



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JUNE 21, 2012

CONSENT CALENDAR

Date: June 14, 2012
Case No.: **2011.1232C**
Project Address: **1401 Polk Street**
Zoning: Polk Street Neighborhood Commercial District
80-A Height and Bulk District
Block/Lot: 0646/004
Project Sponsor: Kelly Walter for
Nick Bovis
2111 18th Street
San Francisco, CA 94107
Staff Contact: Aaron Hollister – (415) 575-9078
aaron.hollister@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project sponsor proposes to establish a Restaurant Use (D.B.A. Fresh Spin by Lefty O'Doul's) within an approximate 1,500 square-foot ground-floor commercial tenant space that has been vacant since May 2011 and was last occupied by a liquor store. As currently proposed, the restaurant would operate until 12 a.m. daily and would offer a variety of menu items for take-out and sit-down dining. The restaurant would also offer on-sale beer and wine with a Type 41 alcohol license, which only allows for on-sale beer and wine sales.

No exterior alterations are proposed to any character-defining features of the building and no expansion of the tenant space would be necessary as part of the project. Replacement of the storefront system in existing openings and replacement of select windows on the Pine Street elevation would be required to replace rotted wood storefront and window components with powder-coated aluminum components. Signage that currently covers transom windows would also be removed to reveal historic transom windows. Fresh Spin by Lefty O'Doul's is not considered a formula retail use and would be under the same ownership as Lefty's O'Doul's found in Downtown San Francisco near Union Square.

SITE DESCRIPTION AND PRESENT USE

The project is located at the northwest corner of Polk and Pine Streets; Lot 004 in Assessor's Block 0646. The subject property is located within the Polk Street Neighborhood Commercial District ("NCD") and the 80-A Height and Bulk District. The corner property is developed with a single-story commercial

building that currently contains three ground-floor commercial tenant spaces. Other commercial establishments in the commercial building include a restaurant (D.B.A. Shalimar) and a barber shop. The building was constructed in 1921 and is considered a potential historic resource pursuant to the Planning Department's Preservation Bulletin No. 16.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Polk Street NCD, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from one to five stories in height. Upper floors of buildings are generally occupied by offices or residential units. Larger scale retail uses, tourist hotels, and residential uses are situated along the Van Ness Corridor, outside of the Polk Street NCD to the west.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	June 1, 2012	May 30, 2012	22 days
Posted Notice	20 days	June 1, 2012	May 30, 2012	22 days
Mailed Notice	20 days	June 1, 2012	May 31, 2012	21 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 received three letters of support from neighborhood organizations including the Lower Polk Neighbors, the United Residents and Merchants of Polk and the Community Leadership Alliance. The Department has also received nine letters of support from nearby businesses in the Polk NCD and a petition containing 75 signatures in support.
- No communications have been received in opposition of the request.

ISSUES AND OTHER CONSIDERATIONS

- The subject area of Polk Street NCD currently has a high concentration of liquor stores. The proposed change of use to a Restaurant Use would preclude the establishment of another liquor store in the subject commercial tenant space.

- The Commerce and Industry Element of the General Plan contains Guidelines that discourage the overconcentration of eating and drinking establishments within NCD's to allow for a healthy mix of commercial uses in NCD's. Although the Polk NCD currently has a substantial number of existing ground-floor eating/drinking establishments, Department staff observed a number of vacant storefronts in Polk Street NCD. The proposed restaurant does not appear that it would preclude a neighborhood-serving retail use to be established in the subject commercial tenant space based on the existing storefront vacancies in the area.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must approve conditional use authorization to allow a Restaurant Use within the Polk NCD, pursuant to Planning Code Section 723.44.

BASIS FOR RECOMMENDATION

- The project promotes the establishment of a locally-owned business and contributes to the vitality of the overall Polk Street NCD by filling a prominent corner storefront that has been vacant since May 2011.
- The project would not preclude the establishment of a retail tenant providing convenience goods and services to the neighborhood due to the existing storefront vacancies found in the area.
- The project would remove a liquor store use from an area that currently has a high concentration of liquor stores.
- The project meets all applicable requirements of the Planning Code.
- The project is desirable for, and compatible with the surrounding neighborhood.
- The business is not a Formula Retail use and would serve the immediate neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map

Sanborn Map

Aerial Photographs

Public Correspondence (see also Project Sponsor Submittal)

Project Sponsor Submittal, including:

- Correspondence in Support
- Site Photographs
- Reduced Plan

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 checked="" 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 checked="" type="checkbox"/> Context Photos | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | |

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

AJH
Planner's Initials

AJH: G:\DOCUMENTS\Projects\CU\1401 Polk Street\1401 Polk Street Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Draft Motion

HEARING DATE: JUNE 21, 2012

Date: June 14, 2012
Case No.: **2011.1232C**
Project Address: **1401 POLK STREET**
Zoning: Polk Street NCD
80-A Height and Bulk District
Block/Lot: 0646/004
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 723.44 OF THE PLANNING CODE TO ALLOW A RESTAURANT USE (D.B.A. FRESH SPIN BY LEFTY O'DOUL'S) WITHIN THE POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND AN 80-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 2, 2011, Kelly Walter for Nick Bovis (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") that was later amended on May 25, 2012, for Conditional Use Authorization under Planning Code Section 723.44 to allow a Restaurant Use (d.b.a. Fresh Spin by Lefty O'Douls) within the Polk Street Neighborhood Commercial District and an 80-A Height and Bulk District.

On June 21, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2011.1232C.

The proposed project was determined to be categorically exempt from the environmental review process pursuant to Class 1 exemptions (Section 15301 of the California Environmental Quality Act) of Title 14 of the California Administrative Code.

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. 2011.1232C, 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 project is located at the northwest corner of Polk and Pine Streets; Lot 004 in Assessor's Block 0646. The subject property is located within the Polk Street Neighborhood Commercial District ("NCD") and the 80-A Height and Bulk District. The corner property is developed with a single-story commercial building that currently contains three ground-floor commercial tenant spaces. Other commercial establishments in the commercial building include a restaurant (D.B.A. Shalimar) and a barber shop. The building was constructed in 1921 and is considered a potential historic resource pursuant to the Planning Department's Preservation Bulletin No. 16..
3. **Surrounding Properties and Neighborhood.** The area surrounding the project site is mixed-use in character. A variety of commercial establishments are located within ground floor storefronts in the Polk Street NCD, including restaurants, bars, apparel stores, convenience stores, and other types of retailers. Buildings in the vicinity typically range from one to five stories in height. Upper floors of buildings are generally occupied by offices or residential units. Larger scale retail uses, tourist hotels, and residential uses are situated along the Van Ness Corridor, outside of the Polk Street NCD to the west.
4. **Project Description.** The project sponsor proposes to establish a Restaurant Use (D.B.A. Fresh Spin by Lefty O'Doul's) within an approximate 1,500 square-foot ground-floor commercial tenant space that has been vacant since May 2011 and was last occupied by a liquor store. As currently proposed, the restaurant would operate until 12 a.m. daily and would offer a variety of menu items for take-out and sit-down dining. The restaurant would also offer on-sale beer and wine with a Type 41 alcohol license, which only allows for on-sale beer and wine sales. No exterior alterations are proposed to any character-defining features of the building and no expansion of the tenant space would be necessary as part of the project. Replacement of the storefront system in existing

openings and replacement of select windows on the Pine Street elevation would be required to replace rotted wood storefront and window components with powder-coated aluminum components. Signage that currently covers transom windows would also be removed to reveal historic transom windows.

5. **Public Comment.** To date, the Department has received three letters of support from neighborhood organizations including the Lower Polk Neighbors, the United Residents and Merchants of Polk and the Community Leadership Alliance. The Department has also received nine letters of support from nearby businesses in the Polk NCD and a petition containing 75 signatures in support. No communications have been received in opposition of the request.

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. **Use.** Planning Code Section 723.44 states that within the Polk Street NCD, Conditional Use Authorization is required for a Restaurant Use, as defined by Planning Code Section 790.91.

The Project Sponsor is requesting Conditional Use Authorization to establish a Restaurant Use at the ground-floor of the Project Site within the Polk Street NCD.

B. **Hours of Operation.** Planning Code Section 723.27 states that a Conditional Use Authorization is required for maintaining hours of operation from 2:00 a.m. to 6:00 a.m., as defined by Planning Code Section 790.48.

The Project Sponsor does not propose operation between the hours of 2:00 a.m. to 6:00 a.m. Therefore, the business would continue to operate during hours which are principally permitted in the Polk Street NCD.

C. **Other Entertainment.** Planning Code Section 723.48 states that a Conditional Use Authorization is required for Other Entertainment, as defined by Planning Code Section 790.38.

The business does not propose to host any activities defined as Other Entertainment by Section 790.38.

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

The occupied floor area of the restaurant measures less than 5,000 square, therefore, the business does not require any off-street parking.

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

Nearly the entire storefront at the Project Site consists of clear glazing with unobstructed views into the interior of the tenant space. As part of the Project, the storefront system would be replaced. The glazing in the replacement storefront system would not be obscured and would continue to allow unobstructed views into the interior of the tenant space.

- F. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department.
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 Project has been found to be desirable as it would promote the establishment of a locally-owned business and would contribute to the vitality of the overall Polk Street NCD by activating a prominent, corner commercial tenant space that has been vacant for over one year. Furthermore, the project would remove a liquor store use from an area that currently has a high concentration of liquor stores. The Project will compliment the mix of goods and services currently available in the district by offering neighborhood residents and employees an additional dining option.

- 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 site and the size, shape, and arrangement of the building are adequate for the Project. The Project would not physically expand the existing 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;

The Planning Code does not require parking or loading for a 1,500 square-foot Restaurant Use. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide.

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

The proposed use is subject to the standard conditions of approval for Restaurants as outlined in Exhibit A. Condition 8 specifically obligates the project sponsor to mitigate odor generated by the Restaurant Use.

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

The project does not propose exterior tenant improvements beyond storefront and window replacement. The Department shall review all lighting and signs proposed for the new business.

- 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 Polk Street NCD functions as neighborhood-serving marketplace, providing convenience and specialty goods and services to residents in the Polk Gulch, Nob Hill, Russian Hill and Pacific Heights areas. The proposed restaurant would provide a convenience to residents and employees of the area.

8. **General Plan Compliance.** The Project is, on balance, consistent with the following Objectives and Policies of the General Plan:

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 proposed development will provide desirable goods and services to the neighborhood and will provide resident employment opportunities to those in the community. Further, the Project Site is located within a Neighborhood Commercial District and is thus consistent with activities in the commercial land use plan.

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.

The Project will establish a locally-owned business and will enhance the diverse economic base of the City.

OBJECTIVE 6:

MAINTAIN AND STRENGTHEN VIABLE NEIGHBORHOOD COMMERCIAL AREAS EASILY ACCESSIBLE TO CITY RESIDENTS.

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

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

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.

There is a 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." While over 20% of the Polk NCD currently exceeds the threshold recommended by the General Plan, a number of vacant storefronts currently exist in the Polk Street NCD. The proposed restaurant does not appear that it would preclude a neighborhood-serving retail use to be established in the subject commercial tenant space based on the existing

storefront vacancies in the area, and further, would not disrupt the balance of uses in the Polk Street NCD.

Policy 6.2:

Promote economically vital neighborhood commercial districts which foster small business enterprises and entrepreneurship and which are responsive to the economic and technological innovation in the marketplace and society.

An independent entrepreneur is sponsoring the proposal. The proposed use is a neighborhood serving use. This is not a Formula Retail use.

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.

The proposal would enhance the district by providing a locally-owned restaurant that creates employment opportunities for the community.

- B. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

No dwelling units are located on the subject property. The project would enhance the mix of businesses and increase the number of dining choices offered in the area. The business will occupy a storefront that is currently vacant, and will enhance the commercial vitality of the neighborhood.

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

No housing is removed for this Project.

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

The Project would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The area is well-served by public transportation.

- 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.

The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the Building Code. This proposal will not impact the property's ability to withstand an earthquake.

- G. That landmarks and historic buildings be preserved.

The subject building was originally constructed in 1921 and is considered a potential historic resource pursuant to the Planning Department's Preservation Bulletin No. 16. No exterior alterations are proposed to any character-defining features of the building and no expansion of the tenant space would be necessary as part of the project. Replacement of the storefront system and select windows would be required to replace rotted wood storefront and window components with powder-coated aluminum. Signage that currently covers transom windows would also be removed to reveal historic transom windows.

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

The project will have no negative impact on existing parks and open spaces.

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. 2011.1232C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated June 1, 2012, and stamped "EXHIBIT B", 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 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on June 21, 2012.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: June 21, 2012

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Restaurant Use (d.b.a. Fresh Spin by Lefty O'Doul's) located at 1401 Polk Street, Block 0646, and Lot 004 pursuant to Planning Code Sections 303 and 723.44 within the Polk Street Neighborhood Commercial District and an 80-A Height and Bulk District; in general conformance with plans, dated June 1, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2011.1232C and subject to conditions of approval reviewed and approved by the Commission on June 21, 2012, under Motion No. XXXXX. 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 June 21, 2012, under Motion No XXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

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

1. **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.

2. **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

DESIGN

3. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.

For information about compliance, contact the Case Planner, Planning Department at 415-575-9078, www.sf-planning.org

MONITORING

4. **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

5. **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

OPERATION

6. **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>

7. **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/>*

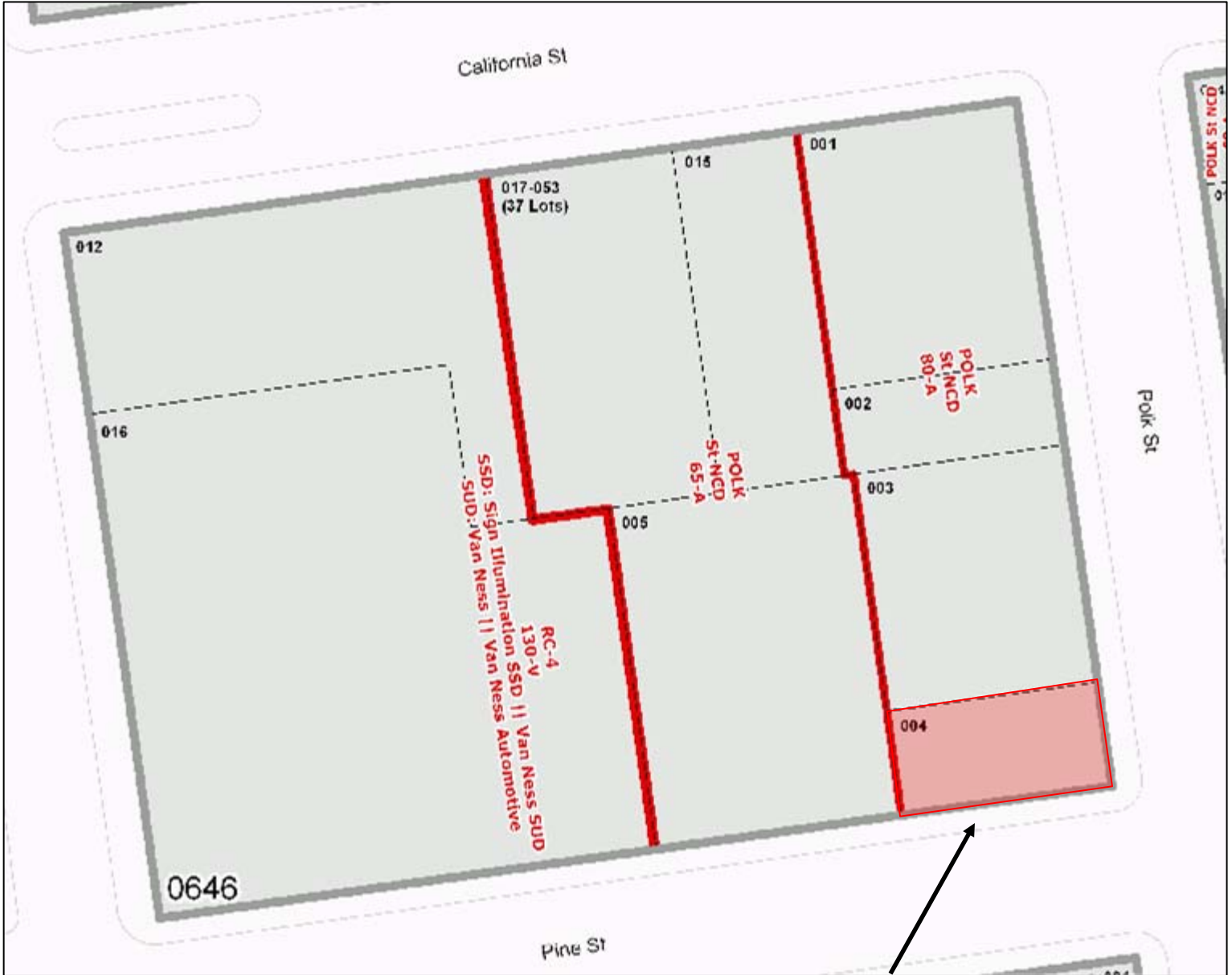
8. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

Parcel Map

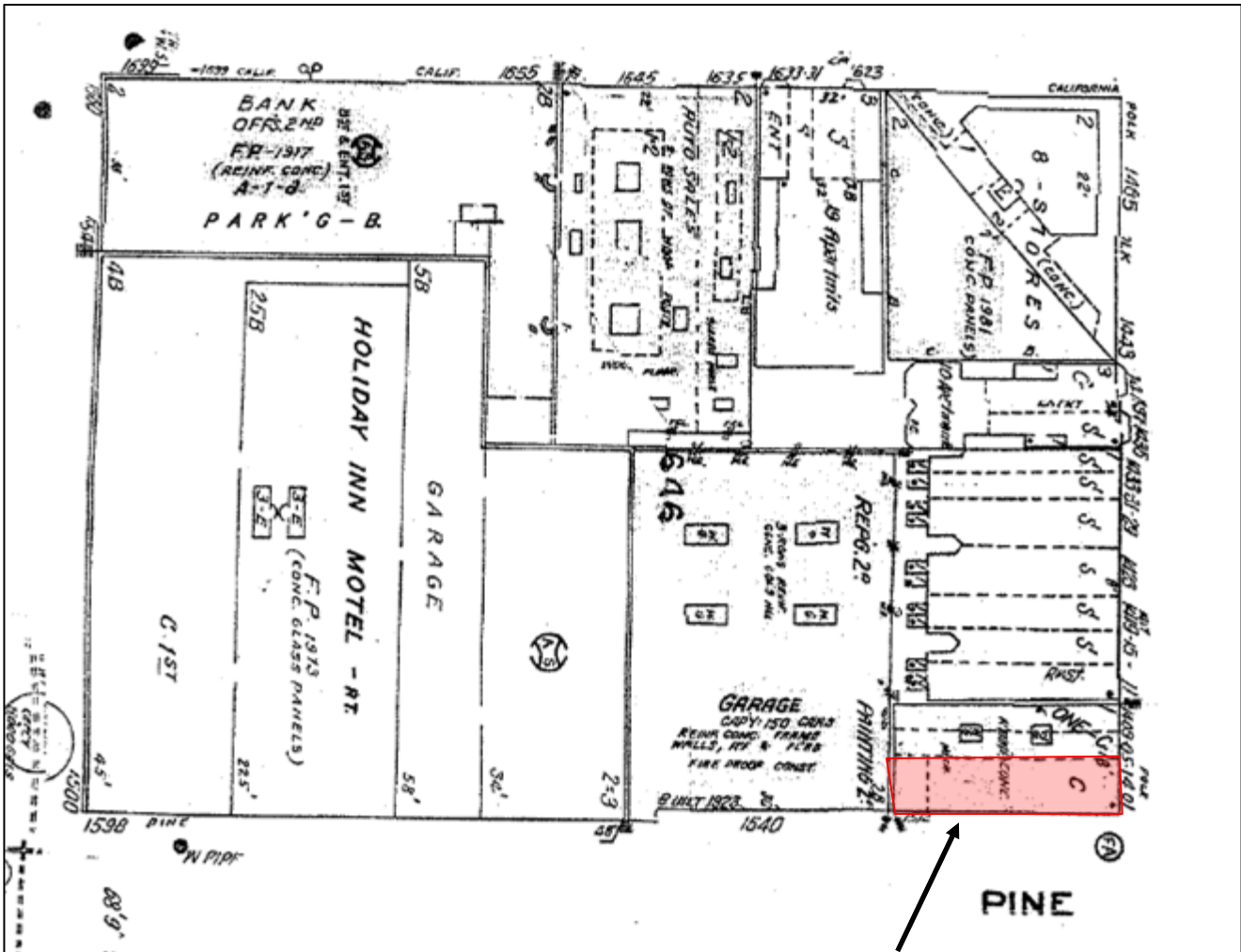


SUBJECT PROPERTY



Case Number 2011.1232C
Restaurant
1401 Polk Street

Sanborn Map*



SUBJECT PROPERTY



**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

Case Number 2011.1232C
Restaurant
1401 Polk Street

Aerial Photo

West-Facing



SUBJECT PROPERTY



Case Number 2011.1232C
Restaurant
1401 Polk Street

Aerial Photo

North-Facing

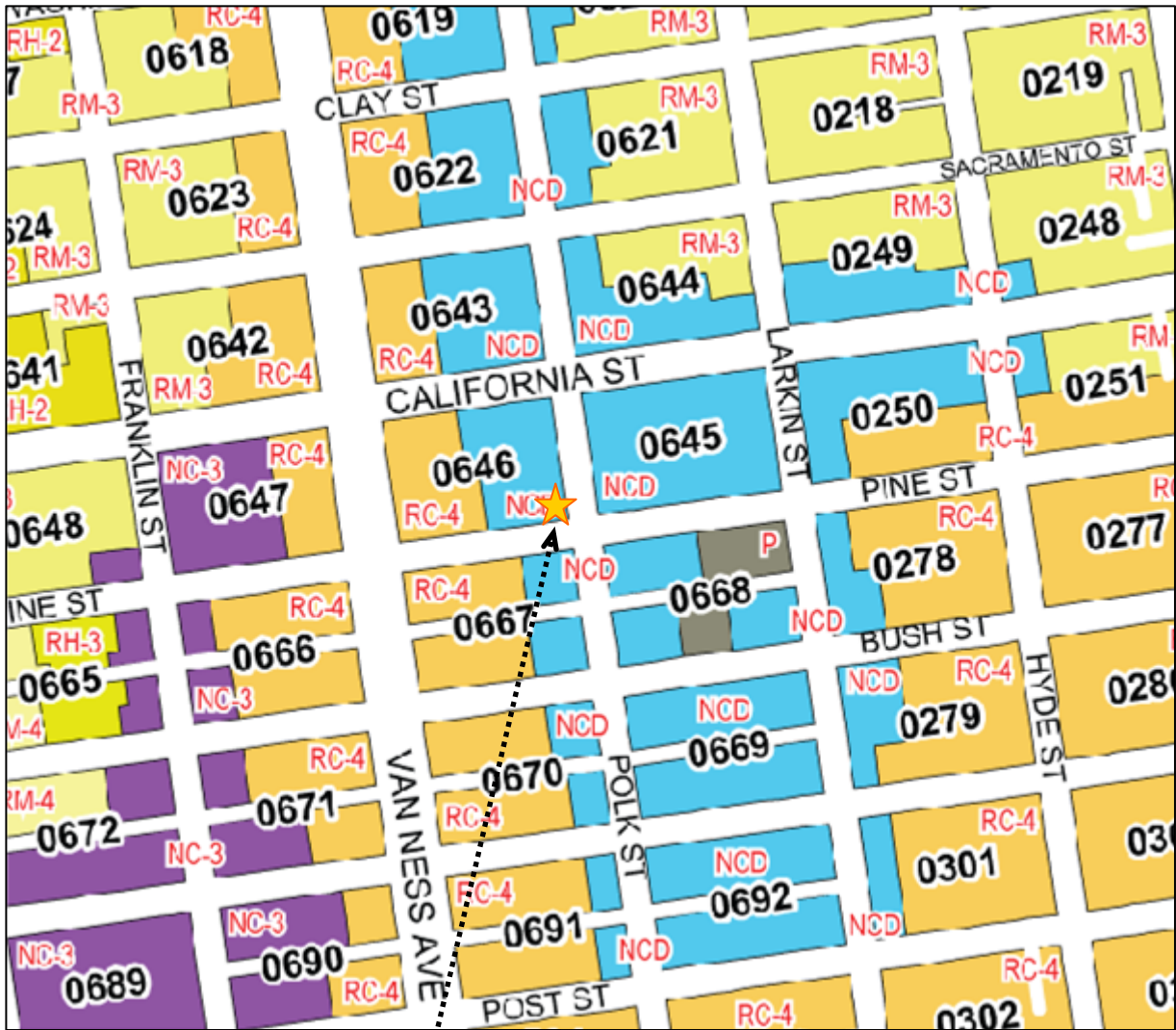


SUBJECT PROPERTY



Case Number 2011.1232C
Restaurant
1401 Polk Street

Zoning Map



SUBJECT PROPERTY



Case Number 2011.1232C
Restaurant
1401 Polk Street



January 18, 2012

Mr. Aaron Hollister, Planner
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103-2479

RE: **1401 Polk Street [Lefty O'Doul's / Lefty's Fresh Spin]**

Dear Mr. Hollister:

I am following up on a letter sent to you dated December 15, 2011 concerning 1401 Polk Street.

At our regular community meeting [January 11, 2012] **Lower Polk Neighbors** [LPN] voted overwhelmingly in support of Lefty O'Doul's [now apparently being called "Lefty's Fresh Spin"] move into the vacant space at 1401 Polk Street. The vast majority of our members felt Lefty's would be a good addition to our community.

We understand that the fast food restaurant would be selling beer and wine to its food customers only; no beer or wine without food. We also understand that their closing hours would be 12 midnight; this was a welcome and a much appreciated concession by the owners.

With regards,

A handwritten signature in black ink, appearing to read "Ron Case". The signature is fluid and cursive, with a large initial "R" and "C".

Ron Case, Chairman
Lower Polk Neighbors

Cc: Ms. Kelly Walter, Kelly Walter Designs
Supervisor David Chiu



"U.R.M.P United Residents
and Merchants of Polk"
<unitedrmp@gmail.com>
01/16/2012 06:25 PM

To aaron.hollister@sfgov.org
cc plantedbytheriver@artabet.net
bcc
Subject Re: Lefty O'Doul's at 1401 Polk Street

To: Aaron Hollister, Planner, San Francisco Planning Department

Mr. Hollister,

United Residents and Merchants of Polk (U.R.M.P.) is the organization of approximately 40 residents and merchants operating within Polk corridor since 2007. URMP is fully registered with the City of San Francisco and the state of California.

We believe that the proposed use of premises on 1401 Polk street would be beneficial to the community. This space was vacant for approximately one year and the previous tenant is no longer in business. The planned use is compatible, necessary and desirable with the surrounding community.

We are informed that the 'to become' tenant proposed the use of the property till 12 midnight and this reconfirms that it is a bona fide restaurant and also demonstrates the willingness of the owner to work with the neighborhood.

The owner, Nick Bovis, is well known for his community involvement and generosity and has long established good will.

He is a brave man and crime fighter too. He was the one who notified SFPD about 1965 Picasso sketch theft six months ago.

He provided critical evidence and video which allowed police to recover the historic picture and capture the thief.

This location used to be a Type 21 off premise license, Barcelona Liquors, and this proposed use is more suitable or the neighborhood.

Sincerely,

Tony Galetta
Vice President
URMP

--

United Residents and Merchants of Polk



2-16-2012

Mr. Aaron Hollister
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA. 94103-2479

Re: 1401 Polk Street [Lefty O'Douls/Lefty's Fresh Spin]

Dear Mr. Hollister-

I am writing on behalf of the Community Leadership Alliance [CLA], a city wide neighborhood services-community outreach organization made up of residents and merchants. Our organization now serves the residents and merchants of San Francisco's city district three's Nob Hill and Polk Corridor. We facilitate each month a community outreach-informational forum for the Nob Hill-Polk Corridor residents-merchants.

At our special community outreach meeting of February 13, 2012 we heard a very thorough presentation by a representative for **1401 Polk Street, Lefty O'Douls/Lefty's Fresh Spin Restaurant**. It was explained to our constituency that the proposed restaurant plan would be selling beer-wine to its food customers only.

On February 15, 2012 our board met to discuss and to thoughtfully consider the **1401 Polk Street, Lefty O'Douls/Lefty's Fresh Spin project**. Our board unanimously voted to support, and feels that this proposed restaurant would be a great asset to the community, contributing greatly to the revitalization efforts on the Polk corridor.


If you should require any further information please do not hesitate in contacting us.

Sincerely
David J. Villa-Lobos, Executive Director
www.communityleadershipalliance.net
415-921-4192

cc: Ms. Kelly Walter, Kelly Walter Design

Dear Members of the San Francisco Planning Commission,

I am the owner of Hiura Optometrists on 1418 Polk Street. I would like to take the time to lend my endorsement for a proposed Lefty O'Doul's at the vacant corner of 1401 Polk St . I feel that the location is ideal for an eatery in an area that has been neglected by business investment in the past. Replacing a liquor store with a new and clean restaurant would attract new customers into the area and hopefully attract further investment. For these reasons, I urge the planning commission to approve the conditional use permit that is being proposed by Lefty O' Doul's.

A handwritten signature in cursive script that reads "Ronald Hiura, OD". The signature is written in dark ink and is positioned above the printed name.

Ronald Hiura OD

To: Planning Commission,

1356 POLK
SF CA 94109
415 440-4360

My name is BRIEN KRAMER, I own
and operate Fourth Wave Coffee.

We are located at 1356 Polk St.,

kiddy corner from what was

BACELONA LIQUORS, 1401 Polk. In my
opinion the last thing this area
needs is another liquor store.

A Lefty O'Dool's would be a
welcome addition to the area.

I feel Lefty O'Dool's will bring
a positive clientele to my business
and the other businesses in the area.

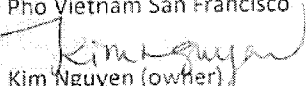
BRIEN KRAMER

To the Planning Commission

Dear Sir;

I am supporting the conditional use permit at 1401 Polk Street. Lefty O'Douls Restaurant will fill a vacancy on Polk and bring more pedestrian traffic along the Lower Polk area.

Pho Vietnam San Francisco


Kim Nguyen (owner)



Pho VIETNAM

Restaurant

Vietnamese Cuisine

(415) 921-1901

1406 Polk Street
San Francisco, CA 94109

Open 7 days a week
Mon - Sun: 10am - 10pm

To the Planning Commission

Re: I urge support for the conditional use process permit for 1401 Polk St.

Dear Planning Commission,

I am the owner operator of Max Muscle located at 1346 Polk St. I support the conditional use permit at 1401 Polk St. Lefty O'Douls Restaurant would generate a nice pedestrian traffic along the Lower Polk Area. This would compliment my business and fill a vacancy at Polk and Pine. Replacing a liquor store with a respectable eatery would be a nice fit for the neighborhood.

I support this with one condition that they will serve food continuously while they are open for business.



Chanh Pham



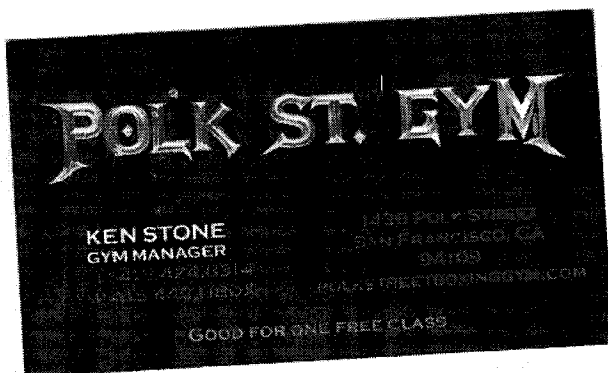
Chanh Pham
Certified Sports Nutrition Coach

1346 Polk St. @Pine, San Francisco, CA 94109
Tel: (415) 931-3920, Fax: (415) 931-2951
maxmuscleonpolk@gmail.com
www.maxmuscleonpolk.com
Mon-Fri 10am-8pm; Sat 11am-7pm

To whom it may concern

Polk St. Boxing has been here
for 4 years and we would
welcome Letty O'Donohue as
a positive addition to the
neighborhood

Ken Stone



Planning Commission

Re We support the
Conditional Use permit

1401 Polk St. is ~~currently~~
vacant. Vacancy causes
a lot of social problems.
Having a nice restaurant
will provide the right
synergy for the street.

Charan

JEET

BIG TIMES

GRAFFIX · CLOTHING · BODY PIERCING · SILVER JEWELRY
POSTERS · NOVELTIES · SHOES · LEATHER · CIGARETTES

Tel (415) 409 2909 Fax (415) 409 2399
1444 Polk Street San Francisco California 94109
E-mail: JEET415@SBCGLOBAL-Net

DEAR PLANNING COMMISSION,
I am the manager of Bay Area Transmissions & Auto at 1545
Pine St. I support the use permit at 1401 Polk St.

Would generate a nice foot traffic to my transmission
shop. It's good for my staff and all my customer.
I hope this will give more business for me and
my transmission shop.

Thanks.

Sal



SFautomagic@live.com

1545 Pine St.
San Francisco, CA 94109

Tel: 415.567.9255
Fax: 415.567.9290

Daniel Elganser
Frank's Shoe Repair - 1619 Polk St
Dear Planning Commission,

I am the owner of Frank's shoe repair on 1619 Polk St cross Sacramento and Clay. We need responsible business in the community. Please support the conditional use permit at 1619 Polk at Pine Street. People who oppose principally permitted uses undermine the economy. My business creates 3 jobs. This business creates at least 15 jobs. Jobs are important.

Sincerely,



Frank's Shoe Repair

Since 1934



Instant Shoe Repair
1619 Polk Street
Between Sacramento & Clay
San Francisco, CA 94109
(415) 775-1694

Mon. - Sat.
8:30 a.m. - 7 p.m.

THE HEEL CLUB - 8TH PAIR

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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FREE

<input type="checkbox"/>

Lusciouswear
1410 Polk St. San Francisco
11-14-11

To the planning Commission

Re: I support, cu for 1401 Polk Street,

I have lefty o'douls to open
another restaurant in the Lower Polk
area. This San Francisco legendary
restaurant will bring a better crowd
& quality food to the community. I've
had business here for 16 years old welcome
welcome lefty's to the area.

Thank you
Emma Smith

Luscious Wear Westcoast

FINE LINGERIE

Fashion Designer/ Buyer/ Manager

EMMA SMITH

1410 Polk St., San Francisco, CA 94109
Tel (415) 440-0172 Fax (415) 440-0173

www.lusciouswear.com
E-mail: esmith@lusciouswear.com


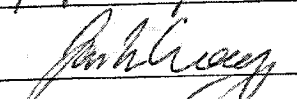
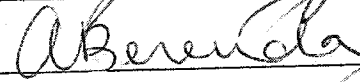
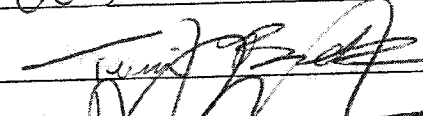

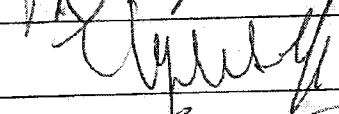


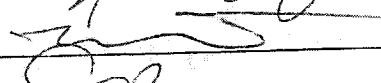
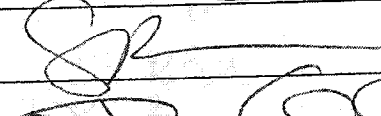
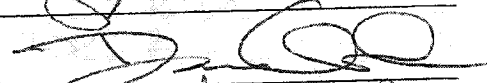
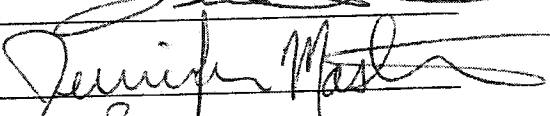

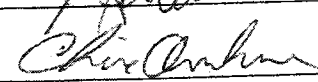
PETITION

WE, THE UNDERSIGNED, SUPPORT LEFTY O'DOUL'S APPLICATION FOR A CONDITIONAL USE PERMIT IN ORDER TO OPERATE A BONA FIDA SELF-SERVICE RESTAURANT AT 1401 POLK STREET, WITH A SEATING CAPACITY OF 49, TO BE OPEN DAILY 10 AM - 12 MIDNIGHT. WE SUPPORT LEFTY O'DOUL'S APPLICATION FOR A TYPE 41 BEER & WINE LICENSE ONLY.

	Name (Print)	Address	Signature
1.	Happy Kramer	2601-18 th Ave	Happy Kramer
2.	Karin Haskell	2601-18 th Ave	Karin Haskell
3.	Kristine Desrochers	151 Alice B. Tokles #812	Kristine Desrochers
4.	Sarah Davis	2222 41 st Ave	Sarah Davis
5.	Caleigh Davis	2222 41 st Ave	Caleigh Davis
6.	Bernie Curran	27 Escandido Ave	Bernie Curran
7.	I. W. Klein	1001 Franklin - SF	I. W. Klein
8.	DAVID R Johnson	122 DETROIT ST SF	David R Johnson
9.	Damon Robertson	248 SCOTT ST SF CA 94117	Damon Robertson
10.	Matt Butka	130 FLOOD SF 94116	Matt Butka
11.	Zach Rozmarynoski	592 Sutter St SF	Zach Rozmarynoski
12.	Jill Abrams	2121 Laguna St SF	Jill Abrams
13.			
14.			

PETITION




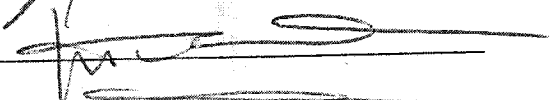




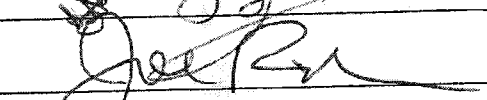




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	Name (Print)	Address	Signature
1.	Hiram Sarabia	845 Hyde St.	
2.	Ian McCraig	1626 Pierce SF 94115	
3.	Ashlen Berenak	745 Pine St SF	
4.	Trina Beck	1122 Sutter St SF 94109	
5.	Nicholas Marquez	101 Hayes St	
6.	Nick Wolff	1351 California St. #7 94109	
7.	Lucey Lock	1040 Leavenworth #102 94109	
8.	MIKE CAROZZA	37 BERNARD ST	
9.	William Bigelow	1405 Van Ness	
10.	SUSAN PAPERINI	2805 VAN NESS AVE	
11.	DAMIAN OROUNA	1471 B 46th AVE	
12.	JENNIFER MASON	" " "	
13.	Jason Branch	1240 California #4	
14.	ENCORE KARAOKE	1550 California St	

See over Backside →

PETITION

WE, THE UNDERSIGNED, SUPPORT LEFTY O'DOUL'S APPLICATION FOR A CONDITIONAL USE PERMIT IN ORDER TO OPERATE A BONA FIDA SELF-SERVICE RESTAURANT AT 1401 POLK STREET, WITH A SEATING CAPACITY OF 49, TO BE OPEN DAILY 10 AM - 12 MIDNIGHT. WE SUPPORT LEFTY O'DOUL'S APPLICATION FOR A TYPE 41 BEER & WINE LICENSE ONLY.

	Name (Print)	Address	Signature
1.	Anna Paritz	1355 Golden Gate Ave #50 SF CA 94115	
2.	Donna Marchesano	1845 Franklin St #601 SF CA 94109	
3.	James Heeh	1907 Lombard St #1 SF 94109	
4.	Timothy Widdell	1299 Bush St #601 SF 94109	
5.	Ahrienne Gaboury	1483 Sutter St #907 SF 94109	
6.	Munir Suleiman	1400 Polk St SF-CA 94109	Munir Suleiman
7.	Timi Myers	1221 Cortland SF CA 94110	
8.	Catherine Chavez	2261 Derry Way SF CA 94109	
9.	Julia Bernstein	1140 Sutter St #301 SF 94109	
10.	Joe Rinaldi	947 Bush St #120 SF 94109	
11.	Christy Debra	210 Mason Ave Sr MAE 98433	
12.	MICHAEL GREEN	1241 BUSH ST 94109	
13.	Ivan Rodriguez	641 O'Farrell St	
14.	Anabela De Sousa	267 11th Ave SF, CA 94110	


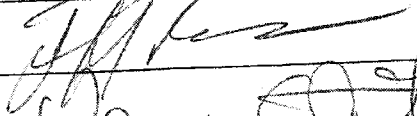

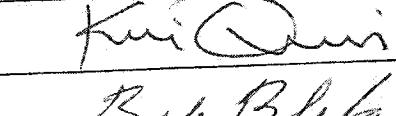
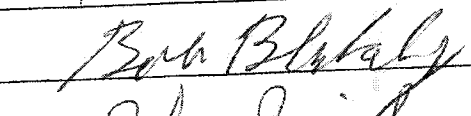
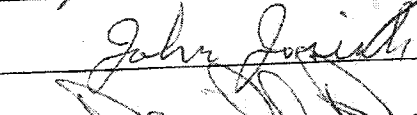

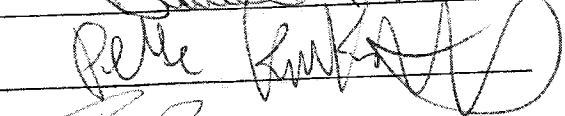
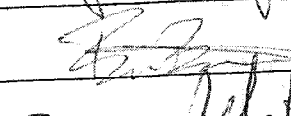
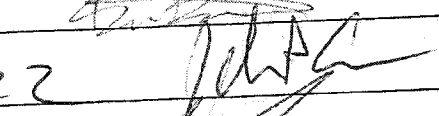
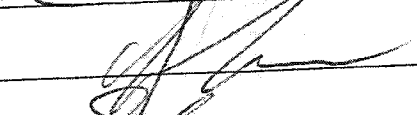


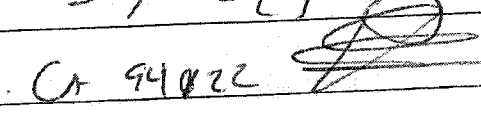
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	Name (Print)	Address	Signature
1.	Avelino de Avila	1517 Pine St	
2.	Ned Burns	235 Berry St.	
3.	Lacy Sedovic	1169 Market St.	
4.	Tony DuShane	810 GERRY ST	
5.	EMMA WERNHAM	952 SUTTER	
6.	Paul Snow	2494 2nd ave	
7.	Jon Badanza	1158 S. Market St #11 Dexter St.	
8.	Michelle Porter	2124 Berkeley, CA	
9.	Nicholas Marguer	1230 market st	
10.	Laurie Chilton	850 Divisadero San Francisco, CA 94111	
11.	Rita Meehan	2433 Polk St 94109	
12.	NICK BAUM	1483 SUTTER ST 94109	
13.	JONATHAN ISAAC	303 2nd St, SF 94107	
14.	Callie Hockmike	660 Bush St. Apt 502 San Francisco, CA 94108	

PETITION

WE, THE UNDERSIGNED, SUPPORT LEFTY O'DOUL'S APPLICATION FOR A CONDITIONAL USE PERMIT IN ORDER TO OPERATE A BONA FIDA SELF-SERVICE RESTAURANT AT 1401 POLK STREET, WITH A SEATING CAPACITY OF 49, TO BE OPEN DAILY 10 AM - 12 MIDNIGHT. WE SUPPORT LEFTY O'DOUL'S APPLICATION FOR A TYPE 41 BEER & WINE LICENSE ONLY.

	Name (Print)	Address	Signature
1.	MARKIE BAR	1092 Post	
2.	Jeff Barnes	2133 17th Ave	
3.	Vanessa Christie	2869 22nd St SF	
4.	KEVIN QUINN	70 OAK GROVE ST. SF CA.	
5.	Bob Blakely	P.O. B 193623 SF	
6.	John Josiah	" "	
7.	Daniell Reeve	851 Post St.	
8.	Pelle Kirkeby	851 Post St.	
9.	Ben Bargett	694 Bush St	
10.	John P. Curran	1374 - 34th Ave 94122	
11.	JEFF SHIVES	750 Phelps	
12.	Steve Tracy	75 Phelps	
13.	MARE BERRY	333 Green Hill Circle Santa Rosa, CA 95409	
14.	Rochelle Yarwood	680 Post St San Fran. CA 94102	

- 15. Kevin Kraus
- 16. Ken Strat
- 17. Ashly Warner
- 18. Michael Kraus
- 19. Mike DePant
- 20. Jay Lyons
- 21. Cynthia Spears
- 22. Sara Sweeney
- 23. Jannie Ambrosio
- 24. Jay Cronley
- 25. G. GUBBRANSEN

- 1695 43rd AVE SF
- 1800 Waring St SF
- 1385 court of 09409
- 24 & court (Hawthorn)
- 901 Bush St SF
- 1035 Sutter #6
- 1258 Leida Way
- 1096 Pine St, SF CA
- 606 Post St, SF, CA #109
- 601 Van Ness #826

[Handwritten signatures and scribbles]

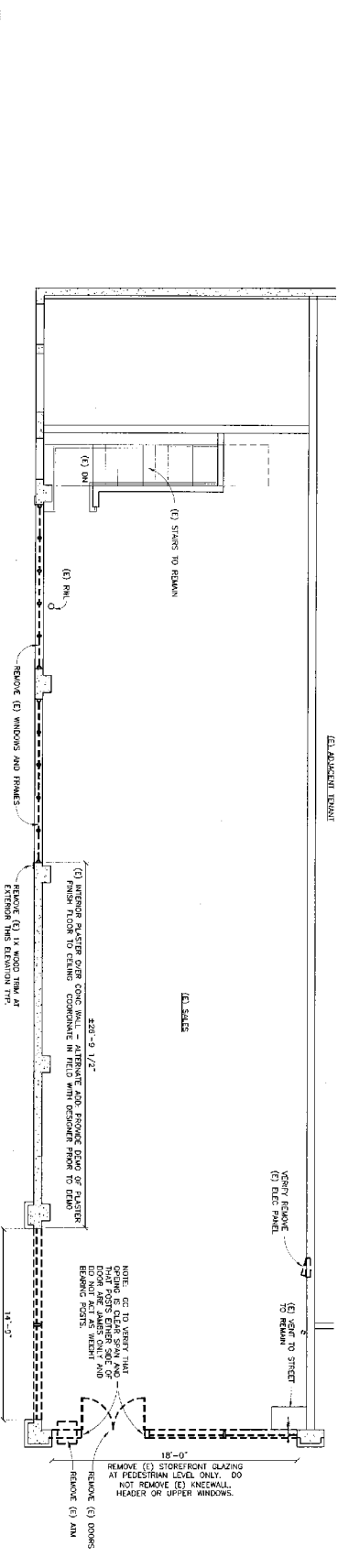
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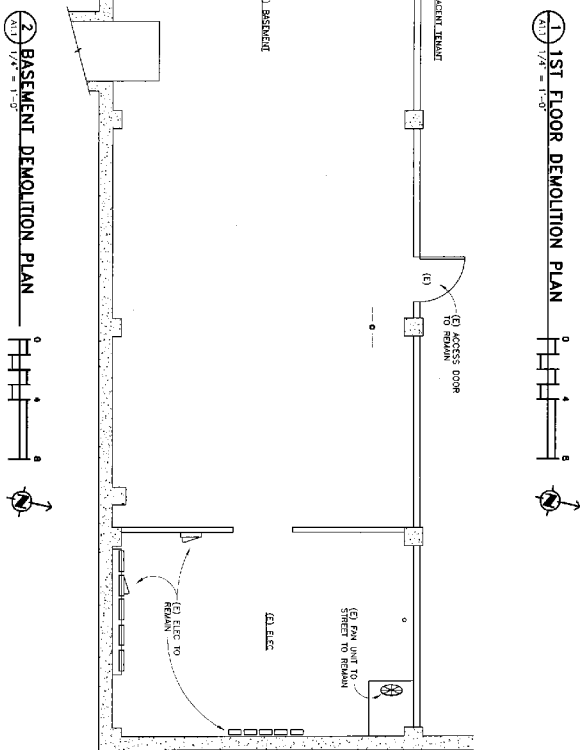
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[Signature]

[Signature]



- DEMOLITION PLAN LEGEND**
- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- DEMOLITION NOTES**
- REMOVE ALL (E) LIGHT FIXTURES AND REVISIONS AS SHOWN WITH OPEN ROOF APPROX. 2000.
 - REMOVE FLOORING AS NEEDED FOR INSTALLATION OF NEW FLOOR FINISHES.
 - REMOVE ALL (E) PARTITION WALLS AS SHOWN.
 - REMOVE ALL (E) CONCRETE SLAB AND (E) WALLS AS REQUIRED. MAINTAIN FINISH AT ALL RATIO WALLS PER V.F.
 - REMOVE ALL (E) PARTITION WALLS AS SHOWN.
 - REMOVE ALL (E) EXISTING UTILITIES AND EQUIPMENT. VERIFY EXISTING LOCATIONS AND PROVIDE INFO TO OWNER.
 - REMOVE ALL (E) EXISTING UTILITIES AND EQUIPMENT. VERIFY EXISTING LOCATIONS AND PROVIDE INFO TO OWNER.
 - REMOVE ALL (E) WALLS AND NON-STRUCTURAL PARTS TO DEMOLITION. VERIFY ALL WALLS ARE STRUCTURAL OR REPAIRING WITHOUT WRITTEN APPROVAL OF THE ARCHITECT OR OWNER.



GRYPHON ARCHITECTURE

448 Spear Street #212
San Francisco, CA 94108
www.gryphton.com

RESTAURANT IMPROVEMENT PLANS For

FRESH SPIN

1401 POLK STREET SAN FRANCISCO CA

DRAWING TITLE

DEMOLITION PLAN

SCALE: AS NOTED

DATE: -

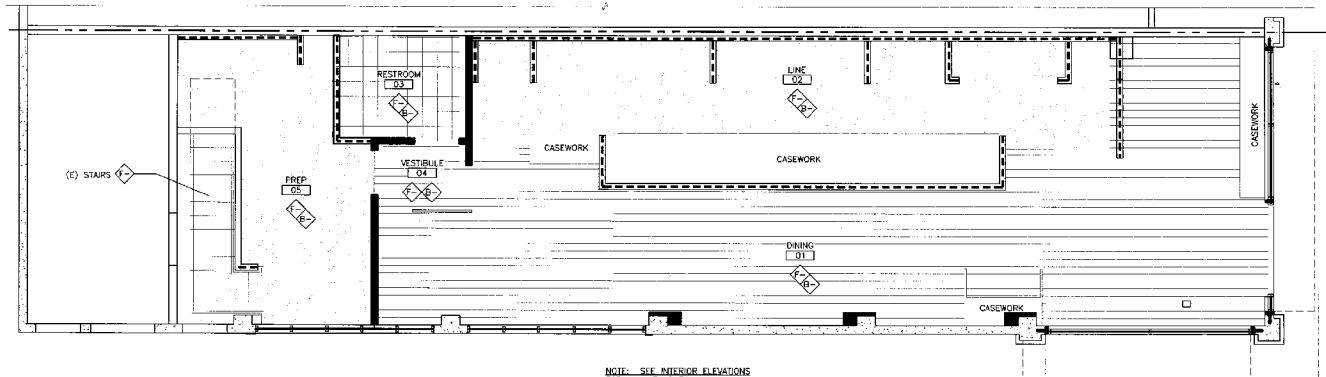
SHEET NO.

A1.1

FE 11-108

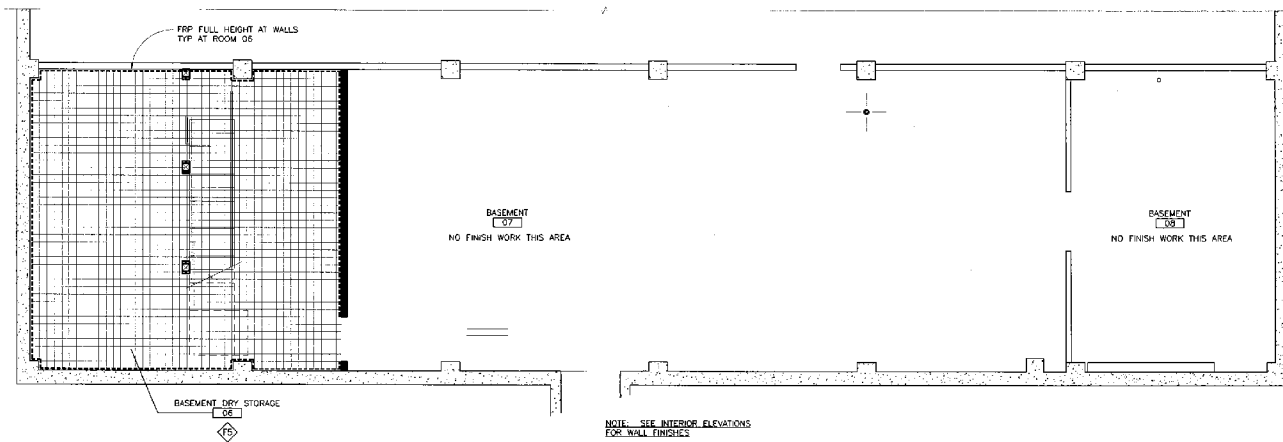
5/8/12 PRELIM NOT FOR CONSTRUCTION

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NOTE: SEE INTERIOR ELEVATIONS
 FOR WALL FINISHES
 FINISH SCHEDULE SEE A2.4

1 1ST FLOOR FINISH PLAN
 A2.3 1/4" = 1'-0"



NOTE: SEE INTERIOR ELEVATIONS
 FOR WALL FINISHES
 FINISH SCHEDULE SEE A2.4

2 BASEMENT FINISH PLAN
 A2.3 1/4" = 1'-0"



REV	DATE	DESCRIPTION

RESTAURANT IMPROVEMENT PLANS FOR
FRESH SPIN
 1401 POLK STREET SAN FRANCISCO CA

DRAWING TITLE:
FINISH PLAN & SCHEDULES

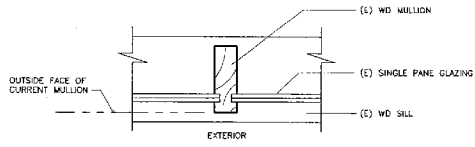
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 DATE: --

SHEET NO.
A2.3

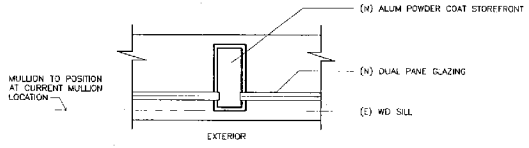
FILE 11-1102

3-78-12 PRELIM NOT FOR CONSTRUCTION

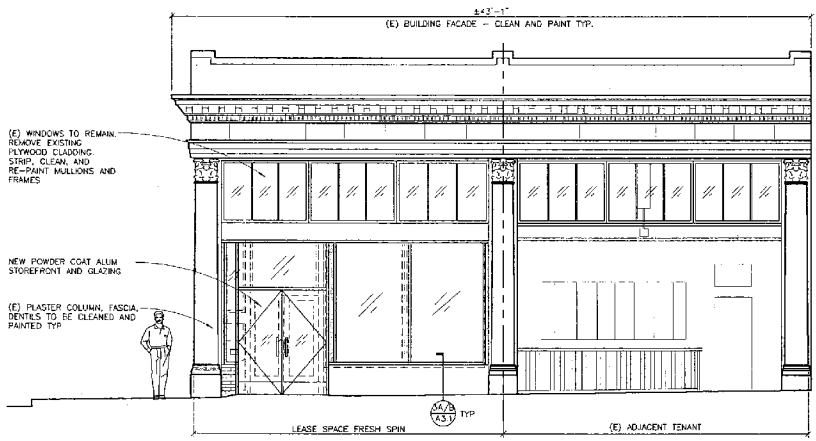
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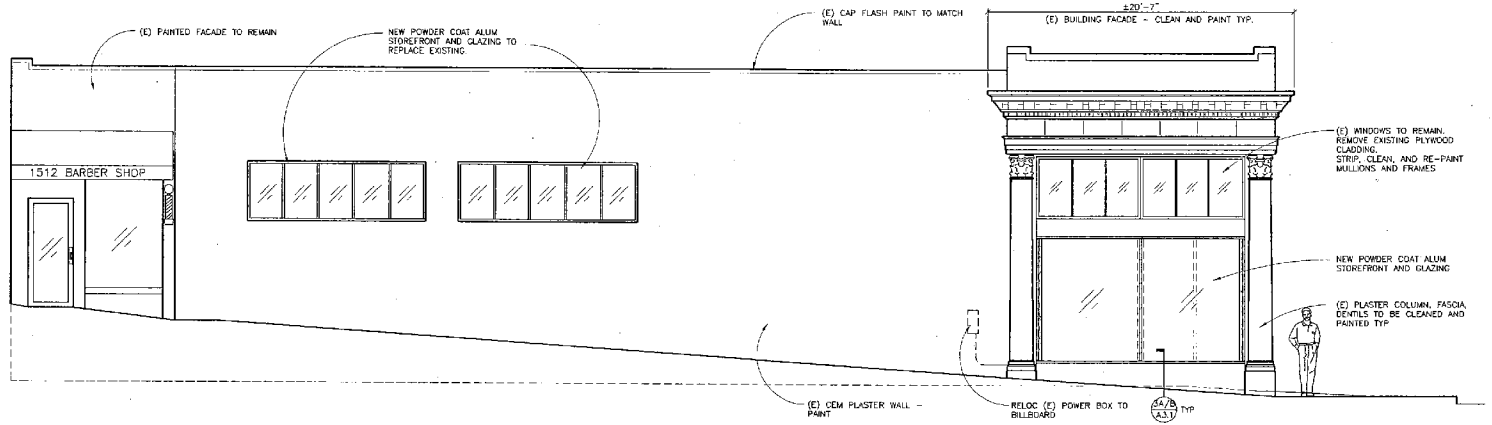
3A EXISTING STOREFRONT
A3.1 NTS



3B PROPOSED STOREFRONT
A3.1 NTS



1 POLK STREET ELEVATION
A3.1 1/4" = 1'-0"



2 PINE STREET ELEVATION
A3.1 1/4" = 1'-0"



NO.	REVISION

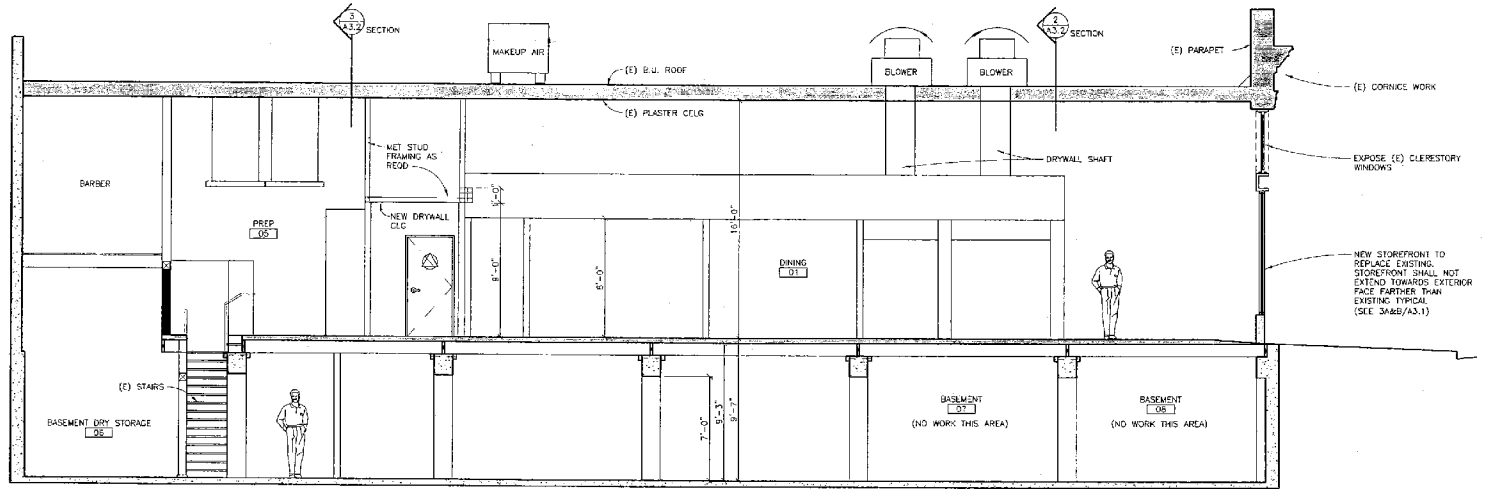
RESTAURANT IMPROVEMENT PLANS FOR
FRESH SPIN
 1401 POLK STREET SAN FRANCISCO CA

DRAWING TITLE:
EXTERIOR ELEVATION PROPOSED

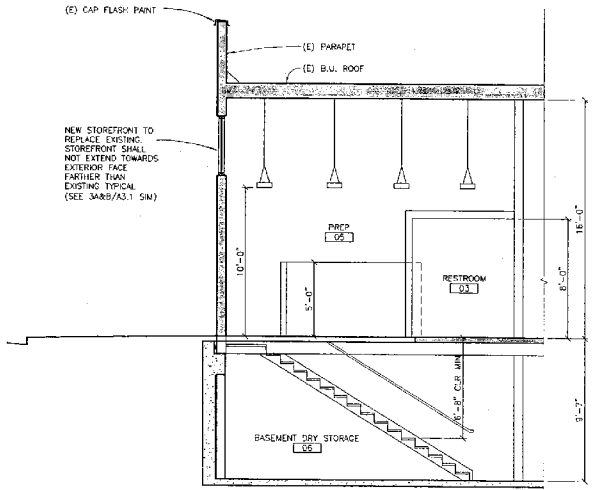
SCALE: AS NOTED
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A3.1
 FILE: 11-1102

5/10/12 PRELIM NOT FOR CONSTRUCTION

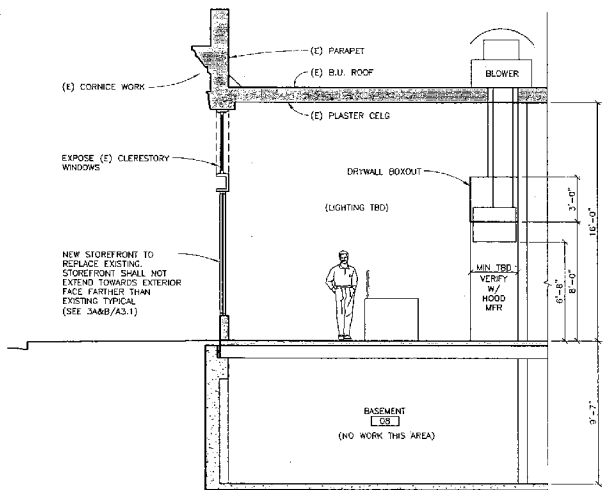
ARCHITECTURAL, INC. 448 IGHETTO BLVD #275, NOVATO, CA 94949, TEL: 415-892-4122, FAX: 415-892-4123, WWW.GRYPHONARCHITECTURE.COM
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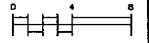
1 BUILDING SECTION
A3.2 1/4" = 1'-0"



3 BUILDING SECTION
A3.2 1/4" = 1'-0"



2 BUILDING SECTION
A3.2 1/4" = 1'-0"



NO.	DESCRIPTION