



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JANUARY 28, 2010

Hearing Date: January 28, 2010
Case No.: **2009.1058C**
Project Address: **1346 Polk Street**
Zoning: Polk Street Neighborhood Commercial District
65-A Height and Bulk District
Block/Lot: 0668/007
Project Sponsor: Chanh Pham
72 Orsi Circle
San Francisco, CA 94102
Staff Contact: Aaron Hollister – (415) 575-9078
aaron.hollister@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project sponsor is seeking Conditional Use authorization to establish a formula retail use (D.B.A. Max Muscle) as defined by Section 703.3 of the Planning Code. The proposed retail use would offer retail sales of health and sports nutrition products and would occupy the ground floor, basement and mezzanine levels of the subject commercial tenant space, or approximately 1870 gross square feet. There would be no physical expansion of the building, nor would storefront alterations be necessary.

180 Max Muscle locations currently exist nationwide with at least another 25 locations pending approvals. One San Francisco Max Muscle location exists at 16th and Market Streets. Max Muscle locations utilize a standardized array of merchandise, décor, signage and trademark. The subject business would be an individually owned franchise by a San Francisco resident.

SITE DESCRIPTION AND PRESENT USE

The project is located on the east side of Polk Street between Pine and Bush Streets, Assessor's Block 0668, Lot 007. This site is within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

The Project Site is occupied by a single-story over basement commercial building with two commercial tenant spaces. A restaurant currently occupies one of the commercial tenant spaces, while the subject commercial tenant space has been vacant for nearly two years, but most recently the subject tenant space contained a bookstore.

SURROUNDING PROPERTIES & NEIGHBORHOOD

The Polk Street NCD, located in the gulch between Nob Hill, Russian Hill, and Pacific Heights, provides convenience goods and services to the residents of the Polk Gulch neighborhood and the west slopes of Nob Hill and Russian Hill. The district has a very active and continuous commercial frontage along Polk Street, while the side streets have a greater proportion of residences. The zoning controls are designed to encourage residential development above neighborhood-serving commercial uses on the ground floor.

The surrounding development is a variety of multi-story, mixed-use buildings. Nearby ground-floor uses include eating and drinking establishments, small-scale retail stores, and nighttime entertainment. The upper stories are generally occupied by apartments, and residential hotels. The scale of development throughout the area varies widely. The scale of development throughout the area consists of low- and mid-rise buildings (one- to four-story structures) and high-rise buildings exceeding 100 feet in height. The height limits in the area range from 65 to 130 feet.

ENVIRONMENTAL REVIEW STATUS

The project was determined by the San Francisco Planning Department (hereinafter "Department") to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303 (Class 3, Conversion of a Small Structure).

HEARING NOTIFICATION REQUIREMENTS

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	January 8, 2010	January 8, 2010	20 days
Posted Notice	20 days	January 8, 2010	January 7, 2010	21 days
Mailed Notice	20 days	January 8, 2010	January 7, 2010	21 days

PUBLIC COMMENT

- The Department has received letters of support from the Mayor's Office Economic Workforce Development, the Polk District Merchants' Association, the Lower Polk Neighbors, the Middle Polk Neighborhood Association, the Alliance for a Better District 6, the Tenant Associations Coalition of San Francisco, the Miss Asian America Pageant, a neighborhood business, five neighborhood residents and several individuals from outside the neighborhood area.

Additionally, a petition supporting the project has been submitted. The petition contains signatures from 25 local businesses, 48 residential neighbors, several businesses and residents outside of the neighborhood and 23 members of an adjacent yoga studio.

- The Department has not received any correspondence not in support of the Conditional Use authorization request.

ISSUES AND OTHER CONSIDERATIONS

- Currently, no other non-formula retail use offers a similar selection of products in the area. The lone competitors for the proposed retail use are two other formula uses: General Nutrition Center located on Polk Street between Bush and Sutter Streets and the Vitamin Shoppe on Van Ness Avenue between Pine and Bush Streets.
- A survey of the Polk Street NCD bounded north/south by Sacramento and Post Streets revealed that five formula retail uses are currently found in the area. These businesses include two Walgreens, Subway, General Nutrition Center and Metro PCS. Please see attached map for locations.
- 30 vacant commercial storefronts currently exist in the Polk Street NCD between Sacramento and Post Streets. Please attached map for locations of vacant storefronts.

REQUIRED COMMISSION ACTION

- Pursuant to Section 703.4 of the Planning Code, Conditional Use Authorization is required for a Formula Retail Use as defined by Section 703.3(b) of the Planning Code in the Polk Street Neighborhood Commercial District.

BASIS FOR RECOMMENDATION

- The project has been found to be desirable as the requested Conditional Use authorization requests would comply with the Priority Policies and Commerce and Industry Element of the General Plan and the stated purpose of the zoning controls for the Polk Street NCD and the provisions regarding formula retail uses in Section 703.3 of the Planning Code
- The proposed business would be filling a storefront that has been vacant for two years and would provide employment opportunities for local residents. Additionally, because of the existing vacant retail availability in the area, 30 storefronts, the proposed business would not preclude a locally-owned, independent business from locating in the area.
- The proposed business would not be competing against local, independent retailers offering similar products in the area. The only competitors in the area are two other formula retail uses.
- The addition of a formula retail use would not detract from the character of the neighborhood primarily consisting of local, independent businesses. The addition of the subject business would be the sixth formula retail use in an area bounded by Sacramento and Post Streets in the Polk Street NCD.
- The addition of a retail use in the subject area of the Polk Street NCD would add commercial diversity to an area that primarily features eating and drinking establishments.

- Neighborhood groups, neighborhood businesses and residents of the neighborhood have voiced support of the proposed uses.

RECOMMENDATION: Approval with Conditions

Attachments:

Draft Approval Motion
Block Book Map
Sanborn Map
Aerial Photographs
Public Correspondence
Photographs
Reduced Plans

Exhibit Checklist

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

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

AJH
Planner's Initials

AJH: 1346 Polk Street Executive Summary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- Inclusionary Housing (Sec. 315)
- Jobs Housing Linkage Program (Sec. 313)
- Downtown Park Fee (Sec. 139)
- First Source Hiring (Admin. Code)
- Child Care Requirement (Sec. 314)
- Other

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Motion No. XXXXX

HEARING DATE: JANUARY 28, 2010

Date: January 21, 2010
Case No.: **2009.1058C**
Project Address: **1346 POLK STREET**
Zoning: Polk Street Neighborhood Commercial District
 65-A Height and Bulk District
Block/Lot: 0668/007
Project Sponsor: Chanh Pham
 72 Orsi Street
 San Francisco, CA 94103
Staff Contact: Aaron Hollister – (415) 575-9078
aaron.hollister@sfgov.org

ADOPTING FINDINGS RELATING TO CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 704.3 OF THE PLANNING CODE TO ESTABLISH A FORMULA RETAIL USE (D.B.A. MAX MUSCLE) AT 1346 POLK STREET ON ASSESSOR’S BLOCK 0668, LOT 007, LOCATED WITHIN THE POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 10, 2009, Chanh Pham (Project Sponsor) applied for Conditional Use Authorization, Application No. 2009.1058C, on the property at 1346 Polk Street, Lot 007 in Assessor’s Block 0668 (Project Site), to establish a formula retail use (D.B.A. Max Muscle) as defined in Planning Code Section 303.3(b) in general conformity with plans labeled Exhibit B dated January 28, 2010 (Project). The site is within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District.

On January 28, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2009.1058C.

The Project was determined by the San Francisco Planning Department (hereinafter “Department”) to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15303 (Class 3, Conversion of a Small Structure). The Commission has reviewed and concurs with said determination.

This Commission has reviewed and considered reports, studies, plans and other documents pertaining to this Project.

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. 2009.1058C, subject to the conditions contained in "EXHIBIT A" of this motion, based on the following findings:

FINDINGS

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and constitute findings of this Commission.
2. **Site Description and Present Use.** The project is located on the east side of Polk Street between Pine and Bush Streets, Assessor's Block 0668, Lot 007. This site is within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District. The Project Site is occupied by a single-story over basement commercial building with two commercial tenant spaces. A restaurant currently occupies one of the commercial tenant spaces, while the subject commercial tenant space has been vacant for nearly two years, but most recently the subject tenant space contained a bookstore.
3. **Surrounding Properties and Neighborhood.** The Polk Street NCD, located in the gulch between Nob Hill, Russian Hill, and Pacific Heights, provides convenience goods and services to the residents of the Polk Gulch neighborhood and the west slopes of Nob Hill and Russian Hill. The district has a very active and continuous commercial frontage along Polk Street, while the side streets have a greater proportion of residences. The zoning controls are designed to encourage residential development above neighborhood-serving commercial uses on the ground floor.

The surrounding development is a variety of multi-story, mixed-use buildings. Nearby ground-floor uses include eating and drinking establishments, small-scale retail stores, and nighttime entertainment. The upper stories are generally occupied by apartments, and residential hotels. The scale of development throughout the area varies widely. The scale of development throughout the area consists of low- and mid-rise buildings (one- to four-story structures) and high-rise buildings exceeding 100 feet in height. The height limits in the area range from 65 to 130 feet.

4. **Project Description.** The project sponsor is seeking Conditional Use authorization to establish a Formula retail use (D.B.A. Max Muscle) as defined by Section 703.3 of the Planning Code. The proposed retail use would offer retail sales of health and sports nutrition products and would occupy the ground floor, basement and mezzanine levels of the subject commercial tenant space,

or approximately 1870 gross square feet. There would be no physical expansion of the building, nor would storefront alterations be necessary.

180 Max Muscle locations currently exist nationwide with at least another 25 locations pending approvals. One San Francisco Max Muscle location exists at 16th and Market Streets. Max Muscle locations utilize a standardized array of merchandise, décor, signage and trademark. The subject business would be an individually owned franchise by a San Francisco resident.

5. **Public Comment.** The Department has received letters of support from the Mayor's Office Economic Workforce Development, the Polk District Merchants' Association, the Lower Polk Neighbors, the Middle Polk Neighborhood Association, the Alliance for a Better District 6, the Tenant Associations Coalition of San Francisco, the Miss Asian America Pageant, a neighborhood business, a neighborhood resident and several individuals from outside the neighborhood area.

Additionally, a petition supporting the project has been submitted. The petition contains signatures from 25 local businesses, 48 residential neighbors, several businesses and residents outside of the neighborhood and 23 members of an adjacent yoga studio.

The Department has not received any correspondence not in support of the Conditional Use authorization request.

6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Floor Area Ratio.** Section 124 establishes basic floor area ratios (FAR) for all zoning districts. FAR is the ratio of the gross floor area of all the buildings on a lot to the total area of the lot. Under Section 124(a), the FAR for the Polk Street NCD is 2.5 to 1. Under Section 124(b), in NCDs, the floor area ratio limits listed in Subsection (a) do not apply to dwellings or other residential units.

With a lot area of 1,875 square feet, 4,687.5 nonresidential gross square feet can be developed on the Project Site. Since the Project will not include the physical expansion of the commercial space, there will be no increase in nonresidential gross floor area.

- B. **Parking Requirement.** Section 151 requires eating and drinking establishments to provide one parking space for every 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

With a gross floor area of under 5,000 square feet, the Project is not required to provide parking

- C. **Loading.** Section 152 requires off-street freight loading for uses above a certain size. Retail stores up to 10,000 square feet in gross floor area are not required to provide off-street freight loading.

With a gross floor area of under 10,000 square feet, the Project is not required to provide off-street loading. Existing yellow zones along Polk Street can be used for deliveries.

- D. **Formula Retail.** Section 703.3 places notification requirements and other restrictions on formula retail uses.

The Project is considered to be a formula retail use as defined by Section 703.3(b) of the Planning Code. Conditional Use authorization must be authorized for a formula retail use at the subject site.

- E. **Hours of Operation.** Section 723.27 allows hours of operation from 6:00AM until 2:00AM as of right and requires conditional use authorization to operate between the hours of 2:00AM and 6:00AM.

The Project Sponsor is not requesting Conditional Use authorization to operate between the hours of 2:00AM and 6:00AM.

- F. **Use Size.** Section 121.2 establishes nonresidential use size limits in neighborhood commercial districts in order to protect and maintain a scale of development appropriate to each district. In the Polk Street NCD, Conditional Use Authorization is required for any nonresidential use that exceeds 1,999 square feet.

At 1,870 gross square feet, the Project does require Conditional Use authorization for use size.

7. **Planning Code Section 303** establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use approval. On balance, the project does comply with said criteria in that:

- A. The proposed new uses and building, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable, and compatible with, the neighborhood or the community.

The project has been found to be desirable as the requested. Conditional Use authorization would allow a storefront that has been vacant for two years to be filled and would provide employment opportunities for local residents. Additionally, because of the existing vacant retail availability in the area, 30 storefronts, the proposed business would not preclude a locally-owned, independent business from locating in the area. Furthermore, the proposed business would not be competing against local, independent retailers offering similar products in the area. The only competitors in the area are two other formula retail uses.

Also, the project is compatible with and would further promote the mixed-use character of the Polk Street NCD. The addition of a formula retail use would not detract from the character of the neighborhood primarily consisting of local, independent businesses, and the addition of a retail use in the subject area of the Polk Street NCD would add commercial diversity to an area that primarily features eating and drinking establishments.

B. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working the area, in that:

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

The size and shape of the site and the size, shape and arrangement of the building are adequate for the Project. There will be no physical expansion of the existing building or commercial space.

- 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 will not adversely impact public transit or overburden the existing supply of parking in the neighborhood. Many of the patrons will be able to walk from their residences or places of employment. The Project site is well-served by public transportation (2-Clement, 3-Jackson, 4-Sutter, 19-Polk, 27-Bryant, 38-Geary, 47-Van Ness and the 49-Van Ness-Mission). For the patrons who choose to drive, parking garages are located in the immediate neighborhood.

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

Given the nature of the Project (a retail store), it would not emit any substantial amount of glare, dust or odor.

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

The Project does not propose the physical expansion of the existing tenant space, therefore, no landscaping will need to be provided. All lighting and signage would be required to comply with the requirements of the Planning Code, an approved signage program, the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary Standards) and the Urban Design Element of the General Plan.

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 will provide development that is in conformity with the purpose of the zoning controls for the Polk Street NCD as set forth in Planning Code Section 721.1. The Polk Street NCD offers a wide variety of goods and services to larger areas than the immediate neighborhoods in which they are located. The proposed use will be compatible with the mixed-use character of the neighborhood and would add commercial diversity to an area that primarily features eating and drinking establishments.

8. **Planning Code Sections 303(i) and 703.4** require Conditional Use authorization for the establishment of a formula retail use in Neighborhood Commercial Districts. The Planning Commission shall consider the following criteria set forth in **Section 303(i)** in addition to the criteria set forth in Section 303(c):

- A. The existing concentrations of formula retail uses within the Neighborhood Commercial District.

A survey of the Polk Street NCD bounded north/south by Sacramento and Post Streets revealed that five formula retail uses are currently found in the area. These businesses include two Walgreens, Subway, General Nutrition Center and Metro PCS.

The Walgreens are respectively located on Polk Street between Sacramento and California Streets and at the corner of Bush and Larkin Streets. Subway is located on the corner of Polk and Sutter Streets, General Nutrition Center is located on Polk Street between Bush and Sutter Streets and Metro PCS is located on Polk Street between Bush and Post Streets.

- B. The availability of other similar retail uses within the Neighborhood Commercial District.

Within the survey area of the Polk Street NCD between Sacramento and Post Streets, one similar retail use exists, General Nutrition Center. General Nutrition Center also is considered a formula retail use per Planning Code Section 703.3(b).

- C. The compatibility of the proposed formula retail use with the existing architectural and aesthetic character of the Neighborhood Commercial District.

No physical expansions of the subject building would be necessary to accommodate the proposed use. Because the subject building is considered an historic resource per the provisions of CEQA, all lighting and signage would be required to comply with the requirements of the Planning Code, the Secretary of the Interior's Standards for the Treatment of Historic Properties (Secretary Standards) and the Urban Design Element of the General Plan.

- D. The existing retail vacancy rates within the Neighborhood Commercial District.

30 vacant commercial storefronts currently exist in the Polk Street NCD between Sacramento and Post Streets.

- E. The existing mix of Citywide-serving retail uses and neighborhood-serving retail uses within the Neighborhood Commercial District.

The subject district contains eating and drinking establishments, retail, services and institutions that serve not only the immediate neighborhood, but also the City as a whole. These aforementioned uses are primarily locally-owned, independent uses. Formula retail uses can be found scattered across the district. The proposed use is intended to be primarily neighborhood-serving.

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

COMMERCE AND INDUSTRY ELEMENT

Neighborhood Commerce

OBJECTIVE 6:

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

Policy 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.

The Project would be a neighborhood-serving use and would further enhance the neighborhood by filling a storefront that has been vacant for two years. Additionally, the Project would add commercial diversity to the subject area of the Polk Street NCD which contains a high concentration of eating and drinking establishments.

Policy 6:

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 subject business would be an individually owned franchise by a San Francisco resident.

Policy 9:

Regulate uses so that traffic impacts and parking problems are minimized.

The Project will not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. Many of the patrons will be able to walk from their residences or places of employment, and the Project Site is well-served by public transportation. Those who drive will be able to utilize nearby parking garages located within in the immediate Project area.

10. **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 is intended to be a neighborhood-serving retail use. The subject business would be an individually owned franchise by a San Francisco resident.

- 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 have an adverse impact on neighborhood character or the cultural and economic diversity of the neighborhood. With the addition of subject business, the subject area of the Polk Street NCD would enjoy a greater mix of uses. Furthermore, the addition of another formula retail use would not add to an overconcentration of formula retail uses in an area that features locally owned, independent businesses.

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

The Project will not have any impacts on the City's supply of affordable housing.

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

The Project will not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. Many of the patrons will be able to walk from their residences or places of employment, and the Project Site is well-served by public transportation. Those who drive will be able to utilize nearby parking garages.

- 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.

There is no commercial office development associated with the Project. No industrial or service sector uses would be displaced.

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

The Project does not involve any construction activities that would compromise the structural integrity of the existing building or trigger any Building Code requirements for a seismic upgrade.

- G. That landmarks and historic buildings be preserved.

The Project does not include any alterations to the exterior of the building. The architectural and/or historic features of the building will be preserved.

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

The Project, which does not include any physical expansion of the existing building envelope, and would not impact any parks or open spaces or their access to sunlight.

11. 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.
12. 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. 2009.1058C** 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 94102.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on January 28, 2010.

Linda D. Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 28, 2010

Exhibit A

Conditions of Approval

1. This authorization is for a Conditional Use Authorization under Planning Code Section 703.4 of the Planning Code to establish a formula retail use (D.B.A. Max Muscle) as defined in Planning Code Section 703.3(b) within the Polk Street Neighborhood Commercial District and a 65-A Height and Bulk District, in general conformance with plans filed with the Application as received on November 10, 2010, and stamped "EXHIBIT B" included in the docket for **Case No. 2009.1058C**, reviewed and approved by the Commission on January 28, 2010.
2. Prior to the issuance of the Building Permit 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 premises (Assessor's Block 0668, Lot 007), which notice shall state that construction has been authorized by and is subject to the conditions of this Motion. From time to time after the recordation of such notice, at the request of the Project Sponsor, the Zoning Administrator shall affirm in writing the extent to which the conditions of this Motion have been satisfied.
3. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within three years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning Administrator only if the failure to issue a permit by the Department of Building Inspection is delayed by a city, state, or federal agency or by appeal of the issuance of such permit.
4. Violation of the conditions contained in this Motion or of any other provisions of the Planning Code may be subject to abatement procedures and fines up to \$250 a day in accordance with Planning Code Section 176.
5. Should monitoring of the Conditions of Approval contained in Exhibit A of this Motion be required, the Project Sponsor or successors shall pay fees as established in Planning Code Section 351(e)(1).
6. Ground level storefronts in general conformity with Exhibit B shall be maintained in an attractive manner, providing transparency into the tenancy behind. Visibility of the commercial interiors and activity through all storefront windows shall be maintained in order to ensure that the ground level of the building remains visually active, provides visual interest to pedestrians, and enhances sidewalk security. Commercial interior layouts should be designed with these requirements in mind. Generally, storefront windows should not be visually obscured with the following: blinds, shades or curtains; shelving; equipment; darkly tinted, translucent or opaque film; painted, stenciled or adhesive signage applied to individual window surfaces that has an overall transparency of less than 50%, or any signage that covers more than 1/3 of the area of any individual window; full or partial height interior partition walls placed directly against or within 10 feet from the window glazing; or

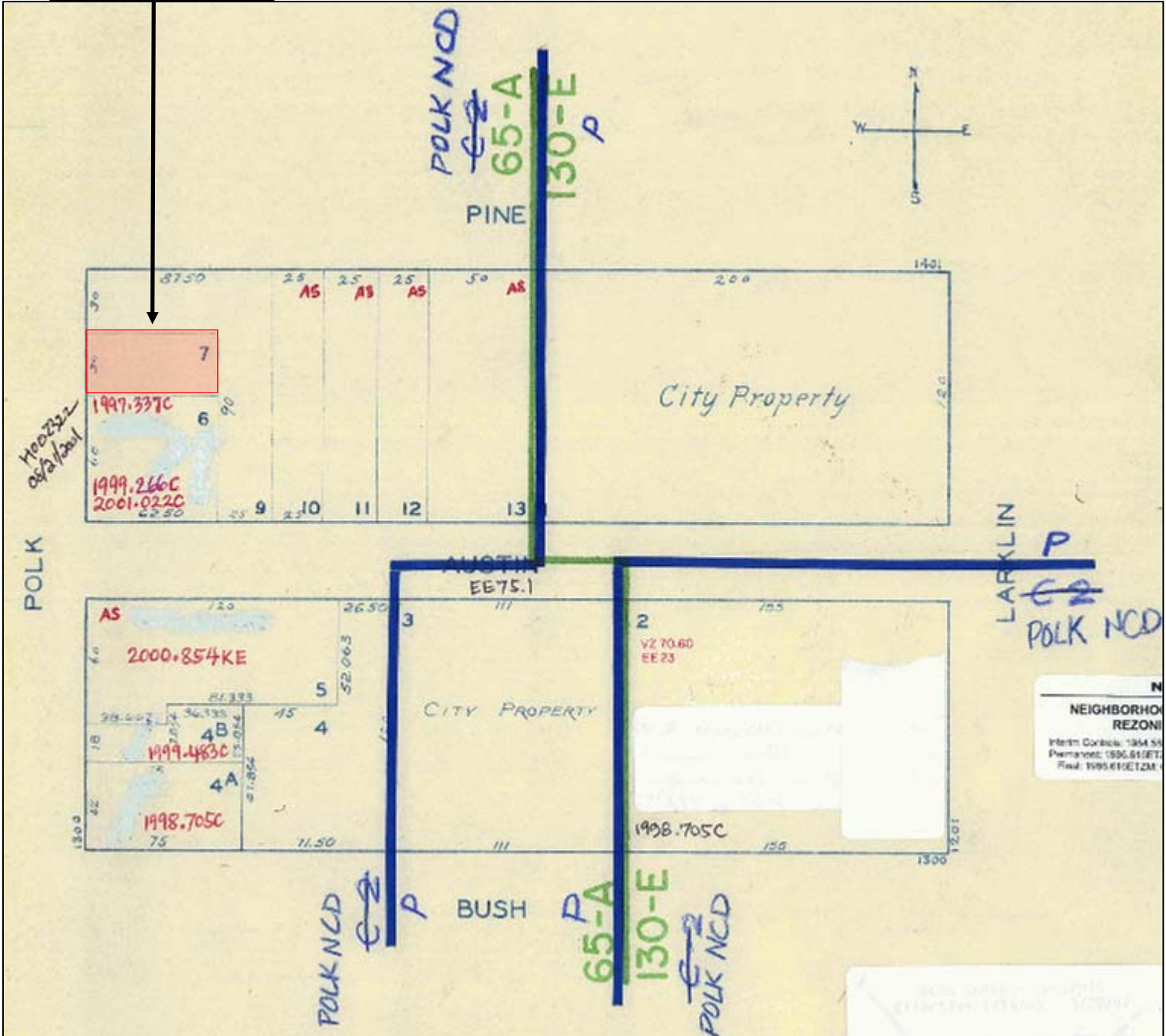
7. The property owner shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at a minimum, daily litter pickup and disposal, and washing or steam cleaning of the main entrance and abutting sidewalks at least once each week.
8. The operator of the use shall be responsible for maintaining the sidewalk within a one-block radius of the site free of paper or litter generated by the retail use.
9. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
10. The Project shall appoint a Community Liaison Officer to address issues of concern to neighbors related to the operation of this Project. The Project Sponsor shall report the name and telephone number of this Officer to the Zoning Administrator and the neighborhood for reference. The Applicant will keep the above parties apprised should a different staff liaison be designated.
11. An enclosed garbage area shall be provided within the establishment. All garbage containers shall be kept within the building until pick-up by the disposal company.

STAFF-SUBMITTED GRAPHICS

1346 POLK STREET
CASE NO. 2009.1058C

Parcel Map

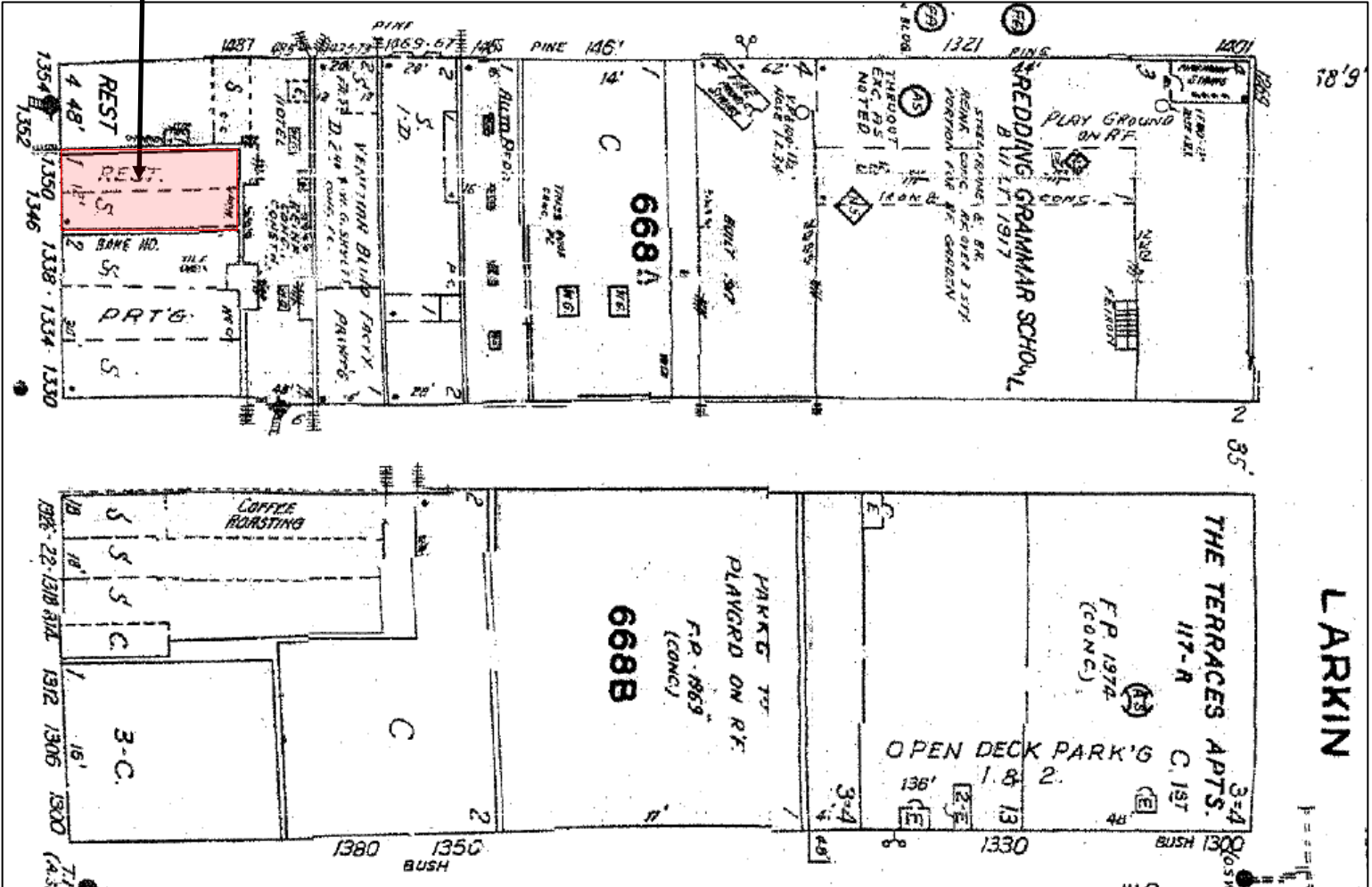
SUBJECT PROPERTY



Conditional Use Authorization Request
Case Number 2009.1058C
 Formula Retail Use – Max Muscle
 1346 Polk Street

Sanborn Map*

SUBJECT PROPERTY



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



Conditional Use Authorization Request
 Case Number 2009.1058C
 Formula Retail Use – Max Muscle
 1346 Polk Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Request
Case Number 2009.1058C
Formula Retail Use – Max Muscle
1346 Polk Street

Aerial Photo

East-Facing

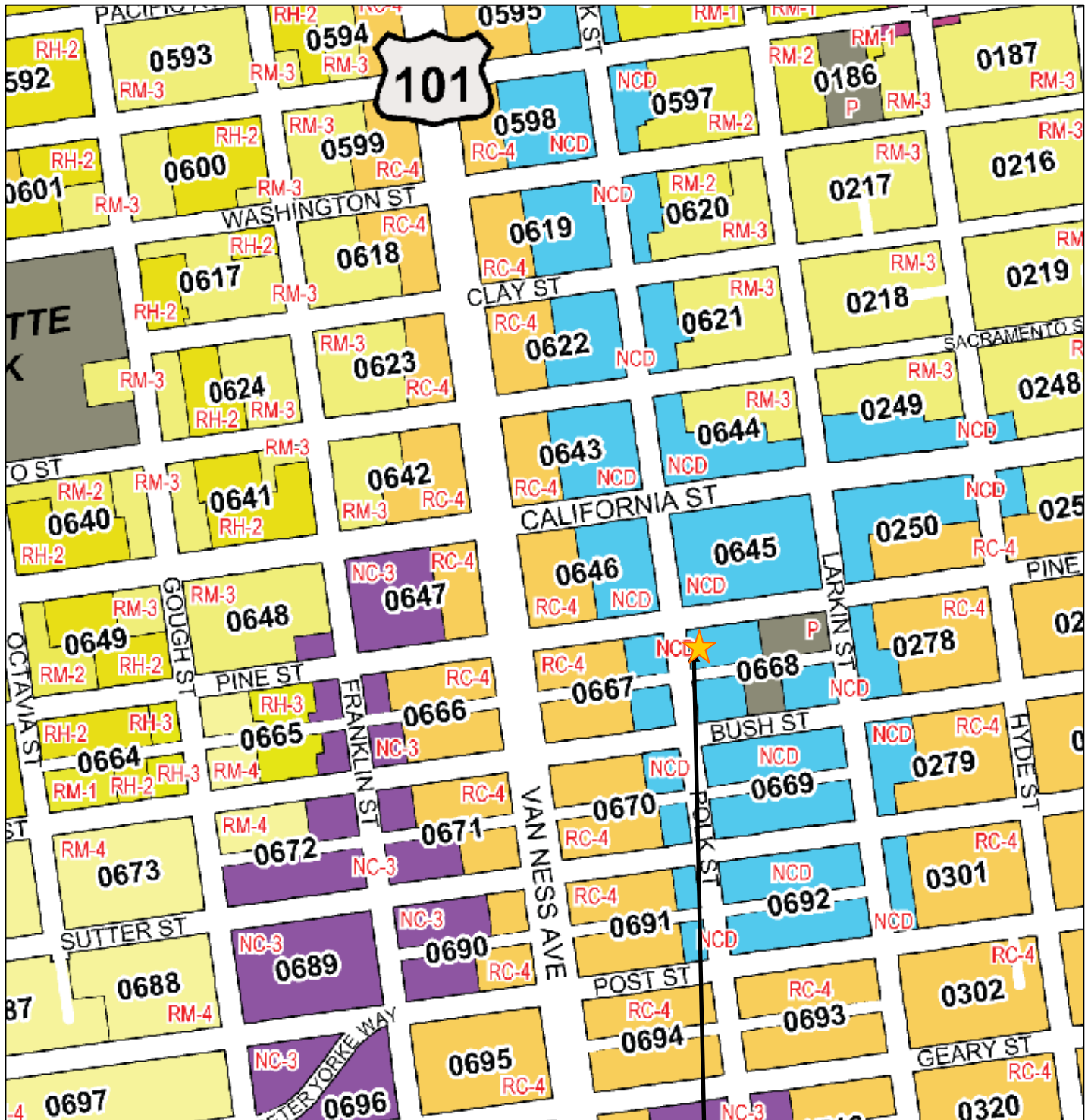


SUBJECT PROPERTY



Conditional Use Authorization Request
Case Number 2009.1058C
Formula Retail Use – Max Muscle
1346 Polk Street

Zoning Map



SUBJECT PROPERTY



Conditional Use Authorization Request
 Case Number 2009.1058C
 Formula Retail Use – Max Muscle
 1346 Polk Street

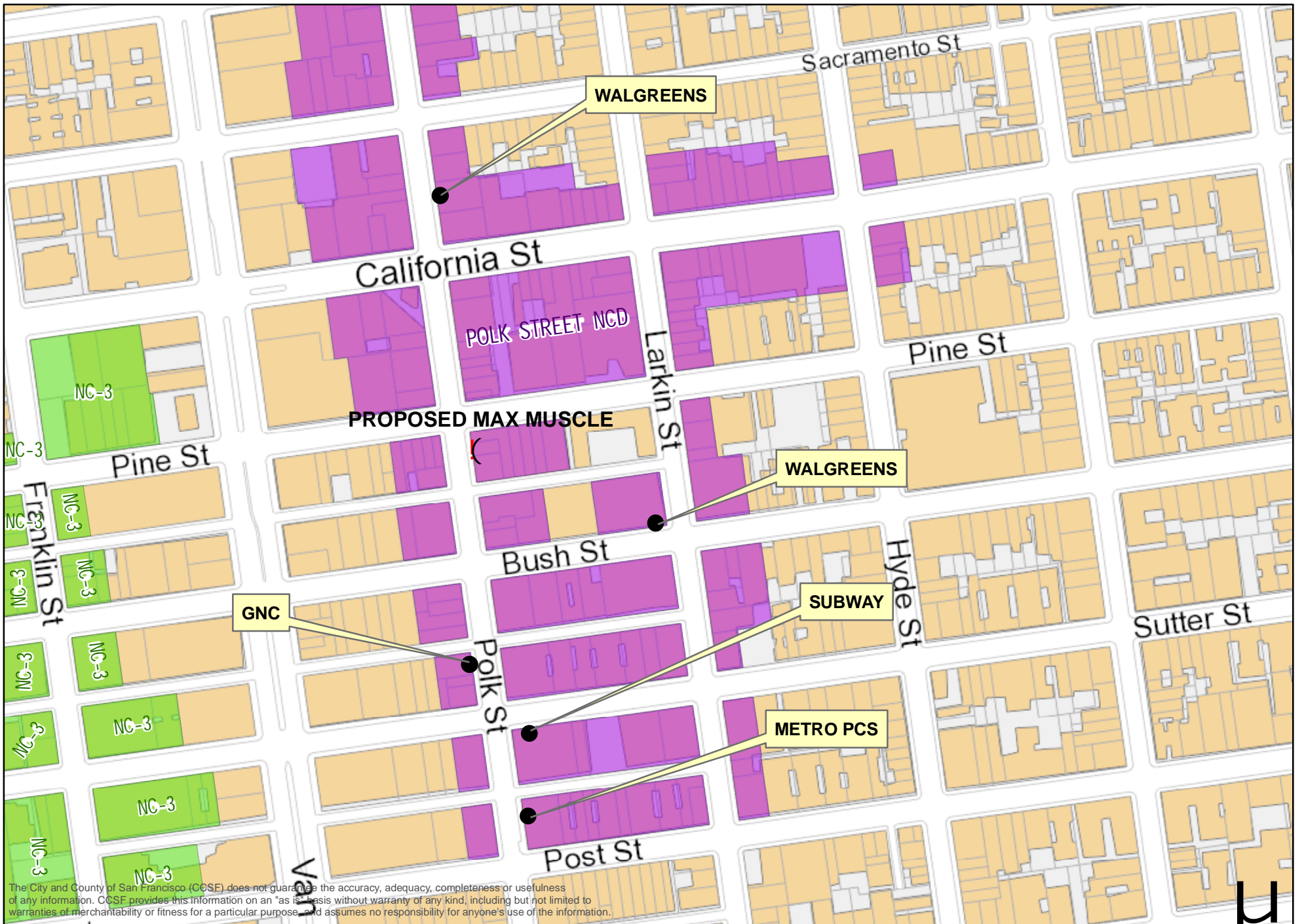
Site Photo



SUBJECT PROPERTY

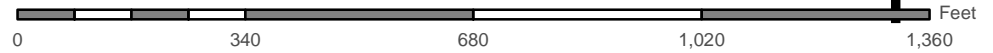
Conditional Use Authorization Request
Case Number 2009.1058C
Formula Retail Use – Max Muscle
1346 Polk Street

Existing Formula Retail Uses

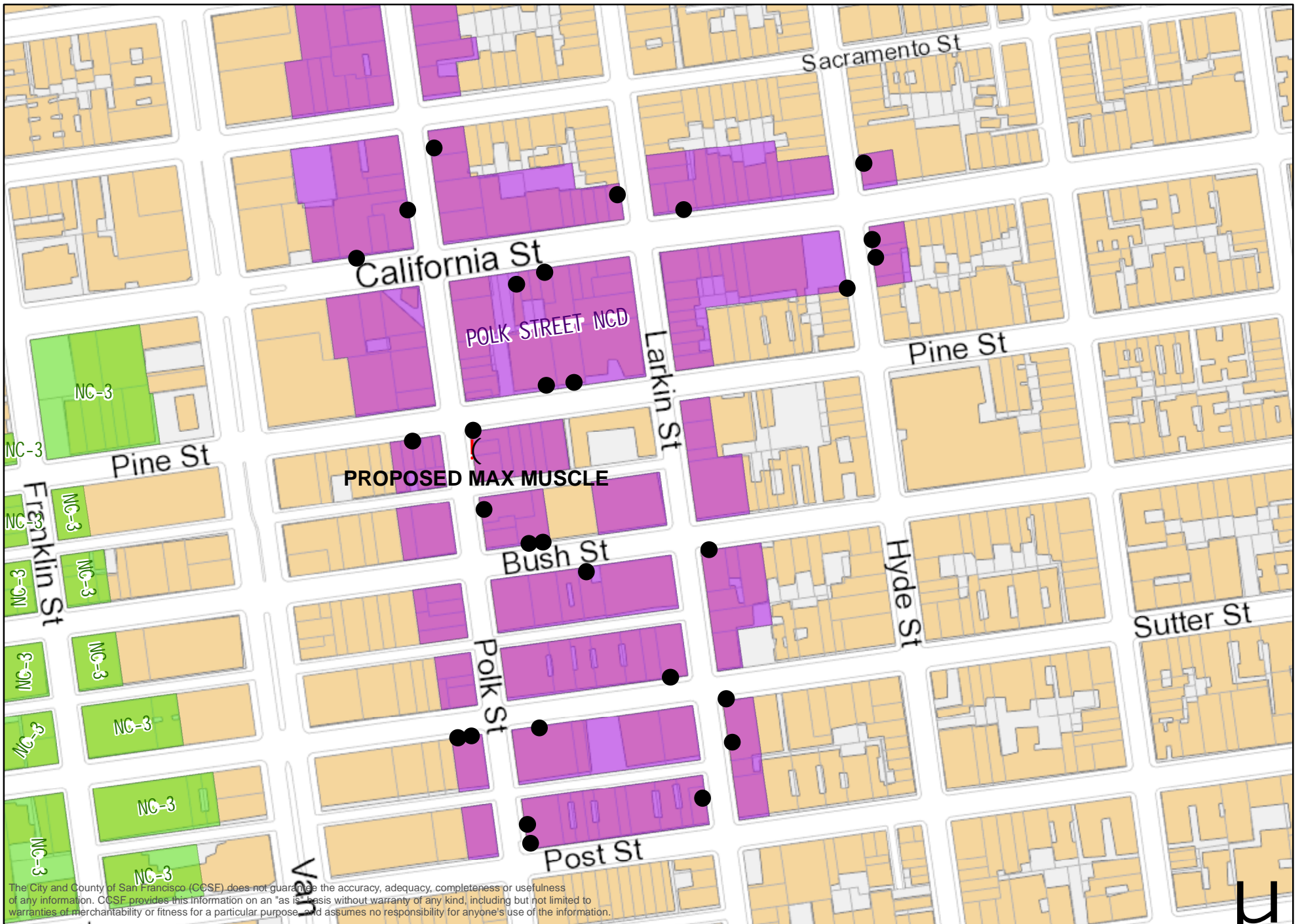


The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Survey Area Bounded North/South by Sacramento and Post Streets

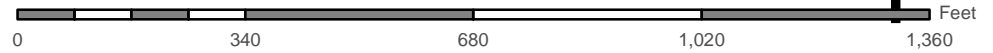


Existing Storefront Vacancies



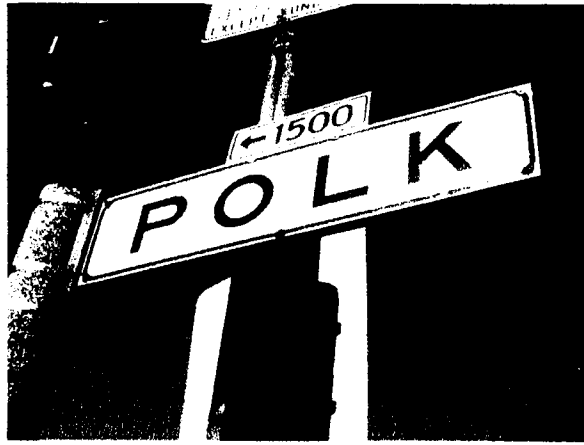
The City and County of San Francisco (CCSF) does not guarantee the accuracy, adequacy, completeness or usefulness of any information. CCSF provides this information on an "as is" basis without warranty of any kind, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Survey Area Bounded North/South by Sacramento and Post Streets



PUBLIC CORRESPONDENCE

1346 POLK STREET
CASE NO. 2009.1058C



Polk District Merchants Association
1563 Polk Street
San Francisco, CA 94109

12 November 2009

Re: Max Muscle on Polk

At the most recent meeting of our Association, we voted to support the opening of the Max Muscle on Polk Store by Mr. Chanh Pham.

We feel that this store will be an asset to the building it is going in to. Mr. Pham has, over many years, demonstrated that he is a very San Francisco community-minded person.

We look forward to having this business as part of our community.

Stephen Cornell
Co-President



Aaron Hollister, Planner
San Francisco Planning Commissioners
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: Conditional Use Permit Approval for Max Muscle, 1346 Polk Street

Dear Mr. Hollister and Commissioners:

It is with pleasure that I submit this letter of recommendation from Lower Polk Neighbors for Chanh Pham and his plans for opening a new business in our Polk Street neighborhood. I truly believe Chanh has worked very hard to enlighten our residents and merchants about his proposed Max Muscle store for Polk Street. He has in the past weeks spoken with numerous people in the entire Polk Street corridor who have willingly signed a petition in support of his business.

Chanh has also joined our Lower Polk Neighbors organization, has attended monthly meetings, and even has volunteered for our Executive Board (which has been like "pulling teeth" to get our regular members to volunteer for office). I have also read Mr. Pham's background resume and am very impressed with his wealth of community service and volunteerism. He can add a good deal to our future plans in our Polk Street neighborhood.

At our latest Polk Street Neighbors' monthly meeting, Chanh Pham's request for our organization's support was passed unanimously, not a single dissenter. We also appreciate that should he pass muster with the City, Polk Street will have one of its empty store fronts reborn with a viable business.

We look forward to officially welcoming Chanh Pham to our vibrant Polk Street corridor. Should you have questions about our support or our organization, please contact me at the email address below.

Most sincerely,


Dan Diez
Chair, Lower Polk Neighbors
diezdvd@gmail.com

cc: Chanh Pham



**middle polk
neighborhood association**

November 12, 2009

San Francisco Planning Department Officials
San Francisco Planning Commissioners

Re: Formula Retail CU at 1346 Polk Street

It is my pleasure to write this letter of endorsement for Mr. Chanh Pham and his hopeful, future Max Muscle Franchise at 1346 Polk Street. Mr. Pham has done a considerable amount of personal neighborhood outreach and has introduced himself and his desired business concept to a many residents and merchants in the Polk Street Corridor.

The location where he hopes to house his new business has been vacant for some time now. There are some other formula retail vitamin and supplement stores in the area, but none that mirror what Mr. Pham proposes. I know of no independent merchants that would be displaced by Mr. Pham's proposed business. The neighborhood organization that covers the area housing 1346 Polk Street, the Lower Polk Neighbors (LPN) has endorsed Mr. Pham's proposal. We, a neighboring group to LPN, second their endorsement.

The Polk-area would benefit from one less dark retail spot and one more dedicated merchant, if Mr. Pham is awarded his permits to operate here. Our Association is hopeful that you will concur with this. Thank you for considering our input in this case.

Kind regards,

Dawn S. Trennert
Chairperson

Cc: Mr. Chanh Pham

dawn@middlepolk.org 415.314.0772
www.middlepolk.org



Chris
Schulman/MAYOR/SFGOV


01/08/2010 11:43 AM

To Aaron J Hollister/CTYPLN/SFGOV@SFGOV

cc

bcc

Subject Fw: Notice of Public Hearing (Jan 28) for Max Muscle on
Polk has been posted

History:  This message has been replied to.

Aaron,

Hope the holiday's treated you well.

Anything I need to know about?

I will send a formal letter to you early next week but I support the CU on the basis that he is 1) a franchise vs corporate and 2) There are no independent "mom and pop" type vitamin stores on the corridor. The other stores are formula retail (GNC, Vitamin Shoppe) and therefore is a level playing field. I also am pleased with the outreach and took note of LPN, MPNA and support from retailers on his block. Lastly, it is filling a long term vacancy.

I will not testify during public comment, however if any of the commissioners have questions for some reason I will be in attendance.

Chris Schulman
Office of Economic & Workforce Development
415.554.5106
chris.schulman@sfgov.org

**Tenant Associations Coalition
of San Francisco**

(TAC)

P. O. Box 420846
San Francisco, CA 94142-0846

Phone: (415) 339-8327/fax

fac@tac.sfbay.com

sanfranciscohousing.org
http://tenantassociationscoalition.blogspot.com
http://10thanniversarytac.blogspot.com

Coalition Members

(not necessarily affiliated with)

201 Turk Street Family Apartments
205 Jones Apartments
381 Turk Street
Alexander Tenants Association, Inc.
Alliance for a Better District 6
Altamont
Ambassador Hotel
Antonia Manor
Aranda Residence
Aspen Apartments
Baldwin House Hotel
Blackstone Apartments
Cadillac Hotel
Cambridge
Canon Kip Community House
Ceatrice Ploite
Cecil Williams Housing
Central Towers
Civic Center Residence
Conard House
Coast Hotel
Crescent Manor
Dalt Residence
Derek Silva Community
Donnelly Hotel
Dorothy Day Community
Franciscan Towers
Hamlin Hotel
Herald Apartments
Hillsdale Hotel
Indochinese Housing Development Corp.
Iroquois Residence Tenant Council
Jefferson Hotel
La Nain Hotel
Leland Apartments
Lyric
Manor Advocates
Maria Manor
Marina Cove Apartments
Market Heights Apartments
Market Street Association
Marlton Manor Tenants Association, Inc.
Mission Hotel
North of Market Planning Coalition, Inc.
Pacific Bay Inn
Padre Apartments
Parkmerced Residents' Organization
Parkview Hotel
Peter Claver Community
Ritz Hotel
San Cristina Residence
Senator Hotel
Seneca Hotel
Shoreview Residents Associations, Inc.
Silvercrest Residence
South Park Residence
Supportive Housing Network
The Knox
The Rose
Warfield Hotel
Washburn Residence
William Penn Hotel
Zemmel

**Serving San Francisco
since 1998**

October 15, 2009

San Francisco Planning Commission

Re: Conditional Use Authorization for 1346 Polk Street
2009.1058 C

Commissioners:

The Tenant Associations Coalition of San Francisco at it's regularly scheduled membership meeting held a lengthy discussion regarding Max Muscle's request for a conditional use authorization.

The following resolution was passed unanimously:

Tenant Associations Coalition of San Francisco supports Max Muscle request for conditional use authorization.

If you have any questions you can reach us at 415-339-8327.

Sincerely,



Susan Bryan

Facilitator

Tenant Associations Coalition of San Francisco

cc: File



November 16, 2009

San Francisco Planning Commission

Re: Support for Max Muscle on Polk

Dear Commissioners:

I am writing to express my strong support for Max Muscle on Polk. As a former legislative aide to Supervisors Aaron Peskin and David Chiu of District 3 where Max Muscle intends to be located, I understand the type of business and business owner needed to contribute to the vibrancy and economic vitality of this neighborhood. I have worked with Chanh Pham on several projects in the last seven years both, in my private enterprise and in community service.

Mr. Pham is very well known in the Vietnamese community for his talent, leadership, community service. While employed as an engineer at Sun Microsystems, he was a television personality with his own news program for several years. He utilizes his talent and skills for multiple worthy causes including producing shows to benefit Glide Church to feed the homeless, raising funds to purchase hundreds of wheelchairs for the invalid in Vietnam and raising funds for APA Family Support Services to name just a few. His list of community service and leadership is long and diverse. I am confident he is committed to bringing his talent, skills and leadership to the lower Polk neighborhood as he is fulfilling his dream to be a business owner.

Mr. Pham is also the volunteer Creative Director for the Miss Asian America Pageant. Since he has joined our pageant seven years ago, our production quality has been upgraded at least 100%. He is our set designer, choreographer, and image consultant for the contestants. Mr. Pham works passionately for any project he commits himself to. He is humble, highly respected and well-liked by everyone.

Thank you for your consideration to look favorably in allowing Mr. Pham to achieve his dream and the significant contributions he will make to the diversity, economic vitality and better quality of life in the Lower Polk neighborhood.

Sincerely,

A handwritten signature in black ink that reads "Rose Chung". The signature is written in a cursive, flowing style.

Rose Chung
President

**Alliance for a
Better District 6**

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

October 15, 2009

Dear Mr. Aaron Hollister,

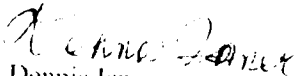
Re: case no. 2009.1058C 1346 Polk Street

On Tuesday, October 13th Chanh Quang Pham attended the Alliance for a Better District 6 monthly general membership meeting and gave a complete presentation on his new proposed store called Max Muscle. After our membership asked many questions about his business plan, community outreach Chanh plans to do, and listened to our membership suggestions and feedback. Our membership offered the following resolution hoping the Planning Department and Planning Commission considers our recommendation.

We the Alliance for a Better District 6 support the conditional use authorization for Max Muscle located at 1346 Polk Street and look forward to working with Max Muscle as a community partner once operational.

If you have any questions about this please call us at (415) 820-1560.

Sincerely,


Dennis Isner
Administrative Officer

415 820 1520 • sf_district6@yahoo.com
PO Box 420782 • San Francisco, CA 94142



"Carolynn Abst"
<ca@CaseAbst-Architects.com>
11/13/2009 03:43 PM

To <aaron.hollister@sfgov.org>
cc "Ron Case" <ron@CaseAbst-Architects.com>, "Diez Dan" <diezdvd@gmail.com>, <plqc@aol.com>
bcc
Subject Support for Conditional Use Permit for 1346 Polk Street

Dear Mr. Hollister,

Ron Case and I support Chanh Pham's application for a Conditional Use Permit for his new business called Max Muscle, to be located at 1346 Polk Street.

He has listened to merchant and resident concerns and hopes for Lower Polk Street; he strikes us as an earnest and potentially valuable addition to our neighborhood.

Because we also live and work in Lower Polk, we eagerly support viable businesses, especially those that help keep the neighborhood as diverse and vibrant as possible.

Thank you,

Carolynn Abst

Carolynn Abst, AIA, LEED AP

Case +Abst ARCHITECTS, LLP
1033 Polk Street
San Francisco, CA 94109
415.351.3900
www.CaseAbst-Architects.com



evelyn woods
<ehwmba@yahoo.com>
01/10/2010 04:56 PM

To aaron.hollister@sfgov.org
cc
bcc
Subject Re: Hearing/January 28th on approval of Mr. Chanh Pham's
Max Muscle storefront /Polk St./SFO

To: Mr. Aaron Hollister
City and County of San Francisco

Dear Mr. Hollister:

This is to confirm that I strongly support Mr. Chanh Pham's goal to obtain approval to open his much awaited business, Max Muscle, in the Polk St. area in San Francisco.

This is a highly successfully franchise that focuses on health and wellness that appeals to many of the residents in the immediate area and in San Francisco as a whole.

I believe that this is another small business that needs visibility and one that can add to San Francisco's international reputation as an avid supporter of small business.

With health and wellness a major concern of many San Franciscans, Californians and Americans, your office's support of Mr. Pham's new business will help further this cause. I am confident that you will approve his application so that he can fulfill his objectives to this effect.

Thank you for your support and understanding.

Sincerely,
Evelyn Hynson-Woods, Esq., MBA
Supporter of Mr. Chanh Pham, owner, Max Muscle (future site: Polk St. area/SFO)



Info <info@ronaldntan.com>
01/09/2010 12:25 AM

To aaron.hollister@sfgov.org
cc
bcc

Subject RE: Max Muscle Store, 1346 Polk Street (Cross Street: Pine)

Dear sir,

I am writing on behalf of support and encouragement for this store to open. I support this store and looks forward to its grand opening. I am a resident of Vacaville and I am self-employed as a freelance mens fashion, beauty, and portrait photographer in Los Angeles and San Francisco.

Thank you for your time.

RONALD N. TAN | PHOTOGRAPHER

m: +1 916 599 8956
e: info@ronaldntan.com

represented by:

.artists representatives.
387 magnolia ave #103-516
corona ca 92879
usa

o: +1 951 295 2565 | f: +1 951 279 9552
e: contact@artistsrepresentatives.com

[altpick artist spotlight](#)

karma knows kindness

Skype: [ronald.n.tan](#) Google Wave: [ronaldnztan](#)
[Linkedin](#)[Facebook](#)[Twitter](#)[Blog](#) [RSS](#)



Christine Nguyen
<ctnguyen729@gmail.com>
01/12/2010 09:55 AM

To aaron.hollister@sfgov.org
cc
bcc
Subject MaxMuscle on Polk Street

Hi City Planner Aaron Hollister,

My name is Christine Nguyen. I live at Ellis/Van Ness and I support Max Muscle on Polk.

Thank you!



John P
<johnp714@hotmail.com>
01/20/2010 07:37 AM

To <aaron.hollister@sfgov.org>
cc
bcc
Subject

Hi Aaron,

My name is John Phan, and i recently moved to live in Civic Center area on Polk street. I know that there will be a hearing for Max Muscle on Polk, and I want to let you know that i support to have the store open in area. I love Max muscle products and it would be great that I don't have to travel far to buy the products.

Thanks!

Johnp



Quyen T <q_tr@yahoo.com>
01/13/2010 06:01 PM

To aaron.hollister@sfgov.org
cc
bcc
Subject Support Max Muscle on Polk

Hi City Planner Aaron Hollisters,

My name is Quyen Truong I live/work in Daly City and I am the member of San Francisco Tennis Club. I support Max Muscle on Polk.

Thanks

December 3, 2009

City Planner Aaron Hollister and Commissioners

San Francisco Planning Department

1650 Mission Street, #400

San Francisco, CA 94103

Dear Commissioners,

My name is Nicky Calma, a resident of San Francisco since 1989. I am more popularly known to the LGBT community of San Francisco as "Tita Aida". I have been fortunate to have served the City and County of San Francisco as a Commissioner for the Status of Women and the Entertainment Commission in the last two years. I commend and thank you for your great servitude and dedication.

I am writing to you to recommend my good friend, Mr. Chanh Pham in his venture to open a business on Polk Street called Max Muscle. I have met Mr. Pham four years ago when he actively participated in a male pageant as a judge for the event. Since then, I have been blessed with a wonderful acquaintance that provided me the experience to recommend Mr. Pham to your Commission on his venture to opening a Max Muscle Store in the Polk Street area.

Mr. Pham's energy to contribute to the thriving neighborhood of the Polk area is praiseworthy. Being a resident of the Bay Area for the past twenty years, Mr. Pham has successfully established great networking abilities that proved useful to all his ventures and earned him a recognizable reputation as a community ally. Mr. Pham has contributed his time and talent to numerous fundraisers that assisted causes such as Anti- human trafficking efforts, to various organizations such as the Wheelchair Foundation and VH Help.

Aside from these outstanding contributions, he has contributed time and resources to the greatness of the Bay Area by owning his own gallery, Vi Gallery from 2005- 2007 and established 4 Him Men's Clothing.

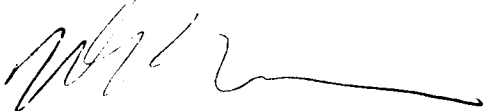
When Mr. Pham told me that he is planning to open a franchise of Max Muscle in the Polk area. I responded to him with excitement and enthusiasm. I told him that this will be a great service that he will be providing to the residents of the Polk Street area. This neighborhood will be given another choice of place to shop for healthy products. This establishment also will contribute to the growing businesses in the Polk area.

I foresee a win/win situation for the City and County of San Francisco and Polk neighborhood that lives there. Plus given that Mr. Pham comes from a rich community- oriented and cultivating business background. This I predict can only be another successful decision on your part if you allow Mr. Pham to open Max Muscle in the Polk Street Area.

I would be more than happy to provide more information to your esteemed Commission about Mr. Pham. I could be reached at (415) 225-3083 or titaaida@apiwellness.org

Thank you for your time.

Respectfully yours,



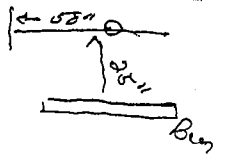
Miss Nicky "Tita Aida" Calma

Program Supervisor

Asian & Pacific Islander Wellness Center

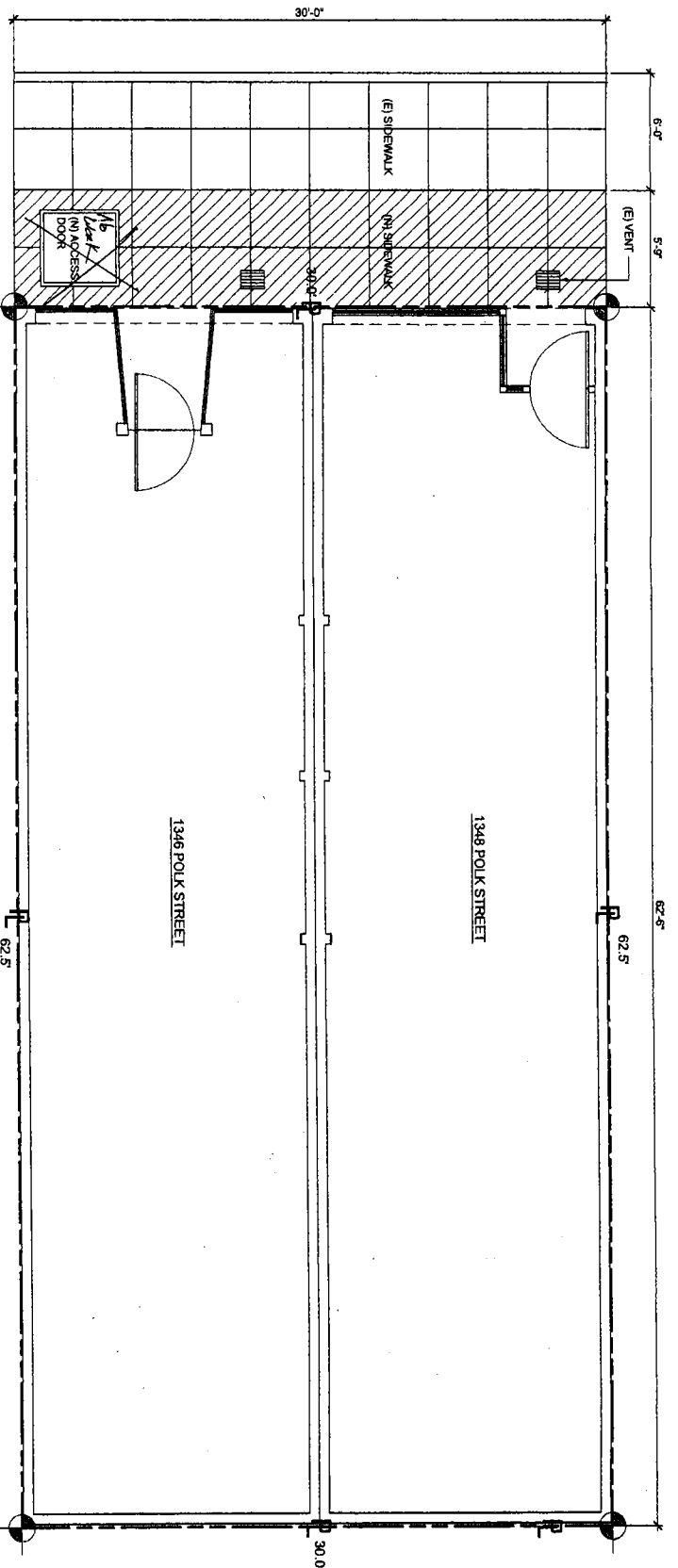
730 Polk Street, 4th Floor

San Francisco, CA 94109



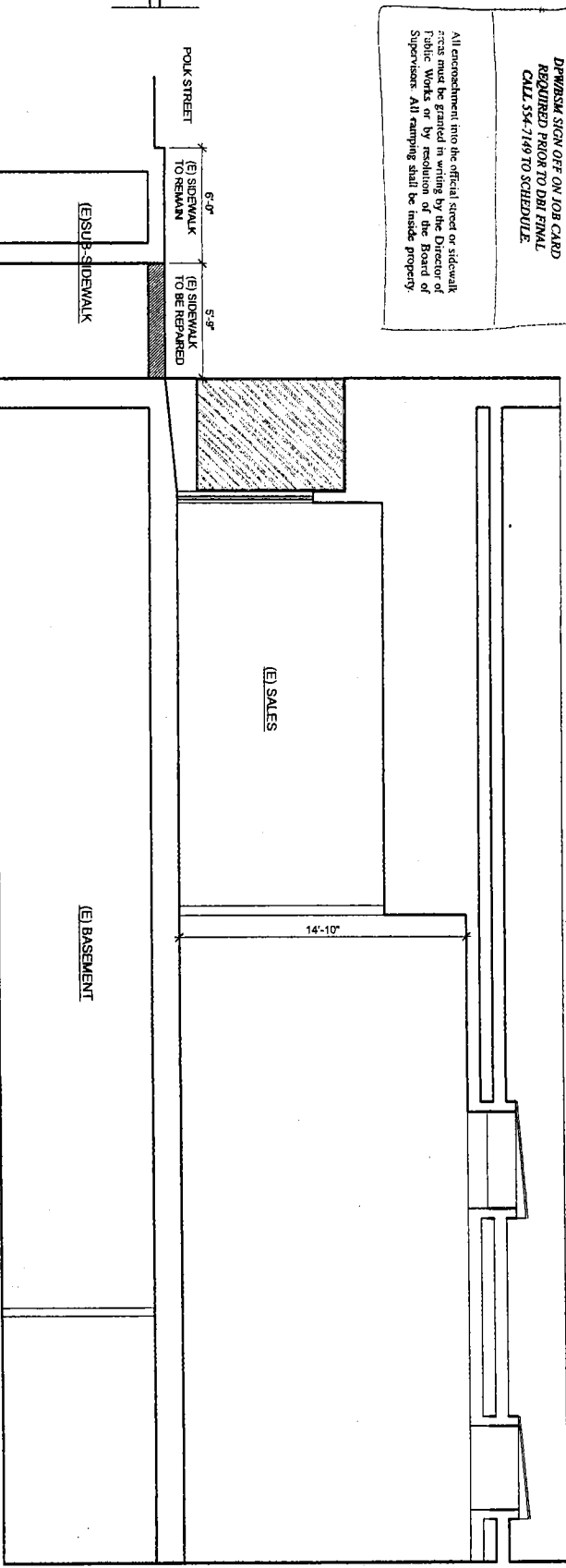
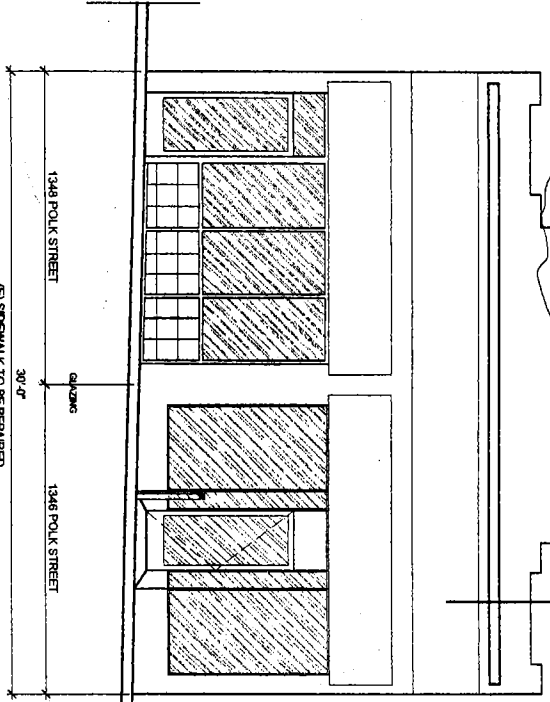
POLK STREET

Scope of Work
 SHOT GATE New Building Retaining Wall NT West Elevation (Permit to Erect) Side Walk on Polk St Under sidewalk basement improvement to comply with SFDPD Name to begin about 4/20/07 due to 5th Street Basement and Sidewalk Elevations.



DRAINAGE SIGN OFF ON JOB CARD REQUIRED PRIOR TO DEPARTURE CALL 354-7169 TO SCHEDULE.

All encroachment into the official street or sidewalk areas must be granted in writing by the Director of Public Works or by resolution of the Board of Supervisors. All ramping shall be inside property.



GENERAL NOTES

A. SOFFITS AND OTHER VISIBLE EXTERIOR FINISH ELEMENTS NOT FULLY SHOWN OR DETAILED ON THE PLANS SHALL BE FINISHED IN THE SAME CHARACTER AS FOR SIMILAR CONDITIONS OR AS DIRECTED BY ARCHITECT.

B. SEE ELEVATIONS FOR ALL WINDOW HEAD HEIGHTS AT EACH FLOOR. ALIGN WITH EXTERIOR DOORS AS APPROPRIATE OR INDICATED OR TO MATCH EXISTING.

C. ALL GUTTERS, DOWNSPOUTS, FLASHINGS, VENTS, ELECTRICAL CONDUITS, ETC. SHALL BE PAINTED TO MATCH THE COLOR OF THE ADJACENT SURFACE. U.O.N.

D. ALL DOORS AND WINDOWS EXPOSED TO AMBIENT CONDITIONS AND UNCONDITIONED SPACES SHALL BE FLASHED, GASKETED, WEATHER STRIPPED OR OTHERWISE TREATED TO LIMIT AIR & MOISTURE INFILTRATION, AS PER TITLE 24 SECTION 25317.

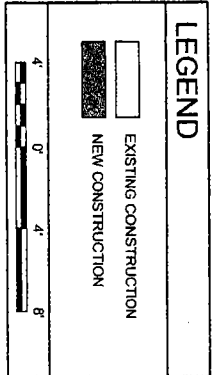
E. THE SECTIONS PROVIDED HERE ARE SCHEMATIC IN NATURE. SEE OTHER SHEETS FOR MORE SPECIFIC FRAMING AND FINISH INFORMATION.

F. SEE STRUCTURAL DRAWINGS AS PROVIDED FOR PLANS, NOTES AND DETAILS FOR ALL RELATED FRAMING AND STRUCTURAL INFORMATION.

G. SEE TITLE 24 ENERGY CONSERVATION DOCUMENTS FOR BUILDING INSULATION SCHEDULE.

H. ALL AIR DUCTS PENETRATING SEPARATION WALLS OR CEILINGS BETWEEN UNITS OR GARAGES AND LIVING AREAS SHALL BE 28 GAUGE MINIMUM, AS PER C.B.C. SECTION 712.

I. STAIRWAYS SHALL COMPLY WITH C.B.C. SECTION 1009. WALLS AND SOFFITS OF ENCLOSED USABLE SPACE UNDER STAIRS SHALL BE 1-HR. FIRE RESISTIVE CONSTRUCTION ON THE ENCLOSED SIDE AS PER C.B.C. SECTION 1009.5.3.



Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify, and be responsible for all dimensions and conditions on the job, and the Architect shall be notified of any variations from the dimensions and conditions shown. Shop drawings and details must be submitted to the Architect for approval before proceeding with fabrication.

<p>REVISIONS</p> <table border="1"> <tr> <td>1</td> <td>07/11/07</td> <td>L.O.</td> </tr> <tr> <td>2</td> <td>07/17/07</td> <td>G.W.</td> </tr> <tr> <td>3</td> <td>08/17/07</td> <td>G.W.</td> </tr> </table>	1	07/11/07	L.O.	2	07/17/07	G.W.	3	08/17/07	G.W.	<p>L. A. PAUL & ASSOCIATES ARCHITECTURE/PLANNING</p> <p>1420 JUNCTION STREET SAN FRANCISCO, CA 94102 TEL: (415) 932-6282 FAX: (415) 932-1883 * www.lapaul.com</p> <p>LARRY A. PAUL, AIA</p>	<p>OLDER PROPERTY</p> <p>1346 POLK STREET SAN FRANCISCO, CALIFORNIA BLOCK 0668 / LOT 007</p>	<p>DRAWINGS: PLOT PLAN BUILDING SECTION & ELEVATION</p> <p>DRAWN: JJA CHECKED: LAP DATE: 05/31/08 SCALE: 1/4"=1'-0" JOB NO.: 2006-13 SHEET: A-1 OF SHEETS</p>
1	07/11/07	L.O.										
2	07/17/07	G.W.										
3	08/17/07	G.W.										

© COPYRIGHT 2008 - L. A. PAUL: All drawings, documents and written material appearing herein constitutes the original published and unpublished work of the Architect as instruments of service prepared for use solely with respect to this project. The Architect retains all common law, statutory and other reserved rights, including the copyright to this work. This work may not be duplicated, used, reused or disclosed without written approval of, and appropriate compensation to the Architect.



Adjacent Block Face



Opposite Block Face