



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use Authorization HEARING DATE: OCTOBER 14, 2010

Date: October 8, 2010
Case No.: **2010.0436C**
Project Address: **1685 Sacramento Street (aka 1552 Polk Street)**
Zoning: Polk Street NCD (Neighborhood Commercial District)
65-A Height and Bulk District
Block/Lot: 0644/017
Project Sponsor: Nick Zeidan
Nob Hill Beverages #2
1552 Polk Street
San Francisco, CA 94109
Staff Contact: Kevin Guy– (415) 558-6163
kevin.guy@sfgov.org
Recommendation: **Disapproval**

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 existing "Nob Hill Beverages #2" convenience store intends to seek a Type 21 License from the California Department of Alcoholic Beverage Control. This license would permit the sale of beer, wine, and distilled spirits for off-site consumption. Within the Polk Street NCD, a Conditional Use Authorization is required for a liquor store. The size of the store would not change. The project sponsor proposes to operate the store seven days per week, with a voluntary closing time of 9:00PM.

SITE DESCRIPTION AND PRESENT USE

The project site is located at the southeast corner of Polk and Sacramento Streets. The property is located within the Polk Street Neighborhood Commercial District (NCD), and the 65-A Height and Bulk District. The property is developed with a residential hotel containing 38 guest rooms situated over ground-floor commercial uses within a three-story building. The project site has approximately 80 feet of frontage on Sacramento Street and 59 feet of frontage on Polk Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Polk Street NCD, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from two to five stories in height. Upper floors of buildings are generally occupied by offices or residential units. Larger scale retail uses, tourist hotels, and residential uses are situated along the Van Ness Corridor, outside of the Polk Street NCD to the west.

ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301 (Class 1, Negligible Expansion of Existing Use).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 24, 2010	September 24, 2010	20 days
Posted Notice	20 days	September 24, 2010	September 24, 2010	20 days
Mailed Notice	10 days	October 4, 2010	September 23, 2010	21 days

PUBLIC COMMENT

- The project sponsor has submitted a petition with approximately 500 signatures in support of the project.
- Staff has received numerous communications from residents and organizations in the area, including the Middle Polk Neighborhood Association and the Lower Polk Neighbors, who are opposed to the project. These communications express concerns regarding the overconcentration of alcohol-related businesses in the neighborhood. The Middle Polk Neighborhood Association has submitted a petition with approximately 85 signatures in opposition to the project.
- Representatives of the Mayor's Office of Economic and Workforce Development, as well as the Police Department have verbally indicated to Planning Department staff that they do not support the project.

ISSUES AND OTHER CONSIDERATIONS

- There is an issue with the over-concentration of alcohol-related establishments in the Polk Street NCD. A recent survey conducted by the Department found eight businesses with off-sale liquor components within four blocks of the project site. Numerous off-sale liquor establishments can be found throughout the Polk Street corridor, as well as the parallel Van Ness corridor one-block to the west. The Polk NCD also hosts concentrations of bars and restaurants that serve liquor for on-site consumption. The Department is concerned with the degraded quality of life that can be associated with a proliferation of alcohol-related businesses within an area. In addition, such uses occupy storefronts that could be filled by other types of businesses that contribute to a diverse mix of goods and services for the neighborhood. The project would exacerbate the imbalance of uses in the area.
- The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. In order to maintain the balance of commercial uses, the guidelines state that convenience stores should be interspersed with other retail businesses and avoid undue concentration of one type of

product. Approval of the project will not enhance the diversity of goods and services available to residents and visitors to the area.

- In 2005, the project sponsor previously applied for Conditional Use authorization to establish liquor sales as part of the operation of the "Nob Hill Liquors 2" convenience store. On February 9, 2006, the Planning Commission disapproved the request, citing concerns about the overconcentration of liquor sales in the area.
- In 2007, the project sponsor applied again for Conditional Use authorization to establish liquor sales at the existing business. On April 23, 2009, the Planning Commission failed to pass a motion to approve the request. Therefore, the request was disapproved.
- The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization notification process.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission would need to grant conditional use authorization to allow for a liquor store within the Polk Street NCD.

BASIS FOR RECOMMENDATION

- The project would contribute to the overconcentration of alcohol-related businesses that is present in the immediate area and throughout the Polk NCD.
- Due to the presence of multiple existing liquor stores in the area, the project will not serve to enhance the diversity of goods and services available to patrons within the Polk NCD.
- The project is not necessary or desirable for, or compatible with the neighborhood.

RECOMMENDATION: Disapproval

Attachments:

- Block Book Map
- Sanborn Map
- Aerial Photograph
- Zoning Map
- Photos
- Correspondence from the Public

Attachment Checklist

- Executive Summary
- Draft Motion
- Zoning District Map
- Parcel Map
- Sanborn Map
- Aerial Photo
- Site Photos

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

Planner's Initials

KMG: G:\Documents\Projects\1685 Sacramento #2\2010.0436C - 1685 Sacramento St - Exec Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. xxxxx

HEARING DATE: OCTOBER 14, 2010

Date: October 8, 2010
Case No.: **2010.0436C**
Project Address: **1685 Sacramento Street (aka 1552 Polk Street)**
Zoning: Polk Street NCD (Neighborhood Commercial District)
 65-A Height and Bulk District
Block/Lot: 0644/017
Project Sponsor: Nick Zeidan
 Nob Hill Beverages #2
 1552 Polk Street
 San Francisco, CA 94109
Staff Contact: Kevin Guy– (415) 558-6163
 kevin.guy@sfgov.org
Recommendation: **Disapproval**

ADOPTING FINDINGS RELATED TO THE DISAPPROVAL OF A CONDITIONAL USE AUTHORIZATION TO ADD A LIQUOR STORE TO AN EXISTING CONVENIENCE STORE (DBA “NOB HILL BEVERAGES #2”) AT 1685 SACRAMENTO STREET (AKA 1552 POLK STREET) ON ASSESSOR’S BLOCK 0644, LOT 017, LOCATED WITHIN THE POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

RECITALS

On June 7, 2010, Nick Zeidan ("Project Sponsor") submitted an application to the San Francisco Planning Department ("Department") for a Conditional Use authorization (Application No. 2010.0436C) for the property at 1685 Sacramento Street (aka 1552 Polk Street), Lot 017 in Assessor’s Block 0644 ("Project Site"), to add a liquor store to an existing convenience store (dba “Nob Hill Beverages #2”) as defined in Planning Code Section ("Section") 790.55 (collectively, "Project"). The Project would allow the applicant to seek a Type 21 License from the California Department of Alcoholic Beverage Control. This license would permit the sale of beer, wine, and distilled spirits for off-site consumption. The size of the existing store would not change.

The Project was determined by the Department to be Categorically Exempt from the California Environmental Quality Act (“CEQA”) as a Class 1 exemption under CEQA Guidelines as described in the

determination contained in the Department files for this project. The San Francisco Planning Commission has reviewed and concurs with said determination.

The Commission held a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.0436C on October 14, 2010.

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 Project Sponsor, Department staff, and other interested parties.

MOVED, that the Commission hereby disapproves the Conditional Use requested in Application No. 2010.0436C, based on the following findings:

FINDINGS

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

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The Project Site is located at the southeast corner of Polk and Sacramento Streets. The property is located within the Polk Street NCD (Neighborhood Commercial District), and the 65-A Height and Bulk District. The property is developed with a residential hotel containing 38 guest rooms situated over ground-floor commercial uses within a three-story building. The Project Site has approximately 80 feet of frontage on Sacramento Street and 59 feet of frontage on Polk Street.
3. **Surrounding Properties and Neighborhood.** The area surrounding the subject property is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Polk Street NCD, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from two to five stories in height. Upper floors of buildings are generally occupied by offices or residential units. Larger scale retail uses, tourist hotels, and residential uses are situated along the Van Ness Corridor, outside of the Polk Street NCD to the west.
4. **Project Description.** The existing "*Nob Hill Beverages #2*" convenience store intends to seek a Type 21 License from the California Department of Alcoholic Beverage Control. This license would permit the sale of beer, wine, and distilled spirits for off-site consumption. Within the Polk Street NCD, a Conditional Use Authorization is required for a liquor store. The size of the store would not change.
5. **Public Comment.**
 - The project sponsor has submitted a petition with approximately 500 signatures in support of the project.

- Staff has received numerous communications from residents and organizations in the area, including the Middle Polk Neighborhood Association and the Lower Polk Neighbors, who are opposed to the project. These communications express concerns regarding the overconcentration of alcohol-related businesses in the neighborhood. The Middle Polk Neighborhood Association has submitted a petition with approximately 85 signatures in opposition to the project.
 - Representatives of the Mayor's Office of Economic and Workforce Development, as well as the Police Department have verbally indicated to Planning Department staff that they do not support the project.
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. **Parking Requirement.** Section 151 requires retail establishments to provide one parking space for every 500 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

Since the use size is under 5,000 square feet, and the Project proposes no physical expansion of the store, the Project is not required to provide parking.
 - B. **Loading.** Section 152 requires off-street freight loading for uses above a certain size. Retail establishments up to 10,000 square feet in gross floor area are not required to provide off-street freight loading.

With a gross floor area of under 10,000 square feet, the Project is not required to provide off-street loading.
 - C. **Formula Retail.** Section 703.3 places notification requirements and other restrictions on formula retail uses.

The Project is not considered to be a Formula Retail Use as defined by Section 703.3 of the Planning Code. The proposed location would be the second outlet for this particular business.
 - D. **Hours of Operation.** Section 722.27 allows hours of operation from 6:00AM until 2:00AM as of right and requires conditional use authorization to operate between the hours of 2:00AM and 6:00AM.

The Project Sponsor anticipates operating the store seven days per week, with a voluntary closing time of 9:00PM. Therefore, the project does not require Conditional Use authorization to operate between the hours of 2:00AM and 6:00AM.

7. **Conditional Use Findings.** Under Section 303(c), the Commission may authorize a conditional use after finding that:

- A. The proposed new use, 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 not necessary because the neighborhood already has a high proportions of off-sale liquor establishments. A recent survey conducted by the Department found eight businesses with off-sale liquor components within four blocks of the Project Site. Numerous off-sale liquor establishments can be found throughout the Polk Street corridor, as well as the parallel Van Ness corridor one-block to the west. The Polk NCD also hosts concentrations of bars and restaurants that serve liquor for on-site consumption. The Department is concerned with the degraded quality of life that can be associated with a proliferation of alcohol-related businesses within an area. In addition, such uses occupy storefronts that could be filled by other types of businesses that contribute to a diverse mix of goods and services for the neighborhood. The Project would exacerbate the imbalance of uses in the area. The Project is not necessary or desirable for, or compatible with the neighborhood.

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

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

The size and shape of the site and the size, shape, and arrangement of the building are adequate for the Project. The Project would not physically expand or reconfigure the existing store.

- 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 impact public transit or overburden the existing supply of parking in the neighborhood. The Project is well-served by ample public transportation within several blocks of the Project site. Off-street parking and loading is not required for the Project.

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

The Commission is not aware of any formal complaints regarding offensive emissions at the existing convenience store. Should the Project be approved, staff would recommend that a condition be added requiring that all noise and odors be regulated so as not to be a nuisance to nearby businesses or residents.

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

The Project Site is completely built-out at the commercial ground level, therefore, no landscaping would need to be provided. Should the Conditional Use authorization be approved, all lighting and signage would be required to comply with the requirements of the Planning Code, the approved signage program, the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary Standards) and the Urban Design Element of the General Plan.

- 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 the applicable requirements of the Planning Code, but is not in conformity with the Priority Policies and Commerce and Industry Element of the General Plan. These policies encourage a balance of uses within each NCD to ensure that local residences can fulfill their convenience needs within close proximity. The Project would detract from the character of the neighborhood by adding a liquor store to a neighborhood that already is heavily saturated with alcohol-related businesses. The Project would adversely impact the area's balance of uses. See further discussion under item #8 below.

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

The Polk Street NCD functions as a neighborhood-serving marketplace, providing convenience and specialty goods and services to residents in the Polk Gulch, Nob Hill, Russian Hill, and Pacific Heights areas. The District is further described in Planning Code Section 723.1, which states that the zoning controls for the district are designed to "...encourage neighborhood-serving businesses..." but limit new uses, "...which can produce parking congestion, noise, and other nuisances, or displace other types of local-serving convenience goods and services."

While Section 723.1 does not specifically address the issue of liquor stores, it encourages a broad mix of uses to satisfy the convenience needs of residents and discourages the overconcentration of a single-type of use. The zoning controls are also designed to discourage the proliferation of uses which can result in nuisances and degrade the quality of life in the neighborhood. The Polk Street NCD already hosts numerous establishments for on-site and off-site consumption of alcohol. The Project would further upset the balance of commercial uses, and is not appropriate for the neighborhood.

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

COMMERCE AND INDUSTRY ELEMENT

Neighborhood Commerce

OBJECTIVE 6:

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

Policy 1:

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

In order for a neighborhood commercial district to remain viable and serve the needs of the surrounding neighborhood, it must exhibit a healthy balance of different types of commercial uses. Approval of the Project would contribute to the overconcentration of alcohol-related establishments in the neighborhood.

This policy includes guidelines for specific uses. In order to maintain the balance of commercial uses, the guidelines state that convenience stores should be interspersed with other retail businesses and avoid undue concentration of one type of product. Based on Department surveys of the area, there are eight off-sale liquor establishments within four blocks of the project site. Additional liquor stores can be found throughout the Polk Street and nearby Van Ness Avenue corridors. Approval of the Project will not enhance the diversity of goods and services available to residents and visitors to the area.

9. **General Plan Findings.** Section 101.1(b) establishes eight priority planning policies and requires the review of permits for consistency with said policies:

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

The addition of liquor sales to the existing convenience store would not enhance the diversity of retail goods and services that are available to the neighborhood.

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

The Project would adversely impact the character and economic diversity of the Polk Street NCD. There is already an over-concentration of alcohol-related establishments in the neighborhood, and the balance of neighborhood-serving uses will be further undermined by the addition of another off-sale liquor establishment.

- (3) That the City's supply of affordable housing be preserved and enhanced.

The Project would not have any impacts on the City's supply of affordable housing.

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

The Project would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The area is well-served by public transportation.

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

There is no commercial office development associated with the Project. No industrial or service sector uses would be displaced.

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

Although there may be some interior tenant improvements to the subject commercial space, the Project would not involve any construction activities that would compromise the structural integrity of the existing building or trigger any Building Code requirements for a seismic upgrade.

- (7) That landmarks and historic buildings be preserved.

The existing building is eligible for local listing or designation as historically significant. Although no exterior changes are proposed by the project, any future storefront alterations and signage would be required to comply with applicable preservation standards.

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

The Project, which does not include any physical expansion of the existing building envelope, would not impact any parks or open spaces or their access to sunlight.

12. On balance, the Commission hereby finds that approval of the conditional use authorization would not promote the health, safety, and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **DISAPPROVES Conditional Use Application No. 2010.0436C.**

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this disapproval of a Conditional Use Authorization application to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on October 14, 2010.

Linda Avery
Commission Secretary

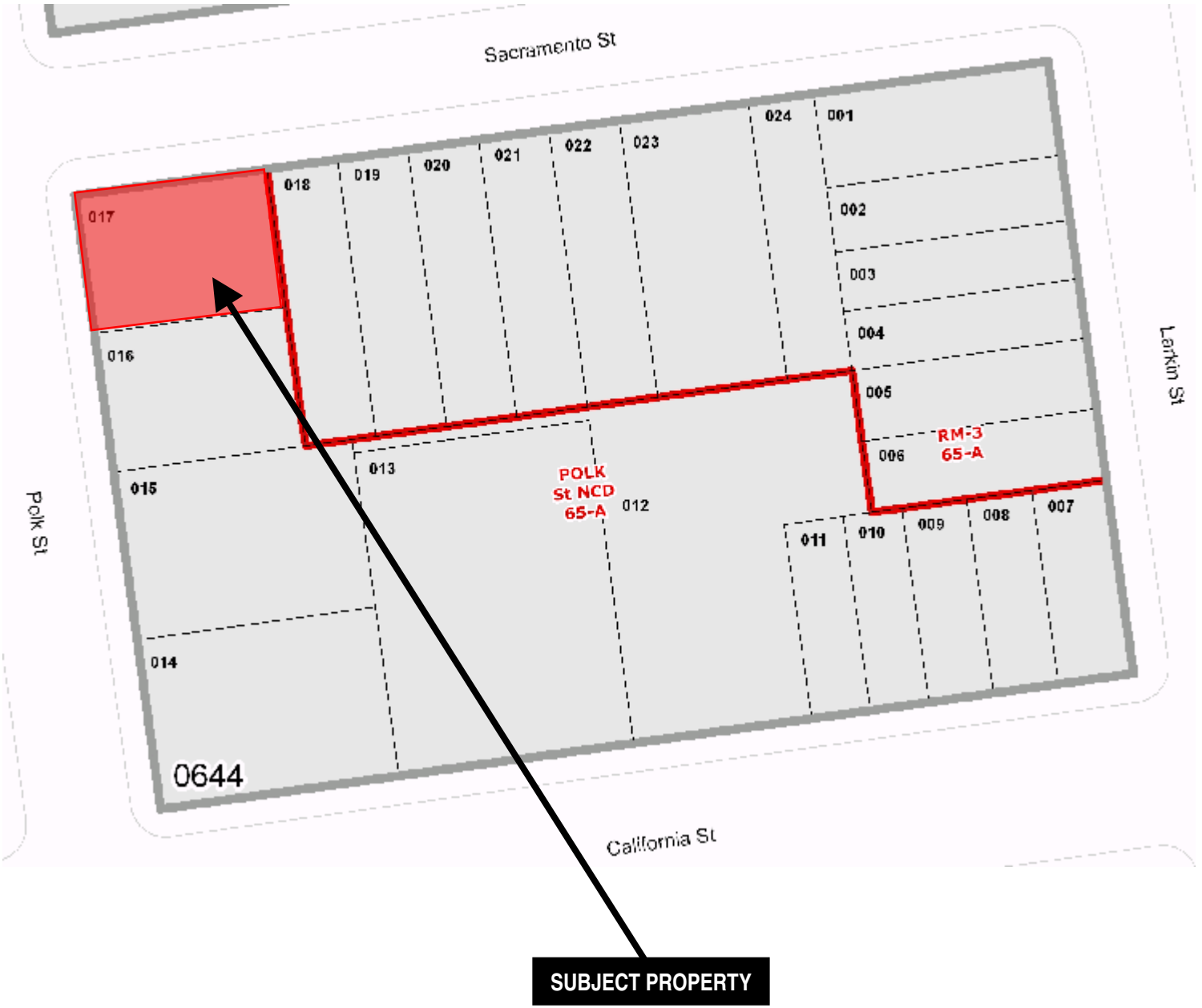
AYES:

NAYS:

ABSENT:

ADOPTED: October 14, 2010

Parcel Map

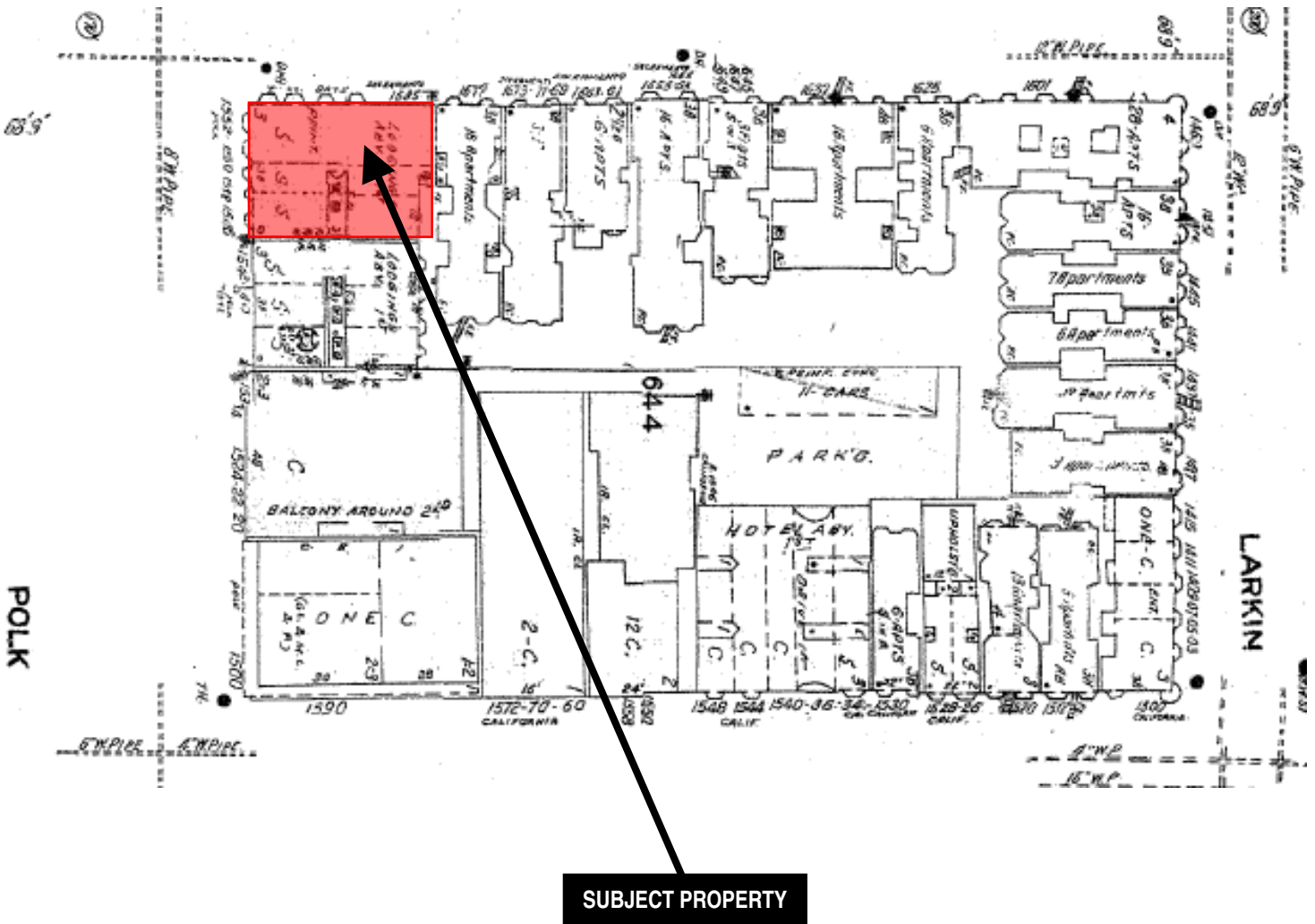


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0436C
Nob Hill Beverages #2 – Addition of Liquor Store
1685 Sacramento Street (aka 1552 Polk Street)

Sanborn Map*

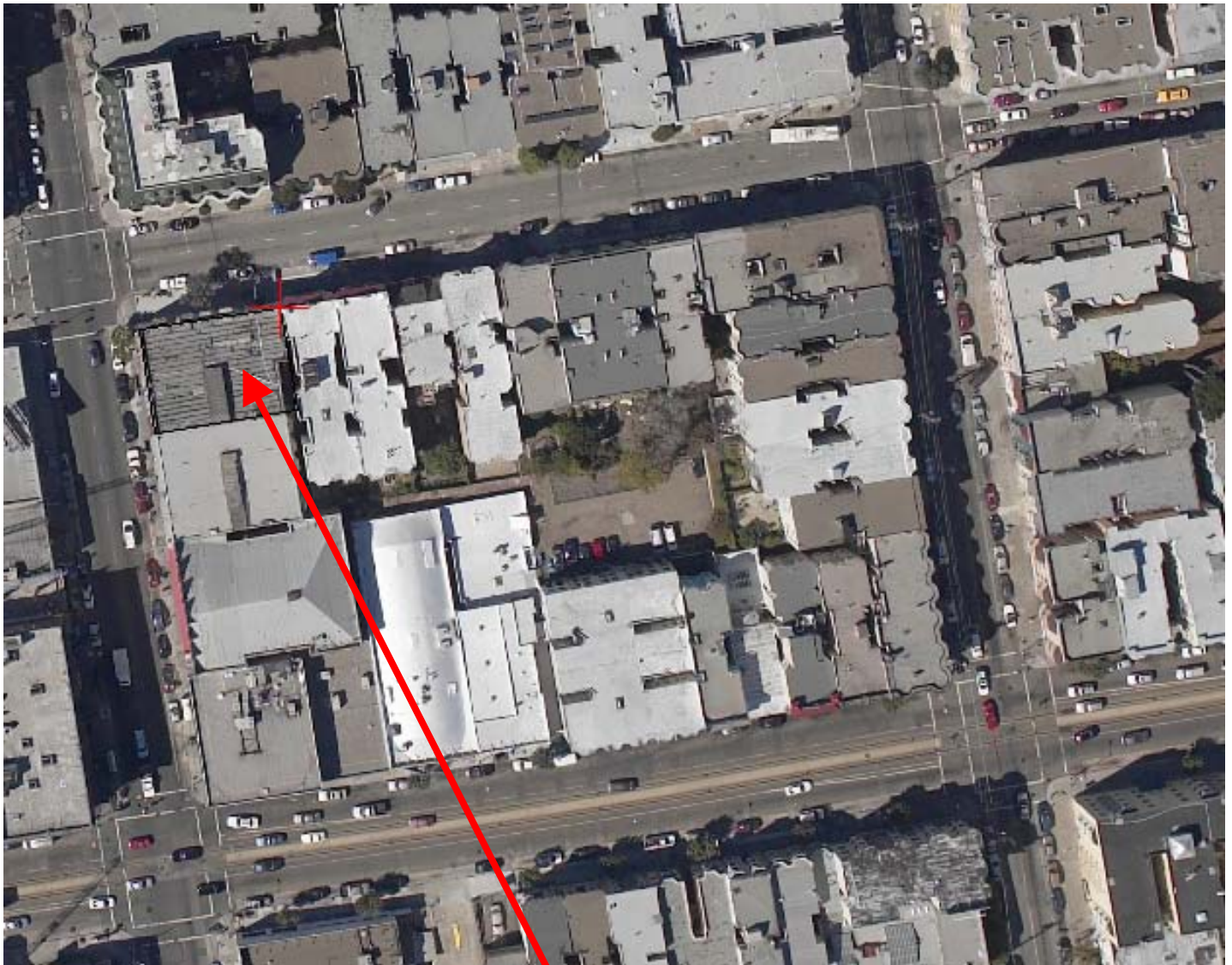


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Conditional Use Hearing
Case Number 2010.0436C
Nob Hill Beverages #2 – Addition of Liquor Store
1685 Sacramento Street (aka 1552 Polk Street)

Aerial Photo

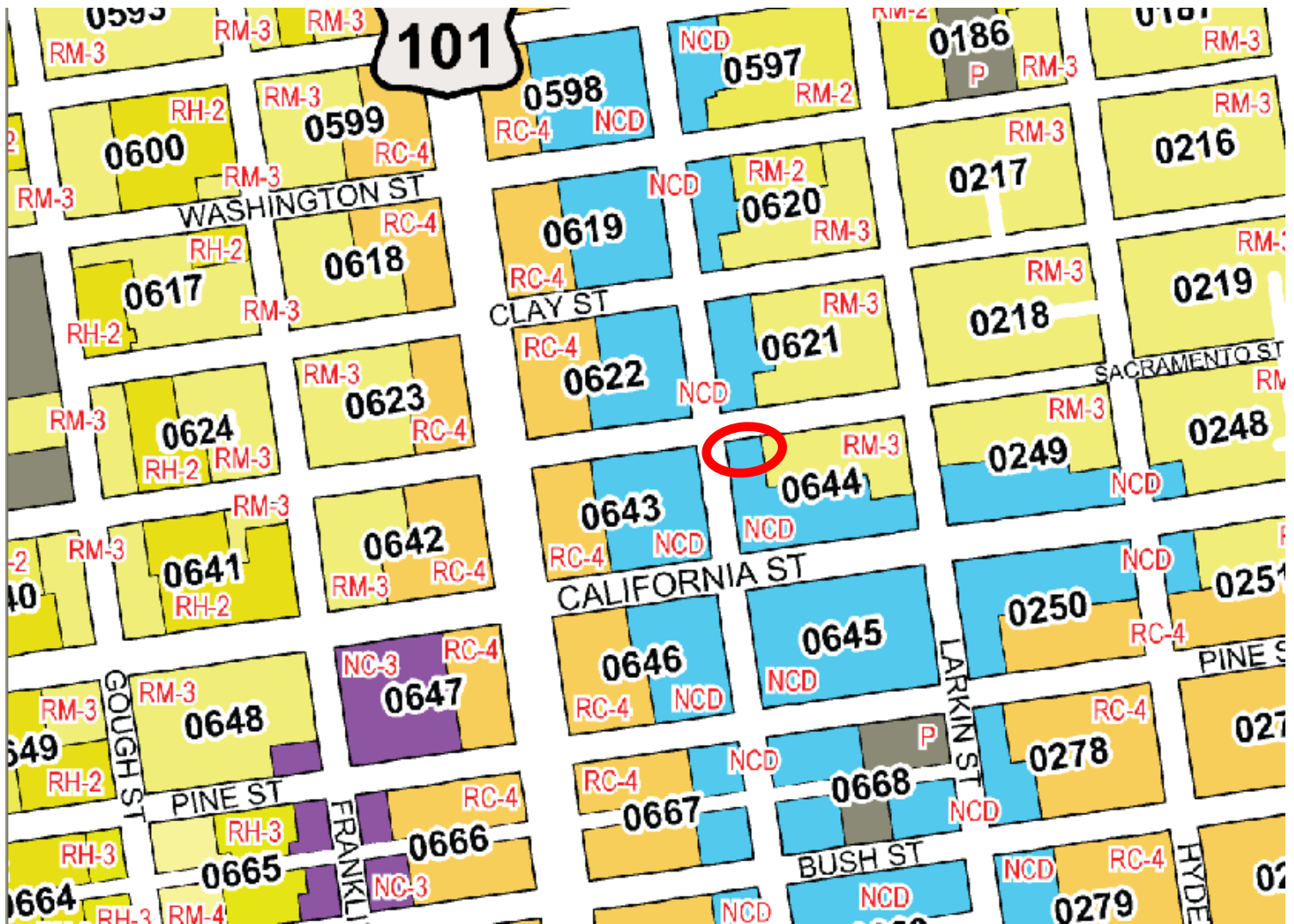


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2010.0436C
Nob Hill Beverages #2 – Addition of Liquor Store
1685 Sacramento Street (aka 1552 Polk Street)

Zoning Map



Conditional Use Hearing
Case Number 2010.0436C
Nob Hill Beverages #2 – Addition of Liquor Store
1685 Sacramento Street (aka 1552 Polk Street)

Site Photo



Storefront at corner of Polk and Sacramento Streets

Conditional Use Hearing
Case Number 2010.0436C
Nob Hill Beverages #2 – Addition of Liquor Store
1685 Sacramento Street (aka 1552 Polk Street)

Site Photo



Interior of store

Conditional Use Hearing
Case Number 2010.0436C
Nob Hill Beverages #2 – Addition of Liquor Store
1685 Sacramento Street (aka 1552 Polk Street)

**Excerpts from petition submitted by project sponsor
in support of Conditional Use Authorization
(approximately 500 signatures in original petition)**

Re: 1685 Sacramento Street
Request for Conditional Use Authorization (Liquor Store use)

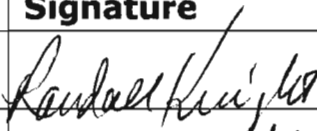

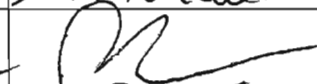
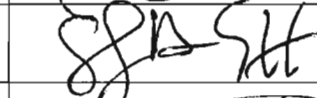

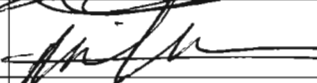

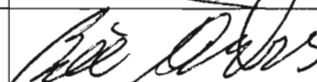
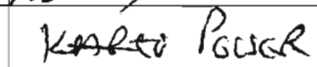



Petition to Allow ABC Type 21 Liquor License

Petition Summary	ABC Type 21 Liquor License authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.
Action Petitioned For	We, the undersigned, are concerned residents, who urge The San Francisco Planning Commission TO APPROVE the transfer of an ABC Type 21 Liquor License to Nob Hill Beverages located at 1552 Polk Street at Sacramento Street.

Printed Name	Signature	Address	Comment	Date
GREGORY CHUN	<i>Gregory Chun</i>	1516 JACKSON ST.	FREE ENTERPRISE	5-21-10
michael BOCCINO	<i>Michael Boccino</i>	1685 SACRAMENTO ST. S.F. CA. 94109	Free Enterprise	5/21/10
WILLIAM FARLEY	<i>William Farley</i>	615 Union St #317 S.F. CA. 94133 - 2812	Free Enterprise	5/21/10
John OSBORNE	<i>John Osborne</i>	1755 Franklin 266 SF CA 94109		5/24/10
CHRISTOPHER ANTONI	<i>Christopher Antoni</i>	#410 SF 94109 1870 SACRAMENTO ST	" "	5/24/10
ANTHONY CABELLO	<i>Anthony Cabello</i>	1685 SACRAMENTO ST SF CA. 94109	been doing business with this man for years he's a great guy	5/24/10
WILLIAM COFFIN	<i>William Coffin</i>	1744 Polk St. #5 SF 94109	NO CLOSING STATE BEARS LIQUOR IN IMMEDIATE AREA	5/25/10
Kyle McVeigh	<i>Kyle McVeigh</i>	1563 Polk Street	Close to home	5/25/10
Mona Borham	<i>Mona Borham</i>	1740 Sacramento St	# we need a reasonably priced Grocer/Liquor area - especially b/c La Food is closing	5/25/10
Zach Leitz	<i>Zach Leitz</i>	340 Capp St. #2	We could use one in the area that sells good beer	5/25/10
Susan Abell	<i>Susan Abell</i>	1870 Livingston St		5/25/10
Jack Hallstrom	<i>Jack Hallstrom</i>	1544 Polk St SF CA 94109	It's nearby!	5/28

Petition to Allow ABC Type 21 Liquor License

Petition Summary	ABC Type 21 Liquor License authorizes the sale of beer, wine and distilled spirits for consumption off the premises where sold. Minors are allowed on the premises.
Action Petitioned For	We, the undersigned, are concerned residents, who urge The San Francisco Planning Commission TO APPROVE the transfer of an ABC Type 21 Liquor License to Nob Hill Beverages located at 1552 Polk Street at Sacramento Street.

Printed Name	Signature	Address	Comment	Date
R. Knight		1644 Washington	Should have had before Spencer Daniels	5/24/10
M. Noncutt		1870 SACRAMENTO	good for area to have grocery liquor	5-25-10
Robert Power		1711 WASHINGTON		5/25
Stephen D Coff		825 POST ST	WHY NOT!	5/25
MARIO GARCIA		LARKIN 926		5/25/10
RAWIA SABELLA		1618 POLK		5/25/10
Wm. Quist		7 Corbett, SF	"	"
BILL HARTINS		1685 SACRAMENTO ST #43	Yes-Yes	5-25-10
Karen Lee		San Clemente	Definitely.	5-25-10
Bernardino Magaña		1338 California APT 12		5-25-10
Linwood Anthon		1224 Hyde St Apt. 5	yes	5/25/10
Rob Friedlander		1749 Polk -	YES	5/25/10


**Correspondence in opposition to
Conditional Use Authorization**

**Re: 1685 Sacramento Street
Request for Conditional Use Authorization (Liquor Store use)**



Paul Wiefels
<paul.wiefels@yahoo.com>
10/02/2010 01:08 PM

To Kevin.Guy@sfgov.org
cc
bcc
Subject 1685 Sacramento Street (2010.0436C)"

History:  This message has been replied to.

Dear Mr. Guy,

I own a home at 1563 Clay Street in San Francisco. Our neighborhood has numerous liquor stores. We don't need another. I support the Planning Department Staff in its recommendation to **deny** a *Conditional Use Application* for *Off Sale General Liquor* at the location referenced in the subject line above. My opinion is that it's "neither necessary nor desirable". "Not necessary", is supported by the fact that there are eight (8) existing Off Sale General Liquor outlets in the immediate area, offering a wide range of hours. "Not desirable" is supported by the fact that there has been a recent spike in crime in the area not limited to theft and prostitution. We are also experiencing a rise in the number of homeless and/or vagrants, many of which are now begging adjacent to some of these stores.

Please forward my message to the Planning Commissioners. I ask that they please deny this application for Conditional Use.
Thank you very much.

Sincerely yours,

Paul Wiefels
1563 Clay Street
San Francisco, CA 94109



Helen Mandeville
<hmandeville60@mac.com>
10/03/2010 08:32 AM

To Kevin.Guy@sfgov.org
cc
bcc

Subject Regarding: 1685 Sacramento Street (2010.0436C)

Dear Kevin Guy,

My name is Helen Mandeville and I reside at 1418 Leavenworth; I have lived in this neighborhood for almost 40 years and watched the changes, especially in the number of liquor stores over these years.

I believe that we are now oversaturated and it is not good for the neighborhood.

I support the Planning Department Staff in its recommendation to deny a Conditional Use Application for Off Sale General Liquor at this location. My opinion is that it's "neither necessary nor desirable". "Not necessary", is supported by the fact that there are eight (8) existing Off Sale General Liquor outlets in the immediate area, offering a wide range of hours. "Not desirable" is supported by the fact that there has been a recent spike in crime in the area not limited to theft and prostitution.

Please forward my message to the Planning Commissioners. I ask that they please deny this application for Conditional Use.

Thank you very much.

Sincerely yours,
Helen Mandeville
1418 Leavenworth #2
San Francisco CA 94109



Laura Cavanaugh
<davislauram@aol.com>
10/03/2010 09:19 AM

To kevin.guy@sfgov.org
cc cavanaugh_jim@emc.com
bcc
Subject 1685 Sacramento St (2010.0436C)

Dear Kevin Guy,
My name is Laura Cavanaugh and I live at 1536 Pacific Ave. (x Polk).

Our neighborhood is over saturated with liquor stores. I support the Planning Department Staff in its recommendation to deny a Conditional Use Application for Off Sale General Liquor at this location. My opinion is that it's "neither necessary nor desirable". "Not necessary", is supported by the fact that there are eight (8) existing Off Sale General Liquor outlets in the immediate area, offering a wide range of hours. "Not desirable" is supported by the fact that there has been a recent spike in crime in the area not limited to theft and prostitution. Please forward my message to the Planning Commissioners. I ask that they please deny this application for Conditional Use. Thank you very much.

Sincerely,
Laura Cavanaugh
1536 Pacific Ave.
San Francisco, CA 94109



BLong92862@aol.com

10/03/2010 04:27 PM

To Kevin.Guy@sfgov.org

cc

bcc

Subject Regarding: 1685 Sacramento Street (2010.0436C)

Dear Kevin Guy,

My name is Brandon Long and I live at 1831 Larkin Street.

Our neighborhood is oversaturated with liquor stores. I support the Planning Department Staff in its recommendation to deny a Conditional Use Application for Off Sale General Liquor at this location. My opinion is that it's "neither necessary nor desirable". "Not necessary", is supported by the fact that there are eight (8) existing Off Sale General Liquor outlets in the immediate area, offering a wide range of hours. "Not desirable" is supported by the fact that there has been a recent spike in crime in the area not limited to theft and prostitution. Please forward my message to the Planning Commissioners. I ask that they please deny this application for Conditional Use.

Thank you very much.

Sincerely,

Brandon Long



Erica Byrne
<byrneerica@yahoo.com>
10/03/2010 09:27 PM

To Kevin.Guy@sfgov.org
cc
bcc
Subject 1685 Sacramento Street Liquor License Problem(s)

Hello,

One of the guidelines for pedestrian-friendly sidewalks is that businesses selling the exact same thing should be at least two blocks apart. Another liquor store in this location would make the area less pedestrian friendly, harming the neighborhood.

In fact, the store half a block away that used to be "Bargain Bank" gradually and stealthily increased its shelf space devoted to alcohol, until one day it suddenly became "Spencer and Daniels Outlet" for alcohol, without neighborhood notification. It is ridiculous even to consider another new liquor outlet just half a block away.

On all of Polk Street, there is only one shoe-repair business and there are no dim sum restaurants at all. Perhaps the Planning Department could do something to reverse the profusion of liquor outlets on Polk Street in favor of businesses that would help, not hurt, the neighborhood.

Sincerely,
Erica Byrne
Member, Lower Polk Neighbors



kvaviesfo@aol.com
10/04/2010 01:19 AM

To Kevin.Guy@sfgov.org
cc
bcc
Subject 1685 Sacramento Street (2010.0436C)

No New Off Sale General Liquor Licenses for Middle Polk

WE NEED YOUR VOICE IN OPPOSITION

Dear Kevin Guy,

My name is
Karl and Erika Aue
1650 Jackson Street, Apt. 706
San Francisco, CA 94109

Our neighborhood is oversaturated with liquor stores. I support the Planning Department Staff in its recommendation to deny a Conditional Use Application for Off Sale General Liquor at this location. My opinion is that it's "neither necessary nor desirable". "Not necessary", is supported by the fact that there are eight (8) existing Off Sale General Liquor outlets in the immediate area, offering a wide range of hours. "Not desirable" is supported by the fact that there has been a recent spike in crime in the area not limited to theft and prostitution. Please forward my message to the Planning Commissioners. I ask that they please deny this application for Conditional Use. Thank you very much.

Sincerely yours,
Karl and Erika Aue



Brad Thilges
<bthilges@hotmail.com>
10/04/2010 11:08 AM

To <kevin.guy@sfgov.org>
cc
bcc
Subject Regarding: 1685 Sacramento Street (2010.0436C)

Dear Kevin Guy,

My name is Brad Thilges and I live at 1650 Jackson Street - in the middle Polk neighborhood.

Our neighborhood is oversaturated with liquor stores. I support the Planning Department Staff in its recommendation to deny a Conditional Use Application for Off Sale General Liquor at this location. My opinion is that it is "neither necessary or desirable". "Not necessary" is supported by the fact that there are eight (8) existing Off Sale General Liquor outlets in the immediate area, offering a wide range of hours. "Not desirable" is supported by the fact that there has been a recent spike of crime in the area not limited to theft and prostitution.

Please forward my message to the Planning Commissioners. I ask that they please deny this application for Conditional Use.

Thank you very much.

Sincerely yours,
Brad Thilges
1650 Jackson Street



Niko Pappas
<ndpappas@yahoo.com>
10/04/2010 11:26 AM

To Kevin.Guy@sfgov.org
cc
bcc

Subject Conditional Use Authorization to add a liquor store at 1685
Sacramento Street.

Dear Mr. Guy,

Regarding: adding a liquor store at 1685 Sacramento Street.

If it is not too late, please include this email in the staff report packet for review by the Planning Commission. I have lived on Larkin Street, between Sacramento and Clay for five years. We do not need another Liquor store in this area. There are numerous stores (small and large) where one can currently buy liquor in the area. The area needs positive businesses that can add to the community, not another liquor store.

Thank you for your time.

Niko Pappas.

Kevin Guy
San Francisco Planning Department
Northeast Quadrant
1650 Mission Street, Suite 400
San Francisco, CA 94103
P: (415) 558-6163
F: (415) 558-6049
Kevin.Guy@sfgov.org



diane carroll
<bravobill@hotmail.com>
10/04/2010 12:12 PM

To <kevin.guy@sfgov.org>
cc
bcc
Subject RE: 1685 Sacramento (2010.0436C)

E-mail to: Kevin Guy: Kevin.Guy@sfgov.org
Subject Line: "Regarding: 1685 Sacramento Street (2010.0436C)"

Dear Kevin Guy,

We are Bill and Diane Carroll and live at 1650 Jackson St, #608, SF, CA 94109.

This neighborhood has too many liquor stores already. I support the Planning Dept staff in its recommendation to deny a Conditional Use Application for Off Sale General Liquor at 1685 Sacramento. We believe it is not necessary because there are 8 existing Off Sale General Liquor outlets in the immediate area already offering a wide range of hours. It's not desirable either because there's been a spike in crime recently in the area not limited to just theft and prostitution.

Please forward our message to the Planning Commissioners. We ask that they please deny this application for Conditional Use. Thank you.

Bill and Diane Carroll, bravobill@hotmail.com, 415-409-2595



J Louie
<jclouie55@yahoo.com>
10/04/2010 01:21 PM

To kevin guy <kevin.guy@sfgov.org>
cc
bcc
Subject 1685 Sacramento St (2010.0436c)

Dear Mr. Guy:

I am a long time resident of over 40yrs at the middle polk neighborhood, whom have seen many changes in the demographics and businesses, both good and not-so-good.

In response to the above listed applicants for conditional use application for off sale general liquor license, i oppose this action.

There are 8 stores already selling beer, wine and liquor for off premises consumption, with a four block radius, in addition to the many bars within the same radius.

I, personally oppose any more access to liquor as it's related to increased crime and a decrease in the Quality of Life in the neighborhood. We are trying to revive the area to make it more family-orientated and safe. Having another site for liquor sales goest agianst the core of making middle polk neighborhood a safe and family orientated area.

I would like the Planning Commission's consideration in denial of the application.

thank you,
Joyce C .Louie
1600 block of Washington St, San Francisco, CA 94109



"R.Nordset"
<beccann@sbcglobal.net>
10/04/2010 04:53 PM

To Kevin.Guy@sfgov.org
cc
bcc
Subject "Regarding: 1685 Sacramento Street (2010.0436C)"

Dear Kevin Guy,

I am a Nob Hill resident living at 1571 Clay Street (X Sts. - Larkin & Hyde). I support the Planning Department Staff in its recommendation to deny "Nob Hill Beverages" a Conditional Use Application for Off Sale General Liquor License at this location. My opinion is that it's neither necessary nor desirable. It's not necessary because there are eight (8) existing Off Sale General Liquor outlets in the immediate area, offering a wide range of hours. It is not desirable due to the fact that there has been a recent spike in crime in the area. This spike is not limited to theft and prostitution.

Over the years I've seen the amount of liquor bottles thrown on Polk Street grow, especially on Saturday and Sunday mornings. This is unsightly and not a good environment in which to raise our children!

Please forward my opinion to the Planning Commissioners. I ask that they please deny this application for Conditional use.

Respectfully submitted,

Rebecca Nordset
Polk Gulch Resident, Polk Gulch



Walter Lenci
<wlenci@gmail.com>
10/05/2010 02:46 PM

To Kevin.Guy@sfgov.org
cc
bcc
Subject Proposed Liquor License for Nob Hill Beverages

Dear Mr. Guy,

My name is Walter Lenci and I reside at 1576 Clay Street, San Francisco, 94109.

I have lived and worked within the above zip code my entire life. I have no desire to deny any small business a chance to succeed, but another liquor outlet is the last thing Polk Gulch needs. Easy access to alcohol has already degraded the neighborhood's quality of life to the point that merely going grocery shopping or to Walgreens means navigating a seemingly ever-increasing army of drunks or stepping over inert forms.

That these people need help goes without saying, but another liquor store will help neither the abusers nor those of us who live in this neighborhood.

Thank you, Walter Lenci



Barbara Failing
<barbara.failing@mac.com>
10/05/2010 06:02 PM

To Kevin.Guy@sfgov.org
cc michael@storypr.com
bcc
Subject 1685 Sacramento Street (2010.0436C)

Dear Mr. Guy,
My name is Barbara Failing and I own a condominium at 1591 Jackson (@ Polk). I have recently heard about the request for a Conditional Use Application for Off Sale Liquor at 1685 Sacramento. Street I fully support the Planning Department Staff recommendation to deny the request as this use is not necessary or desirable. It is not necessary as this middle Polk area has way too many liquor stores now. Beer, wine and spirits can be found in at least 9 establishments between Hyde and Van Ness and Pine and Washington at a wide variety of hours. It is not desirable because of elements these establishments attract. There has already been an increase in crime in this area not limited to theft and prostitution. Would you please forward my email to the Planning Commissioners requesting that they deny this application for Conditional Use. Thank you.

Barbara Failing
1591 Jackson St. #20
San Francisco, CA 94109



HAND DELIVERED

October 4, 2010

Mr. Ron Miguel, President
San Francisco Planning Commission
1650 Mission Street
San Francisco, CA 94103

Re: 1685 Sacramento Street
Case No. 2010.0436C
Public Hearing Date: October 14, 2010

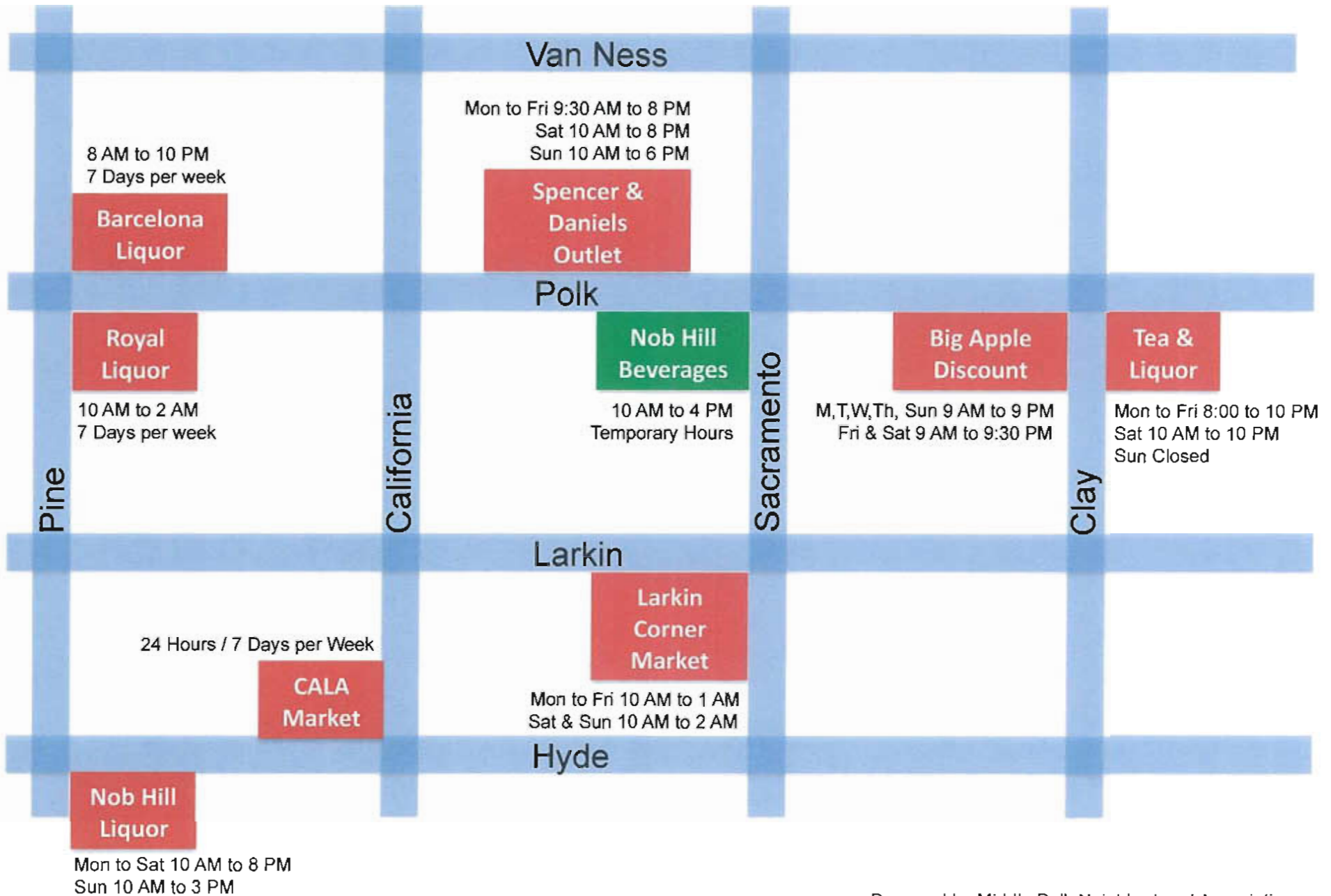
Dear President Miguel and Commissioners:

The Middle Polk Neighborhood Association (MPNA) supports Planning Department Staff in its recommendation to deny a Conditional Use Application for Off Sale General Liquor at this location. Our opinion is that it's "neither necessary nor desirable". This statement is supported by immediate neighbors who have signed the attached petitions. "Not necessary", is supported by the fact that there are eight (8) existing Off Sale General Liquor outlets in the immediate area, offering a wide range of hours. Please refer to the attached map. "Not desirable" is supported by the fact that there has been a recent spike in crime in the area not limited to theft and prostitution. On behalf of neighbors and residents, we ask you to deny this application for Conditional Use.

Respectfully,

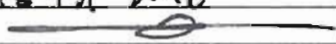
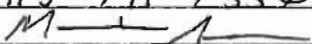
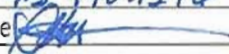
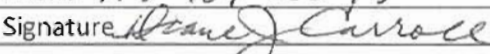


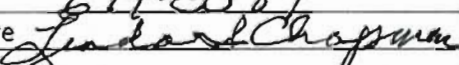
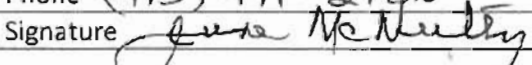
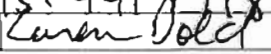
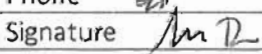
Michael Schoolnik
Secretary, Middle Polk Neighborhood Association

Existing Off Sale General Liquor Venues



No New Off Sale General Liquor Licenses for Middle Polk

Nob Hill Beverages, at 1685 Sacramento Street at Polk, is applying for an Off Sale General Liquor License. Within 2 blocks of this address there are already 5 establishments that sell beer, wine and distilled spirits for off premises for consumption. We the undersigned oppose the request for this new license:

Name (print) JOLIE MARTIN	Name (print) Marianne Naveon
Address 1561 CLAY ST	Address 2849 Fillmore St, #12
Date 8 AUGUST 2010	Date 21 August
Phone 415 931 2298	Phone 415-441-7336
Signature 	Signature 
Name (print) PAUL WIEFELS	Name (print) DIANE CARROLL
Address 1563 CLAY ST.	Address 1650 JACKSON #608
Date 8/7/10	Date 20 Sep 10
Phone 415 440-1576	Phone 415 409 2595
Signature 	Signature 
Name (print) Donna Williamson	Name (print) Monica Lucero
Address 1565 Clay Street	Address 1760 Larkin St.
Date 8/11/10	Date 9/20/10
Phone 415 776-4837	Phone
Signature 	Signature 
Name (print) Benjamin Epstein	Name (print) James Joannides
Address 1545 Clay Street	Address 1740 Polk # 9
Date 8/11/10	Date 9/20/2010
Phone 415 606-1525	Phone 415 474 4948
Signature Benjamin Epstein	Signature James Joannides
Name (print) Linda Chapman	Name (print) JUNE McNUITY
Address 1316 Larkin	Address 1635 CLAY ST #7/5F/94109
Date 8/11/10	Date 9/20/10
Phone 674-23589	Phone (415) 441-2186
Signature 	Signature 
Name (print) Karen Dold	Name (print) MINDY BOKSEK
Address 1650 Jackson St 504	Address 1644 WASHINGTON #3
Date 8/14/10	Date 9/20/10
Phone 415 441 7718	Phone
Signature 	Signature 


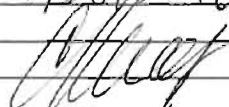

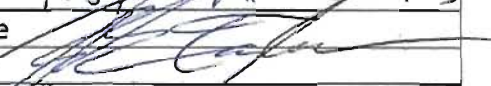
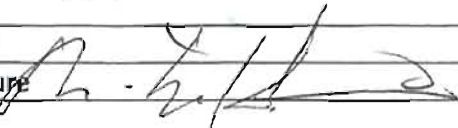

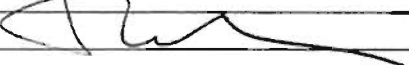


No New Off Sale General Liquor Licenses for Middle Polk

Nob Hill Beverages, at 1685 Sacramento Street at Polk, is applying for an Off Sale General Liquor License. **Within 2 blocks of this address there are already 5 establishments that sell beer, wine and distilled spirits for off premises for consumption. We the undersigned oppose the request for this new license:**

Name (print) <u>Frank Cannata</u>	Name (print) <u>JUNE McNUITY</u>
Address <u>1561 Sacramento St SFCA</u>	Address <u>1635 CLAY ST #11</u>
Date <u>7/19/2010</u>	Date <u>7/19/10</u>
Phone <u>415 344 1262</u>	Phone <u>(415) 441-2186</u>
Signature <u>[Signature]</u>	Signature <u>[Signature]</u>
Name (print) <u>JOYCE LOUIE</u>	Name (print) <u>Sally Rosenman</u>
Address <u>1663 WASHINGTON</u>	Address <u>1650 JACKSON</u>
Date <u>7/19/10</u>	Date <u>7/19/10</u>
Phone <u>415/275-0318</u>	Phone <u>415-921-4222</u>
Signature <u>[Signature]</u>	Signature <u>[Signature]</u>
Name (print) <u>Jeanie Louie</u>	Name (print) <u>Brandon Long</u>
Address <u>1663 Washington St.</u>	Address <u>1831 Larkin St #1</u>
Date <u>7/19/10</u>	Date <u>7-19-10</u>
Phone <u>415-673-0075</u>	Phone <u>415 928 3119</u>
Signature <u>[Signature]</u>	Signature <u>[Signature]</u>
Name (print) <u>JAMES ADAMS</u>	Name (print) <u>DAVID DOLD</u>
Address <u>1601 SACRAMENTO #19</u>	Address <u>1650 JACKSON ST #504</u>
Date <u>7-19-10</u>	Date <u>7-19-10</u>
Phone <u>314-4355</u>	Phone <u>415-441-7718</u>
Signature <u>[Signature]</u>	Signature <u>[Signature]</u>
Name (print) <u>JOHN DORSEY</u>	Name (print) <u>KAREN DOLD</u>
Address <u>1880 PIPE ST. # 811</u>	Address <u>1650 JACKSON ST # 504</u>
Date <u>7/19/10</u>	Date <u>7-19-10</u>
Phone <u>687-1252</u>	Phone <u>415-441-9718</u>
Signature <u>[Signature]</u>	Signature <u>[Signature]</u>
Name (print) <u>Leopold Nakhodkin</u>	Name (print) <u>Raf Sommer</u>
Address <u>2526 Van Ness Ave # 2</u>	Address <u>1650 Jackson St 604</u>
Date <u>7/19/10</u>	Date <u>7-19-2010</u>
Phone <u>(415) 567-5082</u>	Phone <u>415 923 5804</u>
Signature <u>[Signature]</u>	Signature <u>[Signature]</u>

No New Off Sale General Liquor Licenses for Middle Polk

Nob Hill Beverages, at 1685 Sacramento Street at Polk, is applying for an Off Sale General Liquor License. **Within 2 blocks of this address there are already 5 establishments that sell beer, wine and distilled spirits for off premises for consumption. We the undersigned oppose the request for this new license:**

Name (print) Mike Mao	Name (print) Stan Hamada
Address 1776 Sacramento St	Address 1776 Sacramento St #104
Date #406 7/26/10	Date 7/26/2010
Phone	Phone
Signature 	Signature Hales J. Hamada
Name (print) CARA LOUIE	Name (print) CHRISTIANNE PANEZ
Address 1776 SACRAMENTO ST	Address 1776 SACRAMENTO ST. #508
Date	Date 7/28/2010
Phone	Phone
Signature @Louie	Signature 
Name (print) Nayland Pherrin	Name (print) Mark Taylor
Address 1776 Sacramento	Address 1776 Sacramento ST.
Date	Date 7/28/10
Phone	Phone 415 6999-6673
Signature 	Signature 
Name (print) M. B. HAKAHARA	Name (print) Philippa Zuderman
Address 1776 Sacramento St	Address 1776 Sacramento
Date	Date
Phone	Phone
Signature 	Signature P. Zew
Name (print) Caroline Chang	Name (print) Tina Wang
Address AAC Sacramento St	Address 1776 Sacramento
Date	Date 8/9/10
Phone	Phone
Signature 	Signature 
Name (print) Deborah BROWN	Name (print) Keele O'Donnell
Address 1776 Sacramento St	Address 1776 SACRAMENTO #104
Date	Date 8/9/2010
Phone	Phone 415 700 4616
Signature 	Signature 

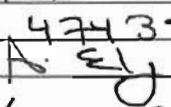
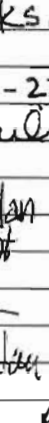
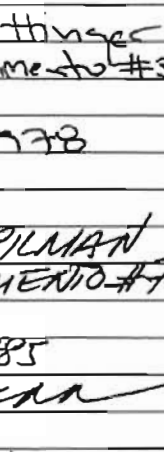

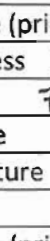
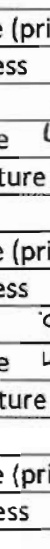
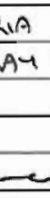
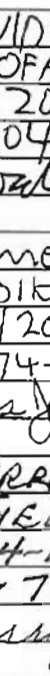
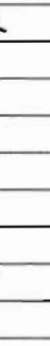
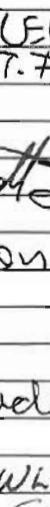


No New Off Sale General Liquor Licenses for Middle Polk

Nob Hill Beverages, at 1685 Sacramento Street at Polk, is applying for an Off Sale General Liquor License. **Within 2 blocks of this address there are already 5 establishments that sell beer, wine and distilled spirits for off premises for consumption. We the undersigned oppose the request for this new license:**

Name (print) <u>RAYSHAD OSHIDRY</u>	Name (print) <u>Terri Thompson</u>
Address <u>1776 SACRAMENTO ST #198</u>	Address <u>1776 sacramento st #502 SF CA 941</u>
Date <u>7/26/10</u>	Date <u>7/26/10</u>
Phone <u>[redacted]</u>	Phone <u>(925) [redacted] 212-7366</u>
Signature <u>[redacted]</u>	Signature <u>[redacted]</u>
Name (print) <u>ALEX GALUAGNI</u>	Name (print) <u>MADHUSUDHAN REDDI</u>
Address <u>1776 SACRAMENTO ST</u>	Address <u>1776 SACRAMENTO ST #504</u>
Date <u>7/26/10</u>	Date <u>7-26-10</u>
Phone	Phone <u>415 922 8822</u>
Signature <u>[redacted]</u>	Signature <u>[redacted]</u>
Name (print) <u>Mamie Jung</u>	Name (print) <u>DINU Di ROSA</u>
Address <u>1776 Sacramento St #600</u>	Address
Date <u>7/26/10</u>	Date
Phone <u>415 928-8586</u>	Phone <u>415-346-6247</u>
Signature <u>Mamie Jung</u>	Signature <u>[redacted]</u>
Name (print) <u>Sachin Koh</u>	Name (print) <u>David + Adrienne Kim</u>
Address <u>1776 Sacramento St #608</u>	Address
Date <u>7/26/2010</u>	Date
Phone	Phone <u>415-814-3875</u>
Signature <u>[redacted]</u>	Signature <u>[redacted]</u>
Name (print) <u>Sonya Yu</u>	Name (print) <u>CINDY SWITZER</u>
Address <u>1776 Sacramento St #610</u>	Address
Date <u>7/24/2010</u>	Date
Phone <u>925-787-0510</u>	Phone
Signature <u>[redacted]</u>	Signature <u>Cindy Switzer</u>
Name (print) <u>FRANCES THOMPSON</u>	Name (print) <u>LONN VAN DYKE</u>
Address <u>1710 SACRAMENTO ST #502</u>	Address <u>1776 SACRAMENTO #408</u>
Date <u>7/26/10</u>	Date <u>7/26/2010</u>
Phone <u>(925) 919-1061</u>	Phone <u>415-474-2597</u>
Signature <u>[redacted]</u>	Signature <u>[redacted]</u>

No New Off Sale General Liquor Licenses for Middle Polk

Nob Hill Beverages, at 1685 Sacramento Street at Polk, is applying for an Off Sale General Liquor License. **Within 2 blocks of this address there are already 5 establishments that sell beer, wine and distilled spirits for off premises for consumption. We the undersigned oppose the request for this new license:**

Name (print) Anita Ettinger	Name (print) MARIA PENAR
Address 1770 Sacramento #30	Address 1714 CLAY ST #7
Date 9/15/10	Date 7/19/10
Phone 415 474 3778	Phone
Signature 	Signature 
Name (print) JHANNA SPILMAN	Name (print) Doreen Korn
Address 1770 SACRAMENTO #708	Address 1635 California S #5
Date 07/19/10	Date 9/20/10
Phone 415-931-5785	Phone
Signature 	Signature 
Name (print) Barbara Failing	Name (print) NAOKO MATSUO/A
Address 1591 JACKSON - 20	Address 1569 CLAY ST.
Date 7/19/10	Date 9/20/2010
Phone 415 567-2220	Phone
Signature 	Signature 
Name (print) Tina Moulton	Name (print) DAVID ELLIOT LEWIS
Address 596 GREEN ST	Address 835 OFARRELL ST. #614
Date 4-19-10	Date 9-24-2010
Phone	Phone 415-504-4285
Signature 	Signature 
Name (print) WYLU ADAMS	Name (print) James Joannides
Address 1601 SACRAMENTO #10	Address 1740 POLK ST
Date JUNE 19, 2010	Date 9/24/2010
Phone 415-471-7307	Phone 415-474-494.
Signature 	Signature 
Name (print) Dawn S. Trenner	Name (print) GERRY CROWLEY
Address 1561 Sacramento St	Address 7 FIELDING ST, SF
Date 7/19/2010	Date 9-24-10
Phone 314 8772	Phone 415-781-4201
Signature 	Signature 

No New Off Sale General Liquor Licenses for Middle Polk

Nob Hill Beverages, at 1685 Sacramento Street at Polk, is applying for an Off Sale General Liquor License. **Within 2 blocks of this address there are already 5 establishments that sell beer, wine and distilled spirits for off premises for consumption. We the undersigned oppose the request for this new license:**

Name (print) Linda Chapman	Name (print) Jim Melo
Address 1316 Larkin	Address 364-18th St.
Date 7/19/10	Date 9-24-10
Phone 674-3589	Phone
Signature Linda Chapman	Signature Jim Melo
Name (print) Michael Schoofnik	Name (print) BRUCE BONACKER
Address 1569 CLAY Street	Address 17A Van Buren
Date 7/19/10	Date 9.24.10
Phone 674-3701	Phone
Signature Michael Schoofnik	Signature Bruce Bonacker
Name (print) Pauline Lorenz	Name (print) Michael HAMMAN
Address 81 Frank Norris	Address 702 EARL ST
Date 07/19/2010	Date 9/23/10
Phone 935-2411	Phone 415-643-1376
Signature Pauline Lorenz	Signature Michael Hamman
Name (print) Kimberly Bryant	Name (print) Paul Weimer
Address 125 Washington St #11	Address 2309 California 94115
Date 7/19/2010	Date 23 Sept 2010
Phone 415-810-1633	Phone 415-929-1680
Signature Kimberly Bryant	Signature Paul Weimer
Name (print) Tina Clayton	Name (print) TOM NAYEN
Address 896 Green St	Address 1589 Sacramento #9
Date 9-24-10	Date 9/23/10
Phone 939-1543	Phone 441-7619
Signature Tina Clayton	Signature Tom Nuyen
Name (print) Jamie Whitaker	Name (print) Joyce O'CONNOR
Address 281 Harrison St #205 94105	Address 1776 SACRAMENTO #606
Date 9/24/2010	Date 8-11-10
Phone	Phone 415-567-4462
Signature Jamie Whitaker	Signature Joyce O'Connor

No New Off Sale General Liquor Licenses for Middle Polk

Nob Hill Beverages, at 1685 Sacramento Street at Polk, is applying for an Off Sale General Liquor License. **Within 2 blocks of this address there are already 5 establishments that sell beer, wine and distilled spirits for off premises for consumption. We the undersigned oppose the request for this new license:**

Name (print) <i>Ann Flinn</i>	Name (print)
Address <i>1776 Sacramento St #709</i>	Address
Date <i>8/13/10</i>	Date
Phone <i>415-447-7463</i>	Phone
Signature <i>Ann Flinn</i>	Signature
Name (print) <i>DAVID FLINN</i>	Name (print)
Address <i>1776 Sacramento St #709</i>	Address
Date <i>8/13/10</i>	Date
Phone <i>415-447-7463</i>	Phone
Signature <i>David Flinn</i>	Signature
Name (print)	Name (print)
Address	Address
Date	Date
Phone	Phone
Signature	Signature
Name (print)	Name (print)
Address	Address
Date	Date
Phone	Phone
Signature	Signature
Name (print)	Name (print)
Address	Address
Date	Date
Phone	Phone
Signature	Signature
Name (print)	Name (print)
Address	Address
Date	Date
Phone	Phone
Signature	Signature

No New Off Sale General Liquor Licenses for Middle Polk

Nob Hill Beverages, at 1685 Sacramento Street at Polk, is applying for an Off Sale General Liquor License. **Within 2 blocks of this address there are already 5 establishments that sell beer, wine and distilled spirits for off premises for consumption. We the undersigned oppose the request for this new license:**

Name (print) JEAN ORSI	Name (print) WAYNE NEWMAN
Address 1574 CLAY ST	Address 123A POLK ST SFCA
Date 9/30/10	Date 10/5/10
Phone 474-7052	Phone 415 572 0450
Signature <i>Jean Orsi</i>	Signature <i>Wayne Newman</i>
Name (print) Tim Adams	Name (print) FRED CHARRON
Address 440 Eddy #404	Address 1234 POLK ST SFCA 94109
Date 10/2/10	Date 10/5/2010
Phone 823-2614	Phone 415 714 4113
Signature <i>Tim Adams</i>	Signature <i>Fred Charon</i>
Name (print) Jimi Newman	Name (print) CAROLYN ABST
Address 1427 Larkin St. No 7	Address 1037 POLK ST. SF CA 94109
Date 10.2.10	Date 10.5.10
Phone 415 779 1191	Phone 415.351.3900
Signature <i>Jimi Newman</i>	Signature <i>C. Abst</i>
Name (print) Giuseppe Capalet	Name (print) Steve Black
Address 1593 Clay St	Address 1280 Ellis St #6 SF
Date 10/2/10	Date 10.5.10
Phone	Phone 415-777-2022
Signature <i>Giuseppe Capalet</i>	Signature <i>Steve Black</i>
Name (print) Paul Anderson	Name (print) CHANH PHAM
Address 1677 WASHINGTON SQ	Address 1346 POLK ST
Date 10-04-10	Date 10/5/10
Phone 314-0599	Phone 415 931 3920
Signature <i>Paul Anderson</i>	Signature <i>Chanh Pham</i>
Name (print) R.E. Webster	Name (print) Josh Godwin
Address 634-C Green	Address 1020 Post st. #601
Date 10/4/10	Date 10-5-2010
Phone	Phone 415-935-1801
Signature <i>R.E. Webster</i>	Signature <i>Josh Godwin</i>

No New Off Sale General Liquor Licenses for Middle Polk

Nob Hill Beverages, at 1685 Sacramento Street at Polk, is applying for an Off Sale General Liquor License. **Within 2 blocks of this address there are already 5 establishments that sell beer, wine and distilled spirits for off premises for consumption. We the undersigned oppose the request for this new license:**

Name (print) <i>Ann Flinn</i>	Name (print)
Address <i>1776 Sacramento St #709</i>	Address
Date <i>8/13/10</i>	Date
Phone <i>415-447-7463</i>	Phone
Signature <i>Ann Flinn</i>	Signature
Name (print) <i>DAVID FLINN</i>	Name (print)
Address <i>1776 Sacramento St #709</i>	Address
Date <i>8/13/10</i>	Date
Phone <i>415-447-7463</i>	Phone
Signature <i>David Flinn</i>	Signature
Name (print) <i>Kimberlee Hartwig Schulman</i>	Name (print)
Address <i>1150 Sutter 3040</i>	Address
Date <i>10/5/10</i>	Date
Phone <i>415-694-0316</i>	Phone
Signature <i>[Signature]</i>	Signature
Name (print) <i>RON CASE</i>	Name (print)
Address <i>1037 Polk</i>	Address
Date <i>10.5.10</i>	Date
Phone <i>415-355-3900</i>	Phone
Signature <i>Ron Case</i>	Signature
Name (print)	Name (print)
Address	Address
Date	Date
Phone	Phone
Signature	Signature
Name (print)	Name (print)
Address	Address
Date	Date
Phone	Phone
Signature	Signature



Lower Polk Neighbors
PO Box 641980
San Francisco, CA 94164-1980

October 6, 2010

President Ron Miguel
San Francisco Planning Commission
1650 Mission Street #400
San Francisco, Ca 94109

Re: 1685 Sacramento Street

Dear President Miguel:

At our October 5, 2010 meeting, Lower Polk Neighbors voted to support Middle Polk Neighbors in their opposition of the Conditional Use Application for a liquor store at 1685 Sacramento Street.

Our organization recognizes Middle Polk Neighborhood Association as the neighborhood organization in the area of the subject property and we strongly urge that the Planning Commission take their position, which we support, into the highest consideration. LPN agrees that the concentration of off-sale retailers is high in this neighborhood and an additional liquor store will serve no convenience, is not necessary or desirable, and will not contribute to the character of the neighborhood.

Regards,

Steve Black (via email)
Chairperson
Lower Polk Neighbors

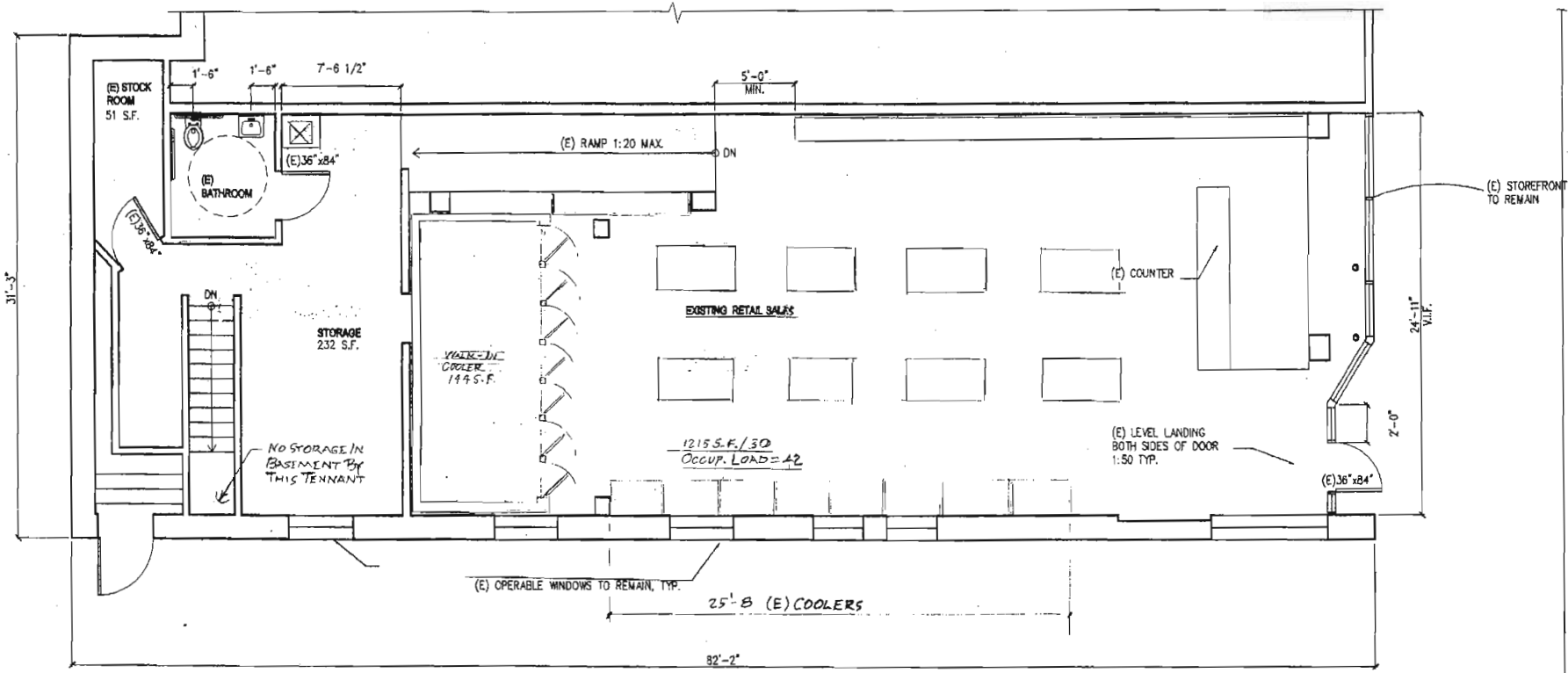
PROJECT
Nob Hill Beverages

ADDRESS
**1552 POLK ST.
SAN FRANCISCO, CA**

PROJECT DIRECTORY

OWNER
**NUNAN LEIDAN
(415) 793-1466**

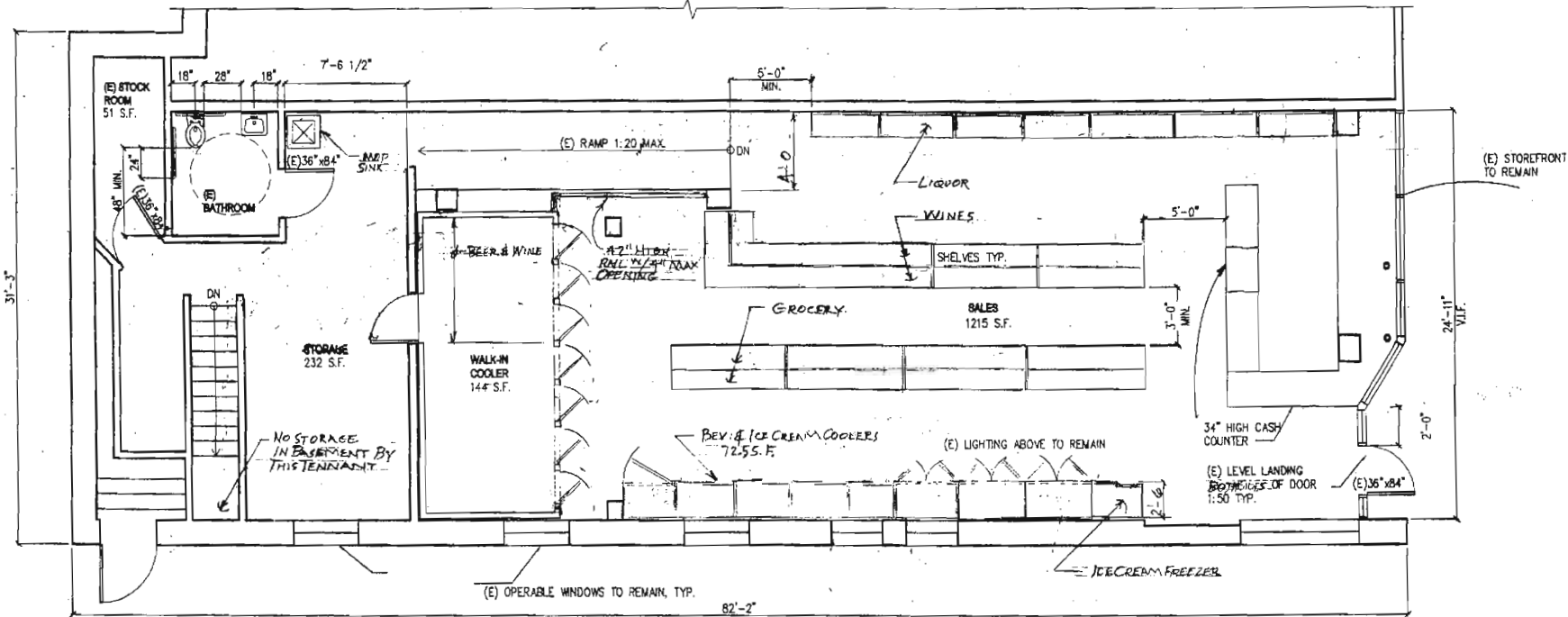
POLK STREET



1 EXISTING FLOOR PLAN

SCALE: " = 1'-0"

SACRAMENTO STREET



PROJECT
Nob Hill Beverages

ADDRESS
**1552 POLK ST.
SAN FRANCISCO, CA**

OWNER
**NUNAN LEIDAN
(415) 793-1466**

POLK STREET

1 PROPOSED FLOOR PLAN

SCALE: 1" = 1'-0"

N

- NOTES:**
1. A - EMPLOYEES MAX.
 2. TOTAL SQUARE FOOTAGE (S.F.) = 1215 FT.²
 3. TOTAL COOLER S.F. = 216 FT.²
 4. BEER & WINE COOLER DISPLAY = 42 FT.² MAX.
 5. TOTAL FLOOR DISPLAY OF LIQUOR WINE & BEER = 243 FT.² MAX.