

City of Brisbane

Planning Commission Agenda Report

TO: Planning Commission For the Meeting of 8/8/2019

SUBJECT: 249 Visitacion Avenue; Conditional Use Permit UP-5-19; Conditional Use Permit for Night Operations to extend the hours of operation of the existing Midtown Market retail grocery store from 10 pm until 12 am (midnight); Harman Chahal, applicant; Jung Dae Choo and Hyun Sook Choo, owners.

REQUEST: Midtown Market requests a conditional use permit to conduct night operations after 10 pm for retail sales. Midtown Market is a neighborhood-serving grocery store of approximately 4,500 square feet and is currently open from 6 am to 10 pm daily. The requested use permit would extend their closing time from 10 pm to 12 am each day. The applicant estimates that there would be approximately 10 to 15 customers on average over the course of that two hour period.

For further details please see the applicant's project description, attached.

RECOMMENDATION: Conditionally approve Conditional Use Permit UP-5-19 per the agenda report, via adoption of Resolution UP-5-19 (Attachment F), with Exhibit A containing the findings and conditions of approval.

ENVIRONMENTAL DETERMINATION: Operations within an existing structure are categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15301 of the State CEQA Guidelines.

APPLICABLE CODE SECTIONS: Brisbane Municipal Code Section 17.14.080 requires a Use Permit for night operations regardless of the type of use, if the use is between the hours of 10 pm and 5 am. In addition to the standard findings for a use permit provided in BMC Section 17.40.060, an additional finding is provided for night operations in BMC Section 17.14.080.E.

DISCUSSION: The following provides a brief discussion of the analysis and findings, as well as other precedents and departmental review.

Analysis and Findings: The required findings under BMC Sections 17.14.080 and 17.40.060 and project analysis are presented in Attachment E and briefly discussed as follows.

The applicant has indicated that the extended hours are intended as a service to the Brisbane community. Although the anticipated number of customers is fairly low, the store would serve as

a convenience to the customers, especially for those just getting off work in the late evening hours.

For verification of the estimated number of customers, or intensity of use, staff observed the number of store visits during its last half hour of operation, from 9:30 to 10 pm, over the course of three recent evenings. Staff's observations were on Friday, Saturday and Monday, July 26th, 27th and 29th. The observed level of customer activity generally tracks with the applicant's characterization, albeit at a somewhat higher rate of 14 to 18 visits per hour. Although the rate was somewhat higher, it was still relatively low and would be expected to tail off into the later evening hours, consistent with the applicant's estimate. Also, staff observed the majority of visits being by walk-ups, versus by automobile. That travel mode may be expected to vary by the time of year and the weather. Almost all customer visits were observed as being in the 2 to 4 minute range, such that there was seldom more than 2 or 3 customers in the store at a time during the times observed.

The required findings, as detailed in Attachment C, speak to whether the use applied for would be consistent with the neighborhood uses and if it would have detrimental effects, such as creating noise, glare or other effects that would be likely to create a sleep disturbance for the occupants of neighboring residential properties. The existing use of a retail store is permitted by-right within this the neighborhood commercial zoning district and extension of the proposed extension of time allowed for such use would not be anticipated to have any detrimental effects.

Given the relatively small size and its predominantly localized customer draw, it would provide a service to the public, essentially serving as a neighborhood convenience store. The automobile traffic volume would be limited and all activities would be conducted inside the store. As a condition of approval, no store deliveries would be allowed during the extended hours. The store's lighting levels are consistent with those already provided by street lighting in this district and are not anticipated to disturb sleep. A condition of approval has also been included to provide for dimming of lights, if necessary.

Precedent: As precedents, in recent years three other businesses in this district have historically operated after 10 pm. The most similar comparison would be the restaurant, Mama Mia Pizza, located at 35 Visitacion Avenue. Mama Mia Pizza was approved by the Planning Commission to operate until 2 am via a night operations permit approved in 2013 which allowed for indoor dining, take-out orders and delivery. No complaints have been received for Mama Mia Pizza since it began its night operations. The two bars on Visitacion Avenue, Brisbane Inn and the 23 Club, have also operated with extended hours, being "grandfathered" hours prior to the night operations ordinance. However, due to ownership and/or management changes, these bars have not been open on a regular basis in recent years and as bars these do not provide a like-kind comparison.

Departmental Review: This application was routed to the City's Public Works, Fire, Building and Police departments and no concerns were raised. Also, staff contacted the California Dept. of Alcoholic Beverages Control (ABC) and they indicated that Midtown Market's ABC license does not restrict sales to time of day, so they did not have concerns with the proposed extension of the business hours.

UP-5-19
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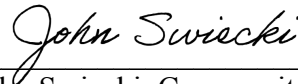
Finally, the applicant has also conducted outreach and provided 37 notes of support. These are provided as Attachment G. At the time of this writing, no correspondence has been received in opposition to the application.

ATTACHMENTS:

- A. Vicinity map
- B. Applicant's Project Description
- C. Photo by staff – Night View of Visitacion Ave
- D. Summary of Evening Store Visits to Midtown Market, observed by City staff
- E. Review of Findings
- F. Resolution UP-5-19
- G. Community correspondence



Ken Johnson, Senior Planner

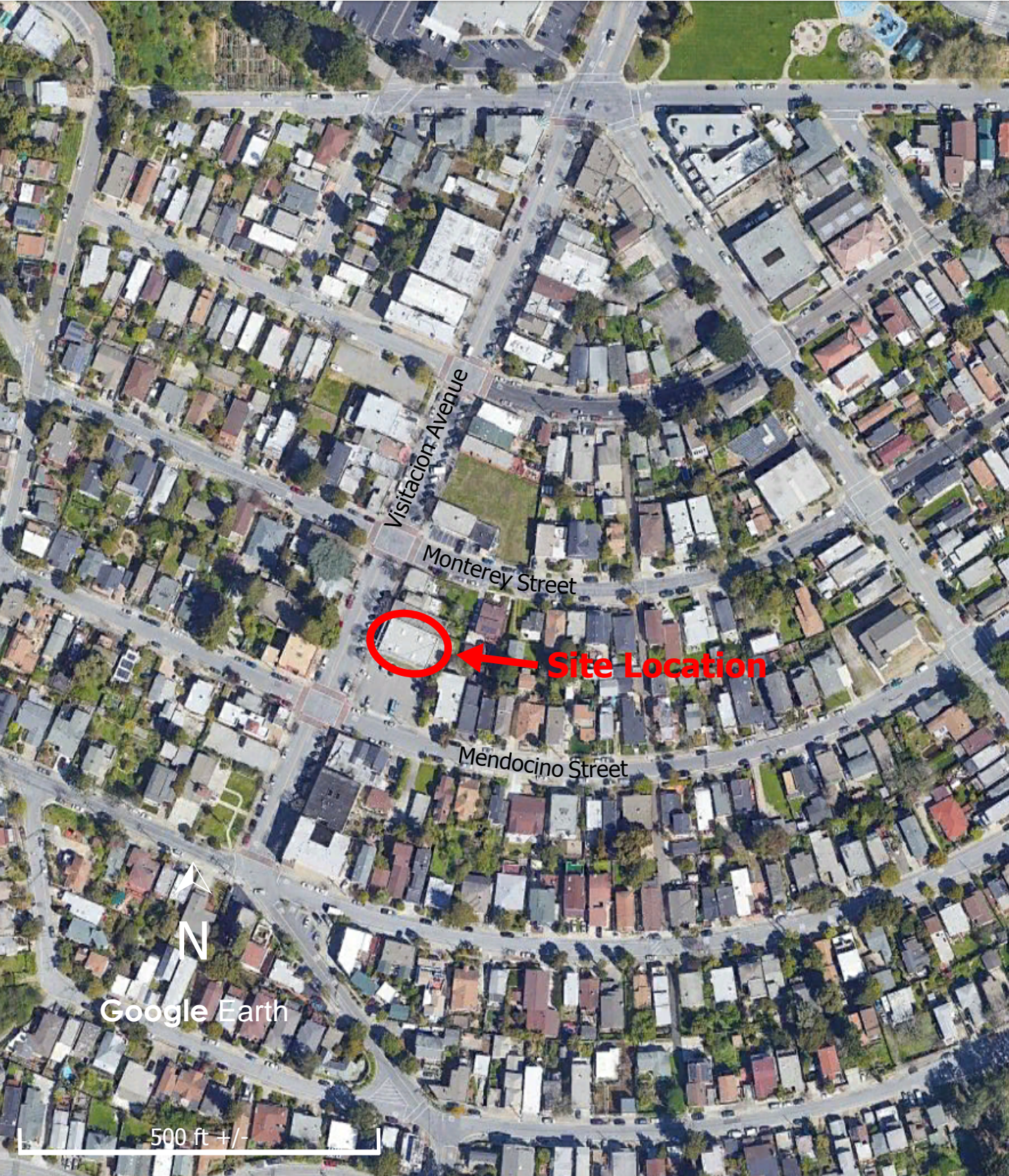


John Swiecki, Community Development Director

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Vicinity Map

Midtown Market
249 Visitacion Avenue



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ATTACHMENT B
Applicant's Project Description

July 9, 2019

JUL 09 2019

RE: Night Operations for Midtown Market (249 Visitacion Ave.)

Comm. Dev. Dept. Brisbane

Dear Planning Commission,

My name is Harman Chahal and I am the owner of Midtown Market at 249 Visitacion Ave. We purchased the business in January 2019 and are a family run Grocery Store/Market. We are submitting an application requesting an extension to our current hours of operation.

Project Description:

Currently, Midtown Market operates from 6:00am to 10:00pm (Monday through Sunday). We have loved integrating ourselves in the community and have done our best to provide excellent service and getting products that our customers need. Through much of the feedback, we have embarked on remodeling the store and expanding the product selection. Another point of feedback from many customers has been the hours of the business. We are the only grocery store/market in the City of Brisbane and the closest grocery store would be a 10 to 15 minute drive outside of town. Extending the hours would greatly benefit the city and help the residents with late and last minute pickups. Many residents have mentioned that they work a swing shift (2:00pm to 10:00pm) and when they get off they would like to pick up quick items (milk, eggs, snacks) late at night before going home. Many customers have mentioned to us that they run out of basic essential items late at night, and it has been very inconvenient to drive outside of town for one item.

Proposed hours of operation:

We are proposing to have the hours of operation be 6:00am to 12:00am daily (Monday through Sunday). This will keep consistency for all our customers.

Projected number of employees:

We are planning on have 2 (two) employees during the night shift to ensure safety and superior service for all customers.

Projected number of trucks during night operations:

There will be no trucks or deliveries during the extension of hours. All of Midtown Market's deliveries are completed before 5:00pm everyday.

Supporting Statements - Noise/Glare/Disturbance:

Noise - We want to assure the residents of Brisbane that the additional hours of operation will not cause any noise for the neighboring residential properties. We will not get any delivery during extension of hours.

Disturbance - We want to assure the residents of Brisbane that the additional hours of operation will not cause any disturbance for the neighboring residential properties. We have met with the Police Department and gotten their support for the extension of hours.

Glare - We will dim all the outside neon signs in order to not have any glare for the residents.

Attached Documentation - Attached you will find letters of support from our customers and pictures of our business (aerial and street view).

We appreciate your time in reviewing our application. Our goal is to have the best market in the City of Brisbane.

Thank you,

Harman Chahal 7/9/19

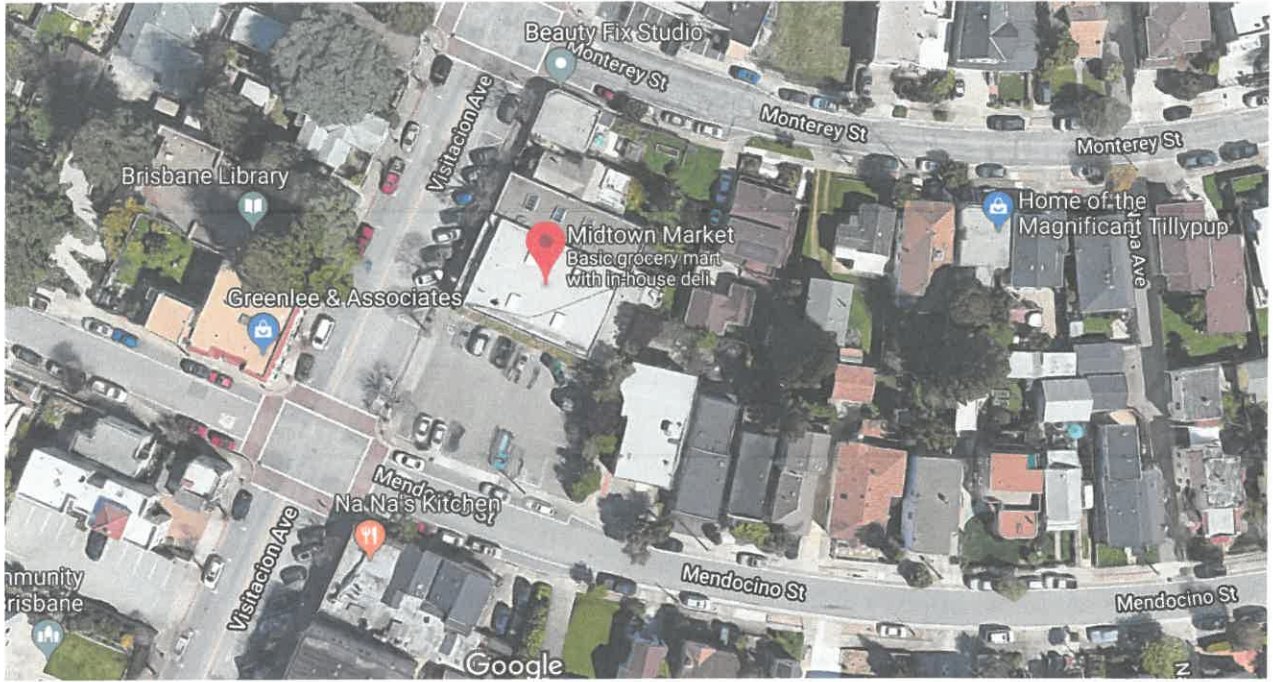
Harman Chahal
Owner - Midtown Market

RECEIVED

JUL 09 2019

Comm. Dev. Dept. Brisbane

Aerial View - Midtown Market - 249 Visitacion Ave.

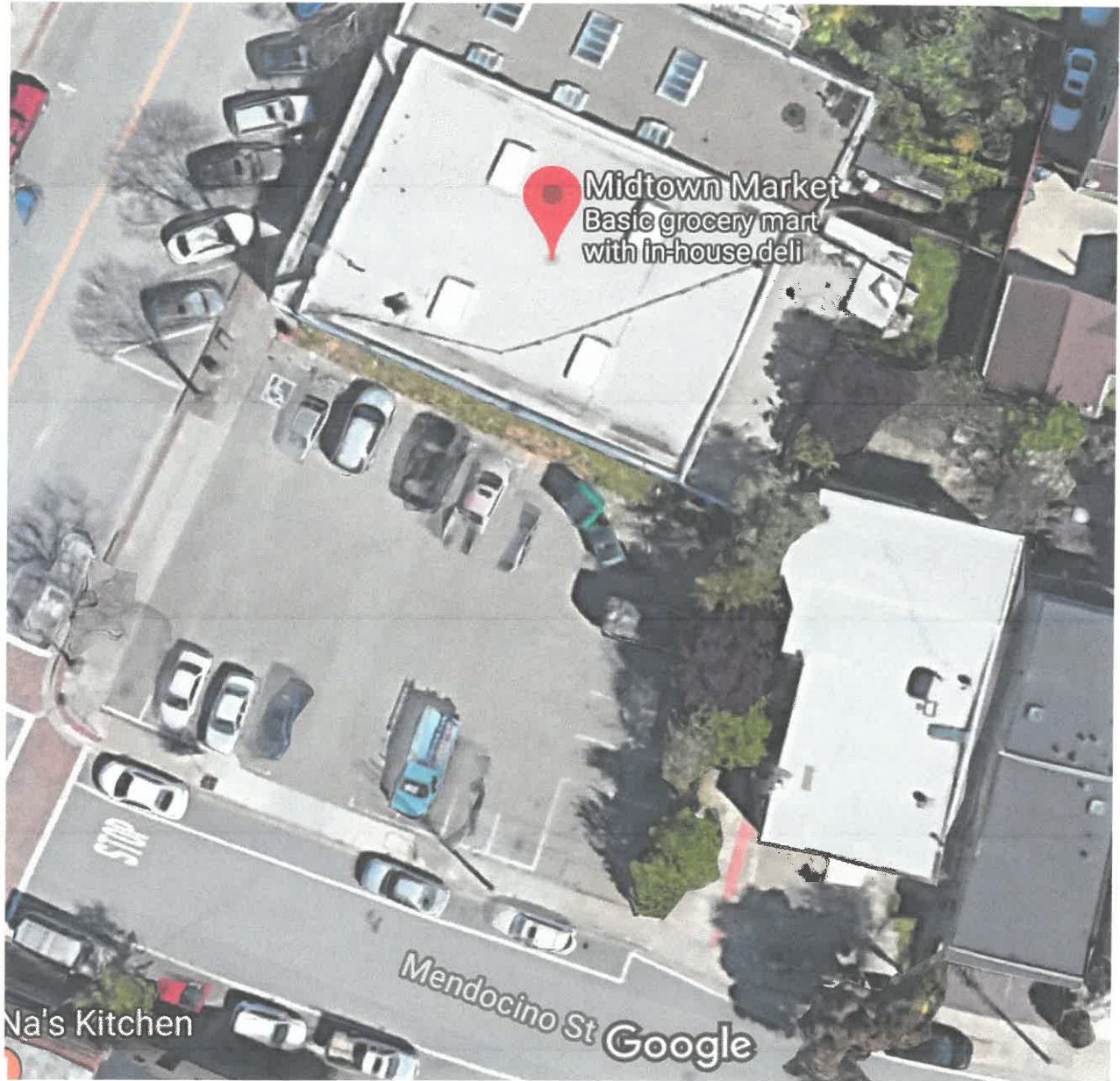


RECEIVED

JUL 09 2019

Comm. Dev. Dept. Brisbane

Aerial View - Midtown Market - 249 Visitacion Ave.



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JUL 09 2019

Street View - Midtown Market - 249 Visitacion Ave.

Comm. Dev. Dept. Brisbane



Dimming Controller

Manual adjusting knob

Variable in adjusting 12V constant current led modules

Variable in adjusting 12v-24v constant voltage LED modules/ light strip / light bar



1. 0 ~ 100% adjustable in brightness, change the brightness softly and steadily
2. Use the PWM technology to protect your lights from damaging of current shock.
3. Change the brightness of your lights by controlling the output power and current.
4. Mainly use to change the brightness of single color LED lights/light bar
5. Not suitable for RGB LED lights.

SPECIFICATIONS

Dimming range:
0-3%-100% Stepless adjusted

Power Input:
DC 12-24V 30A

Current Input:
0-30A Less than 30A

Power: 12V-360W

Working Temperature:
-20 ~ 60°C

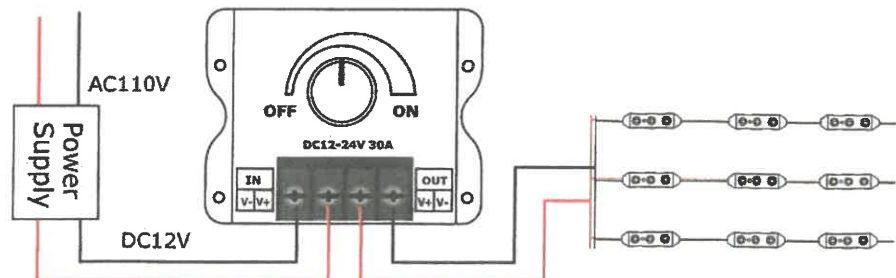
Dimensions:
66mm(L)x 61mm(W)x 20mm(H)

Weight: 90g

Packing Weight: 110g

Material: metal

INSTALLATION DIAGRAM





Dimming Controller RF-3 Keys

5VDC, 12VDC, 24VDC optional
Select your voltage when ordering

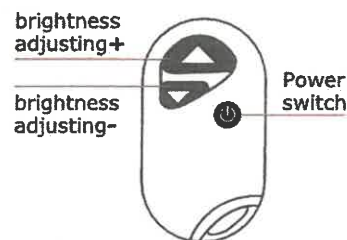


SPECIFICATIONS

Input voltage:
DC5V、12V、24V optional
Output current:
Less than 8A
Output Power:
5V<40W, 12V<96W, 24V<192W

Working temperature: -20-60°C
Output Circuits : single circuit
Package dimensions:
L122XW85XH42 mm
Product dimensions:
L110XW56XH34 mm

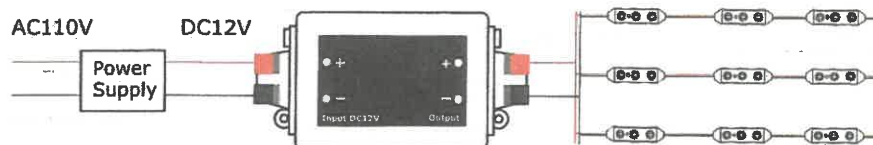
KEY FUNCTIONS



Power switch
change to Static mode when strobing

- brightness adjusting**
1. Change the brightness of your LED lights
 2. change the mode from static to strobe when click the switch of up and down at the same time
 3. Adjust the speed of strobe

INSTALLATION DIAGRAM



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ATTACHMENT C



View of Visitacion Ave, facing north.
Photo by City staff on 7/29/2019

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ATTACHMENT D

Summary of Evening Store Visits to Midtown Market Observed by City Staff on July 26, 27 and 29, 2019

Observed Store Visits						Calculated
Day	Time Range	Persons Arriving/Departing by Automobile**	Number of Vehicles	Persons Arriving/Departing as Pedestrians*	Total No. of Individuals	Hourly Visit Rate
Friday (7/26)	9:29 - 10 pm	3	3	6	9	18
Saturday (7/27)	9:30 - 10 pm	1	1	6	7	14
Monday (7/28)	9:29 - 10 pm	6	4	3	9	18

Notes:

*Persons arriving/departing as pedestrians are those who walked to and from the store from outside the vicinity of the store, with no visible automobile transportation on the same block of Visitacion Ave.

**Persons arriving/departing by automobile generally parked in the on-street parking directly in front of the store. Store visits, both by automobile or pedestrians, generally ranged from 2 to 4 minutes.

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ATTACHMENT E REVIEW OF FINDINGS

The standard conditional use permit findings provided in BMC Section 17.40.060 requires that the following conditions be met:

- A. *“In considering an application, the planning commission shall consider and give due regard to the nature and condition of all adjacent uses and structures, and to general and specific plans for the area in question.”*

The application **complies** with this finding. The proposed use is consistent with adjacent uses or structures and is not anticipated to have any significant impacts on adjacent uses or structures. The adjacent uses/structures include the following:

- North: Offices for The Burrow are located immediately to the north, at 245 Visitacion Avenue.
- South: The parking lot associated with Midtown Market is located immediately to the south at the corner of Visitacion Avenue and Mendocino Street.
- East: The rear of the property, to the east, is bordered by the single family residences at 360 Mendocino Street and 349 Monterey Street.
- West: Customers enter and exit the store from the front entrance along the western side, at Visitacion Avenue where there is also street parking. Located across Visitacion Avenue, to the west, are the City’s current Library/Community Center facility and multifamily and single family residential uses on either side of it.

An aerial photo and site photos are provided which show the site and surroundings on both sides of the street (Attachment C).

The proposed use is consistent with the General Plan and there are no specific plans for the area. General Plan Policy 282 and Program 9c direct the City to encourage small and locally owned businesses and uses that benefit the community, providing jobs, revenues and services.

- B. *“The planning commission shall determine whether or not the establishment, maintenance or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.”*

The application **complies** with this finding. The proposed use would be to extend the hours of the existing store and such use is expected to have a relatively low intensity during those hours. The applicant has indicated that they expect approximately 10 to 15 customers would visit the

store over the two hour period. Staff's observed usage rate for the time between 9:30 and 10 pm was somewhat higher (See Attachment D). However, it's anticipated that there would be a tailing off of store visits in the later evening hours, so staff's observations of up to 18 individuals per hour likely provides an upper end estimate of typical evening operations.

Given the surrounding adjacent and nearby uses, the orientation of the store to Visitacion Avenue, where street parking is provided, and the low intensity of the use, extending the hours of the use will be consistent with the neighborhood with and will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood. Nor will it be injurious or detrimental to property and improvements in the neighborhood or the general welfare of the city.

In addition to the above listed standard findings, per BMC Section 17.19.080.E, for night operations, the following finding must also be met:

C. "The night operations conducted by the applicant will not create noise, glare or other effects that are likely to create a sleep disturbance for the occupants of neighboring residential properties."

The application **complies** with this finding. As indicated in the applicant's description and based on the proposed use type and low level of intensity, as indicated above, the use would not create noise, glare or other effects that are likely to create a sleep disturbance for the occupants of neighboring residential properties.

All activities would be conducted inside the store and, per the conditions of approval, no deliveries would be permitted during the extended hours.

Again, the applicant has indicated that the business would be expected to have a low use rate but wants to offer the extended hours as a service to the community. While the store is a fairly full service grocery store, selling groceries, alcohol and some household items, its location and size lends itself to functioning as a convenience store, within easy walking distance to much of central Brisbane. Given that, customer visits would be expected to be split between people arriving and departing via automobile and those arriving and departing as pedestrians. While more visits were observed by pedestrians during staff's observations, this would likely vary by time of year and weather. Also, given the nature of the store and its size, customers tend to have short duration visits, observed in the 2 to 4 minute range, so at any given time in those evening hours there would generally be only a few customers in the store.

Lighting at the store is appropriate to the neighborhood and is not significantly different from the existing street lights, so no glare concerns are anticipated. Additionally, a condition of approval

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has been included in the draft resolution to require dimming of lights in the evening hours should that become an issue.

No deliveries would be taken during the evening hours, as indicated by the applicant and as provided in the conditions of approval, due to potential noise generation from these types of vehicles. Loitering is not permitted outside the store, per BMC 9.20.030 and no outdoor uses are permitted at this location.

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ATTACHMENT F

RESOLUTION UP-5-19

A RESOLUTION OF THE PLANNING COMMISSION OF BRISBANE CONDITIONALLY APPROVING USE PERMIT UP-5-19 TO ESTABLISH NIGHT OPERATIONS AT MIDTOWN MARKET, 249 VISITACION AVENUE

WHEREAS, Harman Chahal, the applicant, applied to the City of Brisbane for Use Permit approval to establish night operations (between 10 pm and 12 am) for Midtown Market, at 249 Visitacion Ave., such application being identified as Use Permit UP-5-19; and

WHEREAS, on August 8th, 2019, the Planning Commission conducted a hearing of the application, at which time any person interested in the matter was given an opportunity to be heard; and

WHEREAS, the Planning Commission reviewed and considered the agenda report relating to said application, the plans and photographs, the written and oral evidence presented to the Planning Commission in support of and in opposition to the application; and

WHEREAS, the Planning Commission finds that the proposed project is categorically exempt from the provisions of the California Environmental Quality Act; and

WHEREAS, the Planning Commission finds that the proposed project is consistent with the General Plan, specifically General Plan Policy 282 and Program 9c; and

WHEREAS, the Planning Commission of the City of Brisbane hereby makes the findings attached herein as Exhibit A in connection with the Use Permit.

NOW THEREFORE, based upon the findings set forth hereinabove, the Planning Commission of the City of Brisbane, at its meeting of September 12, 2013, did resolve as follows:

Use Permit UP-5-19 is approved per the conditions of approval attached herein as Exhibit A.

ADOPTED this 8th day of August, 2019, by the following vote:

AYES:
NOES:
ABSENT:

Pamala Sayasane
Chairperson

ATTEST:

JOHN A. SWIECKI, Community Development Director

EXHIBIT A

Action Taken: Conditionally approve Use Permit UP-5-19 per the staff memorandum with attachments, via adoption of Resolution UP-5-19.

Findings:

- A. The planning commission has considered and given due regard to the nature and condition of all adjacent uses and structures, to General Plan consistency, and there no specific plans for the area in question.
- B. The planning commission has determined that the establishment, maintenance or operation of the use applied for, under the circumstances of the particular case, will not be detrimental to the health, safety, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, nor will it be injurious or detrimental to property or improvements in the neighborhood or the general welfare of the city.
- C. The night operations conducted by the applicant will not create noise, glare or other effects that are likely to create a sleep disturbance for the occupants of neighboring residential properties.

Conditions of Approval:

- 1. The night operations use is for indoor use of the retail store by Midtown Market.
- 2. All work tasks during the approved hours of night operations (between the hours of 10 pm and 12 am) shall take place entirely within the building.
- 3. No deliveries by outside suppliers shall be allowed between the hours of 10 pm and 12 am.
- 4. The City may require lighting levels to be dimmed during evening hours, if deemed by the City to pose an unreasonable glare to neighboring properties.
- 5. Minor modifications may be approved by the Planning Director in conformance will all requirements of the Municipal Code.
- 6. Advertising signs are not included with this use permit. Advertising signs are subject to separate application and City approval in accordance with BMC Chapter 17.36.
- 7. As detailed in BMC Section 17.41.100, this use permit may be revoked upon a determination by the planning commission that the holder of such permit has failed to comply with any of the conditions thereof or has violated any applicable provision of the BMC.

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

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Comm. Dev. Dept. Brisbane

Name *Soto Power*

Signature & Date

John Poy 7/2/19

G.1.25

Address or Email or Phone #

*229 SIERRA FT. RD
BRISBANE CA 94005
415-210-1699*

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name *Ryan Lasbowski*

Signature & Date

Ryan Lasbowski 7/2/19

Address or Email or Phone #

Shorty_23102002@yahoo.com

ATTACHMENT G

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Kurt Cunningham

Name

[Signature]

7/2/19

Signature & Date

G.1.26

131 Tulare

Address or Email or Phone #

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name

Jamesanne Dunn

Signature & Date

[Signature]

7/2/19

Address or Email or Phone #

161 Tulare St.

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name

Lisa Snyder

Signature & Date

Lisa Snyder 7/4/19

Address or Email or Phone #

404 Mendocino Street
Brisbane

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name

Laura Thompson

Signature & Date

Laura Thompson 7/4

Address or Email or Phone #

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name TOM PRESTEGARD

Signature & Date



/ JULY 4, 2019

G.1.28

Address or Email or Phone #


398 KLAMATH ST

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name

LEON N COFFEY

Signature & Date

 4-4-19

Address or Email or Phone #

209 ALVARADO AVE

LN COFFEY415@GMAIL

I, the neighbor/customer of Midtown Market (249 Visitation Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name

Dustin Cohn

Signature & Date



G.1.29

7/4/19

Address or Email or Phone #

dmcohn11@gmail.com

I, the neighbor/customer of Midtown Market (249 Visitation Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name

Stephanie Paydos

Signature & Date



7/6/19

Address or Email or Phone #

202 Visitation Ave.
Brisbane, CA

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

JIMMY LABRADO

Name

Kristina Vernalde

Signature & Date

KVVA 7/6/19

Address or Email or Phone #

kvernalde@gmail.com

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

JIMMY LABRADO

Name

Jimmy Labrado 7/6/2019

Signature & Date

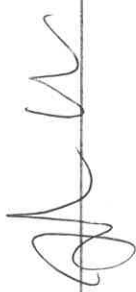
100 SAN BRUNO AVE #6 BRISBANE.

Address or Email or Phone #

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Clynn Madden

Name

 07/06/19

Signature & Date

G.1.31

266 Santa Clara St


Address or Email or Phone #

415 806-1371

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Kimberly Barrish

Name

 7/6/19

Signature & Date

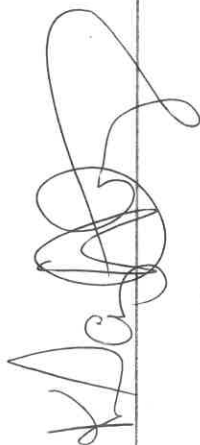
266 Santa Clara St. Brisbane

Address or Email or Phone #

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

De Kelly McGuckey

Name

 7/6/19

Signature & Date

G.1.32

415-672-2931

Address or Email or Phone #

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Sondra Venko

Name

 7/7/19

Signature & Date

met@waa catering.com

Address or Email or Phone #

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Morgan Lucas

Name

Morgan Lucas 7/6/19

Signature & Date

261 San Bruno Ave.

Address or Email or Phone #

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Ramela Bell

Name

Ramela Bell

Signature & Date

7/6/19

Address or Email or Phone #

373 San Bruno Ave
Brisbane

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Patti Bigone

Name

Brisbane

Signature & Date

373 San Bruno Ave 7/6/19

Address or Email or Phone #

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Jacob Fowler

Name

Jacob Fowler 7-6-2019

Signature & Date

Address or Email or Phone #

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name *Fane Taylor*

Signature & Date

Fane Taylor 7/14/19

Address or Email or Phone #

3800 Jaysmore Blvd. #48

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name Albert Duro

Signature & Date


Albert Duro 7-6-19

Address or Email or Phone #

405 Mariposa St. Brisbane 94005


I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).


Name Karl Gordon Stammler

Signature & Date  7-6-19

Address or Email or Phone # 624 Sierra Blvd Brisbane
CA 94005

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name Tim Irido 

Signature & Date  7-6-19

Address or Email or Phone # 624 Sierra Point Dr

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name

Mark Cianci

Signature & Date

Mark L Cianci 7-6-19

Address or Email or Phone #

740 - SAN BRUNO AVE
BRISBANE CA 94005

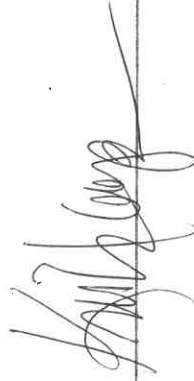
MARK.L.CIANCI@MITHA.COM

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name

Kristen Hayer

Signature & Date

 7.7.2019

Address or Email or Phone #

Kristen.Hayer@gmail.com

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name MICHAEL GALLEGOS

Signature & Date

Michael Gallegos 2/7/19

Address or Email or Phone #

693 SAN BRUNO AVE
BRISBANE, CA 94005

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Gordon Yee

Name

G Yee

Signature & Date

7/7/19

Address or Email or Phone #

qr-zed@yahoo.com

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name

Laura Tommasi Simonson

Signature & Date

 7/7/19

Address or Email or Phone #

Ltommasi1@me.com

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name

Michael Simonson

Signature & Date

 7/7/19

Address or Email or Phone #

~~dimyas~~
dimyas@gmail.com

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Alisa Smith

Name

A. Smith 02/02/19

Signature & Date

Alisa Smith

G.1.40

Address or Email or Phone #

*41 Thomas Ave. # 8
Brisbane, CA 94005
(95) 286-2403*

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name

TELA TIARE

Signature & Date

Tela Tiare

Address or Email or Phone #

260 SAN BENITO RD

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

LISA CARTER

Name

Lisa Carter

Signature & Date

7/8/19

Address or Email or Phone #

39 Visitacion Ave
Brisbane, CA

415-756-7059

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name

Richie Carter

Signature & Date

Richie Carter 07/8/2019

Address or Email or Phone #

332 Monterey St.

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Robert Madder

Name

hmu 07/08/2019

Signature & Date

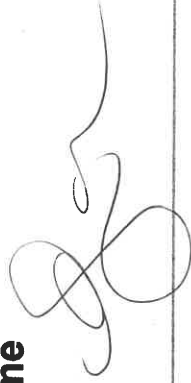
415-933-0334

Address or Email or Phone #

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

David Needham

Name

 7/8/2019

Signature & Date

260 Monterey Street
Brisbane CA 94005

Address or Email or Phone #

I, the neighbor/customer of Midtown Market (249 Visitacion Ave. Brisbane, CA 94005), support the application for night operations (opening until 12am daily).

Name

Youssef Zaky

Signature & Date



7/8/19

Address or Email or Phone #

415-936-5131