



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: NOVEMBER 18, 2010  
CONSENT CALENDAR

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San Francisco,  
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*Date:* November 9, 2010  
*Case No.:* **2010.0638C**  
*Project Address:* **291 - 3<sup>RD</sup> AVENUE**  
*Zoning:* Inner Clement Street Neighborhood Commercial District (NCD)  
40-X Height and Bulk District  
*Block/Lot:* 1430/021  
*Project Sponsors:* Dorothy Chan (applicant for restaurant operators Corinna Choi & Edwin Qin)  
2269 Chestnut Street, No. 104  
San Francisco, CA 94123  
Wai Family Clement Property LLC - Margaret Wai (property owner, member)  
2269 Chestnut Street, No. 104  
San Francisco, CA 94123  
*Staff Contact:* Sharon M. Young - (415) 558-6346  
sharon.m.young@sfgov.org  
*Recommendation:* **Approval with Conditions**

### PROJECT DESCRIPTION

Request for Conditional Use Authorization under Sections 716.42 and 303 of the Planning Code to convert a vacant retail commercial tenant space (previously occupied by a retail clothing store, dba Kisha Studio) into a full-service restaurant (dba Fusion Art Café, specializing in Asian "fusion" cuisine) on the ground floor of a two-story residential and commercial building within the Inner Clement Street Neighborhood Commercial Zoning District and 40-X Height and Bulk District. The proposed full-service restaurant, with approximately 700 square feet in floor area, will consist of a dining area for approximately 20 persons, kitchen, service area, and restroom. The proposal will involve interior tenant improvements to the ground floor commercial tenant space, with no expansion of the existing building envelope. [Exterior tenant improvements to the entryway, storefront, and foundation work for the subject retail commercial tenant space were filed under a separate permit.]

According to the project sponsor, the business will be operating as a bonafide full-service restaurant with table service specializing in Asian "fusion" cuisine offering such menu items as soups, salads, Hong Kong style toast, noodles, curry and tofu dishes, fusion drinks made with fresh fruits and vegetables, soufflé, cream brulee, egg and milk pudding, sweet paste, and other modern Asian desserts at modest prices. The project sponsor has indicated that the proposed hours of operation of the restaurant have not yet been determined, but will comply with the permitted of hours of operation pursuant to Planning Code Section 716.27. Planning Code Section 716.27 allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m. within the Inner Clement NCD.

**SITE DESCRIPTION AND PRESENT USE**

The Project Site at 291 - 3<sup>rd</sup> Avenue is on the northwest corner of Clement Street and 3<sup>rd</sup> Avenue; Assessor's Block 1430; Lot 021. It is located within the Inner Clement Street Neighborhood Commercial Zoning District (NCD) and 40-X Height and Bulk District. The subject lot is approximately 3,014 square-feet (30.2 feet wide by 100 feet deep) in size and is occupied by a two-story residential and commercial building constructed in 1904. The existing building is not listed in the Planning Department's 1976 Architectural Survey or the National or California Registers as having architectural significance. The subject ground floor commercial tenant space was recently vacated, and was last occupied by a retail clothing store dba Kisha Studio which relocated to an adjacent commercial space on the subject block fronting Clement Street. The subject ground floor commercial tenant space is one of three retail commercial tenant spaces located on the ground floor of the building. The other tenant spaces are a retail coffee store (dba Martha & Bros. Coffee) and a retail clothing and accessories store (dba Polka Dot).

**SURROUNDING PROPERTIES & NEIGHBORHOOD**

The Project Site is located within the Inner Richmond Neighborhood. The surrounding development consists of a variety of commercial and mixed-use buildings mostly featuring residential uses above ground-floor commercial establishments within the Inner Clement NCD. The scale of development in the area consists primarily of one- to three-story structures. The Inner Clement NCD is located on Clement Street between Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond District. The shopping area contains a variety of small-scale convenience businesses which primarily include a mix of restaurants, specialty groceries, variety merchandise stores, and personal service establishments. Some of these commercial establishments include I-Cell Wire Services, Ultimate Hair & Face Figure Salon, Murasaki restaurant, Q restaurant, Clement Noodle Vietnamese & Chinese Restaurant, Acupuncture & Herb, Super Tokio, Laundryworld, Grain D'or, Seed Store, Park Lite, Sunrise Wireless, Minh's Garden Vietnamese Restaurant, and Martha Brother's Coffee Company. On 3<sup>rd</sup> and 4<sup>th</sup> Avenues running east and west of the project site, a few apartment houses and commercial buildings exist among predominantly one-to-three family residential buildings within an RM-1 (Residential, Mixed Districts, Low Density) Zoning District.

**ENVIRONMENTAL REVIEW**

The proposed project was determined by the San Francisco Planning Department to be categorically exempt from environmental review, under Class 1(a) of the State CEQA Guidelines, Section 15301, pursuant to Title 14 of the California Administrative Code.

**HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	October 29, 2010	October 29, 2010	20 days
Posted Notice	20 days	October 29, 2010	October 29, 2010	20 days
Mailed Notice	20 days	October 29, 2010	October 26, 2010	23 days

## PUBLIC COMMENT

- As of November 9, 2010, the Department has not received any letters or phone calls in opposition to the project.

## ISSUES AND OTHER CONSIDERATIONS

- The proposed full-service restaurant will be independently owned and is not considered a formula retail use under Section 703.3 of the Planning Code.
- The project sponsor (Dorothy Chan), has indicated that exterior tenant improvements to the entryway, storefront, and foundation work for the subject retail commercial tenant space were filed under a separate permit. The exterior tenant improvements were intended to level the raised retail commercial tenant space so that it would be level with the sidewalk to meet the current ADA requirements for handicap accessibility and to expand the existing retail commercial tenant space from approximately 500 to 700 square feet. The modifications also included new doors and storefront windows, plumbing, gas, electrical, heating upgrades, seismic upgrades, and new sheetrock and insulation work.
- The project sponsor has indicated that while working on the renovations, they were advised by many experts [in the real estate field] that the best potential use of the commercial space would be a restaurant use; this was consistent with the responses to ads for soliciting public interest in occupying the retail commercial tenant space. In addition, the project sponsor has indicated that very few retail businesses were interested in the location because the frontage of the retail commercial tenant space is along 3<sup>rd</sup> Avenue rather than Clement Street, which tends to generate more pedestrian traffic. In addition, the project sponsor has indicated that it would be more challenging for a retailer to thrive in the subject retail commercial tenant space during these difficult economic times, the proposed full-service restaurant use would likely employ more people than the previous retail business, and a restaurant with great atmosphere (created from displaying nice artwork, painted walls with soft neutral color tones, artistic lighting, and soft quiet music (i.e. smooth jazz) and food will better service the community by drawing more business to the Inner Clement Street neighborhood.

## REQUIRED COMMISSION ACTION

This proposal requires **Conditional Use** authorization pursuant to Sections 716.42 and 303 of the Planning Code to convert a vacant retail commercial tenant space into a full-service restaurant with approximately 700 square feet in floor area within the Inner Clement Street Neighborhood Commercial District and a 40-X Height and Bulk District.

**Full-Service Restaurant Use in the Inner Clement Street NCD.** Planning Code Section 716.42 states that a Conditional Use authorization is required to establish a full-service restaurant use, as defined by Planning Code Section 790.92, and with the additional control that:

A full-service restaurant or a bar may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission has approved no more than a total of three (3) full-service restaurants or bars in accordance with this Section. Should a

full-service restaurant or bar permitted under this Section cease operation and complete a lawful change of use to another principally or conditionally permitted use, the Commission may consider a new full-service restaurant or bar in accordance with the terms of this Section.

The Project Sponsor intends to establish a new full-service restaurant with waiter service as specified in Planning Code Section 790.92 and pursuant to the 2007 Ordinance No. 250-07 that permits 3 new full-service restaurants or wine and/or beer bars at the ground level in the Inner Clement NCD. The proposed project is the first restaurant to apply under the legislation since it was adopted in December 2007. The project sponsor has indicated that the restaurant operators do not intend on seeking an ABC License Type 47 (a bar use) as an integral part of the proposed full-service restaurant establishment.

### **BASIS FOR RECOMMENDATION**

- The proposed project will occupy a vacant commercial tenant space on the subject block which will be complimentary to the mix of existing neighborhood-serving uses within the neighborhood. It will also provide new job opportunities to the City. The proposed project meets all applicable requirements of the Planning Code.
- Planning Department staff conducted a site survey of the Inner Clement Street NCD and estimated that approximately 1/3 of the frontage of the NCD is occupied by eating and drinking establishments. Although this concentration exceeds the 20% threshold indicated in the Commerce and Industry Element of the General Plan, the 2007 Ordinance No. 250-07 was enacted to permit 3 new full-service restaurants or wine and/or beer bars at the ground level to occupy some of the vacant commercial tenant space within the Inner Clement Street NCD; this would allow the character of the neighborhood to evolve with the gradual shift in the City-wide economy, which has led to closures of some neighborhood retail establishments along Inner Clement Street.
- The Department believes that this project is necessary and/or desirable for the following reasons:
  - a) The proposed project will enhance the economic diversity of the neighborhood by allowing a new business in the area.
  - b) The proposed project is a neighborhood-serving use which residents can access by walking or taking public transit.
  - c) The proposed project would be consistent with the mixed commercial-residential character of this portion of the Inner Clement Street NCD.

<b>RECOMMENDATION:</b> <b>Approval with Conditions</b>
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**Attachments:**

Zoning District Map  
Parcel Map  
Sanborn Map  
Aerial Photographs  
Site and Context Photographs  
Reduced Plans

Attachment Checklist

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Executive Summary   | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion        | Drawings: <u>Existing Conditions</u>                          |
| <input type="checkbox"/> Environmental Determination    | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u>                             |
| <input type="checkbox"/> Height & Bulk Map              | <input checked="" type="checkbox"/> Check for legibility      |
| <input checked="" type="checkbox"/> Parcel Map          | <input type="checkbox"/>                                      |
| <input checked="" type="checkbox"/> Sanborn Map         | <input type="checkbox"/>                                      |
| <input checked="" type="checkbox"/> Aerial Photo        | <input type="checkbox"/>                                      |
| <input checked="" type="checkbox"/> Context Photos      | <input type="checkbox"/>                                      |
| <input checked="" type="checkbox"/> Site Photos         | <input type="checkbox"/>                                      |

SMY

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

\_\_\_\_\_  
Planner's Initials

SMY: C:\291 - 3<sup>rd</sup> Avenue summary-smy.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

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## Planning Commission Motion No.

HEARING DATE: NOVEMBER 18, 2010

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*Staff Contact:* Sharon M. Young – (415) 558-6346  
 sharon.m.young@sfgov.org  
*Recommendation:* **Approval with Conditions**

**ADOPTING FINDINGS RELATED TO THE APPROVAL OF A CONDITIONAL USE AUTHORIZATION UNDER PLANNING CODE SECTIONS 716.42 AND 303 TO CONVERT A VACANT RETAIL COMMERCIAL TENANT SPACE INTO A FULL-SERVICE RESTAURANT AT 291 - 3<sup>RD</sup> AVENUE WITHIN THE INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

On August 3, 2010, Dorothy Chan (hereinafter "Project Sponsor") made an application for Conditional Use authorization for the property at 291 - 3<sup>rd</sup> Avenue, Lot 021 in Assessor's Block 1430 (hereinafter "Subject Property"), to convert a vacant retail commercial tenant space with approximately 700 square feet in floor area (previously occupied by a retail clothing store, dba Kisha Studio) into a full-service restaurant (dba Fusion Art Café) on the ground floor of a two-story residential and commercial building within the Inner Clement Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District, in general conformity with plans dated September 2010, and labeled "Exhibit B" (hereinafter "Project").

On November 18, 2010, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on **Conditional Use Application No.**

**2010.0638C.** Under Sections 725.42 and 303 of the Planning Code, Conditional Use authorization is required to establish a full-service restaurant use on the 1<sup>st</sup> story within the Inner Clement Street Neighborhood Commercial District and a 40-X Height and Bulk District.

Pursuant to the Guidelines of the State Secretary of Resources for the implementation of the California Environmental Quality Act (hereinafter "CEQA"), the Planning Department of the City and County of San Francisco (hereinafter "Department") determined that the proposed Conditional Use Application was categorically exempt from the environmental review process under Class 1(a) of the State CEQA Guidelines, Section 15301, pursuant to Title 14 of the California Administrative Code. The Commission has reviewed and concurs with said determination.

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. 2010.0638C, subject to the conditions contained in "EXHIBIT A" of this motion, 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. **Site Description and Present Use.** The Project Site at 291 - 3<sup>rd</sup> Avenue is on the northwest corner of Clement Street and 3<sup>rd</sup> Avenue; Assessor's Block 1430; Lot 021. It is located within the Inner Clement Street Neighborhood Commercial Zoning District (NCD) and 40-X Height and Bulk District. The subject lot is approximately 3,014 square-feet (30.2 feet wide by 100 feet deep) in size and is occupied by a two-story residential and commercial building constructed in 1904. The existing building is not listed in the Planning Department's 1976 Architectural Survey or the National or California Registers as having architectural significance. The subject ground floor commercial tenant space was recently vacated, and was last occupied by a retail clothing store dba Kisha Studio which relocated to an adjacent commercial space on the subject block fronting Clement Street. The subject ground floor commercial tenant space is one of three retail commercial tenant spaces located on the ground floor of the building. The other tenant spaces are a retail coffee store (dba Martha & Bros. Coffee) and a retail clothing and accessories store (dba Polka Dot).
3. **Surrounding Properties and Neighborhood.** The Project Site is located within the Inner Richmond Neighborhood. The surrounding development consists of a variety of commercial and mixed-use buildings mostly featuring residential uses above ground-floor commercial establishments within the Inner Clement NCD. The scale of development in the area consists primarily of one- to three-story structures. The Inner Clement NCD is located on Clement Street between Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond

District. The shopping area contains a variety of small-scale convenience businesses which primarily include a mix of restaurants, specialty groceries, variety merchandise stores, and personal service establishments. Some of these commercial establishments include I-Cell Wire Services, Ultimate Hair & Face Figure Salon, Murasaki restaurant, Q restaurant, Clement Noodle Vietnamese & Chinese Restaurant, Acupuncture & Herb, Super Tokio, Laundryworld, Grain D'or, Seed Store, Park Lite, Sunrise Wireless, Minh's Garden Vietnamese Restaurant, and Martha Brother's Coffee Company. On 3<sup>rd</sup> and 4<sup>th</sup> Avenues running east and west of the project site, a few apartment houses and commercial buildings exist among predominantly one-to-three family residential buildings within an RM-1 (Residential, Mixed Districts, Low Density) Zoning District.

4. **Project Description.** Request for Conditional Use Authorization under Sections 716.42 and 303 of the Planning Code to convert a vacant retail commercial tenant space (previously occupied by a retail clothing store, dba Kisha Studio) into a full-service restaurant (dba Fusion Art Café, specializing in Asian "fusion" cuisine) on the ground floor of a two-story residential and commercial building within the Inner Clement Street Neighborhood Commercial Zoning District and 40-X Height and Bulk District. The proposed full-service restaurant, with approximately 700 square feet in floor area, will consist of a dining area for approximately 20 persons, kitchen, service area, and restroom. The proposal will involve interior tenant improvements to the ground floor commercial tenant space, with no expansion of the existing building envelope. [Exterior tenant improvements to the entryway, storefront, and foundation work for the subject retail commercial tenant space were filed under a separate permit.]

According to the project sponsor, the business will be operating as a bonafide full-service restaurant with table service specializing in Asian "fusion" cuisine offering such menu items as soups, salads, Hong Kong style toast, noodles, curry and tofu dishes, fusion drinks made with fresh fruits and vegetables, soufflé, cream brulee, egg and milk pudding, sweet paste, and other modern Asian desserts at modest prices. The project sponsor has indicated that the proposed hours of operation of the restaurant have not yet been determined, but will comply with the permitted hours of operation pursuant to Planning Code Section 716.27. Planning Code Section 716.27 allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m. within the Inner Clement NCD.

5. **Issues and Other Considerations.**

- The proposed full-service restaurant will be independently owned and is not considered a formula retail use under Section 703.3 of the Planning Code.
- The project sponsor (Dorothy Chan), has indicated that exterior tenant improvements to the entryway, storefront, and foundation work for the subject retail commercial tenant space were filed under a separate permit. The exterior tenant improvements were intended to level the raised retail commercial tenant space so that it would be level with the sidewalk to meet the current ADA requirements for handicap accessibility and to expand the existing retail commercial tenant space from approximately 500 to 700 square



feet. The modifications also included new doors and storefront windows, plumbing, gas, electrical, heating upgrades, seismic upgrades, and new sheetrock and insulation work.

- The project sponsor has indicated that while working on the renovations, they were advised by many experts [in the real estate field] that the best potential use of the commercial space would be a restaurant use; this was consistent with the responses to ads for soliciting public interest in occupying the retail commercial tenant space. In addition, the project sponsor has indicated that very few retail businesses were interested in the location because the frontage of the retail commercial tenant space is along 3<sup>rd</sup> Avenue rather than Clement Street, which tends to generate more pedestrian traffic. In addition, the project sponsor has indicated that it would be more challenging for a retailer to thrive in the subject retail commercial tenant space during these difficult economic times, the proposed full-service restaurant use would likely employ more people than the previous retail business, and a restaurant with great atmosphere (created from displaying nice artwork, painted walls with soft neutral color tones, artistic lighting, and soft quiet music (i.e. smooth jazz) and food will better service the community by drawing more business to the Inner Clement Street neighborhood.
6. **Public Comment.** As of November 9, 2010, the Department has not received any letters or phone calls in opposition to the project.
  7. **Use District.** For the purposes of this action, the project site is within the Inner Clement Street Neighborhood Commercial District (NCD). For the purposes of this action, the project site is within the Inner Clement Street Neighborhood Commercial District (NCD). The Inner Clement Street NCD is located on Clement Street between Arguello Boulevard and Funston Avenue in the eastern portion of the Richmond District. The district provides a wide selection of convenience goods and services for the residents of the Inner Richmond neighborhood. Inner Clement Street has one of the greatest concentrations of restaurants of any commercial district in San Francisco, drawing customers from throughout the City and region. There are also a significant number of professional, realty, and business offices as well as financial institutions. The pleasant pedestrian character of the district is derived from the intensely active retail frontage on Clement Street.
  8. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
    - A. **Full-Service Restaurant Use in the Inner Clement Street NCD.** Planning Code Section 716.42 states that a Conditional Use authorization is required to establish a full-service restaurant use, as defined by Planning Code Section 790.92, and with the additional control that:

A full-service restaurant or a bar may be permitted as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission has approved no more than a total of three (3) full-service restaurants or bars in accordance with this Section. Should a full-service restaurant or bar permitted under this Section cease operation and complete a lawful change of use to another principally or

conditionally permitted use, the Commission may consider a new full-service restaurant or bar in accordance with the terms of this Section.

A full-service restaurant is defined under Planning Code Section 790.92 as:

a retail eating or eating or eating and drinking use which serves food to customers primarily for consumption on the premises, and is not specifically designed to attract and accommodate high customer volumes or turnover.

It has seating and serves prepared, ready-to-eat cooked foods for consumption on the premises. Guests typically order and receive food and beverage while seated at tables on the premises and pay for service after the meal is consumed.

It includes, but is not limited to, lunch counters, coffee shops, soda fountains and full-service dining establishments. It is distinct and separate from a small or large fast-food restaurant, as defined in Sections 790.90 and 790.91 of this Code.

It may provide on-site beer and/or wine sales for drinking on the premises (with ABC licenses 40, 41 or 60). If it serves liquor for drinking on the premises (with ABC licenses 47 or 48), or does not admit minors (with ABC licenses 42 or 61), then it shall also be considered a bar, as defined in Section 790.22 of this Code.

*The Project Sponsor intends to establish a new full-service restaurant with waiter service as specified in Planning Code Section 790.92 and pursuant to the 2007 Ordinance No. 250-07 that permits 3 new full-service restaurants or wine and/or beer bars at the ground level in the Inner Clement NCD. The proposed project is the first restaurant to apply under the legislation since it was adopted in December 2007. The project sponsor has indicated that the restaurant operators do not intend on seeking an ABC License Type 47 (a bar use) as an integral part of the proposed full-service restaurant establishment.*

- B. Hours of Operation.** Section 716.27 allows hours of operation from 6 a.m. until 2 a.m. as of right and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m.

*The project sponsor has indicated that the proposed hours of operation of the restaurant has not yet been determined, but will comply with the permitted of hours of operation pursuant to Planning Code Section 716.27.*

- C. Street Frontage in Neighborhood Commercial Districts.** Section 145.1 requires that NC Districts containing specific uses, including retail stores, have at least ½ the total width of the new or altered structure at the commercial street frontage devoted to entrances to commercially used space, windows or display space at the pedestrian eye-level. Such windows shall use clear, un-tinted glass, except for decorative or architectural accent. Any decorative railings or decorated grille work, other than wire mesh, which is placed in front or behind such windows, shall be at least 75 percent open to perpendicular view and no more than six feet in height above grade.

*The subject commercial space has approximately 20 feet of frontage on 3<sup>rd</sup> Avenue with glass frontage devoted to either the entrance or window space.*

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

*The subject retail commercial tenant space, with approximately 700 square feet in floor area, does not require any off-street or loading parking spaces.*

- E. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department and must comply with Article 6 of the Planning Code.
9. **Section 303(c)** 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:

- (1) 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 proposed Project is to allow the establishment of a full-service restaurant on the ground floor of the building. There will be interior tenant improvements made to the existing commercial tenant space with no expansion of the existing building envelope.*

- (2) 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:

- (A) 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, and the arrangement of the structures on the site are adequate for the proposed Project. There will be no physical expansion of the existing building.*

- (B) 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;

*Existing traffic patterns will not be significantly affected by the proposed Project. Public transit is in close proximity to the proposed full-service*

*restaurant. There is on-street parking in front of the subject property and in the surrounding neighborhood.*

- (C) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;

*No noxious or offensive emissions such as glare, dust, or odor are expected to be produced by the proposed Project. Under Conditions of Approval #9, the project sponsor shall maintain appropriate odor control (ventilation) equipment to prevent any significant noxious or offensive kitchen odors from escaping the full-service restaurant premises.*

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

*The proposed full-service restaurant proposes interior alterations to the existing ground floor commercial tenant space. There will be no addition of off-street parking spaces, loading facilities, open space or service areas. All Project signage and projections will be consistent with the controls of the Planning Code.*

- i. That the use as proposed will comply with the applicable provisions of the Planning Code and will not adversely affect the General Plan.

*The proposed 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.*

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

*The proposed Project is consistent with the stated purpose of the Inner Clement Street NCD in that the intended use is a neighborhood-serving business.*

10. **General Plan Compliance.** The Project is consistent with the Objectives and Policies of the General Plan in that:

**COMMERCE AND INDUSTRY ELEMENT**

**GENERAL/CITYWIDE**

**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, which has substantial undesirable consequences that cannot be mitigated.

*The proposed full-service restaurant would be compatible with and complimentary to the types of uses characterizing this portion of the Inner Clement Street NCD, which include a mixture of food establishments, personal services, and small retail establishments.*

**Policy 3:**

Preserve and promote the mixed commercial-residential character in neighborhood commercial districts. Strike a balance between the preservation of affordable housing and the needed expansion of commercial activity.

*Approval of the proposed Project would be consistent with the mixed commercial-residential character of this portion of the Inner Clement Street NCD. The proposed Project would not adversely impact any affordable housing resources in the neighborhood.*

**OBJECTIVE 3:**

PROVIDE EXPANDED EMPLOYMENT OPPORTNITIES FOR CITY RESIDENTS, PARTICULARLY THE UNEMPLOYED AND ECONOMICALLY DISADVANTAGED.

**Policy 1:**

Promote measures designed to increase the number of San Francisco jobs held by San Francisco residents.

*The proposed Project would provide enhanced opportunities for employment of neighborhood residents.*

**NEIGHBORHOOD COMMERCE**

**Objectives and Policies**

**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 existing commercial tenant would be displaced and the proposed Project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood. The*

*proposed full-service restaurant will occupy the subject retail commercial tenant space which has been vacated by a retail clothing store dba Kisha Studio which relocated to another adjacent retail commercial tenant space on Clement Street.*

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

**Policy 2:**

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

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

The following guidelines, in addition to others in this objective for neighborhood commercial districts, should be employed in the development of overall district zoning controls as well as in the review of individual permit applications, which require case-by-case review and City Planning Commission approval. Pertinent guidelines may be applied as conditions of approval of individual permit applications. In general, uses should be encouraged which meet the guidelines; conversely, uses should be discouraged which do not.

**Eating and Drinking Establishments**

Eating and drinking establishments include bars, sit-down restaurants, fast food restaurants, self-service restaurants, and take-out food. Associated uses which can serve similar functions and create similar land use impacts include ice cream stores, bakeries and cookie stores. Guidelines for eating and drinking establishments are needed to achieve the following purposes:

- Regulate the distribution and proliferation of eating and drinking establishments, especially in districts experiencing increased commercial activity;
  - Control nuisances associated with their proliferation;
  - Preserve storefronts for other types of local-serving businesses; and
  - Maintain a balanced mix of commercial goods and services.
- The regulation of eating and drinking establishments should consider the following:
- Balance of retail sales and services;
  - Current inventory and composition of eating and drinking establishments;
  - Total occupied commercial linear frontage, relative to the total district frontage;
  - Uses on surrounding properties;
  - Available parking facilities, both existing and proposed;
  - Existing traffic and parking congestion; and
  - Potential impacts on the surrounding community.

*The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20 percent of the total occupied commercial frontage." Based on a site survey of the Inner Clement Street NCD conducted by Planning staff, it is estimated that 1/3 of the frontage of the NCD is occupied by eating and drinking establishments. Although this concentration exceeds the 20% threshold indicated in the Commerce and Industry Element of the General Plan, the 2007 Ordinance No. 250-07 was enacted to permit 3 new full-service restaurants or wine and/or beer bars at the ground level to occupy some of the vacant commercial tenant space within the Inner Clement Street NCD; this would allow the character of the neighborhood to evolve with the gradual shift in the City-wide economy, which has led to closures of some neighborhood retail establishments along Inner Clement Street.*

**Policy 4:**

Encourage the location of neighborhood shopping areas throughout the city so that essential retail goods and personal services are accessible to all residents.

*The proposed Project will provide a new full-service restaurant use which is accessible to all residents in this portion of the Inner Clement Street NCD.*

**Policy 9:**

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

*The proposed Project would not adversely impact public transit or place a burden on the existing supply of parking in the neighborhood. Many patrons would be able to walk from their residences or places of employment, and the project is well served by public transportation. There is on-street parking in front of the subject property and in the surrounding neighborhood.*

## **NEIGHBORHOOD ENVIRONMENT**

### **Objectives and Policies**

**OBJECTIVE 4:**

IMPROVEMENT OF THE NEIGHBORHOOD ENVIRONMENT TO INCREASE PERSONAL SAFETY, COMFORT, PRIDE AND OPPORTUNITY.

**Policy 15:**

Protect the livability and character of residential properties from the intrusion of incompatible new buildings.

*The proposed Project would improve the neighborhood environment by increasing safety during the daytime and evening hours through the occupancy of the vacant retail commercial tenant space.*

11. **Section 101.1(b)** establishes eight priority planning policies and requires the review of permits that authorize changes of use 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 proposed Project will preserve and enhance existing commercial uses by providing a new commercial establishment (full-service restaurant), which will be complimentary to the existing commercial establishments within the immediate neighborhood. The proposed Project will provide new job opportunities to the City by employing approximately eight people.*

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

*The proposed Project will preserve and enhance the cultural and economic diversity of the neighborhood by bringing a new business to the area. Existing housing will not be significantly affected by the proposed Project.*

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

*The proposed Project will not displace any affordable housing.*

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

*The proposed Project would not significantly increase the automobile traffic congestion and parking problems in the neighborhood. The proposal is a neighborhood-serving use which residents can access by walking or taking public transit.*

- (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.

*A full-service restaurant use will replace a retail use (previously occupied by retail clothing store dba Kisha Studio) which vacated the commercial tenant space on the Project Site. There would be no displacement of any existing industrial or service businesses in the area.*

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

*The proposed Project will comply with all applicable earthquake safety standards and built to the current standards of the California Building Code.*

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

*The proposed Project will not significantly affect any landmarks or historic buildings.*

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

*The proposed Project will not affect any city-owned park or open space.*



12. 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.
13. 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. 2010.0638C** 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. \_\_\_\_\_. 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 November 18, 2010.

Linda Avery  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

## Exhibit A

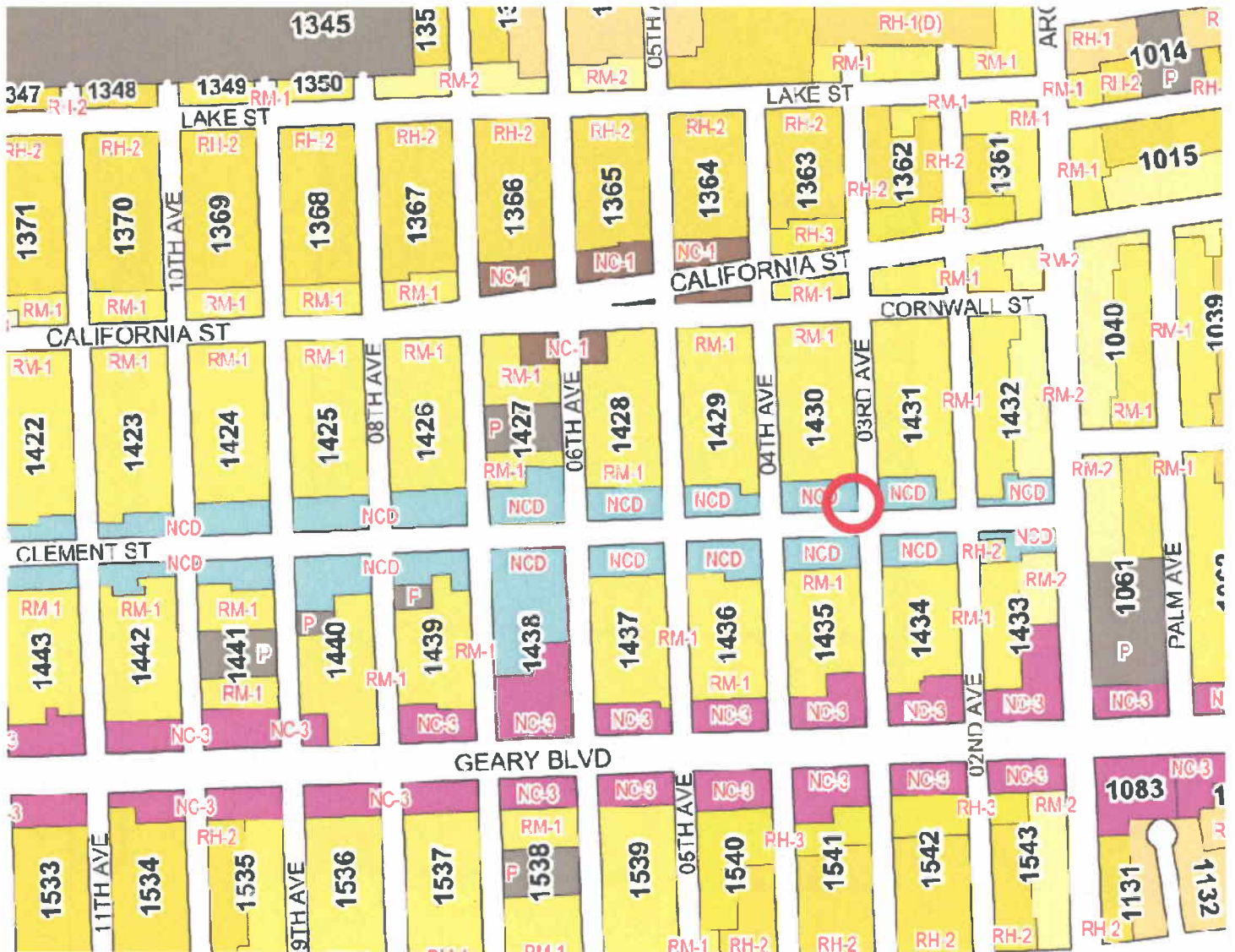
# Conditions of Approval

1. Pursuant to Planning Code Sections 716.42 and 303, this Conditional Use approval is to allow the conversion of ground floor retail commercial tenant space with approximately 700 square feet of floor area (previously occupied by a retail clothing store, dba Kisha Studio) into a full-service restaurant with waiter service (dba Fusion Art Café) within the Inner Clement Street Neighborhood Commercial Zoning District and a 40-X Height and Bulk District, in general conformity with Plans on file with the Department in the docket for Case No. 2010.0638C (labeled EXHIBIT B), reviewed and approved by the Commission on November 18, 2010 under Motion No. \_\_\_\_\_.
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 1430, Lot 021), which notice shall state that the project is subject to the conditions of approval contained herein and as reviewed and approved by the Planning Commission on November 18, 2010 under Motion No. \_\_\_\_\_.
3. Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.
4. 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).
5. The Project Sponsor 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.
6. Pursuant to Planning Code Section 716.27, the permitted hours of operation of the proposed full-service restaurant is from 6 a.m. until 2 a.m. and requires Conditional Use authorization to operate between the hours of 2 a.m. and 6 a.m.
7. The Project Sponsor 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 Project Sponsor shall operate the proposed full-service restaurant such that noise is kept at reasonable levels so as not to unduly disturb neighboring residents and businesses. Any new ductwork shall not discharge near residential window openings or obscure any windows.

9. The Project Sponsor shall maintain appropriate odor control equipment to prevent any significant noxious or offensive kitchen odors and fumes from escaping the full-service restaurant premises, and, while it is inevitable that some low level odor from the restaurant may be detectable to residents and passersby, the exhaust system (vent) shall not discharge air in a manner so that exhaust air will enter dwellings.
10. Refuse containers shall be provided both inside and outside the establishment for use by patrons of the full-service restaurant. 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.
11. There shall be no noise audible outside the establishment during the daytime or nighttime hours that violates the San Francisco Noise Ordinance. Further, no sound from the establishment shall be audible inside any surrounding residences or businesses that violate San Francisco Police Code Section 2900.
12. Signs and exterior lighting for the business shall be reviewed and approved by the Planning Department before they are installed.
13. Violation of any of the conditions contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 and Section 176.1.
14. 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.
15. The Project Sponsor 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.
16. The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.
17. The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. \_\_\_\_\_ shall be reproduced on the Index Sheet of construction plans submitted with the Site or Building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

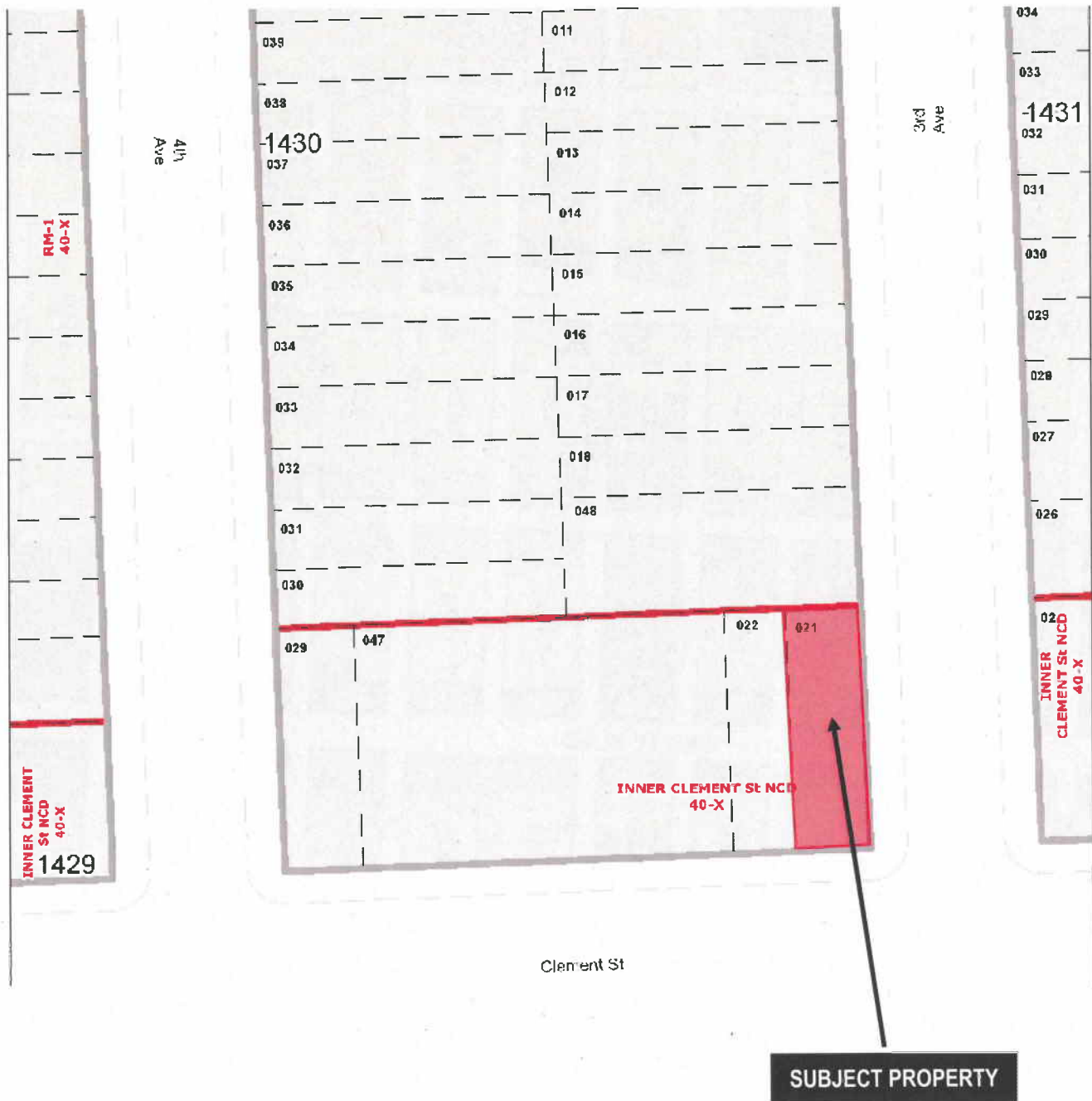
18. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor. This authorization may be extended at the discretion of the Zoning 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.

# Zoning Map



Conditional Use Hearing  
 Case Number 2010.0638C  
 291 – 3<sup>rd</sup> Avenue  
 Proposed Full-Service Restaurant

# Parcel Map



# Sanborn Map\*



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

Conditional Use Hearing  
 Case Number 2010.0638C  
 291 – 3<sup>rd</sup> Avenue  
 Proposed Full-Service Restaurant



# Aerial Photo\*



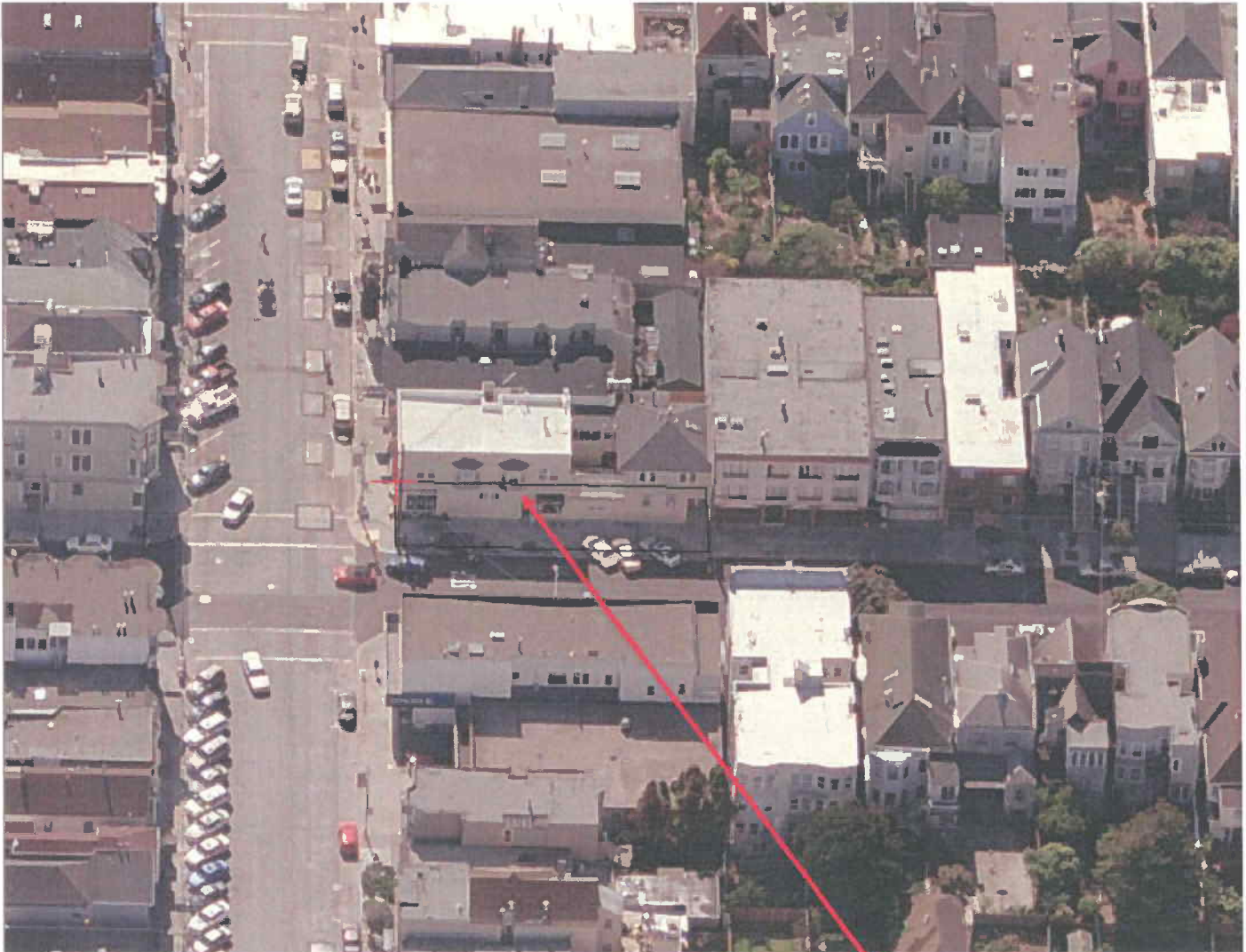
**SUBJECT PROPERTY**

*\*The Aerial Maps reflect existing conditions in March 2009.*





# Aerial Photo\*



**SUBJECT PROPERTY**

*\*The Aerial Maps reflect existing conditions in March 2009.*



# Site Photo

SUBJECT BLOCK ON 3<sup>RD</sup> AVENUE



SUBJECT RETAIL COMMERCIAL  
TENANT SPACE

Conditional Use Hearing  
Case Number 2010.0638C  
291 - 3<sup>rd</sup> Avenue  
Proposed Full-Service Restaurant

# Site Photo

SUBJECT BLOCK ON 3<sup>RD</sup> AVENUE



Conditional Use Hearing  
Case Number 2010.0638C  
291 - 3<sup>rd</sup> Avenue  
Proposed Full-Service Restaurant

# Site Photo

SUBJECT BLOCK ON CLEMENT STREET



SUBJECT PROPERTY

Conditional Use Hearing  
Case Number 2010.0638C  
291 - 3<sup>rd</sup> Avenue  
Proposed Full-Service Restaurant

# Site Photo

OPPOSITE BLOCK ON CLEMENT STREET



Conditional Use Hearing  
Case Number 2010.0638C  
291 – 3<sup>rd</sup> Avenue  
Proposed Full-Service Restaurant

# Site Photo

VIEW OF STORE FRONT FROM EXTERIOR



**GENERAL NOTES**

EXISTING CONDITIONS, CONDITIONS SHOWN ON THE DRAWINGS ARE AS SHOWN ON THE ORIGINAL DRAWINGS AND AS OBSERVED ON THE SITE, BUT THEIR ACCURACY IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. NOTE, DIMENSIONS TAKE PRECEDENCE OVER SCALE OF THE DRAWINGS.

PERMITS: THE CONTRACTOR SHALL OBTAIN AND PAY ALL CITY AND/OR COUNTY FEES RELATING TO PROJECT, EXCEPT THE GENERAL PERMIT, WHICH IS THE RESPONSIBILITY OF THE OWNERS' AND IS REIMBURSABLE TO THE G.G.

CODES: ALL WORK SHALL BE DONE IN COMPLIANCE WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO: UNIFORM BUILDING CODES, NATIONAL ELECTRIC, MECHANICAL AND PLUMBING CODES, HEALTH DEPARTMENT REGULATIONS, FIRE AND SAFETY CODES, CITY/COUNTY ORDINANCES AND REGULATIONS AND OTHER CODES GOVERNING CONSTRUCTION.

SITE RESPONSIBILITY: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING HEALTH AND SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR TO LIMIT TRAFFIC AND ACCESS TO THOSE AREAS WHERE WORK IS

CLEAN UP AND REPAIRS: THE CONSTRUCTION SITE SHALL BE MAINTAINED IN AN ORDERLY MANNER AT ALL TIMES WITH ALL DEBRIS REMOVED AT THE END OF EACH DAY. AT THE COMPLETION OF CONSTRUCTION, REMOVE ALL EXCESS MATERIALS AND REFUSE FROM SITE. LEAVE ALL SURFACES WITHIN CONSTRUCTION SITE FREE FROM DUST, DIRT AND STAINS. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ARCHITECT AND

PATCHING: PROPERLY PREPARE SURFACES FOR RECEIVING THE SPECIFIED FINISHES INCLUDING PATCHING SURFACES ALTERED BY CONSTRUCTION. ON PATCHED AREAS OR AREAS WHERE A FINISH IS NOT SPECIFIED, THE FINISH SHALL MATCH ADJACENT MATERIAL IN CONSTRUCTION, COLOR AND TEXTURE.

ALL WORK NOTED "N.I.C." OR NOT IN CONTRACT IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE WORK.

"ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACES ON THE SAME PLANE.

"TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

DETAILS ARE USUALLY KEYS AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR, AND ARE REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, U.O.N.

INSTALLATION: ALL ITEMS SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURERS' RECOMMENDATION. ALL OPERATING MANUALS AND GUARANTEES SHALL BE GIVEN TO OWNER.

SCHEDULE: UPON SUBMITTAL OF THE FINAL CONSTRUCTION COSTS, THE CONTRACTOR SHALL ALSO SUBMIT A CONSTRUCTION SCHEDULE INDICATING THE REQUIRED CONSTRUCTION TIME FOR ALL SUB-CONTRACTOR'S WORK AND A COST-BY-TRADE BREAKDOWN FOR USE IN SCHEDULING AND EVALUATING PAY REQUESTS.

SUBSTITUTIONS: SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE APPROVAL BY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK.

DAMAGE: THE CONTRACTOR SHALL REPAIR OR REPLACE ANY SURFACES OR ITEMS DAMAGED BY CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER OR OWNER.

GUARANTEES: THE CONTRACTOR SHALL GUARANTEE THAT THE PROJECT WILL BE FREE OF DEFECTS OF WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENT OF THE DRAWINGS OR NOTES WILL BE ACCEPTABLE IN CONSEQUENCE OF THE OWNER'S OR ARCHITECT'S FAILURE TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION. DEFECTS OF WORKMANSHIP OR MATERIALS REVEALED WITHIN A PERIOD OF ONE YEAR FROM THE ACCEPTANCE SHALL BE REPLACED BY WORK CONFORMING WITH THE INTENT OF THE CONTRACT AT NO COST TO THE OWNER. NO PAYMENT, EITHER PARTIAL OR FINAL, SHALL BE CONSIDERED AS AN ACCEPTANCE OF DEFECTIVE WORK OR IMPROPER

DEMOLITION: ALL DEMOLITION INDICATED ON PLANS SHALL BE CAREFULLY CUT AND REMOVED IN ORDER TO MINIMIZE DISRUPTION AND DAMAGE OF EXISTING SPACE.

THE ACCURACY OF THE CONDITIONS SHOWN ON THE DRAWINGS IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO PROCEEDING WITH WORK. REFER TO SHELL CONSTRUCTION DOCUMENTS FOR BUILDING PERIMETER & EXTERIOR INFORMATION.

**PROJECT DATA**

BLOCK: 1430 LOT: 021  
 ZONE: INCLM  
 BUILDING SQUARE FOOTAGE APPROX.: (E) ±700 SF (NO CHANGE)  
 OCCUPANCY: (E) M  
 (N) A-2

TYPE OF CONSTRUCTION: TYPE V-N

HEIGHT LIMIT: 40'-0" MAX.

**APPLICABLE BLDG. CODE**

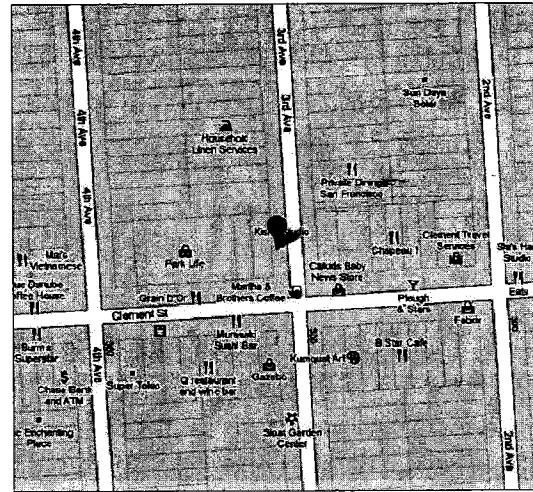
- 2007 CALIF. BLDG. CODE
- 2007 CALIF. MECH. CODE
- 2007 CALIF. PLUMB. CODE
- 2007 CALIF. ELECTR. CODE
- 2008 CALIF. ENERGY CODE
- 2007 CALIF. FIRE CODE

**SCOPE OF WORK**

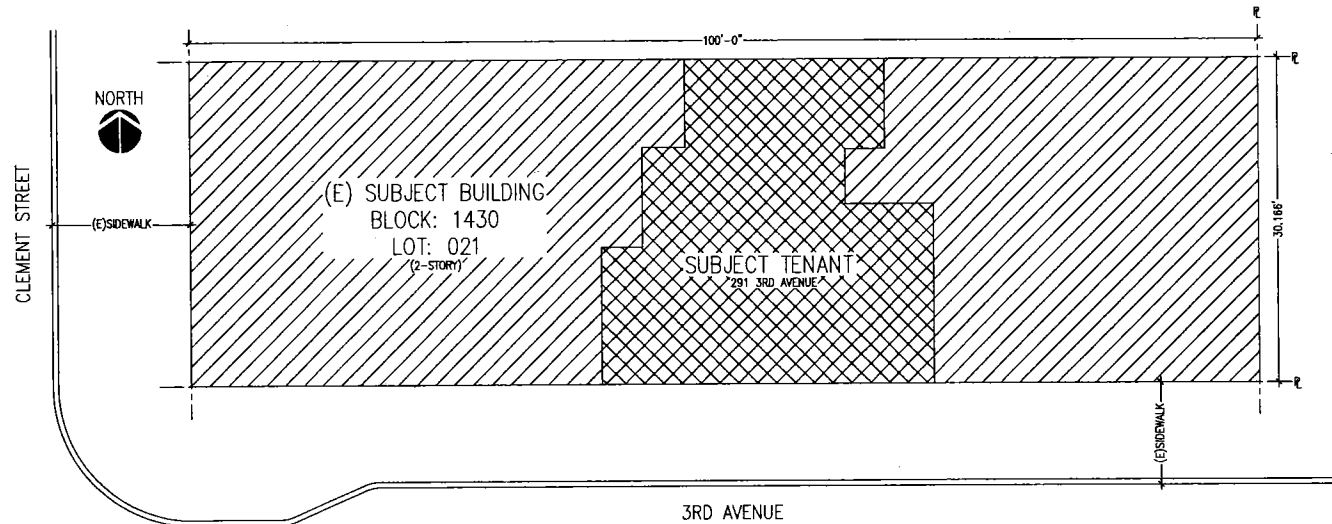
- TENANT IMPROVEMENT OF A RESTAURANT

**TABLE OF CONTENT**

- A-1 VICINITY MAP, PLOT PLAN, EXISTING FLOOR PLAN, PROPOSED FLOOR PLAN, EXISTING FRONT ELEVATION



VICINITY MAP  
N.T.S.

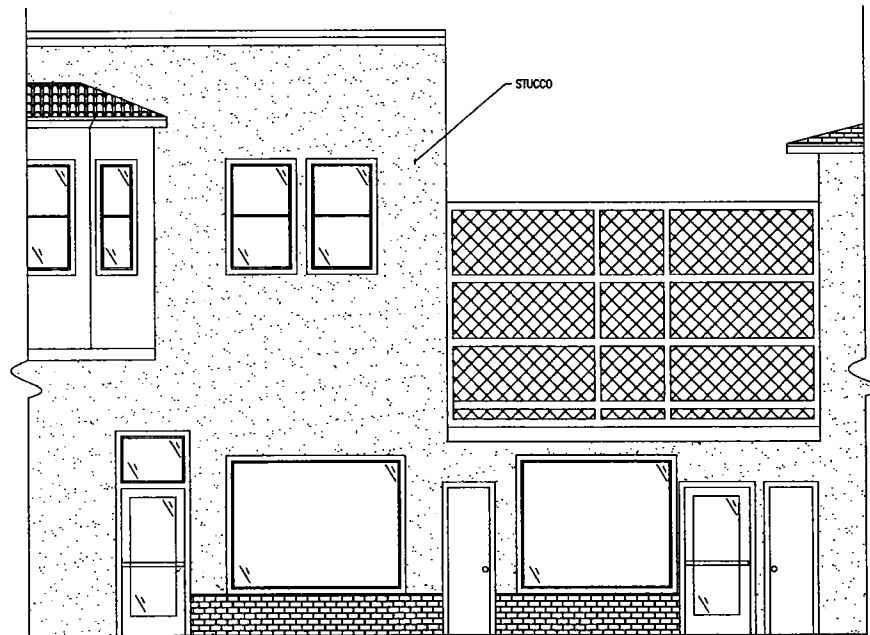


PLOT PLAN  
SCALE: 1/8"=1'-0"

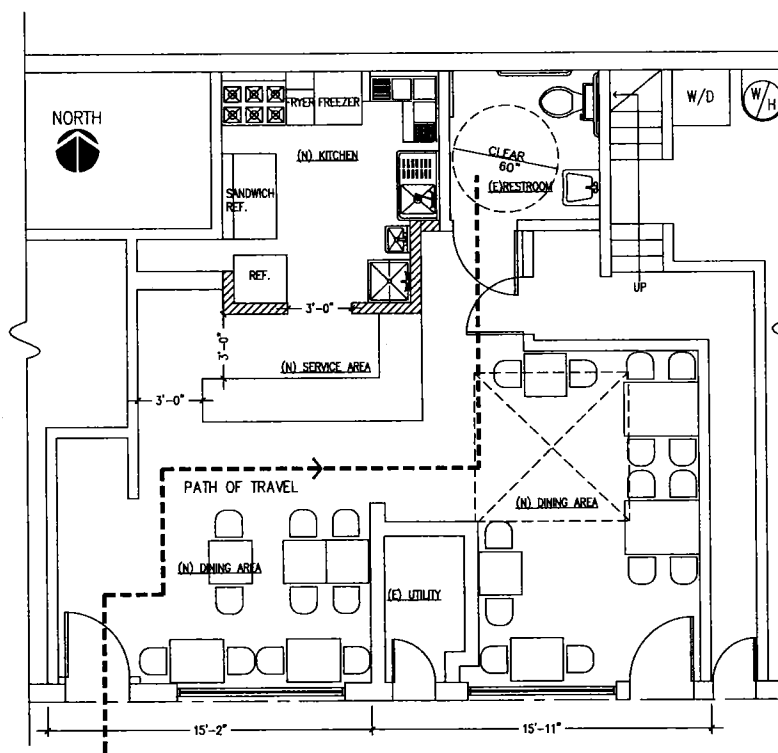
**OCCUPANCY LOAD CALCULATION**

KITCHEN	=140 SQ.FT. (140/200 = 1)
SERVICE AREA	=72 SQ.FT. (72/100 = 1)
RESTROOM	=60 SQ.FT.
HALLWAY/CIRCULATION	=164 SQ.FT.
DINING AREA	=264 SQ.FT. (264/15 = 18)
TOTAL OCCUPANCY LOAD	=20

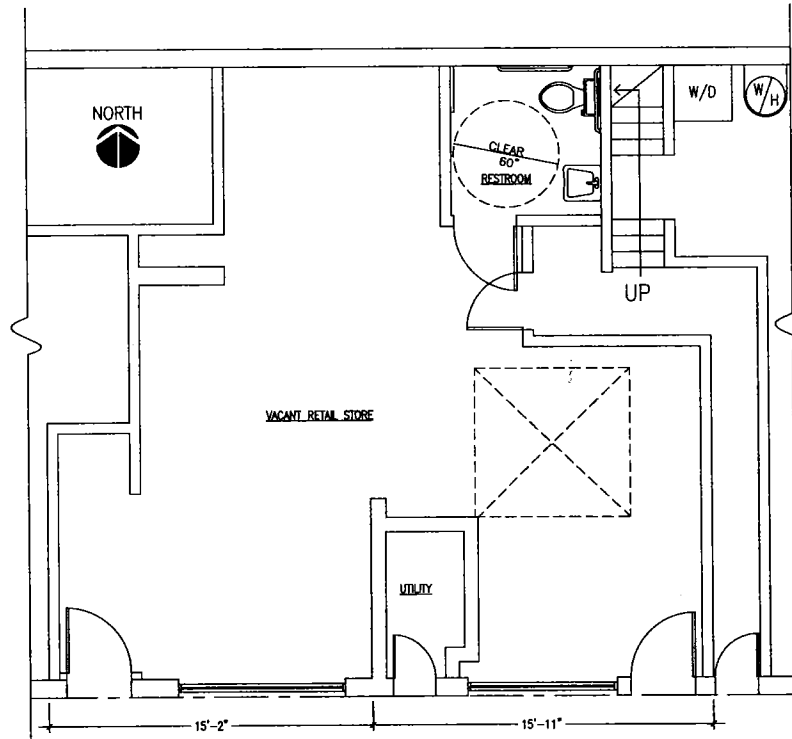
AN ACCESSIBLE UNI-SEX RESTROOM IS PROVIDED FOR THIS PROJECT.



EXISTING FRONT ELEVATION (NO CHANGE)  
SCALE: 1/4"=1'-0"



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



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

**WALL SCHEDULE**

(E) WALL
(E) WALL TO BE REMOVED
(N) WALL

Issued  
10/10

DesignMax Construction  
309 4th Avenue,  
San Francisco, CA 94118

TENANT IMPROVEMENT OF A RESTAURANT  
291 3RD AVENUE,  
SAN FRANCISCO, CA 94118

VICINITY MAP, PLOT PLAN,  
EXISTING FLOOR PLAN,  
PROPOSED FLOOR PLAN,  
EXISTING FRONT ELEVATION

Date: 9/2010  
Scale: SEE NOTE  
Drawn: AL  
Job: 10063  
Sheet

**A-1**

1 Of 1 Sheets