

File No. 190728

Committee Item No. 1

Board Item No. 7

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Comm: Public Safety & Neighborhood Services

Date: July 25, 2019

Board of Supervisors Meeting:

Date: Sept. 3, 2019

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- Legislative Digest
- Budget and Legislative Analyst Report
- Youth Commission Report
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- Department/Agency Cover Letter and/or Report
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- Grant Budget
- Subcontract Budget
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- Application
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OTHER

- Police Department Response - July 18, 2019
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- Planning Commission Mot. No. 20375 - CUA - January 24, 2019
- DBI Job Card - May 8, 2019
- Referral - June 25, 2019
- PC or N Request Letter - June 20, 2019
- Form ABC-211 - June 19, 2019
- Form ABC-253 - May 20, 2019
- Form ABC-257 - May 20, 2018

Prepared by: John Carroll

Date: July 19, 2019

Prepared by: John Carroll

Date: August 28, 2019

1 [Liquor License - 1519 Polk Street - Ora]

2
3 **Resolution determining that the issuance of a Type-42 on-sale beer and wine**
4 **public premises liquor license to Nunovi, LLC, doing business as Ora, located**
5 **at 1519 Polk Street (District 3), will serve the public convenience or necessity of**
6 **the City and County of San Francisco; and requesting that the California**
7 **Department of Alcoholic Beverage Control impose conditions on the issuance of**
8 **the license.**

9
10 WHEREAS, Nunovi, LLC. is seeking the issuance of a Type-42 on-sale beer and
11 wine public premises liquor license to do business as Ora, located at 1519 Polk Street
12 (District 3); and

13 WHEREAS, The Planning Department has verified that the area is properly
14 zoned and recommends approval; and

15 WHEREAS, The Police Department has filed two protests and one letter of
16 support with the Department of Alcoholic Beverage Control under California Business
17 and Professions Code, Section 24013, and recommends that the Department of
18 Alcoholic Beverage Control issue the liquor license with conditions; and

19 WHEREAS, The conditions recommended by the Police Department are the
20 following: 1) The sale of alcoholic beverages for consumption off the premises is
21 prohibited; 2) Petitioner(s) shall actively monitor the area under their control in an effort
22 to prevent the loitering of persons on any property adjacent to the licensed premises as
23 depicted on ABC-253; and 3) No noise shall be audible at any nearby residence; now,
24 therefore, be it

1 RESOLVED, That in accordance with California Business and Professions Code,
2 Section 23958.4, the Board of Supervisors of the City and County of San Francisco
3 hereby determines that the issuance of a Type-42 on-sale beer and wine public
4 premises liquor license to Nunovi, LLC, doing business as Ora, located at 1519 Polk
5 Street, will serve the public convenience or necessity of the City and County of San
6 Francisco; and, be it

7 FURTHER RESOLVED, That the Board of Supervisors of the City and County of
8 San Francisco hereby endorses and adopts the recommendations of the Police
9 Department listed above and recommends that the Department of Alcoholic Beverage
10 Control issue the license with those conditions.

**BEFORE THE
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
OF THE STATE OF CALIFORNIA**

IN THE MATTER OF THE APPLICATION OF

NUNOVI LLC
ORA
1519 POLK ST
SAN FRANCISCO, CA 94109-3606

} FILE 42-606937
}
} REG.
}}
}
}
} PETITION FOR CONDITIONAL
} LICENSE

For Issuance of an On-Sale Beer And Wine - Public
Premises - License

Under the Alcoholic Beverage Control Act

WHEREAS, petitioner(s) has/have filed an application for the issuance of the above-referred-to license(s) for the above-mentioned premises; and,

WHEREAS, pursuant to Section 23958 of the Business and Professions Code, the Department may deny an application for a license where issuance would result in or add to an undue concentration of licenses; and,

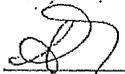
WHEREAS, the proposed premises are located in a crime reporting district that has a 20% greater number of reported crimes, as defined in subdivision (c) of Section 23958.4 of the Business and Professions Code, than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency; and,

WHEREAS, the proposed premises are located in Census Tract #0111.00 where there presently exists an undue concentration of licenses as defined by Section 23958.4 of the Business and Professions Code; and

WHEREAS, the proposed premises are located within the immediate vicinity of a church or hospital, to wit: St. Paulus Lutheran Church and St. Luke's Episcopal Church, and issuance of the applied-for license without the below-described conditions would interfere with the normal operation of said facility and constitute grounds for the denial of the application under the provisions of Section 23789 of the Business and Professions Code; and

WHEREAS, pursuant to Section 23958 of the Business and Professions Code, the Department may deny an application for a license where issuance would tend to create or aggravate a law enforcement problem; and,

WHEREAS, the proposed premises and/or parking lot, operated in conjunction therewith, are located within 100 feet of residences(s), and issuance of the applied-for license without the below-described conditions would interfere with the quiet enjoyment of the property by nearby residents and constitute grounds for the denial of the application under the provisions of Rule 61.4, of Chapter 1, Title 4, of the California Code of Regulations; and,



Initials

WHEREAS, the issuance of an unrestricted license would be contrary to public welfare and morals;

NOW, THEREFORE, the undersigned petitioner(s) do/does hereby petition for a conditional license as follows, to-wit:

- 1 The sale of alcoholic beverages for consumption off the premises is prohibited.
- 2 Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253.
- 3 No noise shall be audible at any nearby residences.

This space left intentionally blank.

This petition for conditional license is made pursuant to the provisions of Sections 23800 through 23805 of the Business and Professions Code and will be carried forward in any transfer at the applicant-premises.

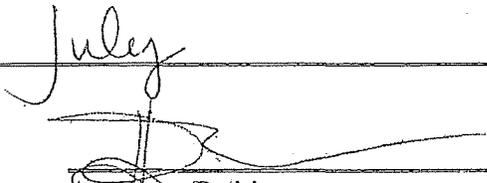
Petitioner(s) agree(s) to retain a copy of this petition on the premises at all times and will be prepared to produce it immediately upon the request of any peace officer.

The petitioner(s) understand(s) that any violation of the foregoing condition(s) shall be grounds for the suspension or revocation of the license(s).

DATED THIS (day) 24 OF (month) July, 2019.



 Applicant/Petitioner



 Applicant/Petitioner

Carroll, John (BOS)

From: Carroll, John (BOS)
Sent: Thursday, July 18, 2019 12:11 PM
To: Sabrina.thillard5@gmail.com; Mundy, Erin (BOS); 'Angulo, Sunny (sunny.angulo@sfgov.org)'; Hepner, Lee (BOS); Yan, Calvin (BOS)
Cc: Gebb, Justin@ABC; Meyer, Rose @ABC; Arnel.Junio@abc.ca.gov; CPC.Referrals; Adina, Seema (CPC); Perry, Andrew (CPC); Gordon, Nelly (POL); Macchi, Patrick (POL); Wong, Joanne (POL); Sawyer, Georgia (POL)
Subject: RE: Liquor License - Ora - 1519 Polk Street
Categories: 2019.07.25 - PSNS, 190728

Good afternoon,

The Police Department has completed their review of the subject public convenience or necessity request, and has forwarded their recommendation for approval with conditions. For your convenience, I have their review available from the link below:

[Police Department Response - July 18, 2019](#)

The Police Department's ALU is recommending approval with the following conditions:

- 1) The sale of alcoholic beverages for consumption off the premises is prohibited;
- 2) Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on ABC-253; and
- 3) No noise shall be audible at any nearby residence.

The ALU reports that at this time the conditions have not yet been signed by the applicant. I recommend that the applicants and the ALU get in contact immediately to resolve this issue.

This request for public convenience or necessity findings may be heard by the Public Safety and Neighborhood Services Committee in a regular session on Thursday, July 25, 2019, to begin at 10:00 a.m.

I invite you to review the entire matter on our Legislative Research Center by following the link below:

[Board of Supervisors File No. 190728](#)

Thanks for the review.

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415) 554-4445

 Click [here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the



San Francisco Police Department
ABC Liaison Unit



Alcoholic Beverage License -
*Public Convenience or
Necessity Recommendation*

To: The San Francisco Board of Supervisors' Committee on Public Safety
and Neighborhood Services

Supervisor Rafael Mandelman
Supervisor Catherine Stefani
Supervisor Shamman Walton

From: Lt. Georgia Sawyer #1565 JS
Officer in Charge
ALU/Permits Unit 415-553-9550

Date: July 18, 2019

Subject: P.C.N. Investigation Regarding: Nunovi LLC
DBA: ORA
1519 Polk St
San Francisco, CA. 94109

Nonovi LLC, on behalf of Ora, has filed an application with the California Department of Alcoholic Beverage Control seeking a Type 42 (On-Sale Beer and Wine Public Premise) license to be located at 1519 Polk St. (located between California St and Sacramento St.)

Hours of Operation:

4:30 p.m. to 12:00 a.m. Monday through Thursday. Weekends 4:30 p.m. to 1:00 a.m.

Digest:

ORA would like to operate a Wine Bar located at 1519 Polk St. If approved, this license will allow ORA to sell On-Sale Beer and Wine.

Letters of Protest: 2

Letters of Support: 1

Police Calls for Service:

From May 2018 to May 2019

0 calls for service

Police Reports:

From May 2018 to May 2019

0 police reports

San Francisco Plot Information:

This premise is located in Plot: **535**

A High Crime area is defined as **100** or more police reports in a plot for the year of **2018**.

This plot had **256** police reports for **2018**, which is **156** more than the Citywide "**High Crime**" average

State Census Tract Information:

This premise is located in Census Tract: **111**

Population for this tract is: **5,164**

On-sale license authorized by census tract: **18**

Active on-sale licenses: **35** with **0** pending

Off-sale licenses authorized by census tract: **4**

Active off-sale licenses: **10** with **0** pending

Departmental Recommendation:

Points of consideration: **0**

No opposition from **Northern Station**.

Applicant premise is located in a "**High Crime**" area.

Applicant premise is located in a "**High Concentration**" area.

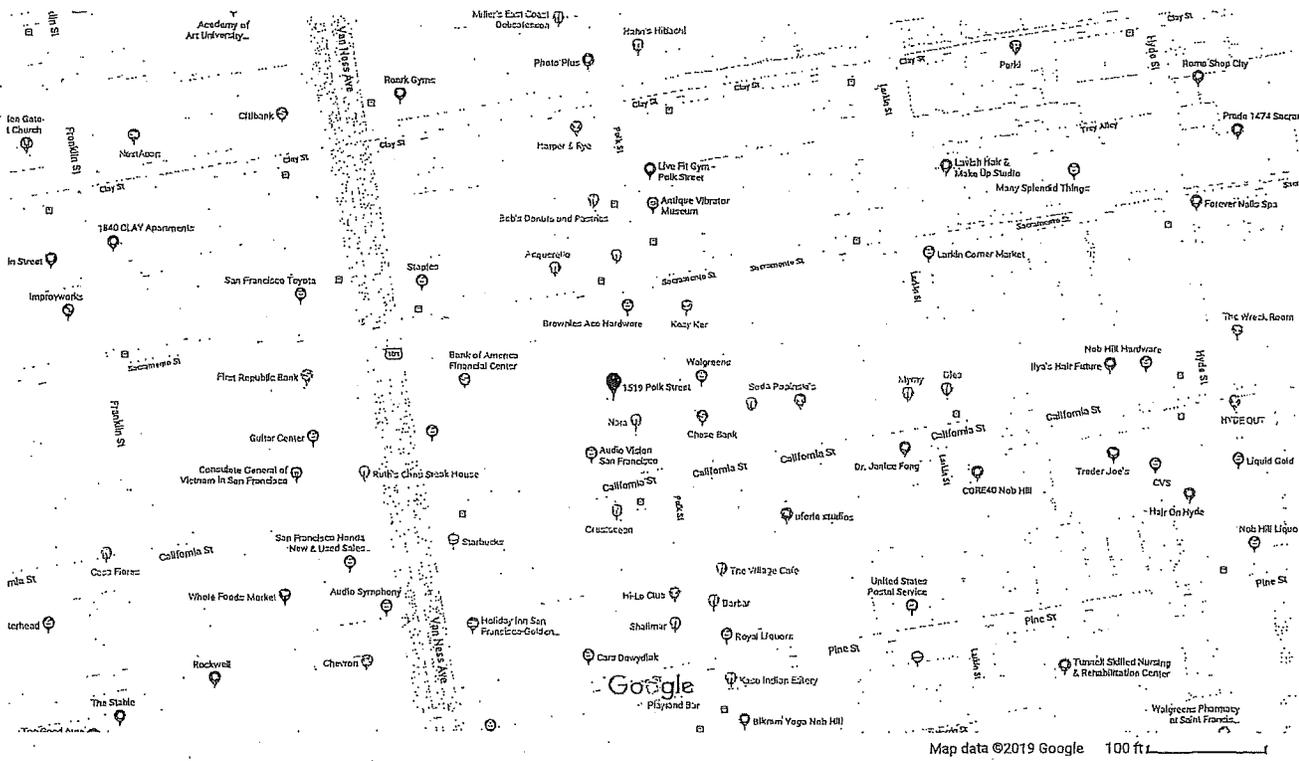
ALU Recommendation: Approval with following conditions:

Conditions for Type 42- On Sale Beer & Wine Public Premises

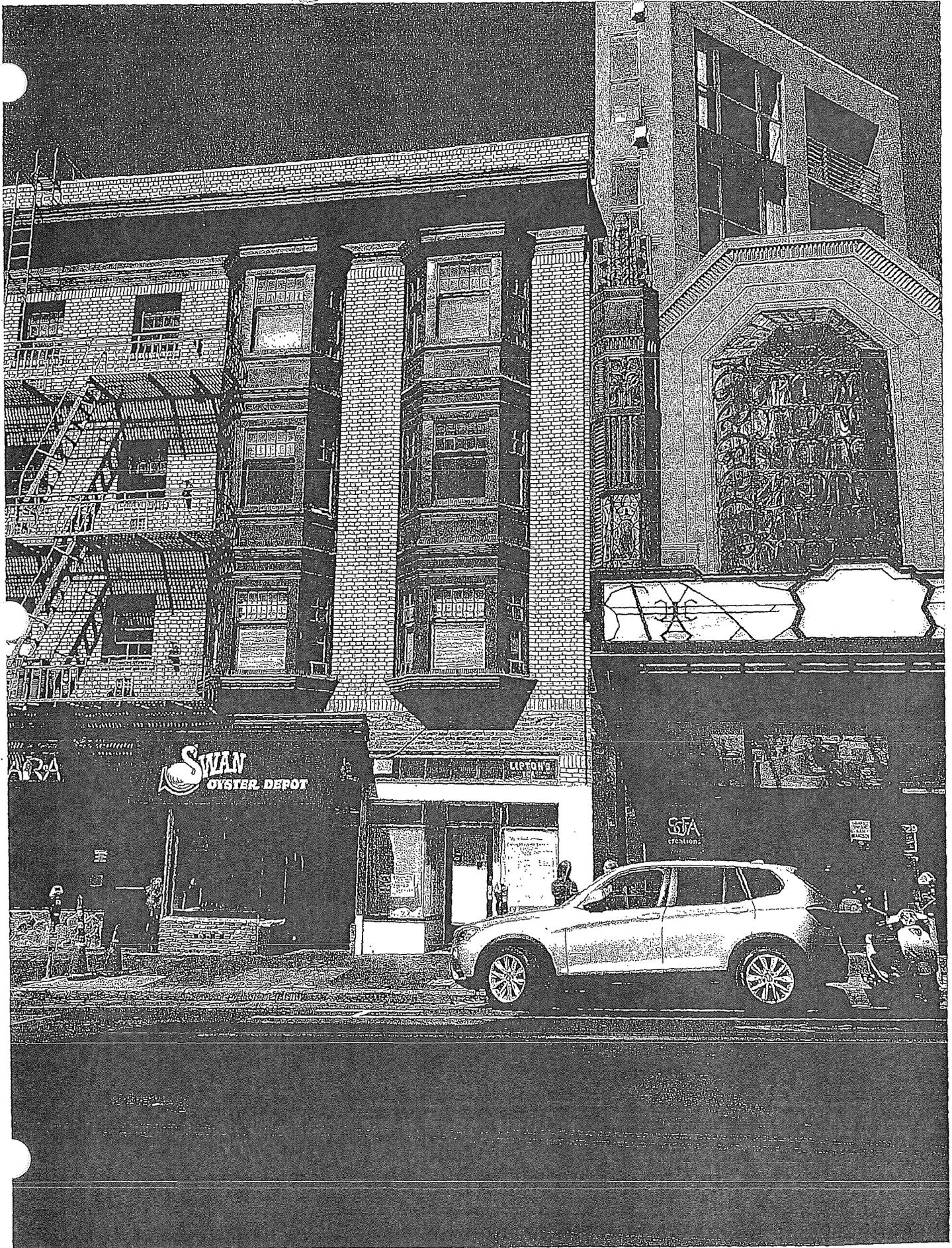
1. The sale of alcoholic beverages for consumption off the premises is prohibited.
2. Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on ABC-253.
3. No noise shall be audible at any nearby residence.

It should be noted that as of 7/18/2019 these conditions have not been signed by the applicant.

Google Maps 1519 Polk St



<https://www.google.com/maps/place/1519+Polk+St,+San+Francisco,+CA+94109/@37.7911051,-122.4208327,18.37z/data=!4m5!...> 7/18/19



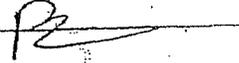
18-0-0-0-0

Discover Polk

Department of Alcoholic Beverage Control
33 New Montgomery St., Suite 1230
San Francisco, CA 94105

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2019 JUN 20 PM 3:37

BY 

14 June 2019

Re: Support for Nunovi LLC / ORA Wine Bar, 1519 Polk Street

Discover Polk Community Benefit District was established in 2018 with the mission of improving the quality of life and strengthening the business community in our neighborhood, from California St. to Broadway. We are writing today in strong support of the application of Nunovi LLC for a license under category 42, On-Sale Beer and Wine for Public Premises, for the future ORA Wine Bar at 1519 Polk Street, San Francisco, CA 94109.

We have long supported the vision of the owners, Sabrina and Patrick Thillard, for a wine, cheese, and chocolate bar on Polk Street, and have liaised closely with them for over a year in their hard work to make it a reality. The owners have a strong track record and many years of experience in the restaurant industry, as demonstrated by their existing project, BASK Restaurant; and we are certain that ORA Wine Bar will be an equally safe, vibrant, and positive establishment in our community. The location is ideal for this business, building on a local destination gourmet cluster anchored by Swan Oyster Depot and adding a unique food and drink experience that is not available in the immediate area.

Importantly, this new establishment will activate a long-vacant space on an important gateway block in our neighborhood. With three recent or imminent closures of retail establishments nearby, the 14-15% (and growing) retail vacancy rate on our district's portion of Polk Street has begun to exceed the citywide average. It is curated, positive establishments like ORA Wine Bar, run by responsible and experienced owners like Sabrina and Patrick, that will reverse this trend and re-establish Polk Street as a vibrant cultural hub.

We look forward to welcoming ORA Wine Bar to our neighborhood, and trust that their license application will be expedited.

Respectfully,



Chief Operating Officer / District Coordinator

Lana



Board President

Suzanne Markel-Fox

Carroll, John (BOS)

From: Carroll, John (BOS)
Sent: Monday, July 15, 2019 4:06 PM
To: Gordon, Nelly (POL); George, Gigi (POL); Macchi, Patrick (POL); Wong, Joanne (POL)
Cc: 'Sabrina.thillard5@gmail.com'; Mundy, Erin (BOS); 'Angulo, Sunny (sunny.angulo@sfgov.org)'; Hepner, Lee (BOS); Yan, Calvin (BOS); 'Gebb, Justin@ABC'; 'Meyer, Rose @ABC'; 'Arnel.Junio@abc.ca.gov'; CPC.Referrals; Adina, Seema (CPC); Perry, Andrew (CPC)
Subject: RE: Liquor License - Ora - 1519 Polk Street
Categories: 190728

Good afternoon,

The Planning Department has completed their review of the subject application, and has forwarded their recommendation for approval. For your convenience, I have their review available from the link below:

[Planning Dept. Response - Received July 5, 2019](#)

The matter is now awaiting review by the Police Department's ALU.

After receiving review from the Police Department, the Public Safety and Neighborhood Services Committee may hear and consider public convenience or necessity findings for the application, to be forwarded to the California Department of Alcoholic Beverage Control for their consideration in the license matter.

The Public Safety and Neighborhood Services Committee may hear this matter during a regular meeting on July 25 of 2019.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 190728](#)

Thanks for the review.

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415) 554-4445

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**LIQUOR LICENSE
PUBLIC CONVENIENCE OR
NECESSITY REFERRAL**

TO: Planning Department
Georgia Powell
Phone No. (415) 558-6371

DATE: June 25, 2019

TO: Police Department
Inspector Nelly Gordon
Phone No. (415) 837-7273

AP Block/Lot Nos.: 0463/004
Zoning: NCD - Polk Street NC
Quad: NE Planning Team
Record No.: _____

Please submit your response within three weeks; the Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in July of 2019.

PLEASE EMAIL YOUR RESPONSE BY: July 12, 2019, to John Carroll,
Public Safety and Neighborhood Services Committee Clerk.
john.carroll@sfgov.org - Phone No: 554-4445

Applicant name: Nuhovi, LLC

Business name: Ora

Application address: 1519 Street
San Francisco, CA 94109

Applicant contact info: Sabrina and Patrick Thillard
415-271-6602
[Sabrina.thillard5@gmail.com](mailto: Sabrina.thillard5@gmail.com)

*Recommend Approval Bar use
is a permitted conditional use
within the Polk St. NCD per P.C.
722, authorized through
CPC Motion No. 20375. Type
42 ABC license permitted
in conjunction with Bar
use.*

PLANNING REVIEW: Approval Denial

Planning Staff Contact: Andrew Perry, 415-575-9017

AP
7/5/19

Please print review comments on a trailing page.

POLICE REVIEW: Approval Denial

Please print review comments in a trailing report.



California Department of Alcoholic Beverage Control
License Query System Summary as of 06/24/2019

License Information	
License Number:	606937
Primary Owner:	NUNOVI LLC
ABC Office of Application:	24 - SAN FRANCISCO

Business Name
ORA

Business Address
1519 POLK ST
SAN FRANCISCO, CA 94109
County: SAN FRANCISCO Census Tract: 0111.00

Licensee Information
Licensee: NUNOVI LLC
Company Information
OFFICER: THILLARD, PATRICK DAVID (MANAGER)
OFFICER: THILLARD, SABRINA (MANAGER)
MEMBER: THILLARD, PATRICK DAVID
MEMBER: THILLARD, SABRINA

License Types
1) License Type: 42 - ON-SALE BEER AND WINE - PUBLIC PREMISES
License Type Status: PENDING
Status Date: 12 JUN 2019 Term: 12 Month(s)
Original Issue Date: Expiration Date:
Master: Y Duplicate: Fee Code: PA0
License Type was Transferred On: From:
License Type was Transferred On: To:

Operating Restrictions
No Operating Restrictions found.

Disciplinary Action
No Active Disciplinary Action found.

Disciplinary History
No Disciplinary History found.

Holds
Hold Date: 12 JUN 2019 Type: FORM 220
Hold Date: 20 JUN 2019 Type: H & L PROTEST

Escrows
No Escrow found.

For a definition of codes, view our glossary.

June 18, 2019

To whom it may concern:

My name is Sabrina Thillard. My husband and I are applying for a type 42 lic at ABC. We have a current restaurant in SF, Bask restaurant and wine bar. We are successfully in business for the the past 7.5 yrs. We want to expand, with our new adventure, ORA. A wine bar on Polk St.

Here is all info requested to process the PCN:

1. Sabrina and Patrick Thillard, NUNUVI LLC
415.271.6602
sabrina.thillard5@gmail.com
2. ORA
1519 Polk St, SF, Ca 94109
3. Sabrina Thillard
1400 43rd Ave, SF, Ca 94122
4. A new type 42 License.
5. Hours M-Th from 4:30 pm to midnight, Weekends 4:30 to 1am.
6. Filed directly at ABC in SF on June 7th, 2019.. poster was ready for pick up June 12.
7. Currently in the process, 30 notice on window has been posted on the 12th of June.
8. We feel our addition of bringing a place for the community will be very welcomed. A place to enjoy, in an atmosphere that is inviting. Serving Wine and Beer, along with cheese, charcuterie, and chocolate boards.

We have been approved for the CUP by planning as a wine bar, along with all permit and job card from DBI. I can PDF you if needed.

Hope we can get in before the August break, as its already been 13 months of waiting.

Thank you so much!!

Sabrina Thillard



RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
2019 JUN 20 PM 3:36

Discover Polk

Discover Polk

Department of Alcoholic Beverage Control
33 New Montgomery St., Suite 1230
San Francisco, CA 94105

RECEIVED
BOARD OF SUPERVISOR
SAN FRANCISCO

2019 JUN 20 PM 3:37

BY 

14 June 2019

Re: Support for Nunovi LLC / ORA Wine Bar, 1519 Polk Street

Discover Polk Community Benefit District was established in 2018 with the mission of improving the quality of life and strengthening the business community in our neighborhood, from California St. to Broadway. We are writing today in strong support of the application of Nunovi LLC for a license under category 42, On-Sale Beer and Wine for Public Premises, for the future ORA Wine Bar at 1519 Polk Street, San Francisco, CA 94109.

We have long supported the vision of the owners, Sabrina and Patrick Thillard, for a wine, cheese, and chocolate bar on Polk Street, and have liaised closely with them for over a year in their hard work to make it a reality. The owners have a strong track record and many years of experience in the restaurant industry, as demonstrated by their existing project, BASK Restaurant, and we are certain that ORA Wine Bar will be an equally safe, vibrant, and positive establishment in our community. The location is ideal for this business, building on a local destination gourmet cluster anchored by Swan Oyster Depot and adding a unique food and drink experience that is not available in the immediate area.

Importantly, this new establishment will activate a long-vacant space on an important gateway block in our neighborhood. With three recent or imminent closures of retail establishments nearby, the 14-15% (and growing) retail vacancy rate on our district's portion of Polk Street has begun to exceed the citywide average. It is curated, positive establishments like ORA Wine Bar, run by responsible and experienced owners like Sabrina and Patrick, that will reverse this trend and re-establish Polk Street as a vibrant cultural hub.

We look forward to welcoming ORA Wine Bar to our neighborhood, and trust that their license application will be expedited.

Respectfully,



Chief Operating Officer / District Coordinator

Lana



Board President

Suzanne Markel-Fox

Department of Alcoholic Beverage Control
APPLICATION FOR ALCOHOLIC BEVERAGE LICENSE(S)
 ABC 211 (6/99)

State of California
Sabrina Thillard

TO: Department of Alcoholic Beverage Control
 33 NEW MONTGOMERY STREET
 STE 1230
 SAN FRANCISCO, CA 94105
 (415) 356-6500

File Number: 606937 (415) 271-0000
 Receipt Number: 2578725
 Geographical Code: 3800
 Copies Mailed Date: June 12, 2019
 Issued Date:

DISTRICT SERVING LOCATION: SAN FRANCISCO
 First Owner: NUNOVI LLC
 Name of Business: ORA
 Location of Business: 1519 POLK ST
SAN FRANCISCO, CA 94109-3606
 County: SAN FRANCISCO
 Is Premise inside city limits? Yes
 Mailing Address: 1400 3RD AVE
 (If different from premises address) SAN FRANCISCO, CA 94122-9414
 Type of license(s): 42

RECEIVED
 BOARD OF SUPERVISORS
 SAN FRANCISCO
 2019 JUN 19 PM 4:25
 0111.00

Transferor's license/name: _____ Dropping Partner: Yes No

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
42 - On-Sale Beer And Wine	ANNUAL FEE	NA	Y	0	06/12/19	\$303.00
42 - On-Sale Beer And Wine	ORIGINAL FEES	NA	Y	0	06/12/19	\$300.00
Total						\$603.00

Have you ever been convicted of a felony? No
 Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? No
 Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of SAN FRANCISCO Date: June 12, 2019
 Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.
 Effective July 1, 2012, Revenue and Taxation Code Section 7057, authorizes the State Board of Equalization and the Franchise Tax Board to share taxpayer information with Department of Alcoholic Beverage Control. The Department may suspend, revoke, and refuse to issue a license if the licensee's name appears in the 500 largest tax delinquencies list (Business and Professions Code Section 494.5).

Applicant Name(s): NUNOVI LLC
 Applicant Signature(s): _____
 See 211 Signature Page

Carroll, John (BOS)

From: Sabrina Thillard <sabrina.thillard5@gmail.com>
Sent: Sunday, June 30, 2019 10:15 PM
To: Carroll, John (BOS); pthillard@gmail.com
Subject: M-20375 2018-008877CUA (ID 1064960).pdf — 1519 Polk St
Attachments: M-20375 2018-008877CUA (ID 1064960).pdf

Categories: 190728

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi there John.

Here is the report of the CUP that I had received from our planner when the change of usage was approved.
So just forwarding to you..

Thank you!

Best,
Sabrina Thillard

Sent from my iPhone.



SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Motion No. 20375 HEARING DATE: JANUARY 24, 2019

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Record No.: 2018-008877CUA
Project Address: 1519 POLK STREET
Zoning: Polk Street NCD (Neighborhood Commercial) Zoning District
65-A Height and Bulk District
Fringe Financial Service Restricted Use District
Block/Lot: 0643/004
Project Sponsor: Sabrina Thillard
1400 43rd Avenue
San Francisco, CA 94122
Property Owner: John Jenkel
3325 Gravenstein Highway North
Sebastopol, CA 95472
Staff Contact: Dori Ganetsos – (415) 575-9172
dori.ganetsos@sfgov.org

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 303 AND 723 FOR THE ESTABLISHMENT OF A BAR USE (DBA ORA) AT THE FIRST FLOOR WITHIN THE POLK STREET NCD (NEIGHBORHOOD COMMERCIAL) ZONING DISTRICT AND 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On July 19, 2018, Sabrina Thillard of Nonovi, LLC (hereinafter "Project Sponsor") filed Application No. 2018-008877CUA (hereinafter "Application") with the Planning Department (hereinafter "Department") for a Conditional Use Authorization to establish a bar use at the first floor of an existing, four-story, mixed-use building (hereinafter "Project") at 1519 Polk Street, Block 0643 Lot 004 (hereinafter "Project Site").

On January 24, 2019, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noted public hearing at a regularly scheduled meeting on Conditional Use Application No. 2018-008877CUA.

The Planning Department Commission Secretary is the custodian of records; the File for Record No. 2018-008877CUA is located at 1650 Mission Street, Suite 400, San Francisco, California.

On January 14, 2019 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 3 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for this Project.

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 as requested in Application No. 2018-008877CUA, 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.

Project Description. The proposal is for the establishment of a bar use (wine and cheese bar DBA ORA) in an existing and vacant retail storefront (approximately 805 square feet in area at the first floor level of the building with a 575 square foot basement storage area) in an existing four story, mixed use building. Interior tenant improvements, a new business sign, and window replacement at the front façade of the building are associated with this proposal. The establishment proposes to maintain the following business hours: Sunday, Tuesday, Wednesday and Thursday from 4:30 pm – 11:30 pm and from 4:30 pm – 1:00 am on Friday and Saturday. The business will not be open on Mondays.

The proposed use is an independent use and locally owned, which is encouraged throughout San Francisco. The proposed use is not a Formula Retail use. The proposal requires a change of use, and Section 311-neighborhood notification was conducted in conjunction with the Conditional Use Authorization process.

2. **Site Description and Present Use.** The approximately 6,952 square foot subject property is located on the West side of Polk Street at the corner of California Street; Lot 004 of Assessor's Block 0643 (District 3). The property is developed with a four story, mixed use residential and commercial building with a total of five commercial tenant spaces at the first floor, one of which is the vacant subject tenant space. There are 29 existing dwelling units located on the second through fourth stories of the building which will not be impacted by this proposal. The building, constructed in 1914, is considered an "A" Historic Resource. The subject space, last utilized as a retail establishment, has been vacant since approximately June 2017.

The subject tenant space is approximately 1,380 square feet, with 805 square feet on the first floor and 575 square feet at the basement level, to be used as tenant storage. The tenant space has frontage on Polk Street.

3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Polk Street Neighborhood Commercial (NCD) Zoning District, the 65-A Height and Bulk District, and the Nob Hill neighborhood, adjacent to the Pacific Heights and Western Addition neighborhoods. The

Residential-Commercial, High Density (RC-4) Zoning District is located to the West and South of the subject property and the Residential-Mixed, Medium Density (RM-3) Zoning District is located to the East of the subject property.

The immediate neighborhood includes mixed-use developments, with commercial tenant spaces located at the first floor and residential units located at the remaining floors. The neighborhood includes a mix of land uses including restaurants, financial services, institutional community uses, retail stores, and personal services.

4. **Public Outreach and Comments.** The Department has not received any public outreach or comments to date.
5. **Planning Code Compliance.** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
 - A. **Use Size.** Planning Code Section 723 principally permits non-residential uses to occupy 1,999 square feet of area. Non-residential uses occupying equal to or more than 2,000 square feet of area require the issuance of a Conditional Use Authorization.

The subject tenant space is approximately 1,380 square feet in area and does not require the issuance of Conditional Use Authorization for use size.

- B. **Hours of Operation.** Planning Code Section 723 principally permits business hours between 6 a.m. and 2 a.m. Operation outside of the listed business hours requires the issuance of a Conditional Use Authorization.

The proposed hours of operation for this business are Sunday, Tuesday, Wednesday and Thursday from 4:30 pm – 11:30 pm and from 4:30 pm – 1:00 am on Friday and Saturday. The business will be closed on Mondays.

- C. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly

unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The Project would bring the subject property in to compliance with section 145.1 of the Planning Code by establishing an active use in this currently vacant tenant space at the first floor level. The remainder of the subject property's four first floor tenant spaces are currently devoted to active uses.

6. **Conditional Use Findings.** Planning Code Section 303 establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use authorization. On balance, the project complies 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 for the neighborhood and community as it will activate an existing first floor tenant space that has been vacant for at least a year and a half. The Project is compatible with the active, pedestrian-oriented, and continuous commercial frontage character of the surrounding neighborhood. The Project would preserve and maintain the small-scale storefront pattern of this neighborhood. The neighborhood is currently active in to the evening with existing bar and restaurant uses, continuing a pattern of diverse uses.

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

- (1) Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

The height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope.

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

The Planning Code does not require parking or loading for a 1,380 square foot bar use in this zoning district. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide. On-street parking is available adjacent to the subject site, and Code-compliant bicycle parking will be provided. It is anticipated that many visitors will visit the small, neighborhood-serving business on foot.

- (3) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

The proposed use is subject to the standard conditions of approval for a bar use and outlined in Exhibit A. Condition 17 specifically obligates the project sponsor to mitigate odor and noise generated by the bar use.

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

The project does not require any additional landscaping or screening, and no new off-street parking spaces, loading spaces, open space, or service areas are proposed. Any proposed signage will be consistent with the controls of the Planning Code.

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

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

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

The Project is consistent with the stated purpose of the NCD District in that the intended gathering space for the neighboring community. It will preserve the small-scale and fine grain storefronts common in this Zoning District. Further, this proposal will establish an active use.

7. **Planning Code Section 303(o)** establishes criteria for the Planning Commission to consider when reviewing applications for Eating and Drinking Uses. Such concentration should not exceed 35 percent of the total commercial frontage as measured in linear feet within the immediate area of the subject site in the Polk Street NCD. For the purposes of this Section of the Code, the immediate area shall be defined as all properties located within 300' of the subject property and also located within the same zoning district. On balance, the project does comply with said criteria in that:

There is approximately 2,580 linear feet of commercial frontage within 300 feet of the project site and in the same zoning district (Polk Street NCD). Approximately 507 linear feet or 19.65% of this commercial frontage is comprised of eating and drinking establishments. The change of use to a bar will add approximately 11.5 linear feet, increasing the eating and drinking establishment percentage to 20.08% within 300 feet of the project site. This is far below the threshold allowable of 35% for eating and drinking uses within the Polk Street NCD.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

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

Policy 1.3:

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

The proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. The Project Site is located within a Neighborhood Commercial District with established diverse uses, including commercial retail, eating and drinking, professional retail services and mixed uses residential buildings, and is thus consistent with activities in the commercial land use plan. The Project would not result in undesirable consequence for the surrounding neighborhood.

OBJECTIVE 2:

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

Policy 2.1:

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

The Project will not result in the loss of any existing commercial or industrial activity and will enhance the diverse economic base of the City. The existing storefront space is vacant, and this use would establish an active use.

OBJECTIVE 6:

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

Policy 6.1:

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

No commercial tenant would be displaced because the storefront space is currently vacant, and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

Eating and Drinking Establishments

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

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
- Control nuisances associated with their proliferation;
- Preserve storefronts for other types of local-serving businesses; and
- Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
 - Balance of retail sales and services;
 - Current inventory and composition of eating and drinking establishments;
 - Total occupied commercial linear frontage, relative to the total district frontage;
 - Uses on surrounding properties;
 - Available parking facilities, both existing and proposed;
 - Existing traffic and parking congestion; and
 - Potential impacts on the surrounding community.

There may be concern with the potential over-concentration of eating and drinking establishments in this Zoning District. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage." Planning staff verified the Project Sponsor's site survey of the Polk Street NCD which contains the proposed building. With the proposed bar use, approximately 20.08% of the frontage of this Zoning District within 300 linear feet of the subject property is attributed to eating and drinking establishments.

Policy 6.2:

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

An independent entrepreneur is sponsoring this proposal. The proposed use is proposed within an active space approximately 800 square feet in size for operations and is a neighborhood serving use. This is not a Formula Retail use.

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 complies with said policies in that:

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

The proposal would enhance the district by providing a bar in an area that is not over concentrated by eating and drinking establishments. The business is locally owned, and the Project Sponsor currently owns and operates another small business in the City. Allowing them to open a second establishment would enable them to grow their business and would create employment opportunities for the community in the future.

- 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 be consistent with the existing character of the District and will not remove or add any housing. The existing units in the surrounding neighborhood would not be adversely affected by the opening and operation of this bar use, proposed within approximately 800 square feet of operational area.

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

The Project does not involve the removal or addition of housing.

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

The project site is located in an area well served by transit and should not generate significant vehicular trips from the immediate neighborhood or citywide. The subject property is along MUNI route 19 and the California Cable Car route. Various other MUNI routes, including routes 1, 47, and 49, are within a short walking distance from the subject property.

- 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 does not include commercial office development. The subject commercial storefront space is currently vacant. Activation of this vacant tenant space will increase opportunities for future resident employment.

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

The Project would not impact the subject property's ability to withstand an earthquake. However, the project will be required to meet at Building Code seismic requirements.

- G. That landmarks and historic buildings be preserved.

The Project would not damage or remove any character-defining features of this historic resource.

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

The Project would not impact any existing parks or 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 would promote the health, safety and welfare of the City.

DECISION

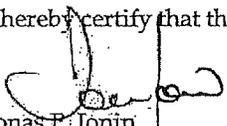
That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2018-008877CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated July 11, 2018, 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. 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 January 24, 2019.


Jonas P. Ionin
Commission Secretary

AYES: Melgar, Fong, Hillis, Johnson, Moore, Richards

NAYS: None

ABSENT: Koppel

ADOPTED: January 24, 2019.

**SAN FRANCISCO
PLANNING DEPARTMENT**

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a bar use (d.b.a. ORA) located at 1519 Polk Street, Block 0643, and Lot 004, pursuant to Planning Code Section(s) 303 and 723 within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District; in general conformance with plans, dated July 11, 2018, and stamped "EXHIBIT B" included in the docket for Record No. 2018-008877CUA and subject to conditions of approval reviewed and approved by the Commission on January 24, 2019 under Motion No. 20375. 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 January 24, 2019 under Motion No. 20375.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 20375 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

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 do so, 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

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

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

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

6. **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.
7. **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 the date that the Planning Code text amendment(s) and/or Zoning Map amendment(s) became effective.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.
8. **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.
9. **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.

DESIGN – COMPLIANCE AT PLAN STAGE

10. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.
11. **Garbage, composting and recycling storage.** Space for the collection and storage of garbage, composting, and recycling shall be provided within enclosed areas on the property and clearly

labeled and illustrated on the building permit plans. Space for the collection and storage of recyclable and compostable materials that meets the size, location, accessibility and other standards specified by the San Francisco Recycling Program shall be provided at the ground level of the buildings.

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

12. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building. *For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org.*

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

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

PARKING AND TRAFFIC

14. **Bicycle Parking** Pursuant to Planning Code Sections 155.1 and 155.4, the Project shall provide no fewer than 2 Class 2 bicycle parking spaces. SFMTA has final authority on the type, placement and number of Class 2 bicycle racks within the public ROW. Prior to issuance of first architectural addenda, the project sponsor shall contact the SFMTA Bike Parking Program at bikeparking@sfmta.com to coordinate the installation of on-street bicycle racks and ensure that the proposed bicycle racks meet the SFMTA's bicycle parking guidelines. Depending on local site conditions and anticipated demand, SFMTA may request the project sponsor pay an in-lieu fee for Class II bike racks required by the Planning Code.

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

MONITORING - AFTER ENTITLEMENT

15. **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

16. **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

OPERATION

17. **Eating and Drinking Uses.** As defined in Planning Code Section 202.2, Eating and Drinking Uses, as defined in Section 102, shall be subject to the following conditions:

- A. The business operator 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 Street and Sidewalk Maintenance Standards. In addition, the operator shall be responsible for daily monitoring of the sidewalk within a one-block radius of the subject business to maintain the sidewalk free of paper or other litter associated with the business during business hours, in accordance with Article 1, Section 34 of the San Francisco Police Code.

For information about compliance, contact the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.

- B. When located within an enclosed space, 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 of 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.

For information about compliance with construction noise requirements, contact the Department of Building Inspection at 415-558-6570, www.sfdbi.org.

For information about compliance with the requirements for amplified sound, including music and television, contact the Police Department at 415-553-0123, www.sf-police.org.

- C. While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

- D. 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 the Bureau of Street Use and Mapping, Department of Public Works at 415-554-5810, <http://sfdpw.org>.

18. **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>

19. **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 and all registered neighborhood groups for the area with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator and registered neighborhood groups 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

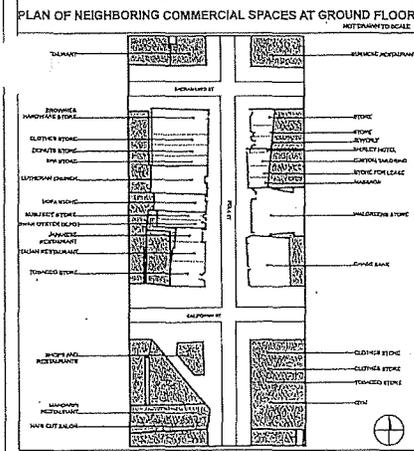
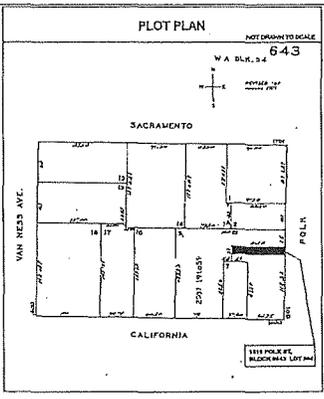
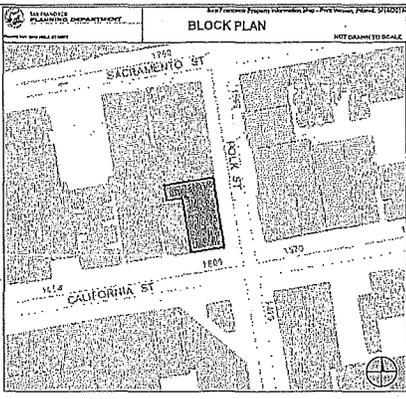
20. **Notices Posted at Bars and Entertainment Venues.** Notices urging patrons to leave the establishment and neighborhood in a quiet, peaceful, and orderly fashion and to not litter or block driveways in the neighborhood, shall be well-lit and prominently displayed at all entrances to and exits from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

For information about compliance, contact the Entertainment Commission, at 415 554-6678, www.sfgov.org/entertainment

21. **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

PROJECT DIRECTORY	
PROJECT ADDRESS: 1519 Polk Street San Francisco, CA 94103	ENGINEER OF RECORD: OPTIMAL DESIGN GROUP M. Vaj A. RABICHEV, PE 1700 Bush Street, Suite 1A San Francisco CA 94103 Office: 415.441.0809 vaj@optimaldesigngroup.com www.OptimalDesignGroup.com
TENANT: ORA, Bar "Sabrina & Patrick THILLARD" 1519 Polk Street San Francisco, CA 94103	
PROJECT INFO	
SCOPE OF WORK: New bar within existing outline of existing vacant retail store.	ASSESSOR'S BLOCK / LOT: 0643 / 004 4 Story above basement.
GOVERNING CODE: SFBC - 2016	ZONING: Polk Street NCD
SHEET INDEX	
A0 PROJECT INFO	
A1 EXISTING ELEVATION	
A2 NEW ELEVATION	
A3 EXISTING AND NEW ELEVATION DETAIL	
A4 EXISTING AND NEW BASEMENT FLOOR PLAN	
A5 EXISTING AND NEW FIRST FLOOR PLAN	
A6 SECTION A	
A7 SECTION B	
A8 SECTIONS C, D, E, F, & G	



GENERAL NOTES

GENERAL DIVISION 1

1.1 WORKMANSHIP OF NEW ELEMENTS INSTALLATION SHALL CONFORM TO CURRENT SAN FRANCISCO BUILDING CODE (SFC). ALL OTHER APPLICABLE CODES, REGULATIONS, AND APPROVED PROJECT DRAWINGS.

1.2 CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SELECTION OF CONSTRUCTION METHOD & PROCEDURES AND FOR SAFETY OF WORK. CONTRACTOR SHALL BE LICENSED & SHALL CARRY INSURANCE COVERAGE CONSISTENT WITH PROJECT REQUIREMENTS. HE SHALL REPAIR ANY DAMAGE CAUSED BY HIS WORK.

1.3 CONTRACTOR SHALL PROVIDE FOR AND BE SOLELY RESPONSIBLE FOR POSITIVE DRAINAGE & WATERPROOFING OF ROOFS, DECKS, WALLS, WINDOWS, & OTHER ELEMENTS. ER WILL TAKE NO RESPONSIBILITY FOR THESE ITEMS.

1.4 CONTRACTOR SHALL COORDINATE VARIOUS TRADES INVOLVED INCLUDING LOCATIONS OF MECHANICAL, PLUMBING, ELECTRICAL ELEMENTS, CONTACT ENGINEER IF INTERFERE WITH STRUCTURAL ELEMENTS.

- NOTE: WHENEVER A REWORK/REPAIR IS CALLED IN THESE DRAWINGS FOR CONTRACTOR TO CONTACT OR OTHER PROFESSIONALS TO RESOLVE ISSUE OR POTENTIAL CONFLICT, IT IS MEANT THAT SUCH CALL SHALL BE MADE BEFORE PROCEEDING W/ AFFECTED WORK.

- CONTRACTOR SHALL MAINTAIN ON SITE AND STRICTLY ADHERE TO DRAWINGS SET REPRESENTING LATEST APPROVED PROJECT VERSION/REVISION AS APPLIES.

1.5 DO NOT SCALE DRAWINGS, DO NOT USE STRUCTURAL DRAWINGS FOR LAYOUT, USE DIMENSIONS IN ARCHITECTURAL DRAWINGS, CONTACT DESIGNER OR ENGINEER IF QUESTIONS.

1.6 CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DRAWINGS PRIOR TO START. IF ANY CONDITION AT THE SITE OR IN CONSTRUCTION DOCUMENTS APPEARS UNUSUAL, NOT COVERED, OR CONTRADICTION, SUCH AS CONFLICT BEE. ARCHITECTURAL, STRUCTURAL, MECHANICAL (OR OTHER PLANS AS APPLIES) DRAWINGS, CONTRACTOR SHALL CONTACT ENGINEER FOR CLARIFICATION PRIOR TO PROCEEDING. WORK DONE WITHOUT VERIFICATION/CLARIFICATION SHALL BE ENTIRELY CONTRACTOR'S RESPONSIBILITY.

1.7 ALL WORK SHALL CONFORM TO STANDARDS OF LOCAL CONSTRUCTION PRACTICE. ALL ELEMENTS SHALL BE FINISH & LEVEL (FIN), BE TIED TOGETHER, SECURELY SUPPORTED, PROTECTED FROM EXPOSURE, SEPARATED FROM ADJACENT STRUCTURES TO ER'S SATISFACTION. SHIELDS AND OTHER MEASURES SHALL BE TAKEN TO PROTECT ADJACENT ELEMENTS. OBTAINABLE FIELD CONDITIONS SHALL BE RESPECTED TO ER'S SATISFACTION PRIOR TO WORK. INTENT OF THESE DRAWINGS IS TO COMPLETE PROJECT DESCRIBED IN THIS SET IN HIGH QUALITY. ALL MATERIALS/WORK NEEDED FOR THIS PURPOSE SHALL BE PROVIDED BY CONTRACTOR UNLESS SPECIFICALLY CALLED OR NOTED.

1.8 DETAILS AND NOTES ON DRAWINGS SHALL APPLY TO SIMILAR CONDITIONS, UNLESS.

1.9 ALL WORK SHALL HAVE PROVISIONS FOR EXPANSION, CONTRACTION, SLOPPAGE & REASONABLE DEFLECTION. BEFORE END OF WORK, ALL DOOR/WINDOW OPENING AND FINISHES ARE TO BE ADJUSTED AFTER SETTLING OF STRUCTURE AND APPROVED PRIOR TO INSTALLATION.

1.10 OPENING AND PENETRATIONS NOT SPECIFIED ON DRAWINGS SHALL BE DETAIL, SUBMITTED BY CONTRACTOR AND APPROVED PRIOR TO INSTALLATION.

1.11 EXISTE ADJACENCY OF (E) BRACING AND OTHER ELEMENTS TO BE LEFT IN PLACE REPAIR/REPLACE AS NOTED F (R) ELEMENTS ARE DAMAGED BY TORQUE, ROT, DISCONTINUITY, EXCESSIVE FLOOR CURS, OR OTHER DEFECTS.

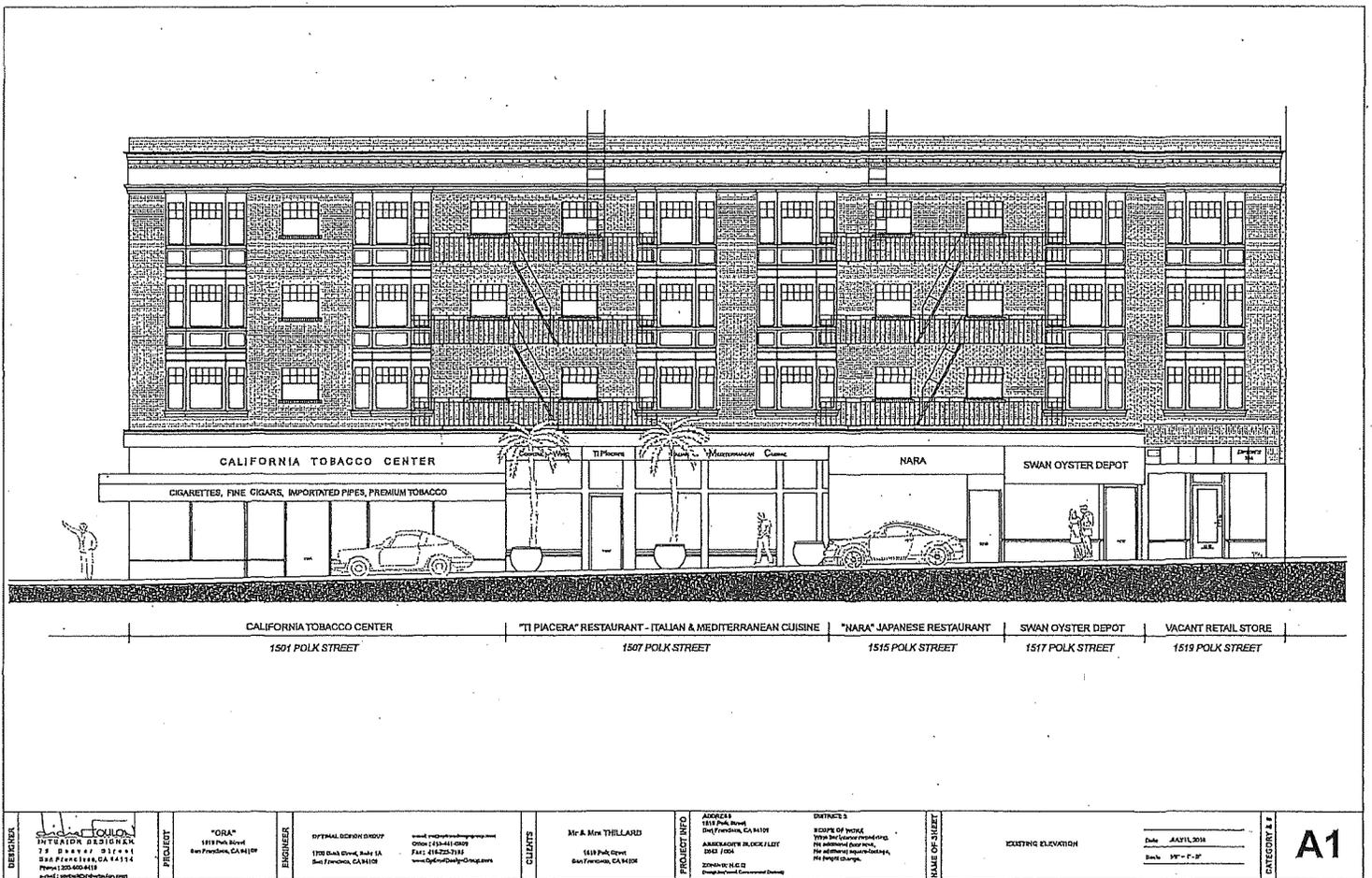
1.12 ELEMENTS W/ SIGNIFICANT HEAD LOADS, SUCH AS STEEL, TILE, APPLIANCES, CHIMNEY SHALL BE INSTALLED BEFORE ADJACENT DOORS, WINDOWS, FINISHES, ALTERNATIVELY - PROVIDE FOR SPECIAL MEASURES OF DEFLECTION CONTROL AS APPLICABLE FOR THE PARTICULAR STRUCTURE, SUCH AS CRAWLING OR DOUBLING SUPPORTING JOISTS/BEAMS, PROVIDING CROSS BRACING, AND/OR OTHER MEASURES, CONTACT ENGINEER FOR VERIFICATION.

1.13 THIS DRAWING IS ONLY VALID WHEN VET SIGNED BY ER AND WHEN BEARS APPROVAL STAMP BY BUILDING OFFICIAL. WORKING ARCHITECTURE. DRAWINGS SHALL REMAIN PROPERTY OF ER. USE OF DRAWING ONLY AUTHORIZED FOR PRESENT CLIENT W/IN PRESENT SCOPE JURISDICTION. NO USE OF THE DRAWING OR REDUCTIONS THEREOF BY A THIRD PARTY IS ALLOWED WITHOUT SEPARATE WRITTEN AGREEMENT WITH ER. UNAUTHORIZED USE IS UNLAWFUL.

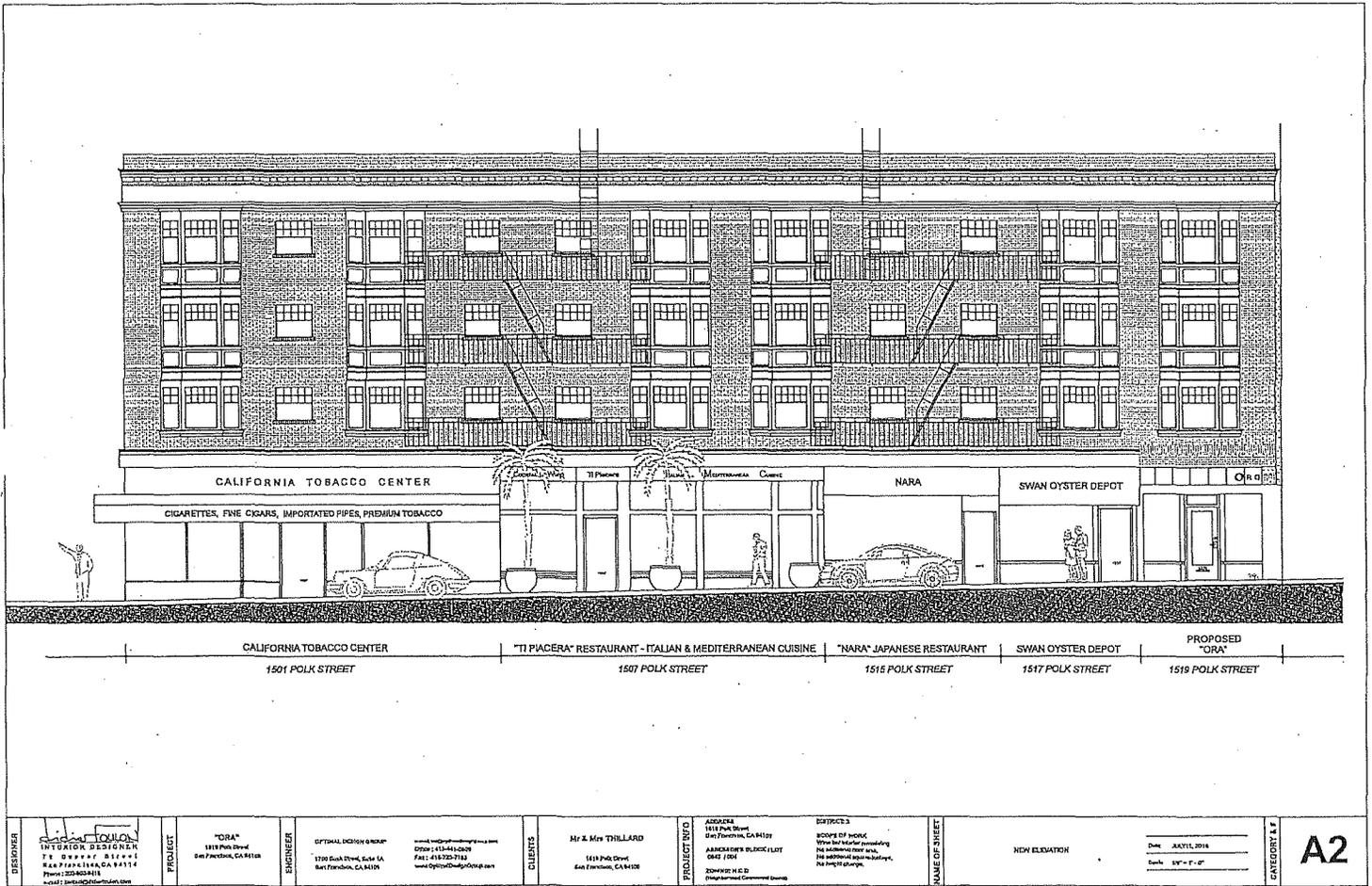
1.14 CONTRACTUALLY, ER DISCLAIMS RESPONSIBILITY FOR FOLLOWING ITEMS: EXISTING CONDITIONS VERIFICATION, WATERPROOFING, DRAINAGE, UTILITIES, SUBSURFACE/SOILS CONDITIONS, CONSTRUCTION METHOD, PROCEDURES, USE SAFETY CONSTRUCTION CROSSING, REPAIRS/REPAIRS. IT SHALL BE OWNER OR CONTRACTOR'S RESPONSIBILITY TO ADDRESS THESE ITEMS BY QUALIFIED PROFESSIONALS AS CALLED BY PROJECT REQUIREMENTS.

REVISIONS OR PARTIALLY ADDRESSING SOME OF THESE ITEMS ON DRAWINGS OR NOTES, SUCH AS BUT NOT LIMITED TO, SUGGESTED SEQUENCE OF WORK, CALLING SELECTED WATERPROOFING/DRAINAGE, EXISTING ELEMENTS, SHALL NOT BE INTERPRETED AS AFFECTING/ADJACENT AFFORDMENTED/ADJACENT.

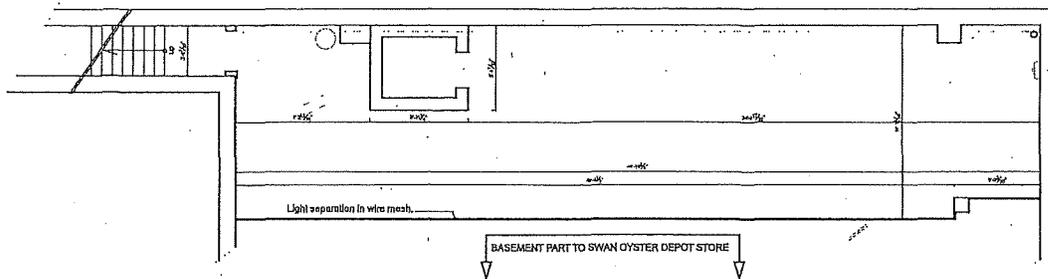
DESIGNER: OPTIMAL DESIGN GROUP 1700 Bush Street, Suite 1A San Francisco, CA 94103 Office: 415.441.0809 vaj@optimaldesigngroup.com www.OptimalDesignGroup.com	PROJECT: "ORA" 1519 Polk Street San Francisco, CA 94103	ENGINEER: OPTIMAL DESIGN GROUP 1700 Bush Street, Suite 1A San Francisco, CA 94103 Office: 415.441.0809 vaj@optimaldesigngroup.com www.OptimalDesignGroup.com	CLIENTS: M & M THILLARD 1519 Polk Street San Francisco, CA 94103	PROJECT INFO: ADDRESS: 1519 Polk Street San Francisco, CA 94103 ASSESSOR'S BLOCK / LOT: 0643 / 004 REMARKS: PLEAS [Illegible]	DRAWINGS: 415.441.0809 www.OptimalDesignGroup.com No additional sheets shown. No additional sheets shown. No sheet change.	NAME OF SHEET: - PROJECT DIRECTORY - PROJECT INFO - SHEET INDEX - VICINITY MAP - BLOCK PLAN - PLOT PLAN - PLAN OF NEIGHBORING COMMERCIAL SPACES AT GROUND FLOOR - GENERAL NOTES	DATE: Date: 3.27.16, 2016 Scale:	CATEGORY: A0
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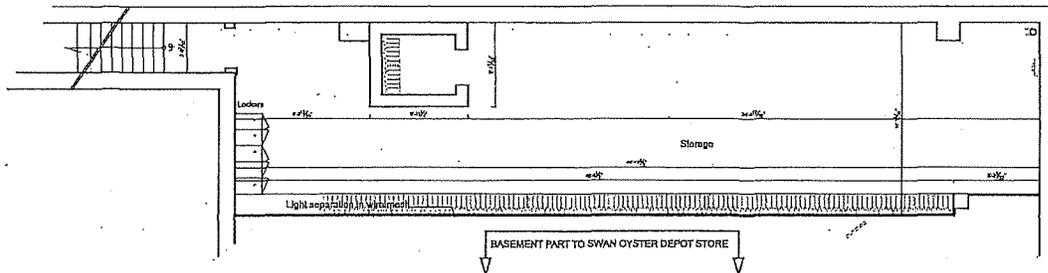
DESIGNER BERKIN & CO INTERIOR DESIGNER 27 BERRY ST SAN FRANCISCO, CA 94133 Phone: (415) 440-4418 Email: info@berkinco.com	PROJECT "ORA" 1519 Polk Street San Francisco, CA 94109	ENGINEER OFFICIAL DESIGN GROUP 1720 BASH AVE, Suite 111 SAN FRANCISCO, CA 94133	CLIENTS Mr. & Mrs. THILLARD 1519 Polk Street San Francisco, CA 94109	PROJECT INFO ADDRESS 1519 Polk Street San Francisco, CA 94109 ADDRESS BLOCK / LOT 0000 / 0000 ZONING: N-2D (Designated Commercial District)	DISTRICT 3 SCOPE OF WORK 30% Pre-Construction Pre-Construction Pre-Construction Pre-Construction Pre-Construction	DATE OF SHEET EXISTING ELEVATION Date: JANU, 2018 Scale: 1/8" = 1'-0"	CATEGORY & T A1
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DESIGNER TOLSON INTERIOR DESIGNER 78 STREET BLVD SAN FRANCISCO, CA 94114 PHONE: 324-804418 www.tolsoninteriordesign.com	PROJECT "ORA" 1519 Polk Drive San Francisco, CA 94115	ENGINEER OPTIMAL DESIGN GROUP 1700 Eddy Street, Suite 1A San Francisco, CA 94109 PHONE: 415-441-0209 FAX: 415-725-3763 www.optimaldesigngroup.com	CLIENTS Mr. & Mrs. THILLARD 1519 Polk Drive East Francisco, CA 94132	PROJECT INFO ADDRESS 1519 Polk Drive San Francisco, CA 94109 ADDRESS FOR PLUCK LIST 042 / 104 20040211.C.D. (High Resolution Commercial Drawing)	SCOPE OF WORK Prepare all exterior elevations and architectural floor plans, including site plan, for the proposed building.	NAME OF SHEET NEW ELEVATION	DATE 04/11/2018 SCALE 3/8" = 1'-0"	CATEGORY & # A2

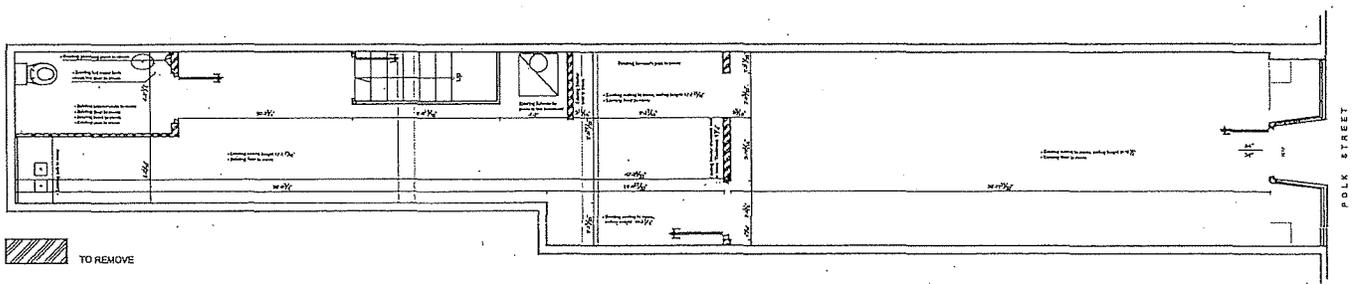


EXISTING FLOOR PLAN - BASEMENT FLOOR



NEW FLOOR PLAN - BASEMENT FLOOR

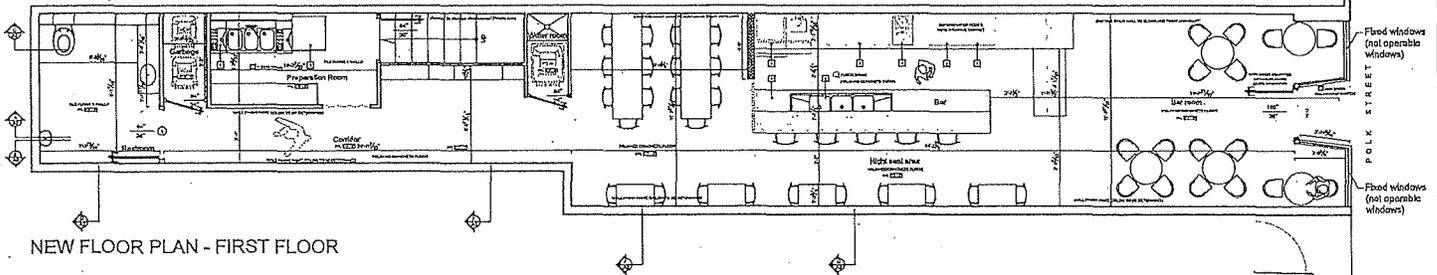
DESIGNER TOLSON INTERIOR DESIGNER 73 GARDNER STREET SAN FRANCISCO, CA 94114 Phone: (415) 440-9418 www.tolson.com	PROJECT "ORA" 1819 Park Blvd San Francisco, CA 94116	ENGINEER OPTIMAL DESIGN GROUP 1700 Beach Street, Suite 1A San Francisco, CA 94116	CLIENT Mr. & Mrs. THILLARD 1819 Park Blvd San Francisco, CA 94116	PROJECT INFO ADDRESS 1819 Park Blvd San Francisco, CA 94116 ARCHITECTURE MADDOCK FLUET 600 J ST SAN FRANCISCO, CA 94102 PROJECT NO. 03 PROJECT NAME: Environmental Design	DISTRICT 3 DISTRICT OF WORK Work that requires environmental review, but does not require a permit, and the project is not a major project, the project is not a major project, the project is not a major project.	NAME OF SHEET BASEMENT FLOOR - EXISTING FLOOR PLAN - NEW FLOOR PLAN	Date: 08/17/2018 Scale: 1/8" = 1'-0"	A4
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EXISTING FLOOR PLAN - FIRST FLOOR

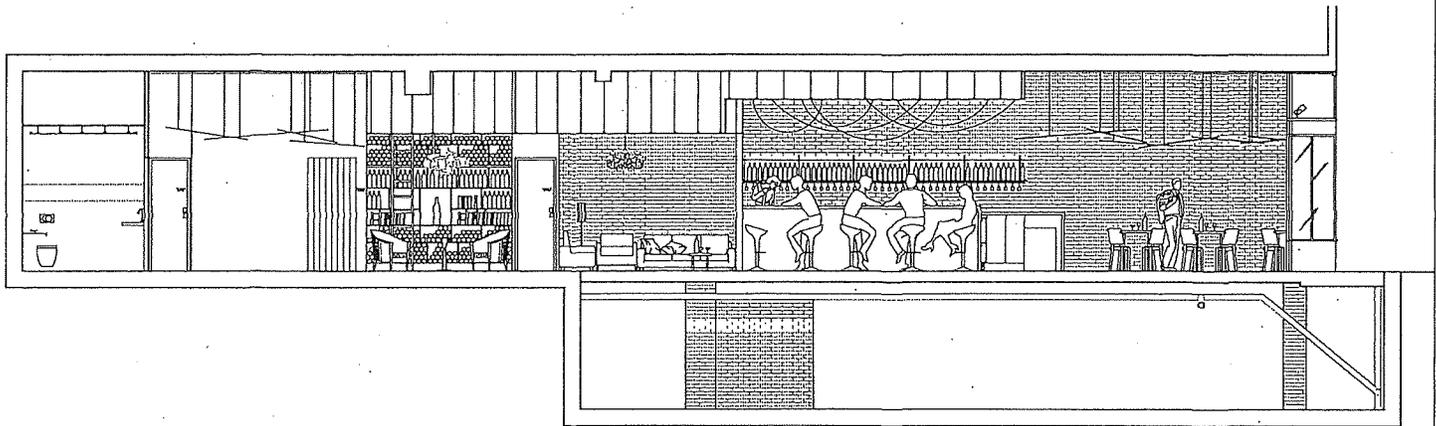


NEW 4 FEET WIDE WING WALL



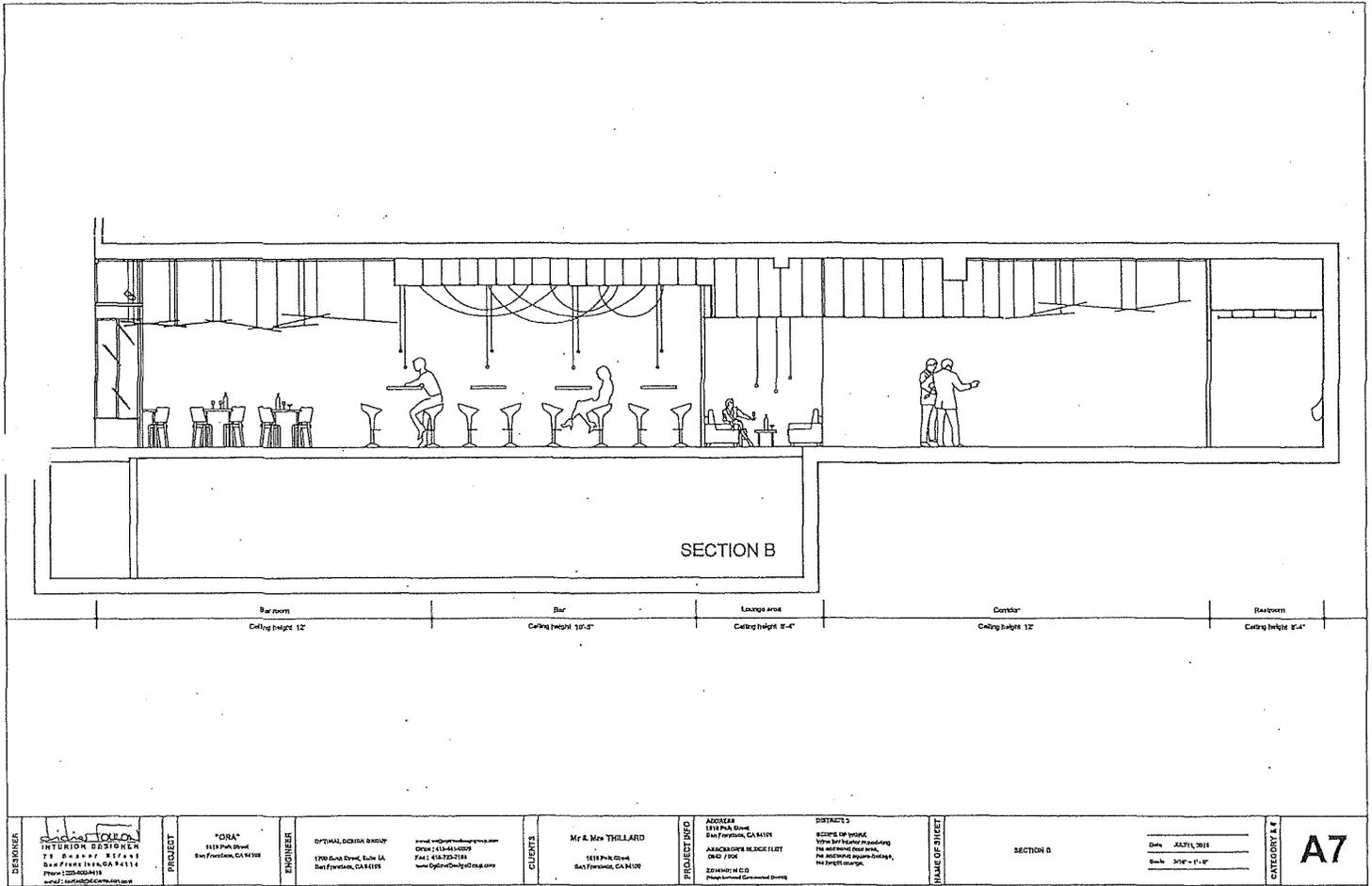
NEW FLOOR PLAN - FIRST FLOOR

ARCHITECTURE ARCHITECTURE INTERIOR EXTERIOR SAN FRANCISCO, CA 94111 Phone: 415-441-0808 Email: contact@optimaldesign.com	PROJECT "ORA" Wine Bar 1111 Polk Street San Francisco, CA 94109	ENGINEER OPTIMAL DESIGN GROUP 1700 Bush Street, Suite 1A San Francisco, CA 94109 a-mail: info@optimaldesigngroup.com Office: 415-441-0808 www.OptimalDesignGroup.com	CLIENTS Mr & Mrs TIRLLARD 1111 Polk Street San Francisco, CA 94109	PROJECT INFO ADDRESS 1111 Polk Street San Francisco, CA 94109 ACCESS POINTS BLOCK LOT 0423 1004 ZONING: H.C.D. (Pugh-based Conversion District)	DATE DATE OF ISSUE When San Rafael completed the interior bar area, the interior layout, the height drawings.	NAME OF SHEET FIRST FLOOR - EXISTING FLOOR PLAN - NEW FLOOR PLAN	DATE Date JAN 14, 2010	CATEGORY #1 A5
							SCALE Scale 3/16" = 1' - 0"	



SECTION A

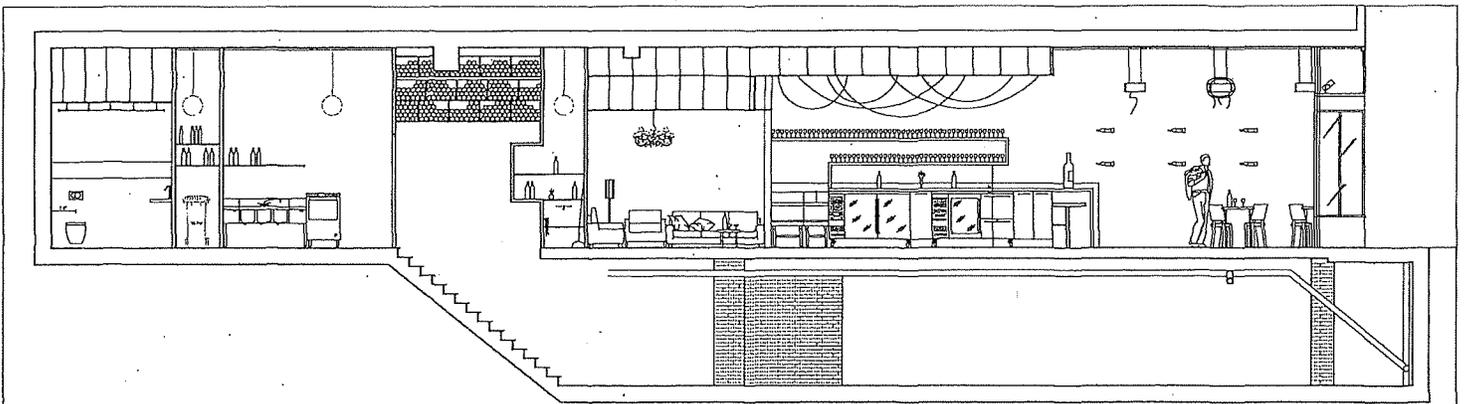
DESIGNER SCA TOLON INTERIOR DESIGNER 78 BAYVIEW BLVD SAN FRANCISCO, CA 94114 Phone: 339-000-4118 e-mail: scatolon@scatolon.com	PROJECT "ORA" 1119 Park Street San Francisco, CA 94108	ENGINEER DIPYKAL REGION GROUP 1700 South Street, Suite 1A San Francisco, CA 94109 www.dpykal.com Office: 415-441-6200 Fax: 415-252-7148	CLIENTS Mr. A. Mrs. THILLARD 1119 Park Street San Francisco, CA 94108	PROJECT INFO ADDRESS: 1119 Park Street San Francisco, CA 94108 APPLICANT'S BLOCK / LOT: 0602 / 004 ZONING: R1.0D Programming Commercial (existing)	ENTRANCE 2 SCOPE OF WORK: Interior design and programming. No additional floor area. No additional space or volume. No height changes.	DATE OF SHEET SECTION A Scale: JULY, 2014 Sheet: 318" x 7'-0"	CATEGORY & E A6
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SECTION B

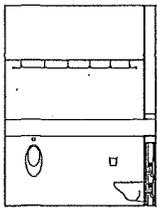
Bar room Ceiling height 12' Bar Ceiling height 10'-0" Lounge area Ceiling height 8'-0" Dining Ceiling height 12' Restroom Ceiling height 8'-4"

RESPONSOR  INTERIOR DESIGNER 75 BROADWAY STREET SAN FRANCISCO, CA 94111 Phone: 415-398-4118 www.360interiordesign.com	PROJECT "ORA" 3125 PULASKI DRIVE SAN FRANCISCO, CA 94118	ENGINEER O'DONALD, BUCHHEIM, BROWN 1700 BAYVIEW DRIVE, SUITE 1A SAN FRANCISCO, CA 94133 Phone: 415-774-8829 Fax: 415-774-2194 www.odbcb.com	CLIENTS Mr. & Mrs. THILLARD 3125 PULASKI DRIVE SAN FRANCISCO, CA 94118	PROJECT INFO ADDRESS 3125 PULASKI DRIVE SAN FRANCISCO, CA 94118 ARCHITECT'S REFERENCE LIST ORCA / JRM DRAWING NO. 010 Prepared and Generated by JRM	DISTRICT 3 ROOMS TO VISIT THIS SET IS FOR INFORMATION ONLY NO CONTRACT HAS BEEN SIGNED NO ARCHITECTURAL LIABILITY NO SURETY COVERAGE	NAME OF SHEET SECTION B	DATE DATE: JAN 11, 2011 SCALE SCALE: 1/8" = 1'-0"	CATEGORY & NUMBER A7
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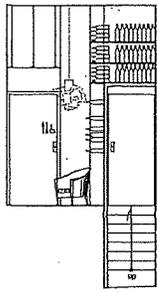


Restroom Ceiling height 8'-4"
 Closets Ceiling height 12'
 Preparation room Ceiling height 12'
 Storage downstairs / Private area
 Water room Ceiling height 12'
 Lounge area Ceiling height 8'-4"
 Bar Ceiling height 10'-0"
 Bar room Ceiling height 12'

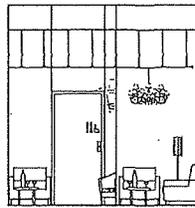
SECTION C



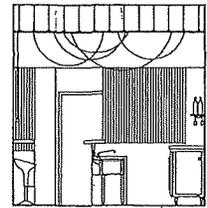
Restroom
Ceiling height 8'-4"
SECTION D



Landing area
Storage downstairs
Ceiling height 8'-4"
SECTION E

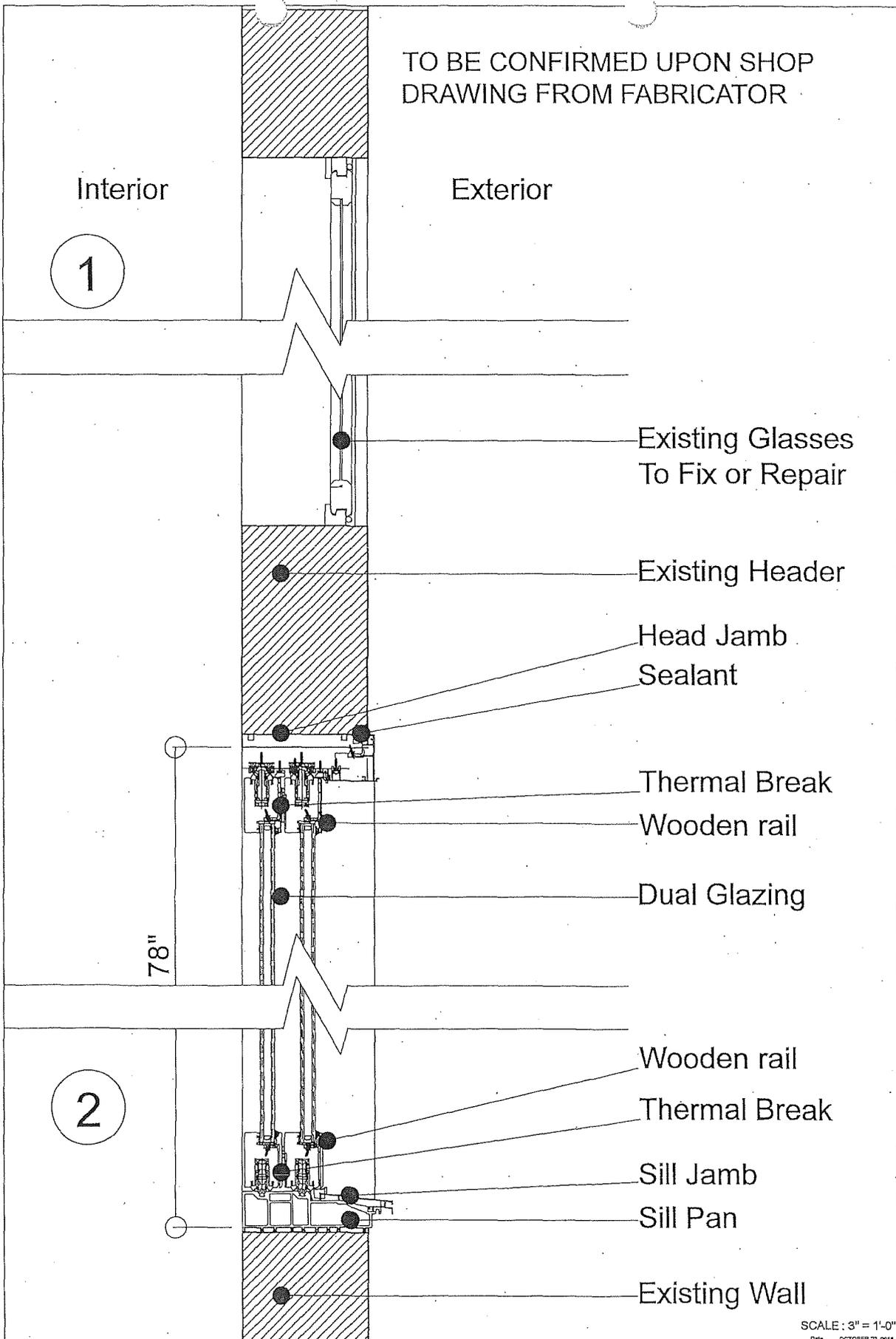


Lounge area
Ceiling height 8'-4"
SECTION F



Bar
Ceiling height 10'-0"
SECTION G

DESIGNER INTERIOR TOUCH 7700 Market Street Suite 200 San Francisco, CA 94114 Phone: (415) 441-1111 Email: info@interiortouch.com	PROJECT "CORA" 1519 Park Street San Francisco, CA 94108	ENGINEER OPTICAL DESIGN GROUP 1700 Bank Street, Suite 1A San Francisco, CA 94108 Phone: (415) 224-1141 Fax: (415) 224-1141 Email: info@opticaldesigngroup.com	CLIENTS Mr. & Mrs. THILLARD 1519 Park Street San Francisco, CA 94108	PROJECT INFO ADDRESS 1519 Park Street San Francisco, CA 94108 ADDRESS OF B. BLANK (LIST OR 000) 0000 0000 JOHANNES (Professional Engineer Stamp)	DISTRICT 3 SCOPE OF WORK Work not shown including any mechanical, electrical, plumbing, or other trades. No design stamp.	NAME OF SHEET SECTIONS - C - D - E - F - G	DATE July 2011 Scale 3/8" = 1'-0"	CATEGORY & F A8



TO BE CONFIRMED UPON SHOP DRAWING FROM FABRICATOR

Interior

Exterior

1

Existing Glasses To Fix or Repair

Existing Header

Head Jamb Sealant

Thermal Break

Wooden rail

Dual Glazing

78"

Wooden rail

Thermal Break

Sill Jamb

Sill Pan

Existing Wall

2

SCALE: 3" = 1'-0"

Date: OCTOBER 23, 2016

DESIGNER ANDREW TOULON INTERIOR DESIGNER 79 BAYVIEW STREET SAN FRANCISCO, CA 94114 Phone: 206-463-9416 e-mail: contact@andertoulon.com	PROJECT "ORA" 1518 Polk Street San Francisco, CA 94109	ENGINEER OPTIMAL DESIGN GROUP 1700 Bush Street, Suite 1A San Francisco, CA 94109 e-mail: val@optimaldesigngroup.com Office: 415-441-0809 Fax: 415-723-7166 www.OptimalDesignGroup.com	CLIENTS Mr & Mrs THILLARD 1518 Polk Street San Francisco, CA 94109	PROJECT INFO ADDRESS 1518 Polk Street San Francisco, CA 94109 ASSESSOR'S BLOCK / LOT 0643 / 004 ZONING: N.C.D. (Neighborhood Conservation District)	OWNER'S SCOPE OF WORK Work for interior remodeling. No additional floor area. No additional square-footage. No height change.	NAME OF SHEET WINDOWS DETAIL	CATEGORY & # A2-3

Carroll, John (BOS)

From: Sabrina Thillard <sabrina.thillard5@gmail.com>
Sent: Sunday, June 30, 2019 10:24 PM
To: Carroll, John (BOS); pthillard@gmail.com
Subject: 1519 Polk st
Attachments: Jun 30, Doc 1.pdf

Categories: 190728

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi John..

sending over a couple more things.. Attached is my job card that was already given and approved.
Also, another letter is support that I received about 1 week ago..

Thank you!

Also, When should I receive confirmation on the BOS hearing?

Best,
SabrinaT

Sent from my iPhone

City and County of San Francisco
DEPARTMENT OF BUILDING INSPECTION

J O B C A R D



To schedule inspections, go to
www.sfdbi.org
Navigate to Inspections
Click on Inspection Scheduling
For assistance, call (415) 558-6222

OFFICE HOURS: THE BUILDING INSPECTION IS OPEN DAILY, MONDAY THRU FRIDAY,
FROM 8:00 a.m. TO 5:00 p.m. DISTRICT BUILDING INSPECTORS KEEP OFFICE HOURS DAILY,
MONDAY THRU FRIDAY, FROM 8:00 a.m. TO 8:30 a.m. AND FROM 3:00 p.m. TO 4:00 p.m.

REQUESTS FOR INSPECTIONS ARE TAKEN 24 HOURS A DAY/7 DAYS A WEEK
BY CALLING (415) 575-6955

APPLICATION NO. 2018-06-06-1121 S1 Adrian ISSUED MAY 08 2019

JOB ADDRESS: 1519 Polk St BLOCK: _____ LOT: _____

NATURE OF WORK: Anchor, Wheel

WORK PERMITTED UNDER AUTHORITY OF THIS BUILDING PERMIT NUMBER MUST BE COMPLETED
PRIOR TO EXPIRATION DATE OF _____

EXTENSION OF TIME TO COMPLETE WORK UNDER THIS BUILDING PERMIT NUMBER MAY BE GRANTED UPON
WRITTEN REQUEST PRIOR TO THE DATES NOTED ABOVE.

For informations on the Permit Process, Building Plans Review, Access Issues, etc., please see page 4 of this
JOB CARD for useful and appropriate telephone numbers.

*** ELECTRICAL & PLUMBING WORK MUST HAVE PERMITS SEPARATE FROM A BUILDING PERMIT. ***

**KEEP THIS CARD POSTED IN A CONSPICUOUS PLACE ON THE JOB SITE AT ALL TIMES.
PLANS AND PERMIT DOCUMENTS SHALL BE ON THE JOB SITE
AT ALL TIMES WHEN WORK IS IN PROGRESS.
AFTER COMPLETION OF WORK, RETAIN THIS CARD FOR YOUR RECORDS.**

ANDYTOWN COFFEE ROASTERS
3018 TARAYAL STREET / SF CA
OFFICE 415 702 8859
LAUREN@ANDYTOWNSF.COM



6/20/2019

ATTN: ABC
33 New Montgomery St,
Suite 1230
San Francisco, CA 94105

Re: Ora Wine Bar
1519 Polk St.
San Francisco, CA 94109

To Whom It May Concern:

I am writing on behalf of Ora Wine Bar, in support of their Type 42 Beer & Wine License.

Small business is the backbone of San Francisco. The city's commitment to supporting its entrepreneurs is what makes San Francisco so special. Small businesses create jobs and lift people out of poverty. Small businesses turn derelict buildings into beautiful, welcoming spaces. Small businesses make San Francisco a city worth living in.

Five years ago, my husband and I opened Andytown Coffee Roasters in the Outer Sunset of San Francisco. When we decided to open two new locations in 2016, we were met with pushback from neighbors who simply did not want anything new in the long-vacate spaces we chose to rent. This attitude is far too common in San Francisco. Some residents would rather have abandoned storefronts instead of thriving small businesses. These people choose to overlook the value of a small business and instead focus on how the potential new business may one day inconvenience them. This attitude, held by a vocal minority, can hold small business owners back.

Polk street is a fantastic example of a commercial corridor that maintains the unique fabric of San Francisco. Its diversity of business attracts locals and tourists alike. Ora Wine Bar is a San Francisco small business that deserves its chance to thrive in the Polk neighborhood.

Founded by veteran restaurateurs and husband-wife team Sabrina and Pat Thillard, Ora will be a peaceful, welcoming retreat on Polk Street. Sabrina and Pat are eager to share the wines of their native France with their neighbors. They are extremely knowledgeable about wine, and passionate about customer service. Ora offers something that Polk Street needs—a relaxing place to enjoy the company of your friends and learn about wine.

Sincerely,

Lauren Crabbe
Owner, Andytown Coffee Roasters
3018 Taraval, San Francisco, CA 94122

Carroll, John (BOS)

From: Carroll, John (BOS)
Sent: Tuesday, June 25, 2019 4:24 PM
To: CPC.Referrals; Gordon, Nelly (POL); Powell, Georgia (CPC); Adina, Seema (CPC)
Cc: Sabrina.thillard5@gmail.com; Mundy, Erin (BOS); 'Angulo, Sunny (sunny.angulo@sfgov.org)'; Hepner, Lee (BOS); Yan, Calvin (BOS); Gebb, Justin@ABC; Meyer, Rose @ABC; Arnel.Junio@abc.ca.gov; George, Gigi (POL); Macchi, Patrick (POL); Wong, Joanne (POL)
Subject: Liquor License - Ora - 1519 Polk Street
Categories: 2019.07.25 - PSNS, 190728

Good afternoon,

The office of the Clerk of the Board has received a letter requesting public convenience or necessity findings for a liquor license. This matter is being referred to you for response via the following linked document:

[Referral Letter - Planning and Police Departments - June 25, 2019](#)

You may review the entire matter on our [Legislative Research Center](#) by following the link below:

[Board of Supervisors File No. 190728](#)

After receiving review from the Planning and Police Departments, the Public Safety and Neighborhood Services Committee may hear and consider public convenience or necessity findings for the application, to be forwarded to the California Department of Alcoholic Beverage Control for consideration in the license matter.

The Public Safety and Neighborhood Services Committee will tentatively schedule this hearing for a regular meeting in July of 2019.

I request the Planning Department's response before July 12, 2019. Please confirm receipt of this message.

You may review the fact sheet for public convenience or necessity requests from the San Francisco Board of Supervisors via the following link:

[Liquor License Public Convenience or Necessity Request](#)

Thanks for the review.

John Carroll
Assistant Clerk
Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415) 554-4445

 [Click here](#) to complete a Board of Supervisors Customer Service Satisfaction form.

The [Legislative Research Center](#) provides 24-hour access to Board of Supervisors legislation and archived matters since August 1998.

Disclosures: Personal information that is provided in communications to the Board of Supervisors is subject to disclosure under the California Public Records Act and the San Francisco Sunshine Ordinance. Personal information provided will not be redacted. Members of the public are not required to provide personal identifying information when they communicate with the Board of Supervisors and its committees. All written or oral communications that members of the public submit to the Clerk's Office regarding pending legislation or hearings will be made available to all members of the public for inspection and copying. The Clerk's Office does not

**LIQUOR LICENSE
PUBLIC CONVENIENCE OR
NECESSITY REFERRAL**

TO: Planning Department
Georgia Powell
Phone No. (415) 558-6371

DATE: June 25, 2019

TO: Police Department
Inspector Nelly Gordon
Phone No. (415) 837-7273

AP Block/Lot Nos.: 0463/004
Zoning: NCD - Polk Street NC
Quad: NE Planning Team
Record No.: _____

Please submit your response within three weeks; the Public Safety and Neighborhood Services Committee will tentatively schedule the PC or N hearing for a regular meeting in July of 2019.

PLEASE EMAIL YOUR RESPONSE BY: July 12, 2019, to John Carroll,
Public Safety and Neighborhood Services Committee Clerk.

john.carroll@sfgov.org - Phone No: 554-4445

Applicant name: Nunovi, LLC

Business name: Ora

Application address: 1519 Street
San Francisco, CA 94109

Applicant contact info: Sabrina and Patrick Thillard
415-271-6602
Sabrina.thillard5@gmail.com

PLANNING REVIEW: Approval Denial

Planning Staff Contact: _____

Please print review comments on a trailing page.

POLICE REVIEW: Approval Denial

Please print review comments in a trailing report.



California Department of Alcoholic Beverage Control
License Query System Summary as of 06/24/2019

License Information	
License Number:	606937
Primary Owner:	NUNOVI LLC
ABC Office of Application:	24 - SAN FRANCISCO

Business Name
ORA

Business Address
1519 POLK ST
SAN FRANCISCO, CA, 94109
County: SAN FRANCISCO Census Tract: 0111.00

Licensee Information
Licensee: NUNOVI LLC
Company Information
OFFICER: THILLARD, PATRICK DAVID (MANAGER)
OFFICER: THILLARD, SABRINA (MANAGER)
MEMBER: THILLARD, PATRICK DAVID
MEMBER: THILLARD, SABRINA

License Types
1) License Type: 42 - ON-SALE BEER AND WINE - PUBLIC PREMISES
License Type Status: PENDING
Status Date: 12-JUN-2019 Term: 12 Month(s)
Original Issue Date: Expiration Date:
Master: Y Duplicate: Fee Code: P40
License Type was Transferred On: From:
License Type was Transferred On: To:

Operating Restrictions
... No Operating Restrictions found ...

Disciplinary Action
... No Active Disciplinary Action found ...

Disciplinary History
... No Disciplinary History found ...

Holds
Hold Date: 12-JUN-2019 Type: FORM 220
Hold Date: 20-JUN-2019 Type: H & L PROTEST

Escrows
... No Escrow found ...

For a definition of codes, view our glossary.

June 18, 2019

To whom it may concern:

My name is Sabrina Thillard. My husband and I are applying for a type 42 lic at ABC. We have a current restaurant in SF, Bask restaurant and wine bar. We are successfully in business for the the past 7.5 yrs. We want to expand, with our new adventure, ORA. A wine bar on Polk St.

Here is all info requested to process the PCN:

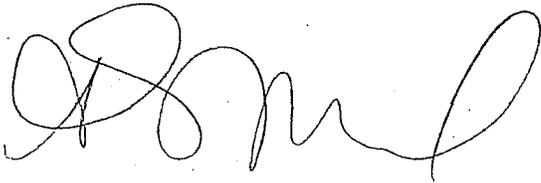
1. Sabrina and Patrick Thillard, NUNUVI LLC
415.271.6602
sabrina.thillard5@gmail.com
2. ORA
1519 Polk St, SF, Ca 94109
3. Sabrina Thillard
1400 43rd Ave, SF, Ca 94122
4. A new type 42 License.
5. Hours M-Th from 4:30 pm to midnight, Weekends 4:30 to 1am.
6. Filed directly at ABC in SF on June 7th, 2019.. poster was ready for pick up June 12.
7. Currently in the process, 30 notice on window has been posted on the 12th of June.
8. We feel our addition of bringing a place for the community will be very welcomed. A place to enjoy, in an atmosphere that is inviting. Serving Wine and Beer, along with cheese, charcuterie, and chocolate boards.

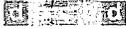
2019 JUN 20 PM 3:36
BOARD OF SUPERVISORS
SAN FRANCISCO
APPROVED

We have been approved for the CUP by planning as a wine bar, along with all permit and job card from DBI. I can PDF you if needed. Hope we can get in before the August break, as its already been 13 months of waiting.

Thank you so much!!

Sabrina Thillard





Discover Polk

Department of Alcoholic Beverage Control
33 New Montgomery St., Suite 1230
San Francisco, CA 94105

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO

2019 JUN 20 PM 3:37

BY 

14 June 2019

Re: Support for Nunovi LLC / ORA Wine Bar, 1519 Polk Street

Discover Polk Community Benefit District was established in 2018 with the mission of improving the quality of life and strengthening the business community in our neighborhood, from California St. to Broadway. We are writing today in strong support of the application of Nunovi LLC for a license under category 42, On-Sale Beer and Wine for Public Premises, for the future ORA Wine Bar at 1519 Polk Street, San Francisco, CA 94109.

We have long supported the vision of the owners, Sabrina and Patrick Thillard, for a wine, cheese, and chocolate bar on Polk Street, and have liaised closely with them for over a year in their hard work to make it a reality. The owners have a strong track record and many years of experience in the restaurant industry, as demonstrated by their existing project, BASK Restaurant; and we are certain that ORA Wine Bar will be an equally safe, vibrant, and positive establishment in our community. The location is ideal for this business, building on a local destination gourmet cluster anchored by Swan Oyster Depot and adding a unique food and drink experience that is not available in the immediate area.

Importantly, this new establishment will activate a long-vacant space on an important gateway block in our neighborhood. With three recent or imminent closures of retail establishments nearby, the 14-15% (and growing) retail vacancy rate on our district's portion of Polk Street has begun to exceed the citywide average. It is curated, positive establishments like ORA Wine Bar, run by responsible and experienced owners like Sabrina and Patrick, that will reverse this trend and re-establish Polk Street as a vibrant cultural hub.

We look forward to welcoming ORA Wine Bar to our neighborhood, and trust that their license application will be expedited.

Respectfully,



Chief Operating Officer / District Coordinator

Lana



Board President
Suzanne Markel-Fox

TO: Department of Alcoholic Beverage Control
 33 NEW MONTGOMERY STREET
 STE 1230
 SAN FRANCISCO, CA 94105
 (415) 356-6500

File Number: 606937
 Receipt Number: 2578725
 Geographical Code: 3800
 Copies Mailed Date: June 12, 2019
 Issued Date:

(415) 271-6608

DISTRICT SERVING LOCATION: SAN FRANCISCO
 First Owner: NUNOVI LLC
 Name of Business: ORA
 Location of Business: 1519 POLK ST
 SAN FRANCISCO, CA 94109-3606
 County: SAN FRANCISCO
 Is Premise inside city limits? Yes
 Mailing Address: 1400 3RD AVE
 (If different from SAN FRANCISCO, CA 94122-9414
 premises address)
 Type of license(s): 42
 Transferor's license/name:

2019 JUN 19 PM 4:25
 BOARD OF EQUALIZATION
 SAN FRANCISCO
 RECEIVED

Dropping Partner: Yes No

License Type	Transaction Type	Fee Type	Master	Dup	Date	Fee
42 - On-Sale Beer And Wine	ANNUAL FEE	NA	Y	0	06/12/19	\$303.00
42 - On-Sale Beer And Wine	ORIGINAL FEES	NA	Y	0	06/12/19	\$300.00
Total						\$603.00

Have you ever been convicted of a felony? No
 Have you ever violated any provisions of the Alcoholic Beverage Control Act, or regulations of the Department pertaining to the Act? No
 Explain any "Yes" answer to the above questions on an attachment which shall be deemed part of this application.

Applicant agrees (a) that any manager employed in an on-sale licensed premises will have all the qualifications of a licensee, and (b) that he will not violate or cause or permit to be violated any of the provisions of the Alcoholic Beverage Control Act.

STATE OF CALIFORNIA County of SAN FRANCISCO Date: June 12, 2019

Under penalty of perjury, each person whose signature appears below, certifies and says: (1) He is an applicant, or one of the applicants, or an executive officer of the applicant corporation, named in the foregoing application, duly authorized to make this application on its behalf; (2) that he has read the foregoing and knows the contents thereof and that each of the above statements therein made are true; (3) that no person other than the applicant or applicants has any direct or indirect interest in the applicant or applicant's business to be conducted under the license(s) for which this application is made; (4) that the transfer application or proposed transfer is not made to satisfy the payment of a loan or to fulfill an agreement entered into more than ninety (90) days preceding the day on which the transfer application is filed with the Department or to gain or establish a preference to or for any creditor or transferor or to defraud or injure any creditor of transferor; (5) that the transfer application may be withdrawn by either the applicant or the licensee with no resulting liability to the Department.

Effective July 1, 2012, Revenue and Taxation Code Section 7057, authorizes the State Board of Equalization and the Franchise Tax Board to share taxpayer information with Department of Alcoholic Beverage Control. The Department may suspend, revoke, and refuse to issue a license if the licensee's name appears in the 500 largest tax delinquencies list. (Business and Professions Code Section 494.5.)

Applicant Name(s)

Applicant Signature(s)

NUNOVI LLC

See 211 Signature Page

LICENSED PREMISES DIAGRAM (RETAIL)

1. APPLICANT NAME (If Individual: Last, first, middle)

NUNOVI LLC

2. LICENSE TYPE

4A

3. PREMISES ADDRESS (Street number and name, city, zip code)

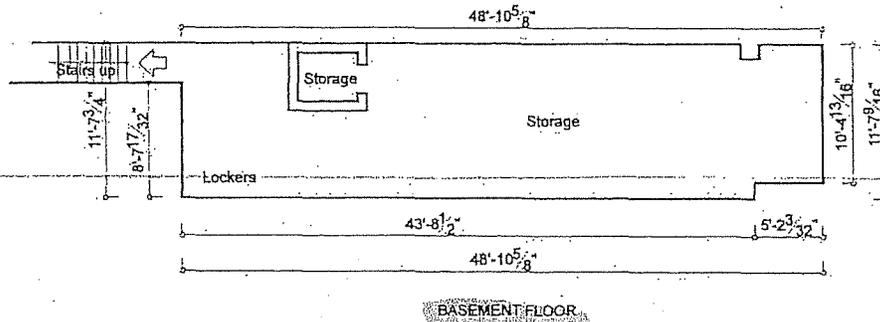
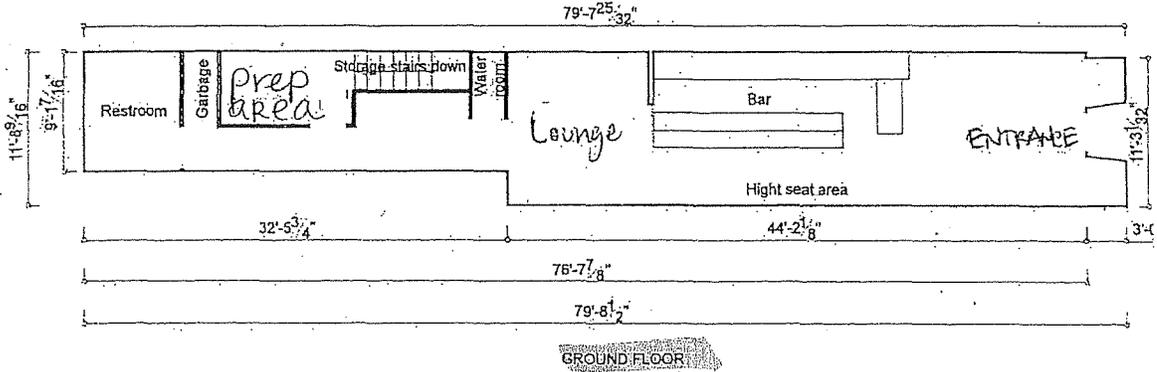
1519 POLK ST SF, CA 94109

4. NEAREST CROSS-STREET

California St

The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, including dimensions and identification of each room (i.e., "storeroom", "office", etc.).

DIAGRAM



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MAY 20 2019

Dept. of Alcoholic Beverage Control
San Francisco

It is hereby declared that the above-described boundaries, entrances and planned operation as indicated on the reverse side, will not be changed without first notifying and securing prior written approval of the Department of Alcoholic Beverage Control. I declare under penalty of perjury that the foregoing is true and correct.

APPLICANT SIGNATURE (Only one signature required)

[Signature]

DATE SIGNED

5 20 19

FOR ABC USE ONLY

CERTIFIED CORRECT (Signature)

PRINTED NAME

INSPECTION DATE

Department of Alcoholic Beverage Control
PLANNED OPERATION (RETAIL)

SECTION I - FOR ALL RETAIL APPLICANTS

1. APPLICANT NAME(S) NUNOVI LLC 2. LICENSE TYPE(S) 42
 3. PREMISES ADDRESS (Street number and name, city, zip code) 1519 POLK ST SE, CA 94109 4. NEAREST CROSS STREET California St.

5. TYPE OF BUSINESS (Choose one that best describes the planned operation)

<input type="checkbox"/> Full Service Restaurant	<input type="checkbox"/> Cafeteria/Hofbrau	<input type="checkbox"/> Cocktail Lounge	<input type="checkbox"/> Private Club
<input type="checkbox"/> Deli or Specialty Restaurant	<input type="checkbox"/> Comedy Club	<input type="checkbox"/> Night Club	<input type="checkbox"/> Veterans Club
<input type="checkbox"/> Cafe/Coffee Shop	<input type="checkbox"/> Brew Pub	<input checked="" type="checkbox"/> Tavern	<input type="checkbox"/> Fraternal Club
<input type="checkbox"/> Bed & Breakfast	<input type="checkbox"/> Theater	<input type="checkbox"/> Wine Tasting Room	
<input type="checkbox"/> Supermarket	<input type="checkbox"/> Membership Store	<input type="checkbox"/> Service Station	<input type="checkbox"/> Swap Meet/Flea Market
<input type="checkbox"/> Liquor Store	<input type="checkbox"/> Department Store	<input type="checkbox"/> Convenience Market	<input type="checkbox"/> Drive-in Dairy
<input type="checkbox"/> Variety/Drug Store	<input type="checkbox"/> Gift Shop/Florist	<input type="checkbox"/> Convenience Market w/Gasoline	
<input type="checkbox"/> Other - describe: _____			

6. PATRON CAPACITY 49 7. SURROUNDING AREA
 Commercial Rural
 Residential Industrial
 Other

8. PREMISES IS LOCATED IN
 Free Standing Building
 Shopping Center (Name): _____
 10 Units or Less More than 10 Units

9. FOOD SERVICE None Minimal Full Meals
 10. PARKING LOT? Yes No
 11. PATIO? Yes No
 12. WILL YOU HIRE A MANAGER? (Rule 57.5) Yes No
 13. WILL YOU HAVE A FOOD LESSEE? (Rule 57.7) Yes No

14. MEAL TYPE Dinner House Seafood
 Fast Food/Deli Other: _____
 Pizza/Pasta _____

15. TYPE OF FOOD
 American Greek Indian French
 Chinese Korean Italian Thai
 Japanese Other: International

16. HOURS OF FOOD SERVICE
 BREAKFAST HOURS: From: _____ To: _____
 LUNCH HOURS: From: _____ To: _____
 DINNER HOURS: From: 4:30 To: 2am

17. OPERATING HOURS

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Opening Time	<u>4:30 pm</u>						
Closing Time	<u>11:30</u>	<u>11:30 - 11:30</u>		<u>12am - 12am</u>	<u>12am - 1am</u>	<u>1am</u>	<u>1am</u>

18. ENTERTAINMENT (One or more may apply. Please describe any entertainment with an asterisk (*) below)

<input type="checkbox"/> None	<input type="checkbox"/> *Amplified Music	<input type="checkbox"/> Patron Dancing	<input type="checkbox"/> Card Room
<input checked="" type="checkbox"/> Recorded Music	<input type="checkbox"/> *Live Entertainment	<input type="checkbox"/> Bikini/Topless/Exotic	<input type="checkbox"/> Movies
<input type="checkbox"/> Juke Box	<input type="checkbox"/> *Floor/Stage Shows	<input type="checkbox"/> Pool/Billiard Tables	<input type="checkbox"/> "Hot Spot"/Lottery
<input type="checkbox"/> *Other	<input type="checkbox"/> Karaoke	<input type="checkbox"/> *Amateur/Pro Sports Events	<input type="checkbox"/> Video/Coin-Operated Games

*Description: _____

19. PREMISES IS LOCATED ON Major Thoroughfare Secondary Street Other
 20. TYPE OF STRUCTURE Single Story Two-Story
 Multi-Story - Number of stories: 4 stories

21. PASS-THROUGH WINDOW? Yes No
 22. FIXED BARS? Yes - how many: 1 No
 23. WHAT PERCENTAGE OF YOUR TOTAL SALES WILL BE ALCOHOLIC BEVERAGES? 0% 40%

24. INFORMATION GIVEN (R-27, R-107, Sec. 25612.5, Sec. 23790.5, etc.)
 25. DATE ENTERED INTO CABIN

FOR ABC USE ONLY

RECEIVED

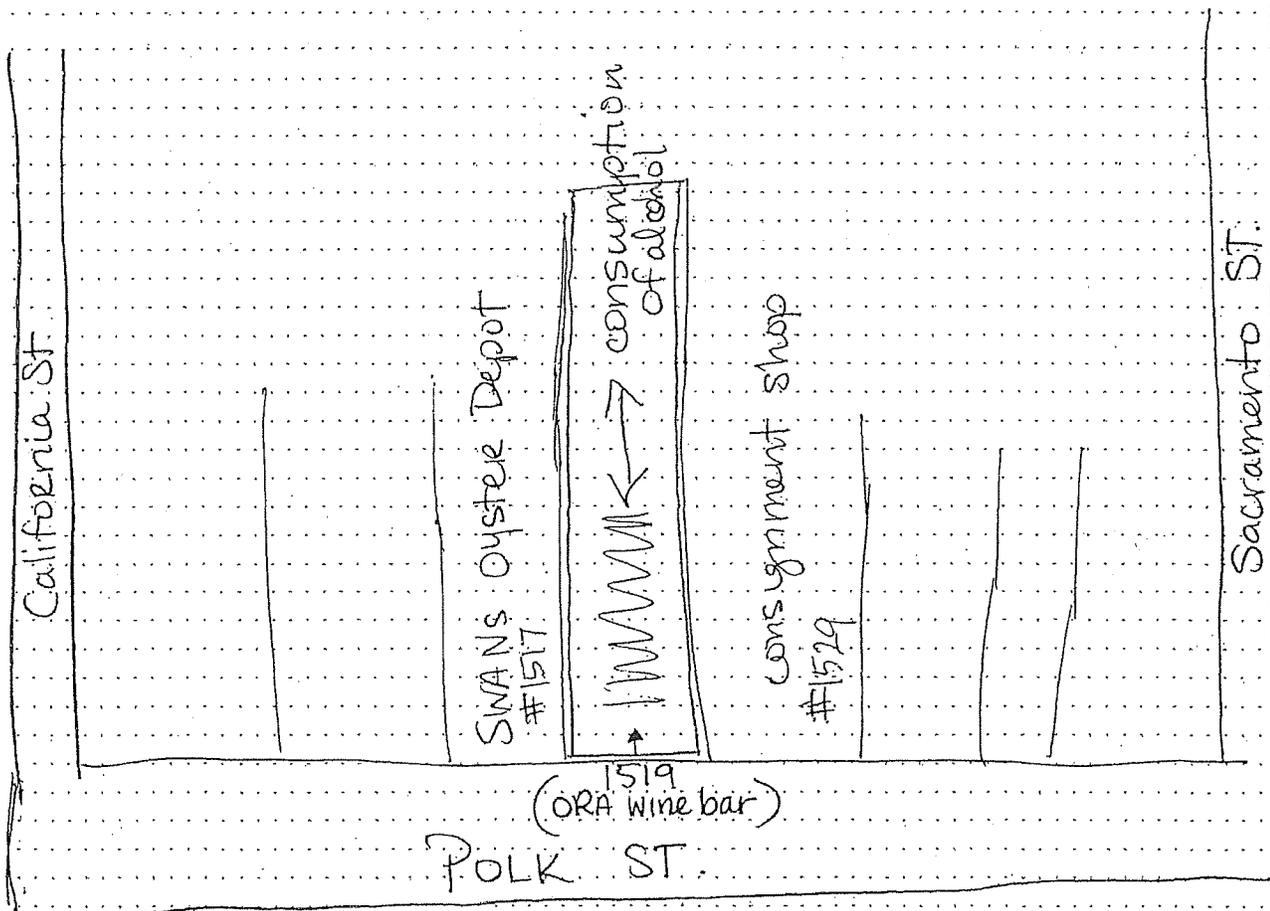
MAY 20 2019

Instructions to Applicant:

Draw a sketch of the area on which the licensed premises is or will be located. Show adjacent structures and nearest cross streets. *If this is an event for a daily license, catering authorization or miscellaneous use, show the area where sales and consumption of alcoholic beverages will occur. Post a copy of this diagram with Daily License, Catering Authorization or Event Authorization where the event is held. Sales and consumption of alcoholic beverages must be confined to the area designated in the diagram and supervised to prevent violations of the Alcoholic Beverage Control Act.*

1. APPLICANT NAME (Last, first, middle) NUNOVI LLC, Sabrina & Patrick Thillard	2. LICENSE TYPE TYPE 42
3. PREMISES ADDRESS (Street number and name, city, zip code) 1519 POLK ST, SF, CA 94109	4. NEAREST CROSS STREET California St.

DIAGRAM



I have read the above instructions and I declare under penalty of perjury that the above diagram is true and correct.

APPLICANT SIGNATURE 	DATE SIGNED 7-5-18
FOR ABC USE ONLY	
CERTIFIED CORRECT (Signature) 	PRINTED NAME ARNEL JUNDA
	INSPECTION DATE 6-18-19

ABC-253 (rev. 01-11)

RECEIVED

MAY 20 2019

Carroll, John (BOS)

From: Junio, Arnel@ABC <Arnel.Junio@abc.ca.gov>
Sent: Wednesday, June 26, 2019 6:46 AM
To: Carroll, John (BOS)
Subject: ORA * 1519 POLK ST
Attachments: ABC-_20190626_064333.pdf

Categories: 2019.07.25 - PSNS, 190728

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hi John,

As per your request, please find attached forms ABC-257 and ABC-253.

Cheers,

Arnel Junio
Licensing Representative II
Alcoholic Beverage Control (ABC)
San Francisco District Office

Introduction Form

By a Member of the Board of Supervisors or the Mayor

Time stamp
or meeting date

I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee. (An Ordinance, Resolution, Motion, or Charter Amendment)
- 2. Request for next printed agenda Without Reference to Committee.
- 3. Request for hearing on a subject matter at Committee.
- 4. Request for letter beginning "Supervisor [] inquires"
- 5. City Attorney request.
- 6. Call File No. [] from Committee.
- 7. Budget Analyst request (attach written motion).
- 8. Substitute Legislation File No. []
- 9. Reactivate File No. []
- 10. Question(s) submitted for Mayoral Appearance before the BOS on []

Please check the appropriate boxes. The proposed legislation should be forwarded to the following:

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission

Note: For the Imperative Agenda (a resolution not on the printed agenda), use a Imperative Form.

Sponsor(s):

Clerk of the Board

Subject:

Liquor License - Ora - 1519 Polk Street

The text is listed below or attached:

Hearing to consider that the issuance of at Type-42 on-sale beer and wine public premises liquor license to Nunovi, LLC, doing business as Ora, located at 1519 Polk Street (District 3), will serve the public convenience or necessity of the City and County of San Francisco.

Signature of Sponsoring Supervisor:

For Clerk's Use Only:

