



SAN FRANCISCO PLANNING DEPARTMENT

Notice of Planning Department Requirements #1

May 17, 2016

Frank Lee
50 Via La Cumbre
Greenbrae, CA 94904-1345

RE: Alcoholic Beverage License Zoning Referral (2016-005083MIS) and
Liquor License Review Referral (2016-006212MIS)
DBA: Presidio Theater
Address: 2340 Chestnut Street
Assessor's Block/Lot: 0929/014
Zoning District: NC-2 (Neighborhood Commercial Small Scale)

This letter is in response to Alcoholic Beverage License and Liquor License Review referral requests received by the Planning Department. Such applications are referred to the Planning Department to ensure that the proposed use is consistent with San Francisco's zoning regulations. At this time, the Planning Department cannot provide a recommendation for the zoning referrals.

According to Planning Department records, there is an open Code Enforcement Violation on the subject property (see attached Complaint ID 13358_ENF). The property owner is required to abate this open violation prior to a recommendation for the referrals. The referrals will be placed on hold until the violation is abated.

Please contact Zoning and Compliance planner Matthew Dito at (415) 575-9164 to address and abate the violation.

Notify me after the violation has been abated to resume review of your proposal to add on-sale beer with ABC License Type 40 (bar, tavern). A written description of the bar use must also be provided.

According to Planning Department records, the authorized use of the subject site is a theater use. Application for this type of alcoholic beverage license constitutes a bar.

Bar use is permitted in the applicable NC-2 Zoning District but it is considered a change of use, which requires that you file a Building Permit Application. Change of use proposals in the NC-2 Zoning District require that notice be provided to neighbors and property owners. This involves a 30-day notification period for neighborhood review and comment to the Planning Department. See our website and the attached Neighborhood Notification handout for more information.

In order to proceed with our review of your Alcoholic Beverage License referrals submit the following:

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

- a. Building Permit Application to establish the new use as a bar (Note: Plans may be required by the Department of Building Inspections even if no construction is proposed). *Request that this permit be routed to Laura Ajello.*
- b. Section 312 Neighborhood Notification materials including a 150-foot map and mailing list and photographs. *This information may be submitted directly to the Planning Reception desk.*

Please submit your Building Permit Application within thirty (30) days. The alcoholic beverage license application will be sent back to the Department of Alcoholic Beverage Control for cancellation if we do not receive the requested information in this time. Please note that further comment may follow review of the requested information.

Planning Department Applications and Publications are available at the Planning Information Center, 1660 Mission Street, 1st floor or via the Department website: www.sfplanning.org.

Please direct other questions concerning this notice to the assigned planner, **Laura Ajello at (415) 575-9142**. Please do not come to the Planning Department to discuss this notice without an appointment.

Thank you for your attention to this notice. An early and complete response on your part will help expedite our review of your application.

Encl: Neighborhood Notification handout

CC: Department of Alcoholic Beverage Control (Joan.Bernandino@abc.ca.gov), BOS (Erica.major.sfgov.org); Zoning and Compliance (matthew.dito@sfgov.org).

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