



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: FEBRUARY 14, 2013

Date: February 7, 2013
Case No.: **2012.1424 C**
Project Address: **550 VALENCIA STREET**
Zoning: Valencia Street NCT (Neighborhood Commercial Transit) District
Mission Alcoholic Beverage Special Use District
55-X Height and Bulk District
Block/Lot: 3568/008
Project Sponsor: Dylan MacNiven
3640 17th Street
San Francisco, CA 94114
Staff Contact: Corey Teague – (415) 575-9081
corey.teague@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The proposal is to extend the permitted hours of operation of the existing restaurant (d.b.a. West of Pecos) to 2:00am daily to be consistent with the principally permitted hours of operation in the Valencia Street NCT pursuant to Planning Code Section 726.27. The restaurant opened for business in May 2012 and was originally approved under Planning Commission Motion No. 18443, which limited the hours of operation to 11:00pm Sunday through Thursday, and 12:00am Friday and Saturday.

SITE DESCRIPTION AND PRESENT USE

The project site is a 5,327 square foot lot located on the western side of Valencia Street between 16th and 17th Streets. The lot is flat and has approximately 60 feet of frontage on Valencia Street. The property is developed with a one-story, approximately 3,635 square foot building that previously housed the Bombay Bazar (548 Valencia Street) and the Bombay Ice Creamery (552 Valencia Street) in separate units of less than 3,000 square feet, and currently houses a restaurant (d.b.a. West of Pecos).

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The project site is located in the Valencia Street NCT corridor, which includes a variety of neighborhood-serving uses. A mixture of food establishments, personal services, and small retail establishments defines the District. Additionally, the project site is less than one block away from the 16th Street corridor, which also provides a similar variety of neighborhood-serving uses. The properties behind the project site that front on Albion Street fall in the RTO-Mission zoning district and include two to three story residential buildings with up to six dwelling units.

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	January 25, 2013	January 23, 2013	22 days
Posted Notice	20 days	January 25, 2013	January 23, 2013	22 days
Mailed Notice	20 days	January 25, 2013	January 24, 2013	21 days

PUBLIC COMMENT

- To date, the Department received three letter of support for the project: two from neighboring businesses, and one from an adjacent residential owner on Albion Street. The Department received no comments in opposition to the project.

ISSUES AND OTHER CONSIDERATIONS

- The original Conditional Use Authorization for the restaurant was required for being larger than 3,000 square feet (Planning Code Section 726.21) and for including a bar (Section 726.41). Under the current Planning Code, the bar is considered a part of the restaurant and would not trigger a Conditional Use Authorization.
- Commercial uses in the Valencia Street NCT are principally permitted to operate until 2:00am daily.
- The Valencia Street corridor from 15th to 18th Street, and the 16th Street corridor from Mission to Guerrero Street, contain approximately 38 restaurants and 6 bars. Only one other eating or drinking establishment on those corridors is subject to limited hours of operation per Planning Commission approval (524 Valencia Street – Limon).
- To date, no complaints have been filed with the Planning Department, Department of Building Inspection, or the Health Department regarding the operation of the existing restaurant.
- During the original Conditional Use Authorization hearing, the Planning Commission encouraged the Project Sponsor to operate for six months or so and then, if desired, request an extension of operating hours through a new Conditional Use Authorization. Since opening in May 2012, there have been no complaints filed against the restaurant with the Planning Department, Department of Building Inspection, Health Department, or the California Department of Alcoholic Beverage Control (ABC).

- The Project Sponsor held community outreach meetings regarding this request on October 23, 2012 and February 6, 2013.

REQUIRED COMMISSION ACTION

In order for the existing restaurant to operate beyond its current hours of operation, the Commission must grant conditional use authorization to allow the restaurant to extend its hours of operation within the Valencia Street NCT, pursuant to Planning Code Section 303 and 726.27.

BASIS FOR RECOMMENDATION

- The project promotes the continued operation of an established, locally-owned business and contributes to the viability of the overall Valencia Street NCT.
- The proposal will not result in a net change in the number of eating and drinking establishments within the Valencia Street NCT or displace an existing retail tenant providing convenience goods and services to the neighborhood.
- The Department believes the project is necessary and/or desirable for the following reasons:
 - The proposed project will enhance the economic diversity of the neighborhood encouraging an existing business to remain in the area.
 - The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.
 - The proposed project will be consistent with the mixed commercial-residential character of the Valencia Street NCT.

RECOMMENDATION: Approval with Conditions
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Attachments:

Parcel Map
Sanborn Map
Aerial Photographs
Zoning Map
Letters of Support
Reduced Size Plans

CT: G:\Documents\Cl\2012\550 Valencia St\Executive Summary.doc

Parcel Map

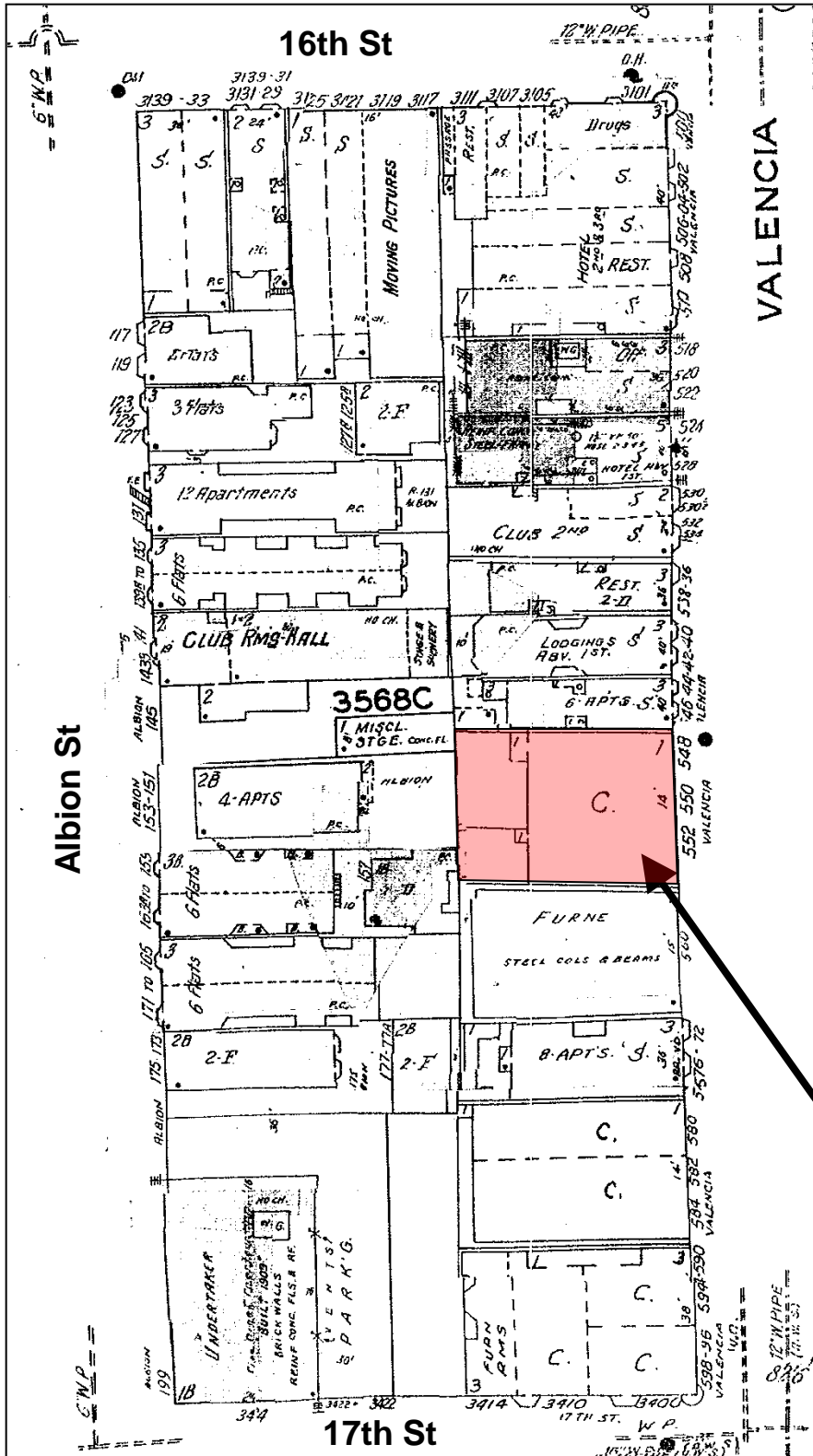


SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.1424C
Hours of Operation Extension
550 Valencia 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.



Conditional Use Hearing
 Case Number 2012.1424C
 Hours of Operation Extension
 550 Valencia Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.1424C
Hours of Operation Extension
550 Valencia Street

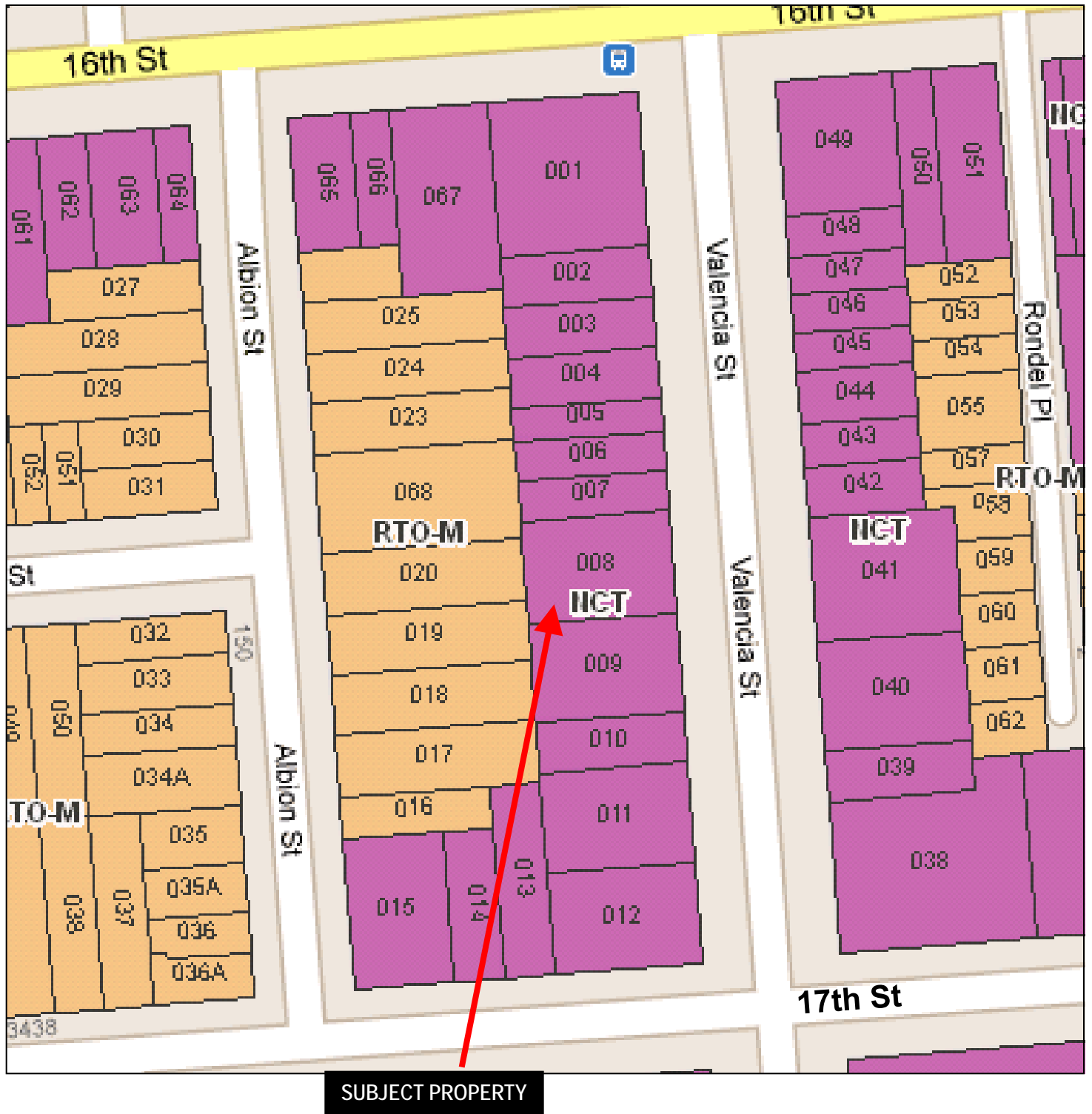
Aerial Photo



SUBJECT PROPERTY



Zoning Map



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2012.1424C
Hours of Operation Extension
550 Valencia Street



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: FEBRUARY 14, 2013

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 726.27 OF THE PLANNING CODE TO EXTEND THE HOURS OF OPERATION OF A RESTAURANT (D.B.A. WEST OF PECOS) WITHIN THE VALENCIA STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) DISTRICT, MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT, AND A 55-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 16, 2012 Dylan MacNiven (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 303 and 726.27 to extend the hours of operation of the existing restaurant (d.b.a. West of Pecos) within the Valencia Street NCT (Neighborhood Commercial Transit) District, Mission Alcoholic Beverage Special Use District, and a 55-X Height and Bulk District.

On February 14, 2013, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2012.1424C.

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

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. 2012.1424C, 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 is a 5,327 square foot lot located on the western side of Valencia Street between 16th and 17th Streets. The lot is flat and has approximately 60 feet of frontage on Valencia Street. The property is developed with a one-story, approximately 3,635 square foot building that previously housed the Bombay Bazar (548 Valencia Street) and the Bombay Ice Creamery (552 Valencia Street) in separate units of less than 3,000 square feet, and currently houses a restaurant (d.b.a. West of Pecos). The restaurant was approved under Planning Commission Motion No. 18443, which limited the hours of operation to 6:00am to 11:00pm Sunday through Thursday, and 6:00am to 12:00am Friday and Saturday.
3. **Surrounding Properties and Neighborhood.** The project site is located in the Valencia Street NCT corridor, which includes a variety of neighborhood-serving uses. A mixture of food establishments, personal services, and small retail establishments defines the District. Additionally, the project site is less than one block away from the 16th Street corridor, which also provides a similar variety of neighborhood-serving uses. The properties behind the project site that front on Albion Street fall in the RTO-Mission zoning district and include two to three story residential buildings with up to six dwelling units.
4. **Project Description.** The project sponsor proposes to extend the permitted hours of operation to 2:00am daily to be consistent with principally permitted hours of operation in the Valencia Street NCT pursuant to Planning Code Section 726.27.
5. **Public Comment.** The Department received three letter of support for the project: two from neighboring businesses, and one from an adjacent residential owner on Albion Street.
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. **Hours of Operation.** Planning Code Section 710.27 states that business are principally permitted to operate between 6:00am and 2:00am daily, and a Conditional Use Authorization is required for maintaining hours of operation from 2:00a.m to 6:00am.

The hours of operation of the existing restaurant (d.b.a. West of Pecos) are currently restricted by Planning Commission Motion No. 18443, which limited the hours of operation to 6:00am to 11:00pm Sunday through Thursday, and 6:00am to 12:00am Friday and Saturday. The project sponsor proposes to extend the permitted hours of operation to 2:00am daily to be consistent with principally permitted hours of operation in the Valencia Street NCT pursuant to Planning Code Section 726.27. However, because the original approval motion limited the hours of operation, a new Conditional Use Authorization is required to extend the hours of operation.

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 use and size of the existing building are not proposed to change. However, the intensity of the existing restaurant use would expand with the extension of operating hours to 2:00am daily. The extension of operating hours is desirable and compatible with the surrounding neighborhood, which includes many other eating and drinking establishments whose hours of operation are not limited beyond 2:00am.

More specifically, the corridors of 16th Street between Mission and Guerrero Streets, and Valencia Street between 15th and 18th Streets, represent the commercial corridors immediately surrounding the project site. These corridors contain approximately 38 restaurants and 6 bars. Only one restaurant within this area (524 Valencia Street – d.b.a. Limon) have hours of operation that are limited by the Planning Commission. While the stated hours of operation for these restaurants range by business and day, they each have the right to stay open until 2:00am daily.

- 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 proposal to extend operating hours will not alter the size or shape of the existing building or restaurant use, which were not found to be “detrimental to the health, safety or convenience of those residing or working the area” in the original approval on September 15, 2011.

- 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 proposed extension of operating hours should have no significant impact on traffic and parking in the area.

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

The proposal to extend operating hours will not create any new noxious or offensive emissions. Rooftop equipment (fans, etc.) is located as far from adjacent residential uses as possible and are current models that create little noise. Also, the restaurant employs specific procedures to reduce noise at the rear, such as handling empty bottles inside the building.

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

The proposal to extend operating hours will not impact the exterior aesthetics of the existing restaurant.

- 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 proposal to extend the operating hours will not change the existing use on the project site (restaurant). The restaurant itself is consistent with the stated description and purpose of the Valencia Street NCT District in that "eating and drinking establishments contribute to the street's mixed-use character and activity in the evening hours," and "the Valencia Street District has a pattern of large lots and businesses."

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

COMMERCE AND INDUSTRY

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.

The proposal to extend the hours of operation to 2:00am daily is intended to apply the same performance standard that is applied to the overwhelming majority of other businesses in the area and give the restaurant more flexibility to help ensure it maximizes net economic benefits to the area and 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.

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.

The proposed extension of hours for the existing restaurant will give it more flexibility to help ensure it maximizes net economic benefits to the area and City.

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 to extend operating hours to be consistent with other restaurants in the area will provide the existing restaurant more flexibility in its operation to enhance its neighborhood-serving presence on the corridor.

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

The proposal to extend operating hours will not change the existing use on the project site (restaurant) and will make the restaurant more consistent with the majority of other eating and drinking establishments in the area. Additionally, since opening in May 2012, there have been no complaints filed with the Planning Department, Department of Building Inspection, Health Department, or the California Department of Alcoholic Beverage Control (ABC).

- 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 proposal to extend operating hours will not change the existing use on the project site (restaurant). Therefore, there will be no significant increase in any type of traffic or parking associated with this use.

- 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 proposal to extend operating hours will not change the existing use on the project site (restaurant). 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 proposal to extend operating hours will not change the existing use on the project site (restaurant) and will not include any new construction or alterations to the existing building.

- G. That landmarks and historic buildings be preserved.

A landmark or historic building does not occupy the Project site.

- 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. The Project does not have an impact on 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. 2012.1424C** subject to the following conditions attached hereto as "EXHIBIT A," which are 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 February 14, 2013.

Jonas P. Ionin
Acting Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 14, 2013

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to extend the hours of operation to 2:00am daily for the existing restaurant (d.b.a. **West of Pecos**), located at [550 Valencia Street, Block 3568, and Lot 008, pursuant to Planning Code Section(s) **303 and 726.27** within the **Valencia Street NCT District, Mission Alcoholic Beverage Special Use District**, and a **55-X** Height and Bulk District and subject to conditions of approval reviewed and approved by the Commission on **February 14, 2013** 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 **February 14, 2013** under Motion No **XXXXXX**.

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

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

OPERATION

2. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Sunday through Saturday from 6:00a.m. to 2:00a.m.
For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org.

MONITORING - AFTER ENTITLEMENT

3. **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.
4. **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.

From: [Michael Goebel](#)
To: [Teague, Corey](#)
Cc: [Dylan MacNiven](#)
Subject: support for West of Pecos proposed hours of operation
Date: Tuesday, January 29, 2013 10:15:53 AM

Attn: Corey Teague, SF Planning Department

Regarding: Support for West of Pecos proposed hours of operation

Hello Corey,

My name is Michael Goebel. I am the owner and operator of the business Double Dutch, located at 3192 16th Street, right around the corner from West of Pecos.

I would like to formally go on record in support of the proposed extended hours of operation for West of Pecos. The owners of this business have shown to be very responsible and courteous operators. They have been a welcome addition to the neighborhood, and the extended hours will only help to grow this dynamic community. I have known Dylan MacNiven personally for 6 years and through this relationship he has been honest, hard working and a wonderful community supporter.

Please grant West of Pecos the extended hours of operation.

Sincerely,
Michael Goebel
Double Dutch
415.271.5760

From: [Eric Rice](#)
To: [Teague, Corey](#)
Cc: [Tyler Macniven](#); [Dylan Macniven](#)
Subject: West of Pecos -- Proposed Extension of Operating Hours
Date: Friday, February 01, 2013 4:29:25 PM

Dear Mr. Teague,

I received notice from your office about the proposed hours extension at West of Pecos. My residential property abuts immediately on the backside of the West of Pecos parcel. I am writing in support of the proposal. West of Pecos has been a good neighbor, and the MacNivens have demonstrated concern about any impact on the neighborhood. I therefore see no reason why they should not be granted the right to operate later hours.

Please contact me if you have any questions.

Regards,

Eric Rice

From: [Adam DeMezza](#)
To: [Teague, Corey](#)
Subject: West of Pecos Support
Date: Tuesday, January 29, 2013 11:27:52 AM

Hello. This is Adam DeMezza. I am co-owner of Giordano Bros at 3108 16th St @ Valencia. I wanted to write you to tell you that I am in support of extending the hours for West of Pecos. The owners and staff are professional and courteous to their clientele and to their neighbors, and I believe the extension would be of benefit to them all and to the neighborhood in general. Feel free to contact me in regards to this message.

Thank you.

Sincerely,

Adam DeMezza
Giordano Bros.
3108 16th Street
San Francisco, CA 94103
415-690-0490

- DEMOLITION DRAWINGS MAY NOT SHOW ENTIRE SCOPE. CONTRACTOR IS TO REMOVE ALL EXISTING CONSTRUCTION AND SYSTEMS REQUIRED TO FACILITATE CONSTRUCTION OF NEW SCOPE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND MAINTAINING ALL EXISTING WORK TO REMAIN. DAMAGE TO EXISTING WORK TO REMAIN SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY THE ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE, PROVIDE AND PLACE BRACING AND SHORING, BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE AND ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE OR INJURY.
- CONTRACTOR SHALL CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF THE SAFETY OF THE STRUCTURE APPEARS TO BE ENDANGERED. OPERATIONS SHALL NOT BE RESUMED UNTIL SAFETY IS RESTORED.
- CONTRACTOR SHALL DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING.
- CONTRACTOR SHALL PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS TO REMAIN.
- CONTRACTOR SHALL PHASE DEMOLITION IN ACCORDANCE WITH AN APPROVED CONSTRUCTION SCHEDULE.
- CONTRACTOR SHALL PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION, INCLUDING RECYCLING OF DEMOLISHED MATERIALS IN ACCORDANCE WITH APPLICABLE LAWS, REGULATIONS, AND AUTHORITIES.
- CONTRACTOR SHALL REPAIR ALL DEMOLITION IN EXCESS OF THAT REQUIRED AT NO COST TO THE OWNER.
- BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
- CONTRACTOR SHALL REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK AND LEAVE THE SITE IN A CONDITION ACCEPTABLE TO THE ARCHITECT.

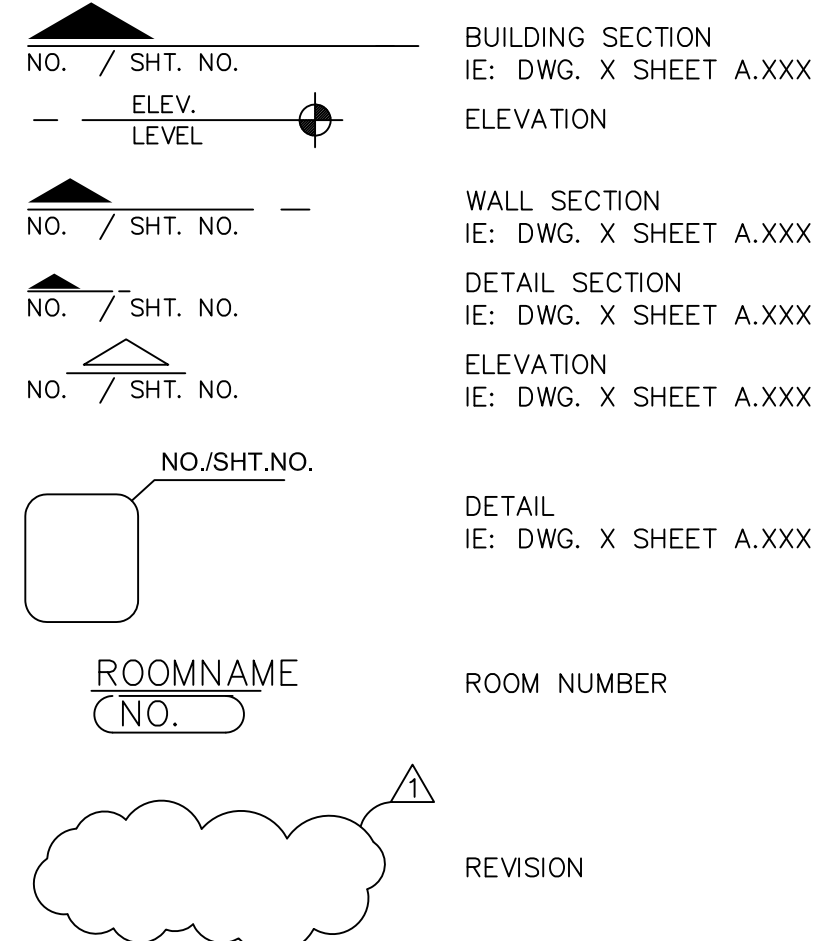
11 DEMOLITION NOTES

N.T.S.

- THESE DIAGRAMS INDICATE GENERAL DESIGN GUIDELINES CONFORMING TO THE APPROPRIATE JURISDICTIONS LISTED HEREIN. FOR SPECIFIC CONDITIONS, SEE APPROPRIATE DWG.'S WITHIN
- THIS PROJECT SHALL COMPLY WITH ALL FEDERAL AMERICANS WITH DISABILITIES ACT REGULATION AND ALL LOCAL ACCESSIBILITY REGULATIONS.
- THRESHOLDS SHALL BE NO HIGHER THAN 1/2" ABOVE THE FLOOR. EDGE TO BE BEVELED WITH A SLOPE NO GREATER THAN 1 IN 12.
- CONTRACTOR TO VERIFY SLOPES AT ALL LOCATIONS ON EXTERIOR ACCESSIBLE PATH OF TRAVEL. NOTIFY ARCHITECT IF SLOPES EXCEED THOSE SPECIFIED.
- PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT PARKING AREAS AS SHOWN. PAINTED SYMBOLS ON ASPHALT SURFACE TO BE BRIGHT WHITE IN BLUE COLOR.
- MAINTAIN 48" CLEAR WIDTH AT ALL EXTERIOR ACCESSIBLE PATH LOCATIONS, UNLESS OTHERWISE NOTED.
- FLOOR SHALL BE LEVEL THROUGHOUT. REQUIRED RAMPS SHALL COMPLY WITH ALL FEDERAL AMERICANS WITH DISABILITIES ACT REGULATION AND ALL LOCAL ACCESSIBILITY REGULATIONS.

10 ACCESSIBILITY NOTES

N.T.S.



9 SYMBOL LEGEND

N.T.S.

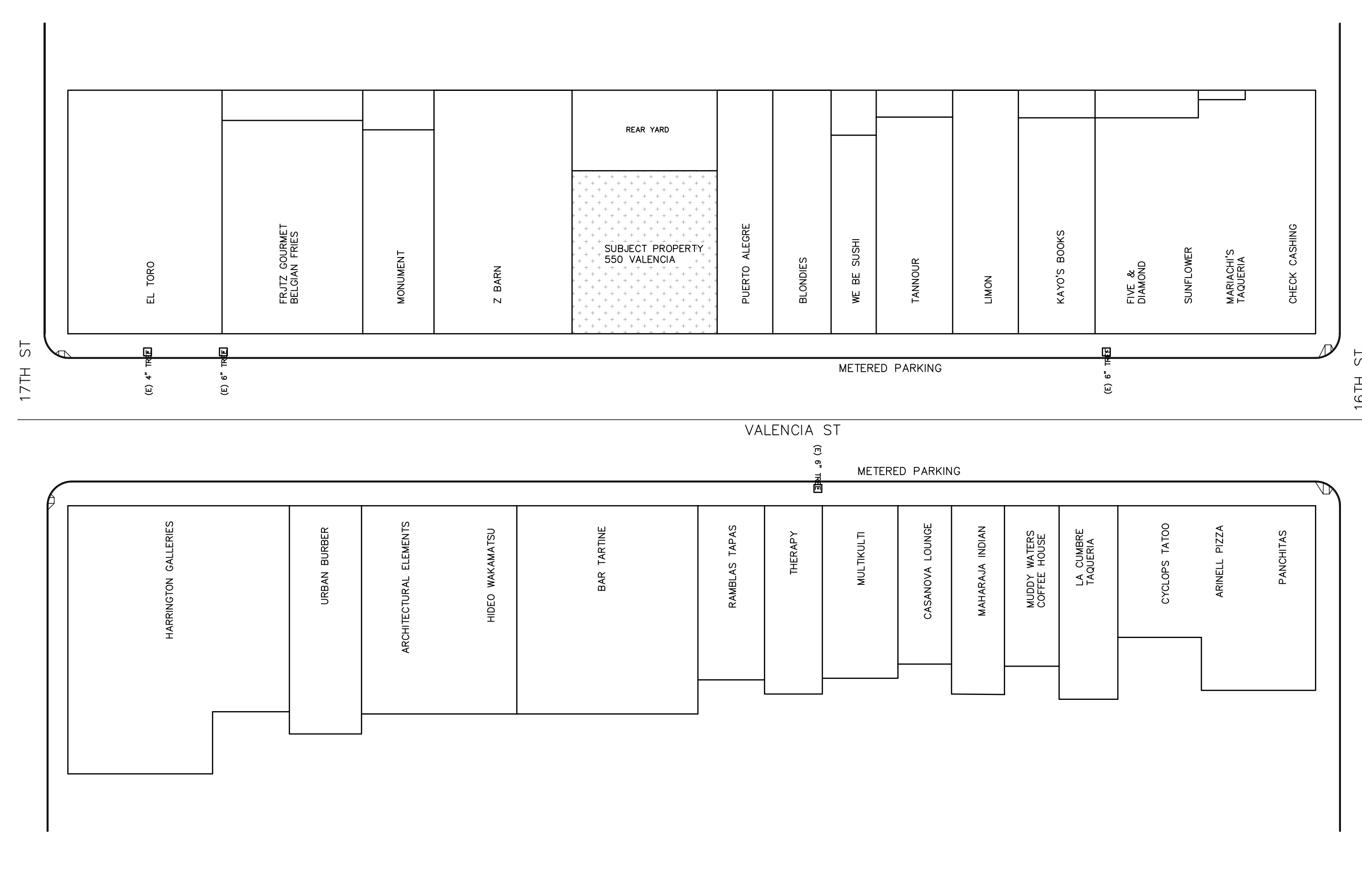
ADJ.	Adjacent	ADJ.	Adjacent
A.F.F.	Above Finish Floor	ALUM.	Aluminum
ANOD.	Anodized	ATT.	Attenuation
BD.	Board	BETW.	Between
BLKG.	Blocking	BM.	Beam
BSMT.	Basement	B.U.R.	Built-Up Roof
C.B.B.	Cement Backer Bd.	CEM.	Cement
C.I.P.	Cast In Place	C.J.	Control Joint
CL.	Center Line	CLNG.	Ceiling
CLR.	Clear	CM.U.	Concrete Masonry Unit
COL.	Column	CONC.	Concrete
CONC.	Construction	CONT.	Continuous
DBL.	Double	D.G.	Double Glazed
DN.	Down	DR.	Door
DTL.	Detail	DWG.	Drawing
E.A.	Each	EL.	Elevation
E.J.	Expansion Joint	ELEC.	Electrical
ELEV.	Elevator	EQ.	Equipment
F.C.	Fiber Cement	EXP.	Expansion
F.E.C.	Fire Extinguisher Cabinet	EXT.	Exterior
F.F.L.	Finish Floor Level	(F)	Existing
FLR.	Floor	F.C.	Fiber Cement
FLUOR.	Fluorescent	F.F.L.	Finish Floor Level
FIN.	Finish	FLR.	Floor
F.O.	Face of Stud	FLUOR.	Fluorescent
F.O.S.	Face of Stud	FIN.	Finish
F.U.R.R.	Furring	F.O.	Face of Stud
GA.	Gauge	F.O.S.	Face of Stud
G.S.M.	Galvanized Sheet Metal	F.U.R.R.	Furring
GALV.	Galvanized	GA.	Gauge
GLAZ.	Glazing	G.S.M.	Galvanized Sheet Metal
GR.	Grade	GALV.	Galvanized
G.W.B.	Gypsum Wall Board	GLAZ.	Glazing
GYP. BD.	Gypsum Board	GR.	Grade
H.C.	Hollow Core	G.W.B.	Gypsum Wall Board
H.D.	Hot Dipped	GYP. BD.	Gypsum Board
H.M.	Hollow Metal	H.C.	Hollow Core
HR.	Hour	H.D.	Hot Dipped
HT.	Height	H.M.	Hollow Metal
INS.	Insulation	HR.	Hour
INT.	Interior	HT.	Height
JT.	Joint	INS.	Insulation
LEV.	Level	INT.	Interior
LT.	Light	JT.	Joint
LOC.	Location	LEV.	Level
M.U.	Masonry Unit	LT.	Light
MAX.	Maximum	LOC.	Location
MECH.	Mechanical	M.U.	Masonry Unit
MEMB.	Member	MAX.	Maximum
MFR.	Manufacturer	MECH.	Mechanical
MIN.	Minimum	MEMB.	Member
MTD.	Mounted	MFR.	Manufacturer
MTL.	Metal	MIN.	Minimum
MOD.	Module	MTD.	Mounted
N.I.C.	Not in Contract	MTL.	Metal
NO.	Number	MOD.	Module
(N)	New	N.I.C.	Not in Contract
O.C.	On Center	NO.	Number
OPNG.	Opening	(N)	New
OPP.	Opposite	O.C.	On Center
PRE-FIN.	Pre Finished	OPNG.	Opening
PL.	Property Line	OPP.	Opposite
PLAS.	Plaster	PRE-FIN.	Pre Finished
PLAS. LAM.	Plastic Laminate	PL.	Property Line
PLT.	Plate	PLAS.	Plaster
PLY.	Plywood	PLAS. LAM.	Plastic Laminate
PT.	Point	PLT.	Plate
PTD.	Painted	PLY.	Plywood
RAD.	Radius/Radii	PT.	Point
R.W.L.	Rain Water Leader	PTD.	Painted
R.D.	Roof Drain	RAD.	Radius/Radii
RWD.	Redwood	R.W.L.	Rain Water Leader
RE.	Refer to	R.D.	Roof Drain
RES.	Resistant	RWD.	Redwood
RESIL.	Resilient	RE.	Refer to
REQ'D.	Required	RES.	Resistant
RGD.	Rigid	RESIL.	Resilient
RM.	Room	REQ'D.	Required
R.O.	Rough Opening	RGD.	Rigid
R.O.D.	Rolling O/head Dr	RM.	Room
S.C.	Solid Core	R.O.	Rough Opening
SCHED.	Schedule	R.O.D.	Rolling O/head Dr
SECT.	Section	S.C.	Solid Core
SHT.	Sheet	SCHED.	Schedule
SIM.	Similar	SECT.	Section
SKD. GD.	Skid Guard	SHT.	Sheet
ST. STL.	Stainless Steel	SIM.	Similar
STRUCT.	Structural	SKD. GD.	Skid Guard
SUSP.	Suspended	ST. STL.	Stainless Steel
THK.	Thick	STRUCT.	Structural
THRU.	Through	SUSP.	Suspended
T.O.	Top of	THK.	Thick
T.O.S.	Top of Steel	THRU.	Through
T.O.W.	Top of Wall	T.O.	Top of
T.S.	Tube Steel	T.O.S.	Top of Steel
TYP.	Typical	T.O.W.	Top of Wall
VEN.	Veneer	T.S.	Tube Steel
VEST.	Vestibule	TYP.	Typical
VER.	Verify	VEN.	Veneer
w/	With	VEST.	Vestibule
W.P.	Water Proofing	VER.	Verify
W.R.	Water Resistant	w/	With
WT.	Weight	W.P.	Water Proofing
U.N.O.	Unless Noted Otherwise	W.R.	Water Resistant
		WT.	Weight
		U.N.O.	Unless Noted Otherwise

8 ABBREVIATIONS

N.T.S.

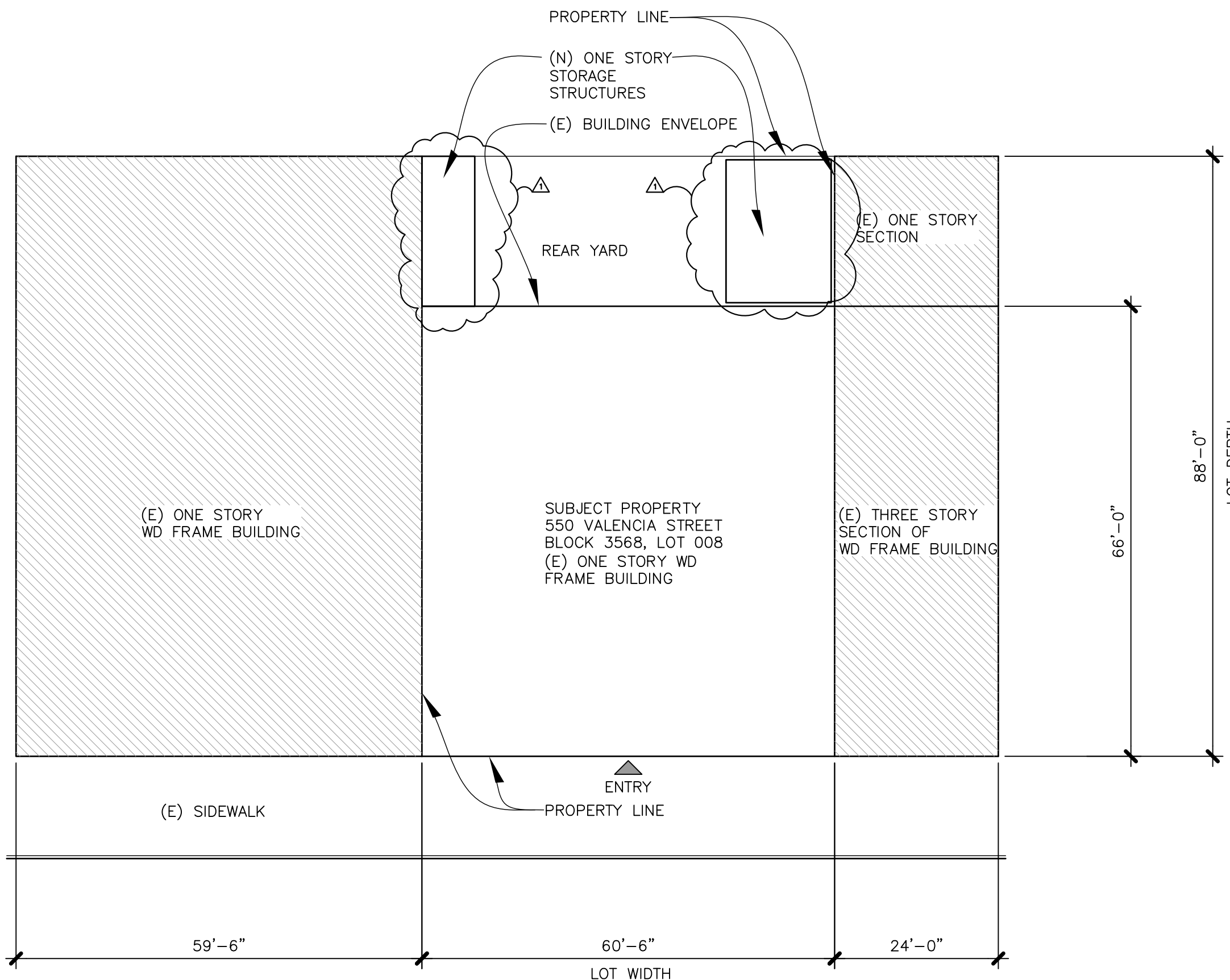
7 LOCATION PLAN

N.T.S.



6 SITE PLAN

1/16" = 1'-0"



CHANGE OF USE FROM RETAIL TO FULL SERVICE RESTAURANT USE

5 PROJECT DESCRIPTION

N.T.S.

- ARCHITECTURAL
- A.000 COVER SHEET
 - A.001 ADA CHECKLIST
 - A.002 GENERAL NOTES
 - A.003 ADA DETAILS
 - A.004 OCCUPANCY DIAGRAM
 - A.005 TITLE-24 CALCULATIONS
 - A.006 TITLE-24 CALCULATIONS
 - AEX.1 EXISTING GROUND LEVEL PLAN
 - A.200 SLAB PLAN
 - A.201 GROUND LEVEL FLOOR PLAN
 - A.202 ROOF PLAN
 - A.301 EXTERIOR ELEVATIONS
 - A.302 EXTERIOR ELEVATIONS
 - A.401 BUILDING SECTION
 - A.601 INTERIOR ELEVATIONS
 - A.701 REFLECTED CEILING PLAN
 - A.801 SCHEDULES
 - A.901 DETAILS
 - A.902 DETAILS
 - A.903 DETAILS
 - K.201 KITCHEN EQUIPMENT PLAN
 - E.201 ELECTRICAL PLAN

4 SHEET INDEX

N.T.S.

PER CBC 106.3.4.2:
DEFERRED SUBMITTALS:
ALL MECHANICAL, ELECTRICAL, PLUMBING, TO BE SUBMITTED UNDER SEPARATE APPLICATION
SUBMITTAL DOCUMENTS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

3 DEFERRED SUBMITTALS

N.T.S.

SITE ADDRESS
548-552 VALENCIA STREET
SAN FRANCISCO, CA 94110

APPLICANT
DYLAN MACNIVEN
650.714.3533
DYLAN@WOODHOUSEFISH.COM

PROJECT CONTACT
CHRIS STOKES
1681 FOLSOM STREET
SAN FRANCISCO, CA 94103
TEL. (415) 626-4613
CHRISSTOKES@GMAIL.COM

ASSESSORS PARCEL NUMBER
3568-008

OCCUPANCY: 131

CONSTRUCTION TYPE: V-NR
OCCUPANCY DESIGNATION: A-2
DESCRIPTION OF USE: RESTAURANT

HEIGHT & BULK: 55'-X
ZONING: VALENCIA NEIGHBORHOOD COMMERCIAL
SPRINKLERS: NO, REQUIRED: YES
PROJECT AREA: 3,910 SF
FLOOR: GROUND LEVEL

NUMBER OF STORIES: 0
NUMBER OF BASEMENT LEVELS: 0
COUNTY: SAN FRANCISCO

2 BUILDING INFORMATION

N.T.S.

- 2010 CA BUILDING CODE W/ SAN FRANCISCO AMMENDMENTS
- 2010 CA MECHANICAL CODE
- 2010 PLUMBING CODE
- 2010 CA ELECTRICAL CODE
- 2010 CA ENERGY CODE
- 2010 CA FIRE CODE
- NFPA 72 (FIRE ALARMS)
- 2001 NFPA 13/13R (SPRINKLERS)

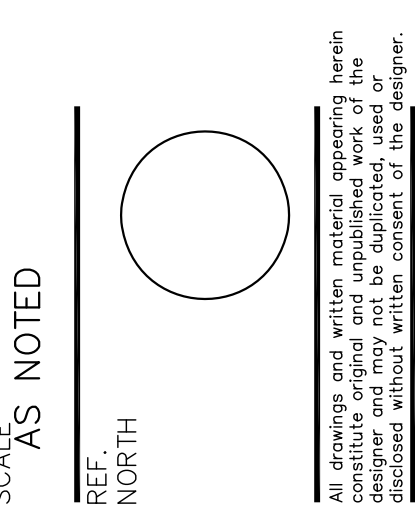
1 EFFECTIVE CODES

N.T.S.

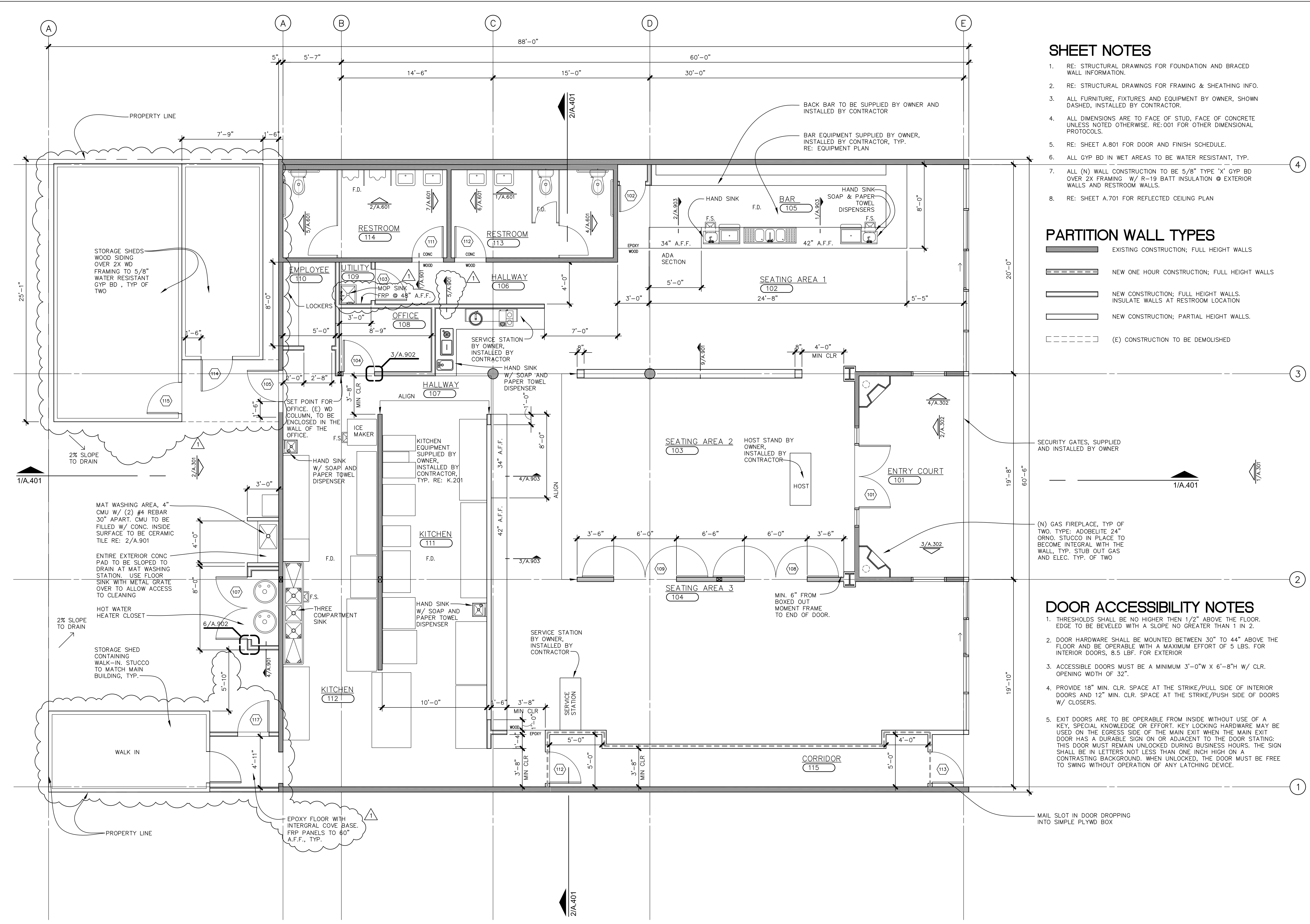
SEVENTYFOURTYSEVEN
1681 FOLSOM STREET
SAN FRANCISCO, CA
CA 94103
CHRIS STOKES
TEL. 415 518-4613

PROJECT DATA
550 VALENCIA
548-552 VALENCIA
STREET
SAN FRANCISCO, CA
94110

NO. DATE ISSUES AND REVISIONS BY/CHKD
08/04/11 PERMIT ISSUE CS/CS
11/15/11 REVISION #1 CS/CS



SHEET A.000
GENERAL NOTES AND ACCESSIBILITY INFORMATION



SHEET NOTES

- RE: STRUCTURAL DRAWINGS FOR FOUNDATION AND BRACED WALL INFORMATION.
- RE: STRUCTURAL DRAWINGS FOR FRAMING & SHEATHING INFO.
- ALL FURNITURE, FIXTURES AND EQUIPMENT BY OWNER, SHOWN DASHED, INSTALLED BY CONTRACTOR.
- ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE UNLESS NOTED OTHERWISE. RE:001 FOR OTHER DIMENSIONAL PROTOCOLS.
- RE: SHEET A.801 FOR DOOR AND FINISH SCHEDULE.
- ALL GYP BD IN WET AREAS TO BE WATER RESISTANT, TYP.
- ALL (N) WALL CONSTRUCTION TO BE 5/8" TYPE "X" GYP BD OVER 2X FRAMING W/ R-19 BATT INSULATION @ EXTERIOR WALLS AND RESTROOM WALLS.
- RE: SHEET A.701 FOR REFLECTED CEILING PLAN

PARTITION WALL TYPES

- EXISTING CONSTRUCTION; FULL HEIGHT WALLS
- NEW ONE HOUR CONSTRUCTION; FULL HEIGHT WALLS
- NEW CONSTRUCTION; FULL HEIGHT WALLS. INSULATE WALLS AT RESTROOM LOCATION
- NEW CONSTRUCTION; PARTIAL HEIGHT WALLS.
- (E) CONSTRUCTION TO BE DEMOLISHED

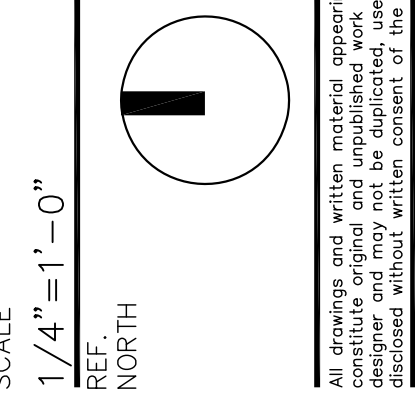
DOOR ACCESSIBILITY NOTES

- THRESHOLDS SHALL BE NO HIGHER THEN 1/2" ABOVE THE FLOOR. EDGE TO BE BEVELED WITH A SLOPE NO GREATER THAN 1 IN 2.
- DOOR HARDWARE SHALL BE MOUNTED BETWEEN 30" TO 44" ABOVE THE FLOOR AND BE OPERABLE WITH A MAXIMUM EFFORT OF 5 LBS. FOR INTERIOR DOORS, 8.5 LBF. FOR EXTERIOR
- ACCESSIBLE DOORS MUST BE A MINIMUM 3'-0"W X 6'-8"H W/ CLR. OPENING WIDTH OF 32".
- PROVIDE 18" MIN. CLR. SPACE AT THE STRIKE/PULL SIDE OF INTERIOR DOORS AND 12" MIN. CLR. SPACE AT THE STRIKE/PUSH SIDE OF DOORS W/ CLOSERS.
- EXIT DOORS ARE TO BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY, SPECIAL KNOWLEDGE OR EFFORT. KEY LOCKING HARDWARE MAY BE USED ON THE EGRESS SIDE OF THE MAIN EXIT WHEN THE MAIN EXIT DOOR HAS A DURABLE SIGN ON OR ADJACENT TO THE DOOR STATING: THIS DOOR MUST REMAIN UNLOCKED DURING BUSINESS HOURS. THE SIGN SHALL BE IN LETTERS NOT LESS THAN ONE INCH HIGH ON A CONTRASTING BACKGROUND. WHEN UNLOCKED, THE DOOR MUST BE FREE TO SWING WITHOUT OPERATION OF ANY LATCHING DEVICE.

SEVENTYFOURSEVEN
1681 FOLSOM STREET
SAN FRANCISCO, CA
94103
CHRIS STOKES
TEL. 415 518-4613

PROJECT DATA
550 VALENCIA
548-552 VALENCIA STREET
SAN FRANCISCO, CA
94110

NO.	DATE	ISSUES AND REVISIONS	BY/CHK
08/04/11	PERMIT ISSUE	CS/CS	
11/15/11	REVISION #1	CS/CS	



SHEET **A.201**
DESCRIPTION
GROUND LEVEL
FLOOR PLAN

1 | GROUND LEVEL PLAN
1/4" = 1'-0"