



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: AUGUST 5, 2010

Date: July 29, 2009
Case No.: 2010.0360C
Project Address: 1423 POLK STREET
Zoning: Polk Street Neighborhood Commercial District (NCD)
80-A Height and Bulk District
Block/Lot: 0646/003
Project Sponsor: David Sternberg
Sternberg, Benjamin Architects
1331 Harrison Street
San Francisco, CA 94103
Staff Contact: Rick Crawford (415) 558-6358
rick.crawford@sfgov.org
Recommendation: **Approval with Conditions**

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

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415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The project would convert the existing commercial space previously used for an antique store (d.b.a. Curiosity) to a Full Service Restaurant.

SITE DESCRIPTION AND PRESENT USE

The Project Site is located at 1423 Polk Street, on the west side of Polk Street between California and Pine Streets. The property is located within the Polk Street NCD, the 80-A Height and Bulk District. The Project Site is developed with a one-story commercial building with six tenant spaces. The remainder of the building is occupied by a Greek cuisine restaurant, a pizza restaurant, an antique shop and a book store.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The Polk Street NCD provides convenience goods and services to residents of the Polk Gulch neighborhood, the western slopes of Nob and Russian Hills, the Van Ness corridor and the eastern portion of Pacific Heights. The numerous apparel and specialty stores also draw customers from further afield, while the restaurants, bars and nighttime entertainment venues form a lively, city-wide destination. This mix of uses, and the proximity to dense residential areas, contributes to the active, urban character of the district.

The surrounding development is a variety of multi-story, mixed-use buildings. Nearby ground-floor uses include eating and drinking establishments, retail stores, and nighttime entertainment. The upper stories are generally occupied by office space, apartments, and residential hotels. The scale of development throughout the area consists of low- and mid-rise buildings (one- to four-story structures).

ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15301 (Class 1, Minor Alteration of Existing Structure).

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	July 19, 2010	July 17, 2009	22 days
Posted Notice	20 days	July 19, 2010	July 19, 2010	20 days
Mailed Notice	10 days	July 26, 2009	July 21, 2009	15 days

PUBLIC COMMENT

- Department staff has not received any comment from the public on this matter.

ISSUES AND OTHER CONSIDERATIONS

- The Sponsor does not have a restaurant tenant secured for the space as of the date of this summary. A Section 312 notice will be required to establish the restaurant once a tenant is found. No liquor service would be allowed in the restaurant without Conditional Use authorization for a bar. The future restaurant must be full service in character.
- The neighborhood features approximately 13 restaurants within 300 feet and approximately 48 restaurants within 1,000 feet of the Project site.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant Conditional Use authorization to allow a Full Service Restaurant use within the Polk Street NCD, pursuant to Planning Code Section 723.42.

BASIS FOR RECOMMENDATION

The Department recommends approval of the requested Conditional Use authorization for a Full Service Restaurant as the proposal complies with the Planning Code, advances the objectives and policies of the General Plan and, as conditioned, will be compatible with the surrounding neighborhood.

RECOMMENDATION: Approval with Conditions
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Attachments:

Block Book Map
Sanborn Map

Aerial Photograph
Zoning Map
Site Photo
Context Photo
Reduced Floor Plan

Attachment Checklist

- Executive Summary
- Draft Motion
- Zoning District Map
- Parcel Map
- Sanborn Map
- Aerial Photo
- Site Photos

- Project sponsor submittal
- Drawings: Existing Conditions
- Check for legibility
- Drawings: Proposed Project
- Check for legibility

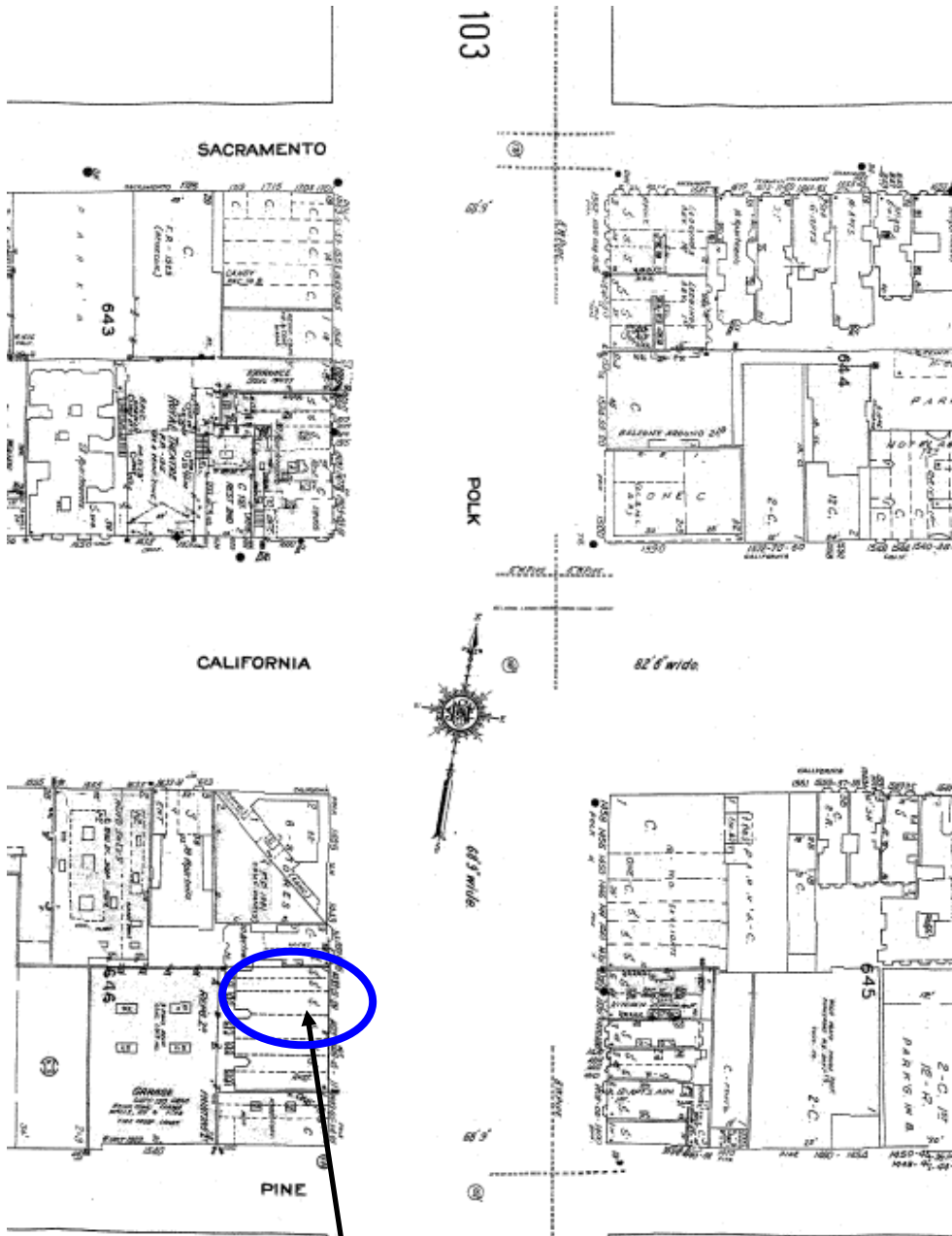
Exhibits above marked with an "X" are included in this packet

RC

Planner's Initials

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Sanborn Map*



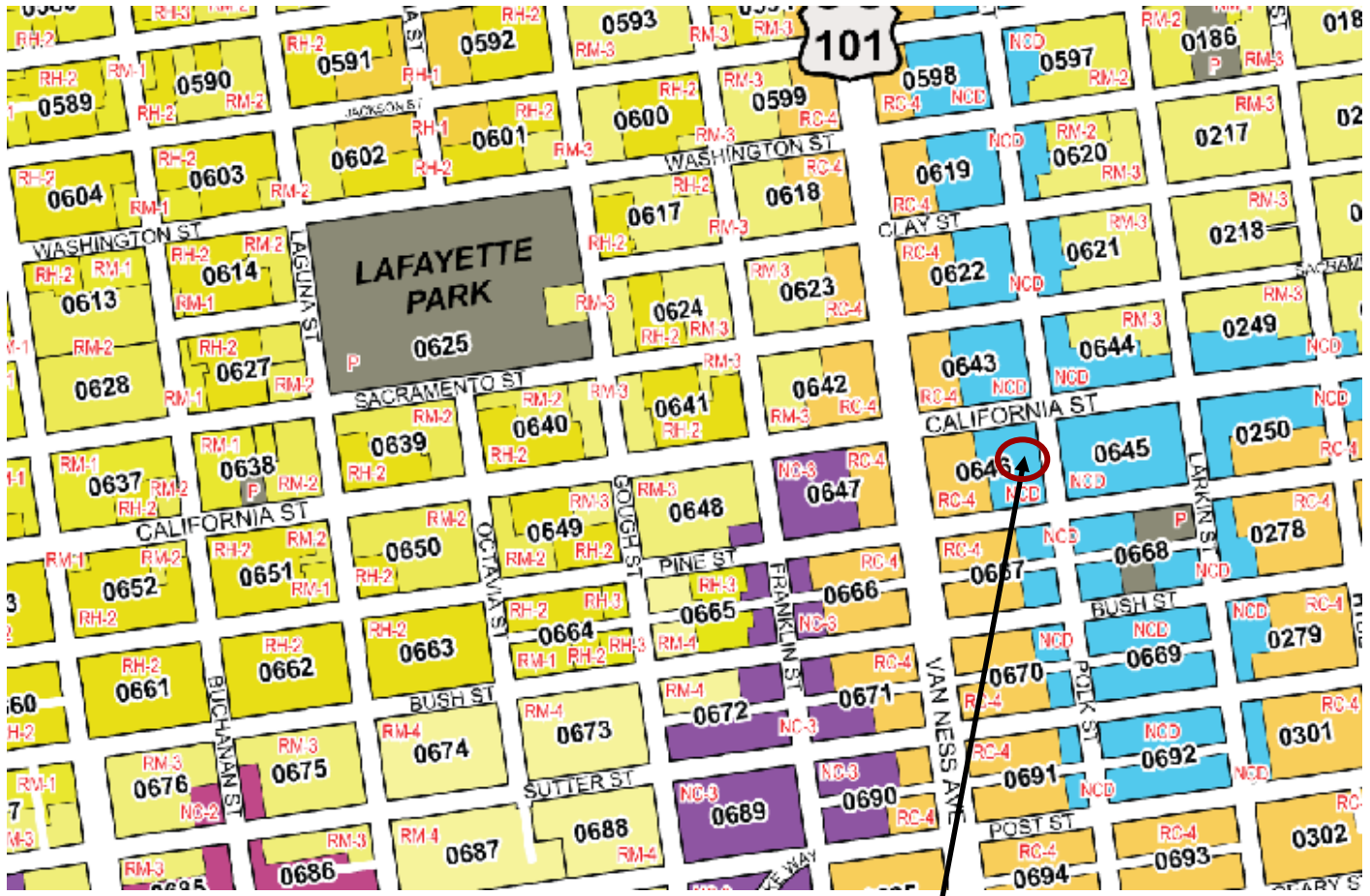
*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.

SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2009.0360C
1423 Polk Street



Zoning Map



SUBJECT PROPERTY

ZONING USE DISTRICTS

RESIDENTIAL HOUSE DISTRICTS					
RH-1(D)	RH-1	RH-1(S)	RH-2	RH-3	
RESIDENTIAL, MIXED (APARTMENTS & HOUSES) DISTRICTS					
RM-1	RM-2	RM-3	RM-4		
NEIGHBORHOOD COMMERCIAL DISTRICTS					
NC-1	NC-2	NC-3	NCD	NC-S	
SOUTH OF MARKET MIXED USE DISTRICTS					
SPD	RED	RSD	SLR	SLI	SSO
COMMERCIAL DISTRICTS					
C-2	C-3-S	C-3-G	C-3-R	C-3-O	C-3-OISD
INDUSTRIAL DISTRICTS					
C-M	M-1	M-2			



Conditional Use Hearing
 Case Number 2009.0360C
 1423 Polk Street

Aerial Photo



SUBJECT PROPERTY

Conditional Use Hearing
Case Number 2009.0360C
1423 Polk Street

Site Photo



Conditional Use Hearing
Case Number 2009.0360C
1423 Polk Street

Context Photo



SUBJECT PROPERTY



Conditional Use Hearing
Case Number 2009.0360C
1423 Polk Street



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Motion

HEARING DATE: AUGUST 5, 2010

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Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION FOR A "FULL SERVICE RESTAURANT" USE WITHIN AN EXISTING BUILDING AT 1423 POLK STREET WITHIN ASSESSOR'S BLOCK 0646, LOT 003, LOCATED WITHIN THE POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT, THE 80-A HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 12, 2010, David Sternberg ("Project Sponsor") submitted a request with the City and County of San Francisco Planning Department ("Department") for a Conditional Use authorization, Application No. 2010.0360C to allow a Full Service Restaurant use, as defined in Planning Code Section ("Section") 723.42, in an existing building located at 1423 Polk Street ("Project Site"), within the Polk Street Neighborhood Commercial District ("NCD") (collectively, "Project"). This authorization was requested to allow the development of a restaurant in a vacant space previously occupied by an antique furniture store. No alterations are proposed for the exterior of the business other than a change of signage.

The Project was determined by the San Francisco Planning Department (hereinafter "Department") to be categorically exempt from environmental review under class 1(a). The Commission has reviewed and concurs with said determination.

On August 5, 2010, the Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2010.0360C.

The Commission has heard and considered the testimony presented at the public hearing and has further considered the written materials and oral testimony presented on behalf of the Project Sponsor, Department staff, and other interested parties.

MOVED, that the Commission hereby approves the Conditional Use Authorization requested in Application No. 2010.0360C, based on the following findings:

FINDINGS

Having reviewed the materials identified in the recitals 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. **Project Description.** The project would convert the existing commercial space previously used for an antique store (d.b.a. Curiosity) to a Full Service Restaurant.
3. **Site Description and Present Use.** The Project Site is located at 1423 Polk Street, on the west side of Polk Street between California and Pine Streets. The property is located within the Polk Street NCD, the 80-A Height and Bulk District. The Project Site is developed with a one-story commercial building with six tenant spaces. The remainder of the building is occupied by a Greek cuisine restaurant, a pizza restaurant, an antique shop and a book store. The building was constructed in 1909 and could be an historic resource. An Historic Resource Evaluation has not been conducted for this building.
4. **Surrounding Properties and Neighborhood.** The Polk Street NCD provides convenience goods and services to residents of the Polk Gulch neighborhood, the western slopes of Nob and Russian Hills, the Van Ness corridor and the eastern portion of Pacific Heights. The numerous apparel and specialty stores also draw customers from further afield, while the restaurants, bars and nighttime entertainment venues form a lively, city-wide destination. This mix of uses, and the proximity to dense residential areas, contributes to the active, urban character of the district.

The surrounding development is a variety of multi-story, mixed-use buildings. Nearby ground-floor uses include eating and drinking establishments, retail stores, and nighttime entertainment. The upper stories are generally occupied by office space, apartments, and residential hotels. The scale of development throughout the area consists of low- and mid-rise buildings (one- to four-story structures).

5. **Public Comment.** Department staff has not received any comment from the public on this matter.

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

- A. **Use.** A Full Service Restaurant uses require Conditional Use authorization within the Polk Street NCD, pursuant to Section 723.42.

The Project Sponsor is requesting Conditional Use authorization to allow a Full Service Restaurant use, in the vacant commercial space in an existing building. At this time the Sponsor does not have a restaurant tenant for the space.

- B. **Off-Street Parking.** Section 151 requires restaurant uses to provide one parking space for every 200 square feet of occupied floor area, where the occupied floor area exceeds 5,000 square feet.

The occupied floor area proposed for the business measures less than 5,000 square feet. The Project proposes no physical expansion of the building. The Project is not required to provide parking.

- C. **Bar Use.** Section 723.41 permits a Bar in the Polk Street NCD only upon authorization of a Conditional Use by the Planning Commission. Section 790.22 defines a Bar to include a restaurant serving liquor.

The present request is for a Full Service Restaurant only and the sales of alcoholic beverages would be limited to on-sale beer and wine. Sales of liquor from the restaurant would require Conditional Use authorization for a bar.

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

No restaurant tenant is proposed at this time. The Project is not considered to be a Formula Retail Use as defined by Section 703.3 of the Planning Code. Were it to be determined that the eventual tenant for the space was a Formula Retail, Conditional Use authorization would be required under the provisions of Planning Code Section 703.4, Conditional Use Authorization For Formula Retail Uses, and a new notice and a new public hearing would be required for that use.

- E. **Hours of Operation.** Section 723.27 establishes hours of operation for businesses within the Polk Street NCD. Uses are principally permitted to be open for business between the hours of 6:00 a.m. and 2:00 a.m. and may be open between the hours of 2:00 a.m. and 6:00 a.m. with Conditional Use authorization.

The project Sponsor has not requested extended hours thus the restaurant could be open between the hours of 6:00 a.m. and 2:00 a.m. daily.

7. **Conditional Use Findings.** Section 303(c) establishes criteria for the Planning Commission to consider when reviewing applications for Conditional Use Authorization. The Project complies with all of the criteria in that:

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

The proposed development of a full service restaurant would enhance the neighborhood and add to the economic vitality of the area. The use would activate a vacant storefront and add a new business to the mix of uses on the block.

- B. The proposed use or feature will not be detrimental to the health, safety, convenience, or general welfare of persons residing or working in the vicinity, or injurious to property, improvements, or potential development in the vicinity, with respect to aspects including, but not limited to the following:

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

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

- ii. The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading, including provision of car-share parking spaces, as defined in Section 166 of this Code;

The Project will not adversely impact public transit or overburden the existing supply of parking in the neighborhood. The Project Site is well-served by ample public transportation, and off-street parking and loading are not required for the Project.

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

The Project Sponsor will maintain appropriate odor control equipment to prevent any significant noxious or offensive kitchen odors from escaping the premises and will operate the proposed restaurant such that noise is kept at reasonable levels so as not to unduly disturb neighboring businesses and residents.

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

The Project Site is completely built-out at the ground level, therefore, no landscaping will need to be provided. Any future changes in lighting and signage would be required to comply with the requirements of the Planning Code 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 the applicable requirements of the Planning Code, and will not adversely affect the policies of the General Plan as discussed below.

- D. That the use as proposed would provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

The Project is consistent with the stated purpose of Polk Street NCD in that the intended use is located at the ground floor, will provide a compatible convenience service for the immediately surrounding neighborhoods during daytime and evening hours.

8. **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 1:

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1:

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development that has substantial undesirable consequences that cannot be mitigated.

The Project will convert a vacant commercial space to an active use thus eliminate an undesirable vacant storefront. The proposed development will provide desirable services to the neighborhood and will provide resident employment opportunities to those in the community. The Project Site is located within a Neighborhood Commercial District and is consistent with intent and purpose of that district.

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.

No commercial tenant would be displaced and the Project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The restaurant will be primarily a neighborhood serving restaurant.

Policy 2:

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

The Project is desirable because it will contribute to the viability of an existing neighborhood commercial district by providing an opportunity for a locally-owned and/or operated restaurant. The Project is desirable and compatible with the neighborhood, and will contribute to the overall vitality of the Polk Street NCD.

9. **General Plan Findings.** Section 101.1(b) establishes eight priority planning policies and requires the review of permits for consistency with said policies:

- (1) That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced.

The Project will contribute to the viability of the neighborhood commercial district and will enhance opportunities for resident employment by activating a vacant storefront. The proposed restaurant would enhance the neighborhood by attracting more visitors to the community and by providing more variety for current district patrons.

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

No housing units will be displaced by the Project. The Polk Street corridor is an extremely vibrant neighborhood serving commercial district with very high level of foot traffic. The proposed use will contribute to this vibrancy by activating the storefront and increasing the variety of restaurants and businesses in the district.

- (3) That the City's supply of affordable housing be preserved and enhanced.

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

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

The Project would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. The area is well-served by public transportation. No parking is required for the use.

- (5) 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.

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

The Project will likely include tenant improvements necessary to convert the space to restaurant use. Any construction will comply with contemporary construction standards including those for earthquake preparedness.

- (7) That landmarks and historic buildings be preserved.

No exterior changes are proposed for the Project. Any future storefront alterations and signage would be required to comply with applicable preservation standards.

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

The Project 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.

12. On balance, the Commission hereby finds that approval of the conditional use authorization would not 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. 2010.0360C.**

APPEAL AND EFFECTIVE DATE OF MOTION: Any aggrieved person may appeal this approval of a Conditional Use Authorization application to the Board of Supervisors within thirty (30) days after the date of this Motion No. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94012.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on August 5, 2010.

Linda Avery
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: August 5, 2010

Exhibit A

Conditions of Approval

1. This authorization is to allow a "Full Service Restaurant" in an existing building located at 1423 Polk Street, pursuant to Planning Code Section 723.42, in general conformity with plans labeled Exhibit B; dated May 5, 2010.
2. The Commission may consider revocation of this conditional use authorization if a permit for the project has been issued, but is allowed to expire and more than three years have passed since the Motion was approved. 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 within three years is delayed by a City, state or federal agency, or by appeal of the issuance of such permit.
4. The authorization in this motion does not permit, nor is it intended to permit a Bar use as defined in Section 790.22, Other Entertainment as defined in Section 790.38 or a Fast Food or Self-Service Restaurant as defined in Sections 790.90 and 790.91 respectively.
5. Ground level storefronts 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 any other items that significantly block the vision of pedestrians through the storefront windows into the occupiable commercial space. Solid roll-down security gates shall not be installed in storefront openings. The property owner shall ensure that this condition of approval is incorporated into all commercial leases.
6. The operator of the establishment shall maintain the entrances and all sidewalks abutting the subject property in a clean condition. Such maintenance shall include, at minimum, daily sweeping, litter pickup and disposal, and washing or steam/pressure cleaning of the main entrance and abutting sidewalks at least once every two weeks.

7. Noise and odors shall be regulated so as not to be a nuisance to nearby businesses or residents.
8. The Project Sponsor shall work with staff to ensure that all future exterior alterations, including signage, are consistent with the Secretary of Interior's Standards for Treatment of Historical Properties. Signage size shall be appropriate for the scale of the historic building, and materials and lighting shall be compatible with the historical character of the building.
9. An enclosed waste storage area shall be provided within the establishment. All trash and recycling containers shall be kept within the building until pick-up by the disposal company.
10. Should monitoring of the Conditions of Approval of this Motion be required, the Project Sponsor shall pay fees as established in Planning Code Section 351(e)(1).
11. 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 are subsequently reported to the Zoning Administrator 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 in accordance with the hearing notification and conduct procedures as set forth in Sections 174, 306.3, and 306.4 of the code to consider revocation of this conditional use authorization.
12. The Project Sponsor shall assure the execution and recordation of the specified conditions as a Notice of Special Restrictions at the Office of the County Recorder / County Clerk.

PLANNING DEPARTMENT NOTES

PROJECT LOCATION: 1423 Polk Street, San Francisco, CA. Assessor's Block 646, Lot 003.

LOT AREA: 8,117.5 s.f.

TENANT SPACE SIZE: 1,350 s.f.

ZONING DISTRICT: Polk Street NCD

HEIGHT / BULK LIMIT: 80-A: Existing building is one story, approximately 15'-0" tall. No change is intended. Tenant space complies.

FLOOR AREA RATIO (F.A.R.): 2.5 TO 1. The entire building on the lot is 7,232.5 s.f. This tenant space is 1,350 s.f. Tenant space complies.

CURRENT TENANT SPACE USE: General Retail: SF Planning Code Section 790.102.

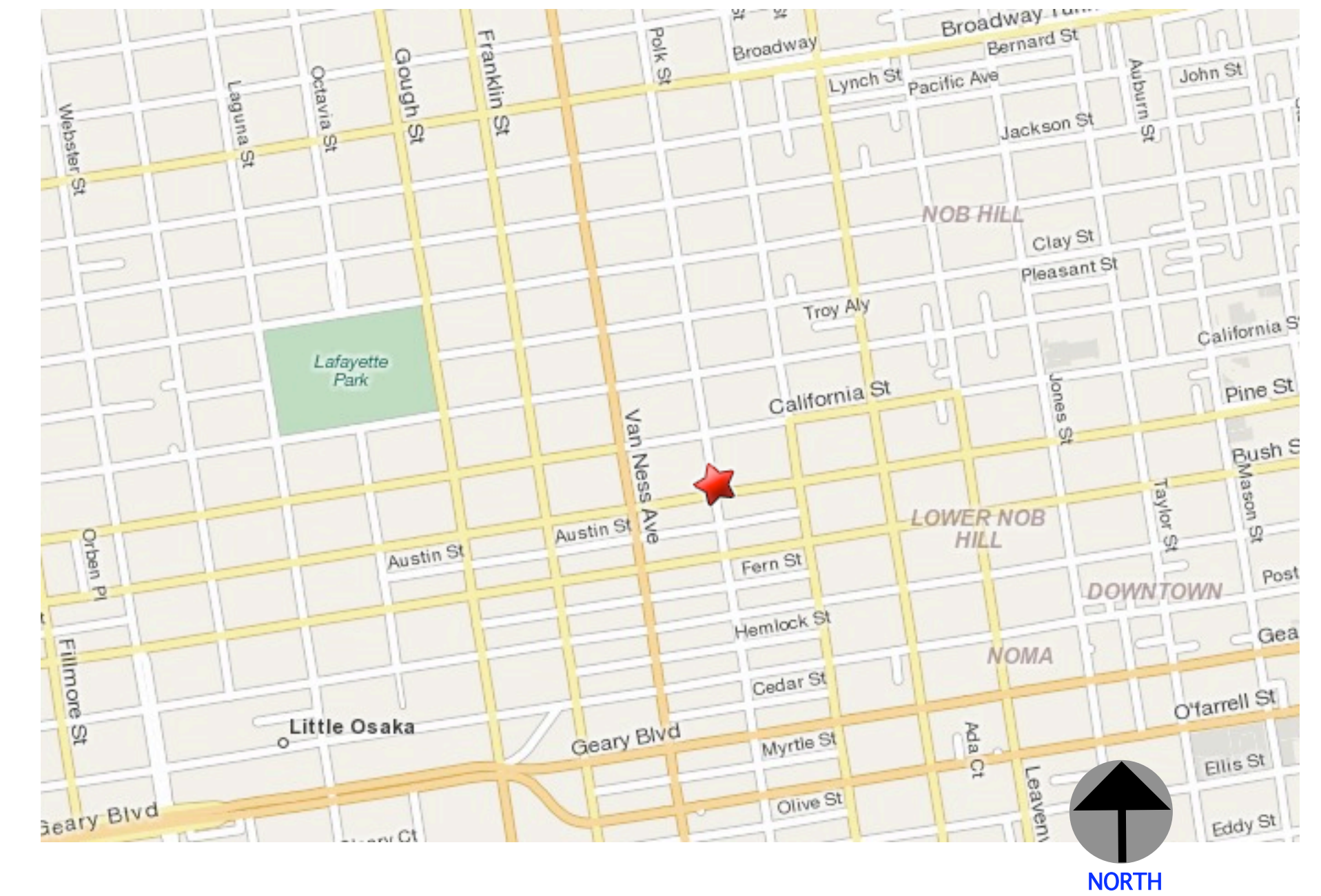
PROPOSED TENANT SPACE USE: Full Service Restaurant: SF planning Code Section 790.92

USE SIZE: Permitted up to 1,999 sf, Conditional Use 2,000 s.f. and above.

PARKING: Requirement: One space per 200 s.f. of occupied floor when occupied floor area exceeds 5,000 s.f.. Existing space to be converted is 1,350 s.f.: Parking not required.

USE RESTRICTION: Full service restaurant is a Conditional Use to this zoning district.

VICINITY MAP



BUILDING DEPARTMENT NOTES

1423 POLK STREET, SAN FRANCISCO, CA.

BLOCK AND LOT: BLOCK 646 LOT 003

AREA: EXISTING TENANT SPACE = 1,350 SF.: NO CHANGE

OCCUPANCY CLASSIFICATION: EXISTING: GENERAL RETAIL: GROUP B. PROPOSED: FULL SERVICE RESTAURANT: GROUP A2, OR GROUP B IF UNDER 49 OCCUPANTS.

OCCUPANT LOAD: DINING AREA: PER TABLE AND CHAIR LAYOUT: 38 CUSTOMERS + 1 GREETER = 39 OCCUPANTS.
 KITCHEN: 181 SF / 200 SF PER OCCUPANT = 1 OCCUPANT.
 OFFICE = 162 SF / 100 SF PER OCCUPANT = 2 OCCUPANTS.
 STORAGE = 208 SF / 300 SF PER OCCUPANT = 1 OCCUPANT.
 TOTAL OCCUPANT LOAD: 39 (DINING AREA) + 1 (KITCHEN) + 2 (OFFICE) + 1 (STORAGE) = 43 OCCUPANTS TOTAL.

EXITS REQUIRED: GROUP A AND B BELOW 49 OCCUPANTS = 1 EXIT ALLOWED. 1 EXIT PROVIDED.

CONSTRUCTION TYPE: TYPE V, 0 HOUR, WOOD FRAME CONSTRUCTION: NO CHANGE.

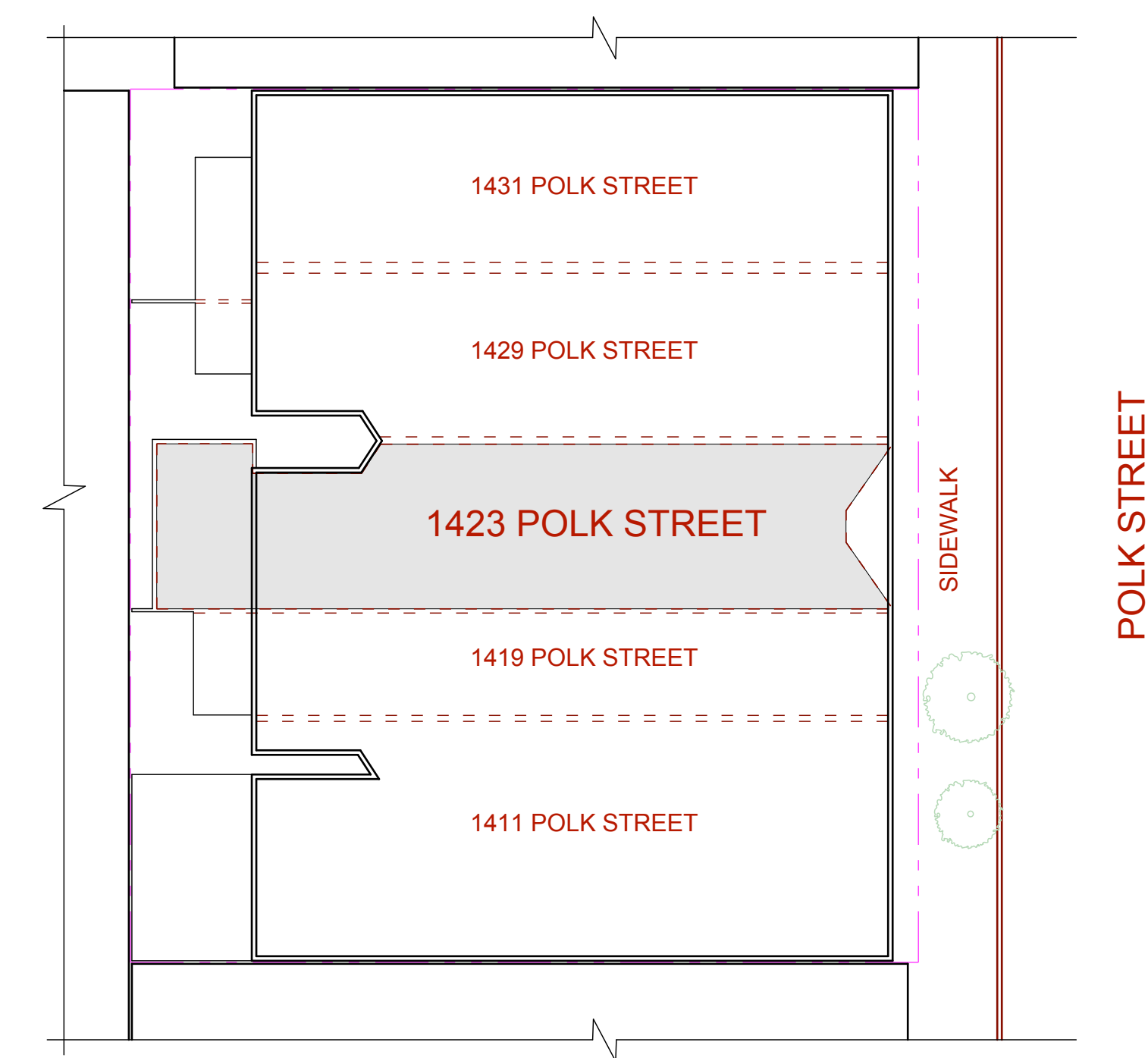
BUILDING HEIGHT: EXISTING BUILDING: ONE STORY
 PROPOSED REMODEL: ONE STORY: NO INCREASE OF AREA

APPLICABLE BUILDING CODES: 2007 CALIFORNIA BUILDING CODE W/ SAN FRANCISCO AMENDMENTS, 2007 MECHANICAL, ELECTRICAL, PLUMBING AND FIRE CODES.

SCOPE OF WORK

CONVERT EXISTING GENERAL RETAIL SPACE TO FULL SERVICE RETAIL SPACE. WORK SHALL INCLUDE CONSTRUCTING A NEW KITCHEN AND FURNISHING AND IMPROVING THE EXISTING SPACE AS NEEDED.

SITE / ROOF PLAN



SCALE: 1/16" = 1'-0"

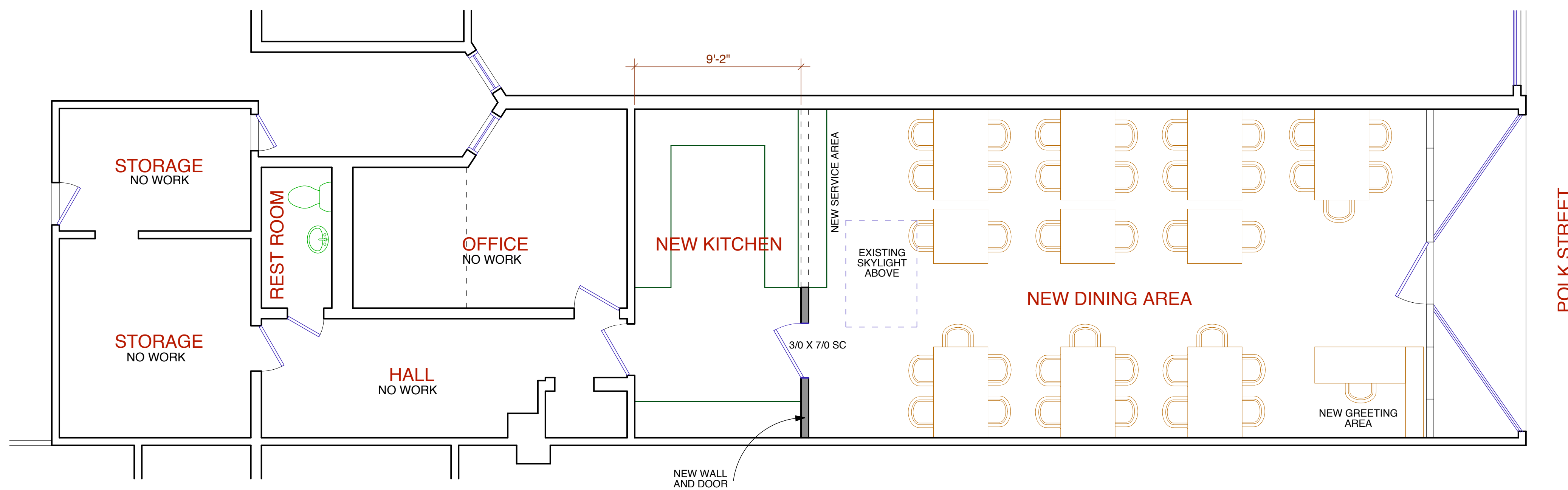
012345 10 NORTH

DRAWING INDEX

A0 COVER SHEET
 A1 FLOOR PLANS & ELEVATION

LEGEND

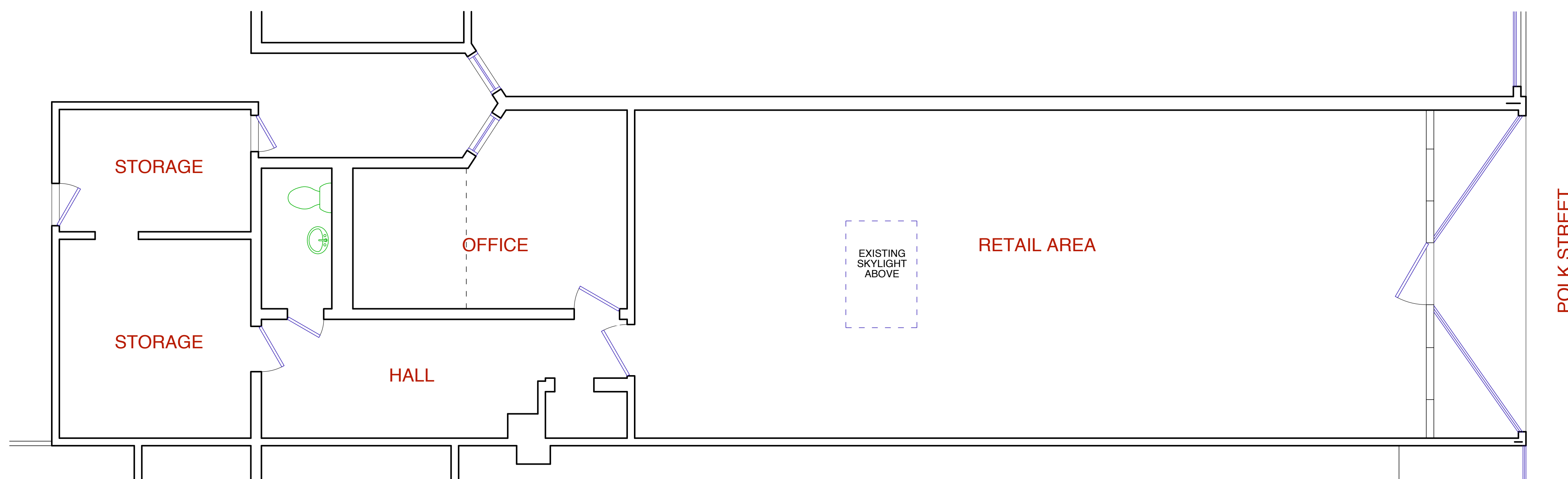
■ NEW WALL
 □ EXIST. WALL TO REMAIN



PROPOSED FLOOR PLAN

2

SCALE 1/4" = 1'-0"



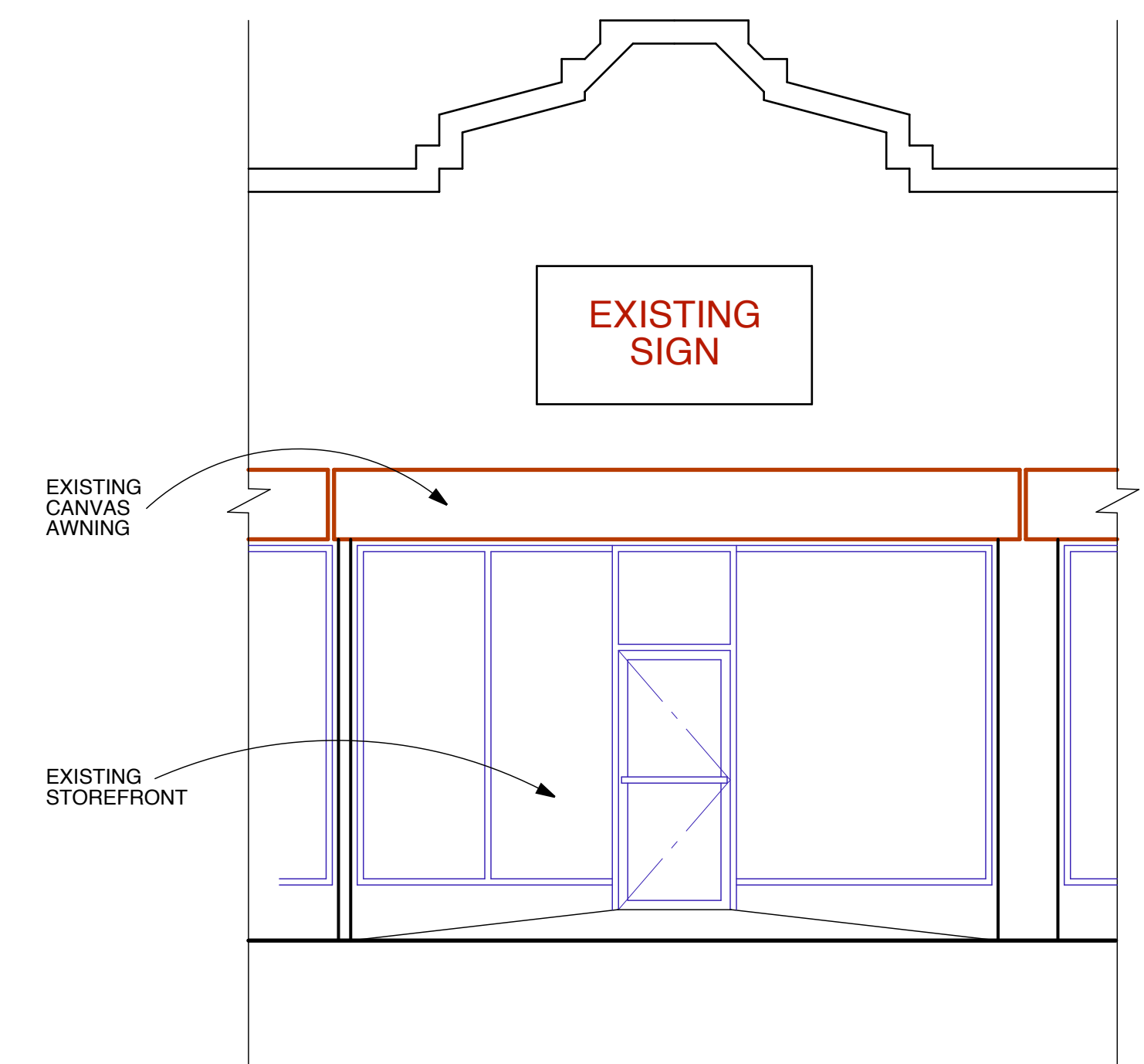
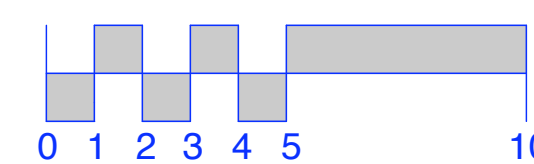
EXISTING FLOOR PLAN

1

SCALE 1/4" = 1'-0"



PLAN NORTH



STREET ELEVATION

3

NO WORK

SCALE 1/4" = 1'-0"

Revision: Date:

Date: 05/05/10

Scale: 1/4"=1'-0"

Drawn: DS

Sheet:

A1