



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** June 22, 2010

**TO:** Clerk of the Board  
City Operations and Neighborhood Services Committee

**FROM:** Scott F. Sanchez, Acting Zoning Administrator  
415-558-6350 or [scott.sanchez@sfgov.org](mailto:scott.sanchez@sfgov.org)

**RE:** Liquor License Review (File: 100686),  
DBA Tosco Wines Inc. dba Vino Nostro  
1455 Van Ness Avenue - Issuance of ABC License Type 20  
off-sale beer and wine license to a retail wine store

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**This memorandum supersedes a previous review dated June 10, 2010.**

The Planning Department can recommend approval of the proposed ABC License Type 20 as an accessory use pursuant to Planning Code Section 703.2 (b)(1)(C)(vi) for Vino Nostro at 1455 Van Ness Avenue within an RC-4 (Residential-Commercial Combined, High Density) Zoning District.

Currently, the RC-4 Zoning District restricts ground floor commercial uses to those that are principal uses within the nearest NC Zoning District; however, the Department is proposing a Planning Code amendment that would restore a previous provision that would allow ground floor commercial uses that are principal uses within the C-2 (Community Business) Zoning District. If and when this amendment is adopted, the subject use will be allowed to occupy the full floor area (without accessory use limitations) without further Planning Department review.