



# SAN FRANCISCO PLANNING DEPARTMENT

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## Executive Summary Conditional Use

HEARING DATE: MAY 26, 2011

*Date:* May 19, 2011  
*Case No.:* 2011.0009 C  
*Project Address:* 170 West Portal Avenue  
*Zoning:* West Portal Avenue Neighborhood Commercial District (NCD)  
26-X Height and Bulk District  
*Block/Lot:* 2988A/006  
*Project Sponsor:* Ying Wood Wong  
51 Jordan Place  
Palo Alto, CA 94303  
*Staff Contact:* Adrian C. Putra – (415) 575-9079  
adrian.putra@sfgov.org  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 729.42 and 303, to allow a full-service restaurant (d.b.a. Sweet Orchid) in a vacant commercial storefront that was previously a retail store (d.b.a. Just Because...). The project site has approximately 16 feet of linear street frontage, contains approximately 2,466 square-feet of gross floor area. The proposal includes interior alterations to accommodate a proposed full-service restaurant that will feature gelato based desserts and cakes, and also offer savory entrees such as baked turnover's and sandwiches. At any given time the restaurant will operate with four employees (two persons to wait tables, a chef, and a general helper), and in total the project sponsor plans to hire six employees. The proposed hours of operations from 11:00 AM to 9:30 PM Monday through Thursday, and from 11:00 AM to 10:30 PM Friday and Saturday. The project sponsor does not intend to sell beer or wine although a beer and wine license is permitted as of right in conjunction with a full-service restaurant. This establishment is not a formula retail use.

### SITE DESCRIPTION AND PRESENT USE

The subject property is located on the west side of West Portal Avenue, between Vicente Street and 14<sup>th</sup> Avenue, and developed with a single-story commercial building containing four commercial storefronts. Commercial uses found on the subject property include, a non-conforming large fast-food restaurant (d.b.a. West Portal Bakery), a retail service use (d.b.a. West Portal Quick Clean), a full-service restaurant (d.b.a. Village Grill), and a vacant storefront (project site) that was previously a retail store. The entire parcel is approximately 6,500 square-feet in area, with a total linear street frontage of approximately 67-feet along West Portal Avenue.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The subject property is located in the West Portal Neighborhood Commercial District (NCD). This district stretches for three long blocks along West Portal Avenue from Ulloa Street to 15<sup>th</sup> Avenue, and extends one block east along Ulloa Street from the Twin Peaks Tunnel entrance to Claremont Boulevard. West Portal Avenue provides a selection of goods and services for customers coming mainly from the surrounding west of Twin Peaks and Sunset single-family residential neighborhoods. The lively, small-scale retail frontage is interrupted at several locations by large-scale financial institutions which take up a large amount of commercial ground-story frontage. Except for one three-screen movie theater complex, West Portal offers no entertainment uses and its restaurants are mainly family-oriented. The West Portal Avenue District controls are designed to preserve the existing family-oriented, village character of West Portal Avenue. The building standards limit building heights to 26 feet and two stories and maintains the existing pattern of rear yards at the ground level and above. Because the District and surrounding neighborhoods are well served by the existing number of eating and drinking establishments, new bars, restaurants and take-out food uses are generally discouraged: any proposed new establishment should be carefully reviewed to ensure that it is neighborhood serving and family-oriented, and will not involve a high-volume of take-out food or generate traffic, parking, or litter problems.

On the subject block along West Portal Avenue buildings are primarily one to two-story structures with ground-floor commercial and residential above. In addition to uses on the subject property, other commercial uses on the subject block include a variety eating and drinking establishments, retail stores, and financial services. One block to the north of the project site is the West Portal Muni Station. Within the entire West Portal NCD there are currently 17 full-service restaurants, two nonconforming small, self-service restaurants, one nonconforming large fast food restaurant, three coffee stores, five bars, and 10 vacant ground floor commercial units (including the project site).

## **ENVIRONMENTAL REVIEW**

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption under CEQA.

## **HEARING NOTIFICATION**

<b>TYPE</b>	<b>REQUIRED PERIOD</b>	<b>REQUIRED NOTICE DATE</b>	<b>ACTUAL NOTICE DATE</b>	<b>ACTUAL PERIOD</b>
Classified News Ad	20 days	May 6, 2011	May 6, 2011	20 days
Posted Notice	20 days	May 6, 2011	May 6, 2011	20 days
Mailed Notice	20 days	May 6, 2011	May 6, 2011	20 days

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

## **PUBLIC COMMENT**

- To date, the Department has not received any public comment to the project.

## **ISSUES AND OTHER CONSIDERATIONS**

- There is an issue with the potential over-concentration of food-service establishments. 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 has performed a site survey of the West Portal Neighborhood Commercial District which contains the proposed building. Approximately 16% of the existing total West Portal Neighborhood Commercial District’s commercial frontage is devoted to eating and drinking establishments, which is well below the maximum concentration.

## **REQUIRED COMMISSION ACTION**

In order for the project to proceed, the Commission must grant conditional use authorization to allow for a full-service restaurant in the West Portal Avenue Neighborhood Commercial District.

## **BASIS FOR RECOMMENDATION**

- The project promotes independent small-business ownership in a neighborhood where there are and 10 vacant ground floor commercial storefronts (including the project site).
- The project will eliminate a vacant storefront and provide local employment opportunities.
- The proposed use is an independently owned operation that would serve the immediate neighborhood, and is not a Formula Retail use.
- The establishment will be a family oriented use that will enhance the village character of this district.
- The use will not result in more than 20% of the neighborhood’s total occupied commercial frontage being occupied by eating and drinking establishment.
- The Project is within close access to public transit as it is located only one block away from of the West Portal MUNI station. Therefore customers should not impact traffic.
- The proposed Project meets all applicable requirements of the Planning Code.

<b>RECOMMENDATION:</b>	<b>Approval with Conditions</b>
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### **Attachments:**

Block Book Map

Sanborn Map

Aerial Photographs

Site Photographs

Project Sponsor Submittal, including:

- Reduced Plans

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal                                 |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>  |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>   |
| <input type="checkbox"/> Height & Bulk Map              | <input checked="" type="checkbox"/> Check for legibility                                      |
| <input checked="" type="checkbox"/> Parcel Map          | <input type="checkbox"/> Health Dept. review of RF levels                                     |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/> RF Report  |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/> Community Meeting Notice   |
| <input type="checkbox"/> Context Photos                 | <input type="checkbox"/> Inclusionary Affordable Housing Program:<br>Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos         |   |

Exhibits above marked with an "X" are included in this packet

\_\_\_\_\_  
Planner's Initials

*ACP: G:\Documents\Projects\170 West Portal Avenue\2011.0009C - 170 West Portal Avenue - Exec Sum.doc*



# SAN FRANCISCO PLANNING DEPARTMENT

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*Subject to: (Select only if applicable)*

- |  |  |
|--|--|
| <input type="checkbox"/> Inclusionary Housing (Sec. 315)         | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 313) | <input type="checkbox"/> Child Care Requirement (Sec. 314) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 139)            | <input type="checkbox"/> Other                             |

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## Draft Planning Commission Motion

### HEARING DATE, MAY 26, 2011

*Date:* May 19, 2011  
*Case No.:* **2011.0009 C**  
*Project Address:* **170 West Portal Avenue**  
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*Project Sponsor:* Ying Wood Wong  
51 Jordan Place  
Palo Alto, CA 94303  
*Staff Contact:* Adrian C. Putra – (415) 575-9079  
adrian.putra@sfgov.org

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 729.42 AND 303 TO ALLOW A FULL-SERVICE RESTAURANT (D.B.A. SWEET ORCHID) IN THE WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT, AND A 26-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On January 6, 2011, Ying Wood Wong (Project Sponsor) filed an application with the Department for Conditional Use Authorization under Planning Code Sections 729.42 and 303 of the Planning Code to allow a full-service restaurant (d.b.a. "Sweet Orchid") in the West Portal Avenue Neighborhood Commercial District (NCD), and a 26-X Height and Bulk District.

On May 26, 2011, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.0009C.

The Project is exempt from the California Environmental Quality Act ("CEQA") as a Class 1 categorical exemption under CEQA.

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 requested in Application No. 2011.0009C, 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.
2. **Site Description and Present Use.** The subject property is located on the west side of West Portal Avenue, between Vicente Street and 14<sup>th</sup> Avenue, and developed with a single-story commercial building containing four commercial storefronts. Commercial uses found on the subject property include, a non-conforming large fast-food restaurant (d.b.a. West Portal Bakery), a retail service use (d.b.a. West Portal Quick Clean), a full-service restaurant (d.b.a. Village Grill), and a vacant storefront (project site) that was previously a retail store. The entire parcel is approximately 6,500 square-feet in area, with a total linear street frontage of approximately 67-feet along West Portal Avenue.
3. **Surrounding Properties and Neighborhood.** The subject property is located in the West Portal Neighborhood Commercial District (NCD). This district stretches for three long blocks along West Portal Avenue from Ulloa Street to 15<sup>th</sup> Avenue, and extends one block east along Ulloa Street from the Twin Peaks Tunnel entrance to Claremont Boulevard. West Portal Avenue provides a selection of goods and services for customers coming mainly from the surrounding west of Twin Peaks and Sunset single-family residential neighborhoods. The lively, small-scale retail frontage is interrupted at several locations by large-scale financial institutions which take up a large amount of commercial ground-story frontage. Except for one three-screen movie theater complex, West Portal offers no entertainment uses and its restaurants are mainly family-oriented. The West Portal Avenue District controls are designed to preserve the existing family-oriented, village character of West Portal Avenue. The building standards limit building heights to 26 feet and two stories and maintains the existing pattern of rear yards at the ground level and above. Because the District and surrounding neighborhoods are well served by the existing number of eating and drinking establishments, new bars, restaurants and take-out food uses are generally discouraged: any proposed new establishment should be carefully reviewed to ensure that it is neighborhood serving and family-oriented, and will not involve a high-volume of take-out food or generate traffic, parking, or litter problems.

On the subject block along West Portal Avenue buildings are primarily one to two-story structures with ground-floor commercial and residential above. In addition to uses on the subject property, other commercial uses on the subject block include a variety eating and drinking establishments, retail stores, and financial services. One block to the north of the project site is the West Portal Muni Station. Within the entire West Portal NCD there are currently 17 full-service restaurants, two nonconforming small, self-service restaurants, one nonconforming

large fast food restaurant, three coffee stores, five bars, and ten vacant ground floor commercial units (including the project site).

4. **Project Description.** The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 729.42 and 303, to allow a full-service restaurant (d.b.a. Sweet Orchid) in a vacant commercial storefront that was previously a retail store. The project site has approximately 16 feet of linear street frontage, contains approximately 2,466 square-feet of gross floor area. The proposal includes interior alterations to accommodate a proposed full-service restaurant that will feature gelato based desserts and cakes, and also offer savory entrees such as baked turnover's and sandwiches. At any given time the restaurant will operate with four employees (two persons to wait tables, a chef, and a general helper), and in total the project sponsor plans to hire six employees. The proposed hours of operations from 11:00 AM to 9:30 PM Monday through Thursday, and from 11:00 AM to 10:30 Friday and Saturday. The project sponsor does not intend to sell beer or wine although a beer and wine license is permitted as of right in conjunction with a full-service restaurant. This establishment is not a formula retail use.
5. **Public Comment.** The Department is not aware of any opposition to this project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Full-service Restaurant.** Under Planning Code Section 729.42 a full-service restaurant, as defined in Sections 790.91 of the Planning Code, is permitted as conditional uses on the first story and below. Section 790.92 of the Code defines a full-service restaurant as a retail eating or eating and drinking use which serves food to customers primarily for consumption on the premises, and is not specifically designed to attract and accommodate high customer volumes or turnover. It has seating and serves prepared, ready-to-eat cooked foods for consumption on the premises. Guests typically order and receive food and beverage while seated at tables on the premises and pay for service after the meal is consumed. It includes, but is not limited to, lunch counters, coffee shops, soda fountains and full-service dining establishments. It is distinct and separate from a small or large fast-food restaurant. It may provide on-site beer and/or wine sales for drinking on the premises (with ABC licenses 40, 41 or 60). If it serves liquor for drinking on the premises (with ABC licenses 47 or 48), or does not admit minors (with ABC licenses 42 or 61), then it shall also be considered a bar.

*The Project Sponsor seeks Conditional Use Authorization to allow a full-service restaurant at the first floor of the subject property, which is located within the West Portal Avenue NCD.*
  - B. **Formula Retail Use.** Planning Code Sections 703.3 and 703.4 defines a formula retail use and requires Conditional Use authorization from the Planning Commission for all new formula retail uses within all Neighborhood Commercial Districts.

*There is only one other "Sweet Orchid" location in Fremont, California. Therefore, the proposed full-service restaurant is not considered a formula retail use.*

- C. **Hours of Operation.** Planning Code Section 729.27 states that in the West Portal Avenue NCD maintaining hours of operation from 6:00 PM. to 2:00 AM. is permitted by right.

*The project sponsor is proposing hours of operations from 11:00 AM to 9:30 PM Monday through Thursday, and from 11:00 AM to 10:30 PM Friday and Saturday.*

- D. **Use Size.** Planning Code Section 729.21 permits a use size of 2,499 square feet and above in the West Portal Avenue NCD District with Conditional Use Authorization.

*The Project will not increase the use size at the subject property. The use size of approximately 2,466 gross square-feet of floor area is below the 2,499 square foot threshold established for permitted as of right use sizes in the West Portal Avenue NCD.*

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that NC Districts containing specific uses – including full-service restaurants – have at least ½ the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

*The project site has approximately 16 feet of lineal street frontage along West Portal Avenue with the entire street frontage devoted to either the entrance or window space. The windows are un-tinted clear glass, and there is an unobstructed view into the establishment at the pedestrian eye-level.*

- F. **Parking.** Section 151 of the Planning Code requires off-street parking for a full-service restaurant for every 200 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

*The project site contains approximately 2,466 square-feet of floor area and thus does not require any off-street parking.*

- G. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department.

*Any proposed signage shall be subject to the review of the Planning Department and required to meet all provisions set forth in Article 6 of the Planning Code pending the approval of this application.*

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply 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 size of the proposed use is in keeping with other storefronts in the West Portal Avenue NCD. Allowing a new full-service restaurant will have minimal impacts to traffic or parking in a neighborhood that is easily accessible by public transportation. The Project is necessary and desirable because it contributes to the economic vitality of the neighborhood by eliminating a vacant storefront and establishing a new full-service restaurant which would add to the diversity of goods offered to the community. The project would also provide entry-level job opportunities for neighborhood residents.*

- 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:

- i. Nature of proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The size and shape of the project site is compatible with the pattern of development in the area, and the Project does not involve any alterations to the exterior of the subject building.*

- ii. 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;

*Traffic conditions will remain substantially unaltered by this Project because the proposed use is a neighborhood-serving business that can be easily frequented via foot, cab, or public transportation by many residents of the surrounding neighborhoods. The Project does not trigger a parking requirement because the use size is well below the 5,000 square-foot threshold that triggers an off-street parking requirement.*

- iii. The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*The Project will not produce noxious or offensive emissions related to noise, glare and dust.*

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

*There are no proposed changes to existing conditions as they relate to landscaping, screening, open spaces, parking and loading areas, service areas and lighting. Any proposed signage shall be subject to the review of the Planning Department and required to meet all provisions set forth in Article 6 of the Planning Code pending the approval of this application*

- 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 West Portal Avenue NCD in that the use is located at the ground floor, provides a compatible convenience service for the immediate surrounding neighborhoods, provides entry level job opportunities, and operates with hours of operation that are permitted by right within the district.*

8. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

## 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 project will provide a desirable use to the neighborhood that is independently owned and operated and will provide resident employment opportunities to those in the community.*

#### **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.

*Approval of the Project will allow for a new small, self-service restaurant in the immediate neighborhood that could generate additional pedestrian activity to the area. This will contribute the diverse economic base of the City.*

**OBJECTIVE 3:**

PROVIDE EXPANDED EMPLOYMENT OPPORTUNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

**Policy 3.1:**

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

*Approving the Project will create entry-level employment opportunities for local unskilled and semi-skilled workers.*

## EATING AND DRINKING ESTABLISHMENTS

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 Planning Commission approval. Pertinent guidelines may be applied as conditions of approval for 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 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.

In districts where the proliferation of eating and drinking establishments could generate problems, the following guidelines should be employed in the consideration of new establishments, relocations, changes from one kind of eating and drinking establishment to another (e.g. from self-service restaurant to full-service restaurant), expansion or intensification of existing establishments:

- The establishment should not add to an over-concentration of eating and drinking establishments in a single district. The balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage. Proposals for eating and drinking establishments which would increase the proportion of total occupied commercial frontage above 20% should be reviewed to ensure that they would not reduce the variety of neighborhood-serving uses; nor create substantial noise, traffic, parking problems, or other nuisances in the district or surrounding neighborhood. Those establishments that would do the above should not be permitted. Except in districts with an established pattern of service to a broad market, such as North Beach, such establishments should not occupy more than 25% of the total commercially occupied frontage in a district. To minimize the problems they can create, eating and drinking uses should generally be at least 100 feet apart from each other, unless there are factors making clustering of uses appropriate. For example, a configuration of clustered eating and drinking uses where off-street parking is shared might be more appropriate than an even distribution of such establishments.
- New, expanding or relocating eating and drinking uses should not impose significant adverse impacts on traffic and transit volumes and circulation and parking congestion. If such impacts are anticipated, especially on transit-preferential streets, the proposed use, expansion or relocation should be redesigned to mitigate such impacts, or it should be prohibited.
- Eating and drinking uses should be adequately soundproofed or insulated for noise and operated so as to reasonably protect adjoining and surrounding upper-story residences from disturbances. Fixed source equipment

*There is a general concern with the potential over-concentration of food-service establishments. 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 has performed a site survey of the West Portal Neighborhood Commercial District which contains the proposed building. Approximately 16% of the existing total West Portal Neighborhood Commercial District's commercial frontage is devoted to eating and drinking establishments, which is well below the maximum concentration.*

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 does comply 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.

*No retail uses will be displaced as a result of this authorization. Additionally, this authorization will allow for the creation of new job opportunities.*

- 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 not adversely affect existing housing and is consistent with the surrounding neighborhood character.*

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

*No housing will be removed for this Project.*

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

*The Project is within close access to public transit as it is located only one block away from of the West Portal MUNI station. Additionally, approval of the Project should not significantly alter the existing automobile traffic and parking availability that currently exists in the immediate neighborhood.*

- 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.

*Approval of this Project will not adversely affect any industrial or service sector jobs rather it will create new service sector employment opportunities for local residents.*

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

*The Project will be designed and constructed to conform to the structural and seismic safety requirements of the San Francisco Building Code where applicable. Therefore, the Project will not impact the existing structure's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The Project does not involve façade alterations. Additionally, the existing structure is not an architecturally rated building, nor is it included on any architectural survey. Therefore, no historic buildings will be adversely affected by the proposed change of use.*

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

*This Project will not affect any parks or open space because there is no change to the existing building footprint.*

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 authorization 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. 2011.0009C** subject to the following conditions attached hereto as "EXHIBIT A" 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 No. XXXXX. 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, 94012.**

I hereby certify that the Planning Commission **ADOPTED** the foregoing Motion on May 26, 2011.

Linda Avery  
Commission Secretary

AYES:

NAYES:

ABSENT:

ADOPTED: May 26, 2011

## EXHIBIT A

### AUTHORIZATION

This authorization is for a conditional use to allow a full-service restaurant (d.b.a. Sweet Orchid) located at 170 West Portal Avenue, Block 2988A, and Lot 006 pursuant to Planning Code Section(s) 729.42 and 303 within the West Portal Avenue Neighborhood Commercial District and a 26-X Height and Bulk District; in general conformance with plans, dated December 15, 2010, and stamped "EXHIBIT B" included in the docket for Case No. 2011.0009C and subject to conditions of approval reviewed and approved by the Commission on May 26, 2011 under Motion No XXXXXX. 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 May 26, 2011 under Motion No XXXXXX.

### PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

**Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building



Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. 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. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

**Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

**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](http://www.sf-planning.org)*

**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](http://www.sf-planning.org)*

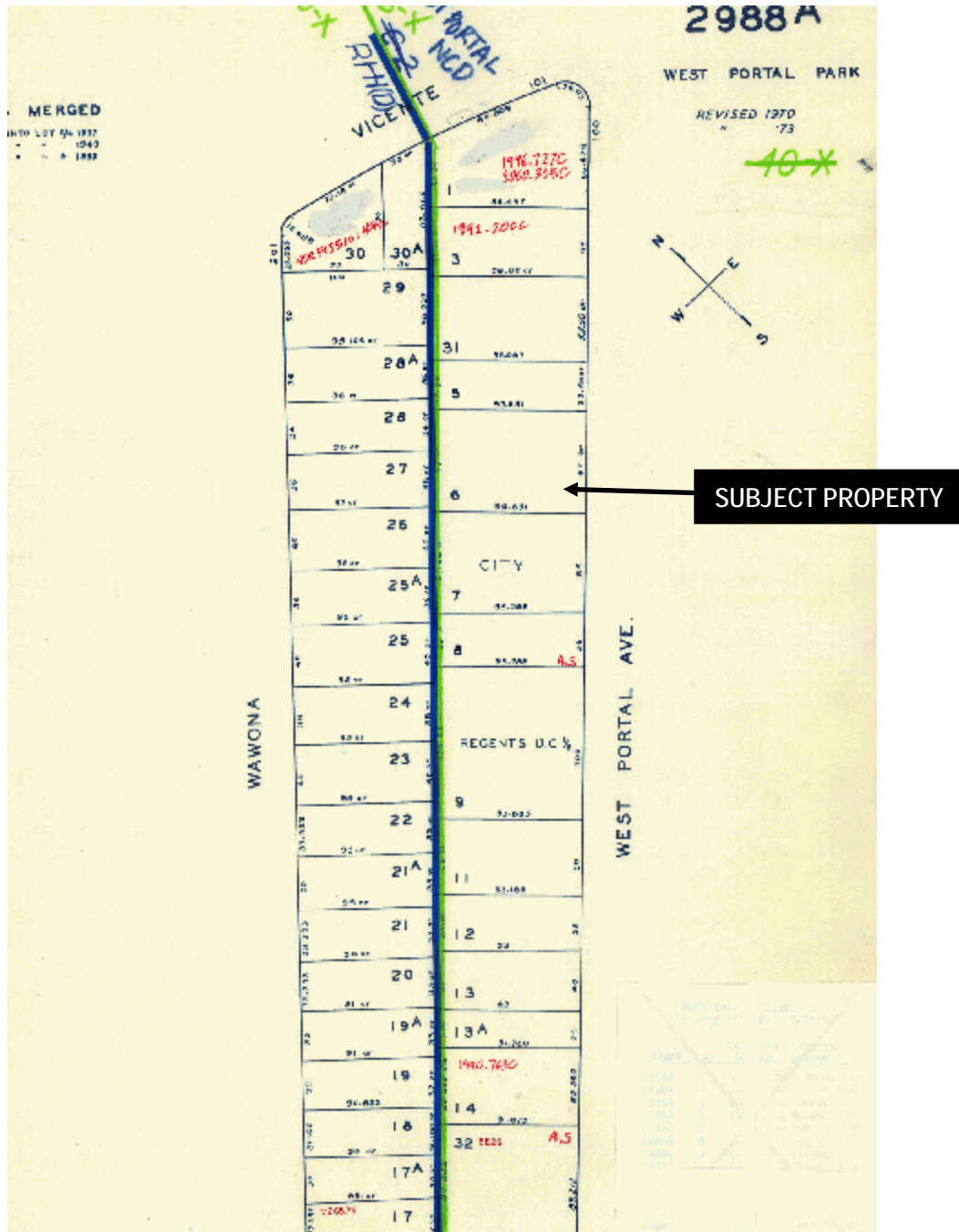
## OPERATION

**Garbage, Recycling, and Composting Receptacles.** 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 Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org> .*

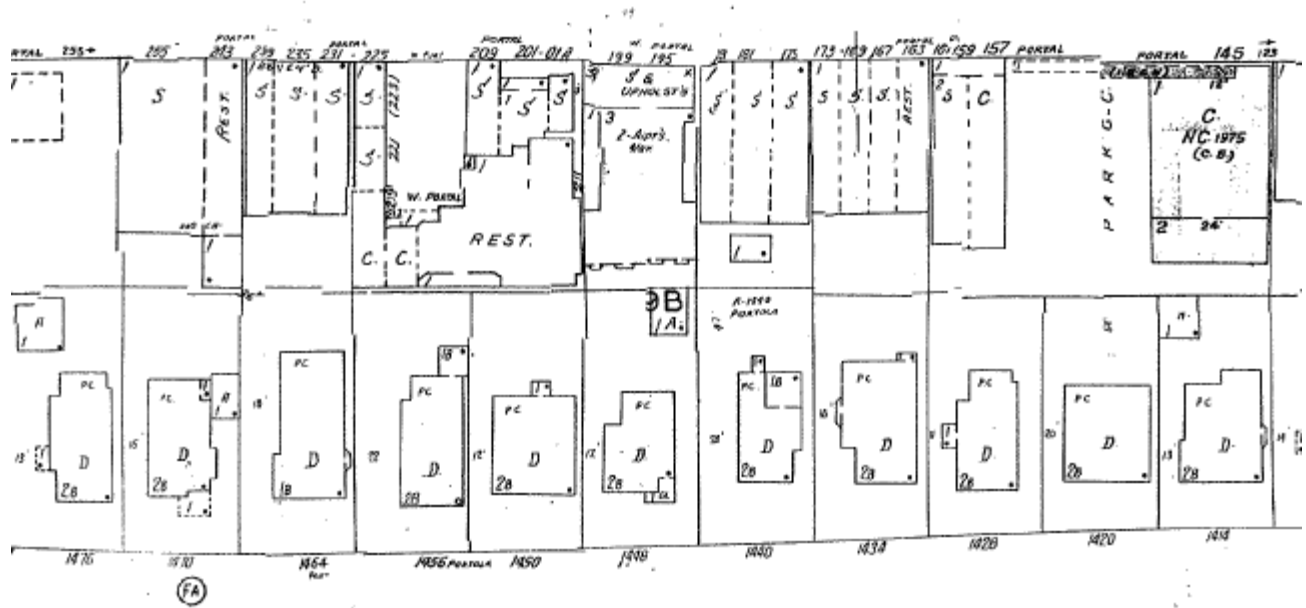
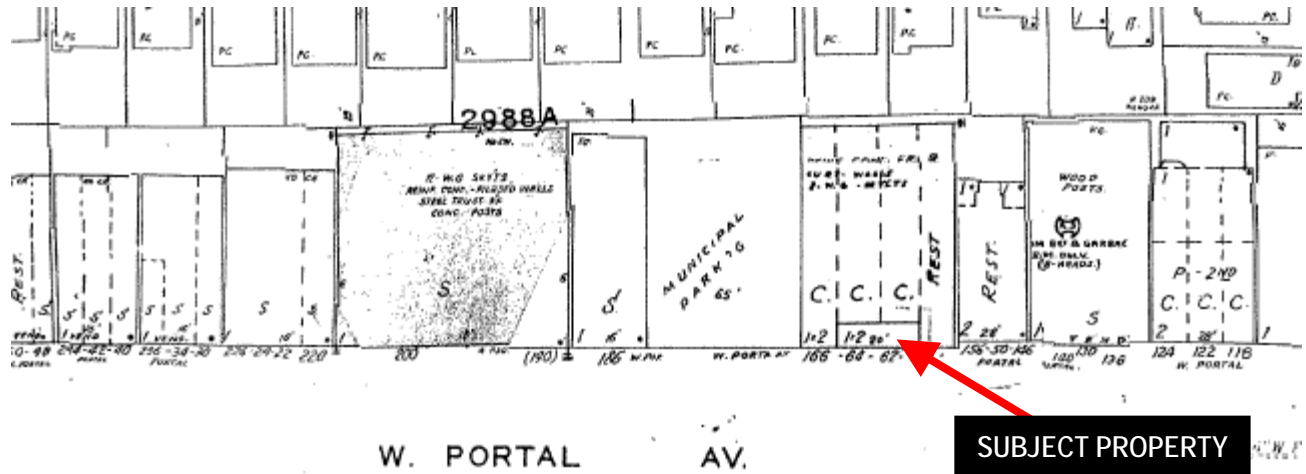
**Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards. *For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>*

# Parcel Map



Conditional Use Request Hearing  
Case Number 2011.0009 C  
Full-service Restaurant  
170 West Portal Avenue

# Sanborn Map



Conditional Use Request Hearing  
Case Number 2011.0009 C  
Full-service Restaurant  
170 West Portal Avenue

# Aerial Photo view looking West



**SUBJECT PROPERTY**

Conditional Use Request Hearing  
Case Number 2011.0009 C  
Full-service Restaurant  
170 West Portal Avenue

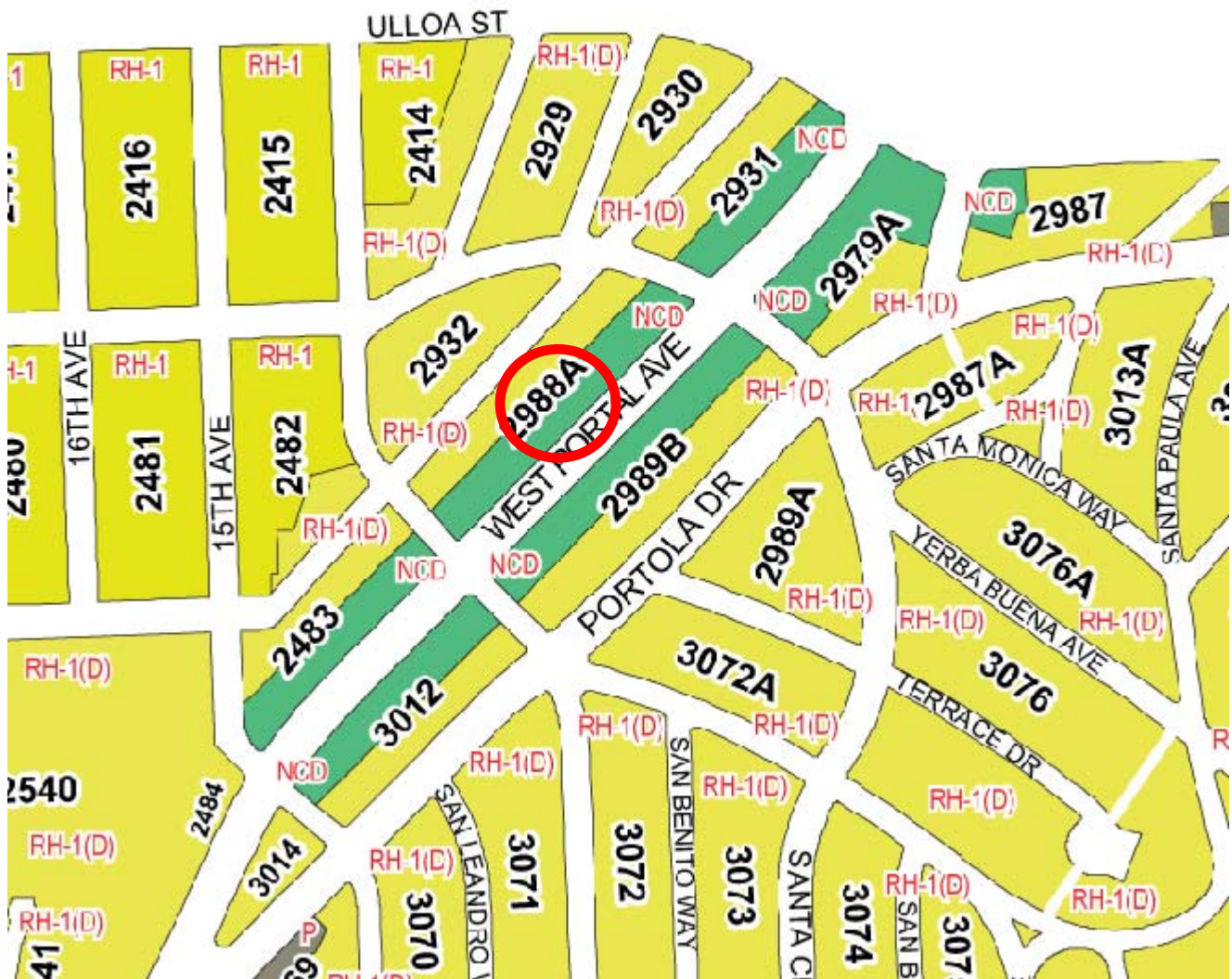
# Aerial Photo view looking East



**SUBJECT PROPERTY**

Conditional Use Request Hearing  
Case Number 2011.0009 C  
Full-service Restaurant  
170 West Portal Avenue

# Zoning Map



Conditional Use Request Hearing  
Case Number 2011.0009 C  
Full-service Restaurant  
170 West Portal Avenue

# Site Photo

## Subject Property



SUBJECT PROPERTY

Conditional Use Request Hearing  
Case Number 2011.0009 C  
Full-service Restaurant  
170 West Portal Avenue



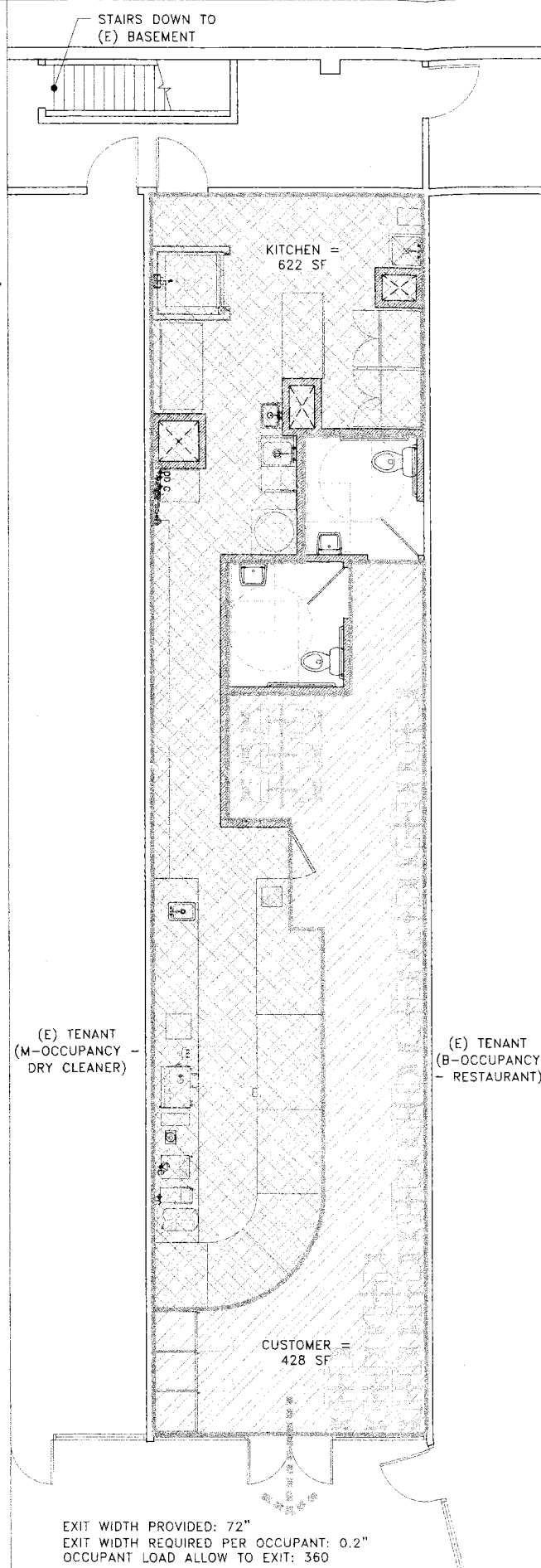
ABBREVIATIONS

<b>A</b>	A.C. Asphalt Concrete	LB/# Linear Fast	Pound
	AC.T. Acoustical Tile	L.F. Locker	Locker
	AC.P. Acoustical Panel	L.T. Light	Light
	A.D. Area Drain	L.G. Large	Large
	ADJ. Adjustable		
	AGGR. Aggregate		
	A.F.F. Above Finished Floor		
	AL./ALUM. Aluminum		
	AND		
	ANG./< Angle		
	APPROX. Approximate		
	ARCH. Architectural		
	ASPH. Asphalt		
	AT		
<b>B</b>	BKG. Backing		
	BD. Board		
	BITUM. Bituminous		
	BLDG. Building		
	BLKG. Blocking		
	BM. Beam		
	B.O. Bottom of		
	BOT. Bottom		
	B.U. Built-up		
<b>C</b>	CAB. Cabinet		
	C.B.A. Carpet Base		
	C.B. Catch Basin		
	CEM. Cement		
	CER. Ceramic		
	C.I. Cast Iron		
	C.J. Construction/Control Joint		
	C.L. Center Line		
	CLG. Ceiling		
	CLKG. Caulking		
	CLD. Closet		
	CLR. Clear		
	C.O. Clean out		
	COL. Column		
	CONC. Concrete		
	CONN. Connection		
	CONSTR. Construction		
	CONT. Continuous		
	CONTR. Contractor		
	CORR. Corridor		
	CPT. Carpet		
	C.P. Cement Plaster		
	C.S.Q. Carpet Square		
	CTS.K. Countersink		
	C.M.U./CMU Conc. Masonry Unit		
	CNTR. Counter		
	C.T. Ceramic Tile		
	CTR. Center		
	C.W. Curtain Wall		
<b>D</b>	DAT. Datum		
	DBL. Double		
	DEPT. Department		
	D.F. Drinking Fountain		
	DET. Detail		
	DIA. Diameter		
	DIM. Dimension		
	DISP. Dispenser		
	DKG. Decking		
	DN. Down		
	D.O. Door Opening		
	D.P. Dimension Point		
	DR. Door		
	DWR. Drawer		
	DS. Downspout		
	D.S.P. Dry Standpipe		
	DWG. Drawing		
<b>E</b>	E. East		
	(E) Existing		
	EA. Each		
	E.J. Expansion Joint		
	EL./ELEV. Elevation		
	ELEC. Electrical		
	ELEV. Elevator		
	EMER. Emergency		
	ENCL. Enclosure		
	E.P. Electrical Panelboard		
	EQ. Equal		
	EQUIP. Equipment		
	E.W.C. Electrical Water Cooler		
	EXPO. Exposed		
	EXP. Expansion		
	EXT. Exterior		
	F.A. Fire Alarm		
	F.B.O. Furnished by Owner		
	F.D. Floor Drain		
	FDN. Foundation		
	F.E. Fire Extinguisher		
	F.E.C. Fire Extinguisher Cab.		
	F.F. Finish Floor		
	F.G. Fixed Glass		
	F.H.C. Fire Hose Cabinet		
	FHWS. Flat Head Wood Screw		
	FIN. Finish		
	FL. Floor		
	FLASH. Flashing		
	FLUOR. Fluorescent		
	F.O.C. Face of Concrete		
	F.O.F. Face of Finish		
	F.O.M. Face of Masonry		
	F.O.S. Face of Studs		
	FRP. Fireproof		
	FR. Frame		
	FRG. Framing		
	F.S. Full Size		
	F.S.R. Fire Sprinkler Riser		
	FT. Foot or Feet		
	FIG. Footing		
	FUR. Furring		
	FUR./F. Furring		
<b>G</b>	GA. Gauge		
	GALV. Galvanized		
	G.B. Grab Bar		
	G.CONC. Granite Concrete		
	GL. Glass		
	GND. Ground		
	GR. Grade		
	GYP. Gypsum		
	H.B. Hose Bibb		
	H.C. Hollow Core		
	H.D. Hot Dipped		
	HDCP. Handcapped		
	HDWD. Hardwood		
	HDWR. Hardware		
	H.M. Hollow Metal		
	HORIZ. Horizontal		
	HR. Hour		
	HGT. Height		
<b>I</b>	I.D. Inside Diameter		
	IN. Inch or inches		
	INCL. Include		
	INSUL. Insulation		
	INT. Interior		
<b>J</b>	JAN. Janitor		
	JT. Joint		
<b>K</b>	KIT. Kitchen		
<b>L</b>	LAB. Laboratory		
	LAM. Laminate		
	LAV. Lavatory		
	LYD. Yard		

SYMBOLS

BUILDING LAYOUT POINT	BLP
DATUM POINT ELEVATION	+
MATCH LINE	—
PROPERTY LINE	—
DIM. @ F.O.S./STRUC.	—
DIM. @ CENTER LINE	—
DIM. @ F.O.F./CLEAR	—
(N) OR REQUIRED ELEVATION POINT	+9'-0"
(E) ELEVATION POINT	+9'-0"
COLUMN GRID	1
DETAIL NO.	4
SHEET NO.	A6
WALL SECTION NO.	7
SHEET NO.	A8
BUILDING SECTION	9
SHEET NO.	A2
INTERIOR ELEVATION	4
DOOR NO.	4
DOOR TYPE	4
WINDOW NO.	5
REVISION NO.	3
ROOM NAME	ENTRY
ROOM NO.	100
EARTH	[Symbol]
POROUS FILL/ GRAVEL/ROCK	[Symbol]
SAND/MORTAR/ CEMENT PLASTER	[Symbol]
CONCRETE	[Symbol]
MASONRY WALL	[Symbol]
BRICK/BRICK VENEER/ PAVER	[Symbol]
QUARRY/ CERAMIC TILE	[Symbol]
PLYWOOD	[Symbol]
ROUGH WOOD	[Symbol]
FINISH WOOD	[Symbol]
METAL	[Symbol]
GYPSON BOARD	[Symbol]
PROTECTION BOARD	[Symbol]
ACOUSTICAL TILE	[Symbol]
GLASS	[Symbol]
WATERPROOFING/ FLASHING	[Symbol]
BLANKET OR BATT INSULATION	[Symbol]
RIGID INSULATION	[Symbol]
RESILIENT FLOORING	[Symbol]

EXIT PLAN



PROJECT DATA / FIRE PROTECTION NOTE

Project Address: 170 W PORTAL AVENUE  
 SF Assessor ID: Block 2988A, Lot 006  
 Zoning Designation: NCD  
 Construction Type: III-B  
 Project area: 1,158 SF (GROUND LEVEL)  
 1,308 SF (BASEMENT)  
 Sprinklered: No  
 Total parking provided: existing street parking  
 Existing Occupancy: Vacant  
 Proposed Occupancy: B (Food use)  
 TOTAL PROPOSED OCCUPANCY LOAD: 39  
 customer area = 428 SF / 15 = 29  
 kitchen area = 622 SF (1st Fl) + 1,308 SF (Basement) / 200 = 10  
 EXISTING ALLOWABLE EXIT  
 Front exit = 72" / 0.2 = 360  
 Total allowable occupant to exit = 360 > proposed - OK  
 CODE REFERENCE:  
 2007 CBC 2007 CEC 2007 CMC 2007 CPC 2007 CFC  
 2007 CALIFORNIA ENERGY CODE CITY & COUNTY OF SAN FRANCISCO MUNICIPAL CODE  
 FIRE PROTECTION NOTE:  
 1. PROVIDE PORTABLE FIRE EXTINGUISHER, LOCATION AND SPECIFICATION IN ACCORDANCE WITH UC STANDARD 10-1. ALL PORTION OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MIN SIZE OF THE EXTINGUISHER SHALL BE 2-A:10-BC  
 2. PROVIDE A CLASS K FIRE EXTINGUISHER IN THE KITCHEN AREA IF OPEN FLAME EQUIPMENT PRESENT  
 3. ALL COMBUSTIBLE INTERIOR DECORS ARE TO BE PROTECTED BY FIRE RETARDANT APPROVED BY LOCAL JURISDICTIONS AND TO BE APPLIED AND BE CERTIFIED BY AN APPLICATOR FOR CITY'S APPROVAL.  
 4. PROVIDE NEW AND/OR ALTER EXISTING SPRINKLER SYSTEM AS NEEDED BY THE NEW PARTITIONS, FLOORS, AND CEILINGS. SUBMIT SHOP DRAWINGS TO THE FIRE DEPT. FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.  
 5. FIRE EXTINGUISHERS, EXIT SIGNES, EMERGENCY LIGHTING, KNOX BOX LOCATIONS AND ADDRESS POSTING TO BE FIELD VERIFIED BY FIRE INSPECTOR.

PROJECT DESCRIPTION

TENANT IMPROVEMENT TO EXISTING RETAIL SPACE AND VACANT BASEMENT SPACE. PROPOSED USE IS TO BE DESSERT SHOP. ALL PARKING ARE EXISTING. NO CHANGE IN BUILDING SQUARE FOOTAGE. SCOPE OF WORK INCLUDES:  
 1. NEW AC UNIT ON ROOF.  
 2. NEW KITCHEN, RESTROOM, CUSTOMER AREA  
 3. NEW CEILING LIGHTING AND CEILING  
 4. NEW SEATING AND TABLES

DRAWING INDEX

- ARCHITECTURAL:  
 A0.0 PROJECT INFORMATION / BLOCK PLAN  
 A0.0a ADA CHECKLIST  
 A0.0b NOTES / BLOCK PLAN  
 A0.1 ACCESSIBILITY NOTES & DETAILS  
 A0.2 ACCESSIBILITY NOTES & DETAILS  
 A0.3 EXISTING BASEMENT PLAN / EXISTING GROUND FLOOR PLAN  
 A1.0 PROPOSED FLOOR PLANS / DOOR SCHEDULE  
 A1.1 FLOOR FINISH PLANS / FINISH SCHEDULE / ENLARGED RESTROOM PLAN  
 A1.2 REFLECTED CEILING PLANS / RESTROOM FIXTURE SCHEDULE / RESTROOM ELEVATIONS  
 A1.3 INTERIOR SECTIONS / DETAILS  
 A2.0 EQUIPMENT PLAN / EQUIPMENT SCHEDULE  
 A3.0 HEALTH DEPARTMENT NOTES AND DETAILS  
 MECHANICAL/PLUMBING:  
 MP-1 NOTES, SYMBOLS AND CALCULATIONS  
 MP-2 HVAC PLANS - GROUND FLOOR & BASEMENT  
 MP-3 PLUMBING PLANS - GROUND FLOOR & BASEMENT  
 MP-4 PARTIAL ROOF PLAN AND SCHEDULES  
 MP-5 DETAILS  
 MP-6 DETAILS  
 ELECTRICAL:  
 E1.0 TITLE 24 / SINGLE LINE / FIXTURE SCHEDULES  
 E2.0 GROUND FLOOR LIGHTING AND POWER PLANS  
 E3.0 BASEMENT LIGHTING AND POWER PLANS  
 E4.0 ROOF POWER PLAN AND PANEL SCHEDULES

LOCATION MAP



PROJECT TEAM

Tenant	Sweet Orchid - Wood Wong 57 Jordan Place, Palo Alto . CA 94303 (t) 650.325.1413
Architect	Studio 02 - Sunny Tam, AIA LEED AP 147 Castro street . suite 2 . Mountain View . CA 94041 (t) 650.988.8877 (f) 650.963.3310
Mechanical/Plumbing/Engineer:	3450 3rd Street #4B . San Francisco . (tel) 415.282.3100 (fax) 415.282.3101
Engineer:	Able Engineers - Albert Lee o . CA 95014



TENANT IMPROVEMENT  
**Sweet ORCHID**  
 170 WEST PORTAL AVENUE  
 SAN FRANCISCO . CA 94127

12.15.10 ISSUED FOR CITY PLAN CHECK



PROJECT NO.: 10-3540

EQUIPMENT PLAN  
 EQUIPMENT SCHEDULE

A0.0

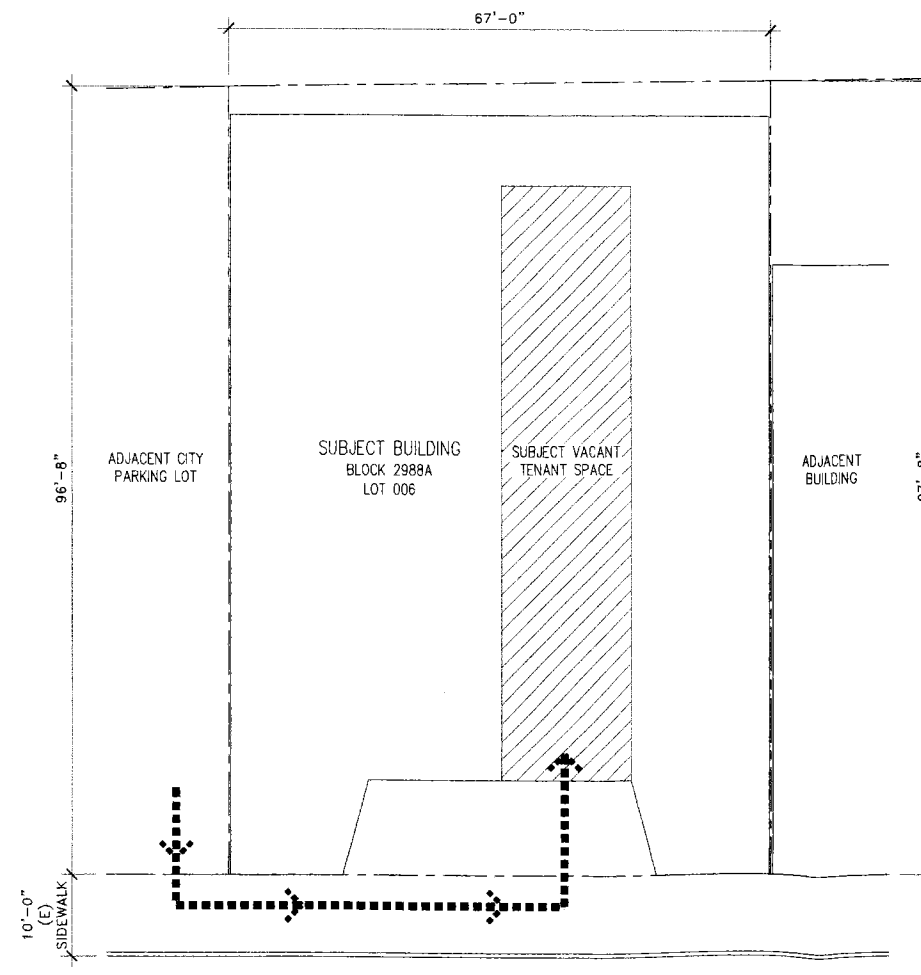
1. AIA DOCUMENT A201, THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, IS PART OF THE CONSTRUCTION DOCUMENTS. GENERAL CONTRACTOR AND ITS SUBCONTRACTORS ARE TO REVIEW AND FOLLOW CONDITIONS LISTED BELOW THAT ARE APPLICABLE TO THIS SPECIFIC PROJECT.
2. IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND REGULATIONS. G.C. SHALL BECOME FAMILIAR WITH ALL CITY OF ANDERSON ASPECTS OF WORKING.
4. GENERAL CONTRACTOR SHALL COORDINATE ALL FACETS OF HIS WORK AND ALL TRADES INVOLVED TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. IF ANY WORK IS TO BE INSTALLED BY THE OWNER/CLIENT DIRECTLY, ALLOWANCES FOR THE OWNER'S WORK MUST BE MADE. COORDINATE WITH ARCHITECT/OWNER/CLIENT.
5. GENERAL CONTRACTOR SHALL LEAVE THE JOB SITE "BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A NEAT AND SAFE PLACE TO AVOID ACCIDENTS, FOR CONSTRUCTION AND FOR THE OWNER.
6. GENERAL CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION, TRENCHING, OR GRADING OF ANY KIND. GENERAL CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN REROUTING ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER SERVICES, OR ANY OTHER UTILITY. G.C. SHALL MAINTAIN ALL ELECTRICAL AND COMMUNICATION SYSTEMS IN-HOUSE AT ALL TIMES.
7. NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THE DRAWINGS. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE ARCHITECT. REFER TO THE COVER SHEET FOR DIMENSIONING STANDARDS.
8. VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING.
9. GENERAL CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL DRAWINGS BEFORE FRAMING. COORDINATE RECESSED LIGHT FIXTURE LOCATIONS, SHAFTS, AND HVAC DUCTWORK PRIOR TO FRAMING. IT IS IMPERATIVE THAT FRAMING MEMBER LOCATIONS DO NOT CONFLICT WITH LOCATIONS OF RECESSED LIGHT FIXTURES. IF CONFLICT EXISTS, NOTIFY ARCHITECT.
10. GENERAL CONTRACTOR SHALL INSTALL ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ALL GUARANTEES, INSTRUCTION BOOKLETS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE HANDED DIRECTLY TO THE OWNER/CLIENT IN ONE MANILA ENVELOPE AT THE TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EVERY PIECE OF EQUIPMENT AND EVERY APPLIANCE IS IN PERFECT WORKING ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES IS MADE KNOWN TO THE OWNER/CLIENT.
11. THE INSTALLER OF EACH MAJOR UNIT OF WORK IS REQUIRED TO INSPECT THE SUBSTRATE AND CONDITIONS TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO THE GENERAL CONTRACTOR AND NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE ATTAINED.
12. FOR MOUNTING HEIGHTS NOT CLEARLY OUTLINED IN THE PLANS OR SCHEDULES, COORDINATE WITH ARCHITECT. ARCHITECT SHALL CONFIRM ALL ELECTRICAL DEVICE AND LIGHT FIXTURE LOCATIONS BEFORE CONTRACTOR PULLS WIRE.
13. PROVIDE SOLID BLOCKING AS NECESSARY FOR WALL MOUNTED SHELVES, FIXTURES, AND FITTINGS, EVEN WHEN WORK IS TO BE DONE BY OWNER DIRECTLY. REVIEW SCOPE OF WORK AND LOCATIONS FROM INTERIOR ELEVATIONS AND COORDINATE WITH OWNER/ARCHITECT.
14. ALL FASTENING DEVICES TO BE CONCEALED, UNLESS OTHERWISE SHOWN.
15. WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS.
16. CAULK OR OTHERWISE SEAL AROUND ALL OPENINGS TO LIMIT INFILTRATION, INCLUDING BUT NOT LIMITED TO: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS.
17. GENERAL CONTRACTOR SHALL VERIFY THAT ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATER-TIGHT. ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER-TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION.
18. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSION AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY OF THESE PLANS AND SPECIFICATIONS.
19. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH THE REVIEWED SHOP DRAWINGS AND SAMPLES.
20. SHOULD A DISCREPANCY APPEAR IN SPECIFICATIONS OR DRAWINGS, OR IN WORK DONE BY OTHERS AFFECTING THIS WORK, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION AS TO PROCEDURE. IF CONTRACTOR PROCEEDS WITH WORK AFFECTED WITHOUT INSTRUCTION FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT.
21. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATION OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONTRACTOR INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION FROM ARCHITECT AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
22. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
23. THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY WORK EXCEPT BY AGREEMENT OF THE ARCHITECT.
24. CONSTRUCTION LIABILITY: CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
25. ALL VENTS THROUGH ROOF SHALL BE KEPT AT A MINIMUM HEIGHT CONSISTENT WITH APPLICABLE.
26. ALL OPEN JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE SHALL BE SEALED, CAULKED, GASKETED OR WEATHERSTRIPPED TO LIMIT AIR LEAKAGE.
27. INTERIOR WALL AND CEILING FINISH SHALL CARRY A FLAME SPREAD RATING AS REQUIRED BY CBC CHAPTER 8.
28. ALL INSULATION TO HAVE A FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPMENT.
29. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. EXCEPTION PER C.B.C. SECTION 1008.1.8.3: KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE ARE PERMITTED TO BE EQUIPPED ON THE MAIN EXTERIOR DOOR OR DOORS IF 1. THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED; 2. THERE IS A READILY VISIBLE DURABLE SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS." LETTERS SHALL BE 1" HIGH ON A CONTRASTING BACKGROUND; 3. THE USE OF THE KEY-OPERATED DEVICE IS REVOKABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE. WHEN UNLOCKED, THE DOOR MUST BE FREE TO SWING WITHOUT ANY LATCHING DEVICE.
30. ALL HARDWARE SHALL COMPLY WITH CURRENT REQUIREMENT FOR ACCESS BY THE PHYSICALLY DISABLED EFFORT TO OPERATE DOORS. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR INTERIOR SIDE-SWINGING DOORS WITHOUT CLOSERS AND FOR OTHER SIDE-SWINGING, SLIDING AND FOLDING DOORS, THE DOOR LATCH SHALL RELEASE WHEN SUBJECTED TO A 15 LBS FORCE. DOOR SHALL BE SET IN MOTION WHEN SUBJECTED TO A 30 LBS FORCE. SUCH FORCES SHALL BE APPLIED TO THE LATCH SIDE. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS.
31. INTERIOR AND EXTERIOR THRESHOLDS WILL BE REQUIRED TO BE NO HIGHER THAN 1/2 INCH ABOVE THE ADJACENT FLOOR LEVELS. EACH EXPOSED EDGE OF THRESHOLDS IS REQUIRED TO BE LEVELED OR SLOPED AT AN ANGLE NOT TO EXCEED 45 DEGREES SO THAT NO VERTICAL CHANGE OF ELEVATION EXCEEDS 1/4 INCH.
32. ENTRANCE SIGNS. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS SHALL BE IDENTIFIED WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WALKS.
33. THE INSTALLATION OF AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL COMPLY WITH NFPA 13 AND UC STANDARD NO. 10-1 AND/OR LOCAL FIRE CODE.
34. SUPPLY AND INSTALLATION OF FIRE EXTINGUISHERS ARE PART OF THIS CONTRACT. FIRE EXTINGUISHERS ARE TO BE INSTALLED PER FIRE MARSHALL REQUIREMENTS BY THE CONTRACTOR.
35. ALL DIMENSIONS SHOWN ON THESE PLANS ARE MEASURED FROM FINISHED WALLS, FLOOR, CEILING, AND/OR CENTERLINES OF UTILITY ROUGH-INS UNLESS NOTED OTHERWISE. THE SUB-CONTRACTORS SHALL MAKE NECESSARY ALLOWANCES FOR FINISHES DURING ROUGH-IN AS REQUIRED.
36. ITEMS NOTED "EXISTING, VENDOR, FUTURE, BY OTHER, AND NIC (NOT IN CONTRACT)" SHALL BE VERIFIED BY THE RESPECTIVE SUBCONTRACTOR FOR SIZE AND REQUIREMENTS PRIOR TO ROUGH-IN AND FINAL CONNECTION. NOTIFY ARCHITECT AND ITS CONSULTANT IMMEDIATELY FOR ERRORS AND DISCREPANCIES.

1. THE SERVICE REQUIREMENTS SHOWN ON THESE PLANS ARE FOR FOOD SERVICE EQUIPMENT SPECIFIED BY KITCHEN MANUFACTURING COMPANY. THESE PLANS ARE PREPARED AND FURNISHED FOR THE PURPOSE OF INDICATING EQUIPMENT SERVICE REQUIREMENTS AND ROUGH-IN SPOTTING LOCATIONS ONLY AND DO NOT RELIEVE THE GENERAL CONTRACTOR, SUB-CONTRACTORS, OR OTHER INVOLVED TRADES OF THE RESPONSIBILITY OF THE ABOVE PARTIES TO CONSULT WITH THE ARCHITECT, OWNER, OR HIS REPRESENTATIVE CONCERNING ALL OTHER REQUIREMENTS OF THE BUILDING.
2. ALL MISCELLANEOUS PARTS AND ITEMS INCLUDING GREASE TRAPS, GREASE INTERCEPTORS, FAUCETS, VALVES, TRAPS, TRIM, WIRING, MAGNETIC STARTER, DISCONNECTS, ELECTRICAL PANELS, THERMAL OVERLOAD PROTECTION, CORDS, AND PLUGS, ETC. ARE SUPPLIED BY THE APPROPRIATE SUBCONTRACTOR UNLESS OTHERWISE SPECIFIED ON THESE PLANS OR BY SEPARATE WRITTEN CONTRACT.
3. PLUMBING, ELECTRICAL, AND REFRIGERATION ROUGH-IN AND FINAL CONNECTIONS AND HOOK-UP SHALL BE PROVIDED AND PERFORMED BY THE RESPECTIVE SUBCONTRACTORS IN COMPLIANCE WITH APPLICABLE NATIONAL, STATE, AND LOCAL CODES. ALL ROUGH-INS ARE SUBJECT TO CHANGE AND VERIFICATION PENDING THE FINAL SELECTION AND LOCATION OF ALL EQUIPMENT.
4. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL THE PROPER BACKING FOR WALL AND CEILING MOUNTED EQUIPMENT, SHELVING, BRACKETS, BRACES, TABLE CANTILEVER BASES, STOOL CANTILEVER BRACKETS, HAND RAILING, ETC. AS REQUIRED AND INDICATED BY THE KITCHEN MANUFACTURING COMPANY'S PLANS, SPECIFICATIONS, AND EQUIPMENT BROCHURES.
5. THE GENERAL CONTRACTOR SHALL PROVIDE FLOOR, WALL, CEILING, AND ROOF PENETRATIONS, AND SLEEVES FOR REFRIGERATION, SYRUP, INERT GASES, BEER LINE(S) TO ACCOMMODATE THE REQUIREMENTS AND PROPER INSTALLATION OF ALL FOOD SERVICE EQUIPMENT.
6. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE WEATHER PROTECTION FOR ALL ROOF, FLOOR AND WALL PENETRATIONS PRIOR TO AND DURING THE INSTALLATION OF THE FOOD SERVICE DEALER'S EQUIPMENT AND FURNISHINGS.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROPERLY SEAL ALL FLOOR, ROOF AND WALL PENETRATIONS AS REQUIRED AFTER THE INSTALLATION OF THE FOOD SERVICE DEALER'S EQUIPMENT AND FURNISHINGS.
8. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE KITCHEN MANUFACTURING COMPANY OF ANY CORRECTIONS, COMMENTS, OR REVISIONS ON THE PLAN SET AS APPROVED FOR BUILDING/HEALTH PERMIT, IMMEDIATELY UPON RECEIPT OF SAID PLANS AND PERMIT, PRIOR TO SITE CONSTRUCTION.
9. ITEMS NOTED "EXISTING, VENDOR, FUTURE, BY OTHER, AND NIC (NOT IN CONTRACT)" SHALL BE VERIFIED BY THE RESPECTIVE SUBCONTRACTOR FOR SIZE AND REQUIREMENTS PRIOR TO ROUGH-IN AND FINAL CONNECTION. NOTIFY ARCHITECT AND ITS CONSULTANT IMMEDIATELY FOR ERRORS AND DISCREPANCIES.



TENANT IMPROVEMENT  
  
 170 WEST PORTAL AVENUE  
 SAN FRANCISCO . CA 94127

BLOCK PLAN



08.09.10 ISSUED FOR CITY PLAN CHECK



PROJECT NO.: 10-3540

NOTES  
BLOCK PLAN

A0.0b



TENANT IMPROVEMENT  
**SWEET ORCHID**  
 170 WEST PORTAL AVENUE  
 SAN FRANCISCO, CA 94127

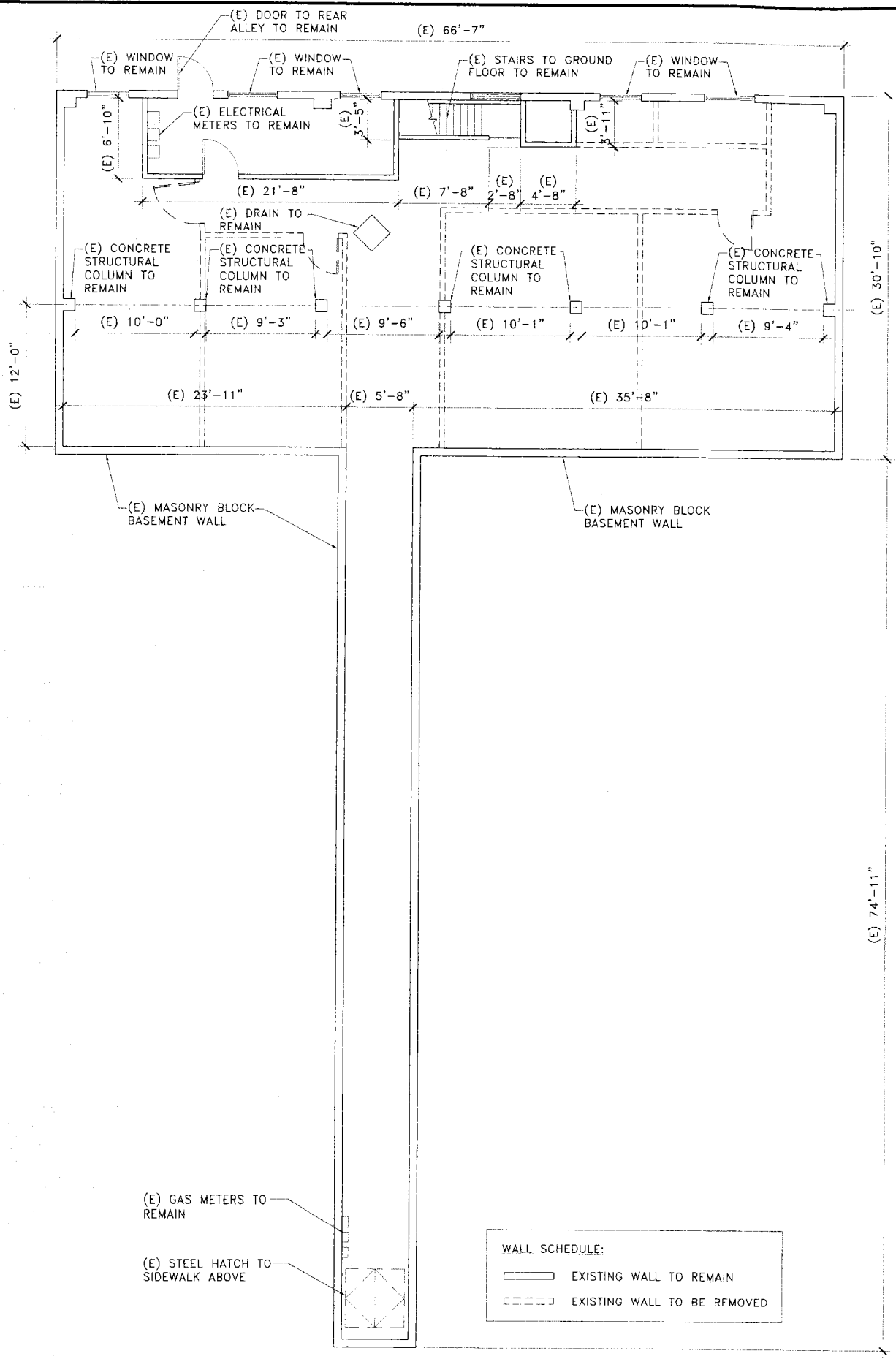
12.15.10 ISSUED FOR CITY PLAN CHECK



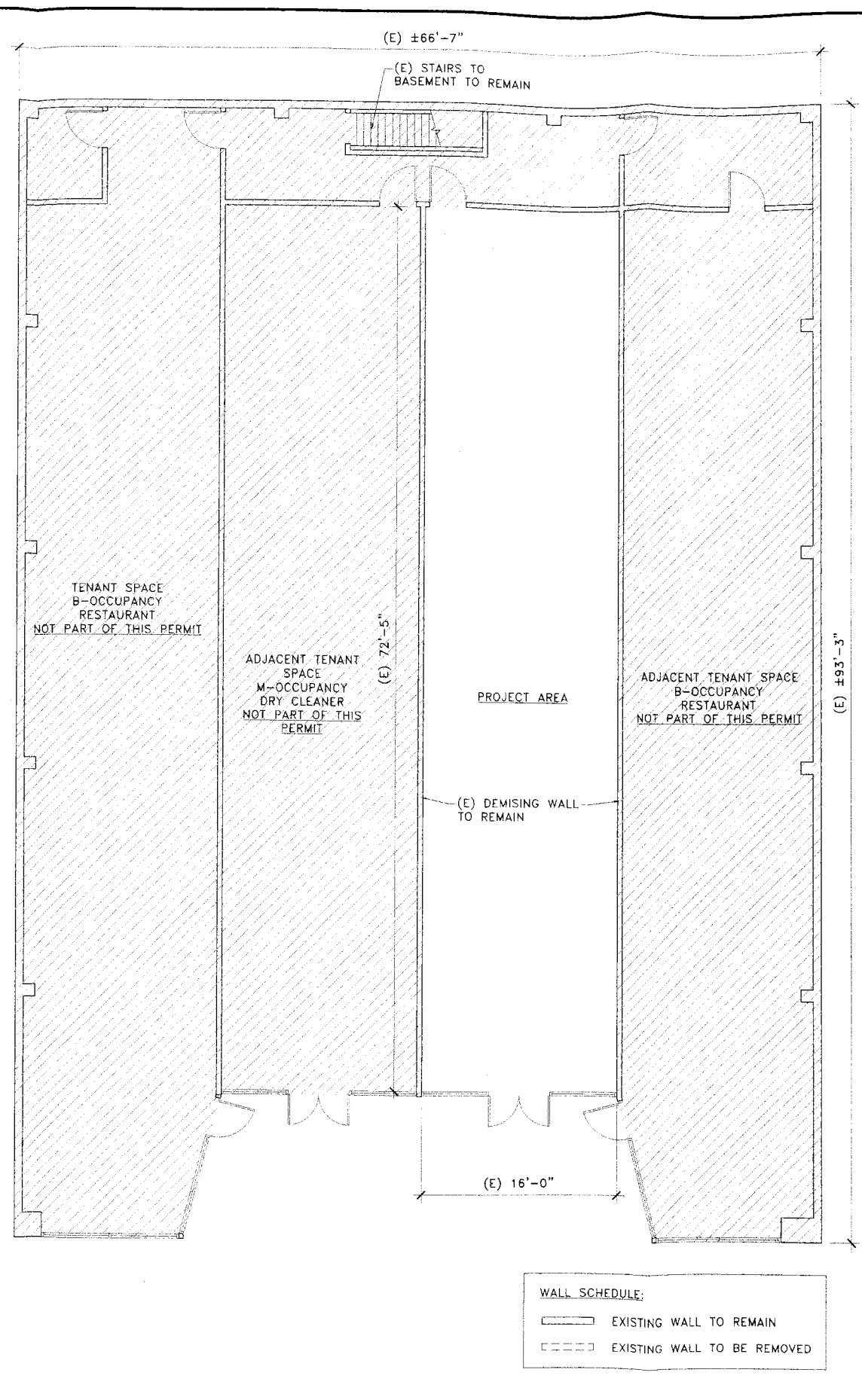
PROJECT NO.: 10-3540  
 EXISTING GROUND FLOOR PLAN  
 EXISTING BASEMENT PLAN

A0.3

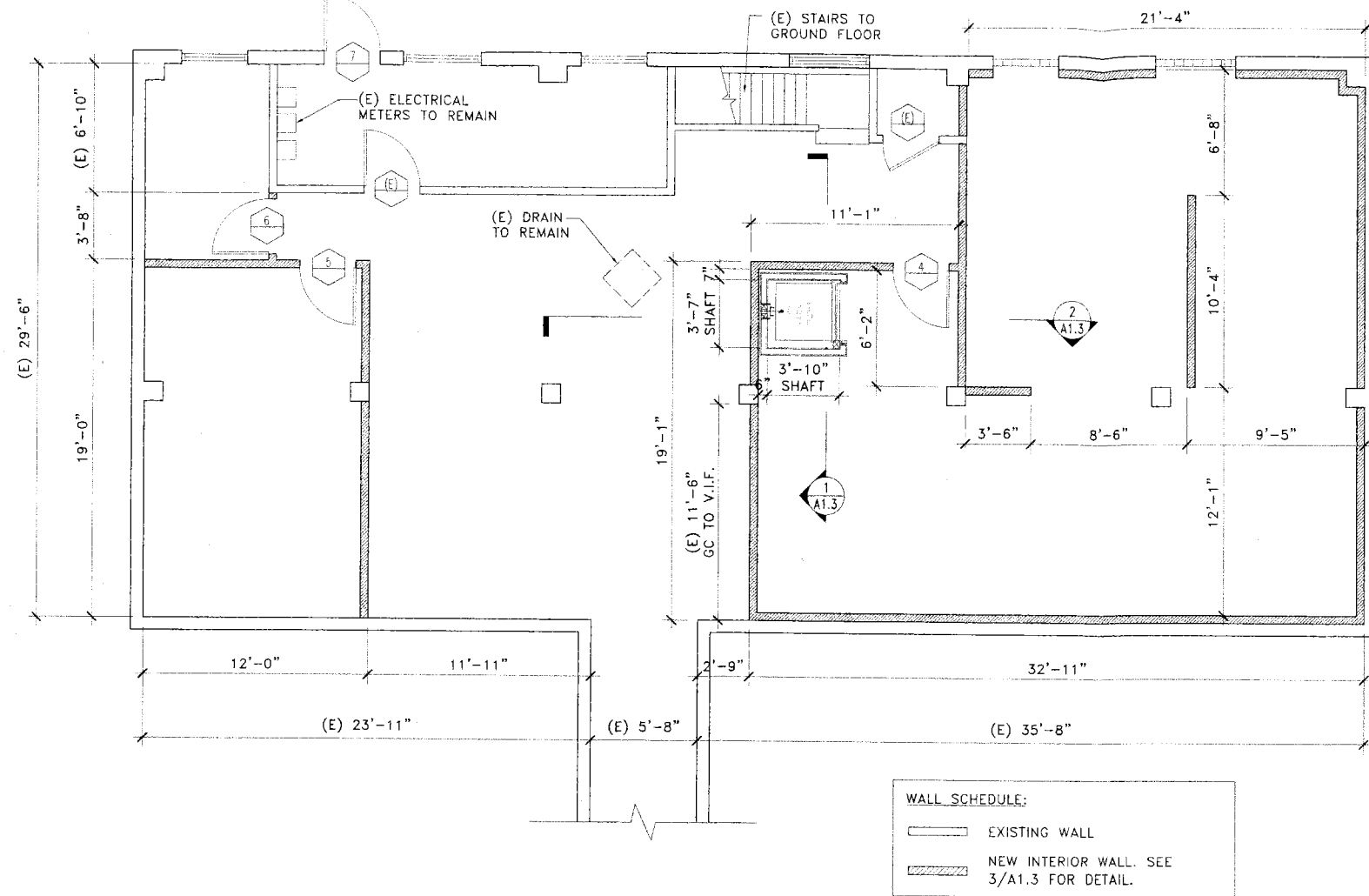
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EXISTING BASEMENT DEMOLITION PLAN 3/16" 2



PROPOSED FLOOR PLAN 1/4" 1



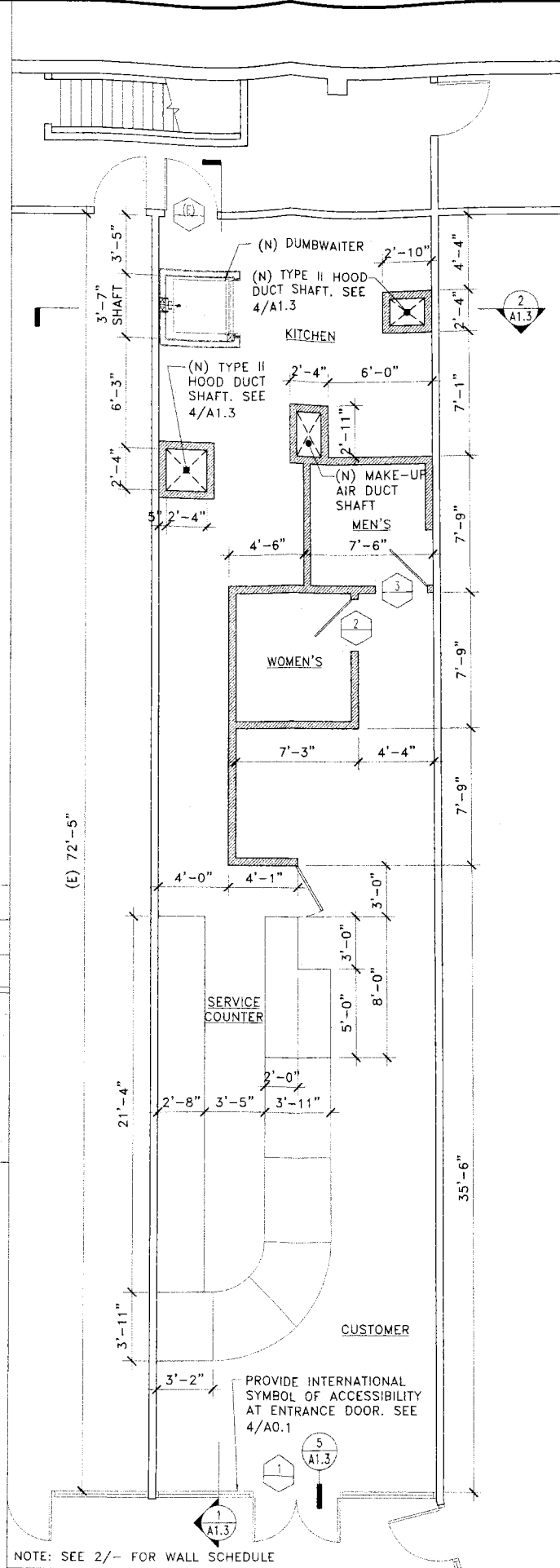
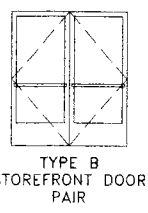
PROPOSED BASEMENT PLAN 1/4" 2

DOOR	DOOR SCHEDULE					FRAME			REMARK
	TYPE	HDGP	LOCATION	SIZE	THICKNESS	MATERIAL	FINISH	MATERIAL	
1	B	(E)	ENTRANCE	6'-0" X 7'-0"	(E)	(E)	(E)	(E)	PROVIDE SIGN ABOVE DOOR: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
2	A	1	RESTROOM	3'-0" X 7'-0"	1-3/4"	SCWD	STAIN	SCWD	
3	A	1	RESTROOM	3'-0" X 7'-0"	1-3/4"	SCWD	STAIN	SCWD	
4	A	1	KITCHEN	3'-0" X 7'-0"	1-3/4"	SCWD	STAIN	SCWD	
5	A	1	STORAGE	3'-0" X 7'-0"	1-3/4"	SCWD	STAIN	SCWD	
6	A	1	STORAGE	3'-0" X 7'-0"	1-3/4"	SCWD	STAIN	SCWD	
7	A	(E)	BASEMENT EXIT	3'-0" X 7'-0"	1-3/4"	SCWD	STAIN	SCWD	

**DOOR HARDWARE GROUP**

**GROUP 1**

- 1-1/2 PR. HAGER BB1279 x 630 x 4.5 x 4.5 NRP, BALL BEARINGS HINGES
- 1 EA. SCHLAGE L9080-17X630 LOCKSET
- 1 EA. GYLLN-JOHNSON FB-13 x 630 FLR. STOP
- 1 EA. SCHLAGE "NEPTUNE" 626 FINISH
- 1 EA. TOP MOUNT DOOR CLOSER "NEPTUNE" 626 FINISH



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TENANT IMPROVEMENT

**SWEET ORCHID**

170 WEST PORTAL AVENUE  
SAN FRANCISCO . CA 94127

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FLOOR PLANS  
DOOR SCHEDULE

A1.0

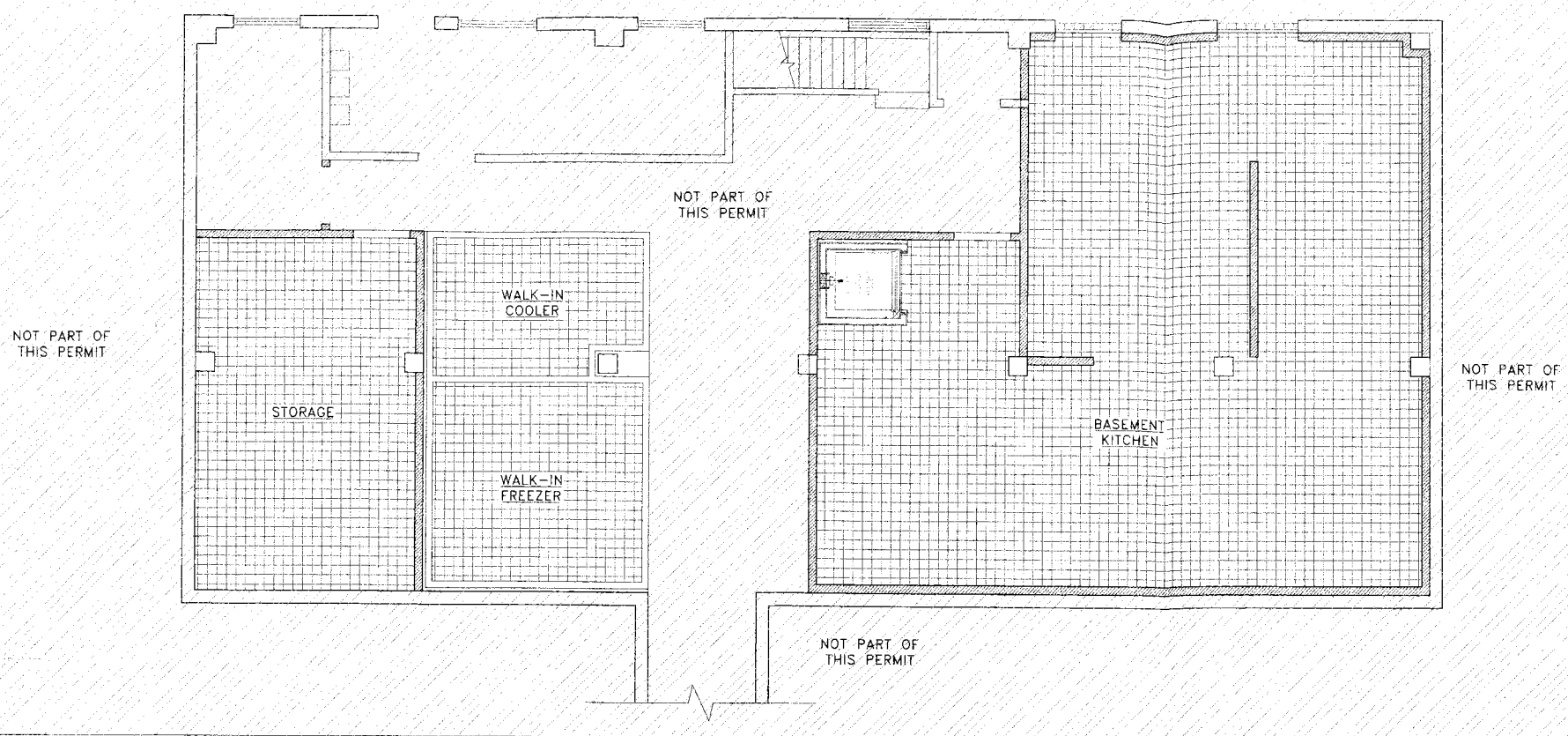
TENANT IMPROVEMENT  
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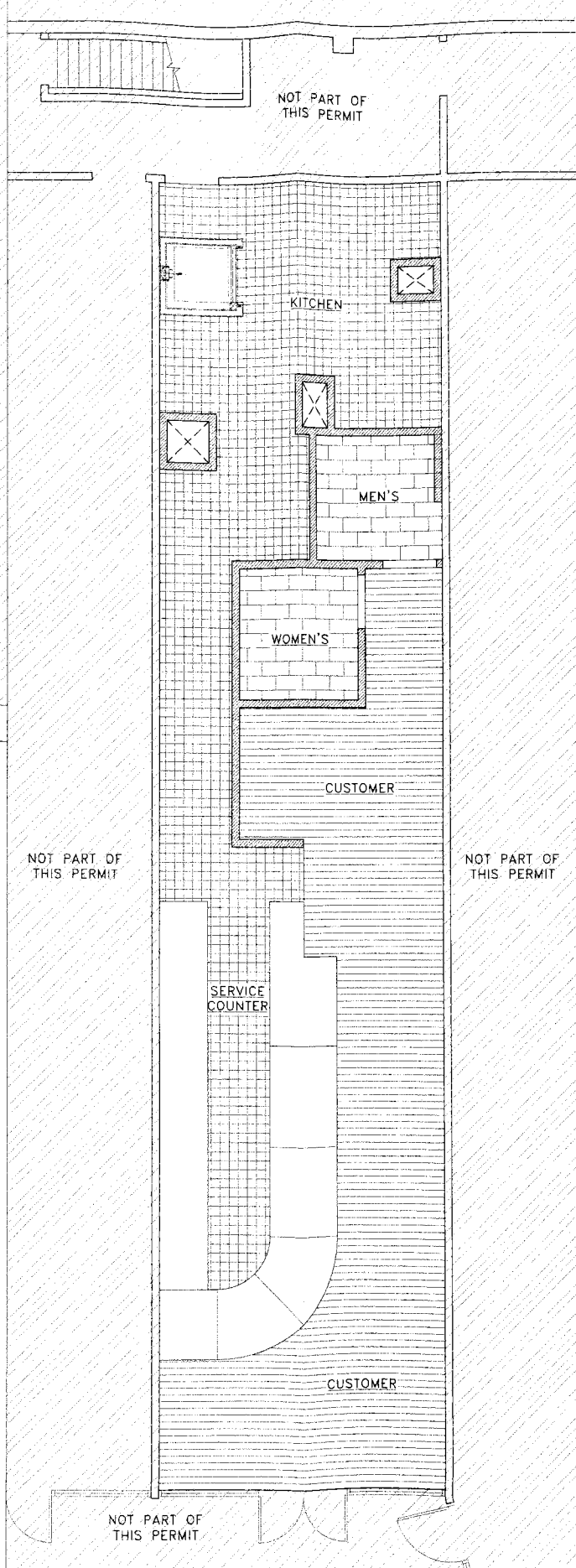


PROJECT NO.: 10-3540  
 FINISH PLANS  
 FINISH SCHEDULE  
 ENLARGED RESTROOM PLAN

A1.1



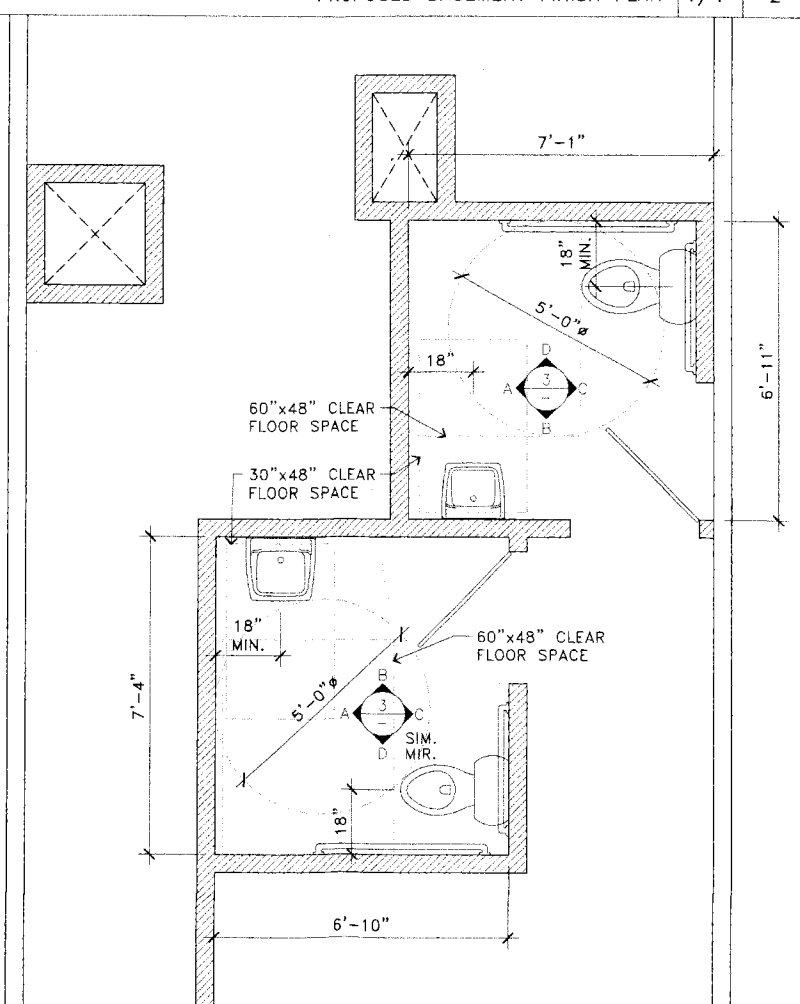
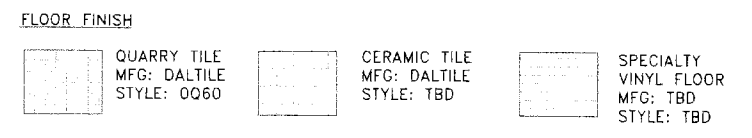
PROPOSED BASEMENT FINISH PLAN 1/4" 2



PROPOSED GROUND FLOOR FINISH PLAN 1/4" 1

FINISH SCHEDULE		KITCHEN	SERVICE	RESTROOM	CUSTOMER	BASEMENT KITCHEN	STORAGE
CEILING	DRY WALL W/ GLOSS LATEX ENAMEL PAINT, SMOOTH FINISH/WASHABLE						
	EXISTING GYP CEILING						PAINTED BLACK
WALL	DRY WALL W/ FLAT LATEX ENAMEL PAINT						
	DRY WALL W/ GLOSS ENAMEL PAINT, SMOOTH/WASHABLE FINISH						4" TILE WAINSCOT
	CERAMIC TILE						
	FIBER REINFORCED PANEL - FULL HEIGHT						
	EXISTING FINISH						
FLOOR	6" QUARRY TILE						
	CERAMIC TILE						
	SPECIALTY VINYL FLOORING						
BASE	6" QUARRY TILE (6" HIGH COVED BASE W/ 3/8" RADIUS)						INTEGRAL BASE
	CERAMIC TILE						
	WOOD						STAINED FINISH

- FINISH NOTE**
- JANITORIAL AREA, FOOD PREPARATION, FOOD SERVICE, RESTROOM ETC. MUST BE A LIGHT REFLECTIVE COLOR VALUE OF 70% OR GREATER.
  - SMOOTH FINISH/WASHABLE FINISH AT FOOD PREPARATION AREA
  - INSTALL FULL HEIGHT FRP OR STAINLESS STEEL PANEL BEHIND ALL SINKS, 3-COMP SINK, DISWASHING AREA, MOP SINK AND FOOD PREPARATION TABLES ETC.
  - GC/CLIENT TO FIELD VERIFY AND TO CONTACT LOCAL HEALTH DEPARTMENT TO INSPECT ALL EXISTING FLOOR/WALL FINISH (REFER TO FINISH SCHEDULE) AND EQUIPMENT (REFER TO A3.0) FOR COMPLIANCE.



ENLARGED RESTROOM PLAN 1/2" 3