



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: SEPTEMBER 27, 2012

Date: September 20, 2012
Case No.: 2012.0610 C
Project Address: 499 CASTRO STREET
Zoning: Castro Street Neighborhood Commercial District
40-X Height and Bulk District
Block/Lot: 3582/057
Project Sponsor: Nam Kim
2251 Market Street
San Francisco, CA 94114
Staff Contact: Adrian C. Putra – (415) 575-9079
adrian.putra@sfgov.org
Recommendation: **Approval with Conditions**

1650 Mission St.
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PROJECT DESCRIPTION

The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 715.44 to allow a change of use from a limited restaurant to a restaurant (d.b.a. KPOP Restaurant) within a ground-floor commercial storefront containing approximately 1,250 square-feet of floor area. The project site is a vacant ground floor storefront that was previously occupied by a limited-restaurant (d.b.a. Soup Freaks). The project sponsor is proposing to operate an eating and drinking establishment that also offers on-site beer and/or wine sales for drinking on the premises with an ABC type 41 license which is only permitted under the restaurant use category. The proposed restaurant is independently owned and operated and is not a formula retail use. The project sponsor expects to hire up to three full-time employees and 13 part-time employees to operate the proposed restaurant. The project sponsor has indicated that the proposed hours of operation would be from 10:00 AM to 12:00 AM, Monday through Thursday, 10:00 AM to 2:00 AM on Friday, and 9:00 AM to 2:00 AM, Saturday and Sunday, which are hours of operation permitted as of right in the Castro Street NCD.

SITE DESCRIPTION AND PRESENT USE

The project site at 499 Castro Street (aka 4092-4096 18th Street) is located at the northeast corner of Castro and 18th Streets in the Castro Street Neighborhood Commercial District. The project site is located within a four-story mixed-use building which also contains two ground floor commercial spaces facing Castro Street and two ground floor commercial spaces with facing 18th Street. The project site was previously occupied by a limited-restaurant (d.b.a. Soup Freaks) and has been vacant since approximately May of 2012. The other commercial spaces within the subject building are occupied by limited-restaurants: "Posh Bagel" and "La Tortilla" at 495 Castro Street, "Starbucks" at 4094 18th Street, and "Frapez" at 4092 18th Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located within the Castro Street Neighborhood Commercial District (NCD), which is situated in Eureka Valley, close to the geographic center of San Francisco between the Mission District, Twin Peaks, and Upper Market Street. The physical form of the district is a crossing at Castro and 18th Streets, the arms of which contain many small, but intensely active commercial businesses. The multi-purpose commercial district provides both convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active both in the daytime and late into the evening and include a number of gay-oriented bars and restaurants, as well as several specialty clothing and gift stores.

The adjacent building to the north of subject building contains a retail clothing store (d.b.a. Citizen), and across 18th Street to the south of the subject building is a financial service (d.b.a. Bank of America). The Castro Street NCD contains 21 restaurants, 14 limited-restaurants (including project site), and 11 bars for a total of 46 eating and drink establishments.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	September 7, 2012	September 7, 2012	20 days
Posted Notice	20 days	September 7, 2012	September 7, 2012	20 days
Mailed Notice	20 days	September 7, 2012	September 7, 2012	20 days

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

PUBLIC COMMENT

- The Department is not aware of any opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- The General Plan states that there is a concern with the potential over-concentration of food-service establishments and the Commerce and Industry Element of the General Plan contains the 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 Department Staff performed a site survey of the Castro Street Neighborhood Commercial District

and found approximately 23% of the commercial frontage within this district is attributed to eating and drinking establishments. However, the approval of this application will not result in further concentration of eating and drinking establishments within the Castro Street Neighborhood, because the proposed change of use from limited restaurant to a restaurant will not result in a net increase of commercial frontage within the Castro Street Neighborhood Commercial District dedicated to eating and drinking establishments. Additionally, the project will contribute to the diverse mix of neighborhood serving retail and service uses within the neighborhood by offering Korean cuisine, which is not currently available within the Castro NCD. The project site is also well served by public transit. It is also noted that the project will be subject to the standard Conditions of Approval for eating and drinking establishments including those concerned with trash, odors and general cleanliness.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use Authorization to allow a change of use from a limited-restaurant to a restaurant within the Castro Street Neighborhood Commercial Zoning District, pursuant to Planning Code Section 303 and 715.44.

BASIS FOR RECOMMENDATION

- The project meets all applicable requirements of the Planning Code.
- The Project is necessary and desirable because it contributes to the economic vitality of the neighborhood by allowing the project sponsor to provide a wider variety of goods to the community by also providing alcoholic beverages to compliment the food offered at this location.
- The project site is well-served by public transit as it is within a few blocks from the Castro MUNI Station and is served by multiple MUNI lines with bus stops located along 18th, Castro and Market Streets within the neighborhood.
- The Project will establish an independently owned and operated business which will create new job opportunities in the neighborhood.
- The Project will not displace an existing neighborhood-serving business.
- The Project would contribute to the diversity of goods and services in the neighborhood by offering ethnic cuisine not currently available within the Castro NCD.

RECOMMENDATION: Approval with Conditions
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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 checked="" type="checkbox"/> Sanborn Map | |
| <input checked="" type="checkbox"/> Aerial Photo | |
| <input type="checkbox"/> Context Photos | |
| <input checked="" type="checkbox"/> Site Photos | |

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

ACP

Planner's Initials



SAN FRANCISCO PLANNING DEPARTMENT

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, SEPTEMBER 27, 2012

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION PURSUANT TO PLANNING CODE SECTIONS 715.44 AND 303 TO ALLOW A CHANGE OF USE FROM A LIMITED-RESTAURANT TO A RESTAURANT (D.B.A. KPOP RESTAURANT) WITHIN THE CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 10, 2012, Nam Kim (Project Sponsor) filed an application with the Department for Conditional Use Authorization under Planning Code Sections 715.44 and 303 of the Planning Code to allow a change of use from a limited-restaurant to a restaurant (d.b.a. KPOP Restaurant) within the Castro Street Neighborhood Commercial District, and a 40-X Height and Bulk District.

On September 27, 2012, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.0610C.

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. 2012.0610C, 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 site at 499 Castro Street (aka 4092-4096 18th Street) is ground floor commercial storefront located at the northeast corner of Castro and 18th Streets in the Castro Street Neighborhood Commercial District. The project site is located within a four-story mixed-use building which also contains two ground floor commercial spaces facing Castro Street and two ground floor commercial spaces with facing 18th Street. The project site was previously occupied by a limited-restaurant (d.b.a. Soup Freaks) and has been vacant since approximately May of 2012. The other commercial spaces within the subject building are occupied by limited-restaurants: "Posh Bagel" and "La Tortilla" at 495 Castro Street, "Starbucks" at 4094 18th Street, and "Frapez" at 4092 18th Street.
3. **Surrounding Properties and Neighborhood.** The project site at 499 Castro Street is located within the Castro Street Neighborhood Commercial District (NCD), which is situated in Eureka Valley, close to the geographic center of San Francisco between the Mission District, Twin Peaks, and Upper Market Street. The physical form of the district is a crossing at Castro and 18th Streets, the arms of which contain many small, but intensely active commercial businesses. The multi-purpose commercial district provides both convenience goods to its immediate neighborhood as well as comparison shopping goods and services on a specialized basis to a wider trade area. Commercial businesses are active both in the daytime and late into the evening and include a number of gay-oriented bars and restaurants, as well as several specialty clothing and gift stores.

The adjacent building to the north of subject building contains a retail clothing store (d.b.a. Citizen), and across 18th Street to the south of the subject building is a financial service (d.b.a. Bank of America). The Castro Street NCD contains 21 restaurants, 14 limited-restaurants (including project site), and 11 bars for a total of 46 eating and drink establishments.

4. **Project Description.** The Project Sponsor seeks a Conditional Use Authorization, pursuant to Planning Code Sections 303 and 715.44 to allow a change of use from a limited-restaurant to a restaurant (d.b.a. KPOP Restaurant) within a ground-floor commercial storefront containing approximately 1,250 square-feet of floor area. The project site is vacant storefront and was previously occupied by a limited restaurant (d.b.a. Soup Freaks). The project sponsor is proposing to operate an eating and drinking establishment that also offers on-site beer and/or

wine sales for drinking on the premises with an ABC type 41 license which is only permitted under the restaurant use category. The project sponsor expects to hire up to three full-time employees and 13 part-time employees to operate the proposed restaurant.

5. **Public Comment.** To date, the Department is not aware of any public opposition regarding the 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. **Restaurant.** Planning Code Section 715.44 states that a restaurant is permitted as a conditional use on the first story. A restaurant is defined in Section 790.91 of the Planning Code as: A retail eating or eating and drinking use which serves prepared, ready-to-eat cooked foods to customers for consumption on or off the premises and which has seating. It may provide on-site beer, wine, and/or liquor sales for drinking on the premises (with ABC license types 41, 47, 49, 59, or 75); however, if it does so it shall be required to operate as a Bona Fide Eating Place as defined in Section 790.142. It is distinct and separate from a Limited-Restaurant as defined in Section 790.90.

It shall not be required to operate within an enclosed building pursuant to Section 703.2(b)(1) so long as it is also a Mobile Food Facility as defined in Section 102.34. Any associated outdoor seating and/or dining area is subject to regulation as an Outdoor Activity Area as set forth elsewhere in this Code.

The project sponsor seeks Conditional Use Authorization for a change of use from limited- restaurant to restaurant at the first floor of the subject building in order provide on-site beer and wine sales for drinking on the premises with a ABC type 41 license.

- B. **Hours of Operation.** Planning Code Section 715.27 states that in the Castro Street Neighborhood Commercial District maintaining hours of operation from 6:00 AM. to 2:00 AM. is permitted by right, and that hours of operation from 2:00 AM. to 6:00 AM. is conditionally permitted.

The project sponsor has indicated that the proposed hours of operation would be from 10:00 AM to 12:00 AM, Monday through Thursday, 10:00 AM to 2:00 AM on Friday, and 9:00 AM to 2:00 AM, Saturday and Sunday.

- C. **Use Size.** Planning Code Section 715.21 states that a use size of up to 1,999 square feet is permitted by right.

The project site has a use size of approximately 1,250 gross square-feet of floor area, which is below the 1,999 square foot threshold established for uses sizes in the Castro Street NCD.

- D. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 145.1 requires that NC Districts containing specific uses, including retail stores, 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 a total of approximately 73.5 feet of lineal street frontage along Castro and 18th Street with a total of approximately 41.5 feet of 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.

- E. **Off-Street Parking and Loading.** Section 151 requires off-street parking for every 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet. Section 152 requires one off-street loading space for retail stores between 10,001 and 60,000 gross square feet.

The subject commercial tenant space, with approximately 1,250 square feet of floor area does not require any off-street parking or loading spaces.

- F. **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 Project is necessary and desirable because it contributes to the economic vitality of the neighborhood by allowing the project sponsor to provide a wider variety of goods to the community by also providing alcoholic beverages to compliment the food offered at this location. The Project would also contribute to the diversity of goods and services in the neighborhood by offering Korean cuisine, which is currently not available within the Castro NCD.

- 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. The project will not affect the building envelope.

- 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 project would not adversely impact public transit or overburden the existing supply of parking in the neighborhood, because the project site is well-served by public transit as it is within a few blocks from the Castro MUNI Station and is served by multiple MUNI lines with bus stops located along 18th, Castro and Market Streets within the neighborhood.

- 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 or odor, and the restaurant will be subject to the Conditions of Approval No. 9 to control odor.

- 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, lighting, and signage.

- 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 the Castro NCD in that the intended use is located at the ground floor, is a neighborhood serving business, and operates within 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.

No existing commercial tenant will be displaced. The proposed project will not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The conditions of approval will ensure that the use meets minimum, reasonable performance standards. The project is also 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 enhance the goods and services offered at the project site which will also enhance the diverse economic base of the City. Additionally, no neighborhood-serving businesses will be displaced by the project.

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.

The project will provide additional employment opportunities for local residents and performers.

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.

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. The proposed eating and drinking establishment is not considered a Formula Retail Use.

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

The General Plan states that there is a concern with the potential over-concentration of food-service establishments and the Commerce and Industry Element of the General Plan contains the 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 Department Staff performed a site survey of the Castro Street Neighborhood Commercial District and found approximately 23% of the commercial frontage within this district is attributed to eating and drinking establishments. However, the approval of this application will not result in further concentration of eating and drinking establishments within the Castro Street Neighborhood, because the proposed change of use from limited restaurant to a restaurant will not result in

a net increase of commercial frontage within the Castro Street Neighborhood Commercial District dedicated to eating and drinking establishments. Additionally, the project will contribute to the diverse mix of neighborhood serving retail and service uses within the neighborhood by offering Korean cuisine, which is not currently available within the Castro NCD. The project site is also well served by public transit. It is also noted that the project will be subject to the standard Conditions of Approval for eating and drinking establishments including those concerned with trash, odors and general cleanliness.

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 project will not displace any existing retail uses within the neighborhood.

- 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 would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood due to commuter traffic, because the project site is well-served by public transit as it is within a few blocks from the Castro MUNI Station and is served by multiple MUNI lines with bus stops located along 18th, Castro and Market Streets which reduces the need for patrons to frequent the project site by private automobile.

- 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 any exterior alterations. Therefore, no landmarks or historic buildings will be adversely affected by the project.

- 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. 2012.0610C** 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 September 27, 2012.

Linda Avery
Commission Secretary

AYES:

NAYES:

ABSENT:

ADOPTED:

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a change of use from limited-restaurant to a restaurant (d.b.a. KPOP Restaurant) located at 499 Castro Street, Block 3582, and Lot 057 pursuant to Planning Code Sections 303 and 715.44 within the Castro Street Neighborhood Commercial District and a 40-X Height and Bulk District; in general conformance with plans, dated June 12, 2012, and stamped "EXHIBIT B" included in the docket for Case No. 2012.0610C and subject to conditions of approval reviewed and approved by the Commission on September 27, 2012 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 September 27, 2012 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

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 – COMPLIANCE AT PLAN STAGE

3. **Odor Control Unit.** In order to ensure any significant noxious or offensive odors are prevented from escaping the premises once the project is operational, the building permit application to implement the project shall include air cleaning or odor control equipment details and manufacturer specifications on the plans. Odor control ducting shall not be applied to the primary façade of the building.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org

MONITORING - AFTER ENTITLEMENT

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.

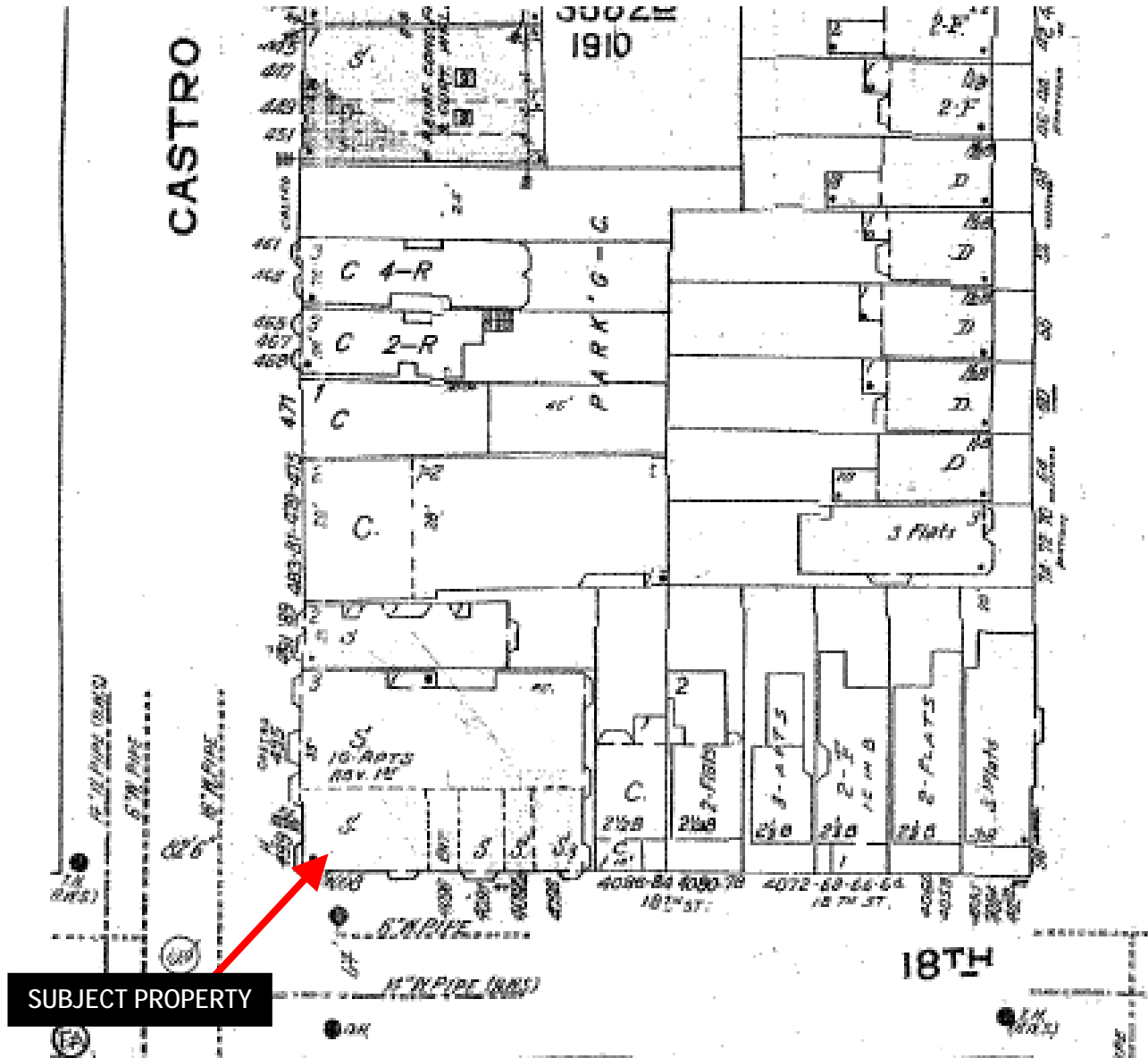
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

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

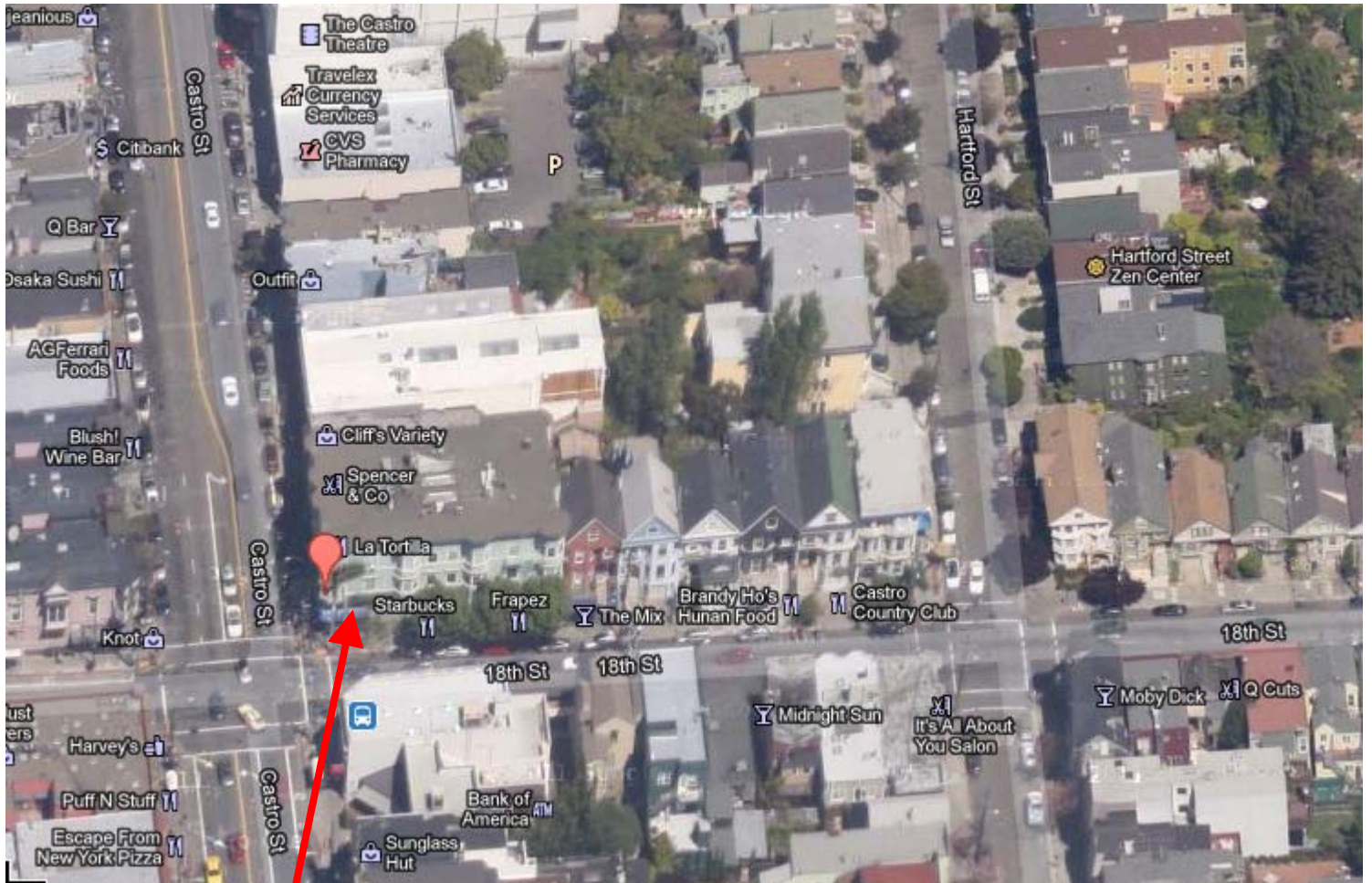
Sanborn Map



Conditional Use Request Hearing
Case Number 2012.0610 C
Restaurant
499 Castro Street (aka 4092-4096 18th Street)

Aerial Photo

View Looking North

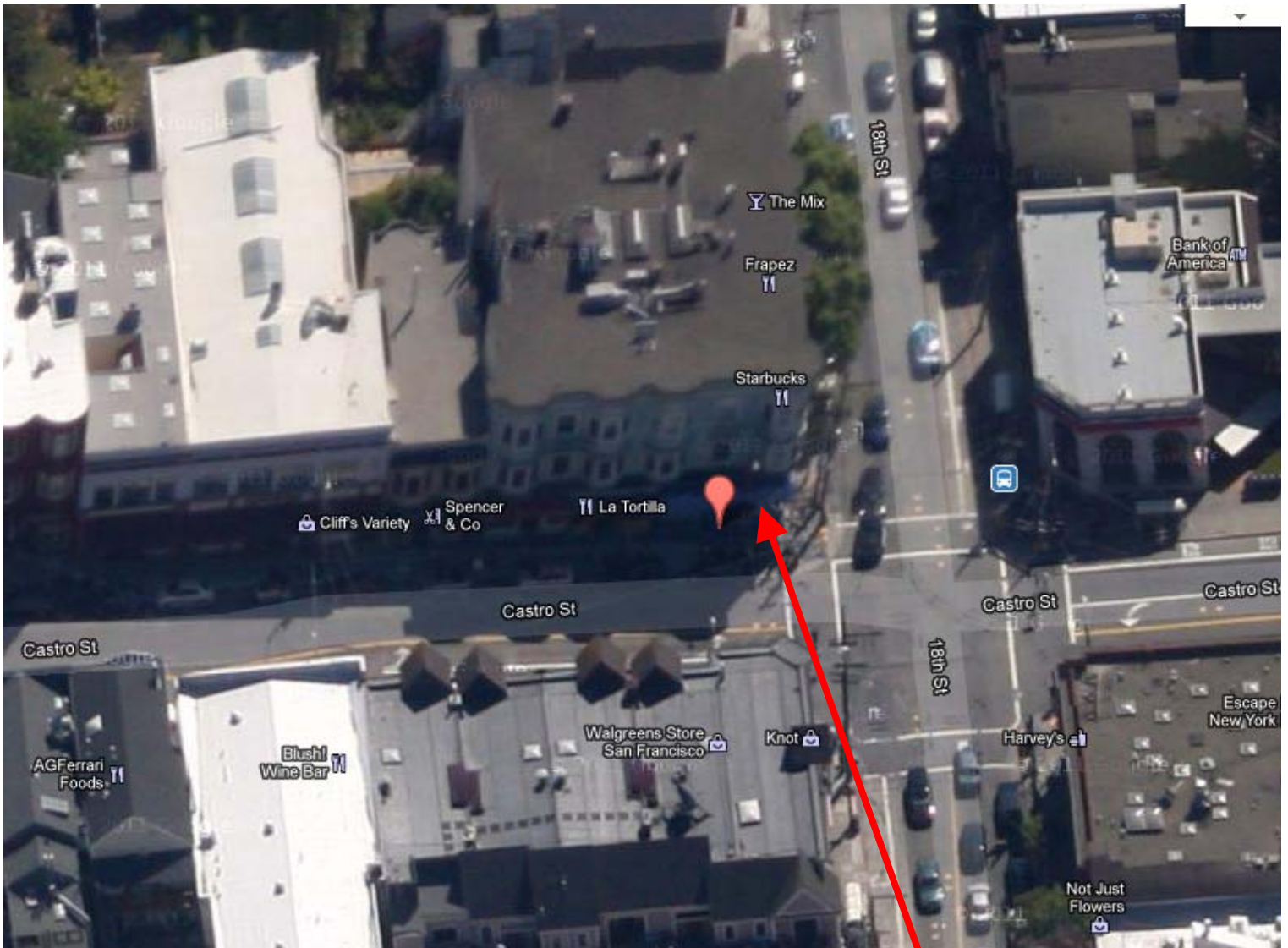


SUBJECT PROPERTY

Conditional Use Request Hearing
Case Number 2012.0610 C
Restaurant
499 Castro Street (aka 4092-4096 18th Street)

Aerial Photo

View Looking East

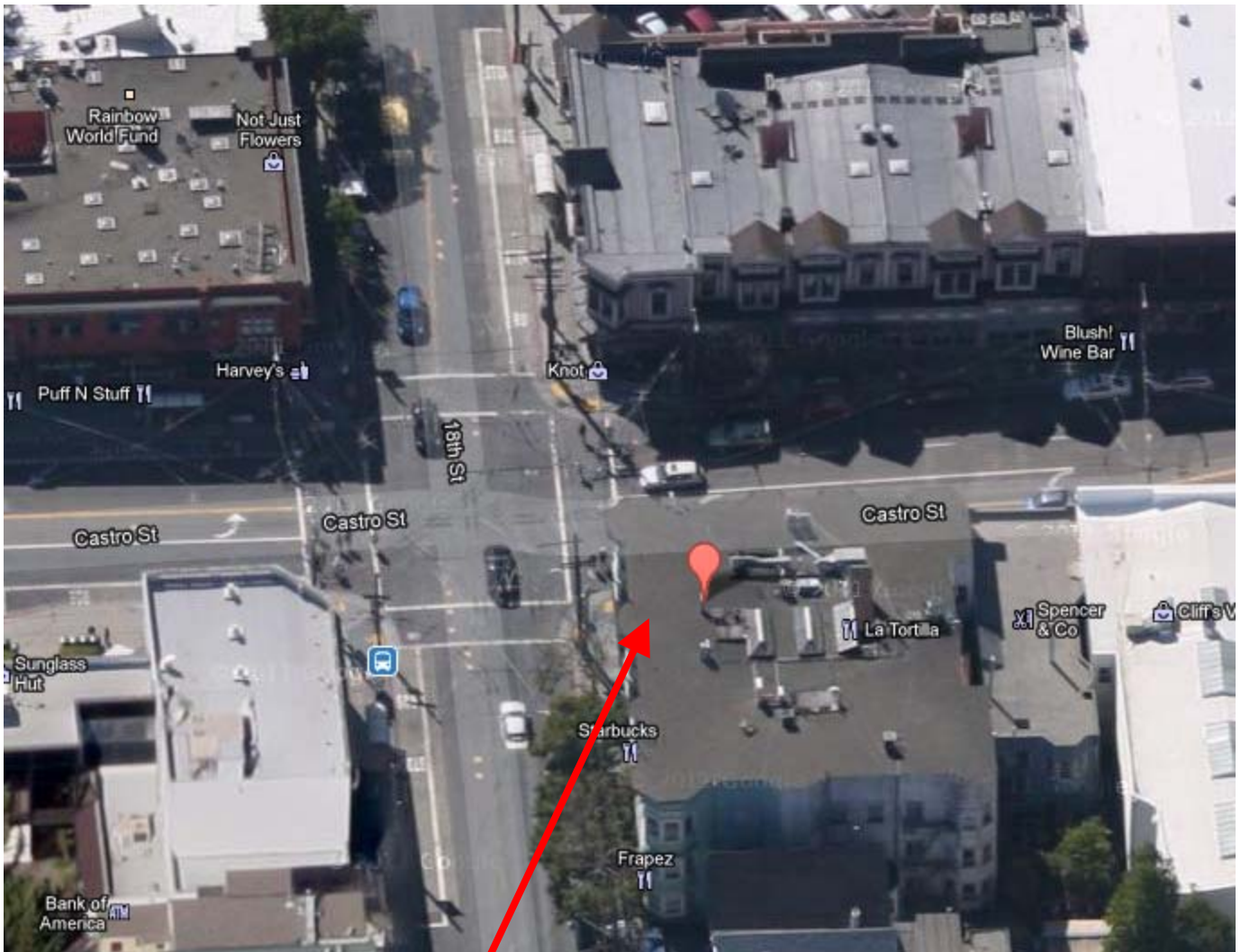


SUBJECT PROPERTY

Conditional Use Request Hearing
Case Number 2012.0610 C
Restaurant
499 Castro Street (aka 4092-4096 18th Street)

Aerial Photo

View Looking West



SUBJECT PROPERTY

Conditional Use Request Hearing
Case Number 2012.0610 C
Restaurant
499 Castro Street (aka 4092-4096 18th Street)

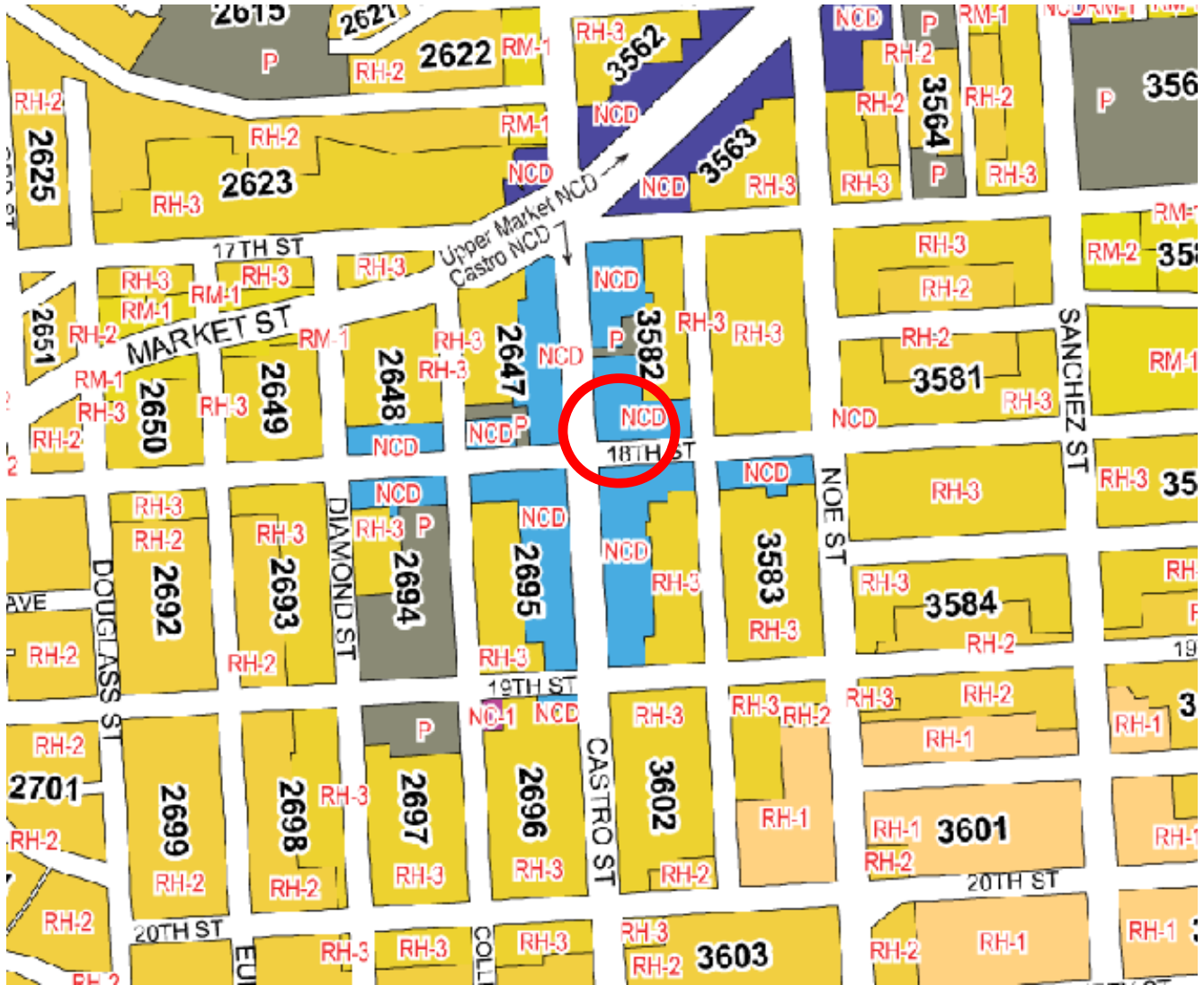
Aerial Photo

View Looking South



SUBJECT PROPERTY

Zoning Map



Conditional Use Request Hearing
Case Number 2012.0610 C
Restaurant
499 Castro Street (aka 4092-4096 18th Street)

Site Photo - Subject Property

View from the corner of Castro and 18th Streets



SUBJECT PROPERTY

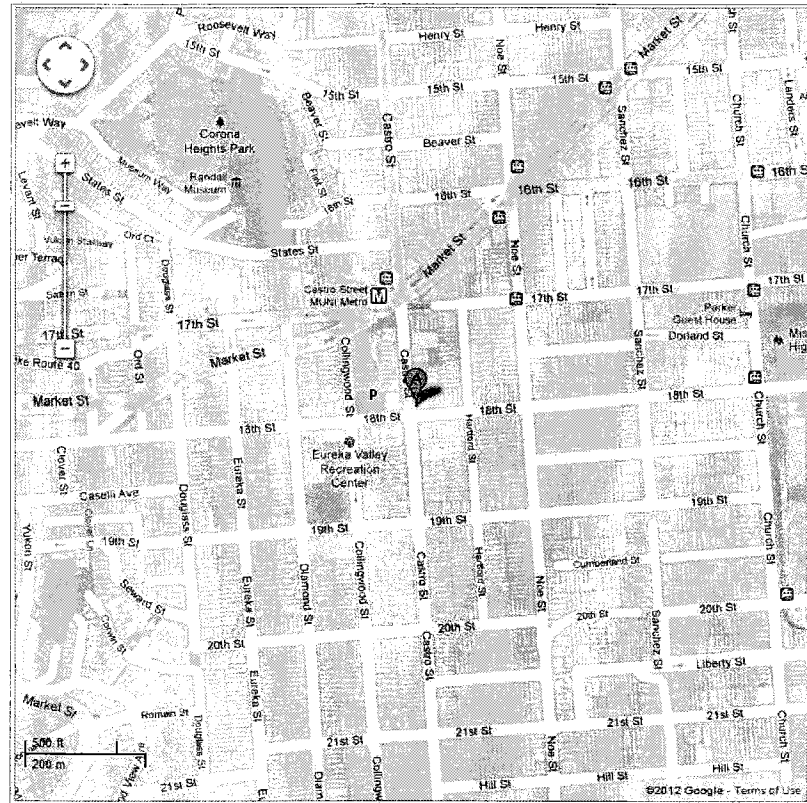
Conditional Use Request Hearing
Case Number 2012.0610 C
Restaurant
499 Castro Street (aka 4092-4096 18th Street)

KPOP

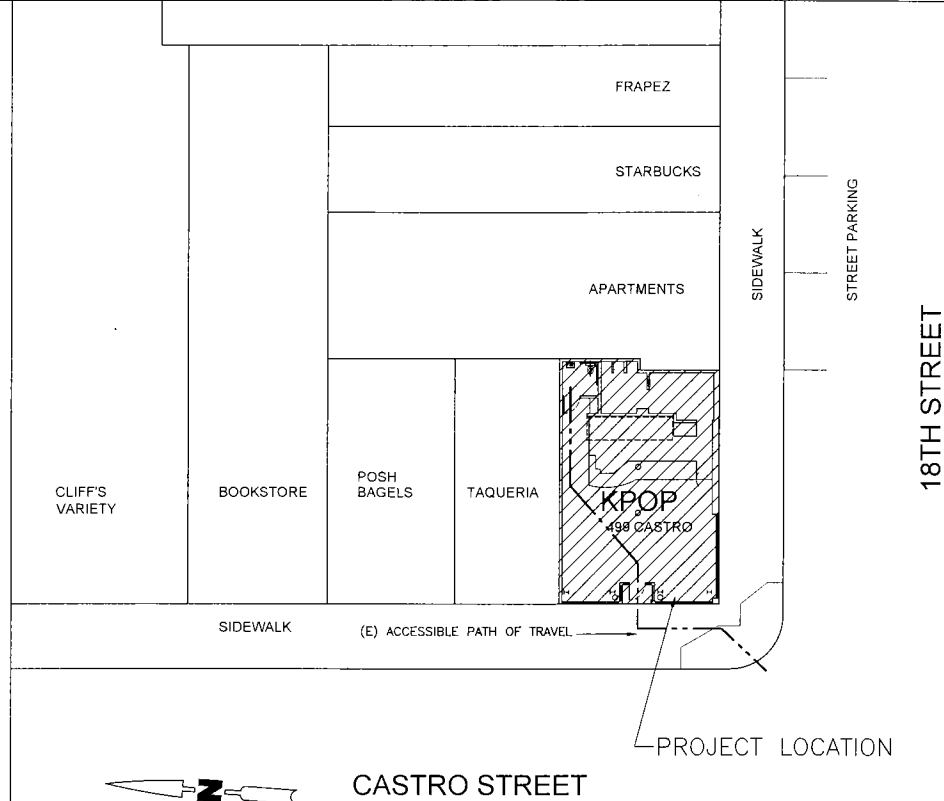
SAN FRANCISCO, CA

REV.	DATE	NO.

VICINITY MAP



SITE PLAN 1/16" = 1'



PROJECT DATA DESCRIPTION

Owner's Name: NAM KIM (650) 762-6546
 Useable Area: 1201 SQUARE FEET
 Construction Type: V-B
 # of Stories: 4
 Sprinkler System: NO
 Occupancy: B
 Occupant Load: 45

Existing Use: VACANT (PREVIOUS - SOUPFREAKS)
 Proposed Use: KOREAN CAFE (TAKE-OUT & SINGLE SERVE)
 Title 24: ALL LIGHTING TO REMAIN THE SAME
 HVAC IS EXISTING

NOTE: BUSINESS SIGNS REQUIRE SEPARATE PERMITS.

OCCUPANCY LOAD FACTOR CHART

ROOM(S)	USE	OCCUPANCY GROUP	OCCUPANT LOAD FACTOR (OLF)	SQUARE FOOTAGE (SQ. FT.)	OCCUPANT LOAD OL=(SQ.FT.)/(OLF)
CUSTOMER AREA	DINING/ TAKE OUT	B	15	630	42
KITCHEN AREA	KITCHEN/ STORAGE	B	200	460	3
RESTROOMS	RESTROOM/ ACCESS	B	N/A	111	-
TOTAL				1201	45

HVAC IS EXISTING
 ALL LIGHTING IS EXISTING

GENERAL NOTES

1. AIA DOCUMENTS A201 LATEST ADDITION ISSUED BY THE AMERICAN INSTITUTE OF ARCHITECTS, "GENERAL CONDITIONS FOR THE PERFORMANCE OF A CONTRACT" ARE HEREBY INCORPORATED INTO THESE DRAWINGS AND SHALL BE CONSIDERED AS PART OF THE REQUIREMENTS FOR THE COMPLETION OF WORK.
2. ALL PERMITS REQUIRED BY THE CITY AND STATE AGENCIES SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR AT HIS/HER SOLE EXPENSE.
3. ALL CONSTRUCTION WORK SHALL BE PROVIDED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL CODES, WITH THE MOST STRINGENT ALWAYS APPLYING.
4. THE CONTRACTOR SHALL IMMEDIATELY EXAMINE ALL PORTIONS OF THE SITE AFFECTING THIS PROJECT, AND BASE HIS/HER BID ON EXISTING CONDITIONS. ALL CONFLICTS OR OMISSIONS IN THE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT AT THIS TIME. NO ALLOWANCE SHALL BE MADE FOR EXTRA EXPENSES TO THE CONTRACTOR DUE TO HIS/HER FAILURE TO COMPLY WITH THIS REQUIREMENT AND TO THOROUGHLY CONDUCT THIS EXAMINATION.
5. THE CONTRACTOR SHALL CONFIRM IN WRITING IMMEDIATELY FOLLOWING AWARDED OF THE JOB THE DELIVERY DATES OF ALL CONSTRUCTION MATERIALS REQUIRED BY THESE DRAWINGS. ANY MATERIALS WHOSE UNAVAILABILITY WILL AFFECT A DELAY IN AGREED UPON OCCUPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AT START OF WORK.
6. ANY REQUEST FOR THE SUBSTITUTION OF SPECIFIED MATERIALS SHALL BE MADE TO THE ARCHITECT IN WRITING WITH THE PROPER TIME FOR REVIEW OF EQUAL QUALITY AND PERFORMANCE, AND SHALL NOT BE PURCHASED WITHOUT WRITTEN APPROVAL.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL SUBCONTRACTORS AND SHALL SCHEDULE ALL WORK TO MEET AGREED UPON COMPLETION DATES. ANY POSSIBLE DELAYS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
8. CONTRACTORS SHALL PROTECT ALL EXISTING AREAS WITH FRAGILE EQUIPMENT FROM DAMAGE THROUGHOUT TIME OF CONSTRUCTION. AT OWNER'S REQUEST, CONTRACTOR SHALL ERECT A TEMPORARY ENCLOSURE OR PLASTIC SCREEN. ANY DAMAGED MATERIALS OR EQUIPMENT SHALL BE REPLACED BY THE CONTRACTOR AT HIS/HER EXPENSE TO THE SATISFACTION OF THE BUILDING OWNER.
9. CONTRACTOR SHALL KEEP JOB SITE CLEAN OR DIRT, DEBRIS, AND DUST WHICH COULD AFFECT FINISHED AREAS IN OR OUT OF JOB SITE, AND SHALL BE RESPONSIBLE FOR THE STORAGE AND REMOVAL OR RUBBISH ON A REGULAR BASIS.
10. CONTRACTOR SHALL LEAVE PREMISES CLEAN AT THE COMPLETION OF WORK. CONTRACTOR SHALL PROVIDE PROFESSIONAL CLEANING SERVICES OF AREA INCLUDING WINDOWS, CARPETS, CABINETS, AND WALLS.
11. ALL DIMENSIONS ARE GIVEN FROM FACE TO FINISH UNLESS OTHERWISE NOTED. NO DIMENSIONS SHALL BE SCALED FROM DRAWINGS AND DIMENSIONS MARKED "CLR." NO DIMENSIONS ARE TO BE ADJUSTED WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
12. ALL WORK TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL TO OR BETTER THAN THE STANDARDS OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN UNIFORM APPEARANCE.
13. MATERIALS, PRODUCTS, AND EQUIPMENT SHALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
14. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT OF ALL FABRICATED ITEMS SUCH AS CABINETS, GLAZING, CUT SHEETS OF EQUIPMENT AND SAMPLES OF ACTUAL FINISH MATERIALS FOR APPROVAL PRIOR TO INSTALLATION.
15. CONTRACTOR TO PROVIDE BLOCKING BEHIND ALL ELEMENTS REQUIRING SUPPORT. REVIEW REQUIREMENTS WITH ARCHITECT.
16. "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS - UNLESS OTHERWISE NOTED. "U.O.N." MEANS UNLESS OTHERWISE NOTED.
17. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR ITEM NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLAN.
18. CONTRACTOR TO COORDINATE INSTALLATION OF N.I.C. ITEMS WITH OTHER TRADES.
19. ALL NEW TOILET DOORS SHALL HAVE LEVER HANDLES PER TITLE 24 REQUIREMENTS.
20. PROVIDE 2A-10BC FIRE EXTINGUISHER FOR DINING AREA AND TYPE K FIRE EXTINGUISHER IN KITCHEN AREA.

SHEET INDEX

- A-0 COVER SHEET, VICINITY MAP, SITE PLAN
- A-1 EXISTING FLOOR PLAN & PROPOSED FLOOR PLANS
- E-1 REFLECTIVE CEILING PLAN & ELECTRICAL PLAN
- E-2 ELECTRICAL PANEL & SCHEMATICS
- H-1 ROOM FINISH SCHEDULE AND FLOOR PLAN
- H-2 A.D.A. REQUIREMENTS
- M-1 MECHANICAL NOTES & DETAILS FOR EXHAUST HOOD
- M-2 MECHANICAL NOTES & DETAILS FOR EXHAUST HOOD
- M-3 MECHANICAL NOTES & DETAILS FOR EXHAUST HOOD
- M-4 INSTALLATION DETAILS FOR EXHAUST HOOD
- M-5 ROOF EQUIPMENT PLAN
- P-1 PLUMBING PLAN, NOTES, & DETAILS

SCOPE OF WORK - TENANT IMPROVEMENT

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES, BUT IS NOT LIMITED TO, INSTALLATION OF A CLASS I EXHAUST HOOD AND ASSOCIATED COOKING EQUIPMENT, AND INSTALLATION OF SINKS AND EQUIPMENT REQUIRED FOR A COMMERCIAL KITCHEN. THIS WILL INVOLVE:

1. DEMOLITION. REMOVE ALL EXISTING NON STRUCTURAL WALLS AS REQUIRED BY PLANS.
2. REFRAME AND ADD NEW WALLS AS REQUIRED. NONE TO BE INTRICATELY STRUCTURED TO THE BUILDING.
3. INSTALL ELECTRICAL WORK AS REQUIRED FOR NEW PLAN.
4. INSTALL PLUMBING WORK AS REQUIRED FOR NEW PLAN.
5. INSTALL NEW HOOD TO DUCT WORK.
6. INSTALL ANSUL SYSTEM AS REQUIRED.
7. INSTALL COUNTERS AND COVE AS REQUIRED.
8. INSTALL ALL OTHER REQUIRED FINISHES
9. PROVIDE AND INSTALL NEW EQUIPMENT AS REQUIRED.

APPLICABLE CODES

All work shall conform to all applicable codes, ordinances and regulation as prescribed by this city of SAN FRANCISCO.
 Codes shall include but not necessarily limited to:
 2010 CALIFORNIA BUILDING CODE
 2010 CALIFORNIA ELECTRICAL CODE
 2010 CALIFORNIA MECHANICAL CODE
 2010 CALIFORNIA PLUMBING CODE
 2010 CALIFORNIA EXISTING BUILDING CODE
 2010 CALIFORNIA FIRE CODE.

Federal and State disabilities Guidelines and Regulations
 And any Other Regulations, Codes or Ordinances as amended By the State of California and this city (SAN FRANCISCO), that are applicable to this project.

DESIGN 4 DINING
 1966 Tice Valley Blvd, Suite #142
 WALNUT CREEK, CA 94595
 510-701-7368 F 925-935-7860
 DESIGN4DINING@AOL.COM
 D. MANCINI /ACD / FSD

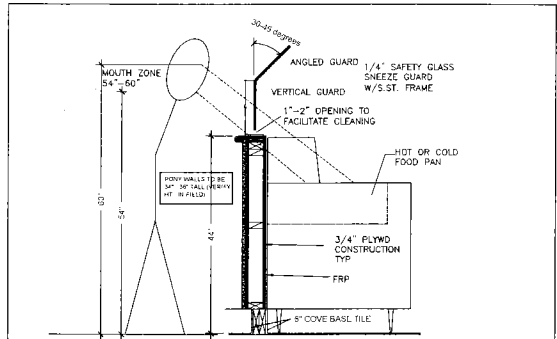
KPOP
 498 CASTRO STREET
 SAN FRANCISCO, CA

DWG DATE:
6/12/12

DRAWN BY:
MSD



A-0



SNEEZE GUARD DETAIL
SCALE: 1 1/2" = 1'-0"

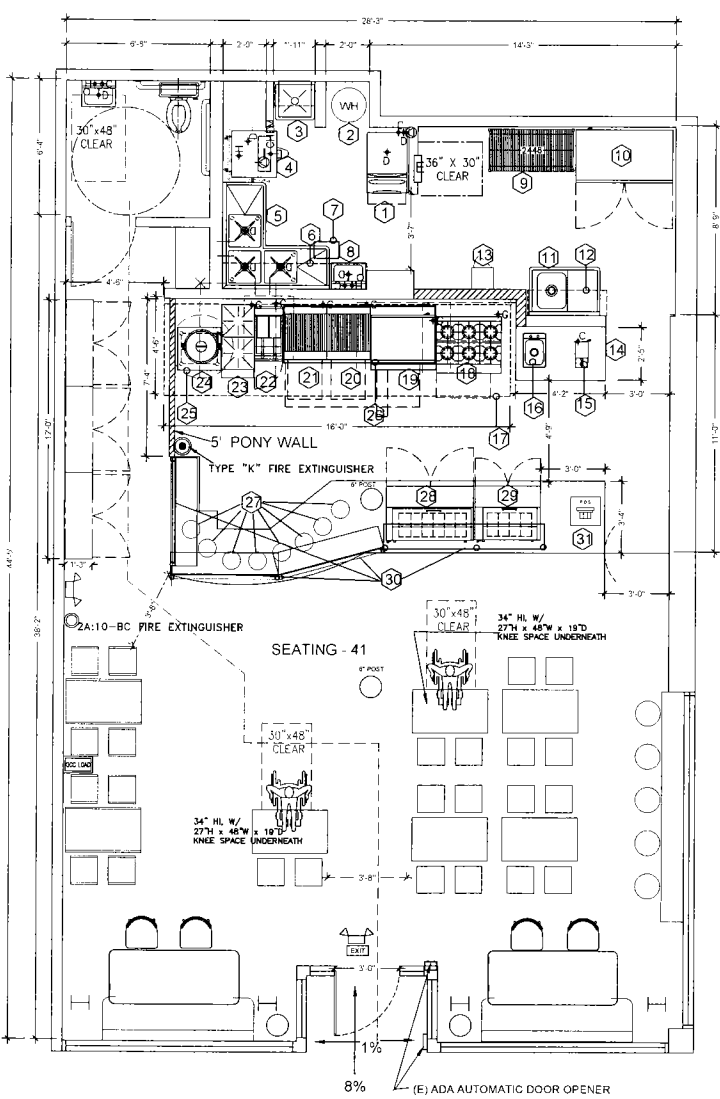
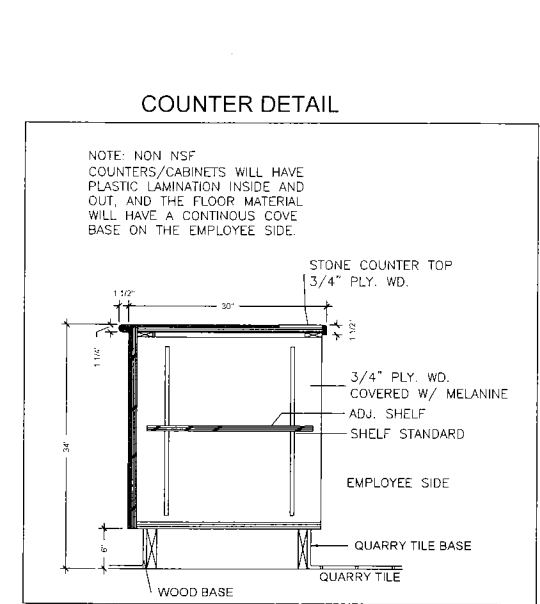
EQUIPMENT SCHEDULE					
Item No	Qty	Equipment Category	Manufacturer	Model Number	Equipment Remarks
1	1	Ice Maker w/ Bin	Manitowoc Ice or equal	ID-0322A /B-320	SEE EQUIPMENT NOTE #5
2	1	(E) ELECTRIC WATER HEATER	RHEEM	DSE 30 - 9KW	SEE EQUIPMENT NOTE #4
3	1	(E) Sink, Mop	Allstrong or equal	Existing	SEE EQUIPMENT NOTE #7
4	1	Washer, Low Temp	CMA Dishmachines or equal	AH	SEE EQUIPMENT NOTE #5
5	1	Sink, Corner	Select Stainless or equal	3BC18-2D18	SEE EQUIPMENT NOTE #7
6	1	Shelf, Wall Mount	New Age or equal	1122PR	FIXED AND PERMANENT
7	1	Grease Interceptor	Mifab or equal	MI-G-5 (50#s)	
8	1	Sink, Wall Mount	Advance Tabco or equal	7-PS-20	SEE EQUIPMENT NOTE #7&8
9	1	WIRE SHELVEING	ISS SHELVEING	2448C	FIXED AND PERMANENT
10	1	Freezer, Reach-In	True Food Service or equal	T-49F	SEE EQUIPMENT NOTE #5
11	1	(E) Sink, Prep	Advance Tabco	93-1-24-18L	SEE EQUIPMENT NOTE #7
12	2	Shelf, Wall Mount	Advance Tabco or equal	WS-15-48	FIXED AND PERMANENT
13	1	LOCKER	HALLOWELL	6-TIER	SEE EQUIPMENT NOTE #10
14	1	COUNTER	CUSTOM	1	
15	1	Dispenser, Hot Water	Bunn	HW2	
16	1	Sink, Drop-in	Eagle Group/Metal Masters!	SR10-14-9.5-2	SEE EQUIPMENT NOTE #7&8
17	1	Type I Exhaust Hood System	Captive Aire or equal	54" x 192"	
18	1	Range, Restaurant, Gas	Imperial Range or equal	IR-6	SEE EQUIPMENT NOTE #1
19	1	Griddle	Imperial	ISA-36	SEE EQUIPMENT NOTE #1
20	1	Broiler, Under-Fired/Gas	Imperial Range or equal	IRB 24	SEE EQUIPMENT NOTE #1
21	1	Griddle	Imperial	ISA-24	SEE EQUIPMENT NOTE #1
22	1	Fryer, Deep Fat, Gas	Imperial Range or equal	IFS-40	SEE EQUIPMENT NOTE #1
23	1	Stove, Bakers/Confectioners/Stock Pot	Advance Products or equal	JSP-182	SEE EQUIPMENT NOTE #1
24	1	Cooker, Rice	Town Food Service or equal	RM-55N-R	SEE EQUIPMENT NOTE #1
25	1	Stand, Equipment	Eagle Group/Metal Masters!	MS2424	SEE EQUIPMENT NOTE #5
26	1	Refrigerator, Shorty	True Food Service or equal	TRCB-82-84	SEE EQUIPMENT NOTE #5
27	8	(E) Drop-In, Hot Wells	APW Wyatt	SW-50-11	
28	1	Refrigerator, Sandwich/Salad Prep	True Food Service	TSSU-48-12	SEE EQUIPMENT NOTE #5
29	1	Refrigerator, Sandwich/Salad Prep	True Food Service	TSSU-36-8	SEE EQUIPMENT NOTE #5
30	LOT	(E) Sneeze Guard	English Manufacturing	Existing	
31	1	POS ADA COUNTER	By Owner	By Owner	

- EQUIPMENT NOTES:**
- EQUIPPED W/ APPROVED COMMERCIAL CASTERS & APPROVED HEAVY DUTY QUICK DISCONNECT FLEXIBLE GAS LINES W/ RESTRAINING CABLES.
 - SERVICE COUNTERS TO BE MAX. 34" TALL FOR HANDICAP ACCESSIBILITY.
 - ALL EXISTING EQUIPMENT TO BE NSF APPROVED OR EQUIVALENT AND REFURBISHED TO ITS ORIGINAL CONDITION.
 - WATER HEATER TO BE ON 6" LEGS & STRAPPED TO WALL FOR SAFETY AND T/P RELIEF OVERFLOW DRAINING INDIRECT TO FUNNEL DRAIN, JANITORIAL SINK OR FLOOR SINK.
 - ALL FLOOR MOUNTED EQUIPMENT SHALL BE PLACED ON APPROVED 3/4" COMMERCIAL HEAVY DUTY CASTERS TO FACILITATE CLEANING OF FLOORS.
 - ALL STORAGE SHELVEING TO HAVE MIN. 6" MIN. HIGH LEGS TO FACILITATE CLEANING OF FLOORS. STORAGE SHELVEING SHALL MEET NSF INTERNATIONAL OR EQUIVALENT STANDARDS AND BE STAINLESS STEEL FOR DRY STORAGE AND EPOXY COATED FOR WALK-IN REFRIGERATION/ FREEZER STORAGE.
 - INSTALL LEVER TYPE HANDLES ON ALL SINKS. ALL SINKS MUST HAVE HOT (MINIMUM 120 DEGREES F) AND COLD WATER AND MIXING FAUCETS.
 - INSTALL HEAVY DUTY LIQUID SOAP AND PAPER TOWEL DISPENSERS ABOVE ALL HANDSINKS. PROVIDE AN APPROVED SMOOTH AND WASHABLE 12-INCH MIN. HEIGHT SPLASH SHIELD AT EACH SIDE OF HANDWASH SINKS.
 - WALK-IN REFRIGERATOR OR FREEZER MUST BE COMPLETELY FLASHED TO THE BUILDING'S WALLS AND CEILING. THE AREAS ABOVE WALK-IN UNIT MAY NOT BE USED FOR STORAGE. ANY OPENINGS FOR VENTILATION IN THE FLASHING ABOVE THE WALK-IN UNIT MUST BE SCREENED WITH AT LEAST 16 MESH SCREEN. PROVIDE 2" AIR GAP BETWEEN PANELS AND WALLS.
 - LOCKERS MUST BE INSTALLED ON MINIMUM 6-INCH HIGH EASILY CLEANABLE OPEN LEGS THAT PROVIDE A 6 INCH CLEAR SPACE BELOW THE LOCKERS, CANTILEVERED OFF THE WALL AT A MINIMUM HEIGHT OF 6 INCHES, OR MOUNTED ON A MINIMUM 4-INCH HIGH CONTINUOUSLY COVED CURB OR PLATFORM FOR ALAMEDA. LOCKERS MUST BE INSTALLED SIX INCHES ABOVE ABOVE THE FLOOR WITHOUT LEGS.
 - WALL MOUNTED SHELVEING MUST BE INSTALLED WITH PERMANENT, APPROVED BRACKETS. EXCEPT IN DINING AREAS, ADJUSTABLE TRACK-TYPE SHELVEING BRACKETS ARE NOT ALLOWED.
 - INSTALL DISHWASHER ON SIX INCH LEGS, OR CASTERS WITH EXTRA FLEXIBLE CONNECTIONS.

GENERAL NOTES: FOR FOOD SERVICE DESIGN SPECIFICATIONS

NOTES TO ARCHITECT AND/OR CONTRACTORS: DESIGN FOR DINING, IS A SPECIALIST IN THE LAYOUT AND DESIGN OF COMMERCIAL FOOD SERVICE FACILITIES AND EQUIPMENT, AND IN NO WAY PURPORTS TO BE ARCHITECTS OR ENGINEERS. THE PLAN IS SUBMITTED FOR THE CONVENIENCE OF THE ARCHITECT AND/OR GENERAL CONTRACTOR AND IS DONE FROM AVAILABLE ARCHITECTURAL INFORMATION. ALL MEASUREMENTS ARE SUBJECT TO PHYSICAL VERIFICATION AND ANY DEVIATIONS OR DISCREPANCIES SHALL BE DIRECTED TO THE ATTENTION OF DESIGN FOR DINING IN WRITING. DESIGN FOR DINING ACCEPTS NO RESPONSIBILITY FOR WORK DONE BY SAID ARCHITECT OR GENERAL CONTRACTOR OR THEIR REPRESENTATIVES OR SUBCONTRACTORS, AND WILL NOT STAND ANY EXPENSE FOR CHANGES MADE NECESSARY DUE TO LOCAL BUILDING CODES, ORDINANCES, STRUCTURAL CONDITIONS, OR BY ANY SUBSTITUTIONS OR CHANGES IN EQUIPMENT SHOWN ON THIS PLAN.

ANY ERRORS, AMBIGUITIES OR OMISSIONS IN THIS PLAN OR SPECIFICATIONS SHALL BE REPORTED TO DESIGN FOR DINING FOR CORRECTION BEFORE ANY OF THE WORK IS STARTED. UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN FAVOR OF THE CONTRACTORS OR MANUFACTURERS BY VIRTUE OF ERROR, AMBIGUITY OF OMISSION WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATES, AND DIRECTED TO THE ATTENTION OF DESIGN FOR DINING IN A TIMELY MANNER.



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

- FIRE PROTECTION LEGEND**
- EXIT SIGN
 - 2A-10-BC FIRE EXTINGUISHER
 - TYPE "K" FIRE EXTINGUISHER
 - MAX OCCUPANCY SIGN
 - BATTERY BACKUP EMERGENCY LIGHT

REV.	DATE	NO.

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1966 Tice Valley Blvd, Suite #142
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510-701-7368 F 925-935-7860
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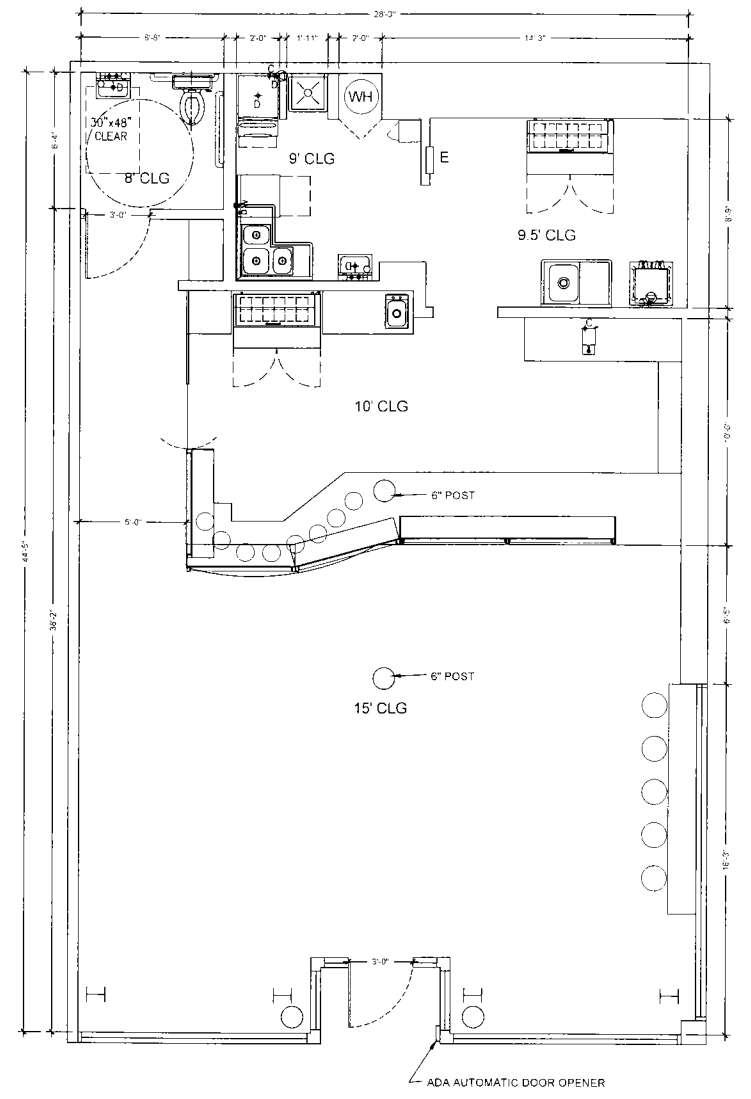
KPOP
499 CASTRO STREET
SAN FRANCISCO, CA

DWG DATE:
6/8/12

DRAWN BY:
MSD



A-1



EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"