PRESENT USE

The project is located on the northwest corner of the intersection of 24<sup>th</sup> and York Streets, Lot 014 of Assessor's Block 4209. The subject property is located within the 24<sup>th</sup> Street - Mission NCT (Neighborhood Commercial Transit) Zoning District, the Mission Alcoholic Beverage Special Use District

and a 55-X Height and Bulk District. The lot is approximately 4,000 square feet and has 50 feet of frontage on 24<sup>th</sup> Street and 80 feet of frontage on York Street. The property is developed with two buildings fronting on 24<sup>th</sup> Street; a one-story retail building occupied by a bakery (d.b.a. La Mexicana Bakery), and a two-story mixed-use building with the existing bar (d.b.a. Pop's Bar) on the ground floor and a residential unit on the second story. The existing bar occupies approximately 1,300 square-feet of the ground floor and will not be enlarged.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The project site is situated on the northwest corner of the intersection of 24<sup>th</sup> and York Streets, at the eastern edge of the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit Zoning District. Directly west of the subject property is the 24<sup>th</sup> and York Mini Park. On the northeast corner of the subject intersection is a two-story mixed-use building with a limited-restaurant (d.b.a. Taqueria San Francisco) on the ground floor and residential units on the second story. On the southeast corner of the intersection is a single story self-service laundry use (d.b.a. Laundry World), which is also adjacent to the District's largest entertainment venue, the Brava Theatre. On the southwest corner of the intersection is another two-story mixed-use building with a restaurant (d.b.a. St. Francis Fountain) on the ground floor and residential units above. Collectively, these commercial establishments reflect the goods and services on 24<sup>th</sup> Street and within the zoning district as it extends west towards Mission Street and east towards Potrero Avenue. Uses beyond the district, to the north and south, are predominately single- to three-family dwellings.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	August 15, 2014	August 13, 2014	22 days
Posted Notice	20 days	August 15, 2014	August 15, 2014	20 days
Mailed Notice	20 days	August 15, 2014	August 15, 2014	20 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 19 letters in support of the proposal and no comments in opposition.

## **ISSUES AND OTHER CONSIDERATIONS**

- The entertainment activities would include live music and DJ performances. The live music would be restricted to the inside area and the sound equipment must be inspected and permitted by the Entertainment Commission prior to operation.

- The existing bar currently has a Limited Live Performance (LLP) permit that enables live performances up to 11:00 P.M. at the latest. The Conditional Use Authorization enables the establishment to have amplified music during the standard operation hours, and beyond what is currently authorized under the LLP permit.
- The hours of operation of Pop’s Bar are from 3:00P.M. to 2:00A.M. during weekdays, and 10:00 A.M. to 2:00 A.M. on weekends. The hours of operation would not change with the addition of the entertainment use.
- The existing commercial space is limited in size and the addition of the entertainment use will add a smaller performance space that is more accessible to emerging talent within the City and the region.

### **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow the establishment of an entertainment use within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District, pursuant to Planning Code Section 727.48.

### **BASIS FOR RECOMMENDATION**

- The project promotes the continued operation of an established, locally-owned business and contributes to the viability of the overall 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District.
- The project would not displace an existing retail tenant providing convenience goods and services to the neighborhood, and would not result in a net increase in the number of bars in the area.
- The establishment of the entertainment venue will enable the current business to expand and diversify its current programming while offering additional performance space to both emerging and renowned talent.
- The District is well served by transit, therefore customers and employees should not impact traffic.
- The business would serve the immediate neighborhood and is not a Formula Retail use.
- The proposed Project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
--------------------------------------------------------

**Attachments:**

- Block Book Map
- Sanborn Map
- Aerial Photographs
- Public Correspondence (see also Project Sponsor Submittal)
- 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 checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>                                                          |
| <input checked="" type="checkbox"/> Height & Bulk Map           | <input checked="" 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 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 |

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

\_\_\_\_\_BB\_\_\_\_\_  
Planner's Initials

BB: G:\DOCUMENTS\Conditional Use\2800 24th Street - Entertainment\ExecutiveSummary.doc



# SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Affordable Housing (Sec. 415)
- Jobs Housing Linkage Program (Sec. 413)
- Downtown Park Fee (Sec. 412)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 414)
- 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: SEPTEMBER 4, 2014

*Date:* August 28, 2014  
*Case No.:* **2014.0848 C**  
*Project Address:* **2800 24<sup>th</sup> STREET**  
*Zoning:* 24<sup>th</sup> Street – Mission (NCT) Neighborhood Commercial Transit District  
 Mission Alcoholic Beverage Special Use Subdistrict  
 55-X Height and Bulk District  
*Block/Lot:* 4209/014  
*Project Sponsor:* Michael Krouse  
 502 Divisadero Street  
 San Francisco, CA 94117  
*Staff Contact:* Brittany Bendix – (415) 575-9114  
[brittany.bendix@sfgov.org](mailto:brittany.bendix@sfgov.org)

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 727.48 OF THE PLANNING CODE TO ESTABLISH AN ENTERTAINMENT USE WITHIN AN EXISTING BAR (D.B.A. POP’S BAR) WITHIN THE 24<sup>TH</sup> STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT, THE MISSION ALCOHOLIC BEVERAGE SPECIAL USE SUBDISTRICT AND A 55-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On June 5, 2014, Michael Krouse (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 727.48 to establish an entertainment use within an existing bar (d.b.a. Pop’s Bar) within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District, the Mission Alcoholic Beverage Special Use Subdistrict and a 55-X Height and Bulk District.

On September 4, 2014, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0848C.

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. 2014.0848C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

## FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the northwest corner of the intersection of 24<sup>th</sup> and York Streets, Lot 014 of Assessor's Block 4209. The subject property is located within the 24<sup>th</sup> Street - Mission NCT (Neighborhood Commercial Transit) Zoning District, the Mission Alcoholic Beverage Special Use District and a 55-X Height and Bulk District. The lot is approximately 4,000 square feet and has 50 feet of frontage on 24<sup>th</sup> Street and 80 feet of frontage on York Street. The property is developed with two buildings fronting on 24<sup>th</sup> Street; a one-story retail building occupied by a bakery (d.b.a. La Mexicana Bakery), and a two-story mixed-use building with the existing bar (d.b.a. Pop's Bar) on the ground floor and a residential unit on the second story. The existing bar occupies approximately 1,300 square-feet of the ground floor and will not be enlarged.
3. **Surrounding Properties and Neighborhood.** The 24<sup>th</sup> Street - Mission Neighborhood Commercial Transit District provides a limited selection of convenience goods for the residents of the broader neighborhood. Active, pedestrian-oriented ground floor uses are required, and eating and drinking establishments are considered to contribute to the street's mixed-use character and streetscape activity during the evening hours.

The project site is situated on the northwest corner of the intersection of 24<sup>th</sup> and York Streets, at the eastern edge of the 24<sup>th</sup> Street - Mission Neighborhood Commercial Transit Zoning District. Directly west of the subject property is the 24<sup>th</sup> and York Mini Park. On the northeast corner of the subject intersection is a two-story mixed-use building with a limited-restaurant (d.b.a. Taqueria San Francisco) on the ground floor and residential units on the second story. On the southeast corner of the intersection is a single story self-service laundry use (d.b.a. Laundry World), which is also adjacent to the District's largest entertainment venue, the Brava Theatre. On the southwest corner of the intersection is another two-story mixed-use building with a restaurant (d.b.a. St. Francis Fountain) on the ground floor and residential units above. Collectively, these commercial establishments reflect the goods and services on 24<sup>th</sup> Street and

within the zoning district as it extends west towards Mission Street and east towards Potrero Avenue. Uses beyond the district, to the north and south, are predominately single- to three-family dwellings.

The site is well served by local and regional public transit. The 9-San Bruno, 10-Townsend, 27-Bryant, 33-Stanyan and 48-Quintara-24<sup>th</sup> Street Muni Bus lines operate within a ¼-mile from the subject property. The site is also within ½-mile from the 24<sup>th</sup> Street BART station.

4. **Project Description.** The Project Sponsor is seeking Conditional Use authorization to establish an entertainment use as part of the existing legal, non-conforming bar (d.b.a. Pop's Bar) containing approximately 1,300 gross square-feet of floor area. The existing bar has occupied the subject property since the 1940s and has recently changed ownership. The Project Sponsor, and new owner, is requesting approval of an entertainment use at Pop's Bar in order to play amplified music within the establishment during the anticipated operating hours of 3:00 P.M. to 2:00 A.M. during weekdays and 10:00 A.M. to 2:00 A.M. on Saturday and Sunday. The bar currently has approval for a Limited Live Performance entertainment permit that allows live music until 11:00 P.M. at the latest.

The proposed use is independent and locally owned, which has been encouraged throughout San Francisco. The new owner has made a career in San Francisco's service and entertainment industry for over 20 years and has owned and operated a bar and entertainment venue (d.b.a. Madrone Art Bar) at 500 Divisadero Street, for almost 10 years. Similar to performances at Madrone Art Bar, the applicant anticipates having single or double musicians, that are usually guitarists, keyboarders, pianists, or singer songwriters performing a variety of genres.

5. **Public Comment.** The Department has received 19 letters in support of the proposal and no comments in opposition.
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. **Other Entertainment Use.** Planning Code Section 727.48 requires Conditional Use Authorization to establish an entertainment use within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District. Planning Code Section 790.38 defines an "other entertainment" use as a retail use which provides live entertainment, including dramatic and musical performances and/or provides amplified taped music for dancing on the premises, including but not limited to Places of Entertainment and Limited Live Performance Locales as defined in Section 1060 of the Police Code, and which is adequately soundproofed or insulated so as to confine incidental noise to the premises.

*The Project Sponsor is seeking Conditional Use authorization to establish an entertainment use in an existing legally non-conforming bar. The entertainment to be included would include live music and DJ performances. The live music would be restricted to the inside area and the sound equipment must be inspected and permitted by the Entertainment Commission prior to operation.*

- B. **Hours of Operation.** Planning Code Section 727.27 states that in the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit Zoning District maintaining hours of operation from 6:00A.M. to 2:00A.M. is permitted by right, and that hours of operation from 2:00A.M. to 6:00A.M. is conditionally permitted.

*The hours of operation of Pop's Bar are from 3:00P.M. to 2:00A.M., during weekdays and 10:00A.M. to 2:00A.M. during weekends. The hours of operation would not change with the addition of the entertainment use and the Project Sponsor is not seeking extended hours through this Conditional Use Authorization request.*

- C. **Neighborhood Notification.** Pursuant to Planning Code Section 312, the establishment of an entertainment use within a Neighborhood Commercial District requires Section 312 neighborhood notification to all owners and occupants within a 150-foot radius from the project site.

*The project site is located within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit Zoning District. The project proposal includes the expansion of an entertainment use, as defined in Planning Code Section 790.38 and therefore, requires neighborhood notification. Section 312 notification was conducted in conjunction with the Conditional Use authorization notification.*

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 project is necessary and desirable because it will enhance an existing business and will not result in the displacement of any other neighborhood serving use. The entertainment use will complement the mix of goods and services currently available in the immediate vicinity. The anticipated entertainment will include soloists and small ensembles generally before 9PM and DJs during the later operating hours.*

- 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 size and shape of the project site are compatible with the pattern of development in the area, and the project does not involve any alterations to or expansion of the subject building.*

- 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 project would not adversely affect public transit or overburden the existing supply of parking in the neighborhood because the project site is well-served by public transit. The project is within ¼ mile of six MUNI Bus lines, and ½ mile of the 24<sup>th</sup> Street Bart Station.*

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

*Noxious or offensive emissions will be prevented through stringent Conditions of Approval. The musical entertainment will be regulated by the Entertainment Commission and Police Department so that it will meet the San Francisco Noise Control Ordinance. Furthermore, the Conditions of Approval specifically restrict noise and vibration associated with the entertainment use to within the interior space.*

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

*There are no proposed changes to existing conditions as they relate to landscaping, screening, open spaces, parking and loading areas, service areas, lighting, and signage. Furthermore, Conditions of Approval guarantee that any adverse impacts of increased patronage resulting from the entertainment activity will be mitigated both by litter removal, maintenance of the sidewalk, and signage requesting patrons be respectful of neighbors.*

- 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 stated purpose of the applicable Neighborhood Commercial District.

*The proposed project is consistent with the stated purpose of the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District in that the addition of the use will contribute to the district's mixed use character and provides an active ground floor use during the evening hours, after other nearby businesses have closed. Additionally, the entertainment use will continue to provide compatible convenience goods by means of cultural performance activities, to the immediately surrounding neighborhood and City at-large.*

- E. With respect to applications filed pursuant to Article 7, Section 703.2(a), for a movie theater use as defined in Planning Code Section 790.64, an Adult Entertainment use as defined in

Planning Code Section 790.36, or Other Entertainment uses as defined in Planning Code Section 790.38, that such use or feature will:

- i. Not be located within 1,000 feet of another such use, if the proposed use or feature is an Adult Entertainment Use, as defined by Section 790.36 of this Code; and/or

*Planning Code Section 727.47 is for 'adult entertainment.' The proposed use is NOT adult entertainment. The proposal for 'other entertainment' pursuant to Planning Code Section 727.48, is permitted within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District and is not restricted by location within 1,000 feet from another 'other entertainment' use.*

- ii. Not be open between 2:00 A.M. and 6:00 A.M.; and

*The existing bar will be closed between 2:00 A.M. and 6:00 A.M.*

- iii. Not use electronic amplification between 12:00 A.M. and 6:00 A.M.; and

*The Planning Commission is approving 'electronic amplification' in the form of DJs and recorded music during regular hours of operation every day of the week. In addition, the proposed 'other entertainment' use is subject to the Good Neighbor Policies placed on the permit by the Entertainment Commission. One condition states: 'there shall be no noise audible outside the establishment during the daytime or nighttime hours that violates the San Francisco Municipal Code Section 49 or 2900 et. Seq.' This policy will be enforced by the San Francisco Police Department.*

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

*The applicant has renovated the existing bar under a separate building permit application that repaired all the drywall and added two additional layers of insulation to the ceiling of the space to prevent sound leaks. The ceiling will also have acoustic tiles installed. Furthermore, the applicant has hired a sound consultant to install a professional sound system – speakers are hung and isolated on rubber springs to avoid vibrations and low end transfer; multiple smaller speakers will be used instead of large speakers to achieve a fuller, less piercing sound; and a sound limiter will be installed to prevent exceeding a maximum decibel level.*

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

## COMMERCE AND INDUSTRY ELEMENT

### Objectives and Policies

**OBJECTIVE 1:**

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

**Policy 1.1:**

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

**Policy 1.2:**

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

**Policy 1.3:**

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

*Allowing the requested addition of the entertainment use will create greater entertainment choices for those who live and work in the City without displacing an existing business. Additionally, this venue is limited in size and will add a smaller performance space that is more accessible to emerging talent within the City. Conditions of Approval guarantee containment of any significant noise generated by the use during operation.*

**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.

**Policy 2.3:**

Maintain a favorably social and cultural climate in the city in order to enhance its attractiveness as a firm location.

*The addition of an entertainment use to the existing bar will create an improved social and cultural environment by providing expanded entertainment offerings in the neighborhood. Furthermore, Conditions of Approval guarantee that the business will improve conditions at the subject property, take residential neighbors into consideration and contribute to an active street life during evening hours.*

**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 project will provide additional employment opportunities for local residents and performers. Additionally, because the existing commercial space is only approximately 1,300 square feet, the performance space will be limited and, therefore, appropriately sized for emerging local artists.*

**OBJECTIVE 6:**

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

**Guidelines for Entertainment Uses**

Entertainment uses may be appropriate in certain districts or parts of districts. The following guidelines shall be used for their review:

- Except in the Broadway district, where later hours may be appropriate under carefully regulated conditions, entertainment uses should not be open after 2:00 A.M. in order to minimize disruption to residences in and around a district. For uses involving liquor service, potentially loud music, dancing or large patron volumes, earlier closing hours may be necessary.
- Entertainment uses should be adequately soundproofed or insulated for noise, as certified by an acoustical engineer, and operated so as to reasonable protect surrounding residences.
- New adult entertainment uses should be at least 1000 feet from the nearest existing adult entertainment use.

**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 retention of a commercial use at this site ensures the provision of a diversity of neighborhood-serving goods and services. There are three active entertainment permits within a ¼ mile of the subject site. Two of these permits are Limited Live Performance (LLP) permits that are accessory to eating establishments. The third permit is a Place of Entertainment permit for the Brava Theatre, which is a larger venue with approximately 360 seats. Therefore, the proposed entertainment use is unique and does not over-saturate entertainment activities within the immediate vicinity.*

**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.

*The addition of the entertainment use will contribute to the success of the existing bar; however, it will also attract new customers outside of the neighborhood and bring attention to the neighborhood's cultural and historic background. Associated noise will be insulated per the City's requirements and the associated Conditions of Approval. Furthermore, the presence of an evening activity at this location will assist in improving the safety conditions in the area.*

**ARTS ELEMENT**

**Objectives and Policies**

**OBJECTIVE I-2:**

INCREASE THE CONTRIBUTION OF THE ARTS TO THE ECONOMY OF SAN FRANCISCO.

**Policy I-2.1:**

Encourage and promote opportunities for the arts and artists to contribute to the economic development of San Francisco.

**Policy I-2.2:**

Continue to support and increase the promotion of the arts and arts activities throughout the City for the benefit of visitors, tourists, and residents.

*The addition of the entertainment use will enable the bar to provide musical performance activities on-site on a regular basis. This activity also enhances San Francisco's arts sector and supplies residents, tourists and visitors with a greater diversity of entertainment offerings.*

**OBJECTIVE VI-1:**

SUPPORT THE CONTINUED DEVELOPMENT AND PRESERVATION OF ARTISTS' AND ARTS ORGANIZATIONS' SPACES.

**Policy VI-1.9:**

Create opportunities for private developers to include arts spaces in private developments city-wide.

**Policy VI-1.11**

Identify, recognize and support existing arts clusters and wherever possible, encourage the development of clusters of arts facilities and arts related businesses through the city.

*The addition of the entertainment use to the existing bar will enable the current business to continue the existing use while creating a new performance space in San Francisco. Additionally, the entertainment use*

*contributes to a cluster of arts activities within the District that includes the Brava Theatre, Galeria de la Raza, and Precita Eyes Muralists.*

9. **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 project will contribute to a greater number of employment opportunities for entertainers and will not displace any existing retail uses within the neighborhood.*

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

*The Project will not adversely affect existing housing and is consistent with the surrounding neighborhood character. Further, the Conditions of Approval will ensure the entertainment activity occurs indoors and complies with the San Francisco Noise Ordinance. This will be an improvement from past activities which were not subject to standard Conditions of Approval.*

- 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 will not impact traffic or create a higher demand for parking spaces than the existing use.*

- 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 or alter any elements of the City's industrial or service sectors.*

- 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.

*The project will allow the continued viability of an existing business which is located within a historically rated building, thus ensuring the continued use and maintenance of a historical resource.*

- 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.*

10. 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.
11. 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. 2014.0848C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated March 26, 2014, 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.

**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 September 4, 2014.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: September 4, 2014

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to establish an entertainment use (d.b.a. Pop's Bar) located at 2800 24<sup>th</sup> Street, Block 4209, Lot 014, pursuant to Planning Code Sections 303 and 727.48 within the 24<sup>th</sup> Street – Mission Neighborhood Commercial Transit District, the Mission Alcoholic Beverage Special Use Subdistrict and a 55-X Height and Bulk District; in conformance with plans, dated March 26, 2014, and stamped "EXHIBIT B" included in the docket for Case No. 2014.0848C and subject to conditions of approval reviewed and approved by the Commission on September 4, 2014, 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 **September 4, 2014**, under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

### SEVERABILITY

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

### CHANGES AND MODIFICATIONS

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

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

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

## MONITORING

6. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
7. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*
8. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.  
*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

9. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.  
*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*
10. **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>*
11. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

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

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

*For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-5530123, [www.sf-police.org](http://www.sf-police.org)*

- 12. Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

- 13. Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from the establishment.

*For information about compliance, contact the Entertainment Commission, at 415 554-6678, [www.sfgov.org/entertainment](http://www.sfgov.org/entertainment)*

- 14. Other Entertainment.** The Other Entertainment shall be performed within the enclosed building only. The building shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance. Bass and vibrations shall also be contained within the enclosed structure. The Project Sponsor shall obtain all necessary approvals from the Entertainment Commission prior to operation. The authorized entertainment use shall also comply with all of the conditions imposed by the Entertainment Commission.

*For information about compliance, contact the Entertainment Commission, at 415 554-6678, [www.sfgov.org/entertainment](http://www.sfgov.org/entertainment)*

- 15. Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

**16. Good Neighbor Policies.** The Project shall comply with the following “Good Neighbor” policies to insure that management and/or patrons of the establishment maintain the quiet, safety, and cleanliness of the premises and the vicinity of the use, and do not block driveways of neighboring residents or businesses:

- a. Notices shall be well-lit and prominently displayed at all entrances to and exits from the establishment urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to please not litter or block driveways in the neighborhood; and
- b. Employees of the establishment shall walk a 100-foot radius from the premises some time between 30 minutes after closing time and 8:00 a.m. the following morning, and shall pick up and dispose of any discarded beverage containers and other trash left by area nighttime entertainment patrons; and
- c. The operator of the restaurant and entertainment use shall maintain the main entrance, outdoor activity area, parking lot, loading dock area, and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at minimum, daily sweeping and litter pickup, and disposal and washing or steam/pressure cleaning of all frontage entrances and abutting sidewalks at least once every two weeks; and
- d. The establishment shall provide outside lighting in a manner that would illuminate outside street and sidewalk areas and adjacent parking, as appropriate; and
- e. The establishment shall provide adequate ventilation within the structure such that doors and/or windows are not left open for such purposes resulting in noise emission from the premises.

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



# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
2800 24th Street		4209/014	
Case No.	Permit No.	Plans Dated	
2014.0848C		3/26/14	
<input checked="" type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification <b>(GO TO STEP 7)</b>
Project description for Planning Department approval. To add an entertainment use to the existing legally non-conforming bar.			

### STEP 1: EXEMPTION CLASS

#### TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
<input checked="" type="checkbox"/>	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
<input type="checkbox"/>	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions; change of use under 10,000 sq. ft. if principally permitted or with a CU.
<input type="checkbox"/>	<b>Class __</b>

### STEP 2: CEQA IMPACTS

#### TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks, etc.)? (refer to EP_ArcMap > CEQA Catex Determination Layers > Air Pollution Exposure Zone)
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Maher program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Soil Disturbance/Modification:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Archeological Sensitive Area)
<input type="checkbox"/>	<b>Noise:</b> Does the project include new noise-sensitive receptors (schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) fronting roadways located in the noise mitigation area? (refer to EP_ArcMap > CEQA Catex Determination Layers > Noise Mitigation Area)
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography)
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, or grading on a lot with a slope average of 20% or more? <i>Exceptions: do not check box for work performed on a previously developed portion of site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Topography) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1,000 sq. ft., shoring, underpinning, retaining wall work, grading –including excavation and fill on a landslide zone – as identified in the San Francisco General Plan? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report is required and a Certificate or higher level CEQA document required</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve excavation of 50 cubic yards of soil or more, square footage expansion greater than 1000 sq ft, shoring, underpinning, retaining wall work, or grading on a lot in a liquefaction zone? <i>Exceptions: do not check box for work performed on a previously developed portion of the site, stairs, patio, deck, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Seismic Hazard Zones) <b>If box is checked, a geotechnical report will likely be required</b>
<input type="checkbox"/>	<b>Serpentine Rock:</b> Does the project involve any excavation on a property containing serpentine rock? <i>Exceptions: do not check box for stairs, patio, deck, retaining walls, or fence work.</i> (refer to EP_ArcMap > CEQA Catex Determination Layers > Serpentine)
<b>*If no boxes are checked above, GO TO STEP 3. <u>If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
Comments and Planner Signature (optional): <b>Brittany Bendix</b> <small>Digitally signed by Brittany Bendix DN: cn=Brittany Bendix, ou=CityPlanning, ou=CEQA Planning, ou=Brittany Bendix, email=brittany.bendix@sf.gov Date: 2014.08.20.16:30:11 -0700</small>	

**STEP 3: PROPERTY STATUS – HISTORIC RESOURCE  
TO BE COMPLETED BY PROJECT PLANNER**

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> (refer to Parcel Information Map)	
<input checked="" type="checkbox"/>	<b>Category A: Known Historical Resource. GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B: Potential Historical Resource (over 45 years of age). GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C: Not a Historical Resource or Not Age Eligible (under 45 years of age). GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input checked="" type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building’s historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior’s Standards for Rehabilitation</i> .

<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):
<input type="checkbox"/>	9. <b>Reclassification of property status</b> to Category C. (Requires approval by Senior Preservation Planner/Preservation Coordinator) a. Per HRER dated: _____ (attach HRER) b. Other (specify):
<b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b>	
<input type="checkbox"/>	<b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b>
<input checked="" type="checkbox"/>	<b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b>
Comments (optional):	
<b>Preservation Planner Signature: Brittany Bendix</b> 	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<b>Further environmental review required.</b> Proposed project does not meet scopes of work in either (check all that apply): <input type="checkbox"/> Step 2 – CEQA Impacts <input type="checkbox"/> Step 5 – Advanced Historical Review <b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b>	
<input checked="" type="checkbox"/>	<b>No further environmental review is required. The project is categorically exempt under CEQA.</b>	
	<b>Planner Name: Brittany Bendix</b>	<b>Signature:</b>  
	<b>Project Approval Action:</b> <b>Planning Commission Hearing</b> *If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.	
Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code. In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.		

**STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT  
TO BE COMPLETED BY PROJECT PLANNER**

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

**PROPERTY INFORMATION/PROJECT DESCRIPTION**

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

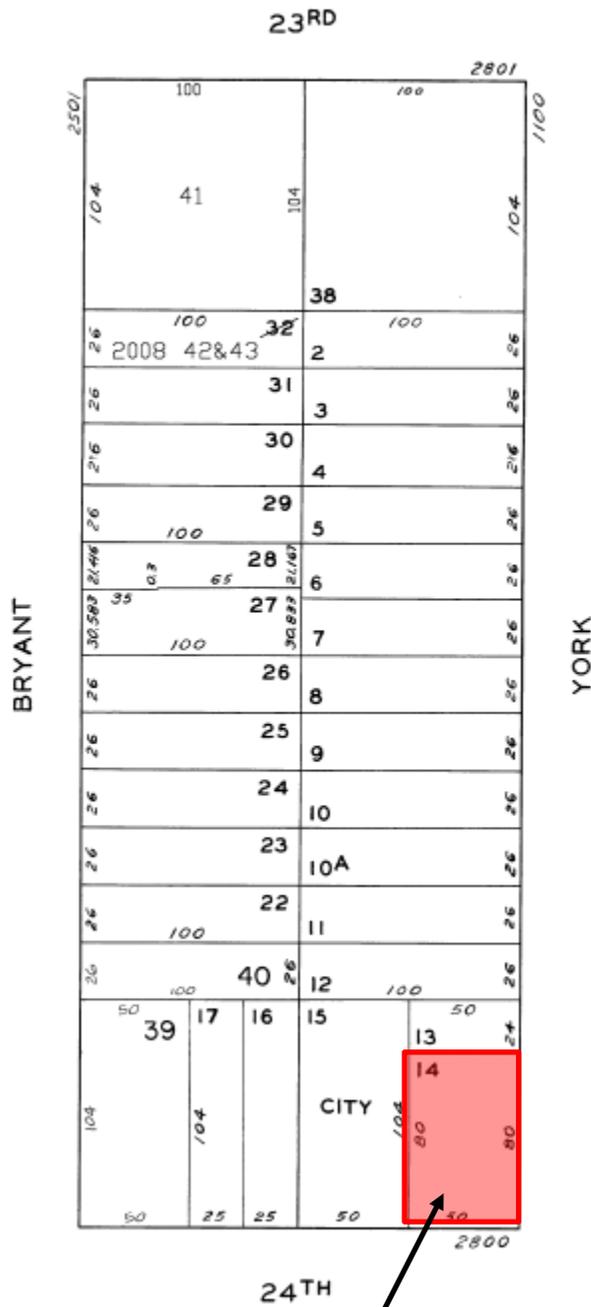
**DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION**

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required</b> <b>CATEX FORM</b>	

**DETERMINATION OF NO SUBSTANTIAL MODIFICATION**

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
<b>Planner Name:</b>	<b>Signature or Stamp:</b>

# Parcel Map

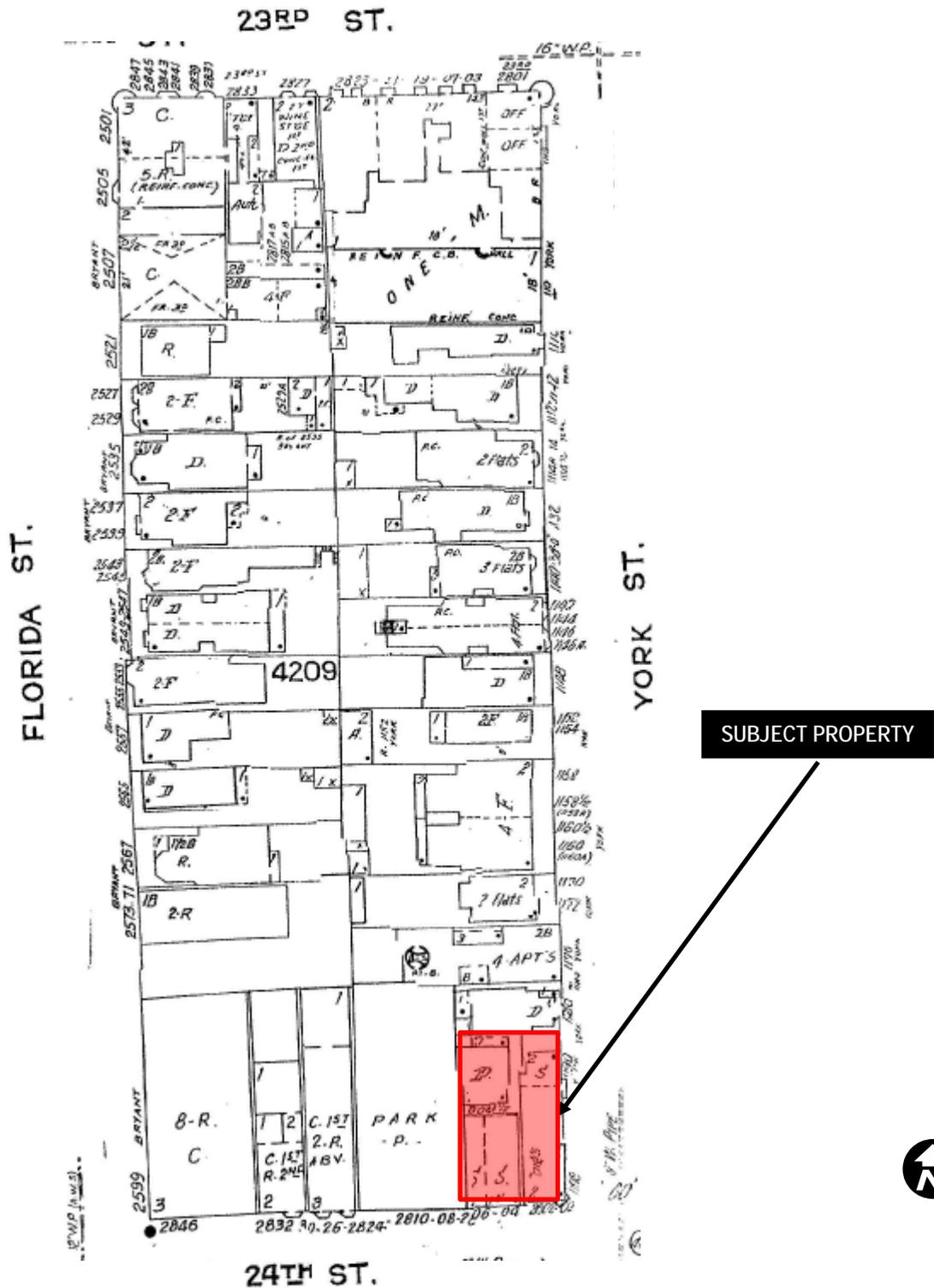


**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
 Case Number 2014.0848C  
 Pop's Bar  
 2800 24<sup>th</sup> Street

# Sanborn Map\*



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

Conditional Use Authorization Hearing  
Case Number 2014.0848C  
Pop's Bar  
2800 24<sup>th</sup> Street

# Aerial Photo

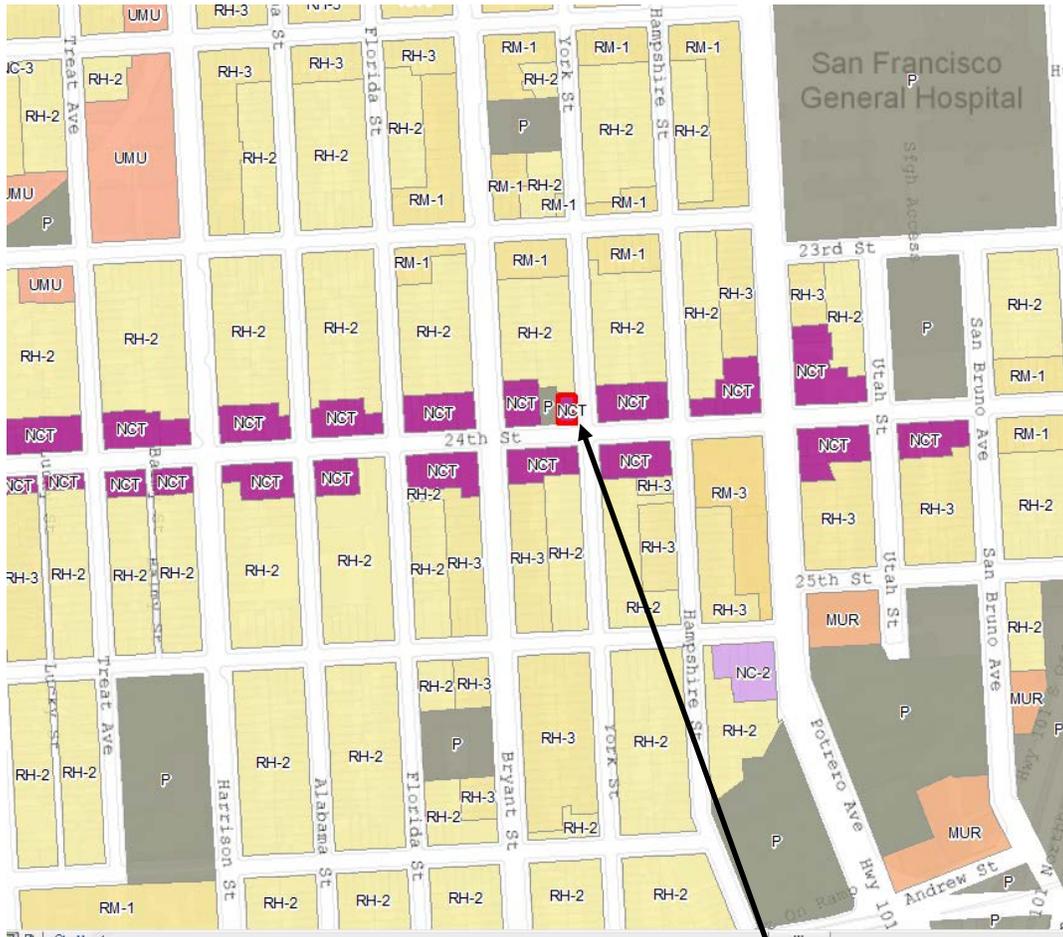


**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2014.0848C  
Pop's Bar  
2800 24<sup>th</sup> Street

# Zoning Map



**SUBJECT PROPERTY**



Conditional Use Authorization Hearing  
Case Number 2014.0848C  
Pop's Bar  
2800 24<sup>th</sup> Street

# Site Photo



Conditional Use Authorization Hearing  
Case Number 2014.0848C  
Pop's Bar  
2800 24<sup>th</sup> Street

6931 Hamilton St

Oakland CA 94621

Aug. 12, 2014

Brittany Bendix,

Planner, Southeast Quadrant

Planning Dept.

1650 Mission St. Suite 400

San Francisco CA 94103

Re: Case # 2014.0848c - 2800 24th St. (POP'S)

Dear Ms. Bendix:

I urge you to please grant the new ownership of Pop's Bar a full entertainment license for amplified music and live entertainment, especially from 10pm to 2am every night.

For many years I have made my living as a piano player. When I first got to town in 1980, any bar worth its salt had a piano, and it was easy for me to find work playing the piano. Now places with a piano are few and far between, but Michael Krouse bought a piano for the Madrone Art Bar, and this month I celebrated my fifth anniversary playing there weekly!

I understand that Michael Krouse and a partner have bought Pop's Bar. Whether or not he buys a piano for Pop's and whether or not he hires me to work there in addition to my engagement at the Madrone, I ask that you to give him a full entertainment license that allows bands, solo musicians, and other amplified entertainment, all the way to 2am 7 nights per week.

Over the almost 6 years or so that Michael has owned the Madrone, he has transformed it from a place that people didn't like, to a place that people *really* like. As an artist, and through hard work, Mike has made it an attractive place both inside and out. From my point of view, his operation has run smoothly, he respects the neighborhood, and he treats all of us musicians, DJs, and employees well.

In the years that I've worked there I've noticed that a large percentage, if not most of the customers who go in there live near the Madrone. When Pop's opens, I believe it'll be a similar story, with the bulk of the customers coming from the immediate neighborhood, or nearby neighborhoods, and as an artist Mike Krouse is bound to make Pop's as unique and nice as he has done for the Madrone. However, I believe Michael and his partner Tom Tierney will need amplified live musicians and/or DJs

during the high bar demand time of 10pm to 2am, in order for the bar to be viable, because that's what will bring the most customers into the bar whether they live nearby or not. With good entertainment nearby, neighborhood people will have more reason to stay in the neighborhood rather than travel elsewhere for their entertainment. Pop's will need entertainment also to attract nice clientele from other parts of the City, as well as other cities, whose patronage will help to keep the bar viable.

Besides me, Michael Krouse has been keeping many musicians and disc jockeys working steadily, week after week, month after month at the Madrone. Of all the venues that I've worked at and currently work at, the Madrone has been the job I have been able to count on the most for regular employment. This enables me to pay my mortgage, put food on my table, stay insured, clothed, and to afford other necessities of life. (In fact, it was Michael Krouse's written assurance to my lender that he intended to employ me permanently, that helped me to be able to get a mortgage at all.) Other musicians and/or DJs have families to support, and the Madrone helps them to do so. Michael intends to employ musicians and DJs at Pop's too, if you allow him to, and of course that will lead to employment opportunities for additional bartenders, and doormen for security.

As you know, the live music scene is one of the things that make San Francisco so much more than just another city with scenic beauty. It really adds to the charm and quality of life for San Franciscans. Now with the cost of living skyrocketing in San Francisco, there is more need than ever to support the establishments that support musicians and other musical artists, to help keep San Francisco the special place that it is.

Recent articles in the *Bay Guardian* and *SF Weekly* tell of entertainment venues shutting down in S.F., and creative musicians leaving the Bay Area because their music is not earning them enough money to live in the Bay Area. Do we really want SF to become just another boring berg with fewer and fewer entertainment choices? Without steady work from venues like the Madrone, I too would be forced to leave the Bay Area, because as much as I love to play music, I must survive, and if I can't survive here, I will have to go elsewhere. For the City to drive away the very musicians and artists who have helped make San Francisco the remarkable place that it is, would be like killing the goose who laid the golden egg. That is one big reason why the San Francisco Planning Department should do everything in its power to allow music venues, including Pop's, to be viable. A full entertainment permit for amplified live music at Pop's Bar all the way up to closing time at two o'clock at night will help accomplish that for San Francisco.

A further reason is to help keep San Francisco's economy diverse. If only software developers, real estate investors, and bankers can thrive here, the City will become more sterile and stale quickly, I think. If performing artists can continue to make a living here, everyone benefits.

Sincerely yours,



David J. Lebowitz



August 7, 2014

Ms. Brittany Bendix  
Planner, Southeast Quadrant  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Re: Case #2014.0848c-2800 24<sup>th</sup> Street - POPS

Dear Ms. Bendix,

My name is Carol H. Williams and I am the CEO and Chief Creative Officer of Carol H. Williams Advertising. I am writing this letter on behalf of Mr. Thomas Tierney, in support of the Conditional Use Permit Application he is submitting to operate the POPS establishment.

As a black female that has owned and operated a globally recognized creative advertising and marketing communications firm with offices throughout the United States for over 25 years, I thoroughly understand the challenges of running a business, particularly one that uniquely serves communities that are made up of diverse audiences that want recognition and consideration as well as inclusion when engaged.

Mr. Tierney has worked with my business as a contractor for the past 9 years, helping and supporting me to run my business smoothly and efficiently. His character is one that is, kind, thoughtful, caring, accepting, inclusive and collaborative. His demeanor has always played a part whenever he has engaged within my organization and I respect his opinions and points of view. He understands the nature of business, how to be successful and navigate different points of view and more importantly, how to engage and employ others of all races, genders and diversities.

Please give Mr. Tierney's application for a Conditional Use Permit the highest consideration. I believe that his ownership and operation of the POPS establishment will serve and grow in a balanced and positive way and allow jobs and opportunities to be brought into the neighboring community. Thank you.

Very truly yours

A handwritten signature in cursive script that reads "Carol H. Williams".

CAROL H. WILLIAMS  
CEO/President, Chief Creative Officer

1400 65TH STREET, SUITE 200  
EMERYVILLE, CA 94608  
MAIN: 510.763.5200  
FAX: 510.763.9266

875 N. MICHIGAN AVE, SUITE 2750  
CHICAGO, IL 60611  
MAIN: 312.836.7900  
FAX: 312.836.7926

**Daniel J. O'Connell**  
*Attorney & Counselor at Law*  
www.djolawoffice.com

335 Divisadero Street  
San Francisco, CA 94117  
415-272-3811  
djoconnell.esq@gmail.com

VIA U.S. MAIL  
Brittany Bendix  
Planner, Southeast Quadrant  
Planning Department  
City and County of San Francisco  
1650 Mission Street, CA 94103

August 8, 2014

**Re: Case #2014.0848c – 2800 24<sup>th</sup> Street (Pop's Bar Entertainment License)**

Dear Ms. Bendix:

I write in support of Michael Krouse and Tom Tierney's application for a full entertainment license for Pop's Bar. I am a neighbor and "regular" of Michael's current venue, Madrone Art Bar. Madrone Art Bar is a wonderful venue of art, live music, dance parties, and more. Madrone's customer base is eclectic. Often groups of friends meet at Madrone's because of its good atmosphere and excellent service staff.

I also know Michael and Tom as friends. I know Michael as a good neighbor and family man (he has two young daughters) through our common membership in a local neighborhood organization. I know and respect Tom Tierney as the host of Madrone's open mic music venue, which I regularly attend and occasionally perform at. Tom is a very professional host who is welcoming to all, and has attracted a wide range of musical styles to his open mic.

I know that under Michael and Tom's care, Pop's Bar – with a full entertainment license – would be an incredibly valuable asset to the culture and art/music scene in that area. As a former longtime resident of the Mission and frequent visitor there, I will stop in at Pop's whenever possible, and I know that I will find a vibrant and safe environment at Pop's Bar, just as one finds at the Madrone Art Bar.

I fully support Michael and Tom's application for a full entertainment license for their new endeavor, and urge you to grant it. Please do not hesitate to contact me should you wish to do so.

Best regards,



Dan O'Connell  
**Law Offices of Daniel J. O'Connell**

Brittany Bendix  
Planner, Southeast Quadrant  
Planning Department, City and County of San Francisco  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

August 1, 2014

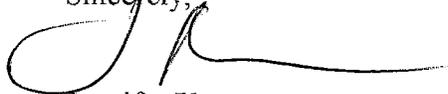
Dear Ms. Bendix,

I am writing you in regards to CASE #2014.0848c - 2800 24th Street (POPS) requesting that Michael Krouse and his business partner, Tom Tierney, be granted a full entertainment license.

I have been working regularly as a musician at Madrone Art Bar for several years now, and have lived in that neighborhood as a home owner for over 25 years. Michael Krouse has done a great deal for the neighborhood, and has been a ardent supporter of live music and the arts. He is a man of exceptional integrity, creating genuine community in NOPA among the artists, musicians and employees.

Club owners that care about more than the bottom line are a rarity these days. Also it is becoming increasingly difficult to find venues in which to perform and to get paid. I am confident that any business he takes on will become an asset to the neighborhood. I hope that you will consider granting him a full entertainment license. He is certainly most deserving of it.

Sincerely,



Jennifer Kerr  
628 Baker St.  
San Francisco, CA 94117  
[jenny@jennykerr.com](mailto:jenny@jennykerr.com)  
t: 415 5674403

Hello Brittany,

I am writing you in support of the new 'Pops' management team and their search for entertainment permits. I've lived in the NAPA district the past 8 years and have seen the positive effects Michael Krause + Madrone have brought. They have continuously had incredible art, and hire a diverse workforce. They support all kinds of musicians, from the latest laptop rockers - to jazz greats in their 60's. They support community events such as the many Divisadero Art Walks and I even watched Obama get sworn in on their TV! We need more owners who give back - it's a dying breed.

Sincerely,  
PA BBA

July 31st, 2014

Dear Ms. Bendix,

I am writing on behalf of Pop's Bar, which is opening in the Mission soon (24th street), with regards to their pending entertainment license. From what I gather, they are currently unable to have live music past 10pm? If that is the case, I'd like to help with their case in any way that I can.

I have been a DJ at Michael Krause's other establishment (Madrone Aft Bar) for over 5 years, I have a firsthand experience with his business. Not only does Mr. Krause run a very tight ship, but he also takes care of all of his staff like no other. Also, the music community he has developed over time has not only been a huge boost to Lower Haight, but has also helped several careers take off.

With that said, it would be a shame if Mr. Krause was unable to continue this trend at his new establishment (Pop's), not only for his business, but for the added culture he would bring to the neighborhood.

Also, I should note that the talent he brings in has been carefully hand picked over time, in order to keep a consistent feel over time. Every DJ there has a strong following, + overall there have been no alterations at the bar that I can think of. Typically, everyone there (employees + patrons) has been exceptionally upbeat + friendly, + this is mostly due to the environment Mr. Krause encourages.

I am a strong advocate for anything Mr. Krause does for the San Francisco community + look forward to his re-opening of Pop's next month. I strongly feel that providing the full entertainment license here makes too much sense, + would add a lot culturally to the area. He has done an amazing job with Madrone over the years + I'd love to see more of the same with Pop's. Thank you for your time + I hope you consider Mr. Krause for such an opportunity.

Sincerely,

Jerome Zech

## **Bendix, Brittany (CPC)**

---

**From:** Jeremy Joven <jj@thenewasterisk.com>  
**Sent:** Monday, August 18, 2014 12:04 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Attn Planning Department / #2014.0848c - 2800 24th Street (POPS)

Good Day Brittany Bendix,  
Attn Planning Department / #2014.0848c - 2800 24th Street (POPS)

I am writing on behalf of Asterisk San Francisco, a local business on 24th Street of the vibrant Mission District to express my support for Michael Spike Krouse and Tom Tierney's requests for an Entertainment Permit at our local bar POPS. As a resident in the neighborhood for the last 7 years and a business owner, I fully support their plans to bring entertainment to the street and believe that as successful and loved business owners of Madrone in Divisadero (another community beloved arts and culture spot) they would be able to make a winning program that will please the residents and visitors alike in the neighborhood.

Our district is home to a wonderful array of businesses and organizations offering experiences that cultivate the culture within the neighborhood and I welcome the duo as the new owners of Pops to usher in a vibrant addition to the street.

I am looking forward to a wonderful future for 24th Street Corridor.

Please feel free to give me a call with any questions you may have!

Jeremy Joven, Editor in Chief  
Asterisk San Francisco Magazine & Gallery  
415.839.9707  
3156 24th Street  
San Francisco, CA 94110  
[www.thenewasterisk.com](http://www.thenewasterisk.com)  
Facebook | Twitter

This email is intended only for the person or entity to which it is addressed and may contain information that is confidential, privileged or otherwise protected from disclosure. Dissemination, distribution or copying of this e-mail or the information, attachments and images herein by anyone other than the intended recipient, or an employee or agent responsible for delivering the message to the intended recipient, is prohibited. If you have received this e-mail in error, please forward the email to sender addressed. Any views expressed in this message are those of the individual sender and may not necessarily reflect the views of The New Asterisk, a branch of Asterisk SF Publications LLC.

## **Bendix, Brittany (CPC)**

---

**From:** blackwaxjh@aol.com  
**Sent:** Monday, August 18, 2014 11:51 AM  
**To:** Bendix, Brittany (CPC)  
**Subject:** CASE #2014.0848c - 2800 24th Street (POPS)

Dear Ms. Bendix,

I'm writing on behalf of Michael Krouse and Tom Tierney, the new proprietors of Pop's Bar on 24th Street in San Francisco.

I've personally have known and worked for Mr. Krouse as a DJ at his other establishments Madrone Art Bar and Tunnel Top since 2008, and have greatly enjoyed performing at these venues. As a self employed individual with nearly thirty years as an entertainer under my belt, having another regular venue to play in the city is a great opportunity for all involved, from an entertainment stand point and from an economic one as well. I would like to make an appeal to grant Pop's a full entertainment license to Messrs. Krouse and Tierney to allow DJ's and live music to play past 10 pm.

Thank you for taking the time to read my appeal

Warm regards,  
Jeff Harris

## **Bendix, Brittany (CPC)**

---

**From:** Christopher Moullos <suboctave@me.com>  
**Sent:** Sunday, August 17, 2014 9:42 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** CASE #2014.0848c - 2800 24th Street (POPS)

Hello Ms. Bendix / Planning Department of San Francisco,

I wanted to write a letter of support regarding the new owners of Pop's Bar (CASE #2014.0848c). I have personally witnessed the positive effect that Michael Krouse and Tom Tierney have had on their community by supporting artistic and musical diversity at the Madrone Art Bar on Divisadero. These fine gentlemen have provided a venue that has nurtured artists with diverse nights that feature acts such as a Live Brass Band, DJs that are championing the rebirth of Motown dancing, indie DJs, folk bands, comedic lounge piano, solo jazz piano, jazz ensembles, latin music, disco, and many more. This diversity makes for an environment where musical artists can be inspired by each other and also inspire audiences to appreciate music and culture they may never thought they would be into. Michael and Tom truly love culture and by letting them have performances at their new bar I think you will be preserving San Francisco spirit of being a place where music lives and thrives.

Thank you for your time,

Chris Moullos,  
Professional DJ, Musician.

## **Bendix, Brittany (CPC)**

---

**From:** Miles Pickering <miles@pigandpiesf.com>  
**Sent:** Sunday, August 17, 2014 10:59 AM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Pops bar entertainment permit

Brittany,

You were our planner for my restaurant on 24th St, Pig & Pie. We've been open two years now and things are going fine. Thanks again for your help.

I'm writing to support the entertainment permit application for Pop's Bar. 24th St. needs some night life. There's no local public gathering place for people who want to relax with some live music and a drink. For the most part there's just no reason for anyone to be out on 24th St. after 9pm in the evenings, people usually travel to other neighborhoods for entertainment. 24th St. would surely benefit from a little more nighttime activity.

I've met both Tom and Mike a few times and they've definitely left the impression that they're concerned about being good citizens and neighbors on 24th St. I have little doubt that any complaints brought up by people who might be effected by noise or outside activity around the bar will be addressed in a timely and courteous manner. Madrone Art Bar has an excellent reputation on Divisadero, I'm sure they will replicate that here.

Best,  
-Miles Pickering  
Owner, Pig & Pie.

## **Bendix, Brittany (CPC)**

---

**From:** Cyrus Friedlander <cyrus.b.friedlander@gmail.com>  
**Sent:** Friday, August 15, 2014 2:38 AM  
**To:** Bendix, Brittany (CPC)  
**Subject:** CASE # 2014.0848c - 2800 24th st. (POPS)

Dear Brittany Bendix,

My reason for writing you this evening is to pledge my full support for Michael Krouse and Tom Tierney (CASE # 2014.0848c - 2800 24th st. (POPS)). It is hard for me to find a place to start because in order to express the full positive affect that Mike has had on my life would take some time, so I will do my best to keep things short and sweet.

I have worked for Mike for five years, starting as a barback at barely 22 years of age, and working my way up to my current position as a bartender. During these past five years I have seen many sides to Mike; as a boss, a friend, a family man, and in the case that matters most to you, as a business man. Let me say from the bottom of my heart, that in each of those areas he excels spectacularly.

As a business man he is honest, and hardworking, and will be a priceless addition to the community surrounding Pops. My full expectation is for Pops is to be like his current bar Madrone in that it will be an extension and reflection of Mike himself. An establishment, that like the man, brings joy and happiness while simultaneously stimulating creativity through music and art. My sincere hope is that you will support him and his desire to bring that full experience of art, music and joy to people through Pops.

It cannot be overstated what an immense positive figure Mike has been in my life, and over time, what an excellent role model he has become for myself and others. I hope that you can put your trust in his vision for Pops and in what he will bring to the community surrounding it. I know you will not be disappointed. Thank you for listening.

--

*-Sincerely, Cyrus B. Friedlander*

(415) 939-7418

cyrus.b.friedlander@gmail.com

## **Bendix, Brittany (CPC)**

---

**From:** Joshua Saenz <srsaenzj@gmail.com>  
**Sent:** Thursday, August 14, 2014 12:07 AM  
**To:** Bendix, Brittany (CPC); Michael Krouse (Madrone)  
**Subject:** CASE #2014.0848c - 2800 24th Street (POPS)

### LETTER OF SUPPORT FOR "POPS"

**To:**  
Brittany Bendix  
Planner, Southeast Quadrant  
Planning Department, City and County of San Francisco

Greetings! This letter of support is in regards of giving POPS the opportunity of having entertainment license from 10pm until 2am. Michael Krouse is currently the owner of Madrone Art Bar and has been giving opportunities to many local artists to perform/work there. We would like those same opportunities at POPS, especially since there are less places for independent artists to perform in San Francisco. I would also like to add that Madrone Art Bar respects its neighbors and handles sound levels adequately.

Please consider this letter, as an honest and respectful perspective. Help give POPS and artists the opportunity to grow together.

Thank you!

Joshua Saenz  
Tropicana Nights @ Madrone

*Big hug!*  
*La Muerte - Joshua Saenz*  
*Sustainable Event Design & Production*  
*Permaculture Student*  
*Audiopharmacy Prescriptions*

## **Bendix, Brittany (CPC)**

---

**From:** tolivale <tolivale@live.com>  
**Sent:** Wednesday, August 13, 2014 8:11 PM  
**To:** Bendix, Brittany (CPC)  
**Cc:** tolivale  
**Subject:** Case#2014.0848c-2800 24th street (POPS)

My name is Garon Pelesauma and I've worked for Michael Krouse at Madrones Art Bar for 5 years now. I'm a part of the security staff and can tell you first hand how the community and patron's feels about Madrones being nestled on the corner of Fell and Divisadero.

Let me start with the fact that I've worked over 10 years in the San Francisco area just in the security field, and I have never met an owner so passionate about not only his business but giving the specific community what they ask for. This is no easy task with the wide spectrum of diversity in the Bay Area. Ambiance and music are one thing but Mike (as we call him) is at the art bar daily checking on staff and making sure everyone is operating at the highest level. We have good and bad days, which any establishment that deals with the public has, and Mike works closely with the security staff to make sure every situation is dealt with swift and timely action while respecting every party and ensuring the safety of the patrons.

I have had a lot of other employer's in this field, and I can count how many times they actually showed face at there own establishments. Mike is different, his business is his life, and he gets the fact that a happy staff is more efficient. Mike makes sure his staff is a big family. Which in my opinion is why Madrones is such a big success! Internally were not the bottom of the chain, working for the man, but a big family that takes care of each other.

Mike has changed my outlook of being employed. I respect him and see how hard he works and how much he loves what he does, in turn I enjoy my job and make sure I do what ever I can to ensure Madrones is a safe place for the community to come enjoy art, music and an all around good time! Trust the thousands and thousands of community members and tourist that visit Madrones always plan to return and I truly believe that speaks for itself!

Sincerely,  
Garon Pelesauma

## **Bendix, Brittany (CPC)**

---

**From:** Carol H. Williams <carol@carolhwilliams.com>  
**Sent:** Friday, August 08, 2014 11:45 AM  
**To:** Bendix, Brittany (CPC)  
**Subject:** RE: Thomas Tierney and POP's establishment

Dear Ms. Bendix,

My name is Carol H. Williams and I am the CEO and Chief Creative Officer of Carol H. Williams Advertising. I am writing this letter on behalf of Mr. Thomas Tierney, in support of the Conditional Use Permit Application he is submitting to operate the POPs establishment.

As a black female that has owned and operated a globally recognized creative advertising and marketing communications firm with offices throughout the United States for over 25 years, I thoroughly understand the challenges of running a business, particularly one that uniquely serves communities that are made up of diverse audiences that want recognition and consideration as well as inclusion when engaged.

Mr. Tierney has worked with my business as a contractor for the past 9 years, helping and supporting me to run my business smoothly and efficiently. His character is one that is, kind, thoughtful, caring, accepting, inclusive and collaborative. His demeanor has always played a part whenever he has engaged within my organization and I respect his opinions and points of view. He understands the nature of business, how to be successful and navigate different points of view and more importantly, how to engage and employ others of all races, genders and diversities.

Please give Mr. Tierney's application for a Conditional Use Permit the highest consideration. I believe that his ownership and operation of the POPs establishment will serve and grow in a balanced and positive way and allow jobs and opportunities to be brought into the neighboring community. Thank you.

Very truly yours

**Carol H. Williams**

President/ CEO / Chief Creative Officer  
Carol H. Williams Advertising  
1625 Clay Street, Suite 800  
Oakland, CA. 94612  
510-763-5200— Telephone  
510-763-9266—Fax

NOTE: This communication, and any attachment to it, may contain privileged and confidential information intended only for the use of the individual(s) or entity

## **Bendix, Brittany (CPC)**

---

**From:** Suzanne <kittykeys@aol.com>  
**Sent:** Wednesday, August 06, 2014 4:41 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** pops entertainment license

#2014.0848c - 2800 24th Street(POPS)

Hello Britney-

my name is Suzanne Ramsey- a San Francisco Musician who plays piano and sings at Pop's current owner Micheal Krouse's bar - The Madrone.

I have been playing there for over 3 years. I am writing in support of Mr Krouse's new establishment - Pops. With so few places for musicians to play - it would be fantastic to hopefully get some gigs at Pops!

Micheal Krouse has always been kind, efficient, trustworthy, and honest. He produces great events!

Thank you -

Suzanne

I hope they will be granted an Entertainment License to include live music.

Suzanne Ramsey

[Kittykeys@aol.com](mailto:kittykeys@aol.com)

[www.suzanneramsey.net](http://www.suzanneramsey.net)

Pianist,vocalist,ukulele,accordion

## **Bendix, Brittany (CPC)**

---

**From:** Lisa Zahner <lisazahner@hotmail.com>  
**Sent:** Wednesday, August 06, 2014 4:14 PM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Support for CASE #2014.0848c - 2800 24th Street (POPS)

Dear Ms. Bendix,

I am writing to support the application of a full entertainment license for the new owners of Pops Bar, Michael Krouse.

I have known Mr. Krouse for many years, both as a neighbor, and in my previous role as the President of the Alamo Square Neighborhood Association. Mr. Krouse has operated Madrone Art Bar in the most professional manner, and is always very mindful of mitigating noise and the impact of his business on the neighborhood.

For many years, Mr. Krouse headed the Divisadero Merchants Association, and helped to organize local events, such as our Art Walk, as well as provide guidance and support for local business. Madrone has also sponsored fundraisers for employees, and our local school, even showcasing students' art!

Madrone strives to be a good neighbor, and make a positive contribution to our neighborhood. I am confident that Mr. Krouse's excellent management will continue at his new location at 2800 24th Street.

Sincerely,

Lisa Zahner  
348 Scott Street  
San Francisco

**Bendix, Brittany (CPC)**

---

**From:** john.g.dallas@gmail.com on behalf of john dallas <john@johndallas.com>  
**Sent:** Tuesday, August 05, 2014 12:41 PM  
**To:** Bendix, Brittany (CPC)  
**Cc:** Michael Krouse  
**Subject:** CASE #2014.0848c - 2800 24th Street (POPS)

REFERENCE: CASE #2014.0848c - 2800 24th Street (POPS)

Brittany Bendix

Planner, Southeast Quadrant

Planning Department, City and County of San Francisco

1650 Mission Street, Suite 400

San Francisco, CA 94103

To whom it may concern,

I'd like you to know that I have been a neighbor of the Madrone (and an occasional customer) and I think their presence in my neighborhood has been very positive. They have run a clean operation that features fun and quirky entertainment. The tempo is a little less frenetic than some, and I have enjoyed having actual conversations (not shouts) in their establishment.

The professionalism among the staff and management is appreciated both as a customer and a neighbor. I have always felt that if there were a problem Michael Krouse and his employees would address it, fix it, and make sure it never happens again.

I have been a board member of the Alamo Square Neighborhood Association. These thoughts are my own.

best

--

John Dallas

415.939.5764

President Cindy Wu, San Francisco Planning Commission  
c/o Ms. Brittany Bendix, Planner

San Francisco Planning Department  
1650 Mission St. Suite 400  
San Francisco, CA 94103

Or via email at [brittany.bendix@sfgov.org](mailto:brittany.bendix@sfgov.org)

**PROJECT:** POPS  
**ADDRESS:** 2800 24<sup>th</sup> Street  
**CASE #:** 2014.0848c  
**HEARING:** September 4<sup>th</sup>, 2014

Dear President Wu and Commissioners,

Michael Krouse is an outstanding member of the local business community in the North Panhandle. His establishment, Madrone Art Bar, is a well-run, community-focused business that has been a respectful and collaborative member of our community.

I first met Mr. Krouse when I was the President of the North Panhandle Neighborhood Association. His willingness to listen to community input coupled with his genuine concern of being a good neighbor, led the NOPNA board to unanimously support Mr. Krouse when he purchased Madrone Art Bar.

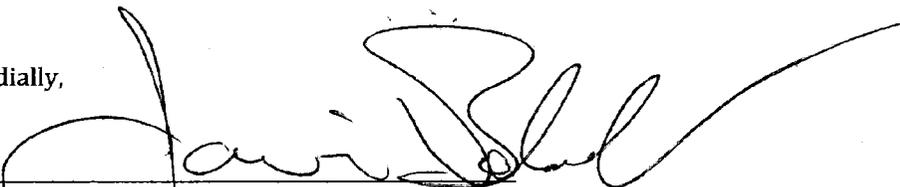
Mr. Krouse is a responsible business owner who cares deeply about the neighborhood he does business in. He has even served as the President of the Divisadero Merchants Association, which has been an essential partner in revitalizing the Divisadero Corridor.

When Mr. Krouse approached me to author a letter of support for his new venture, POPS at 2800 24<sup>th</sup> Street, I was more than happy to help out. We need more responsible, caring and dedicated small business owners like Mr. Krouse in San Francisco. Their commitment to keep local businesses strong is what makes San Francisco the unique place that it is.

I request that the Planning Commission approve his request and approve his conditional use permit.

Thanks for your time and considering my input. If you should have any questions, please feel free to contact me.

Cordially,



(SIGNATURE)

Jarie Bolander, Past President, NOPNA and Interim Chair D5NAC\*  
(PRINT NAME)

E-mail: [jarie.bolander@gmail.com](mailto:jarie.bolander@gmail.com) or Tel: 415-385-2348  
(CONTACT PHONE OR EMAIL)

\* For Identification Purposes Only. NOPNA – North Panhandle Neighborhood Association, D5NAC – District 5 Neighborhood Action Committee

## **Bendix, Brittany (CPC)**

---

**From:** Jacob Pena <jacobgpena@yahoo.com>  
**Sent:** Wednesday, July 30, 2014 2:07 AM  
**To:** Bendix, Brittany (CPC)  
**Subject:** Full entertainment license for case #2014.0848c - 2800 24th Street

Dear Brittany Bendix,

I'm writing in support of a full entertainment permit for Michael "Spike" Krouse and Tom Tierney's new venture on 24th street in the commercial space that the bar POPS occupies (CASE #2014.0848c - 2800 24th Street). I can say that Michael has proven, in my experience, to be a responsible business owner and I have never witnessed nor heard of any trouble coming from his current business Madrone Art Bar at 500 Divisadero Street. Further more I've known Michael to be very supportive and generous with local musicians and DJs. As a DJ myself I have come to benefit from Michael's open minded and supportive booking policy and have been able to stretch out and bring new ideas to the table that I couldn't do in other nightclub environments. This kind of open minded policy and willingness to nurture new ideas is exactly what San Francisco needs in it's night life RIGHT NOW. Especially in the Mission District, a neighborhood which has seen performance venues disappear over the last few years. Where there used to be bars for working DJs to play, NIMBYS have come in and prevented them from having any kind of music program other than an iPod. In heavy foot traffic corridors this may not be a problem but I've seen some cases where this negatively effects business. The DJs and musicians were the draw to these venues and without them, their business floundered. More performance venues are needed in the Mission and I urge you to award Michael and Tom a full entertainment license ASAP so that the neighborhood can benefit as well as the business. I believe this is something the city needs. Thank you for taking the time to read this.

Cheers!

-Jacob Pena



3  
A2.00  
**EXISTING YORK STREET ELEVATION**  
NO SCALE



2  
A2.00  
**EXISTING 24th STREET ELEVATION**  
NO SCALE

14.0848 C

ISSUE DESCRIPTION	DATE
01 SCHEMATIC PRICING	X.X.XX

NOT FOR CONSTRUCTION

PROJECT NAME  
**POP'S BAR  
 INTERIOR  
 TENANT  
 IMPROVEMENT**

2802-2806 24TH STREET  
 SAN FRANCISCO, CA 94110

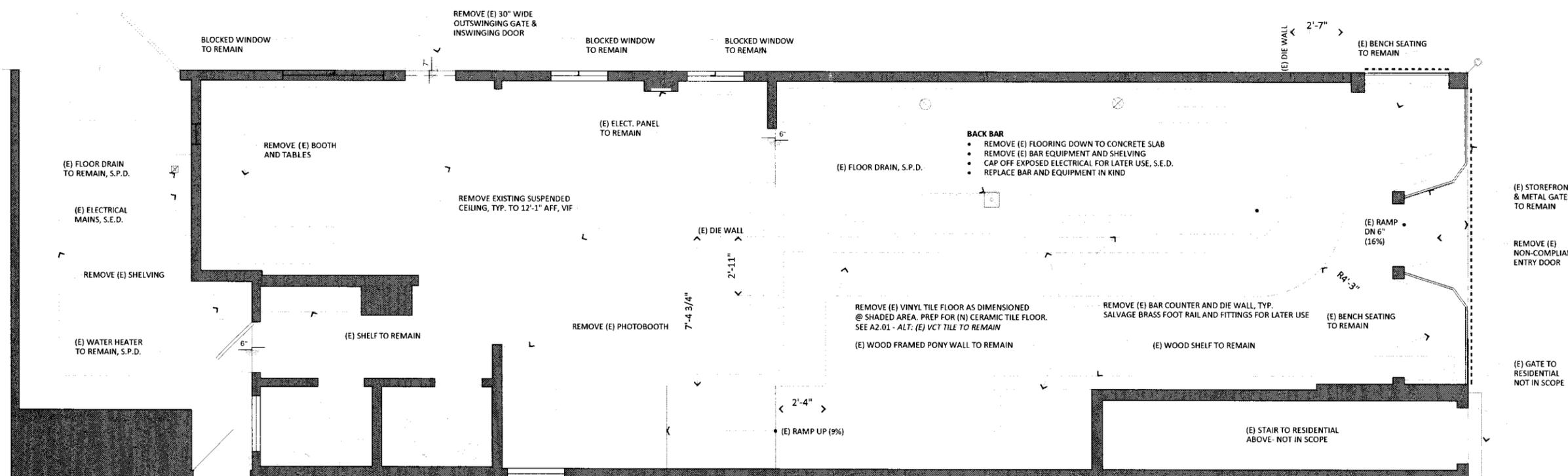
SHEET TITLE  
**EXISTING AND  
 DEMOLITION  
 PLANS AND  
 ELEVATIONS**

THESE PLANS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED.

DRAWN BY: JR  
 DATE: 01.14.14  
 SCALE: AS NOTED  
 PROJECT NUMBER: 13036.00  
 FILE NAME:

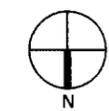
SHEET NUMBER  
**A2.00**

FILE NAME: P:\13036.00 Pop's Bar\6.0 Drawings\01.20 Drawings\01.20 Existing Floor Plans.dwg • Plotted on: Tuesday, 01 April 2014 at 8:35am by: RIGGS



- EXISTING RESTROOMS**
- FLOORS: REMOVE (E) TILE AND SUBFLOOR
  - WALLS AND CEILING: REMOVE (E) GYP FINISHES DOWN TO BARE STUDS
  - REMOVE NON-COMPLIANT DOORS AND HARDWARE
  - REMOVE ALL PLUMBING FIXTURES. CAP FOR FUTURE USE, S.P.D.
  - REMOVE ALL TOILET ACCESSORIES
  - REMOVE EXISTING LIGHTING & SWITCHES

1  
A2.00  
**EXISTING AND DEMO FLOOR PLAN**  
3/8" = 1'-0"  
pb-plan.dwg



**ROOM FINISH SCHEDULE**

ROOM NAME	FLOOR	BASE	WALLS	CEILING
ENTRY 101 BAR 103	(E) VCT FLOOR TO REMAIN, (N) CERAMIC TILE [T-01]. SEE 1/A2.01	(E) 1 x 6" WOOD BASE, WAINSCOT & TRIM, PTD [PT-02]	(E) GYP BD, PTD [PT-01] & (N) WALL COVERING [WC-01]	(E) GYP BD, PTD [PT-05] SEE A6.01
BACK BAR 102	(N) PVC FLOOR [FL-01]	4" H w/ 3/8" RADIUS INTEGRAL COVE [FL-01]	(N) WALL COVERING [WC-01] (N) FRP [WC-02] @ BAR EQUIP	(E) GYP BD, PTD [PT-05] SEE A6.01
UPPER BAR 105	(E) VCT TO REMAIN	(E) 1 x 6" WOOD BASE, WAINSCOT & TRIM, PTD [PT-02]	(E) GYP BD, PTD [PT-01]	(N) GYP BD, PTD [PT-05] SEE A6.01
LOUNGE 106 HALL 107	(N) VCT [F-02] SEE 1/A2.01	(N) 1 x 6" WOOD BASE PTD [PT-02]	(E) GYP BD, PTD [PT-01]	(N) GYP BD, PTD [PT-05] SEE A6.01
RESTROOM 108 RESTROOM 109	(N) PVC FLOOR [FL-01]	4" H w/ 3/8" RADIUS INTEGRAL COVE [FL-01]	(N) GYP BD, PTD [PT-01] & (N) FRP [WC-02]	(N) GYP BD, PTD [PT-05] SEE A6.01
STORAGE 110	(N) PVC FLOOR [FL-01]	4" H w/ 3/8" RADIUS INTEGRAL COVE [FL-01]	GYP BD, PTD [PT-03] & (N) FRP WALL COVERING [WC-02]	GYP BD, PTD [PT-03] SEE A6.01

- All interior wall/ceiling finishes to comply with 2010 CBC Chapter 8
- All finish materials applied to walls and ceilings shall be tested as specified in CBC Section 803
- All tile to be thin set per TCA W244-03
- See A/5.01 for Materials Schedule

**HARDWARE SCHEDULE**

**GROUP A1: ENTRY DOOR**

- Lockset: Entrance
- Latchset: Schlage-S200 Tubular
- Hinges (x3) 4.5 x 4.5 McKinney TA2314 - Stainless
- Main exit door to have sign on top rail stating "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" in 1" H white letters on transparent background.
- Install power activated accessible push plates (high and low) on inside and outside of door. See 9/AO.04

**GROUP B1: RESTROOM**

- Lockset: Privacy
- Latchset: Schlage-Elan F40 ELA E25
- Hinges (x3) 4.5 x 4.5 McKinney TA2314 - Stainless
- Closer (push side): LCN 4111 HEDA BHM 689 w/ metal cover, or equal
- Doorstop: Emtek Half Dome #2251 SS
- Accessibility signage - see 8/AO.04

**GROUP C1: LOUNGE EGRESS**

- Interior Side Surface Mtd. Panic Hardware Dorma 8000 or equal. Coordinate exact function with Owner.
- Hinges (x3) 4.5 x 4.5 McKinney TA2314 - Stainless
- Permo threshold and weatherstripping

**NOTES:**

- All new hardware to be ADA compliant w/ lever handles that return back to within 1/2" of the door.
- All new hardware to be US26 finish, UON.
- Coordinate cylinder requirements and rekeying with Owner.

**FLOOR PLAN KEY NOTES**

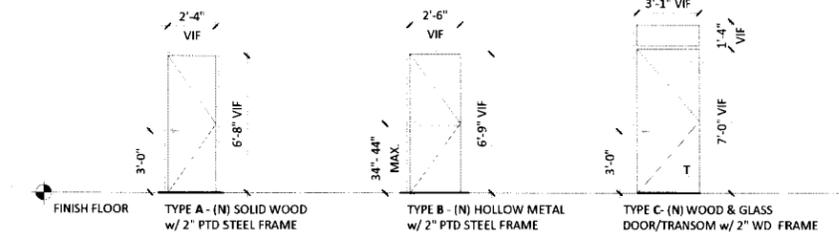
- (E) BEAMS ABOVE SHOWN DASHED.
- EXTENTS OF (E) STAIR ABOVE, DASHED
- (N) WALL OUTLET FOR WALL MTD TV, TYP FOR (2) PROVIDE BACKING AND RECESSED POWER. HEIGHT AND LOCATION AS SHOWN ON A5.01. MONITORS BY OWNER
- (N) BAR STOOLS BY OWNER
- (E) BENCHES TO REMAIN, (N) PADS & UPHOLSTERY AS DIRECTED BY OWNER.
- (N) TABLE BY OWNER
- (N) BANQUETTE SEATING BY OWNER
- (E) WD SHELF TO REMAIN. PAINT [PT-XX]
- (N) 1 1/2" DIAM MTL HANDRAIL @ +34" AFF. w/ 12" EXTENSIONS @ EACH END
- (N) 2 x 4 WD STUD BAR DIE WALL. SEE DETAIL X/XX
- (N) POWERED ACCESSIBLE DOOR OPERATOR PUSH PLATE (HIGH AND LOW).
- (N) 1 1/2" DIAM HANDRAILS w/ 12" MIN EXTENSION @ TOP & BOTTOM OF RAMP. SEE 1/A5.01, TYP, & 16/AO.04

**LEGEND**

- (N) INTERIOR SIDE FILL OF (E) WINDOW, w/ (N) FINISH LAYER OF 5/8" GYP BD
- (N) VINYL FLOORING [FL-02] OVER (E) FLOOR. REMOVE ANY EXISTING FINISHES NECESSARY FOR A PROPER INSTALLATION.
- (N) FLOOR TILE [T-01] INSTALL WHERE SHOWN ON PLAN (30" DEEP). ALT: MAINTAIN (E) VCT FLOOR TILE
- (N) SOLID WOOD BARTOP, STAINED. SEE MILLWORK DRAWINGS

**DOOR SCHEDULE**

OPENING NUMBER	LOCATION	DOOR			FRAME			DETAIL			REMARKS/NOTES						
		TYPE	MAT'L	FINISH	NO.	WIDTH	HEIGHT	THCK	GLASS	TYPE		MAT'L	FINISH	HARDWARE GROUP	HEAD	JAMB	THSLD
E1	EXISTING ENTRY	C	WD/GLS	PT	1	3'-1"	7'-0"	1 3/4"	CLR	WD	WD	PT	A1	-	-	-	CLEAR TEMPERED GLASS @ DOOR LEAF
E2	RESTROOM 108	A	WD	PT	1	2'-4"	6'-8"	1 3/4"	-	HM	STEEL	PT	B1	-	-	-	PROVIDE 1" UNDERCUT
E3	RESTROOM 109	A	WD	PT	1	2'-4"	6'-8"	1 3/4"	-	HM	STEEL	PT	B1	-	-	-	PROVIDE 1" UNDERCUT
E4	STORAGE 110	EXISTING DOOR, HARDWARE AND FRAME TO REMAIN, UON - SEE HARDWARE SCHEDULE															
E5	STORAGE 110	EXISTING DOOR, HARDWARE AND FRAME TO REMAIN, UON - SEE HARDWARE SCHEDULE										PROVIDE NEW HARDWARE PER OWNER REQNM'TS					
E6	STORAGE 110	EXISTING DOOR, HARDWARE AND FRAME TO REMAIN, UON - SEE HARDWARE SCHEDULE										PAIR OF DOORS					
E7	LOUNGE 106	B	HM	PT-07	1	2'-6"	6'-9"	1 3/4"	-	HM	STEEL	PT	C1	-	-	-	REMOVE (E) DOOR AND GATE



**FLOOR PLAN NOTES**

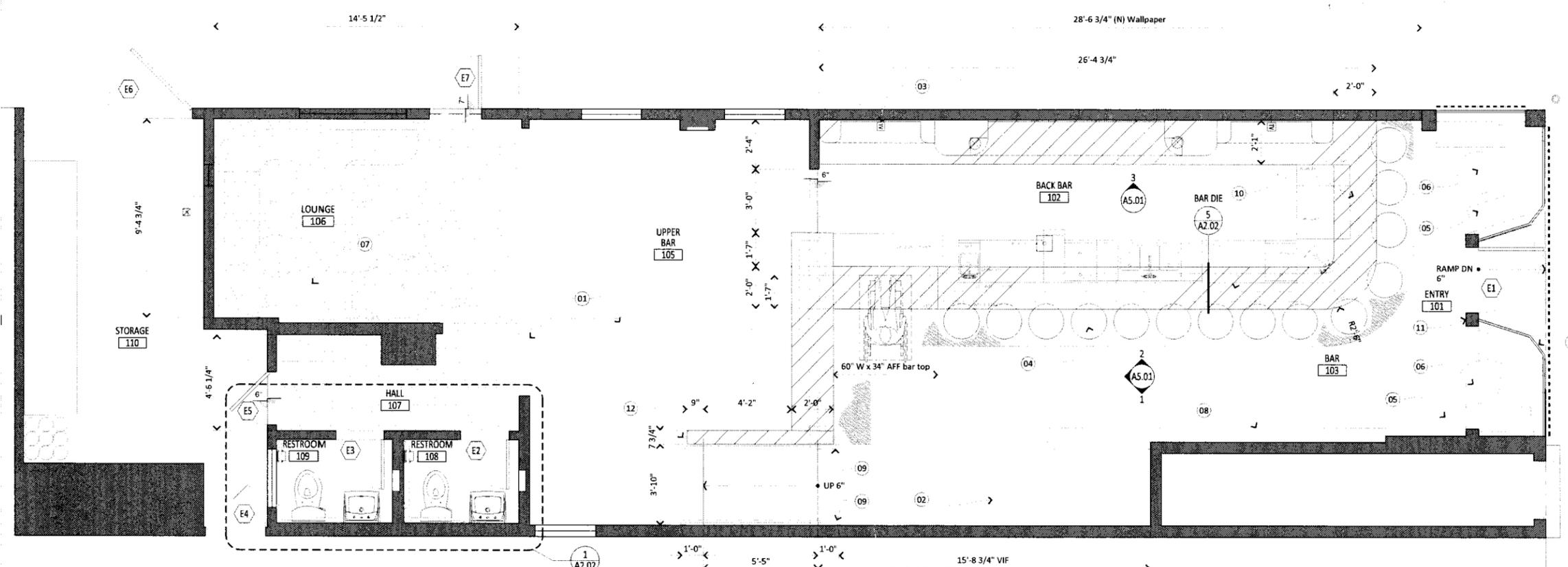
- See Sheet A0.02 for General and Health Department Notes
- All existing doors and windows to remain UON. Coordinate locking requirements with Owner.

**DOOR NOTES**

- Hardware on all rated doors shall be UL labeled.
- The unlatching of any door or leaf shall not require more than one operation (CBC 1008.1.9.5).
- Egress doors shall be readily openable from the egress side without any the use of a key or special knowledge or effort (CBC 1008.1.9).
- Doors within the path of travel for handicapped to be operable with a single effort by lever, panic bar or push/pull hardware centered between 30" and 44" above the floor.
- The force for pushing or pulling open interior swinging egress doors, other than fire doors, shall not exceed 5 pounds. For other swinging doors, as well as sliding and folding doors, the door latch shall release when subjected to a 15 pound force. The door shall be set in motion when subjected to a 30 pound force. The door shall swing to a full open position when subjected to a 15 pound force. Forces shall be applied to the latch side of the door. (CBC 1008.1.3)
- Interior hollow metal doors shall be manufactured by any member of the Hollow Metal Manufacturer's Association (HMMA). Interior doors shall be Grade II, Model 3, Heavy Duty Seamless-Hollow Shell Construction. Face sheets shall be 16 GA if required @ fire-resistant openings.
- Hollow metal frames to be welded style, NOT knock-down style.
- Both sides of doors and frames shall be finished the same, unless otherwise noted.
- Thresholds shall not exceed 1/2" in height with top 1/4" at a level of 1:2. See details.
- All legal exits shall be provided with self-illuminating exit signs having 6" letters with 3/4" strokes in contrasting colors (See Electrical Drawings).
- Where noted, per UBC 1008.1.9.3 Exception 2.2, provide a readily visible durable sign on door head posted on the egress side of the door stating "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED." Doors noted may have only "key" hardware, no thumbturns and only the main exit from the space/building may have key-locking hardware.
- See A0.04 for minimum accessible (ADA) door requirements.

ISSUE	DESCRIPTION	DATE
01	SCHEMATIC PRICING	X.X.XX

**NOT FOR CONSTRUCTION**



**NEW FLOOR PLAN**

FILE NAME: P:\2016\00 Pop's Bar\6.0 Drawings\A2.01 PB FLOOR PLAN.dwg • Plotted on: Tuesday, 01 April 2014 at 8:35am by: ROLAND

PROJECT NAME  
**POP'S BAR INTERIOR TENANT IMPROVEMENT**

2802-2806 24TH STREET  
SAN FRANCISCO, CA 94110

SHEET TITLE  
**FLOOR PLANS**

THESE PLANS ARE INSTRUMENTS OF SERVICE AND ARE PROPERTY OF THE ARCHITECT. INFRINGEMENTS WILL BE PROSECUTED

DRAWN BY: JR  
DATE: 03.26.2014  
SCALE: AS NOTED  
PROJECT NUMBER: 13036.00  
FILE NAME:

**A2.01**