

AP



Entertainment Commission
City and County of San Francisco

PERMIT INSPECTION RECOMMENDATION

To: ☐ Building Inspection ☐ Planning Department
☐ Electrical Inspection ☐ Department of Public Health
☐ San Francisco Police Department ☐ EC Sound Inspector
☐ San Francisco Fire Department

From: The Entertainment Commission

Date: May 6, 2016

Block/lot: 0146/006
Zoning: CCB
Q word: NE
Record # 2016-005980 mis

We have received the attached application for a **Place of Entertainment** permit at the address below:

Name: Olivero, Nicholas, Boxcar Theatre, Inc.
DBA: Boxcar Theatre
Address: 644 Broadway Street
Hearing date: June 7, 2016

We share the hearing date for your information. **Except for Planning and SFPD, we do not need a response before the hearing date.**

Please check the box next to your department and share your recommendation below.

Recommend Approval - Live performance theater and bar use are permitted within the CCB District per P.C. Sec. 810.47a, 810.41, and approval contained in CPC Motion No. 19706. The change of use of previous movie theater use also permitted under P.C. Sec. 803.2(b)(7)(B)(iii) and the same CPC motion 19706.

 8/29/16
Andrew Perry

Entertainment Commission

PERMIT APPLICATION

Type of Permit: POE ☒ New Application ☐ Renewal: Old # _____
 Date: 5/21/2016 ☐ Amendment
 Receipt No.: _____ ☐ Adding Partners to Existing Permit # _____

Part 1: Please Print Clearly - Complete Entire Front Side

Applicant's Name _____ Residence Address _____ Residence Phone _____

Olivero Nicholas A.

Last First Middle Number Street Apt# City State Zip

Race Sex Height Weight Eye Color Hair Color Date of Birth Place of Birth

(Optional)

Driver's License Number and State

Social Security Number

Any Other Name(s) Used

Mailing Address (if different than residence)

Number Street Apt# City State Zip

Business Name / Employed By / Name of Organization

Business Address

Boxcar Theatre, Inc. (nonprofit)

644 Broadway, San Francisco CA 94133

Number Street Apt# City State Zip

If Corporation, give name

Date and Place of Incorporation

Business Phone

Boxcar Theatre, Inc. (nonprofit)

June 1, 2007 / California

415-596-1747

List your residences for the last five years. (Use additional form, if necessary)

From Date To Date Address Resided At (Number, Street, Name, City)

List your employment for the last five years. (Use additional form, if necessary)

From Date To Date Company Name Company Address Type of Work

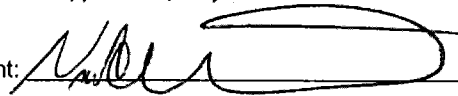
6/1/2007 Present Boxcar Theatre 644 Broadway, San Francisco CA 94115 Artistic Director

Have you ever been convicted of, or plead guilty or No Contest to any Crime?

If yes, provide the information required below. Use additional forms if necessary. Failure to provide full information relative to prior convictions, guilty pleas or no contest pleas may be considered cause to deny the permit.

Offense Date Place of Arrest Disposition

Entertainment Commission

Part 2: Mechanical Amusement Device, Billiard Parlor, or Family Recreation Center <i>These permits do not include jukeboxes</i>				Office Use Only
Total number of devices, subject to permit, to be placed, maintained, or operated: <u>N/A</u>				Warrants
What type of business, if any, is now operated at the place where said devices are to be placed, maintained, or operated?				
Give a complete description of each device to be operated:				
No. of other devices (describe):		No. of Pinball Machines: <u>N/A</u>	No. of Video Games: <u>N/A</u>	No. of Pool tables: <u>N/A</u>
Give the name of the company, corporation, or individual from whom the machines are being rented. If self-owned, state so:				
Part 3: Additional Mechanical Amusement Device, Billiard Parlor, or Family Recreation Center. <i>These permits do not include jukeboxes</i>				
How many devices do you have on the premises now:				
No. of other devices (describe):		No. of Pinball Machines: <u>N/A</u>	No. of Video Games: <u>N/A</u>	No. of Pool tables: <u>N/A</u>
How many devices are to be added by this application:				
No. of other devices (describe):		No. of Pinball Machines: <u>N/A</u>	No. of Video Games: <u>N/A</u>	No. of Pool tables: <u>N/A</u>
Part 4: Acknowledgement and Declaration				
I, <u>NICK A. OLIVERO</u> , understand that there may be sections of the San Francisco Municipal Code that are applicable to my business and/or permit. There are copies of the San Francisco Municipal Code available at City Hall, The Public Library, and legal bookstores. If a Letter of Intent is required, I acknowledge that the Letter of Intent is part of the application, and I declare under penalty of perjury that the foregoing is true and correct. Executed at San Francisco, California. I understand that any false or incomplete information provided by me, relative to this application, may be considered cause to either deny the requested permit or revoke the permit that is granted.				
Date: <u>5/2/16</u>		Signature of Applicant: 		
Office Use Only				
Hearing Date	Received By	Temp. Issued By	Class Date	

NOTE: READ INSTRUCTION PRIOR TO COMPLETING THIS FORM

INSTRUCTIONS:

1. SOLE PROPRIETOR APPLICANT: COMPLETE SECTION A & E
2. CORPORATE APPLICANT: COOMplete A, B, D, & E
3. PARTNERSHIP APPLICANT: COMPLETE SECTION A, C, D, & E

LETTER OF INTENT FORM

SAN FRANCISCO ENTERTAINMENT COMMISSION

DATE 4/28/16

TYPE OF PERMIT(S) Place of Entertainment							
SECTION A							
APPLICANT'S NAME Nick A. Olivero Nicholds			RESIDENCE ADDRESS			RESIDENCE PHONE	
LAST	FIRST	MIDDLE	NUMBER	STREET	APT#	CITY	STATE ZIP CODE
BUSINESS NAME Boxcar Theatre Inc. (nonprofit)			BUSINESS ADDRESS 664 Broadway, San Francisco, CA 94133			BUSINESS PHONE 415-596-1747 (cell)	
LAST	FIRST	MIDDLE	NUMBER	STREET	APT#	CITY	STATE ZIP CODE
PHONE NUMBER WHERE YOU CAN BE CONTACTED BETWEEN 9:00 A.M. AND 5:00 P.M. 415-596-1747 (cell)							
NAMES AND ADDRESS OF PERSONS WHO WILL HAVE DIRECT AUTHORITY AND/OR CONTROL OF PREMISES:							
NAME Nick A. Olivero			RESIDENCE ADDRESS			RESIDENCE PHONE	
LAST	FIRST	MIDDLE	NUMBER	STREET	APT#	CITY	STATE ZIP CODE
NAME David Gluck			RESIDENCE ADDRESS			RESIDENCE PHONE	
LAST	FIRST	MIDDLE	NUMBER	STREET	APT#	CITY	STATE ZIP CODE
NAME Geoffrey N. Libby			RESIDENCE ADDRESS			RESIDENCE PHONE	
LAST	FIRST	MIDDLE	NUMBER	STREET	APT#	CITY	STATE ZIP CODE
NAMES AND ADDRESS OF PERSONS AUTHORIZED TO ACCEPT SERVICE OF PROCESS:							
NAME David Gluck			MAILING ADDRESS 224 28th Street, San Francisco CA 94115				
LAST	FIRST	MIDDLE	NUMBER	STREET	APT#	CITY	STATE ZIP CODE
PREMISES			NAME AND ADDRESS OF OWNER Cypress Properties, 985 Moraga Road, Suite 214, Lafayette, CA 94549				
<input checked="" type="checkbox"/> LEASED <input type="checkbox"/> OWNED <input type="checkbox"/> RENTED							
SECTION B							
NAMES AND ADDRESS OFFICER AND / OR DIRECTORS OF THE CORPORATION: (USE ADDITIONAL SHEET IF NECESSARY)							
CORPORATE TITLE President	NAME Peter Liu		RESIDENCE ADDRESS				
	LAST	FIRST	MIDDLE	NUMBER	STREET	APT#	CITY STATE ZIP CODE
CORPORATE TITLE Treasurer	NAME Eileen Attridge		RESIDENCE ADDRESS				
	LAST	FIRST	MIDDLE	NUMBER	STREET	APT#	CITY STATE ZIP CODE
CORPORATE TITLE	NAME		RESIDENCE ADDRESS				
	LAST	FIRST	MIDDLE	NUMBER	STREET	APT#	CITY STATE ZIP CODE
SECTION C							
NAME			RESIDENCE ADDRESS			RESIDENCE PHONE	
LAST	FIRST	MIDDLE	NUMBER	STREET	APT#	CITY	STATE ZIP CODE
NAME			RESIDENCE ADDRESS			RESIDENCE PHONE	
LAST	FIRST	MIDDLE	NUMBER	STREET	APT#	CITY	STATE ZIP CODE
NAME			RESIDENCE ADDRESS			RESIDENCE PHONE	
LAST	FIRST	MIDDLE	NUMBER	STREET	APT#	CITY	STATE ZIP CODE

SECTION DHAVE PARTNERS, OFFICES, DIRECTORS OF CORPORATIONS, EVER BEEN CONVICTED OF ANY CRIME EXCEPT MISDEMEANOR TRAFFIC VIOLATIONS? ☐ YES ☒ NO

NAME	CHARGES	DATE & COURT	DISPOSITION OR SENTENCE
NAME	CHARGES	DATE & COURT	DISPOSITION OR SENTENCE

SECTION E

DESCRIBE IN DETAIL YOUR PROPOSED BUSINESS OR SPECIFIC ACTIVITY: (INCLUDE IN YOUR DESCRIPTION THE HOURS AND DAYS OF THE PROPOSED BUSINESS, THE SPECIFIC TYPE OF ACTIVITY, THE HOURS AND DAYS OF EACH SPECIFIC ACTIVITY, THE LOCATION IF DIFFERENT FROM THE BUSINESS ADDRESS, TYPE OF ITEMS SOLD OR RENTED, TYPE OF LIVE ENTERTAINMENT, TYPE AND LOUDNESS OF SOUND SYSTEM, TYPE AND AMOUNT OF SOUNDPROOFING, AND PERMITS OR LICENSES THAT HAVE BEEN APPLIED FOR OR ARE ALREADY IN EFFECT AT THE PROPOSED LOCATION, AND ANY SPECIFIC INFORMATION AS REQUIRED BY THE SAN FRANCISCO MUNICIPAL CODE OR STATE OF CALIFORNIA CODES, WHO? WHAT? WHERE? WHY? WHEN? HOW?)

Boxcar Theatre is a nonprofit performing arts organization that has been serving San Francisco audiences since 2005. It was displaced from its venue at 125A Hyde Street in 2014 due to gentrification of the neighborhood, and received financial relocation assistance from the San Francisco Nonprofit Displacement Mitigation Program. It has signed a 10-year lease (with options for an additional 15 years) on the former single-screen movie theater at 644 Broadway.

Boxcar intends to operate the new venue as the home for "The Speakeasy," an immersive theatre experience that allows audiences to explore a replica of a 1920s San Francisco speakeasy, while 35 actors, seven musicians, and a staff of thirty re-enact life in the 1920s. The characters include patrons of the speakeasy as well as the people who run it, and depicts the hopes and struggles of the era. In keeping with the speakeasy theme, alcoholic beverages are sold during the performance.

The initial schedule will consist of one 3-hour performance given four days each week, starting at 7:30 pm on Thursday, Friday, and Saturday, and 5 pm on Sunday. If demand warrants, additional performances may be scheduled on Wednesdays and/or

Tuesdays at 7:30. Only 250 audience members are admitted to a performance; all tickets are sold in advance and there is no box office at the venue. The performance ends between 10:30 and 10:45 pm (8:15 pm Sundays), and there are no in-and-out privileges for ticket holder.

Boxcar may provide related programming, such as a Neo-Vaudeville Cabaret, following performances of "The Speakeasy," i.e., from 11:30 pm to 1 am on Friday and Saturday nights. In addition, the venue will likely be used for private parties and corporate events.

HAVE YOU EVER HAD A POLICE PERMIT? ☐ YES ☒ NO IF YES, LOCATION PERMIT USED

TYPE OF PERMIT

DATES PERMIT USED

LOCATION PERMIT USED

DECLARATION

I, Nick A. Olivero, declare under penalty of perjury that the foregoing is true and correct, executed at San Francisco, California, I understand that any false or incomplete information provided by me relative to this application may be considered cause to either deny the requested permit or revoke the permit that is granted.

5/2/16
DATE


SIGNATURE OF APPLICANT

SAN FRANCISCO ENTERTAINMENT COMMISSION
PLACE OF ENTERTAINMENT/EXTENDED-HOURS
APPLICATION QUESTIONNAIRE

All applicants must complete this questionnaire. No application will be accepted for filing until the entire questionnaire has been completed. (If necessary, attach additional sheets to answer a question).

Date: April 30, 2016

Name of Business: Boxcar Theatre, Inc. (nonprofit)

Location of Business: 644 Broadway, Lower Level

List the Entertainment Permits that you are applying for:

Place of Entertainment Permit

List the Entertainment Permits previously issued for this premises:

Unknown.

Describe the present use of the premises. (i.e: bar, restaurant, rental hall)

Vacant for 10+ years. Premises was previously operated as the New World Cinema, a
single-screen movie theater.

Operations

Days of the week open to the public: 7 days

Hours of operation: 10 am to 2 am

Days and times of entertainment: Theatre performances possibly seven days a week, including matinees, evening, and late night shows, between 2:30 pm and 1:30^{am} daily.

Type of food and/or beverage service: Full bar during theatre performances only (ABC Type 64 Theatre License). Cold prepared foods, i.e., olives, deviled eggs, charcuterie; Dry package foods, i.e., pretzels, mixed nuts.

Do you have a liquor license? (If yes, please attach a copy with any conditions) Pending

Name/number/type of liquor license: Type 64 Theatre License

If no license, describe the status of the application: Application submitted 2/22/16

Occupancy limitations: Previously certified for 435 audience members. Current plans are for 250 audience members and 75 performers/staff.

Number of employees and their duties: Up to 45 performers, 7 musicians, 10 bar staff, 6 production staff, 3 security, and 3 managers.

Name(s) of manager(s) (e.g. Bar, Food, Security, General): Nick Olivero, Creative Director; David Gluck, General Manager; Geoff Libby, Operations Director. Assistant managers to be hired.

Days/hours these managers will be on premises: One senior manager plus 2 assistant
managers on premises during all performances

Entertainment/Music

Type of entertainment/music planned: Live theatre – plays, musicals, and variety shows

Demographic of expected clientele: SF residents and visitors ages 25-75

If sound amplification to be used, specifically describe the amplification: _____

See attached description of sound system

Have you done any sound testing? Not yet If yes, describe: Will conduct sound testing
after sound system has been installed, and will install a limiter set to acceptable levels

Do you have plans to do any soundproofing? Yes If yes, describe the
soundproofing: See attached description of acoustical measures

Please attach any acoustical consultation or other relevant materials.

Is adult entertainment to be offered? Yes No If yes, describe the entertainment: _____

Is there another adult entertainment business within 1,000 feet from your premises?

N/A If yes, list the business(es): _____

Please provide a layout of your venue:

Attached

EXTENDED-HOURS (Skip this section if not applying)

Hours of operation for proposed business: _____

Days of operation for proposed business: _____

What type of food and/or beverage will you serve? _____

What type of after-hours entertainment will you offer? _____

Have you received a copy of 1070MPC, the section governing extended-hours premises? _____

TRAFFIC AND PARKING

Describe street location and cross streets: _____

644 Broadway between Stockton and Columbus

Attach a diagram to this questionnaire, showing your street, and all cross-streets, alleys and driveways. Include the number of lanes, direction of travel, and whether streets are one-way.

Describe the parking and stopping restrictions on your block. Include both sides of the street and immediate cross-streets and alleys: _____

Metered parking until 6 pm Mon-Sat; yellow loading and white passenger zones

How many patrons are expected to arrive by car per day? 100

What will be your peak usage periods? Thu-Sat 7-8 pm; Sun 4:30-5:30 pm

How many patrons are expected to arrive by car during peak usage period? 100

Where will your patrons/member park? Give location, number of space reserved and attach contracts: No reserved parking. Metered street parking is available on adjacent commercial streets. Also numerous public parking garages (list attached).

Do you intend to offer valet parking? Give location, number of space reserved and attach contracts: N/A

Where will truck/commercial vehicle loading/unloading occur? Existing commercial loading zone on Broadway immediately in front of building entrance
Do you have a nearby passenger loading zone or red zone available for your use? If yes, describe the type of zone and location: N/A

How will parking be made available for persons with disability? N/A

ZONING

What is your zoning district? Chinatown Community Business District

Is your business within a Special Use District? No If yes, please identify the district: _____

Identify and describe the location of any school, day care facility, playground, park, or place of worship within a two block radius of your proposed location:

St. Francis of Assisi Church, 610 Vallejo; Jean Parker Elementary School, 840

Broadway

CONSTRUCTION/RENOVATION

Describe any construction, renovation or other improvements planned for building and the timetable for completion: _____

Interior remodel scheduled for completion 5/13/16

Do you have permits for this work? Yes If not, have you applied for permits? _____

Describe the steps you have taken or will take for complying with disability access requirements: Remodel design is ADA compliant and has been approved by SF DBI.

SECURITY

The San Francisco Police Code Section 1060.5 has been modified and now requires a "security plan" be submitted with an application for Place of Entertainment permits. The Entertainment Commission has requested that all permit holders also comply with this requirement. By answering the following questions, you will be submitting a plan in accordance with the Police Code requirements. Please attach any further information on your security plans, if available.

1) Based on you occupancy and events programming, the law requires you to hire at least one security personnel for every hundred patrons. How many security personnel will be on staff during the week and on weekends?

One security staff for every 100 patrons during performances

2) How many exits does your venue have? 3 Will you be staffing all exits every night of the week? Please describe _____

All exits will be staffed by security personnel during entry and exit times; at other times

There will be one security on Broadway, one on Rexroth, and remaining security inside.

3) Please submit a floor plan of your venue with all security positions marked.

4) Will you be using in-house security or will you be using an outside security company?
In-house

5) You are liable for the actions of your security personnel on your premises. If you are using in-house security, please submit a copy of your insurance coverage as it relates to security for your venue.

Insurance coverage not yet in effect as venue is not open.

6) If you are using an outside security company, please submit a copy of their insurance coverage and state licensing.

7) What kind of training and/or certification are you requiring of your security personnel (e.g. LEAD Training, Guard Cards?) *Please be aware that you must comply with State Law SB194, Proprietary Private Security Officer Registration requirements (www.dca.ca.gov/bsis) for more information.*

Guard Card certification for security staff; LEAD and/or Safe Serve training for bartenders.

8) The law requires that you secure your entire perimeter 50 feet in all directions. What is your plan for doing so?

Security staff and entrances/exits to mitigate lines and enforce the 50 foot requirement.

9) What are your door policies? (e.g. pat downs, bag checks, metal detectors).

No one without a ticket will be admitted. Patrons must show ID and/or confirmation of advance ticket purchase. There will be no outside signage indicating that this is an entertainment venue and the façade is designed to discourage walk-up business.

10) Describe your plan to control lines or crowds on the sidewalks and streets surrounding your business (entry of patrons) as well as your plans to exit and disburse your patrons.

Our ticketing policy includes multiple staggered entry times to prevent lines or crowds on sidewalk. All patrons will be admitted as they arrive. If lines begin to form, security staff will maintain orderly lines and use stations and ropes if necessary.

11) Is there a separate exterior area designated for smoking? *No. Any smoking will be monitored on Broadway by security staff designated to this area.*

If not, how will you deal with the associated noise issues?

Signage posted requiring patrons to comply with local ordinances regarding noise.

Security staff will direct patrons away from any location with ground-level residential
and will be responsible for smokers within 50 feet of any entrance. In-and-out privileges
will be allowed only for smokers.

12) What is your plan to exit patrons in case of emergency?

Staff will participate in periodic emergency preparedness trainings to rehearse procedures
for exiting all patrons quickly and calmly through all three exits. Emergency exit plans
will be posted at multiple locations throughout the venue.

13) Will you be hiring any SFPD 10B officers or other Patrol Specials for events?

No.

14) Will you have medical staff (EMT, Paramedics) on site during your events at your venue? No Will you be using in-house medical staff or will you be using outside medical staff company?

Not applicable to theatrical performance

15) If you are using an outside medical staff company, please submit a copy of their insurance and state licensing.

16) If you have an ABC license that allows all ages, will you be doing all ages or 18 and over events? All ages What additional security will you be implementing, and how will your security and medical plan change?

Theatre performances are generally all ages and IDs will be checked at the bar for
anyone who appears to be under 21 . All bartenders will be LEAD /
Safe serve trained.

NEIGHBORHOOD CONTACTS

Have you met with any local neighborhood associations or other groups
concerning your proposed use of the premises? Yes If yes, list those
groups: _____

See attached.

DECLARATION

I, Nick A. Olivero _____, declare under penalty of perjury
that the foregoing is true and correct. I understand that any false or incomplete
information provided by me in connection with this application constitutes cause
to either deny the requested permit or revoke the permit if granted.

April 30, 2016

Date



Signature of Applicant

ATTACHMENT 1: Sound System Description

The sound system for Boxcar Theatre will be used for minimal vocal reinforcement in the three larger rooms, for theatrical sound effects, and for ambiance. The intent of the sound system is to recreate the atmosphere of a 1920's speakeasy which is achieved by discreet and conservative usage of the system. Most musical performances are acoustic only (non-amplified).

The sound system is broken up into 4 parts:

1. General speakers for effects whose coverage spans most of the venue.
2. Speakers for vocal and possible band reinforcement in the Cabaret stage
3. Radios to recreate more obvious sounds like radio shows or announcements.
4. Telephones that the audience can interact with and hear conversations in rooms or talk with actors in another room.

Quantity	Speaker	Speaker Wattage	Amp	Amp Wattage	Usage
12	JBL Control 47LP Ceiling speakers	60W @70v	Crown CT 8150	150W per channel 8 Channel amp	General effect speakers
5	JBL control 322CT	100W @ 70V	Crown CT 8150	150W per channel 8 Channel amp	General effect speakers/Cab vocal reinforcement
2	JBL Control 128 WT	50W@ 70v	Crown CT 8150	150W per channel 8 Channel amp	General effect speakers
2	JBL Control 30	150W @ 70V	DCi 4 300	300 W per channel 4 Channel amp	Cab vocal reinforcement
4	JBL Control 23T	5W @ 70V	Crown CT 8150	150W per channel 8 Channel amp	General effect speakers
8	Radio with built in 5in speaker un branded	5W	Self powered	Self powered	Radios

Total Speakers- 33

Total Amps -4

ATTACHMENT 2: Acoustic Mitigation

The theater occupies a subterranean level with no directly adjacent residential units. This tenant space was previously occupied as a movie theater and has significant existing concrete constructions that provide a high level of sound isolation. Additional acoustic constructions have been installed including a spring isolated gypsum board ceiling above the theater. This new ceiling replaces the original non-isolated ceiling and provides improved acoustic isolation.

Acoustical Performance – Basis of Design

Acoustic performance objectives for this project included providing acoustic separation between adjacent uses, good conditions for live and amplified music, and freedom from unwanted noise and vibration. The Theater is the primary performance venue and will feature live jazz, and cabaret style shows. However, there will be live theater and music performed throughout the project.

A design priority was the acoustic separation of the basement Theater (Cabaret) and the adjacent tenant located on Level 1 above as well as the acoustic design of the Theater itself. The interior separation between tenants was addressed with new, high performance constructions rated > STC 60. The design includes the installation of an acoustically engineered ceiling floating on 122 spring isolators, and sound proofing of electrical junction boxes, HVAC diffusers, and other mechanical systems.

In addition, the client will finalize theater design with curtains and other interior sound absorptive acoustic finishes to control interior noise.

The scope of the acoustic design included:

Sound isolation

Noise and vibration control

Control of reverberant sound and echoes

Acoustic Engineer: Tim Schmidt, Principal at Acoustic Arts and Engineering

Established in 2008, Acoustic Arts and Engineering is an independent consulting practice providing expert technical services and design support in building acoustics, noise control, and vibration isolation.

Tim Schmidt has over 15 years of experience in the field of building acoustics and noise control. He has completed hundreds of projects as lead acoustical designer. His professional experience also includes environmental noise assessment, noise testing and he has a background in architecture, audio and media presentation systems, and building construction. He specializes in architectural acoustics and has particular expertise in high performance building projects with noise sensitive spaces and technically challenging programs.

ATTACHMENT 3: Public Parking

Royal Pacific Motor Lodge
661 Broadway
Distance from venue: 50 feet
Number of spaces: +/- 70

Vallejo Street Garage
766 Vallejo Street
Distance from venue: 2 blocks
Number of spaces: 163

North Beach Parking Garage
735 Vallejo Street
Distance from venue: 2 blocks
Number of spaces: 203

Express Parking
770 Broadway
Distance from venue: 2 blocks
Number of spaces: +/- 35

Chinatown Parking
728 Pacific Street
Distance from venue: 2 blocks
Number of spaces: unavailable

Portsmouth Square Garage
733 Kearny Street
Distance from venue: 4 blocks
Number of spaces: 507

ATTACHMENT 4: Neighborhood Outreach

Residents of Rexroth Lane

Rexroth Lane is a public byway that serves the rear entrance of 644 Broadway and also contains four residential structures. The residents were previously given permission by SFDPW to erect a gate at the end of the alley to prevent nuisance uses of the alley, especially on weekend nights. The owners and lessees of 644 Broadway held a meet with residents of Rexroth Lane at the SFDPW offices, to discuss our planned uses of the building and address any resident concerns about use of the alley.

Supervisors Peskin and Christensen

We met with both the current and former Supervisor of District 3 to introduce the project and address any community concerns.

Chinatown Community Development Corporation

We have reached out to Cindy Wu at CCDC to request a meeting to discuss the project and address community concerns.

Upper Broadway Community Benefits District

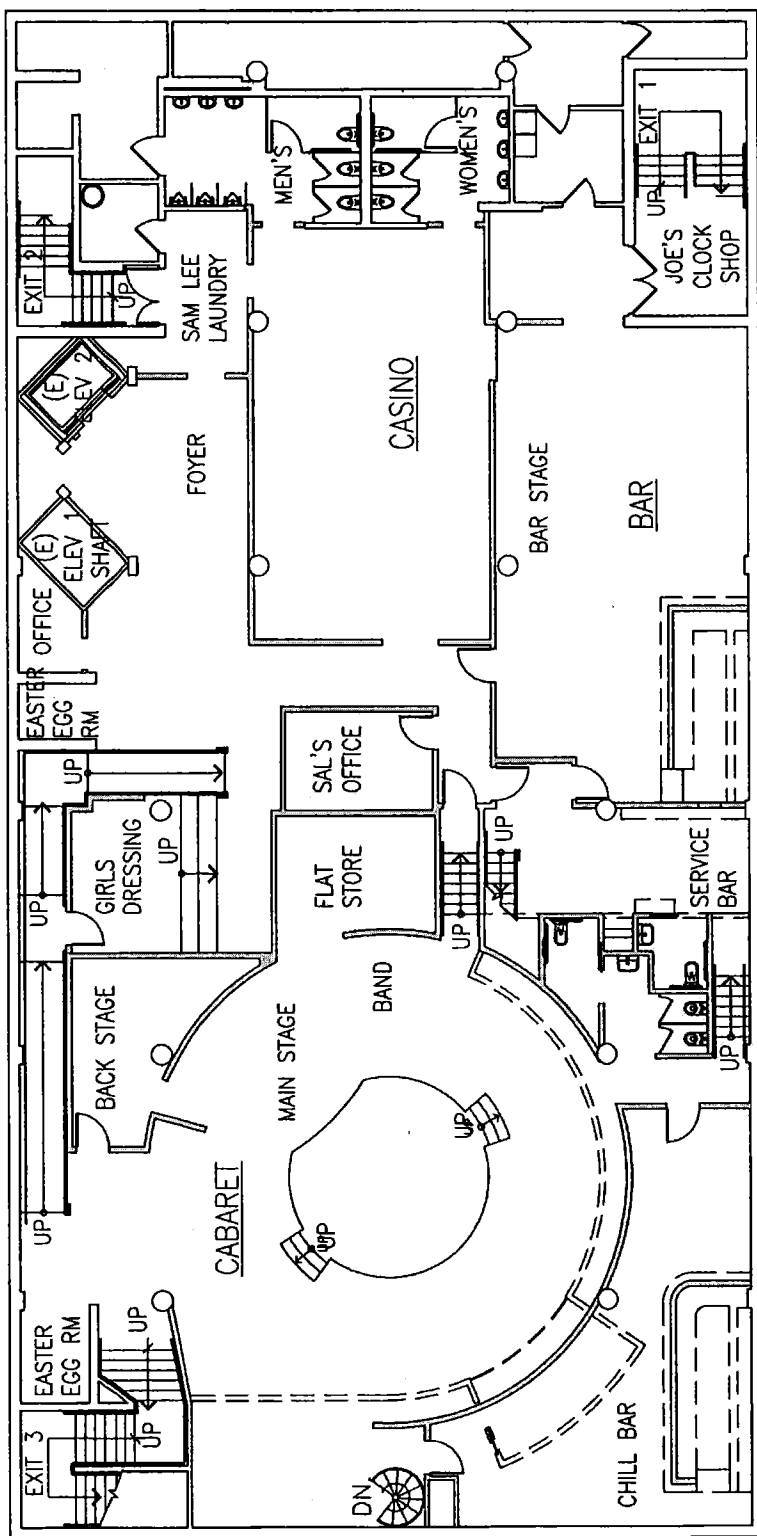
We met with both the current and former Executive Directors of the Upper Broadway CBD, Dominic Li Mandri and Ben Horn, to introduce them to the project and discuss ways of supporting the CBD. Mr. Li Mandri has invited us to present our project at the next CBD meeting, which we intend to do.

Telegraph Hill Dwellers

We have reached out to Stan Hayes of the Telegraph Hill Dwellers, and have requested a meeting to discuss the project and address community concerns.

North Beach Merchants Association

We have reached out to Kathy Dooley of the North Beach Merchants Association and have been invited to present our project at the next NBMA meeting.



LEGEND

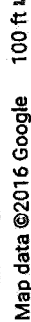
MEZZANINE ABOVE

The Speakeasy Concept Plan



Boxcar Theatre Inc.
tannerhecht
architecture

644 Broadway
San Francisco





Entertainment Commission
City and County of San Francisco

AFFIDAVIT OF POSTING

Posting shall be completed within 5 days from date of application.

Investigation cannot progress until this completed form, Affidavit of Posting, has been received by this office.

Date of Filing Application: 5/2/2016

Name of Applicant(s) Olinaro, Nicholas, Boxcar Theatre Inc.

Name and Address of Premises: Boxcar Theatre, 644 Broadway

License(s) Applied for: POE

I hereby certify under penalty of perjury that pursuant to the provisions of the SF Police and Administrative Code, after filing an application for a Place of Entertainment at the above designated premises, I did date the posting notice and on said date did post the notice in a conspicuous place on the premises and said notice shall remain posted for a period of at least 30 consecutive days.

NOTICE DATED AND POSTED: 5/3/2016

SIGNATURE OF THE APPLICANT *Daniel Green* DATE 5/2/2016

Please return within five days to :

Entertainment Commission
City Hall, Room 453
1 Dr. Carlton B Goodlett Place
San Francisco, CA 94102
(415) 554-5793



ENTERTAINMENT COMMISSION
ENTERTAINMENT PERMIT APPLICATION INFORMATION

Hearing Date 6/7/16

**YOU ARE CAUTIONED NOT TO OPERATE UNTIL YOUR PERMANENT PERMIT IS GRANTED
AND YOUR LICENSE IS PAID; TO DO OTHERWISE IS A VIOLATION OF THE LAW.**

You have filed an application for an Entertainment Permit. There is a common misunderstanding regarding the various stages that are required before a permit can be issued, and it is our hope that the following information will be of assistance to you in obtaining your permit. It is necessary that clearances be received from the below checked City agencies. Our Department will notify the proper agencies regarding your application. You do not need to contact City Planning. City Planning will respond to the Entertainment Commission Inquiry directly. If you are unavailable or do not hear from other City Agencies it is your obligation to contact them and arrange for such inspections, corrections and clearance as are required. As with much business activity, it is advisable to maintain a record of names, dates, etc. regarding such contacts. It will also be your obligation to remain in contact with the agencies until you are certain that the Entertainment Commission permit processor has received written clearance from all the required agencies. You are advised that failure in this respect will result in extensive delay in the issuance of your permit or in denial of your application. You will be notified of the date and the time of the Entertainment Commission. At the Hearing, all factors relative to the issuance of the permit will be considered. If there are any protests to such issuance, they will be heard.

Prior to the Entertainment Commission action on application for a Place of Entertainment permit the following City agencies must submit their approvals (applicable agencies are checked):



City Planning - You do not need to contact City Planning. The Entertainment Commission will contact City Planning directly. Andrew Perry



Department of Environmental Health - Food Program..... (415) 252-3800



Department of Building Inspection - Go to DBI, located at 1660 Mission St., to pay inspection fee and schedule your inspection.

☒ a) Electrical - (415) 558-6030 8:00 AM - 5:00 PM

☒ b) Building - (415) 558-6096 8:00 AM - 3:00 PM - Mon thru Fri

☒ c) Plumbing



Fire Department - (415) 558-3300 - Mon thru Fri



Some permits require that a notice be posted for 30 days to advise the general public of the application. You will sign an affidavit of posting and post notice at your premises. The notice must remain posted conspicuously and continually for 30 days prior to the hearing date.



Sound Abatement - Sean Burke, Entertainment Commission (415) 554-6268

sean.burke@sfgov.org



San Francisco Police Department

Central Station, Steve Matthias Steve.Matthias@sfgov.org
(415) 315-2423

DAVID GLUCK

_____, applicant for the above described permit, have read the foregoing and understand that acceptance of my permit application by the Entertainment Commission in no way entitles me to do business, nor does acceptance of my application vest me with any right or privilege. I further understand that Entertainment Commission action on my application is contingent upon prior inspection and approval of the above indicated City agencies.

4/28/2016

DATE

[Signature]

SIGNATURE

Maggie Neiland Deputy Director

have explained the foregoing to the applicant above.