



SAN FRANCISCO PLANNING DEPARTMENT

Memo to the Planning Commission

HEARING DATE: APRIL 30, 2015

INFORMATIONAL HEARING

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Date: April 23, 2015
Case No.: **2009.0342C**
Project Address: **2516 MISSION STREET**
Zoning: Mission Street NCT (Neighborhood Commercial, Transit)
55-X/65-B Height and Bulk District
Block/Lot: 3616/ 061
Project Sponsor: Brian Reccow
El Techo de Lolinda
2516 Mission Street
San Francisco, CA 94110
Staff Contact: Kimberly Durandet (415) 575-6816
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BACKGROUND

On September 8, 2011, the Planning Commission approved a Conditional Use Authorization under Motion No. 18434 to legalize a roof deck outdoor activity area as accessory to an existing restaurant, bar and other entertainment venue (formerly d.b.a. Medjool) within the Mission Street Neighborhood Commercial Transit (NCT) District and a 55-X/65-B Height and Bulk District.

The Conditions of Approval required restrictions on the hours of operation of the outdoor activity area, acoustical insulation and other sound proofing measures to control noise, disallows entertainment within the outdoor activity area, a follow up noise study and an informational Planning Commission hearing was required.

On December 14, 2011 the project sponsor (Gus Murad) submitted a Building Permit Application No. 2011.1214.0681 to legalize the accessory outdoor activity area located on the roof of the subject property. Planning Department staff reviewed and approved the application (R1) on March 23, 2012 and the permit issued on March 29, 2012. On April 8, 2013 Building Permit Application No. 2013.0408.4004 was filed to meet Department of Public Health requirements that the reheat kitchen be enclosed to prevent infestation of vermin in food preparation areas. Planning Department staff reviewed and approved the revised plan on April 8, 2013 and the permit was issued on April 23, 2013. Both issued permits were deemed complete by the Department of Building Inspection on May 10, 2013.

CURRENT ISSUES

On May 13, 2013 the roof deck opened the outdoor activity area as an accessory use to the ground floor restaurant. The business has also changed ownership (formerly d.b.a Medjool currently d.b.a. Lolinda).

Since current operations began, staff has received no complaints from the public. Staff contacted the Mission Police Station for information on complaints received related to operation of the outdoor activity area. The San Francisco Police Department (SFPD) reported on September 22, 2014 that no noise related complaints had been received since the outdoor activity area reopened. Department staff requested an update from SFPD. There have been no calls for service between September 22, 2014 and March 17, 2015. Furthermore, Department staff contacted the San Francisco Buddhist Center which is located behind the subject property and that was opposed to the previous operation. They responded that the current operation is not causing any noise related issues.

COMPLIANCE WITH CONDITIONS

7. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

The noise study conducted by Charles M. Salter dated April 17, 2014 indicates that the Project achieves acoustical compliance with the project acoustical criteria set forth to meet San Francisco Noise Control Ordinance standards. Additionally, the Project Sponsor has complied with the noise reduction measures as stated in the noise study conducted by Charles M. Salter dated May 15, 2011.

8. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

The reheat kitchen has been relocated further away from the nearest residential unit and has been enclosed per Department of Public Health requirements. No complaints have been filed related to odor.

12. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Monday through Thursday 3:00 pm to 11:30pm, Friday 3:00pm to 1:30am, Saturday 11am to 1:30am and Sunday 11am to 11:30pm. No patrons may remain in the Outdoor Activity Area after closing time. Staff may remain in the facility as necessary for cleaning and other duties related to the operations of the Outdoor Activity Area one hour past the closing hour stated above. No employees may be in the Outdoor Activity Area after the clean-up time.

The outdoor activity area is currently open Monday through Thursday from 4:00pm to 11:00pm, Friday 4:00pm to 1:00am, Saturday 11:00am to 1:00am and Sunday 11:00am to 11:00pm. The hours of operation are in compliance.

13. **Other Entertainment.** The outdoor activity area is not allowed to have other entertainment as defined in Planning Code Section 790.38.

The Project Sponsor has not applied for any entertainment permits for the outdoor activity area.

14. **Usable Open Space for Residential Hotel Units.** The area designated to meet usable open space requirements for the Residential Hotel Units shall be physically distinct from the Outdoor Activity Area and for the sole use of the residential tenants.

The usable open space for the residential tenants remains separate from the outdoor activity area.

15. **Occupancy.** Maximum occupancy for the entire roof deck shall be governed by the Building Code. However, the area used as the Outdoor Activity Area by the project sponsor shall not exceed 175 persons.

The Department of Building Inspection has approved the maximum occupancy load of 166 persons.

16. **Notices Posted.** Notices shall be posted requesting patrons enjoy the roof deck in a quiet, peaceful, and orderly fashion and be considerate of noise impacts on the neighborhood. The notices shall be well-lit and prominently displayed at all entrances and exits of the establishment. The conditions set forth in this Motion shall also be posted on site.

The notices and conditions are posted on site.

17. **Beverage Service.** Beverages served in the Outdoor Activity Area shall be obtained through wait staff only. The area dispensing beverages shall not have seating or walk up service.

Beverage service is obtained only through the wait staff.

18. **Planning Commission Review for Compliance.** The Planning Department will conduct a public information hearing at the Planning Commission on the compliance of these Conditions of Approval within six (6) months from the date of this decision. In preparation for the hearing, the Project Sponsor shall conduct a noise study in the same manner and location sites as defined in the original scope of work prepared by Charles M Salter Associates and dated May 25, 2010. This study will compare the baseline level of noise from the noise study conducted by Charles M. Salter Associates, Inc. with current operations. After this public information hearing and with the advice and input of the Planning Commission, the Zoning Administrator may extend or reduce the permitted hours of the outdoor activity area. This study shall be made available to the public.

As part of the Conditional Use Authorization CEQA review the project sponsor had installed acoustical barriers based on the original scope of work dated May 25, 2010. Sound testing was then conducted on April 8, 2011 through April 11, 2011. The conclusion of this sound test was that the use of the outdoor activity area by the previous business owner resulted in less-than-significant noise levels. This sound study was considered by the Planning Commission in their decision to approve the project.

Current operation under new ownership did not begin until May 13, 2013. Department staff contacted the current community liaison six months after operation began to conduct a second sound study. As this was the beginning of winter, the Department recommended waiting for similar conditions to the original study. The second sound study was conducted from March 21, 2014 through March 24, 2014 at the nearest sensitive

receiver and found that the roof deck is acoustically shielded by the installed barriers at the perimeter and by the reheat kitchen. The sound study found the site to be in acoustical compliance. Current hours of operation are Monday through Thursday 3:00 pm to 11:30pm, Friday 3:00pm to 1:30am, Saturday 11am to 1:30am and Sunday 11am to 11:30pm.

ANALYSIS

The Planning Department Code Enforcement staff has not received any complaints related to the operation of the outdoor activity area.

Although the San Francisco Noise Ordinance is not intended to regulate noise from people, it was adapted to establish noise limits for Lolinda's outdoor activity area through meetings with the San Francisco Departments of Public Health and Planning. The sound study conducted on May 15, 2011 found no correlation between either occupancy or the audio system and noise levels at locations 3, 4, 5, and 6. Therefore, the noise study conducted by Charles M. Salter dated April 17, 2014 took acoustical measurements only at the nearest noise sensitive receiver. These measurements were compared during occupied and unoccupied times at similar times of the day from March 21, 2014 through March 24, 2014. In order to meet the acoustical criteria, the change in the ambient could not exceed 8dBA² at the nearest sensitive receiver. Also, Section 49 of the Municipal Police Code requires amplified music to be inaudible fifty feet from the source from 10:00 p.m. to 7:00 a.m. The outdoor activity area is surrounded by eight foot high angled acoustic barriers. The enclosed reheat kitchen provides additional acoustic shielding. Based on the results of the measurements taken from March 21, 2014 to March 24, 2014, the outdoor activity area is in compliance with the acoustical criteria.

COMMISSION ACTION

As this is an informational presentation, and the project has already been previously approved by the Planning Commission, there is no required Commission action. Should the Planning Commission decide that the Project Sponsor is not in compliance with the Conditions of Approval, the Planning Commission may request that this Project be scheduled for a Public Hearing in order to modify the Conditions of Approval, or to revoke the Conditional Use Authorization. Alternatively, the Planning Commission may advise the Zoning Administrator to extend or reduce the permitted hours of operation for the outdoor activity area.

Attachments:

Motion 18434
Noise Study dated April 17, 2014
Noise Study dated May 15, 2011
Proposal for Acoustical Study dated May 25, 2010
Correspondence from Neighbors
Plans approved March 23, 2012
Revised plans approved April, 8, 2013



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

- | | |
|--|--|
| <input type="checkbox"/> Affordable Housing (Sec. 415) | <input type="checkbox"/> First Source Hiring (Admin. Code) |
| <input type="checkbox"/> Jobs Housing Linkage Program (Sec. 413) | <input type="checkbox"/> Child Care Requirement (Sec. 414) |
| <input type="checkbox"/> Downtown Park Fee (Sec. 412) | <input type="checkbox"/> Other |

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Planning Commission Motion No. 18434

HEARING DATE: SEPTEMBER 8, 2011

Date: September 19, 2011
Case No.: **2009.0342C**
Project Address: **2516 MISSION STREET**
Zoning: Mission Street NCT (Neighborhood Commercial, Transit)
55-X/65-B Height and Bulk District
Block/Lot: 3616/ 061
Project Sponsor: Gus Murad
2516 Mission Street
San Francisco, CA 94110
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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303 AND 736.24 OF THE PLANNING CODE TO ALLOW A FULL-SERVICE RESTAURANT, BAR AND OTHER ENTERTAINMENT (D.B.A. MEDJOO) TO LEGALIZE AN OUTDOOR ACTIVITY AREA LOCATED ON THE ROOF OF A FOUR-STORY BUILDING WITHIN THE MISSION STREET NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) DISTRICT AND A 55-X/65-B HEIGHT AND BULK DISTRICT.

PREAMBLE

On May 4, 2009, Gus Murad (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303 and 736.24 of the Planning Code to allow an existing Full-Service Restaurant, Bar And Other Entertainment (d.b.a. Medjool) to legalize an Outdoor Activity Area within The Mission Street NCT (Neighborhood Commercial Transit) Zoning District and a 55-X/65-B Height And Bulk District.

On September 8, 2011, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2009.0342C.

On August 10, 2011 the Project was determined to be exempt from the California Environmental Quality Act ("CEQA") as a Class 1 Categorical Exemption under CEQA as described in the determination contained in the Planning Department files for 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. 2009.0342 C, 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 west side of Mission Street between 21st and 22nd Streets, Block 3616, Lot 061. The property is located within the Mission NCT (Neighborhood Commercial Transit) Zoning District with 55-X/65-B Height and Bulk District. The property is developed with a four-story mixed use building. The ground floor and mezzanine is developed with a full-service restaurant and bar which also offers other entertainment. The third and fourth floors are authorized for twenty-four tourist hotel rooms and nine residential hotel units per Motion Nos. 14876 and 14983. No usable open space is required for the commercial uses, restaurant and tourist hotel. However, the residential hotel units require approximately 958 square feet of usable open space. The subject property has approximately 52 feet of frontage on Mission Street.
3. **Surrounding Properties and Neighborhood.** The project site is located on Mission Street between 21st and 22nd Street. The adjacent property to the south is a commercial building. The adjacent properties to the north consist of two commercial buildings along Mission Street and three residential buildings along 21st Street. The adjacent property to the west is a residential building. The surrounding area is located in predominately Mission Street NCT, Valencia NCT, RTO-M Zoning Districts and the Liberty Hill Historic District. The majority of the surrounding buildings along Mission Street are one- to three-story commercial buildings, a few having residential uses above the ground floor. 21st Street is a mix of commercial, one mixed-use, and 5 residential buildings. Bartlett Street which is at the rear of the site, has two residential buildings, one residential building which has been converted to the San Francisco Buddhist Center, which is an institutional use with group housing, and 3 large parcel commercial buildings. 22nd Street has consistent ground floor commercial with residential on the upper stories. The subject block is zoned Mission NCT and Valencia NCT with the exception of five lots on

the northwest corner of 21st and Bartlett Streets which are zoned RTO-M. Mission and 22nd Streets consistently have ground floor retail of restaurants, retail, professional, and residential uses including Foreign Cinema, which has an Outdoor Activity Area in the rear at ground level.

4. **Project Description.** The Project Sponsor requests Conditional Use Authorization pursuant to Planning Code Sections 303 and 736.24, to legalize a roof deck Outdoor Activity Area accessory to an existing restaurant, bar and other entertainment venue (d.b.a. Medjool) within the Mission Neighborhood Commercial Transit (NCT) District and a 55-X/65-B Height and Bulk District. Medjool currently operates as a full-service restaurant and bar with other entertainment employing 62 people. The existing restaurant and bar occupy approximately 7,817 square feet, therefore, an accessory use may occupy up to 2,514 square feet of space.

The Project Sponsor proposes to reduce the existing area of the roof deck used as accessory to the restaurant from 3,414 square feet to 2,477 square feet, approximately a 25% reduction. When weather permits, the Outdoor Activity Area will operate as accessory to the existing restaurant and bar. Food will be prepared predominately in the main kitchen and reheated in the Outdoor Activity Area. Beverages will be provided through a service bar accessible only to servers, bartenders and employees. There will be no entertainment other than background music that will not exceed noise levels allowed per the San Francisco Noise Ordinance. The hours of operation will be from Monday through Thursday from 3:00pm to 11:30pm, Friday 3:00pm to 1:30am, Saturday 11:00am to 1:30am, and Sunday 11:00am to 11:30pm (hours of operation are weather dependant). The proposed use is an independent use and locally owned, which has been encouraged throughout San Francisco. The proposed use is not a Formula Retail use. The proposal requires a change of use and Section 312-neighborhood notification was conducted in conjunction with the Conditional Use Authorization process.

5. **Past History and Actions.** The subject property was authorized to construct a tourist hotel with 24 rooms and reconstruction of nine residential hotel rooms with ground floor commercial space intended for a restaurant (Motion Nos. 14876 and 14983). The open space required for the nine residential hotel units per Section 135 of the Planning Code as built is approximately 958 square feet and was to be provided in the rear yard area of the ground floor or on a proposed roof deck. An Outdoor Activity Area associated with the restaurant was proposed to be located in a portion of the rear yard area. The Planning Commission denied authorization to allow this accessory use on February 10, 2000. The Planning Department recommended approval on Health and Entertainment permit referrals on August 16, 2004 and January 31, 2005, respectively. The roof deck began operating as an Outdoor Activity Area at some point in or after 2005. In response to a complaint, a Notice of Violation was issued to the property owner which was appealed to the Board of Appeals on December 16, 2009. . The matter was continued at the call of the Chair allowing the property owner an opportunity to seek Conditional Use authorization to legalize an Outdoor Activity Area on the roof deck as an accessory to the restaurant and bar use at the ground floor.

6. **Public Comment.** To date, the Department has received communication from the San Francisco Buddhist Center and their lead counsel Ms. Sue Hestor in opposition to the proposal expressing the position that the subject property can not seek Conditional Use Authorization as the story controls do not allow a bar above the ground floor. They also suggested limited hours of operation no later than 10pm daily and a limit on the occupancy to 120 patrons. The Department has received no other public comment but one inquiry regarding the CU process from a neighbor to the west.
7. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:

- A. **Principal Uses.** Planning Code Sections 736.41, 736.42, 736.48 and 736.24 state that a Bar, Full-Service Restaurant, Other Entertainment, and Outdoor Activity Area located at the front property line, are all principally permitted in the Mission Street NCT Zoning District.

Per Planning Code Section 703.2 all principal uses shall be conducted within an enclosed building in Neighborhood Commercial District except uses when located outside of a building, qualify as an Outdoor Activity Area, as defined in Section 790.70 of the Code. The principal uses for this location are full-service restaurant with a bar and other entertainment which are located on the ground floor within the enclosed building. The proposed accessory Outdoor Activity Area is exempt from being conducted in an enclosed building by definition per Section 790.70.

- B. **Conditional Uses.** Planning Code Section 736.24 states that an Outdoor Activity Area is conditionally permitted in the Mission NCT (Neighborhood Commercial Transit) Zoning District.

The Outdoor Activity Area located on the roof of the subject property is the purpose of this Conditional Use authorization request.

- C. **Accessory Uses.** As defined in Planning Code Section 703.2, a related minor use which is either necessary to the operation or enjoyment of a lawful principal use or conditional use, or is appropriate, incidental and subordinate to any such use, shall be permitted as an accessory use when located on the same lot as defined in Section 102.14 as a parcel of land under one ownership which constitutes, or is to constitute, a complete and separate functional unit of development, and which does not extend beyond the property lines along streets or alleys.

Any use which does not qualify as an accessory use shall be classified as a principal or conditional use. No use will be considered accessory to a permitted principal or conditional use which involves the use of more than 1/3 of the total floor area occupied by such use and the principal or conditional use to which it is accessory

and any bar, restaurant, other entertainment, or any retail establishment which serves liquor for consumption on-site.

The Outdoor Activity Area proposed is accessory to the principal restaurant and bar uses. The proposed Outdoor Activity Area is located on the same lot on the roof of the subject property. The area of the roof dedicated to the accessory use is less than 1/3 the total occupied floor area of the ground floor restaurant and bar including the mezzanine..

Food and beverage service activities are integral to the definition of Outdoor Activity Area and do not constitute a principal use because the principal use at the ground floor is in fact a restaurant and bar. Food is to be prepared predominately in the ground floor kitchen and reheated in the Outdoor Activity Area. Beverage service is supplied by a service bar located in the Outdoor Activity Area accessible only to wait staff, mixologists, and employees only. As such, the Outdoor Activity Area as proposed is appropriate, incidental and subordinate to the principal uses of restaurant and bar.

- D. **Occupied Floor Area.** For the purpose of this project, Occupied Floor Area consists of the gross floor area minus exterior walls, mechanical equipment, restrooms, storage, and areas necessary to the operation and maintenance of the building (Section 102.10). Please note: Gross Floor Area does not include the area of a roof deck (Section 102.9).

The Occupied Floor Area of the restaurant has been calculated per Planning Code Sections 102.9 and 102.10 and is approximately 7,817 square feet. The allowable Accessory Outdoor Activity Area is 2,514. The proposed Outdoor Activity Area is approximately 2,477 square feet, which is less than 1/3 the total Occupied Floor Area of the principal use.

- E. **Outdoor Activity.** Planning Code Section 736.24 states that a Conditional Use Authorization is required for an Outdoor Activity Area located other than in the front of the property and is defined by Planning Code Section 790.70 as “an area...located outside of a building...which is provided for the use or convenience of patrons of a commercial establishment including, **but not limited to**, sitting, eating, drinking, dancing, and food-service activities” (*emphasis added*).

The Project Sponsor intends to use the Outdoor Activity Area for sitting, eating, drinking and food-service activities both day and night.

- F. **Hours of Operation.** Planning Code Section 736.27 states that there is no limit to the hours of operation in this Zoning District.

The project sponsor intends to operate the Outdoor Activity Area, weather permitting, Monday through Thursday 3:00 pm to 11:30pm, Friday 3:00pm to 1:30am, Saturday 11am to 1:30am and Sunday 11am to 11:30pm.

- G. **Other Entertainment.** Planning Code Section 736.48 states that Other Entertainment is principally permitted, as defined by Planning Code Section 790.38.

The subject property has a permit for other entertainment for the ground floor use. The project sponsor does not intend to have entertainment in the Outdoor Activity Area other than background music for the pleasure of dining. The sound system will be altered to shut down if the volume is raised beyond an acceptable level per the San Francisco Noise Ordinance.

- H. **Story Controls.** Planning Code Section 102.23 defines a story as that portion of a building, except a mezzanine as defined in the Building Code, included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the surface of the floor and the ceiling next above it.

A roof deck by definition is not a "Story" of a building as there is no floor or ceiling above it. It is by definition an open use defined in Planning Code Section 102.20 as any use of a lot that is not conducted within a building. Therefore, the story controls do not apply to accessory outdoor activity uses.

8. **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 legalization of an accessory Outdoor Activity Area located on the roof of the subject property is desirable as it enhances the dining experience for patrons of Medjool restaurant and bar. Mission Street was previously zoned C-2, then NC-3, and currently NCT. The commercial area of this District provides a selection of goods serving not only the day-to-day needs of the residents of the Mission District, but a wider trade area. A vital component of this zoning district are eating and drinking establishments which contribute to the street's mixed-use character and activity in the evening hours creating a vibrant and safe urban environment and economic viability of the Neighborhood Commercial corridor.

- 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 height and bulk of the existing building will remain the same and will not alter the existing appearance or character of the project vicinity. The proposed work will not affect the building envelope, yet the inclusion of outside seating will alter the use of the property.

- 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 principal use as a restaurant and bar was authorized as a Conditional Use and has been in operation since approximately 2005. The use of the roof deck although not legally authorized at the time will have no additional impact to traffic, parking and loading patterns by granting the legalization of the accessory Outdoor Activity Area on the roof.

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

There have been complaints from neighbors in the past regarding noise generated from the Outdoor Activity Area on the roof of the subject property. As part of the Conditional Use Authorization process the project sponsor has installed acoustical barriers and conducted sound testing as part of CEQA review. The conclusions of CEQA review sound tests were that the use of the Outdoor Activity Area results in less-than-significant noise levels as testing showed noise levels to be substantially below the Noise Ordinance threshold of 8dB over the L90 ambient level. Noise is a typical and expected characteristic of an urban environment, especially in areas zoned for a mix of uses as this area always has been and may cause some individuals temporary annoyance or inconvenience.

The project sponsor has proposed further measures to reduce the potential of disturbing neighbors by reducing the area of the deck closest to the residential uses. There will be no entertainment in the Outdoor Activity Area, and the background music sound system will have an automatic shut off device installed if the volume rises above a certain decibel. Landscaping will also be installed to further buffer ambient noise.

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

The proposed Outdoor Activity Area does not require any additional tenant improvements, but the project sponsor will add some landscaping on the roof deck.

- 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 proposed project is consistent with the stated purposed of the Mission NCT District in that the intended use will provide a selection of goods serving not only the day-to-day needs of the residents of the Mission District, but a wider trade area. A vital component of this zoning district are eating and drinking establishments which contribute to the street's mixed-use character and activity in the evening hours creating a vibrant and safe urban environment and economic viability of the Neighborhood Commercial corridor.

9. **Additional Criteria for Outdoor Activity Area 145.2(a)(2).** An Outdoor Activity Area is subject to additional criteria that the Planning Commission shall find that:

- A. The nature of the activity operated in the Outdoor Activity Area is compatible with surrounding uses;

The majority of the block consists of mixed and commercial ground floor uses with the exception of a few residences to the west and northwest of the subject property. As a restaurant, bar, hostel, and residential hotel located in the Mission NCT Zoning District, the proposed addition of an Outdoor Activity Area is compatible with surrounding uses.

- B. The operation and design of the Outdoor Activity Area does not significantly disturb the privacy or affect the livability of adjoining or surrounding residences;

The conclusions of CEQA review sound tests were that the use of the Outdoor Activity Area results in less-than-significant noise levels. Noise is a typical and expected characteristic of an urban environment, especially in areas zoned for a mix of uses as this area is and has been historically. Because some individuals may experience temporary annoyance or inconvenience, the project sponsor has proposed to reduce the potential of disturbing neighbors by reducing the area of the deck closest to the residential uses Outdoor Activity Area so that the use is located primarily close to Mission Street property line. There will be no entertainment in the Outdoor Activity Area, and the background music sound system will have an automatic shut off device installed to activate if the volume rises above a certain decibel. Landscaping will also be installed to further buffer ambient noise. The privacy of the adjacent residences is not impacted by the roof deck as the area used is closer to Mission Street and access to the closest residential building is limited by the barbeque area and a fire escape where patrons are not allowed to stand, offering a privacy buffer to the closest residential building.

- C. The hours of operation of the activity operated in the Outdoor Activity Area are limited so that the activity does not disrupt the viability of surrounding uses.

Although there is no limit to the hours of operation in this zoning district, the project sponsor intends to operate the Outdoor Activity Area, weather permitting, Monday through

Thursday 3:00 pm to 11:30pm, Friday 3:00pm to 1:30am, Saturday 11am to 1:30am and Sunday 11am to 11:30pm.

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

COMMERCE AND INDUSTRY ELEMENT

The goals of the Commerce and Industry Element are to ensure economic vitality, social equity and environmental quality.

GENERAL/CITYWIDE

Objectives and Policies

OBJECTIVE 2:

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1:

Seek to retain existing commercial and industrial activity and to attract new such activity to the City.

The Project will retain and enhance an existing commercial activity which adds to a diverse economic base for the City.

OBJECTIVE 3:

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

Policy 3.1:

Promote the attraction, retention and expansion of commercial and industrial firms which provide employment improvement opportunities for unskilled and semi-skilled workers.

Sectors of the local economy which typically hire numbers of unskilled or non-technically trained persons are the tourist and service related industries such as hotels and restaurants and the small business sector. Medjool is a small business hotel and restaurant that offers employment to 62 employees including affordable health insurance.

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 6

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

Policy 6.1:

Ensure and encourage the retention and provision of neighborhood-serving goods and services in the city's neighborhood commercial districts, while recognizing and encouraging diversity among the districts.

No commercial tenant would be displaced and the project would not prevent the district from achieving optimal diversity in the types of goods and services available in the neighborhood.

Policy 6.2:

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

The economic vitality of neighborhood commercial districts is an essential component of the fiscal health of the city and through the enterprise of small businesses, neighborhood commercial districts provide significant employment opportunities for city resident, and make a substantial contribution to the city's tax base. Medjool restaurant and bar add to the economic vitality of the Mission by employing local residents and according to the project sponsor generates over \$350,000 in taxes which contribute to the city's tax base. Allowing an accessory outdoor activity will retain and enhance this small business enterprise without changing the basic character of the neighborhood.

Policy 6.3

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

The story controls in the Planning Code were created in the late 1980s as residential units above commercial uses were generally a more affordable form of housing at the time and there was a concern that in many neighborhood commercial districts, the physical location and structural aspects of the upper-story housing units made it attractive for conversion to commercial use. Also, the retention of mixed use is desirable as residents in commercial areas help to create an active street life. As such, the story controls do not apply to the roof deck Outdoor Activity Area because the roof deck is outside the definition of a story and the intent of the story controls were to prevent housing conversion of upper story units to commercial uses. No such conversion is proposed.

VISITOR TRADE

OBJECTIVE 8

ENHANCE SAN FRANCISCO'S POSITION AS A NATIONAL CENTER FOR CONVENTIONS AND VISITOR TRADE.

Policy 8.2

Support locally initiated efforts to improve the visitor trade appeal of neighborhood commercial districts.

The legalization of the Outdoor Activity Area will add to the experience of visitors to the tourist hotel aspect of this property. The roof deck at Medjool offers city views in the heart of a vibrant multi-cultural neighborhood-commercial district, providing a unique and more authentic tourist experience.

MISSION AREA PLAN

LAND USE

OBJECTIVE 1.1

STRENGTHEN THE MISSION'S EXISTING MIXED USE CHARACTER, WHILE MAINTAINING THE NEIGHBORHOOD AS A PLACE TO LIVE AND WORK.

POLICY 1.1.6

Permit and encourage small and moderate size retail establishments in neighborhood commercial areas of the Mission, while allowing larger retail in the formerly industrial areas when part of a mixed-use development.

Medjool restaurant and bar is a small to moderate size business which has added to the economic vitality of the Mission. The business employs local residents and contributes to the city's tax base. Allowing an accessory outdoor activity will retain and enhance this small business enterprise without changing the basic character of the neighborhood. This business is owned by a local resident and is not a formula retail use.

OBJECTIVE 1.5

MINIMIZE THE IMPACT OF NOISE ON AFFECTED AREAS AND ENSURE GENERAL PLAN NOISE REQUIREMENTS ARE MET.

POLICY 1.5.1

Reduce potential land use conflicts by providing accurate background noise-level data for planning.

POLICY 1.5.2

Reduce potential land use conflicts by carefully considering the location and design of both noise generating uses and sensitive uses in the Mission.

The conclusions of CEQA review sound tests were that the use of the Outdoor Activity Area results in less-than-significant noise levels. Noise is a typical and expected characteristic of an urban environment, especially in areas zoned for a mix of uses as this area is and has been historically. Because some individuals may experience temporary annoyance or inconvenience, the project sponsor has proposed to reduce the potential of disturbing neighbors by reducing the area of the deck closest to the residential uses so that the use is located primarily close to Mission Street property line. There will be no entertainment in the Outdoor Activity Area, and the background music sound system will have an automatic shut off device installed if the volume rises above a certain decibel. Landscaping will also be installed to further buffer ambient noise.

11. **Planning Code Section 101.1(b)** establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project does comply with said policies in that:

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

The proposal would enhance the district by providing an Outdoor Activity Area accessory to a full-service restaurant and bar. The business is locally owned and it creates over 60 employment opportunities for the community.

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

No housing is removed for this Project and no changes other than the sound attenuation barrier are proposed to the built environment.

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

No housing is removed for this Project.

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

The site is well served by public transit. Legalization of the Outdoor Activity Area will not adversely affect transit or parking. Parking is not required in the Mission NCT Zoning District.

- E. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

The Project will not displace any service or industry establishment. The project will not adversely affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project. This is a service sector business which employs over 60 people.

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

The Project proposes no alterations and continues to conform to the structural and seismic safety requirements of the City Building Code. This proposal will not impact the property's ability to withstand an earthquake.

G. That landmarks and historic buildings be preserved.

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

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

The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces. The Outdoor Activity on the roof of the subject property creates a commercial open space that is beneficial to patrons of the establishment and the community.

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. 2009.0342C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated August 4, 2011, and stamped "EXHIBIT B", 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. 18434. 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 September 8, 2011.

Linda D. Avery
Commission Secretary

AYES: Commissioners Antonini, Fung, Miguel, Olague, Sugaya

NAYS: Commissioner Moore

ABSENT: Commissioner Borden

ADOPTED: September 8, 2011

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a full-service restaurant, bar and other entertainment (d.b.a. Medjool) to legalize an Outdoor Activity Area located on the roof of a four-story building at 2516 Mission Street, Block 3616, Lot 061 pursuant to Planning Code Section(s) 303 and 736.24 within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and a 55-X/65-B Height And Bulk District; in general conformance with plans, dated August 4, 2011, and stamped "EXHIBIT B" included in the docket for Case No. 2009.0342C and subject to conditions of approval reviewed and approved by the Commission on September 8, 2011 under Motion No. 18434. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 8, 2011 under Motion No. 18434.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. 18434 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

Conditions of approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

DESIGN – COMPLIANCE AT PLAN STAGE

3. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

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

MONITORING - AFTER ENTITLEMENT

4. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

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

5. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1) and work with the Planning Department for information about compliance.

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

6. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

7. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-3800, www.sfdph.org

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfdbi.org

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-5530123, www.sf-police.org

8. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District, (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.gov and Code Enforcement, Planning Department at 415-575-6863, www.sf-planning.org

9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://sfdpw.org>

10. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The community liaison officer shall be available by telephone at all hours should noise be problematic. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

11. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

12. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Monday through Thursday 3:00 pm to 11:30pm, Friday 3:00pm to 1:30am, Saturday 11am to 1:30am and Sunday 11am to 11:30pm.

No patrons may remain in the Outdoor Activity Area after closing time. Staff may remain in the facility as necessary for cleaning and other duties related to the operations of the Outdoor Activity Area one hour past the closing hour stated above. No employees may be in the Outdoor Activity Area after the clean up time.

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

13. **Other Entertainment.** The outdoor activity area is not allowed to have other entertainment as defined in Planning Code Section 790.38.

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

14. **Usable Open Space for Residential Hotel Units.** The area designated to meet usable open space requirements for the Residential Hotel Units shall be physically distinct from the Outdoor Activity Area and for the sole use of the residential tenants.

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

15. **Occupancy.** Maximum occupancy for the entire roof deck shall be governed by the Building Code. However, the area used as the Outdoor Activity Area by the project sponsor shall not exceed 175 persons.

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

16. **Notices Posted.** Notices shall be posted requesting patrons enjoy the roof deck in a quiet, peaceful, and orderly fashion and be considerate of noise impacts on the neighborhood. The notices shall be well-lit and prominently displayed at all entrances and exits of the establishment. The conditions set forth in this Motion shall also be posted on site.

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

17. **Beverage Service.** Beverages served in the Outdoor Activity Area shall be obtained through wait staff only. The area dispensing beverages shall not have seating or walk up service.

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

18. **Planning Commission Review for Compliance.** The Planning Department will conduct a public information hearing at the Planning Commission on the compliance of these Conditions of Approval within six (6) months from the date of this decision. In preparation for the hearing, the Project Sponsor shall conduct a noise study in the same manner and location sites as defined in the original scope of work prepared by Charles M Salter Associates and dated May 25, 2010. This study will compare the baseline level of noise from the noise study conducted by Charles M. Salter Associates, Inc. with current operations. After this public information hearing and with the advice and input of the Planning Commission, the Zoning Administrator may extend or reduce the permitted hours of the outdoor activity area. This study shall be made available to the public.

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

Acoustics

Audiovisual

Telecommunications

Security

17 April 2014

Lindsey MacDougall
Bernarda LLC dba Lolinda Restaurant
2518 Mission Street
San Francisco, CA 94110
Email: lfmacdougall@gmail.com

Subject: **Lolinda Roof Terrace Acoustical Study**
Acoustical Findings
CSA Project: 14-0109

Dear Lindsey:

From 21 March 2014 to 24 March 2014, we conducted acoustical measurements at the nearest noise sensitive receiver near the Lolinda Roof Terrace. The purpose of the measurements was to evaluate whether noise levels from the Lolinda Roof Terrace are in compliance with the project acoustical criteria. This letter outlines the project acoustical criteria and summarizes our findings.

EXECUTIVE SUMMARY

Based on the results of our acoustical measurements, we find that Lolinda Roof Terrace noise achieves compliance with the project acoustical criteria with the installed acoustical barriers at the roof.

ACOUSTICAL CRITERIA

Although the San Francisco Noise Ordinance is not intended to regulate noise from people, it was adapted to establish noise limits for the Lolinda Roof Terrace through meetings with the San Francisco Department of Public Health and the San Francisco Planning Department. It was proposed that the ambient¹ be compared with the Roof Terrace closed and open at the nearest sensitive receiver (see Figure 1 for the measurement location). In order to meet the project acoustical criteria, the change in the ambient could not exceed 8 dBA² at the nearest sensitive receiver.

Additionally, amplified music at the Roof Terrace is required to be virtually inaudible at fifty feet from the loudspeakers from 10:00 p.m. to 7:00 a.m. as set forth in Section 49 of the Municipal Police Code.

¹ The San Francisco Department of Public Health interprets the "Ambient Noise Level" to correlate to the L90 metric, which is the quietest ten percent of measured noise levels.

² dBA--A-Weighted sound pressure level (or noise level) represents the noisiness or loudness of a sound by weighting the amplitudes of various acoustical frequencies to correspond more closely with human hearing. A 10-dB (decibel) increase in noise level is perceived to be a doubling of loudness. A-Weighting is specified by the U.S. EPA, OSHA, Caltrans, and others for use in noise measurements.

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Elizabeth F. Tracker
Jennifer G. Palmer
Jodessa G. Cortez
Susan E. Lonergan
Courtney H. Vineys
Erin D. Gorton
Megan C. Santos

ROOF TERRACE CONFIGURATION

The roof terrace is acoustically shielded by glass barriers at the perimeter of the deck. Additionally, the cooking station at the north end of the deck provides substantial acoustical shielding.

ROOF TERRACE NOISE ANALYSIS

During the measurement period, the Lolinda Roof Terrace was open from 4 pm to 12 am on 21 March, from 11 am to 12 am on 22 March, and from 11 am to 10 pm on 23 March. We compared acoustical measurements at the nearest sensitive receiver during occupied and unoccupied times at the roof terrace at similar times of the day³. During the measurement period, the staff at Lolinda counted approximately 120 – 150 people from 5pm to 11pm on 22 March 2014. Table 1 below shows the comparison noise levels.

Table 1: Comparison Measurement Results

Timeframe	Terrace Open/Closed	L90 Range (dBA)
Friday, 21 March 2 PM – 4 PM	Closed	55 – 56
Friday, 21 March 4 PM – 6 PM	Open	55 – 56
Saturday, 22 March 1 AM – 3 AM	Closed	52 – 55
Friday, 21 March 10 PM – 12 AM	Open	55 – 57
Saturday, 22 March 9 AM – 11 AM	Closed	54 – 55
Saturday, 22 March 11 AM – 1 PM	Open	55 – 57
Sunday, 23 March 1 AM – 3 AM	Closed	51 - 54
Saturday, 22 March 10 PM – 12 AM	Open	55 – 57
Sunday, 23 March 9 AM – 11 AM	Closed	49 – 54
Sunday, 23 March 11 AM – 1 PM	Open	54 – 56
Sunday/Monday, 23/24 March 11 PM – 1AM	Closed	51 – 52
Sunday, 23 March 8 PM – 10 PM	Open	54 – 56

CONCLUSION

Based on the results of our acoustical measurements from 21 March 2014 to 24 March 2014, the Roof Terrace achieves acoustical compliance with the project acoustical criteria. This study was designed to document worst case conditions: a weekend with fair weather.

³ Note that there is one hour after the terrace closes where cleanup occurs. We have excluded this hour from the comparison.

*

*

*

This concludes our current comments on the Lolinda Roof Terrace Acoustical Study. If you have any questions or comments, please give us a call.

Sincerely,

CHARLES M. SALTER ASSOCIATES



Diego Hernandez
Consultant



Cristina L. Miyar
Vice President

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15 May 2011

Sarah Bernstein Jones, AICP
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San Francisco Planning Dept.
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San Francisco, CA 94103
Email copy: sarah.b.jones@sfgov.org

Subject: **Medjool Sky Terrace Noise Mitigation - Results of Acoustical Study**
CSA Project No. 10-0052

Dear Sarah,

From April 8, 2011 to April 11, 2011, we conducted acoustical measurements at various locations near the Medjool Sky Terrace. The purpose of the measurements was to evaluate whether the addition of acoustical barriers at the terrace and the calibration of the Sky Terrace Audio System resulted in compliance with the project acoustical criteria. This letter outlines the project acoustical criteria; describes the installed noise mitigation measures, acoustical study, and analysis; and summarizes the results of our studies.

Executive Summary

Based on the results of our acoustical measurements April 8 -11, 2011 and April 30th, 2011 correlated with our noise vs. occupancy analysis completed in May 2010, the installed acoustical barriers at the Medjool Sky Terrace achieve acoustical compliance with the project acoustical criteria. The audio system achieves compliance with project acoustical criteria when loudspeaker noise levels are limited to a sound pressure level of 77dBA at three feet from the Sky Terrace loudspeakers.

Acoustical Criteria

Although the San Francisco Noise Ordinance is not intended to regulate noise from people, it was adapted to establish noise limits for the Medjool Sky Terrace through meetings with the San Francisco Department of Public Health and the San Francisco Planning Department. It was proposed that the ambient¹ be compared with the Sky Terrace closed and open at the nearest sensitive receiver (at the nearest receiving property line) and at several other locations near the Sky Terrace (see accompanying map showing measurement locations).² In order to meet the project acoustical criteria, the change in the ambient could not exceed 8dBA at the measurements locations outside the Sky Terrace property lines.

¹ We interpret the "Ambient Noise Level" definition in the San Francisco Noise Ordinance to correlate to the L90 metric, which is the quietest ten percent of measured noise levels. This interpretation has been accepted by the San Francisco Department of Public Health.

² Note that one measurement location, at the rear deck of Daniel Hall's residence on Bartlett Street, could not be assessed during the study as planned. Mr. Hall was not available during the study period. Also note that the rooftop of 3215 21st is much closer to the Sky Terrace and less acoustically shielded from the Sky Terrace than the Hall terrace measurement location.

Additionally, amplified music at the Sky Terrace is required to be virtually inaudible at fifty feet from the loudspeakers from 10:00 p.m. to 7:00 a.m. as set forth in Section 49 of the Municipal Police Code.

Internal Noise Study May 2010

In order to develop noise mitigation measures for the Sky Terrace, we conducted acoustical testing at the Sky Terrace from Friday, May 28, 2010 to Sunday, May 30, 2010. We used ambient noise measurements conducted by ESA in November 2007 as references for ambient noise without the Sky Terrace in operation. Based on our study, we determined that eight-foot-high barriers with the upper one-foot-high portion angled towards the Sky Terrace were required at the North, South, and West edges of the Sky Terrace and five-foot-high barriers were required at the East edge of the Sky Terrace. The installation of acoustical barriers was completed in December 2010.

We counted occupancies at the Sky Terrace throughout the evening of May 28th/29th in order to understand the correlation between terrace occupancies and source noise levels at the terrace. The maximum occupancy documented during our internal study period was 135 people.

Amplified Music Source Calibration

Medjool typically plays music through their audio system from an external source (iPod). We played music similar to the music played at the Sky Terrace during operation through the Sky Terrace Audio System through an iPod and determined that a gain setting of -10dB (see photo below) limited amplified music noise to 77dBA at a distance of three feet from the loudspeaker. The audio system calibration was completed in the morning of April 9th.³ We confirmed that audio noise was inaudible at the nearest sensitive receiver (3215 21st Street). At the request of the San Francisco Buddhist Center, we coordinated the audio system calibration with Nancy Anding. Nancy confirmed that the Sky Terrace loudspeakers were inaudible at the San Francisco Buddhist Center property at the time of our testing.



Sky Terrace Audio System with calibrated gain setting for external source (iPod).

Additionally, the Sky Terrace audio system was turned off completely from 10pm to 11pm on April 9th at the request of the San Francisco Buddhist Center.

³ Previous measurements indicated that the ambient at the nearest sensitive receiver was similar at 10am to that at 10pm.

Comparison Ambient Testing April 8 – 11, 2011

In order to measure the ambient noise without the Sky Terrace in operation at the study measurement receiver positions, the Sky Terrace closed at 9pm on April 8th and was also closed from morning until 9pm on April 11th. The night of April 10th/April 11th was designated as the night to measure the ambient at the study measurement receiver positions with the Sky Terrace in operation. The night of April 10th/April 11th proved to be cold and windy. The maximum occupancy recorded on the terrace was 58. The tables below show the late evening ambient noise at each measurement location with the Sky Terrace closed (Friday-Saturday, April 8 -9, 2011) as compared to the ambient noise with the Sky Terrace open (Saturday-Sunday, April 9-10, 2011). We also show recorded occupancy levels at the Sky Terrace for Saturday night/Sunday morning.⁴

Table 1: Location 2 (3215 21 st Rooftop) Comparison Measurements									
		Ambient Terrace Closed	Delta	Ambient Terrace Open			Occupancy	Speakers	
2011/04/08	21:00:00	56.0	0.9	56.9	21:00:00	2011/04/09	14		
2011/04/08	21:10:00	56.7	0.5	57.2	21:10:00	2011/04/09			
2011/04/08	21:20:00	56.3	0.2	56.5	21:20:00	2011/04/09			
2011/04/08	21:30:00	55.9	0.7	56.6	21:30:00	2011/04/09	6		
2011/04/08	21:40:00	55.7	1.0	56.7	21:40:00	2011/04/09			
2011/04/08	21:50:00	56.4	0.5	56.9	21:50:00	2011/04/09			
2011/04/08	22:00:00	56.6	0.4	57.0	22:00:00	2011/04/09	17	OFF	
2011/04/08	22:10:00	56.3	0.4	56.7	22:10:00	2011/04/09		OFF	
2011/04/08	22:20:00	56.3	1.1	57.4	22:20:00	2011/04/09		OFF	
2011/04/08	22:30:00	57.2	0.7	57.9	22:30:00	2011/04/09		OFF	
2011/04/08	22:40:00	58.4	0.6	59.0	22:40:00	2011/04/09		OFF	
2011/04/08	22:50:00	58.1	0.3	58.4	22:50:00	2011/04/09		OFF	
2011/04/08	23:00:00	58.0	0.0	58.0	23:00:00	2011/04/09	32		
2011/04/08	23:10:00	58.3	1.0	59.3	23:10:00	2011/04/09	58		
2011/04/08	23:20:00	58.7	-0.8	57.9	23:20:00	2011/04/09			
2011/04/08	23:30:00	59.3	-1.1	58.2	23:30:00	2011/04/09	45		
2011/04/08	23:40:00	59.0	-0.3	58.7	23:40:00	2011/04/09	35		
2011/04/08	23:50:00	58.1	-0.4	57.7	23:50:00	2011/04/09			
2011/04/09	00:00:00	57.7	0.1	57.8	00:00:00	2011/04/10	37		
2011/04/09	00:10:00	57.7	0.1	57.8	00:10:00	2011/04/10			
2011/04/09	00:20:00	58.0	1.2	59.2	00:20:00	2011/04/10	57		
2011/04/09	00:30:00	57.9	0.3	58.2	00:30:00	2011/04/10	57		
2011/04/09	00:40:00	57.8	1.0	58.8	00:40:00	2011/04/10	57		
2011/04/09	00:50:00	58.7	-0.4	58.3	00:50:00	2011/04/10			
2011/04/09	01:00:00	58.7	-1.0	57.7	01:00:00	2011/04/10	44		
2011/04/09	01:10:00	58.0	-0.9	57.1	01:10:00	2011/04/10			
2011/04/09	01:20:00	57.7	-0.1	57.6	01:20:00	2011/04/10			
2011/04/09	01:30:00	58.0	-0.8	57.2	01:30:00	2011/04/10			
2011/04/09	01:40:00	57.5	1.1	58.6	01:40:00	2011/04/10			

⁴ Data from Location 1 (Sky Terrace) indicate that the Sky Terrace was closed by 1:40am on 4/10/11.

Table 2: Location 3 (Rooftop Santora Sales Building, 33 Bartlett) Comparison Measurements								
		Ambient Terrace Closed	Delta	Ambient Terrace Open			Occupancy	Speakers
2011/04/08	21:00:00	63.2	0.1	63.3	21:00:00	2011/04/09		
2011/04/08	21:10:00	64.1	0.8	64.9	21:10:00	2011/04/09	14	
2011/04/08	21:20:00	63.7	-0.2	63.5	21:20:00	2011/04/09		
2011/04/08	21:30:00	63.6	0.4	64.0	21:30:00	2011/04/09		
2011/04/08	21:40:00	65.0	-0.9	64.1	21:40:00	2011/04/09	6	
2011/04/08	21:50:00	63.6	0.6	64.2	21:50:00	2011/04/09		
2011/04/08	22:00:00	64.6	-1.2	63.4	22:00:00	2011/04/09		
2011/04/08	22:10:00	64.8	-1.4	63.4	22:10:00	2011/04/09	17	OFF
2011/04/08	22:20:00	65.3	-1.6	63.7	22:20:00	2011/04/09		OFF
2011/04/08	22:30:00	64.6	-1.1	63.5	22:30:00	2011/04/09		OFF
2011/04/08	22:40:00	64.4	-1.4	63.0	22:40:00	2011/04/09		OFF
2011/04/08	22:50:00	62.3	-1.5	60.8	22:50:00	2011/04/09		OFF
2011/04/08	23:00:00	64.1	-3.6	60.5	23:00:00	2011/04/09		OFF
2011/04/08	23:10:00	64.1	-3.4	60.7	23:10:00	2011/04/09	32	
2011/04/08	23:20:00	63.7	-4.7	59.0	23:20:00	2011/04/09	58	
2011/04/08	23:30:00	64.6	-6.7	57.9	23:30:00	2011/04/09		
2011/04/08	23:40:00	64.4	-8.2	56.2	23:40:00	2011/04/09	45	
2011/04/08	23:50:00	63.5	-9.2	54.3	23:50:00	2011/04/09	35	
2011/04/09	00:00:00	61.9	-7.9	54.0	00:00:00	2011/04/10		
2011/04/09	00:10:00	63.7	-9.5	54.2	00:10:00	2011/04/10	37	
2011/04/09	00:20:00	58.5	-2.7	55.8	00:20:00	2011/04/10		
2011/04/09	00:30:00	56.7	-3.4	53.3	00:30:00	2011/04/10	57	
2011/04/09	00:40:00	54.8	-1.4	53.4	00:40:00	2011/04/10	57	
2011/04/09	00:50:00	54.4	-1.1	53.3	00:50:00	2011/04/10	57	
2011/04/09	01:00:00	54.0	-1.0	53.0	01:00:00	2011/04/10		
2011/04/09	01:10:00	55.0	-1.9	53.1	01:10:00	2011/04/10	44	
2011/04/09	01:20:00	55.1	-2.3	52.8	01:20:00	2011/04/10		
2011/04/09	01:30:00	54.5	-1.9	52.6	01:30:00	2011/04/10		
2011/04/09	01:40:00	54.3	-1.2	53.1	01:40:00	2011/04/10		

Table 3: Location 4 (Bartlett Street) Comparison Measurements									
		Ambient	Delta	Ambient				Occupancy	Speakers
		Terrace Closed		Terrace Open					
2011/04/08	21:00:00	49.0	1.3	50.3	21:00:00	2011/04/09			
2011/04/08	21:10:00	50.8	-1.7	49.1	21:10:00	2011/04/09	14		
2011/04/08	21:20:00	51.3	1.3	52.6	21:20:00	2011/04/09			
2011/04/08	21:30:00	49.1	0.5	49.6	21:30:00	2011/04/09			
2011/04/08	21:40:00	50.6	-1.0	49.6	21:40:00	2011/04/09	6		
2011/04/08	21:50:00	49.9	-1.0	48.9	21:50:00	2011/04/09			
2011/04/08	22:00:00	49.6	0.8	50.4	22:00:00	2011/04/09			
2011/04/08	22:10:00	48.0	2.0	50.0	22:10:00	2011/04/09	17		OFF
2011/04/08	22:20:00	48.3	0.7	49.0	22:20:00	2011/04/09			OFF
2011/04/08	22:30:00	49.7	-0.6	49.1	22:30:00	2011/04/09			OFF
2011/04/08	22:40:00	47.7	2.0	49.7	22:40:00	2011/04/09			OFF
2011/04/08	22:50:00	48.0	1.7	49.7	22:50:00	2011/04/09			OFF
2011/04/08	23:00:00	48.7	0.0	48.7	23:00:00	2011/04/09			OFF
2011/04/08	23:10:00	48.9	1.4	50.3	23:10:00	2011/04/09	32		
2011/04/08	23:20:00	49.6	-0.7	48.9	23:20:00	2011/04/09	58		
2011/04/08	23:30:00	49.7	-1.0	48.7	23:30:00	2011/04/09			
2011/04/08	23:40:00	48.7	-1.0	47.7	23:40:00	2011/04/09	45		
2011/04/08	23:50:00	46.9	0.8	47.7	23:50:00	2011/04/09	35		
2011/04/09	00:00:00	48.0	0.4	48.4	00:00:00	2011/04/10			
2011/04/09	00:10:00	46.0	0.7	46.7	00:10:00	2011/04/10	37		
2011/04/09	00:20:00	45.2	7.4	52.6	00:20:00	2011/04/10			
2011/04/09	00:30:00	45.1	1.6	46.7	00:30:00	2011/04/10	57		
2011/04/09	00:40:00	46.1	0.6	46.7	00:40:00	2011/04/10	57		
2011/04/09	00:50:00	46.6	4.5	51.1	00:50:00	2011/04/10	57		
2011/04/09	01:00:00	48.4	-1.8	46.6	01:00:00	2011/04/10			
2011/04/09	01:10:00	45.8	-2.2	43.6	01:10:00	2011/04/10	44		
2011/04/09	01:20:00	44.7	-0.8	43.9	01:20:00	2011/04/10			
2011/04/09	01:30:00	43.1	1.0	44.1	01:30:00	2011/04/10			
2011/04/09	01:40:00	44.5	0.1	44.6	01:40:00	2011/04/10			

Table 4: Location 5 (21st Street) Comparison Measurements									
		Ambient Terrace Closed	Delta	Ambient Terrace Open			Occupancy	Speakers	
2011/04/08	21:00:00	56.0	1.0	57.0	21:00:00	2011/04/09	6 to 14		
2011/04/08	22:00:00	55.0	2.5	57.5	22:00:00	2011/04/09	17	OFF	
2011/04/08	23:00:00	56.0	1.0	57.0	23:00:00	2011/04/09	32 to 58		
2011/04/09	00:00:00	56.0	0.0	56.0	00:00:00	2011/04/10	37 to 57		
2011/04/09	01:00:00	55.0	1.0	56.0	01:00:00	2011/04/10	44		

* * *

Table 5: Location 6 (Capp Street) Comparison Measurements									
		Ambient Terrace Closed	Delta	Ambient Terrace Open			Occupancy	Speakers	
2011/04/08	21:00:00	50.6	1.4	52	21:00:00	2011/04/09	14		
2011/04/08	21:10:00	50.4	3.3	53.7	21:10:00	2011/04/09			
2011/04/08	21:20:00	49.1	2.5	51.6	21:20:00	2011/04/09			
2011/04/08	21:30:00	50.1	1.6	51.7	21:30:00	2011/04/09	6		
2011/04/08	21:40:00	48.7	4.1	52.8	21:40:00	2011/04/09			
2011/04/08	21:50:00	48.2	3.2	51.4	21:50:00	2011/04/09			
2011/04/08	22:00:00	48.6	1.4	50	22:00:00	2011/04/09	17	OFF	
2011/04/08	22:10:00	50.8	-0.3	50.5	22:10:00	2011/04/09		OFF	
2011/04/08	22:20:00	47.3	1.9	49.2	22:20:00	2011/04/09		OFF	
2011/04/08	22:30:00	49.4	2.9	52.3	22:30:00	2011/04/09		OFF	
2011/04/08	22:40:00	48.3	2.5	50.8	22:40:00	2011/04/09		OFF	
2011/04/08	22:50:00	49.7	1.2	50.9	22:50:00	2011/04/09		OFF	
2011/04/08	23:00:00	51.2	-0.8	50.4	23:00:00	2011/04/09	32		
2011/04/08	23:10:00	49.4	2.3	51.7	23:10:00	2011/04/09	58		
2011/04/08	23:20:00	50.5	0.3	50.8	23:20:00	2011/04/09			
2011/04/08	23:30:00	49	1.1	50.1	23:30:00	2011/04/09	45		
2011/04/08	23:40:00	48.1	3	51.1	23:40:00	2011/04/09	35		
2011/04/08	23:50:00	48.4	1	49.4	23:50:00	2011/04/09			
2011/04/09	00:00:00	49.2	0.7	49.9	00:00:00	2011/04/10	37		
2011/04/09	00:10:00	48.2	1.4	49.6	00:10:00	2011/04/10			
2011/04/09	00:20:00	47	5	52	00:20:00	2011/04/10	57		
2011/04/09	00:30:00	47.7	3.2	50.9	00:30:00	2011/04/10	57		
2011/04/09	00:40:00	47.5	3.2	50.7	00:40:00	2011/04/10	57		
2011/04/09	00:50:00	47.4	3.2	50.6	00:50:00	2011/04/10			
2011/04/09	01:00:00	48.3	1.9	50.2	01:00:00	2011/04/10	44		
2011/04/09	01:10:00	47.7	1.2	48.9	01:10:00	2011/04/10			
2011/04/09	01:20:00	46.8	2.2	49	01:20:00	2011/04/10			
2011/04/09	01:30:00	46.6	2.8	49.4	01:30:00	2011/04/10			
2011/04/09	01:40:00	46.4	4.1	50.5	01:40:00	2011/04/10			

Correlation between Noise Levels at Sky Terrace and Receiver Locations

A review of the Tables 1 – 5 above reveals no correlation between Sky Terrace occupancy and noise levels at locations 3, 4, 5, and 6. Additionally, there is no correlation between noise levels at these receivers with the Sky Terrace audio system on or off.

Comparison Ambient Testing April 8/9 2011 and April 30/May 1, 2011

To further evaluate the Sky Terrace acoustical barriers, we conducted acoustical measurements at Location 1 (Sky Terrace) and Location 2 (3215 21st Street) on Saturday evening (April 30/May 1, 2011). The evening of this second round of measurements was calm and the weather fair. We counted a maximum of 113 people on the Sky Terrace that night. Table 6 below shows the late evening ambient noise at Location 2 (3215 21st Street) with the Sky Terrace open as compared to the ambient noise levels at Location 2 with the Sky Terrace closed (Friday-Saturday, April 8 -9, 2011). We also show recorded occupancy levels at the Sky Terrace for

Saturday night/Sunday morning.⁵

Table 6: Location 2 (3215 21st Street) Comparison Measurements April 30/May 1 2011							
		Ambient Terrace Closed	Delta	Ambient Terrace Open			
					Occupancy		
2011/04/08	21:00:00	56.0	3.6	59.6	21:00:00	2011/04/30	
2011/04/08	21:10:00	56.7	2.6	59.3	21:10:00	2011/04/30	
2011/04/08	21:20:00	56.3	2.6	58.9	21:20:00	2011/04/30	
2011/04/08	21:30:00	55.9	3.3	59.2	21:30:00	2011/04/30	
2011/04/08	21:40:00	55.7	3.9	59.6	21:40:00	2011/04/30	
2011/04/08	21:50:00	56.4	2.1	58.5	21:50:00	2011/04/30	
2011/04/08	22:00:00	56.6	2.8	59.4	22:00:00	2011/04/30	
2011/04/08	22:10:00	56.3	2.9	59.2	22:10:00	2011/04/30	
2011/04/08	22:20:00	56.3	3.5	59.8	22:20:00	2011/04/30	
2011/04/08	22:30:00	57.2	2.9	60.1	22:30:00	2011/04/30	84
2011/04/08	22:40:00	58.4	1.6	60.0	22:40:00	2011/04/30	82
2011/04/08	22:50:00	58.1	2.2	60.3	22:50:00	2011/04/30	80
2011/04/08	23:00:00	58.0	2.3	60.3	23:00:00	2011/04/30	84
2011/04/08	23:10:00	58.3	2.2	60.5	23:10:00	2011/04/30	91
2011/04/08	23:20:00	58.7	1.7	60.4	23:20:00	2011/04/30	120
2011/04/08	23:30:00	59.3	1.4	60.7	23:30:00	2011/04/30	108
2011/04/08	23:40:00	59.0	0.5	59.5	23:40:00	2011/04/30	113
2011/04/08	23:50:00	58.1	1.1	59.2	23:50:00	2011/04/30	109
2011/04/09	00:00:00	57.7	1.1	58.8	00:00:00	2011/05/01	87
2011/04/09	00:10:00	57.7	1.6	59.3	00:10:00	2011/05/01	82
2011/04/09	00:20:00	58.0	1.4	59.4	00:20:00	2011/05/01	92
2011/04/09	00:30:00	57.9	0.7	58.6	00:30:00	2011/05/01	81
2011/04/09	00:40:00	57.8	0.9	58.7	00:40:00	2011/05/01	75
2011/04/09	00:50:00	58.7	0.5	59.2	00:50:00	2011/05/01	74
2011/04/09	01:00:00	58.7	-0.5	58.2	01:00:00	2011/05/01	69
2011/04/09	01:10:00	58.0	-0.5	57.5	01:10:00	2011/05/01	37
2011/04/09	01:20:00	57.7	-0.6	57.1	01:20:00	2011/05/01	12
2011/04/09	01:30:00	58.0	-2.1	55.9	01:30:00	2011/05/01	

A review of the data above show that ambient noise levels at the nearest sensitive receiver with the Sky Terrace in operation and with the audio system on the Terrace in operation of a night with fair weather and up to 113 patrons at the Sky Terrace are well within the project criteria.

Internal Study May 2010

In order to develop noise reduction measures for the Sky Terrace to meet the project criteria, we conducted acoustical measurements at the Sky Terrace in May 2010. The night of the study was relatively warm, and we counted a maximum of 135 patrons on the Sky Terrace that night. While we conducted these measurements as an internal study to inform our design, we referred to our collected data in order to study the difference in Sky Terrace noise levels between occupancies of 110 and 135. We observed an increase of two decibels in average noise levels at the Sky Terrace when comparing occupancies of 115 to 135. While we cannot calculate noise levels at the Sky Terrace for occupancies of greater than 135, the data collected indicate that the

⁵ The Sky Terrace closed at 1:30am on 5/1/11.

Sarah Bernstein Jones

15 May 2011

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acoustical barrier design at the Sky Terrace would achieve compliance with the project criteria with occupancy levels substantially higher than the observed maximum of 113 patrons.

* * *

This concludes our acoustical report for the Medjool Sky Terrace Noise Reduction project. Do not hesitate to contact us if you have questions or need further information.

Sincerely,

CHARLES M. SALTER ASSOCIATES, INC.

A handwritten signature in dark ink, appearing to read 'C. Miyar', with a long horizontal flourish extending to the right.

Cristina L. Miyar
Vice President

cc: Tom Rivard, SF Dep. Public Health (tom.rivard@sfdph.org)
Gus Murad, Medjool (gusmurad1@yahoo.com)
Enclosures - as noted

11May15 Medjool Sky Terrace Acoustical Study Results



- Location 1: Medjool Sky Terrace
- Location 2: 3215 21st St. Rooftop
- Location 3: Santera Sales Building Rooftop (SE corner)
- Location 4: Bartlett Street
- Location 5: 21st Street
- Location 6: Capp Street

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MEDJOOL SKY TERRACE ACOUSTICAL STUDY: NOISE MONITOR LOCATIONS

FIGURE 1

CSA #
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CLM
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C h a r l e s M S a l t e r A s s o c i a t e s I n c

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25 May 2010

Sarah Bernstein Jones, AICP
Senior Environmental Planner
San Francisco Planning Dept.
1650 Mission Street, #400
San Francisco, CA 94103
Email copy: sarah.b.jones@sfgov.org

Subject: Medjool Sky Terrace Conditional Use Permit
Proposal for Acoustical Study

Dear Sarah,

This letter outlines our proposal for an acoustical study at the Medjool Sky Terrace.
The purpose of the study is to:

- 1) Compare daytime and nighttime ambient noise levels at the nearest residential neighbors with the Sky Terrace closed and open to determine the extent to which the Sky Terrace contributes to the surrounding noise environment;
- 2) Establish acceptable source noise levels at the Sky Terrace to resolve noise issues that allow the venue owner to continue operations and give surrounding residential neighbors confidence that the Sky Terrace will operate within the limits of the San Francisco Noise Ordinance.

We propose to mock up proposed acoustical design elements that will be added to the Sky Terrace as part of the conditional use permit. These are: new barriers along the North edge of the terrace and new solid elements between the existing barriers at the South edge of the terrace and in the stairwells at the North and South ends of the terrace (to address gaps in the existing barrier system).

Fixed Noise Source Testing

The terrace loudspeakers will be tested for compliance with the San Francisco Noise Ordinance requirement for fixed noise sources. The S.F. Noise Ordinance requires that fixed noise sources be limited to 55dBA inside the nearest residential receiver with the windows open from 7:00 a.m. to 10:00 p.m. Nighttime noise limits (from 10:00 p.m. to 7:00 a.m.), are 45dBA inside the nearest residential receiver. We can either measure inside the top flat of 3222 21st Street if the residents/owners are amenable, or we can use the standard 15dBA noise reduction through an open window established by the EPA in the 1970s (on which Title 24 requirements for exterior noise insulation are based). If noise measurements for speaker noise are conducted at the façade of the unit rather than inside the unit, then we propose to limit loudspeakers to 70 dBA at the rear façade of the upper unit on 22nd Street during the day and 65 dBA after 10:00 p.m. Pink noise will be used for the testing to calibrate the speakers and the measurements will be

conducted when the ambient noise is low.

General Testing for Residential Property Limits (Long-Term Noise Measurements)

Once the terrace loudspeaker placement has been optimized and the system is calibrated for conformance with the fixed noise source requirements, we propose to evaluate Sky Terrace noise as a whole against the general Noise Ordinance provisions. These provisions limit noise to 5dBA above the ambient at any point outside the property plane (assuming that the more restrictive provisions for residential properties are applicable due to the residential adjacency at 3222 21st Street). Noise produced by the Sky Terrace would also be limited to 8dBC above the ambient at any point outside the property plane.¹

In order to establish the ambient, we propose to combine two sets of measurements so that the Sky Terrace operations are minimally disrupted. Ambient measurements with the Sky Terrace closed will be performed on a Monday. We will use this data as the baseline ambient for daytime noise (until 9pm). In order to assess the nighttime ambient, the Sky Terrace will close early on a Friday night with fair weather. The Sky Terrace will close at 9pm, allowing the measurement of ambient noise at the monitoring locations for one hour before the Foreign Cinema outdoor patio closes. Splitting the ambient measurements into two days will result in the Sky Terrace having to meet a stricter standard, because the ambient will very likely be lower on a Monday than on a Friday. Although the combined measurement days do result in more data collected, this does not, in our opinion, pose any technical problem or compromise the study in any way.

In order to measure the noise produced by the Sky Terrace relative to the baseline ambient, we will measure day and nighttime noise levels with the Sky Terrace in operation after the erection of temporary barriers to simulate proposed acoustical improvements. In addition to measuring average noise levels, we will also measure loud events by setting the monitors to record all noise exceedances over 80dBA.

Long-Term Noise Monitoring Locations

Figure 1 shows the proposed noise monitoring locations.

The noise monitor at Location 1 will be at the Sky Terrace. This will provide us with source noise data so that we can back calculate what acceptable levels need to be to meet the Noise Ordinance. Additionally, we will monitor occupancy periodically during the measurements so that we can correlate occupancy with noise.

¹ We have clarified the Noise Ordinance enforcement protocol with Tom Rivard of the San Francisco Department of Public Health. If noise barriers are used to mitigate source noise, and the line-of-sight is broken by the barriers, then the measurement location for purposes of the San Francisco Noise Ordinance compliance will be behind the barriers.

Sarah Bernstein Jones

25 May 2010

Page 3

The noise monitor at Location 2 will be behind the noise barriers (at a distance of three feet from the barriers) to simulate the worse-case measurement location that would typically be enforced by the San Francisco Department of Public Health.

The Location 3 noise monitor will be supported from the Northeast wall of the New Mission Theater. This monitor will collect data at the interior of the block near the San Francisco Buddhist Center and Foreign Cinema's outdoor dining patio.

The noise monitor at Location 4 will be located on Bartlett Street between 21st and 22nd Streets.

The noise monitor at Location 5 will be located on 22nd Street between Mission and Bartlett Streets.

The noise monitor at Location 6 will be located at the rear façade or terrace of 21 Bartlett or 25 Bartlett.

* * *

We look forward to meeting with you to discuss the specifics of this acoustical study further. Do not hesitate to contact me prior to the meeting if you have questions about this study.

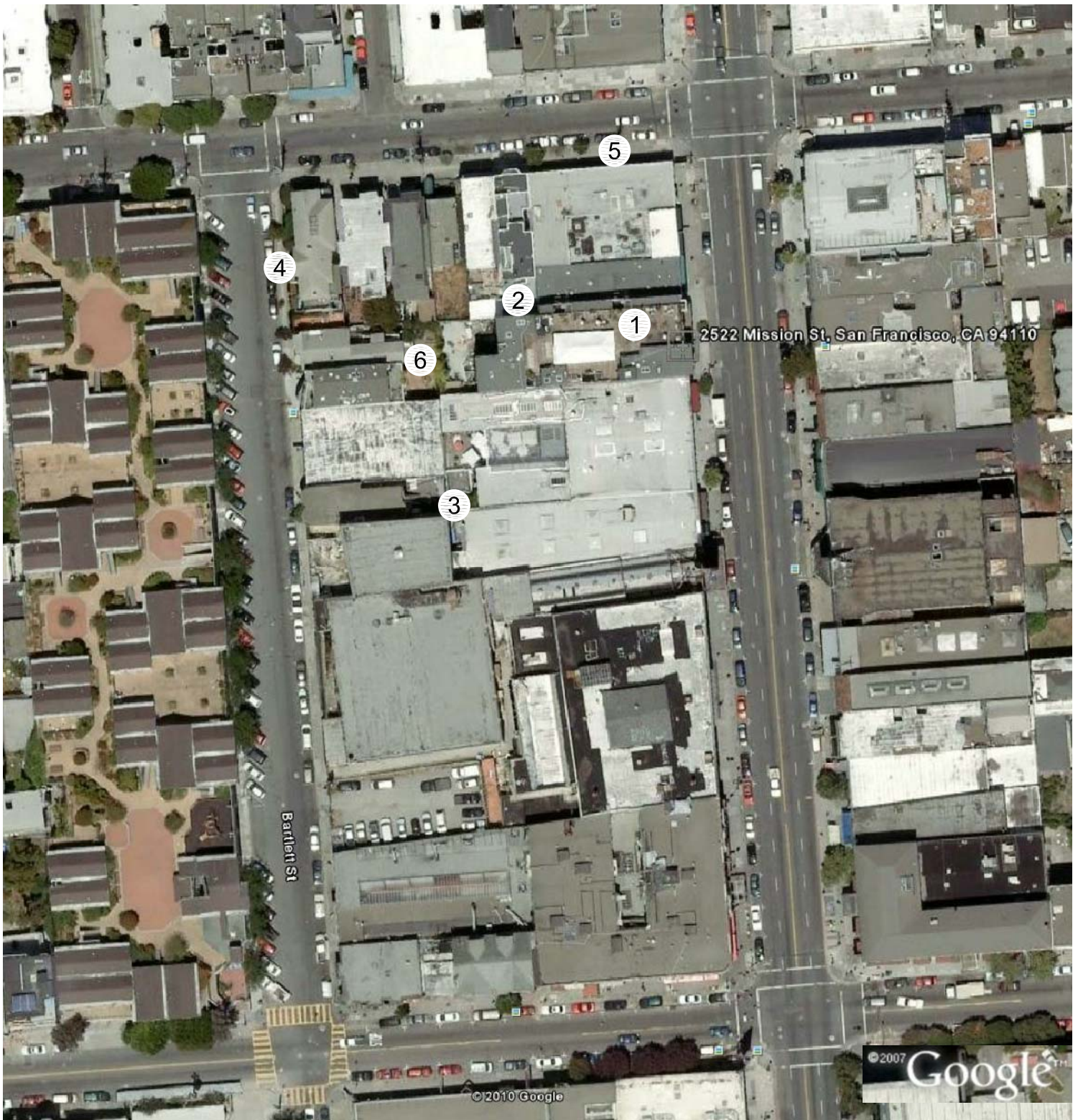
Sincerely,

CHARLES M. SALTER ASSOCIATES, INC.

A handwritten signature in dark ink, appearing to read 'C. Miyar', with a long horizontal flourish extending to the right.

Cristina L. Miyar
Vice President

Enclosures - as noted
10May20 Medjool Sky Terrace Acoustical Study



© 2010
 CHARLES M. SALTER ASSOCIATES, INC.
 FOR ACOUSTICAL DESIGN INFORMATION ONLY

MEDJOOL SKY TERRACE ACOUSTICAL STUDY: PROPOSED NOISE MONITOR LOCATIONS

FIGURE 1

CSA #
 10-0052

CLM
 05.24.10

The image is a high-contrast, black and white scan of a document page, likely a ledger or form. It features a prominent grid structure with several columns and rows. The top section contains a header with the text "FORM NO. 1" and "JAN 1964". Below this, there are several columns of text, some of which are partially obscured by noise and artifacts. The bottom section contains a large, dark, rectangular area, possibly a signature or stamp. The overall image is heavily degraded with noise and artifacts, making it difficult to read.

**SAN FRANCISCO
PLANNING
DEPARTMENT**

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AS BUILT CONDITIONS
2516-2524 MISSION STREET
SAN FRANCISCO, CALIFORNIA

Date:	12-13-11
Scale:	AS NOTED
Drawn By:	R.S.
Job No:	7661
Sheet	AO
Of 14 Sheets	

Motion No. 18434
September 8, 2011

CASE NO. 2009.0342 C
2516 Mission Street

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a full-service restaurant, bar and other entertainment (d.b.a. Medjool) to legalize an Outdoor Activity Area located on the roof of a four-story building at 2516 Mission Street, Block 3676, Lot 061 pursuant to Planning Code Section(s) 309 and 736.24 within the Mission Street NCT (Neighborhood Commercial Transit) Zoning District and a 55-X/65-B Height And Bulk District in general conformance with plans, dated August 4, 2011, and stamped "EXHIBIT B" included in the docket for Case No. 2009.0342C and subject to conditions of approval reviewed and approved by the Commission on September 8, 2011 under Motion No. 18434. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on September 8, 2011 under Motion No. 18434.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the "Exhibit A" of this Planning Commission Motion No. 18434 shall be reproduced on the Index Sheet of construction plans submitted with the site or building permit application for the Project. The Index Sheet of the construction plans shall reference to the Conditional Use authorization and any subsequent amendments or modifications.

SEVERABILITY

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. "Project Sponsor" shall include any subsequent responsible party.

CHANGES AND MODIFICATIONS

Changes to the approved plans may be approved administratively by the Zoning Administrator. Significant changes and modifications of conditions shall require Planning Commission approval of a new Conditional Use authorization.

SAN FRANCISCO
PLANNING DEPARTMENT

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Motion No. 18434
September 8, 2011

CASE NO. 2009.0342 C
2516 Mission Street

Conditions of approval, Compliance, Monitoring, and Reporting PERFORMANCE

1. **Validity and Expiration.** The authorization and right vested by virtue of this action is valid for three years from the effective date of the Motion. A building permit from the Department of Building Inspection to construct the project and/or commence the approved use must be issued as this Conditional Use authorization is only an approval of the proposed project and conveys no independent right to construct the project or to commence the approved use. The Planning Commission may, in a public hearing, consider the revocation of the approvals granted if a site or building permit has not been obtained within three (3) years of the date of the Motion approving the Project. Once a site or building permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. The Commission may also consider revoking the approvals if a permit for the Project has been issued but is allowed to expire and more than three (3) years have passed since the Motion was approved.

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

2. **Extension.** This authorization may be extended at the discretion of the Zoning Administrator only where failure to issue a permit by the Department of Building Inspection to perform, said tenant improvements is caused by a delay by a local, State or Federal agency or by any appeal of the issuance of such permit(s).

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

DESIGN - COMPLIANCE AT PLAN STAGE

3. **Noise.** Plans submitted with the building permit application for the approved project shall incorporate acoustical insulation and other sound proofing measures to control noise.

For information about compliance, contact the Case Planner, Planning Department at 415-558-6376, www.sfpd.org.

MONITORING - AFTER ENTITLEMENT

4. **Enforcement.** Violation of any of the Planning Department conditions of approval contained in this Motion or of any other provisions of Planning Code applicable to this Project shall be subject to the enforcement procedures and administrative penalties set forth under Planning Code Section 176 or Section 176.1. The Planning Department may also refer the violation complaints to other city departments and agencies for appropriate enforcement action under their jurisdiction.

SAN FRANCISCO
PLANNING DEPARTMENT

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Motion No. 18434
September 8, 2011

CASE NO. 2009.0342 C
2516 Mission Street

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

5. **Monitoring.** The Project requires monitoring of the conditions of approval in this Motion. The Project Sponsor or the subsequent responsible parties for the Project shall pay fees as established under Planning Code Section 351(e) (1), and work with the Planning Department for information about compliance.

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

6. **Revocation due to Violation of Conditions.** Should implementation of this Project result in complaints from interested property owners, residents, or commercial lessees which are not resolved by the Project Sponsor and found to be in violation of the Planning Code and/or the specific conditions of approval for the Project as set forth in Exhibit A of this Motion, the Zoning Administrator shall refer such complaints to the Commission, after which it may hold a public hearing on the matter to consider revocation of this authorization.

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

OPERATION

7. **Noise Control.** The premises shall be adequately soundproofed or insulated for noise and operated so that incidental noise shall not be audible beyond the premises or in other sections of the building and fixed-source equipment noise shall not exceed the decibel levels specified in the San Francisco Noise Control Ordinance.

For information about compliance with the fixed mechanical objects such as rooftop air conditioning, restaurant ventilation systems, and motors and compressors with acceptable noise levels, contact the Environmental Health Section, Department of Public Health at (415) 252-5800, www.dph.org.

For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, www.sfpd.org.

For information about compliance with the amplified sound including music and television contact the Police Department at 415-553-1012 or 415-553-0123, www.sfpd.org.

8. **Odor Control.** While it is inevitable that some low level of odor may be detectable to nearby residents and passersby, appropriate odor control equipment shall be installed in conformance with the approved plans and maintained to prevent any significant noxious or offensive odors from escaping the premises.

For information about compliance with odor or other chemical air pollutants standards, contact the Bay Area Air Quality Management District (BAAQMD), 1-800-334-ODOR (6367), www.baaqmd.org and Code Enforcement, Planning Department at 415-575-6863, www.sfpd.org.

SAN FRANCISCO
PLANNING DEPARTMENT

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Motion No. 18434
September 8, 2011

CASE NO. 2009.0342 C
2516 Mission Street

9. **Sidewalk Maintenance.** The Project Sponsor shall maintain the main entrance to the building and all sidewalks abutting the subject property in a clean and sanitary condition in compliance with the Department of Public Works Streets and Sidewalk Maintenance Standards.

For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works, 415-695-2017, <http://www.sfpd.org>.

10. **Community Liaison.** Prior to issuance of a building permit to construct the project and implement the approved use, the Project Sponsor shall appoint a community liaison officer to deal with the issues of concern to owners and occupants of nearby properties. The community liaison officer shall be available by telephone at all hours should noise be problematic. The Project Sponsor shall provide the Zoning Administrator with written notice of the name, business address, and telephone number of the community liaison. Should the contact information change, the Zoning Administrator shall be made aware of such change. The community liaison shall report to the Zoning Administrator what issues, if any, are of concern to the community and what issues have not been resolved by the Project Sponsor.

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

11. **Lighting.** All Project lighting shall be directed onto the Project site and immediately surrounding sidewalk area only, and designed and managed so as not to be a nuisance to adjacent residents. Nighttime lighting shall be the minimum necessary to ensure safety, but shall in no case be directed so as to constitute a nuisance to any surrounding property.

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

12. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Monday through Thursday 2:00 pm to 11:30pm, Friday 2:00pm to 1:30am, Saturday 11am to 1:30am and Sunday 11am to 11:30pm.

No patrons may remain in the Outdoor Activity Area after closing time. Staff may remain in the facility as necessary for cleaning and other duties related to the operations of the Outdoor Activity Area one hour past the closing hour stated above. No employees may be in the Outdoor Activity Area after the clean up time.

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

13. **Other Entertainment.** The outdoor activity area is not allowed to have other entertainment as defined in Planning Code Section 290.38.

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

SAN FRANCISCO
PLANNING DEPARTMENT

18

Motion No. 18434
September 8, 2011

CASE NO. 2009.0342 C
2516 Mission Street

14. **Usable Open Space for Residential Hotel Units.** The area designated to meet usable open space requirements for the Residential Hotel Units shall be physically distinct from the Outdoor Activity Area and for the sole use of the residential tenants.

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

15. **Occupancy.** Maximum occupancy for the entire roof deck shall be governed by the Building Code. However, the area used as the Outdoor Activity Area by the project sponsor shall not exceed 175 persons.

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

16. **Notices Posted.** Notices shall be posted requesting patrons enjoy the roof deck in a quiet, peaceful, and orderly fashion and be considerate of noise impacts on the neighborhood. The notices shall be well-lit and prominently displayed at all entrances and exits of the establishment. The conditions set forth in this Motion shall also be posted on site.

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

17. **Beverage Service.** Beverages served in the Outdoor Activity Area shall be obtained through wait staff only. The area dispensing beverages shall not have seating or walk up service.

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

18. **Planning Commission Review for Compliance.** The Planning Department will conduct a public information hearing at the Planning Commission on the compliance of these Conditions of Approval within six (6) months from the date of this decision. In preparation for the hearing, the Project Sponsor shall conduct a noise study in the same manner and location sites as defined in the original scope of work prepared by Charles M. Salter Associates and dated May 25, 2010. This study will compare the baseline level of noise from the noise study conducted by Charles M. Salter Associates, Inc. with current operations. After this public information hearing and with the advice and input of the Planning Commission, the Zoning Administrator may extend or reduce the permitted hours of the outdoor activity area. This study shall be made available to the public.

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

SAN FRANCISCO
PLANNING DEPARTMENT

19

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW

CLASS 1

DATE OF SPECIAL RESTRICTIONS

2012-11-05-12 RECORDED L 12412

THIS PROJECT IS SUBJECT TO THE
CONDITIONS OF CITY PLANNING
COMMISSION MOTION NO. 18434

JOHN WILSON
FEB 29 2012

JOHN CURD, SFPD
MAR 29 2012

APPROVED
Dept. of Building Insp.
MAR 29 2012

Approved Planning Dept. Kimberly J. Durand

RECEIVED
DEC 14 2011
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR MICROFILMING
ACCEPTED

AS BUILT CONDITIONS

2516-2624 MISSION STREET
SAN FRANCISCO, CALIFORNIA

Date: 12-13-11
Scale: 1/4" = 1'-0"
Drawn By: R.S.
Job No: 7661
Sheet: AO.1
Of 14 Sheets



CONDITIONAL USE AUTHORIZATION

SAN FRANCISCO
PLANNING
DEPARTMENT

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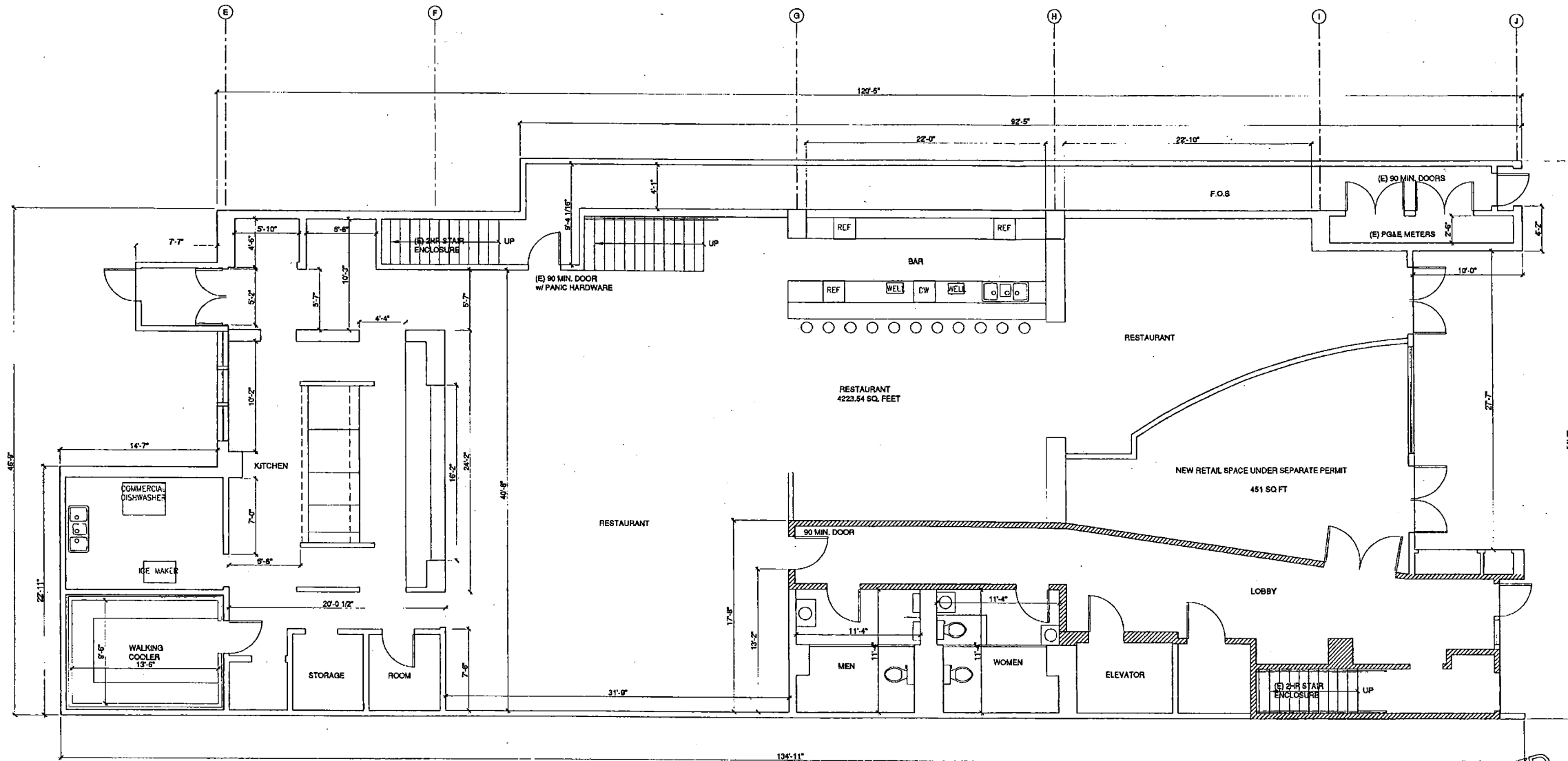
REVISIONS	BY

SANTOS & URRUTIA
ENGINEERS
2441 HARRISON STREET
SAN FRANCISCO, CA 94133
TELEPHONE (415) 948-7720
FAX (415) 942-7590

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3/24/12

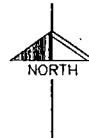
REF: PLAN

RODRIGO SANTOS



EXISTING GROUND FLOOR PLAN

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



APPROVED
PER PLANNING DEPARTMENT
3/23/12
Approved Planning Dept. Kimberly J. Durand
SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICAL EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1
THIS PROJECT IS SUBJECT TO THE
CONDITIONS OF CITY PLANNING
CONCESSION MOTION NO. 10434
NOTICE OF SPECIAL RESTRICTIONS
1021840.572, RECORDED 1-12-12

APPROVED
John Curi, SFD
MAR 28 2012

APPROVED
Dept. of Building Inspection
MAR 29 2012
DIRECTOR OF BUILDING INSPECTION
POOR REVISION
MAR 21 2012
DEPARTMENT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARDS FOR RECORDING
ACCEPTED BY

AS BUILT CONDITIONS

2516-2524 MISSION STREET
SAN FRANCISCO, CALIFORNIA

Date: 12-13-11
Scale: 1/4"=1'-0"
Drawn By: R.S.
Job No: 7661
Sheet
A1
Of 14 Sheets

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
1000 CALIFORNIA STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7660

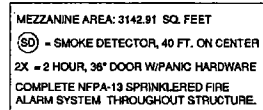


GROUND FLOOR PLAN

2011-12-14-0681 R1

SAN FRANCISCO
PLANNING
DEPARTMENT

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APPROVED
PER PLANS AND APPLICATION
[Signature] 3/23/12
PLANNING DEPARTMENT
Approved Planning Dept. Kimberly J. Durendt

☐ NOTICE OF SPECIAL RESTRICTIONS
 2013 J 340.570 RECORDED 1, 24, 12
 SAN FRANCISCO DEPARTMENT OF CITY PLANNING
 CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
 CLASS 1

THIS PROJECT IS SUBJECT TO THE
CONDITIONS OF CITY PLANNING
COMMISSION MOTION NO. 18434

John Curd, SFPD
MAR 28 2012

PLAN REVISION

MAR 21 2012

DEPARTMENT OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARDS FOR BUILDING

ACCEPTED BY

APPROVED
Dept of Building Insp
MAR 29 2012
William L. Day
DIRECTOR OF BUILDING INSPECTION
DEPT. OF BUILDING INSPECTION

AS BUILT CONDITIONS
2516-2524 MISSION STREET
SAN FRANCISCO, CALIFORNIA

Date:	12-13-11
Scale:	1/4"=1'-0"
Drawn By:	R.S.
Job No:	7661
Sheet	A2
Of 14 Sheets	

REVISIONS	BY

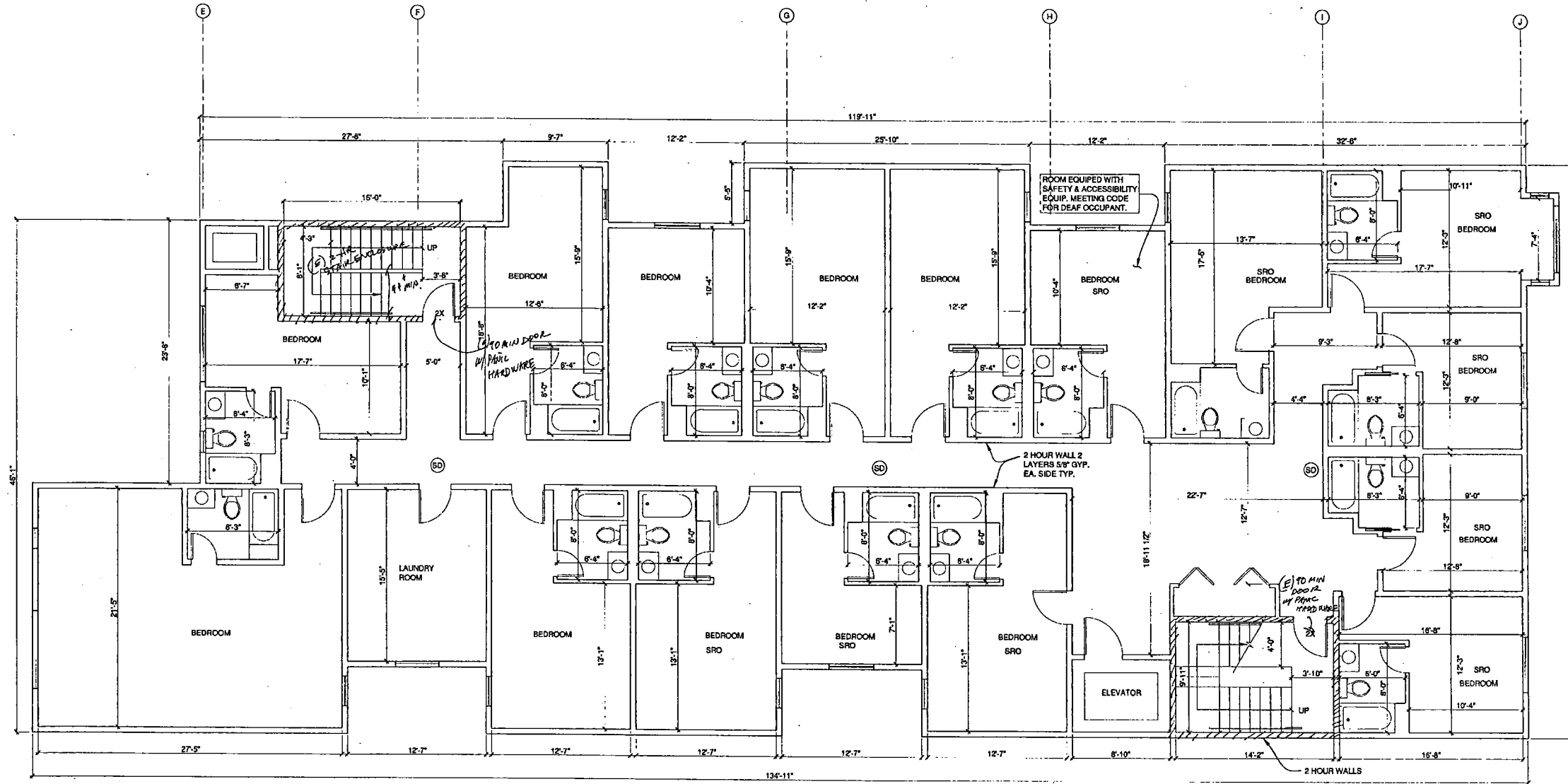
SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
22451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7732
FAX (415) 642-7590



MEZZANINE FLOOR PLAN

**SAN FRANCISCO
PLANNING
DEPARTMENT**

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PURSUANT TO CALIFORNIA LA**



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



16 ROOMS
AREA = 5485.9 SQ. FEET
SD = SMOKE DETECTOR, 40 FT. ON CENTER
2X = 2 HOUR, 36" DOOR W/PANIC HARDWARE
COMPLETE NFPA-13 SPRINKLERED FIRE
ALARM SYSTEM THROUGHOUT STRUCTURE.

APPROVED
Dept. of Building Insp.
MAR 29 2012

RECEIVED
DEC 14 2011
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR MICROFILMING
ACCEPT

JANE VALLEJO
FEB 29 2012

John Curo, SFPD
MAR 05 2012

AS BUILT CONDITIONS
2516-2524 MISSION STREET
SAN FRANCISCO, CALIFORNIA

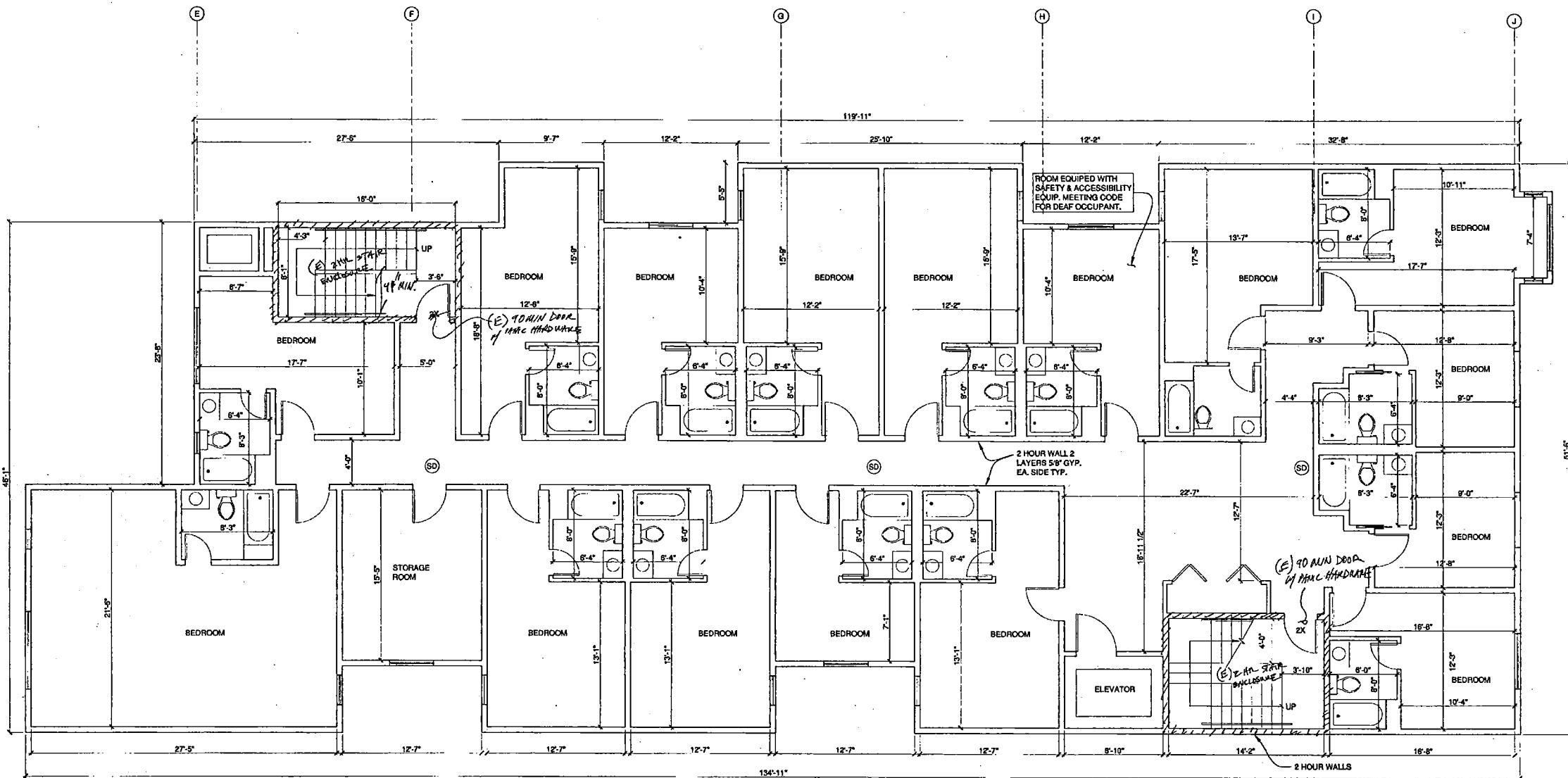
FIRST FLOOR PLAN



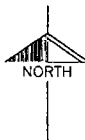
SANTOS & URRUTIA
ARCHITECTS
2401 HARRISON STREET
SAN FRANCISCO, CA 94133
TELEPHONE (415) 842-7722
FAX (415) 842-7660

Date: 12-13-11
Scale: 1/4"=1'-0"
Drawn By: R.S.
Job No: 7661
Sheet: A3
Of 14 Sheets

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



18 ROOMS
AREA = 5495.9 SQ. FEET
SD - SMOKE DETECTOR, 40 FT. ON CENTER
2X - 2 HOUR, 36" DOOR W/PANIC HARDWARE
COMPLETE NFPA-13 SPRINKLERED FIRE
ALARM SYSTEM THROUGHOUT STRUCTURE.

APPROVED
Dept. of Building Inspection
MAR 29 2012
John C. Diaz
DIRECTOR, CHIEF BUILDING OFFICIAL
DEPT. OF BUILDING INSPECTION

RECEIVED
DEC 14 2011
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARDS FOR MICROFILMS
ACCEPT

John Cruz, SFFD
MAR 05 2012

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
REGISTERED PROFESSIONAL ENGINEERS
SAN FRANCISCO, CA 94110
TELEPHONE (415) 842-7222
FAX (415) 842-7222



SECOND FLOOR PLAN

AS BUILT CONDITIONS
2516-2524 MISSION STREET
SAN FRANCISCO, CALIFORNIA

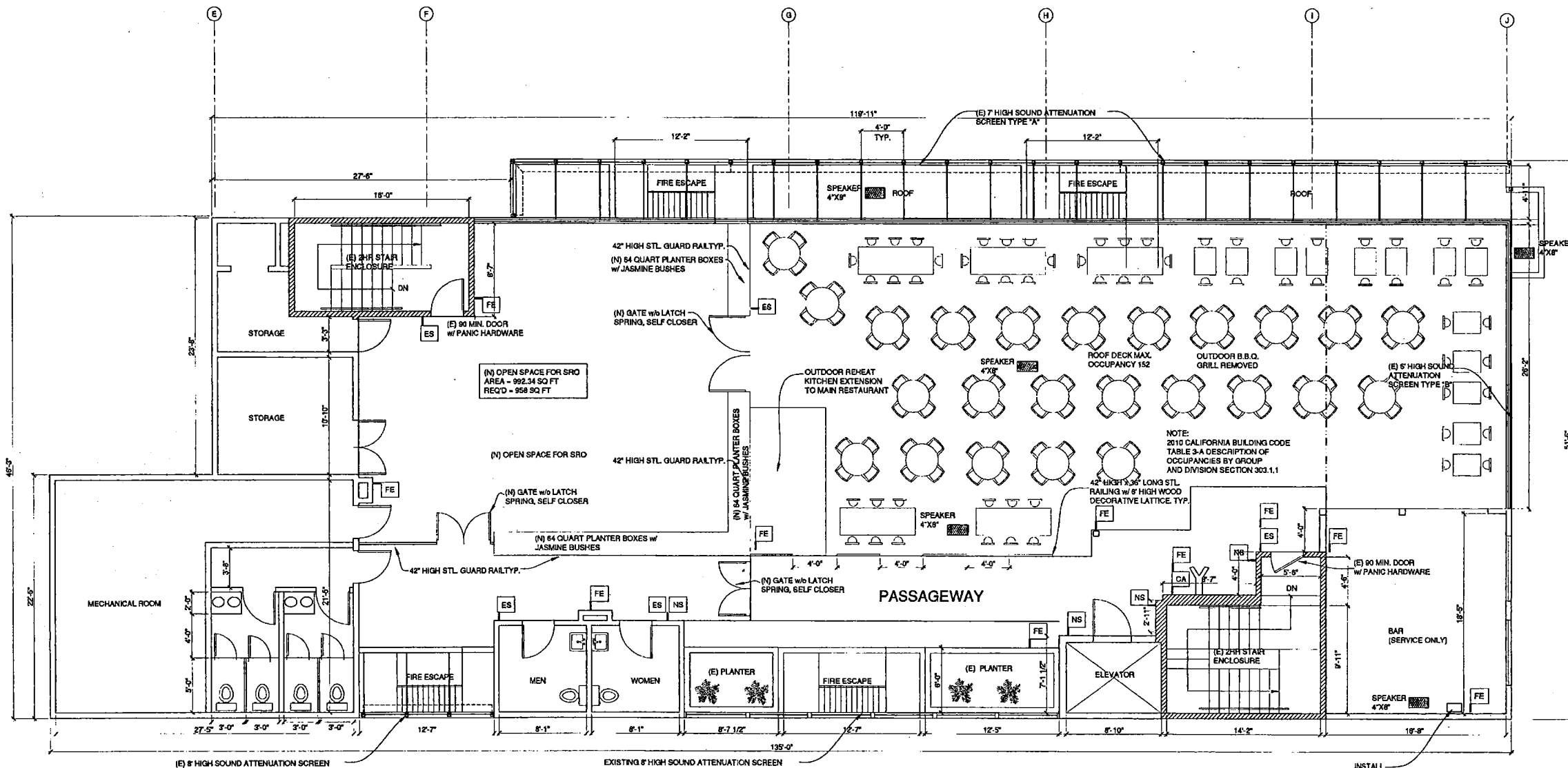
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Job No: 7661
Sheet: A4
Of 14 Sheets

SAN FRANCISCO
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3/6/12

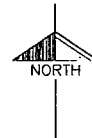
RODRIGO SANTOS

3/6/12 P.M.



PROPOSED ROOF DECK PLAN

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



OCCUPANCY CALCULATIONS:
ROOF DECK AREA = 2,282 SQ FT
OCCUPANCY = 2,282 SQ FT ÷ 15 = 152 OCCUPANTS

ACCESSIBLE TABLES:
PER ADA = 5% OF TABLES TO BE ACCESSIBLE
152 OCCUPANTS X 0.05 = 8 TABLES

MINIMUM FIXTURE COUNT PER TABLE 2802.1 FOR GROUP 'A' OCC.
2282 SQ FT. ROOF DECK
PER TABLE 1004.1
MAX FLOOR AREA ALLOWANCE PER OCCUPANT =
2282.54 ÷ 15 NET = 152 OCC.
152 ÷ 2 = 76 MALE / 76 FEMALE
MIN. PLUMBING FIXTURES:
MALE 3:76-125
FEMALE 3:76-125

NOTE: ALL PLANTS SHALL BE MAINTAINED AND REPLACED AS REQ'D

NOTE:
SPRINKLERS UNDER SEPARATE PERMIT
FIRE ALARM UNDER SEPARATE PERMIT
NO PROPANE TANKS ALLOWED ON ROOF DECK
NO PORTABLE HEATING UNITS ON ROOF DECK

APPROVED
PER PLANS AND APPLICATION
3/6/12
PLANNING DEPARTMENT
Approved Planning Dept. Kimberly J. Oursel
THIS PROJECT IS SUBJECT TO THE
CONTRIBUTORS OF CITY PLANNING
COMMISSION MOTION NO. 2012-31
NOTICE OF SPECIAL RESTRICTIONS
2012-31-010 RECORDED 1/12/12
SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1

INSTALL
AUTOMATIC
SHUTOFF FOR
SOUND SYSTEM

John Oursel, SFD
MAR 28 2012

3/6/12
MAR 11 2012

PLAN REVISION
MAR 8 1 2012
REVIEWED BY BUILDING INSPECTION
FOR COMPLIANCE WITH THE QUALITY
STANDARD FOR MAPS
APPROVED BY

APPROVED
3/6/12
DIRECTOR OF BUILDING INSPECTION
DEPT. OF BUILDING INSPECTION

AS BUILT CONDITIONS
2516-2524 MISSION STREET
SAN FRANCISCO, CALIFORNIA

PROPOSED ROOF DECK PLAN

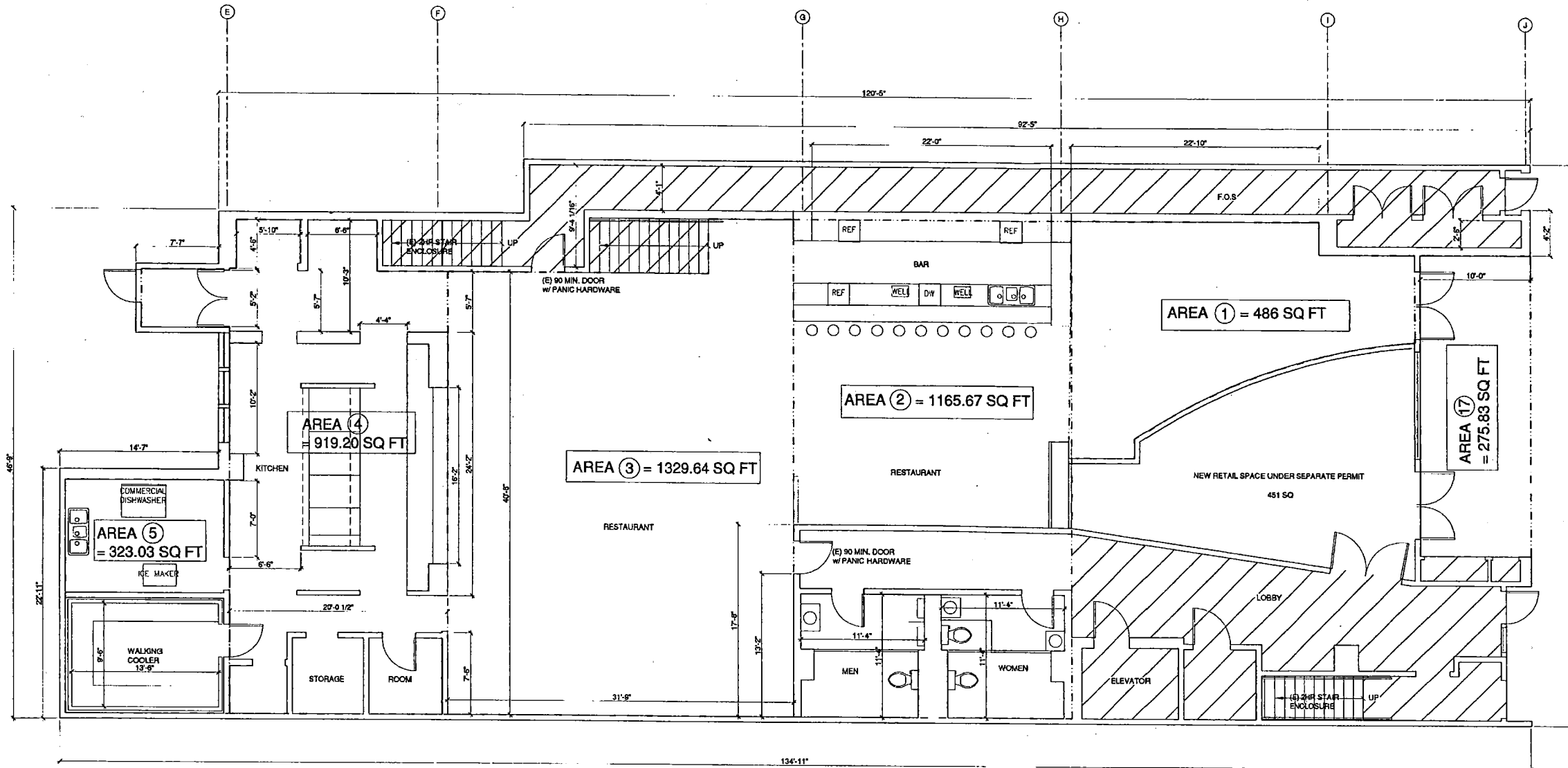
REVISIONS
BY
SANTOS & URBUTIA
STRUCTURAL
ENGINEERS
2445 MARINER STREET
SAN FRANCISCO, CA 94133
TELEPHONE (415) 642-7722
FAX (415) 642-7585



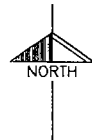
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Date: 12-13-11
Scale: 1/4"=1'-0"
Drawn By: R.S.
Job No: 7661
Sheet: A6
Of 14 Sheets



GROUND FLOOR PLAN AREA CALCULATION
SCALE: 1/4"=1'-0"



AREA NOT USED

APPROVED
PERMITS AND APPLICATIONS
3/23/12
PLANNING DEPARTMENT
Approved Planning Dept. Kimberly J. Durand
SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS
THIS PROJECT IS SUBJECT TO THE
CONDITIONS OF CITY PLANNING
FURNISHMENT MOTION NO. 10134
LI NOTICE OF SPECIAL RESTRICTIONS
7/18/13 10:55:20 RECORDED 1.24.13

AREA CALCULATION	
①	486 SQ FT
②	1165.67 SQ FT
③	1329.64 SQ FT
④	919.20 SQ FT
⑤	323.03 SQ FT

TOTAL GROUND FLOOR
RESTAURANT AREA= 4223.5 SQ FT
GROUND FLOOR OPEN AIR SPACE
AREA ①7 = 275.83 SQ FT

JACK VILLE DR
MAR 27 2012

PLAN REVISION
MAR 21 2012
DEPARTMENT OF BUILDING INSPECTION
THESE PLANS WERE REVIEWED AND
APPROVED FOR RECORDING

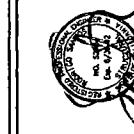
John Curi, SFFD
MAR 28 2012
APPROVED
John Curi, SFFD
MAR 28 2012
DIRECTOR OF BUILDING DEPT.
DEPT. OF BUILDING INSPECTION

AS BUILT CONDITIONS
2516-2524 MISSION STREET
SAN FRANCISCO, CALIFORNIA

Date: 12-13-11
Scale: 1/4"=1'-0"
Drawn By: R.S.
Job No: 7661
Sheet
A7
Of 14 Sheets

GROUND FLOOR AREA CALCULATION

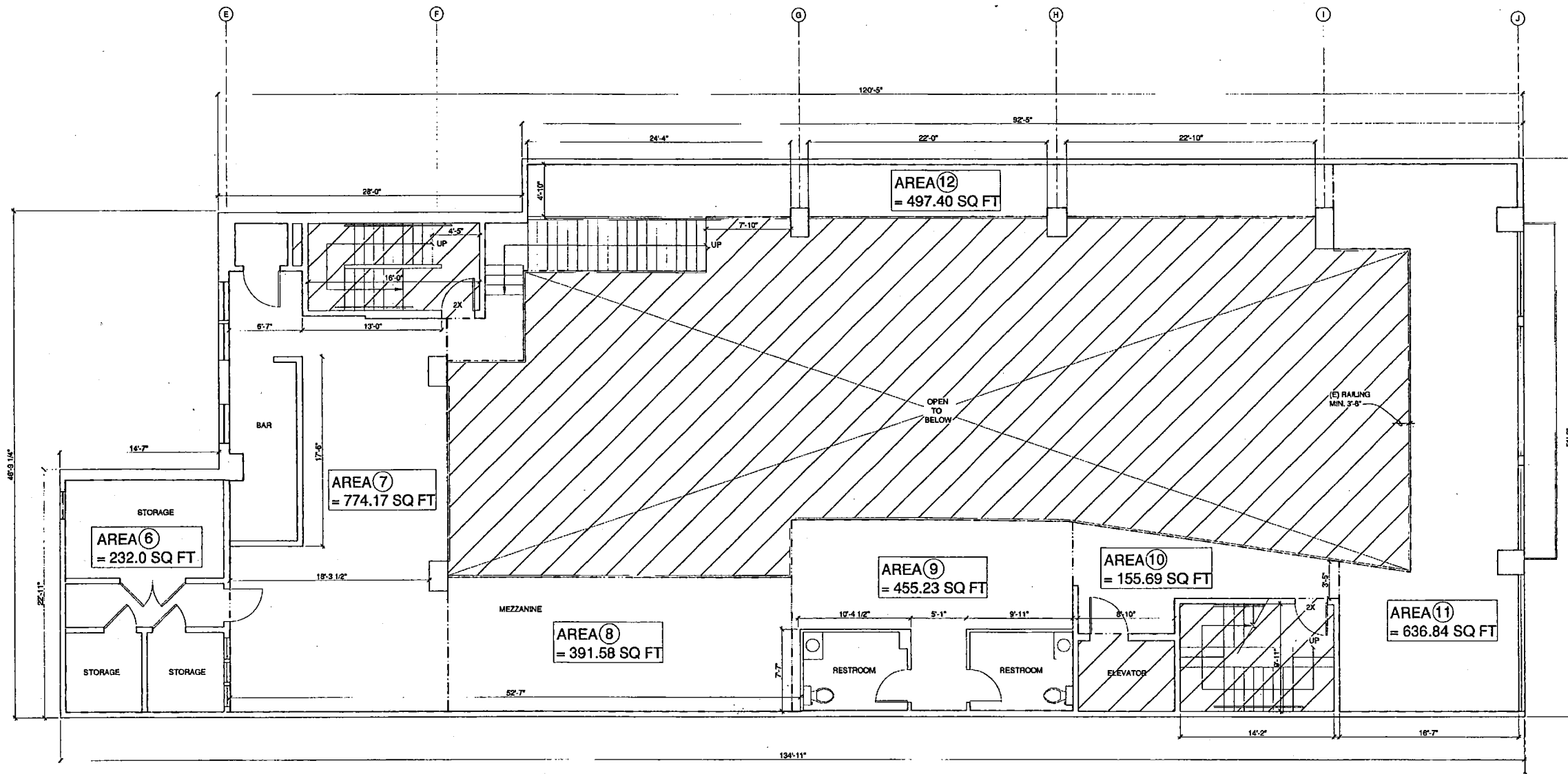
SANTOS & URRUTIA
CIVIL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94133
TELEPHONE (415) 642-7732
FAX (415) 642-7580



SAN FRANCISCO
PLANNING
DEPARTMENT

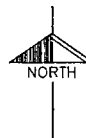
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PURSUANT TO CALIFORNIA LAW

12/11/2011 10:42 AM Plotted by: shon
X:\Drawing\2012-1093\641\Drawing\1216\mezzCalc.dwg
30x42



MEZZANINE FLOOR PLAN AREA CALCULATION
SCALE: 1/4"=1'-0"

MEZZANINE AREA: 3397.5 SQ. FEET
SD = SMOKE DETECTOR, 40 FT. ON CENTER
2X = 2 HOUR, 36" DOOR W/PANIC HARDWARE
COMPLETE NFPA-13 SPRINKLERED FIRE ALARM SYSTEM THROUGHOUT STRUCTURE.



AREA NOT USED

APPROVED
PER PLANNING APPLICATION
PLANNING DEPARTMENT
APPROVED Planning Dept. 10/26/11
NOTICE OF SPECIAL RESTRICTIONS
2012.10.26.572 RECORDED 1/10/12
THIS PROJECT IS SUBJECT TO THE
ORDINANCES OF CITY PLANNING
COMMISSION MOTION NO. 10/26/11
SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1
JANE WILLESON
FEB 23 2012

AREA CALCULATION	
⑥	232.00 SQ FT
⑦	774.17 SQ FT
⑧	391.58 SQ FT
⑨	455.23 SQ FT
⑩	155.69 SQ FT
⑪	636.84 SQ FT
⑫	497.40 SQ FT

TOTAL RESTAURANT MEZZANINE
AREA= 3142.91 SQ FT

John Curo, SFDD
MAR 05 2012

AS BUILT CONDITIONS
2516-2524 MISSION STREET
SAN FRANCISCO, CALIFORNIA

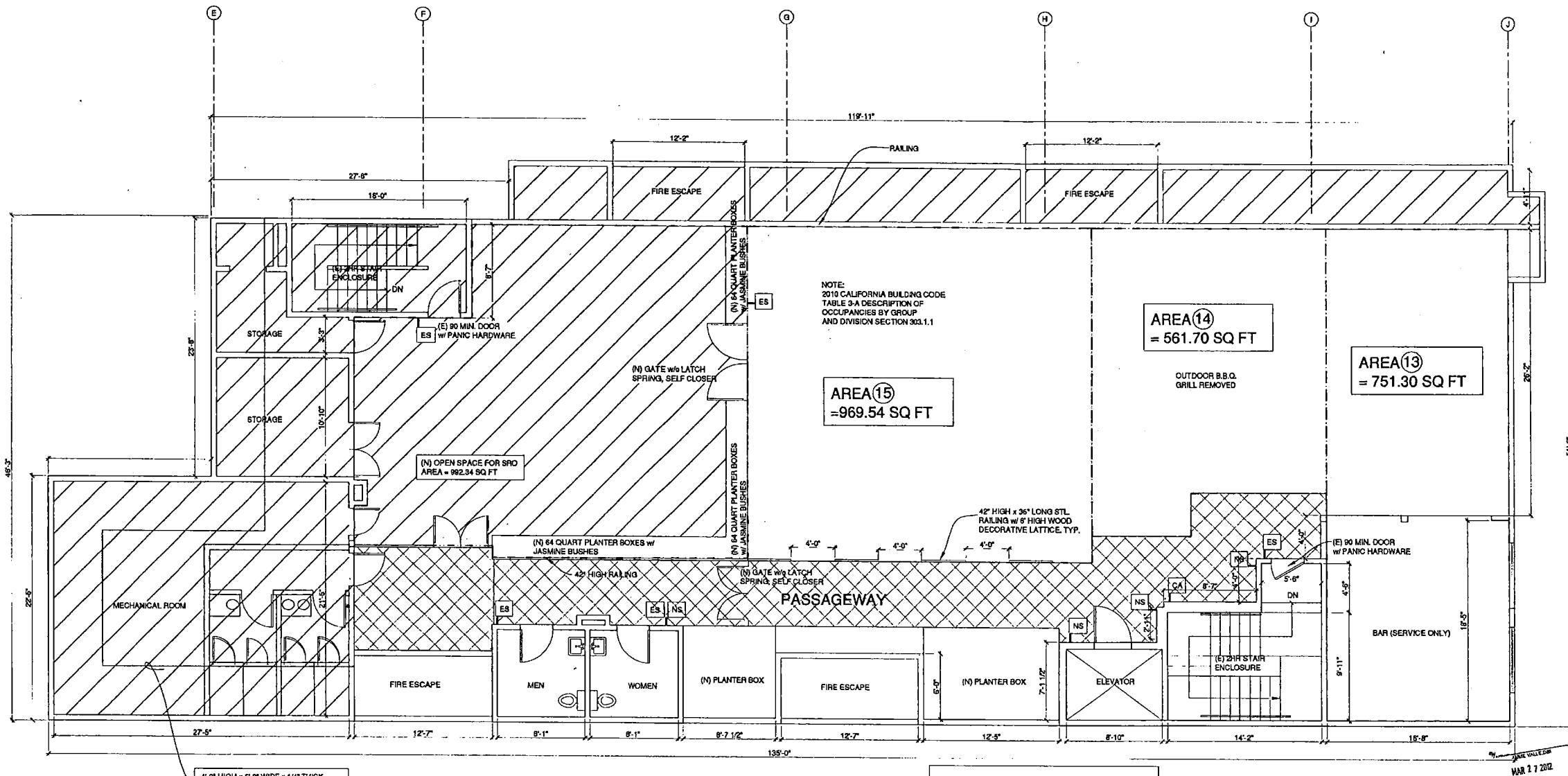
Date: 12-13-11
Scale: 1/4"=1'-0"
Drawn By: R.S.
Job No: 7661
Sheet
A8
Of 14 Sheets

MEZZANINE CALCULATION



SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
INC.
SAN FRANCISCO, CA 94103
TELEPHONE (415) 642-7272
FAX (415) 642-7292

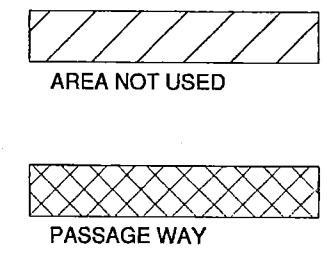
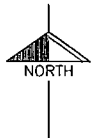
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4'-0" HIGH x 6'-0" WIDE x 1/4" THICK
PLEXI GLASS PANEL TO BE INSTALLED
UNDER SEPARATE PERMIT FOR SOUND
BARRIER

ROOF DECK PLAN

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



AREA CALCULATION	
(13)	751.30 SQ FT
(14)	561.70 SQ FT
(15)	969.54 SQ FT
TOTAL	2282.54 SQ FT

TOTAL GROUND FLR. RESTAURANT + MEZZANINE
= 4223.54 + 3142.91 = 7366.45 SQ FT

ALLOWABLE OPEN SPACE AT ROOF DECK
= (7366.45 - 275.83) x 1/3 = 2363.54 SQ FT.

PROPOSED RESTAURANT OPEN SPACE AT ROOF DECK
= 2282.54 SQ FT.

REQUIRED SRO OPEN SPACE AREA = 958 SQ FT
SRO OPEN SPACE AREA PROVIDE = 992.34 SQ FT

APPROVED
PERMITTING AND INSPECTION
PLANNING DEPARTMENT
Approved Planning Dept. Kimberly J. Durand
THIS PROJECT IS SUBJECT TO THE
REQUIREMENTS OF CITY PLANNING
DEPARTMENT NOTATION NO. 12031214
DATE OF REVIEW 3/23/12
RECORDED 1/24/12
SAN FRANCISCO DEPARTMENT OF CITY PLANNING
EXEMPTED FROM ENVIRONMENTAL REVIEW
CLASS 1

PLAN REVISION
MAR 21 2012
DEPARTMENT OF BUILDING INSPECTION
THESE PLANS MEET THE QUALITY
STANDARD FOR REVIEW
ACCEPTED BY

John Curd, SFPD
MAR 28 2012

AS BUILT CONDITIONS
2516-2524 MISSION STREET
SAN FRANCISCO, CALIFORNIA

Date: 12-13-11
Scale: 1/4"=1'-0"
Drawn By: R.S.
Job No: 7661
Sheet
A9
Of 14 Sheets

ROOF DECK AREA CALCULATION

SANTOS & URRUTIA
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94115
TELEPHONE (415) 842-7722
FAX (415) 842-7500

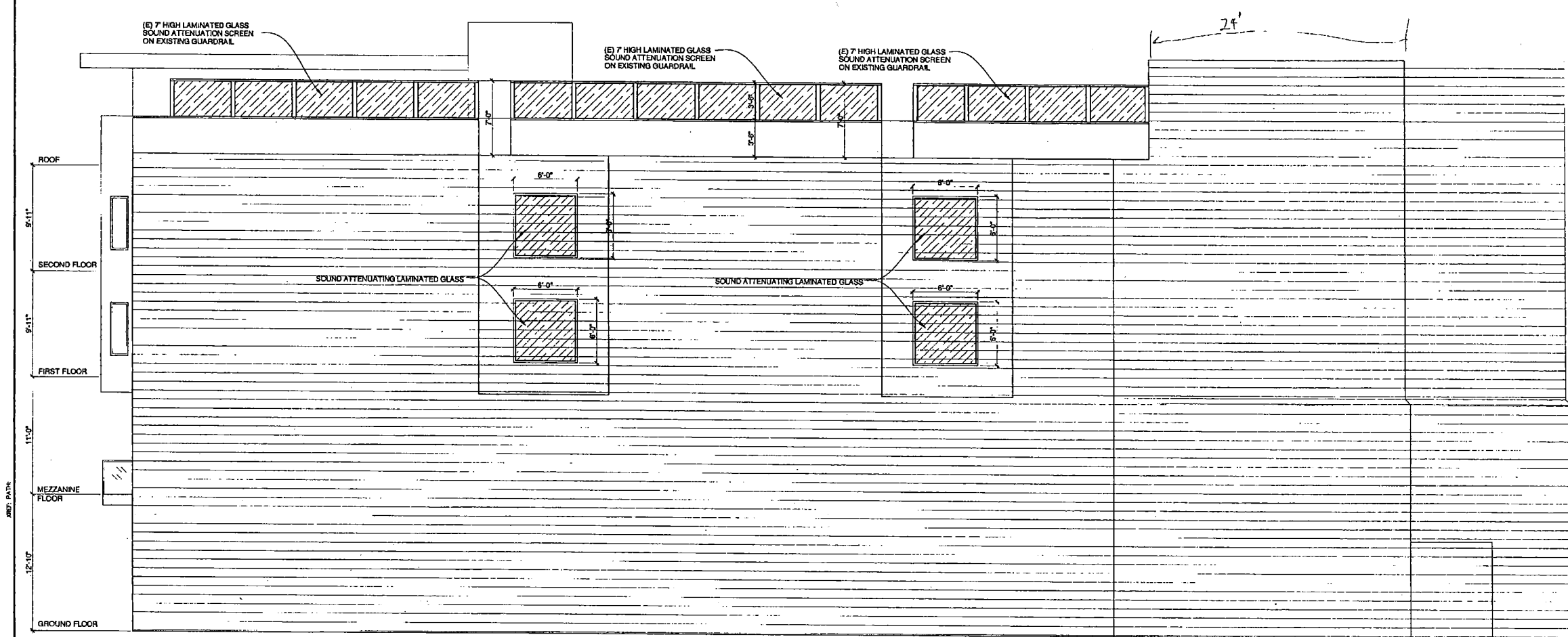


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NORTH ELEVATION
SCALE: 1/4"=1'-0"

APPROVED
PER PLANS AND APPLICATION
Shaw
PLANNING DEPARTMENT
1/27/12
Approved Planning Dept. Knowledge & Compliance
SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1
NOTICE OF SPECIAL RESTRICTIONS
01/27/12 5:59:57 PM RECORDED 1/27/12
THIS PROJECT IS SUBJECT TO THE
CONDITIONS OF CITY PLANNING
COMMISSIONER MOTION NO. 18451

APPROVED
Dept. of Building Insp.
MAR 29 2012
Vincent L. Day
DIRECTOR CHIEF BUILDING OFFICIAL
DEPT. OF BUILDING INSPECTION

RECEIVED
DEC 14 2017
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR MICROFILMING
ACCEPT


94 _____
JAYNE VALLE, DOH
FEB 29 2012

John Curd, SFFD
MAR 05 2012

AS BUILT CONDITIONS

**2516-2524 MISSION STREET
SAN FRANCISCO, CALIFORNIA**

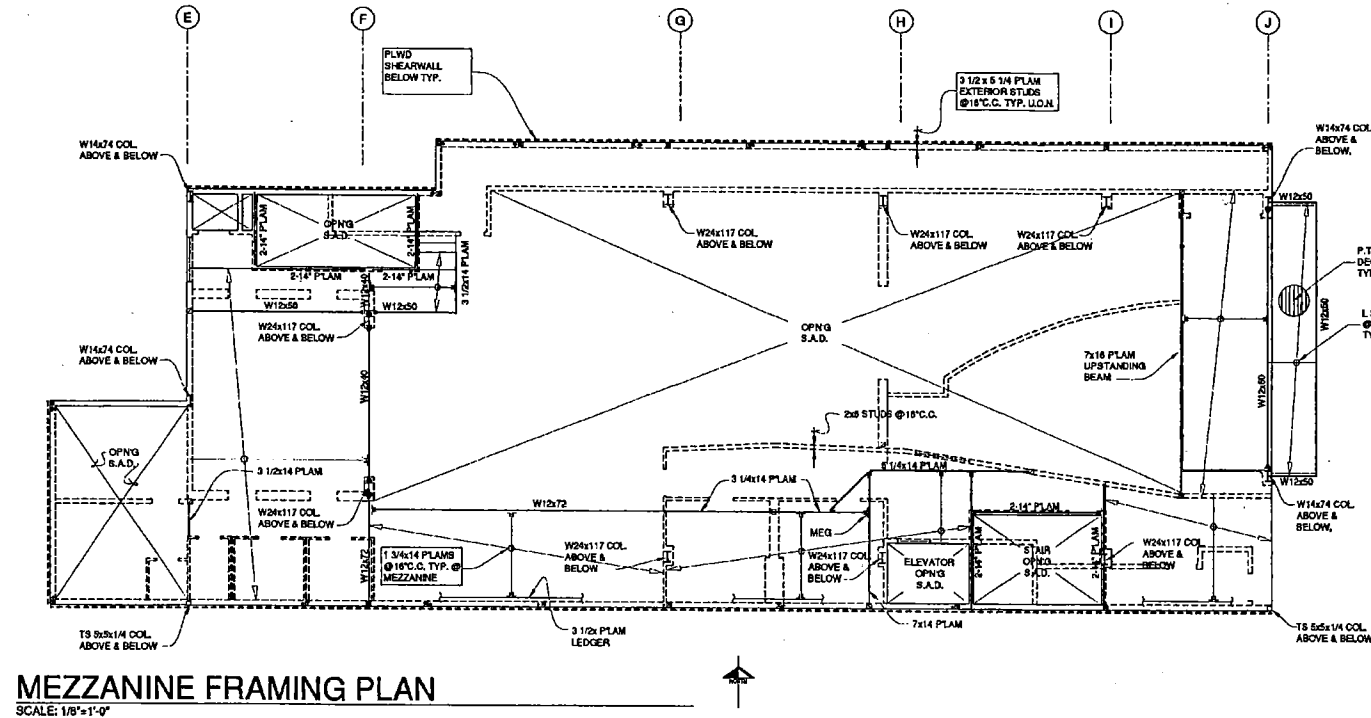
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Drawn By:	R.S.
Job No:	7661
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A11	
Of 14 Sheets	

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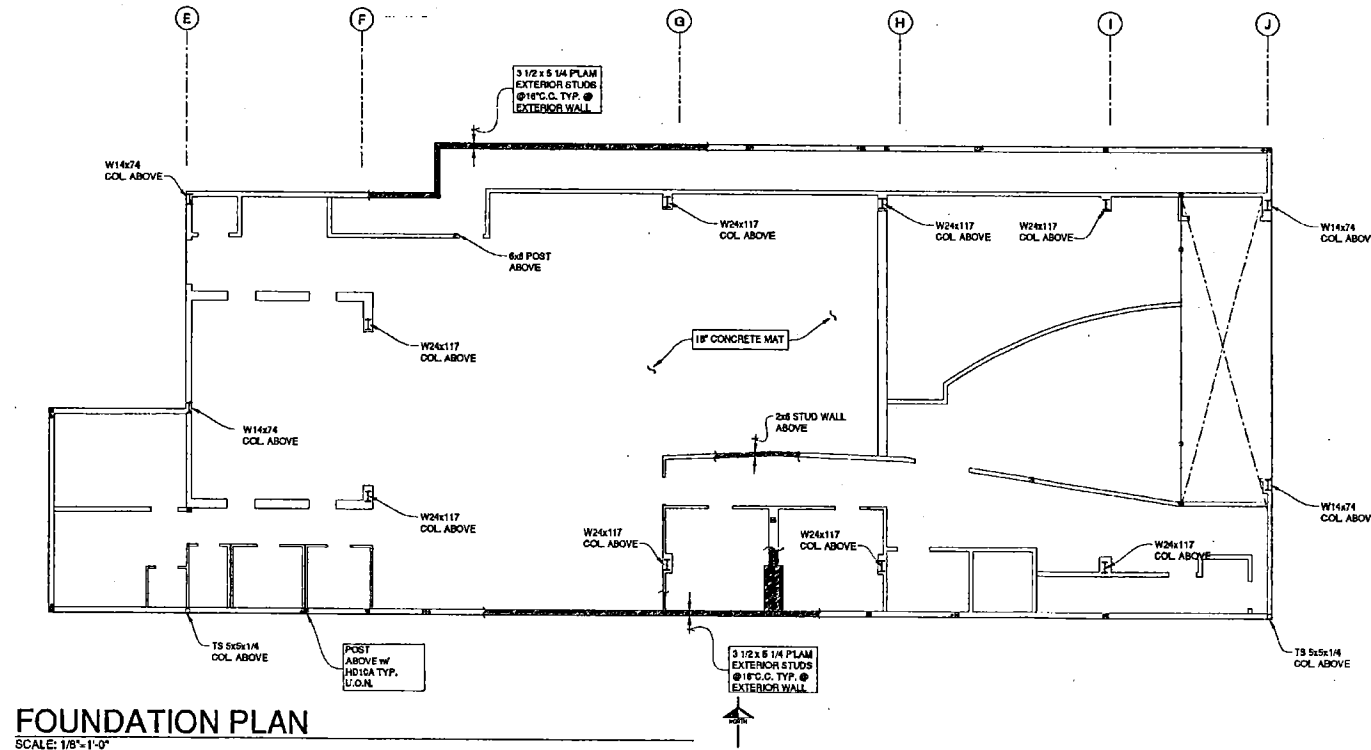
NORTH ELEVATION

**SAN FRANCISCO
PLANNING
DEPARTMENT**

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MEZZANINE FRAMING PLAN
SCALE: 1/8"=1'-0"



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

RECEIVED
MAR 14 2012
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR IMAGING
ACCEPTED

APPROVED
MAR 14 2012
David Pang, DBI
MAR 14 2012

REVISIONS	BY

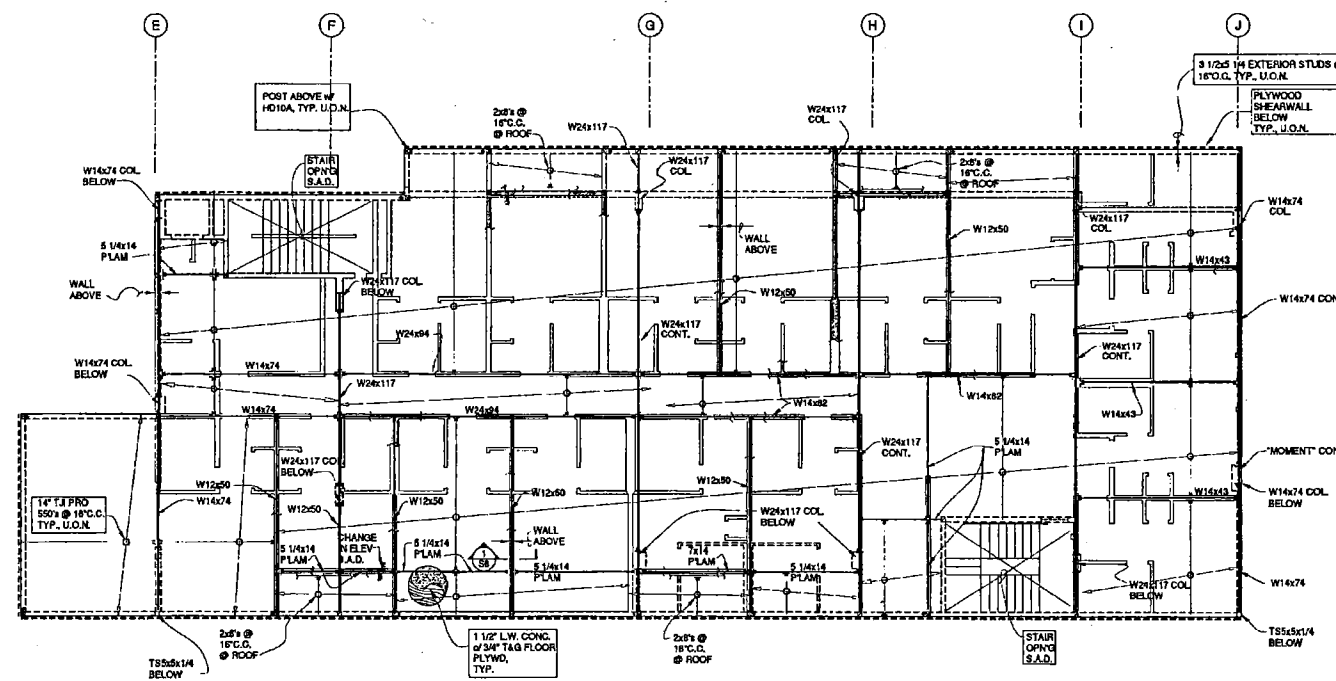
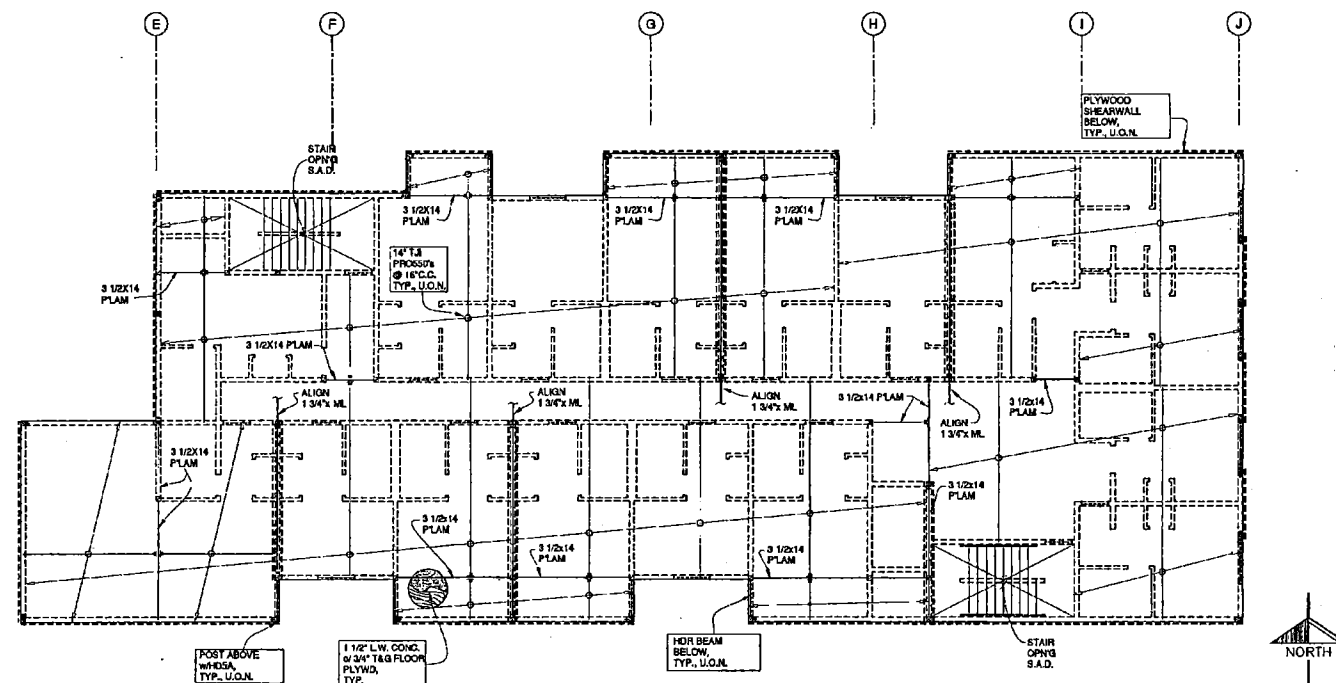
SANTOS & URRUTIA
REGISTERED
STRUCTURAL
ENGINEERS
2431 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 842-7222
FAX (415) 842-7266

FOUNDAION PLAN
MEZZANINE FRAMING PLAN

AS-BUILT CONDITIONS
2516-2524 MISSION STREET
SAN FRANCISCO, CALIFORNIA

Date: 3-10-12
Scale: 1/8"=1'-0"
Drawn By:
Job No: 7661
Sheet
Of 2 Sheets

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DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR IMAGING
ACCEPTED

APPROVED
Dept. of Building Insp.
MAR 29 2012
[Signature]
DIRECTOR, BUILDING DIVISION
DEPT. OF BUILDING AND SAFETY

David Pang, DBI
MAR 14 2012

REVISIONS	B

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
2451 HARRISON STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 642-7722
FAX (415) 642-7590



SECOND FLOOR FRAMING PLAN
FIRST FLOOR FRAMING PLAN

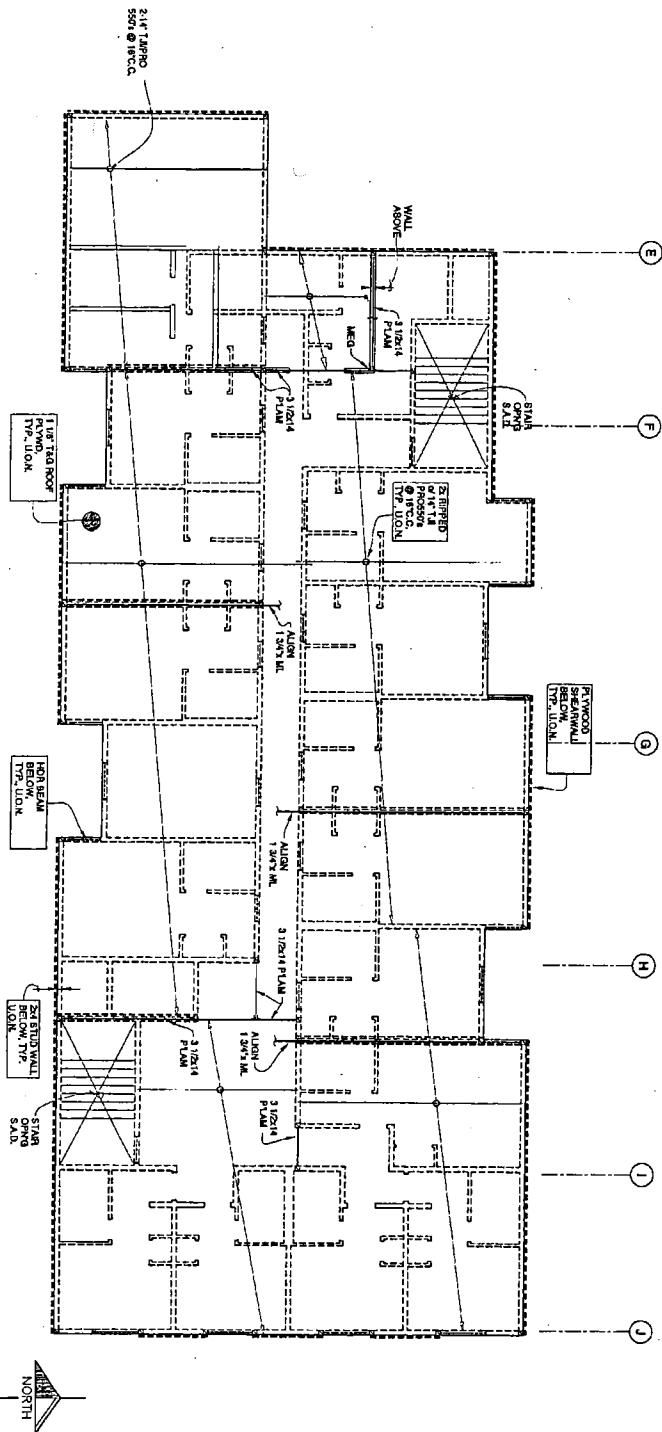
AS-BUILT CONDITIONS
2516-2524 MISSION STREET
SAN FRANCISCO, CALIFORNIA

Date:	3-10-12
Scale:	1/8"=1'-0"
Drawn By:	
Job No:	7661
Sheet	
	S3
Of	Sheets

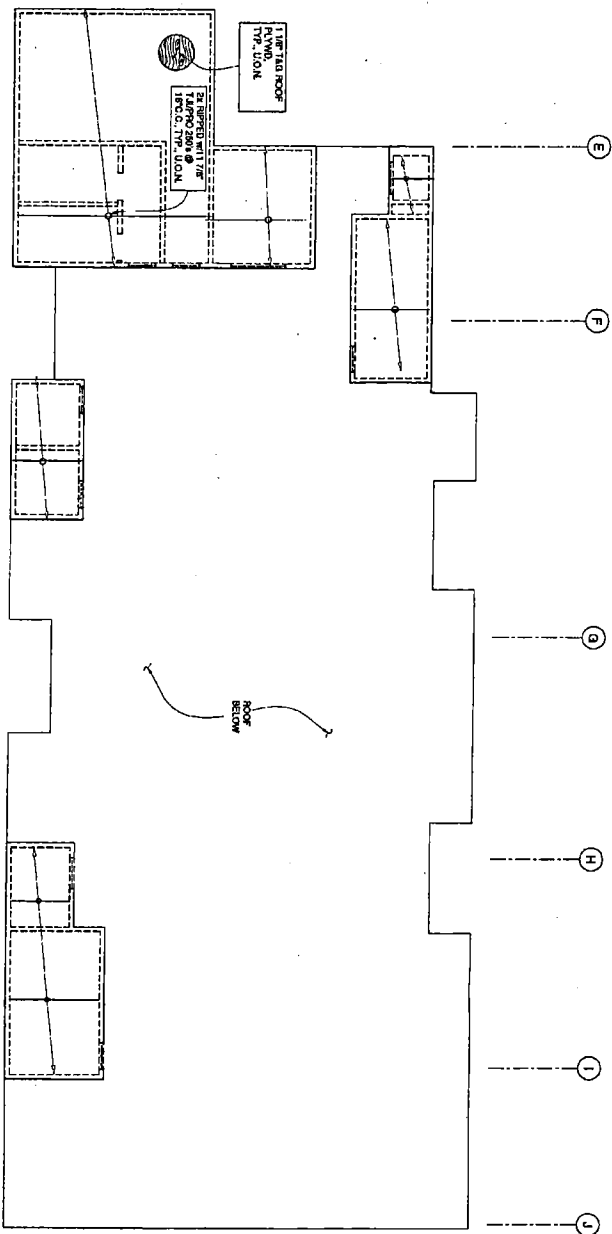
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PLANNING
DEPARTMENT**

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ROOF DECK FRAMING PLAN
SCALE: 1/8"=1'-0"



HIGH ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"



RECEIVED
MAR 14 2012
DEPT. OF BUILDING INSPECTION
DIVISION OF BUILDING STANDARDS
SAN FRANCISCO, CALIFORNIA

APPROVED
MAR 29 2012
David Pang, DBI
MAR 14 2012

REVISIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
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D.A. CHECKLIST (p. 1 of 2):

The address of the project is 2516-2524 MISSION ST

For ALL tenant improvement projects in commercial use spaces, this checklist is required to be reproduced on the plan set and signed.

1. The proposed use of the project is RESTAURANT (e.g. Retail, Office, Restaurant, etc.)
2. Describe the area of remodel, including which floor: ROOF
3. The construction cost of this project excluding disabled access upgrades is \$ 80,000, which is (check one) ☐ more than / ☒ less than the Accessibility Threshold amount of ~~\$40,000.00~~ based on the "2011 ENR-Construction Cost Index" (The cost index & threshold are updated annually). 156,060.00
4. Is this a City project and/or does it receive public funding? Check one: ☐ Yes / ☒ No Note: If Yes, then see Step 3 on the Instructions page for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through G below carefully and check the most applicable box (one box only):

- ☐ A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required.
- ☐ B: All existing conditions serving the area of remodel that do not fully comply with access requirements will be fully upgraded with this project.
- ☒ C: Proposed project (check one) ☒ is less than the threshold / ☐ is over the threshold & falls under CBC 1134B.2.1 Ex. 2; Partial upgrades, including Equivalent Facilitation will be provided up to 20% of the project value as itemized on Form C. Priority of upgrades are to be considered in the order listed on p. 2 of the D.A. Checklist. Fill out Hardship request form(s) for non-fully complying items, including for Equivalent Facilitation items. Checking box C means there are still non-complying items serving the area of remodel.
- ☐ D: Access features will either fully comply or be provided with Code defined Equivalent Facilitation. Submit an Unreasonable Hardship Request (UHR) for the Equivalent Facilitation items.
- ☐ E: Hardship appeal to be filed with Access Appeals Commission (AAC). Note: Plan check of items not under AAC consideration will continue while resolution of AAC decision is sought.
- ☐ F: Consisting only of Barrier Removal, Notice of Accessibility Violation (NOV) Compliance or Exempted Work; Fill out Form F.
- ☐ G: Minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previous approved permit application here: _____ Description of revision: _____

APPROVED
Dept. of Building Insp.

P:\Form\DA form\2011 DA checklist.doc

Page 6 of 11

MAR 29 2012

Vivian L. Day
VIVIAN L. DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT. OF BUILDING INSPECTION

by *JAIME VALLE DBI*
FEB 29 2012

RECEIVED
FEB 29 2012
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR MICROFILMING
ACCEPTED

D.A. CHECKLIST (p. 2 of 2):

Check all applicable boxes and specify where on the drawings the details are shown:

Note: upgrades below are listed as priority based on CBC 1134B.2.1 Ex1	Existing Fully Complying	Upgrade to Full Compliance	Partial Upgrade/ Hardship	Equivalent Facilitation/ Hardship	Hardship	None existing & not req'd by Code	Access Appeals Commission	Barrier Removal/ NOV	Location of detail(s)-include detail no. & drawing sheet (do not leave this part blank). Also clarification comments can be written here.
1. One accessible entrance serving the area of remodel. Note: This should be a primary entrance. Add'l upgrade may be required if it is not.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. An accessible route to the area of remodel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2a. path of travel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2b. ramps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2c. elevator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2d. stairs (if no elevator)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2e. other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. At least one accessible restroom for each sex serving the area of remodel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Accessible drinking fountains (h-l-hw).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Signage. <u>BATHROOM</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Visual Alarm.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. <u>Parking</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Others: <u>path from parking area</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<u>Shower</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

If details are provided from a set of City approved reference drawings, provide its permit application number here: 2003-07-09-9095

P:\Form\DA form\2011 DA checklist.doc

Page 7 of 11

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DEPARTMENT**
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PURSUANT TO CALIFORNIA LAW

SANTOS & URRUTIA

STRUCTURAL
ENGINEERS

March 14, 2012

David Pang, P.E.
Building Plan Checker
City and County of San Francisco
Department of Building Inspection
1660 Mission Street, 5th Floor
San Francisco, CA 94103

Re: 2516-2524 Mission St, San Francisco, CA
DBI BPA#: 2011-12-14-0681
S&U Job #: 7661

Dear Mr. Pang,

We are writing this letter in regards to the above mentioned project. The structural drawings attached to this permit to legalize the roof top deck for A-2 Occupancy are exact duplicate of the approved PA# 2003-07-09-9095 approved structural plans. No modifications have been made to these plans. Additional calculations are being submitted to show that the existing roof framing and the existing steel beams at the first floor ceiling are adequate for 100PSF live load. (AT ROOF DECK) R. SANTOS.

If you have any questions please contact us.

Sincerely,

Rodrigo Santos, S.E.
Santos & Urrutia Structural Engineers, Inc.

David Pang, DBI

MAR 14 2012



APPROVED
Dept. of Building Insp.

MAR 29 2012

Vivian L. Day
VIVIAN L. DAY
DIRECTOR/CHIEF BUILDING OFFICIAL
DEPT. OF BUILDING INSPECTION

RECEIVED

MAR 14 2012

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR IMAGING
ACCEPTED

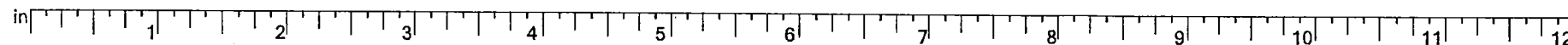
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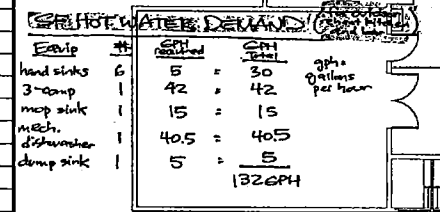
REVISION

MAR 14 2012

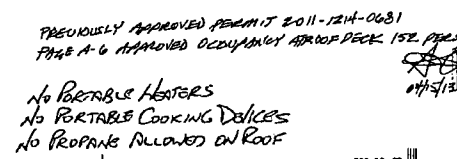
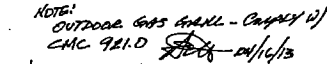
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY
STANDARD FOR MICROFILMING
ACCEPT



~~2/3~~ 04/16/13



333 WATER Heater min. recovery rate
 125,000 BTUS/hour
 125,000 WATER Heater min. wattage
 20,000 WATTS
 333 PROVIDER SPEC. 333 WATER heater
 S. Aguilera
 04-11-13



REVISION TO
PA # 2011-1214-0681

(E) WALL TO REMAIN.

(N) 3 5/8" 20 GA METAL STUDS
@ 16" O.C. WITH DUROCK BOARD BOTH SIDES,
SEE FINISH PLAN FOR FINAL FINISH.
SEE STRUCTURAL FOR ATTACHMENT DETAIL.

(N) 3 5/8" 20 GA METAL STUDS @ 42" HIGH
@ 16" O.C. WITH 5/8 DUROCK ON BOTH SIDES

ISSUE DATE: .

DRAWING TITLE:

EQUIPMENT PLAN
AND SCHEDULE

DRAWING NUMBER:

A-1

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associates

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- INTERIORS
- PLANNING

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SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

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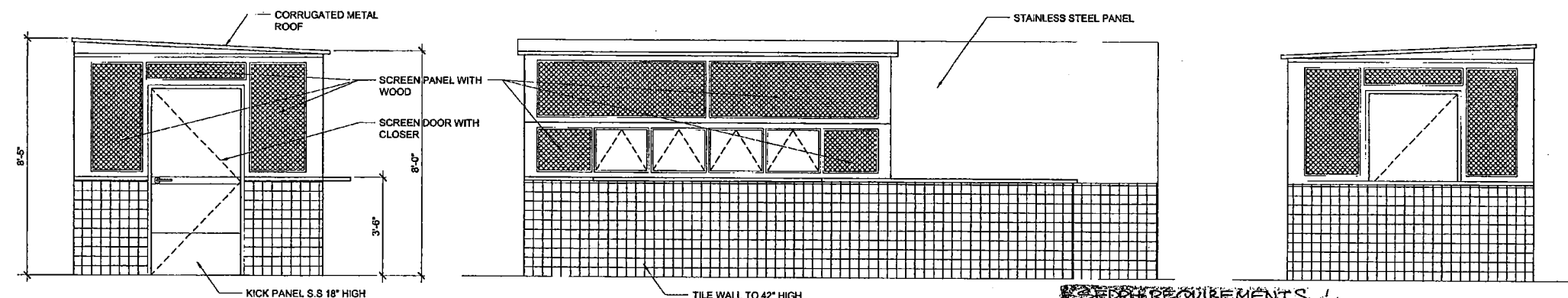
ARCHITECTURAL PROJECT NO.: 13.087

LOLINDA

2518 MISSION STREET
SAN FRANCISCO, CA 94110

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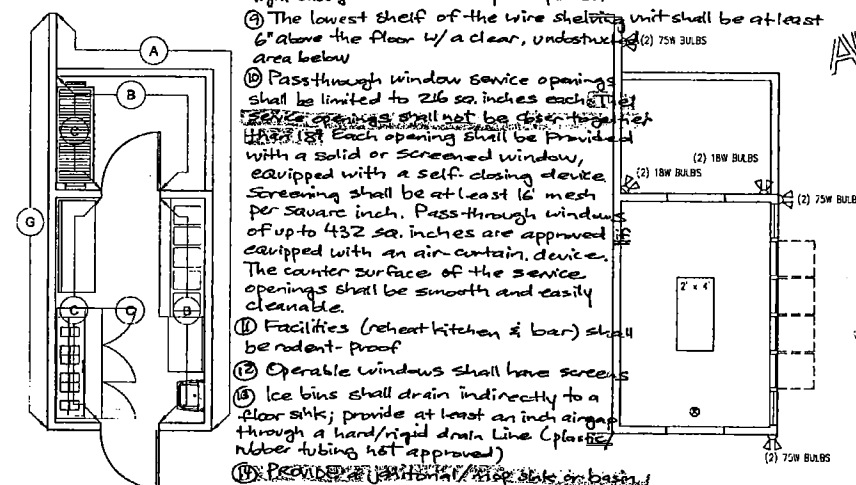
3 SOUTH ELEVATION
Scale: 1/2" = 1'-0"

2 EAST ELEVATION

1 NORTH ELEVATION

SEDPH REQUIREMENTS

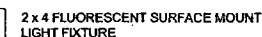
- ① PROVIDE approved floors in the reheated kitchen, bar, restrooms, and storage rooms
- ② The floor shall be coved at the floor/wall junction with a min. $\frac{3}{8}$ " radius coving and shall extend up the wall at least 4"
- ③ The walls and ceiling in the reheated kitchen, bar, restrooms, and storage rooms shall be smooth, nonabsorbent, easily cleanable, durable, washable, and non-textured
- ④ PROVIDE samples of all materials PRIOR TO INSTALLATION
- ⑤ PROVIDE splash guards (min. 6' high, stainless steel, w/rounded corners) to all handwash sinks
- ⑥ PROVIDE a splash guard between Equip. #1 and Equip. #2
- ⑦ PROVIDE the minimum hot water demand (WATER STREET A-1-X)
- ⑧ All equipment shall be easily movable (i.e. on casters) or light enough to be moved by one person
- ⑨ The lowest shelf of the wire shelving unit shall be at least 6" above the floor w/ a clear, unobstructed area below
- ⑩ Pass-through window service openings shall be limited to 216 sq. inches each. They shall be equipped with a self-closing device. Each opening shall be provided with a solid or screened window. Screening shall be at least 16" mesh per square inch. Pass-through windows of up to 432 sq. inches are approved if equipped with an air curtain device. The counter surface of the service openings shall be smooth and easily cleanable.
- ⑪ Facilities (reheat kitchen & bar) shall be rodent-proof
- ⑫ Operable windows shall have screens
- ⑬ Ice bins shall drain indirectly to a floor sink; provide at least an inch single through a hard/rigid drain line (plastic, rubber tubing not approved)
- ⑭ Provide a floor drain on base of



5 FINISH FLOOR PLAN

4 REFLECTED CEILING PLAN

REFLECTED CEILING PLAN
SCHEDULE



FINISH SCHEDULE

A = CERAMIC TILE WAINSCOT

B = FRP PANELS FROM TOP OF BASE TO
BOTTOM OF LOW WALL CAP

C = STAINLESS STEEL PANELS

GENERAL NOTES:

1. ALL PLUMBING, ELECTRICAL AND REFRIGERATION ROUGH-IN WORK, FINAL CONNECTIONS TO ALL FOOD SERVICE EQUIPMENT AND FIXTURES INCLUDING FAUCETS, VALVES, TRAPS, MISC. FITTINGS, SWITCHES, WIRING, CONDUIT, OR FLEX, MAGNETIC STARTERS, DISCONNECTS, ELECTRICAL PANELS, THERMAL OVERLOAD PROTECTION, CORD AND PLUGS, ETC., SHALL BE PROVIDED BY APPROPRIATE SUBCONTRACTORS.
2. FIXTURES, ANY ADDITIONAL REQUIREMENTS SHALL BE SPECIFIED BY THE ARCHITECT, SUPPLIER, OWNER, OR G.C., ALL EXISTING EQUIPMENT AND M.U.C. (NOT IN CONTRACT) ITEMS, SHALL BE VERIFIED BY THE GENERAL ELECTRICAL AND PLUMBING CONTRACTORS FOR MECHANICAL REQUIREMENTS.
3. MECHANICAL ROUGH-IN AND FINAL HOOK-UP BY THE PLUMBING AND ELECTRICAL SUB-CONTRACTORS SHALL CONFORM TO LOCAL CODES.
4. ALL ROUGH-IN ARE SUBJECT TO CHANGE PENDING THE FINAL SELECTION OF EQUIPMENT AND LOCATION OF SAME.
5. MECHANICAL SYMBOLS SHOWN PLUS 15" (UP) 15" DENOTES HEIGHT FROM FINISHED FLOOR (A.F.F.) TO CENTER LINE OF OUTLET, PIPE, ETC. IN WALL. SYMBOLS SHOWN (STUB) DENOTES TO TERMINATE ROUGH IN ERROR.
6. ALL DIMENSIONS SHOWN ARE FROM FINISH FACE OF WALLS, FLOORS, CEILINGS, OR CENTER LINE OF COLUMNS, UNLESS OTHERWISE NOTED.
7. ALL FINISHED BUILDING DIMENSIONS SHALL BE VERIFIED BEFORE FABRICATION AND/OR INSTALLATION OF EQUIPMENT AND FIXTURES.
8. GENERAL CONTRACTOR SHALL PROVIDE ALL CEILING, WALL AND FLOOR PENETRATIONS AND ALL SLOZES FOR PLUMBING, ELECTRICAL, REFRIGERATION, COOL LINES AND VENTILATION DUCTS AS REQUIRED.
9. ELECTRICAL SUB-CONTRACTOR TO PROVIDE POWER OUTLET(S) ON ROOF FOR HOOD EXHAUST FAN(S) AND MAKE UP AIR BLOWERS. HOOD LIGHTS TO BE WIRED BY ELECTRICAL CONTRACTOR.
10. GENERAL CONTRACTOR SHALL PROVIDE NON-COMBUSTIBLE WALLS BEHIND, ABOVE, AND ADJACENT TO COOKING EQUIPMENT SHALL BE IN ACCORDANCE WITH LOCAL FIRE & BUILDING CODES.
11. PLUMBER TO SIZE, FURNISH & LOCATE GREASE TRAP IF REQUIRED BY LOCAL CODE.
12. LAST DATE REVISION VOIDS ALL PREVIOUS DRAWINGS.
13. ALL CUSTOM SHELVING AND COUNTERS ARE OF CABINET QUALITY CONSTRUCTION WITH ALL SURFACES SMOOTH AND ALL CRACKS AND CREVICES SEALED WITH CAULKING TYPE SEALANT.
14. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL WATER, SEWER, SPRINKLER LINES, ALL ELECTRICAL PANELS & SERVICE AND SERVICE CONDUIT.

APPROVED
PER PLAN AND APPLICATION
[Signature] 4/2/13
PLANNING DEPARTMENT
Approved Planning Dept. Kimberly J. Durand

THIS PROJECT IS SUBJECT TO THE
CONDITIONS OF PLANNING
COMMISSION ACTION NO. 18434

☐ NOTICE OF SPECIAL RESTRICTIONS
2012 J 340579 RECORDED 11/27/12

SAN FRANCISCO DEPARTMENT OF CITY PLANNING
CATEGORICALLY EXEMPT FROM ENVIRONMENTAL REVIEW
CLASS 1

Timothy Nagata, DBI
APR 16 2013

HOWARD ZEE, DBI
APR 16 2013

HOWARD ZEE. DBI

APR 16 2013

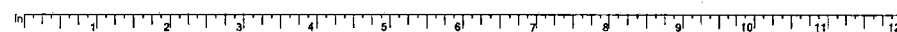
John Curd, SFFD
APR 15 2013

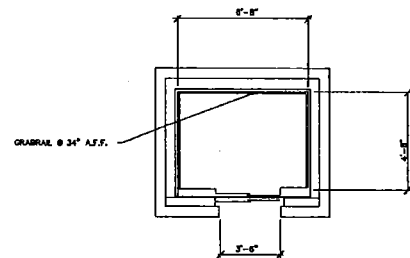
ISSUE DATE: _____

DRAWING TITLE:
ELEVATIONS
RCP, SCHEDULES

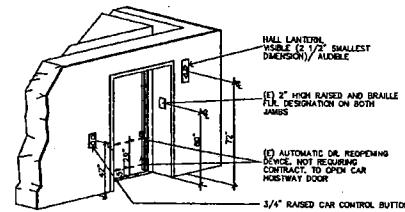
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A-2

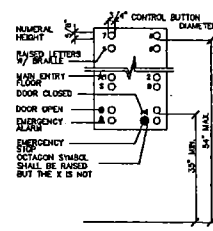




CAB PLAN



ELEVATOR ENTRANCE



CALL BUTTON PANEL DETAIL

ELEVATOR NOTES:

HALL LANTERN: PROVIDE VISIBLE & AUDIBLE SIGNAL. AUDIBLE SIGNALS SHALL SOUND ONCE FOR UP DIRECTION AND TWICE FOR THE DOWN DIRECTION OR SHALL HAVE VISIBLE, HAND-OPERATED, NOTIFICATION TIME SHALL BE 3 SECONDS.
DOOR & SIGNAL TUNING FOR HALL CALLS: THE MINIMUM ACCEPTANCE DOOR DELAY FOR CAR CALLS: THE MAX. TIME FOR ELEVATOR DOORS TO REMAIN FULLY OPEN IN RESPONSE TO A CAR CALL SHALL BE 3 SECONDS.
THE CLEARANCE BETWEEN THE CAR PLATFORM SILL AND THE EDGE OF HORIZONTAL LANDING SHALL BE NO GREATER THAN 1 1/4".
FLOOR SURFACES: SHALL BE NON-SLIP HARD SURFACE WHICH PERMITS EASY MOVEMENT OF WHEEL CHAIRS. IF CARPETING IS USED, IT SHALL BE SECURELY ATTACHED, HEAVY DUTY WITH A TIGHT WEAVE & LOW PILE INSTALLED WITHOUT PADDING.

CAR CONTROLS: ALL CONTROL BUTTONS SHALL BE AT LEAST 3/4" IN THEIR SMALLEST DIMENSION. THEY SHALL BE RAISED OR FLUSH.
ALL CONTROL BUTTONS SHALL BE DESIGNATED BY BRAILLE AND BY RAISED STANDARD ALPHABET CHARACTERS FOR LETTERS, HANDS CHARACTERS FOR NUMERALS, OR STANDARD SYMBOLS AS SHOWN IN DRAWING AND AS REQUIRED IN ASCE A171-1995.
EMERGENCY COMMUNICATIONS: IF PROVIDED SHALL COMPLY W/ASME. THE HIGHEST OPERABLE PART SHALL BE 48" A.F.F. AND SHALL BE IDENTIFIED BY A RAISED CHIMP. A LETTERING LOCATED ADJACENT TO THE DEVICE. SYSTEM W/HANDSET SHALL HAVE 24" LONG CORD FROM PANEL TO HANDSET. IF THE SYSTEM LOCATED IN CLOSED COMPARTMENT, THE COMPARTMENT DOOR HARDWARE SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE JOINT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE SHALL BE NO GREATER THAN 5 LBS.
CAR POSITION INDICATOR: SHALL BE PROVIDED ABOVE CAR CONTROLS PANEL OR OVER THE DOOR TO SHOW POSITION OF THE ELEVATOR IN HORIZONTAL. HANDS SHALL BE 1/2" HIGH & ALTERNATE WITH AUDIBLE SIGNAL (50 DECIBEL MIN-1500HZ MAX). AN AUTOMATIC VERBAL ANNOUNCEMENT OF THE FLOOR NUMBER AT WHICH CAR STOPS OR PASSES MAY BE SUBSTITUTED FOR AUDIBLE SIGNAL.
ELEVATOR CONTRACTOR TO VERIFY EXISTING CONDITION FOR ACCESSIBILITY COMPLIANCE.

2 EXISTING ELEVATOR & SIGNAGE DETAILS

GRAB BAR:

LOCATE GRAB BARS ON EACH SIDE OF WATER CLOSET OR ONE ON SIDE AND ONE BEHIND WATER CLOSET. SIDE GRAB BARS ARE TO BE 5'-0" LONG WITH THE FRONT END 2'-0" IN FRONT OF WATER CLOSET. GRAB BARS AT THE BACK CANNOT BE LESS THAN 5'-0". GRAB BARS SHALL NOT ROTATE AND THERE ARE TO BE NO SHARP OR ABRASIVE ELEMENTS ON OR ADJACENT TO THEM. EDGES ARE TO HAVE A MINIMUM 1/8" RADIUS.

SIGNAGE:

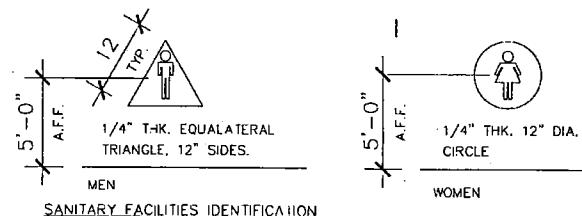
PROVIDE PERMANENT SIGNS IN RAISED (1/32 INCH MINIMUM) LETTERS OF SAN-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE-2 BRAILLE. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" A.F.F. TO THE CENTERLINE OF SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF DOOR.

LAVATORIES:

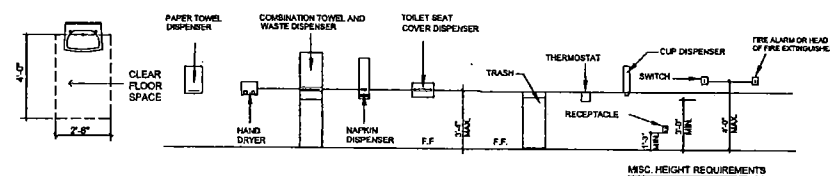
2'-10" IS THE RECOMMENDED HEIGHT FROM THE FLOOR TO THE TOP OF THE LAVATORY. INSULATE OR COVER ALL HOT WATER AND DRAIN PIPES UNDER LAVATORY. NO SHARP OR ABRASIVE EDGES ALLOWED UNDER LAVATORY.

GENERAL:

FAUCET CONTROLS AND OPERATING MECHANISMS MUST BE EASILY OPERATED BY ONE HAND AND MUST NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE NEEDED TO ACTIVATE CONTROLS SHALL NOT EXCEED 5 LBS. FOR LEVER-OPERATED OR 15 LBS. FOR PUSH TYPE.

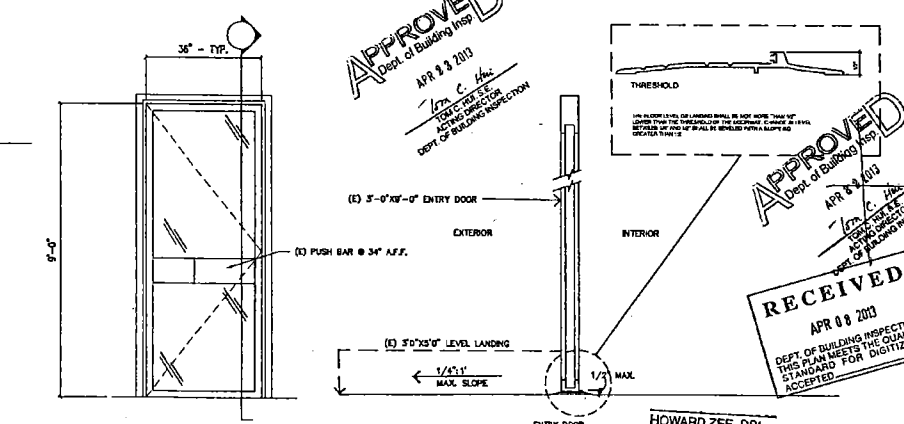


SANITARY FACILITIES IDENTIFICATION



MISC. HEIGHT REQUIREMENTS

3 H.C. ACCESSORY NOTES/ DETAILS



1 ENTRY DOOR ELEVATION & TYPICAL SECTION

D.A. CHECKLIST (p. 1 of 2):

The address of the project is 2516-2524 MISSION STREET

For ALL tenant improvement projects in commercial use spaces, this checklist is required to be reproduced on the plan set and signed.

1. The proposed use of the project is RESTAURANT (e.g. Retail, Office, Restaurant, etc.)

2. Describe the area of remodel, including which floor: ROOF AREA

3. The construction cost of this project excluding disabled access upgrades is \$ 35,000.00, which is (check one) ☒ more than / ☐ less than the Accessibility Threshold amount of \$139,334.98 based on the "2012 ENR Construction Cost Index" (The cost index & threshold are updated annually).

4. Is this a City project and/or does it receive public funding? Check one: ☒ Yes / ☐ No. Note: If Yes, then see Step 3 on the Instructions page for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through G below carefully and check the most applicable box (one box only):

☒ A: All existing conditions serving the area of remodel fully comply with access requirements. No further upgrades are required.

☐ B: All existing conditions serving the area of remodel that do not fully comply with access requirements will be fully upgraded with this project.

☐ C: Proposed project (check one) ☐ It is less than the threshold / ☐ It is over the threshold. ☐ Full under CBC 134B.2.1 Ex. 2: Partial upgrades, including Equivalent Facilitation will be provided up to 20% of the project value as itemized on Form C. Priority of upgrades is to be considered in the order listed on p. 2 of the D.A. Checklist. Fill out Hardship request form(s) for non-complying items, including for Equivalent Facilitation items. Checking box C means there are still non-complying items serving the area of remodel.

☐ D: Access features will either fully comply or be provided with Code defined Equivalent Facilitation. Submit an Unreasonable Hardship Request (UHR) for the Equivalent Facilitation items.

☐ E: Hardship appeal to be filed with Access Appeals Commission (AAC). Note: Plan check of items not under AAC consideration will continue while resolution of AAC decision is sought.

☐ F: Consisting only of Barrier Removal, Notice of Accessibility Violation (NOV) Compliance or Exempted Work; Fill out Form F.

☐ G: Minor revision to previously approved permit drawings only. (Note: This shall NOT be used for new or additional work) Provide previous approved permit application here: _____ Description of revision: _____

C:\Users\jcurd\Documents\2013 D.A. checklist (2) Rev. 1

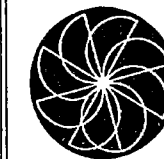
D.A. CHECKLIST (p. 2 of 2):

Check all applicable boxes and specify where on the drawings the details are shown:

Notes: Upgrades below are listed in priority based on CBC 112B.2.1.6.1	Existing Fully Complying	Upgrade to Full Compliance	Partial Upgrade / Facilitation	Equivalent Facilitation / Hardship	Hardship	None existing & not req'd by Code	Access Appeals Commission	Barrier Removal NOV	Location of details (include detail no. & drawing sheet (do not leave this blank)). Also, clarification on comments can be written here.
1. One accessible entrance serving the area of remodel. Note: This should be a primary entrance. An upgrade may be required if it is not.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. An accessible route to the area of remodel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2a. path of travel	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2b. ramps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2c. elevator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2d. stairs (if no elevator)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2f. other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. At least one accessible restroom for each sex serving the area of remodel.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
4. Accessible public pay phone.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
5. Accessible drinking fountains (if any).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
6. Signage: <i>Restroom</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Visual Alarm.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
8. Path of travel from parking area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

If details are provided from a set of City approved reference drawings, provide your permit application number here: _____

C:\Users\jcurd\Documents\2013 D.A. checklist (2) Rev. 1



TECTA

associates

- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecta.com



ARCHITECTURAL PROJECT NO: 13.067

LOLINDA

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SAN FRANCISCO, CA 94110

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NO.	REVISIONS	DATE
1	PERMIT REVISION FOR RE-ENTRY	2/20/13
2	KITCHEN #2013-10-14-001	2/20/13

ISSUE DATE:

DRAWING TITLE
D.A. CHECKLIST
STANDARD DETAILS

DRAWING NUMBER

A-3

John Curd, SFPD
APR 15 2013

OUTDOOR LIGHTING WORKSHEET							(Page 1 of 3)		OLTG-2C	
PROJECT NAME LOLINDA							DATE 04-05-2013			
A. LIGHTING POWER ALLOWANCE FOR GENERAL HARDSCAPE										
AREA WATTAGE ALLOWANCE (AWA)			LINEAR WATTAGE ALLOWANCE (LWA)			INITIAL WATTAGE ALLOWANCE		TOTAL GENERAL HARDSCAPE LIGHTING ALLOWANCE		
A	B	C	D	E	F	G		H		
ILLUMINATED HARDSCAPE AREA	AWA PER SQUARE FOOT	AWA (A x B)	PERIMETER LENGTH OF GENERAL HARDSCAPE	LWA PER LINEAR FOOT	LWA (D x E)	IWA (WATTS)		C + F + G		
298.0	0.092	27.4	135.0	0.92	124.2	770.0		921.6		
Enter total into OLTG-1C, Page 4 of 4; Row A: Lighting Power Allowance for General Hardscape:								921.6		
<input type="checkbox"/> Yes: AWA, LWA, and IWA from Table 147-A was used as appropriate for the Outdoor Lighting Zone										
B. SPECIFIC APPLICATION LIGHTING WATTAGE ALLOWANCE PER UNIT LENGTH (Available only for zones frontage)										
DETERMINE WATTAGE ALLOWANCE				LUMINAIRE TYPE			DESIGN WATTS			
A	B	C	D	E	F	G	H	I	J	
Enter total into OLTG-1C, Page 4 of 4; Row B: Specific Application Lighting Wattage Allowance Per Unit Length										
C. SPECIFIC APPLICATION LIGHTING WATTAGE ALLOWANCE FOR ORNAMENTAL LIGHTING										
DETERMINE WATTAGE ALLOWANCE				LUMINAIRE TYPE			DESIGN WATTS			
A	B	C	D	E	F	G	H	I	J	
		Ornamental Lighting Allowance for OLZ (watts per ft ²)	Wattage Allowance (B x C)	Nurse or Symal	Luminaire Type	Luminaire Quantity	Watts per luminaire	Design Watts (G x H)	Allowed Watts Minimum of D or I	
Specific Lighting Application	Square feet of Hardscape									
Enter total into OLTG-1C, Page 4 of 4; Row C: Specific Application Wattage Allowance for Ornamental Lighting										

2008 Nonresidential Compliance Forms

July 2010

[illegible]

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July 2010

Certificate of Compliance

(Page 3 of 4) OLTG-2013

Project Name: LOLINDA

Date 04-05-2013

A. OUTDOOR LIGHTING ZONE

OUTDOOR LIGHTING ZONE □ 0 □ 1 □ 2 □ 3 □ 4 □ 5 □ 6 □ 7 □ 8 □ 9 □ 10 □ 11 □ 12 □ 13 □ 14 □ 15 □ 16 □ 17 □ 18 □ 19 □ 20 □ 21 □ 22 □ 23 □ 24 □ 25 □ 26 □ 27 □ 28 □ 29 □ 30 □ 31 □ 32 □ 33 □ 34 □ 35 □ 36 □ 37 □ 38 □ 39 □ 40 □ 41 □ 42 □ 43 □ 44 □ 45 □ 46 □ 47 □ 48 □ 49 □ 50 □ 51 □ 52 □ 53 □ 54 □ 55 □ 56 □ 57 □ 58 □ 59 □ 60 □ 61 □ 62 □ 63 □ 64 □ 65 □ 66 □ 67 □ 68 □ 69 □ 70 □ 71 □ 72 □ 73 □ 74 □ 75 □ 76 □ 77 □ 78 □ 79 □ 80 □ 81 □ 82 □ 83 □ 84 □ 85 □ 86 □ 87 □ 88 □ 89 □ 90 □ 91 □ 92 □ 93 □ 94 □ 95 □ 96 □ 97 □ 98 □ 99 □ 100

is the Outdoor Lighting Zone

□ 0 □ 1 □ 2 □ 3 □ 4 □ 5 □ 6 □ 7 □ 8 □ 9 □ 10 □ 11 □ 12 □ 13 □ 14 □ 15 □ 16 □ 17 □ 18 □ 19 □ 20 □ 21 □ 22 □ 23 □ 24 □ 25 □ 26 □ 27 □ 28 □ 29 □ 30 □ 31 □ 32 □ 33 □ 34 □ 35 □ 36 □ 37 □ 38 □ 39 □ 40 □ 41 □ 42 □ 43 □ 44 □ 45 □ 46 □ 47 □ 48 □ 49 □ 50 □ 51 □ 52 □ 53 □ 54 □ 55 □ 56 □ 57 □ 58 □ 59 □ 60 □ 61 □ 62 □ 63 □ 64 □ 65 □ 66 □ 67 □ 68 □ 69 □ 70 □ 71 □ 72 □ 73 □ 74 □ 75 □ 76 □ 77 □ 78 □ 79 □ 80 □ 81 □ 82 □ 83 □ 84 □ 85 □ 86 □ 87 □ 88 □ 89 □ 90 □ 91 □ 92 □ 93 □ 94 □ 95 □ 96 □ 97 □ 98 □ 99 □ 100

Complete the information below if the default Outdoor Lighting Zone has been amended by the local jurisdiction having authority (LJA):

□ The site is a government designated park, recreation area, wildlife preserve, or portion thereof, and has been designated as L22 or L23, in accordance with Table 10-114-A, because the site is contained within such a zone.

□ The local jurisdiction having authority has officially adopted a change to the State Default Lighting Zone and has notified the Energy Commission by providing the materials required in §10-114(f) to the Executive Director.

□ The adopted change is posted on the Energy Commission website.

B. ADDITIONAL LIGHTING POWER ALLOWANCE FOR ORDINANCE REQUIREMENTS

□ The additional lighting power allowances for ordinance in Table 10-114-C apply. □ Yes □ No

Complete the information below if additional lighting power allowances for ordinance requirements are used:

□ The local jurisdiction having authority has officially adopted specific outdoor light levels, which are expressed as average or maximum footcandle levels, by following a public process that allowed for formal public notification, review, and comment about the proposed change.

□ The local jurisdiction having authority has officially adopted specific outdoor light levels, which are expressed as average or providing the following materials required §10-114(f) to the Executive Director.

C. ACCEPTANCE FORMS

Required Acceptance Tests

Designer:

This form is to be used by the designer and attached to the plans. Listed below is the acceptance test for the Lighting system.

OLTG-2A: The designer is required to check the acceptance tests and list of control devices among the building or space shall be certified as meeting the Acceptance Requirements for Code Compliance. If all of the lighting system or control of a certain type requires a tests, list the different lighting and the number of systems. The IMV Section in the Appendix of the Nevada Electrical Apparatus Manual describes the tests. Since this form will be part of the plans, completion of this section will show the responsible party to budget for the cost of work accordingly. Forms can be newly constructed by typed of Luminaires controlled.

Enforcement Agency:

System Acceptance. Before Occupancy Permit is granted for a newly constructed building and space or when ever new lighting system shall controls is installed in the building or space shall be certified as meeting the Acceptance Requirements.

The OLTG-2A form is not considered a complete form and is not to be accepted by the enforcement agency unless the boxes are checked and/or filled and signed. In addition, a Certificate of Acceptance forms shall be submitted to the enforcement agency with the ceiling plans, specifications, installation certificates, and reporting and maintenance information meet the requirements of §10-114(f) of Title 24 Part 6.

The field inspector must receive the properly filled out and signed forms before the building can receive final occupancy. A copy of the OLTG-2A for each different lighting luminaires control(s) must be provided to the owner of the building for their records.

Certificate of Acceptance

Luminaires Controlled

OLTG-2A¹

Equipment Requiring Testing

Description

Number of Luminaires

Location

Outdoor Lighting Acceptance Tests

OUTDOOR CONTROL

PHOTOCONTROL

1

SEE PLAN

OP



1. Insert: OMS for Outdoor Sensor, OSC for Outdoor Lighting Output Control, or OS for Outdoor Photocontrol, AIS for Infrared Motion Detector, and SLS for Switch (not-microprocessor) Time Switch acceptance.

2008 Nonresidential Compliance Forms

July 2010

CERTIFICATE OF COMPLIANCE		(Page 4 of 4) OLTG-1C
PROJECT NAME	LOLINDA	DATE 04-05-2013
ALLOWED AND INSTALLED OUTDOOR LIGHTING POWER		
		Lighting Wattage Power Allowance
A	Lighting power allowance for general hardwired (from OLTG-2C Page 1 of 3)	921.6
B	Specific application lighting wattage allowance per unit length (from OLTG-2C Page 1 of 3)	
C	Specific application wattage allowance for ornamental lighting (from OLTG-2C Page 1 of 3)	
D	Specific application wattage allowance per application (from OLTG-2C Page 2 of 3)	
E	Specific application lighting wattage allowance per area (from OLTG-2C Page 2 of 3)	61.4
F	Additional lighting power allowance for ordinance requirements (from OLTG-2C Page 3 of 3)	
G	Total Allowed Wattage = Sum of rows A through F:	983.0
H	Total installed watts (from Luminaire Schedule, (from OLTG-1C Page 2 of 4))	522.0
Provide that the lighting power allowances listed in rows A through F are identical to the lighting wattage power allowances taken from OLTG-2C Pages 1 through 3, compiled & installed Wattage in row H is less than or equal to the total installed Wattage in row G.		
		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Timothy Nagata, DBI
APR 16 2013

Certificate of Compliance		(Page 1 of 4) OLTG-1C
Project Name LOUNDA	Date: 04-05-2013	
Project Address 2518 MISSION STREET SAN FRANCISCO, CA 94110	Total Horseshoe Mounted Area 298.0 SQ. FT	
General Information		
Phase of Construction: <input type="checkbox"/> New Construction <input type="checkbox"/> Addition <input checked="" type="checkbox"/> Alteration		
Documentation Author's Declaration Statement <div style="margin-left: 20px;"> <input checked="" type="checkbox"/> I certify that this Certificate of Compliance documentation is accurate and complete. </div>		
Name NATASHA MOGLEY	Signature 	
Company MARS ENGINEERING GROUP	Date 04-05-2013	
Address 22715 VICTORY BLVD.	License # E12808	
City/State/Zip WESTHILLS, CA 91307	Phone: 818 583 8999	
Principal Lighting Designer's Declaration Statement		
<div style="margin-left: 20px;"> <input checked="" type="checkbox"/> I am eligible under Division 3 of the California Business and Professions Code to accept responsibility for the lighting design. <input checked="" type="checkbox"/> This Certificate of Compliance identifies the lighting features and performance specifications required for compliance with Title 24, Pages 1 and 6 of the California Code of Regulations. <input checked="" type="checkbox"/> The design features represented on this Certificate of Compliance are consistent with the information provided to document this design on the other applicable compliance forms, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. </div>		
Name AHMAD MOHAZAB	Signature 	
Company TECTA ASSOCIATES	Phone: 415 362 5857	
Address 2747 19TH STREET	License # C-17638	
City/State/Zip SAN FRANCISCO CA 94110	Date 04-05-2013	
Principal Lighting Designer's Declaration		
<div style="margin-left: 20px;"> <input checked="" type="checkbox"/> I certify that this Certificate of Compliance documentation is accurate and complete, and accounts for all outdoor lighting power, including but not limited, pole mounted, as well as all other outdoor lighting designed for the site, and that Additional Lighting Power Allowances for Specific Applications or Additional Lighting Power Allowances for Ordinance Requirements have not been counted more than one time for the same area, in accordance with Section 147 of the Standards. </div>		
OUTDOOR LIGHTING MANDATORY MEASURES		
In-site location on building plans of Mandatory Measures Note Block: _____		
LIGHTING COMPLIANCE FORMS & WORKSHEETS (check box if worksheet is included)		
For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the nonresidential Manual published by the California Energy Commission.		
<input checked="" type="checkbox"/> OLTG-1C Certificate of Compliance. All pages required on plans for all submissions. <input checked="" type="checkbox"/> OLTG-2C (Page 1 of 3) Lighting Wallage Allowances for General Horseshoe, Sales Frontage, or Ornamental Lighting, Optional on plans. <input checked="" type="checkbox"/> OLTG-2C (Page 2 of 3) Lighting Wallage Allowances for Per Application or Per Area, Optional on plans. <input type="checkbox"/> OLTG-2C (Page 3 of 3) Additional Lighting Power Allowance for Ordinance Power (Optional) on plans.		

2008 Nonresidential Compliance Forms

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[illegible]

2008 Nonresidential Construction Expenditures

July 2010



- ARCHITECTURE
- INTERIORS
- PLANNING

2747 19TH STREET
SAN FRANCISCO, CA 94110
tel. 415-362-5857
fax. 415-362-5044

www.tecla.com



ARCHITECTURAL PROJECT NO.: 13.067

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PROVED

SEAL OF BUILDING DEPT.

APR 30 1973

from file

FOR ALL
RECORDS
DEPT. OF BUILDING INSPECTION

LOLINDA

2518 MISSION STREET

SAN FRANCISCO CA 94110

RECEIVED

APR 16 1973

DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS ALL CITY AND STATE
STANDARD FOR REPRODUCTION

[illegible]

DRAWING TITLE:
TITLE 2:
FORMS

DRAWING NUMBER:

T-24A

INDOOR LIGHTING POWER ALLOWANCE (Page 3 of 4) LTG-3C

PROJECT NAME: LOLINDA DATE: 04-05-2013

ALLOWED LIGHTING POWER (Chose One Method)
A Separate LTG-3C must be filled out for Conditioned and Unconditioned Spaces Indoor Lighting Power/Allowances listed on this page are only for:

☒ CONDITIONED SPACES ☐ UNCONDITIONED SPACES

COMPLETE BUILDING METHOD

BUILDING CATEGORY (From §146 Table 146-E)	WATTS PER (F ²)	COMPLETE BLDG. AREA	ALLOWED WATTS
TOTALS		AREA	WATTS

AREA CATEGORY METHOD - Part A

AREA CATEGORY (From §146 Table 146-F)	WATTS PER (F ²)	AREA (F ²)	ALLOWED WATTS
KITCHEN PREP	1.8	118.0	188.8
TOTALS		AREA	WATTS

Sum of Additional Mixed Watts from Area Category Method-Part B (from table below)

AREA CATEGORY METHOD-PART B ADDITIONAL WALLAGE ALLOWANCE (FROM TABLE 146-F FOOTNOTES)	WATTS PER (F ²)	AREA (F ²)	ALLOWED WATTS
PRIMARY FUNCTION			
SQUARE FEET			
ADDITIONAL WATTS ALLOWED (W)			
DESCRIPTION(S) AND QUANTITY OF SPECIAL LUMINAIRE TYPES IN EACH PRIMARY FUNCTION AREA			
TOTAL ADDITIONAL WATTS			
TOTALS		AREA	WATTS

TOTALS-ENTER INTO AREA CATEGORY METHOD-PART A (TABLE ABOVE)

1. Additional watts available only when allowed according to the footnote on bottom of Table 146-F for chandelier or sconce, art, craft, assembly or manufacturing specified task work, precision commercial/industrial worker job specified task work.

2. Special luminaires are light fixtures described in the Table 146-F footnotes that are subject to an additional wallage allowance.

TAILORED METHOD

Total Allowed Watts using the Tailored Method taken from LTG-4C (Page 1 of 4) Row 3

The indoor lighting power allowance using the Tailored Method of compliance shall be determined using the LTG-1C set of forms. A separate set of LTG-4C forms shall be filled out for CONDITIONED and UNCONDITIONED spaces.

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LIGHTING MANDATORY MEASURES

- Light switches (or other controls) in each room [§131(a)]
- Multi-level control for lighting systems > 0.8 W/sf [§131(b)]
- Daylighting controls [§131(c)]
 - Separate switches when skylit or primary side/side zone > 250 ft².
 - Automatic multi-level daylighting controls when skylit or primary side/side zone > 2500 ft².
 - Controls calibrated so that space always meets or exceeds design footcandle and electric lighting is fully dimmed when daylight is 150% of design illuminance.
- Automatic shut-off controls - a time delay with or override switch or occupancy sensor to ensure lights are off after business hours. [§131(d)]
- Display lighting is separately switched. [§131(e)]
- When tailored lighting method is used to show compliance, general lighting must be on a separate shut-off control from display lighting. [§131(f)]
- Stores larger than 50,000 sf must have automatic controls to shed 15% of lighting load when an automated demand response signal is received from the local utility.

THE ABOVE MANDATORY MEASURES APPLY TO ALL NON-RESIDENTIAL, HIGH RISE RESIDENTIAL AND HOTEL/MOTEL BUILDINGS FOR BOTH CONDITIONED AND UNCONDITIONED INTERIOR SPACES. THE ABOVE MANDATORY LIGHTING CONTROL REQUIREMENTS IN §131 CAN BE SUMMARIZED AS STATED ABOVE.

2008 Nonresidential Compliance Manual

July 2010

CERTIFICATE OF COMPLIANCE (Page 3 of 4) LTG-1C

PROJECT NAME: LOLINDA DATE: 04-05-2013

INDOOR LIGHTING SCHEDULE and FIELD INSPECTION ENERGY CHECKLIST

Field Inspector: []

MANDATORY LIGHTING CONTROLS - FIELD INSPECTION ENERGY CHECKLIST

Type / Description	Number of Units	Location in Building	Field Inspector
MULTI-LEVEL SWITCH	1	SEE PLAN	[]

Field Inspector's Notes or Discrepancies:

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CERTIFICATE OF COMPLIANCE (Page 4 of 4) LTG-1C

PROJECT NAME: LOLINDA DATE: 04-05-2013

Conditioned and Unconditioned space lighting must not be combined for compliance

Indoor Lighting Power for Conditioned Spaces

Installed Lighting (from Conditioned LTG-1C Page 2)	Watts	Installed Lighting (from Unconditioned LTG-1C Page 2)	Watts
Lighting Control Credit	-128.0	Lighting Control Credit	-
Adjusted Installed Lighting Power	= 128.0	Adjusted Installed Lighting Power	= 128.0
Complies if installed ≤ Allowed	Allowed	Complies if installed ≤ Allowed	Allowed
Allowed Lighting Power Conditioned Spaces (from LTG-3C)	128.0	Allowed Lighting Power Unconditioned Spaces (from LTG-3C)	128.0

Required Acceptance Tests

Designer:

This form is to be used by the designer and attached to the plans. Listed below is the acceptance test for the lighting system. LTG-2A and LTG-3A. The designer is required to check the acceptance tests and list all control devices serving the building or space shall be certified as meeting the Acceptance Requirements for Code Compliance. If all the lighting system or control of a certain type requires a test, list the different lighting and the number of systems. The 143 Section in the Appendix of the Nonresidential Reference Appendix Manual describes the test. Since this form will be part of the plans, completion of this section will show the responsible party to budget for the scope of work appropriately. Forms can be grouped by type of Luminaire controlled.

Enforcement Agency:

System Acceptance. Before Occupancy Permit is granted for a newly constructed building or space or when over new lighting system with controls is installed in the building or space shall be certified as meeting the Acceptance Requirements.

The LTG-2A and LTG-3A forms are not considered a complete form and is not to be accepted by the enforcement agency unless the boxes are checked and/or filled and signed. In addition, a Certificate of Acceptance forms shall be submitted to the enforcement agency that certify plans, specifications, installation, controls, and operating and maintenance information meet the requirements of §110-103(b) of Title 24 Part 6. The field inspector must receive the properly filled out and signed forms before the building can receive final occupancy. A copy of the LTG-2A and LTG-3A for each different lighting luminaire control(s) must be provided to the owner of the building for their records.

Luminaires Controlled

Equipment Requiring Testing	Description	Location	LTG-2A and 3A Controls and Sensors and Automatic Daylighting Controls Acceptance
MULTI-LEVEL SWITCH	1	SEE PLAN	[]

Timothy Nagata, DBI
APR 16 2013

2008 Nonresidential Compliance Forms

July 2010

CERTIFICATE OF COMPLIANCE (Page 1 of 4) LTG-1C

PROJECT NAME: LOLINDA DATE: 04-05-2013

Project Address: 2518 MISSION STREET, SAN FRANCISCO, CA 94110

Building Type: ☒ Nonresidential ☐ High-Rise Residential ☐ Hotel/Motel

Phase of Construction: ☐ New Construction ☐ Addition ☒ Alteration

Method of Compliance: ☐ Complete Building ☒ Area Category ☐ Tailored

Documentation Author's Declaration Statement

I certify that this Certificate of Compliance documentation is accurate and complete.

Name: NATASHA MOGLEY Signature: [Signature]

Company: MARS ENGINEERING GROUP Date: 04-05-2013

Address: 22715 VICTORY BLVD. License #: E12808

City/State/Zip: WESTHILLS, CA 91307 Phone: 818 593 8999

Principal Lighting Designer's Declaration Statement

I am eligible under Division 3 of the California Business and Professions Code to accept responsibility for the lighting design.

This Certificate of Compliance identifies the lighting features and performance specifications required for compliance with Title 24, Part 6, and 6 of the California Code of Regulations.

The design features represented on this Certificate of Compliance are consistent with the information provided to document this design on the other applicable compliance forms, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Name: AHMAD MOHAZAB Signature: [Signature]

Company: TECTA AND ASSOCIATES Date: 415 495 7889

Address: 2747 19TH STREET. License #: C17638

City/State/Zip: SAN FRANCISCO CA 94110 Date: 04-05-2013

Lighting Mandatory Measures indicate location on building plans of Mandatory Measures Note Block.

LIGHTING COMPLIANCE FORMS & WORKSHEETS (check box if worksheet is included)

For detailed instructions on the use of this and all Energy Efficiency Standards compliance forms, please refer to the Nonresidential Manual published by the California Energy Commission.

☒ LTG-1C Pages 1 through 4. Certificate of Compliance. All Pages required on plans for all submittals.

☐ LTG-2C Lighting Controls Credit Worksheet

☐ LTG-3C Indoor Lighting Power Allowance

☐ LTG-4C Pages 1 through 4. Tailored Method Worksheet

☐ LTG-5C Pages 1 and 2 Line Voltage Track Lighting Worksheet

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July 2010

CERTIFICATE OF COMPLIANCE (Page 4 of 4) LTG-1C

PROJECT NAME: LOLINDA DATE: 04-05-2013

Installation Certificate, LTG-1-INST (retain a copy and verify form is completed and signed)

Certificate of Acceptance, LTG-2A (retain a copy and verify form is completed and signed)

A separate Lighting Schedule must be filled out for Conditioned and Unconditioned Spaces Installed Lighting Power listed on this Lighting Schedule is only for:

☒ CONDITIONED SPACE ☐ UNCONDITIONED SPACE

The actual indoor lighting power listed below includes all installed permanent and portable lighting systems in accordance with §146(a).

Only for offices: Up to the first 0.2 watts per square foot of portable lighting shall not be required to be included in the calculation of actual indoor lighting power density in accordance with the Exception to §146(a). All portable lighting in excess of 0.2 watts per square foot is listed below.

Installed Watts

A	B	C	D	E	F	G	H
Luminaire (Type, Lamps, Ballasts)	Watts per Luminaire	Special Features	How wattage was determined	CCC Default from NAB	Accepted to §130 (Watts)	Number of Luminaires	Installed Watts (C x F)
(4) 32WATT T8 ELEC. BALLASTS	128					1	128.0

Field Inspector: []

Installed Watts Page TOTAL: 128.0

Building total number of pages: 1

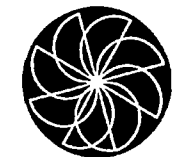
Indoor Lighting Power Density (Sum of all pages): 128.0

Enter on LTG-1C Page 4 of 4

Wattage shall be determined according to Section 130 (d and e). Wattage shall be rating of light fixture, not rating of bulb.
If fail then describe on Page 2 of the Inspection Checklist Form and take appropriate action to correct. Verify building plans if necessary.

2008 Nonresidential Compliance Forms

July 2010



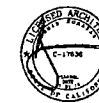
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• INTERIORS
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ARCHITECTURAL PROJECT NO.: 13007

APPROVED
APR 23 2013
APR 23 2013

LOLINDA
2518 MISSION STREET
SAN FRANCISCO, CA 94110

RECEIVED

APR 16 2013

DEPT. OF BUILDING INSPECTION
THIS PLAN SETS THE QUALITY
STANDARD FOR CONSTRUCTION

NO. [] REVISIONS: [] DATE: []

PERMIT REVISION FOR RE-ENTRY
NOTICE #2011-18-11-0601 04/03/13

ISSUE DATE:

DRAWING TITLE:
TITLE 24
FORMS

DRAWING NUMBER:

T-24B

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LIGHT GAUGE STEEL FRAMING NOTES (METAL STUDS & JOISTS)

- METAL STUD FABRICATION SHALL CONFORM TO AISI SPECIFICATIONS FOR THE DESIGN OF LIGHT GAUGE COLD-FORMED SECTIONS.
- ALL GALVANIZED 18 AND 20 GAUGE STUDS, AND ALL GALVANIZED TRACK, BRIDGING AND ACCESSORIES SHALL BE FORMED FROM STEEL THAT CONFORMS TO THE REQUIREMENTS OF ASTM A446, GRADE A, WITH A MINIMUM YIELD STRENGTH OF 33,000 PSI.
- ALL GALVANIZED 12, 14 AND 16 GAUGE STUDS SHALL BE FORMED FROM STEEL THAT CONFORMS TO THE REQ'TS OF ASTM A446, GRADE D, w/ A MINIMUM YIELD STRENGTH OF 50,000 psi.
- METAL STUDS AT BEARING WALLS SHALL BE @ MAX. 16" SPCG w/ THE FOLLOWING MIN. SECTION PROPERTIES:

STUD TYPE	GAUGE	WIDTH	Sx (in ²)	Ix (in ⁴)
INTERIOR STUDS, HT < 16'-0"	16	6"	0.971	2.914
EXTERIOR STUDS HT < 10'-0"	16	6"	0.971	2.914

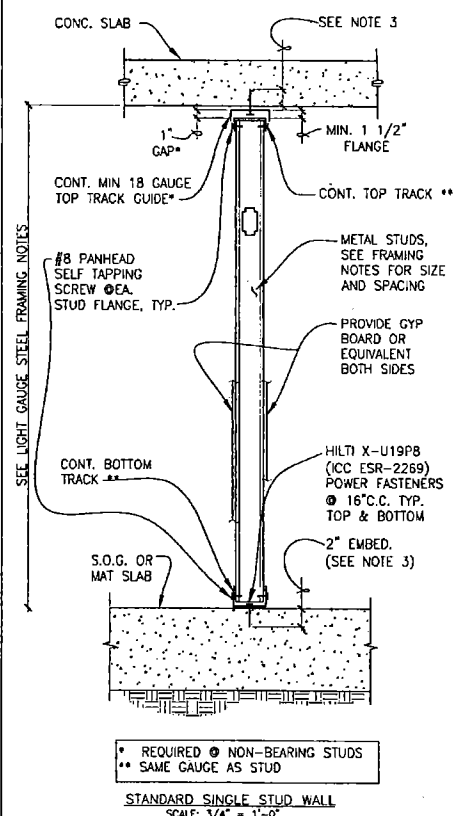
- METAL STUDS AT NON-BEARING WALLS SHALL BE @ MAX. 24" SPCG w/ THE FOLLOWING MIN. SECTION PROPERTIES:

STUD TYPE	GAUGE	WIDTH	Sx (in ²)	Ix (in ⁴)
INTERIOR STUDS, HT < 12'-0"	18	3 5/8"	0.207	0.419
EXTERIOR STUDS HT < 10'-0"	18	6"	0.423	1.403

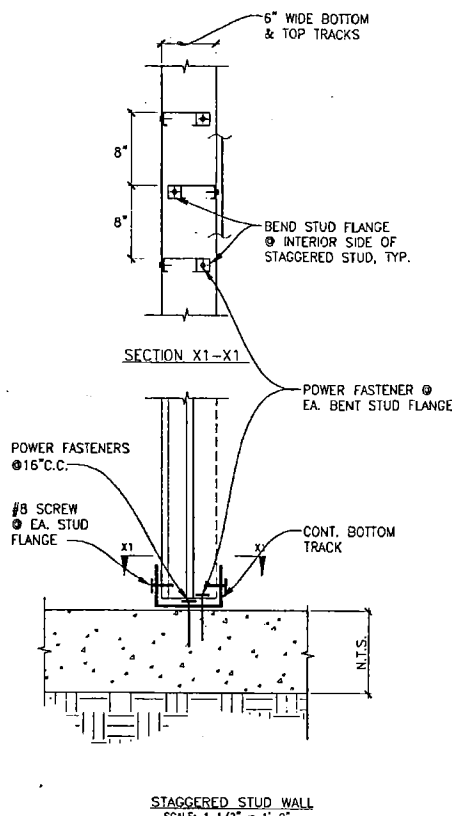
- SELF TAPPING SCREWS TO HAVE THE FOLLOWING MINIMUM ALLOWABLE SHEAR VALUES:

#8	205 lb.
#10	277 lb.
#12	363 lb.
#14	483 lb.

- ALL WELDS FOR LIGHT GAUGE STEEL SHALL BE IN ACCORDANCE WITH AISI AND AISI SPECIFICATIONS.
- ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS.
- ALL WELDS SHALL BE INSPECTED BY A CERTIFIED WELDING INSPECTOR.
- BEARING STUDS SHALL BE INSTALLED IN A MANNER WHICH WILL ASSURE THAT ENDS OF THE STUDS ARE POSITIONED AGAINST THE TRACK WEBS, PRIOR TO STUD AND TRACK ATTACHMENT.
- STUDS SHALL BE SEATED SQUARELY IN THE TRACK WITH THE STUD WEB AND FLANGE ABUTTING THE TRACK WEB, PLUMBED AND ALIGNED, AND SECURELY ATTACHED TO THE FLANGES OR WEB OF BOTH THE UPPER AND LOWER TRACKS.
- FOR BEARING WALLS, STUD BRIDGING SHALL BE ATTACHED IN A MANNER TO PROVIDE RESISTANCE TO BOTH MINOR AXIS BENDING AND ROTATION. BRIDGING ROWS SHALL BE EQUALLY SPACED NOT TO EXCEED 3'-0" O.C.
- SPLICES IN STUDS SHALL NOT BE PERMITTED.
- VERTICAL STUDS SHALL HAVE 1/2" GYPSUM BOARD (OR EQUIVALENT) TO EACH SIDE.
- FRAMED WALL OPENINGS SHALL INCLUDE HEADERS AND SUPPORTING STUDS AS SHOWN ON TYPICAL FRAMING DETAILS PROVIDED BY MANUFACTURER AND DETAILS SHOWN ON THIS PAGE.
- TEMPORARY BRACING SHALL BE PROVIDED AS REQ'D UNTIL ERECTION IS COMPLETE.
- FOR PLATE TRACKS @ CONC. SLAB, SEE 1.

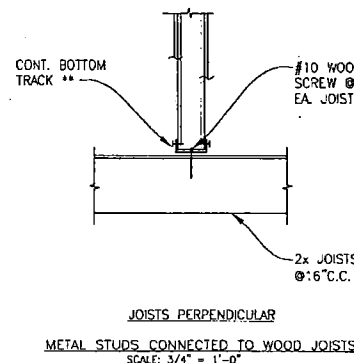
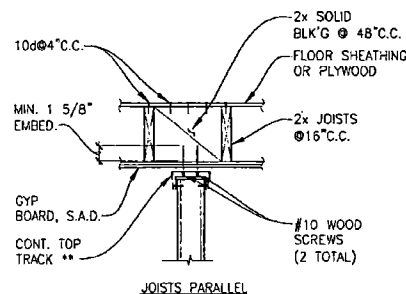


1 TYPICAL NON-SHEAR NON-BEARING METAL STUD WALL
SCALE: 3/4" = 1'-0"



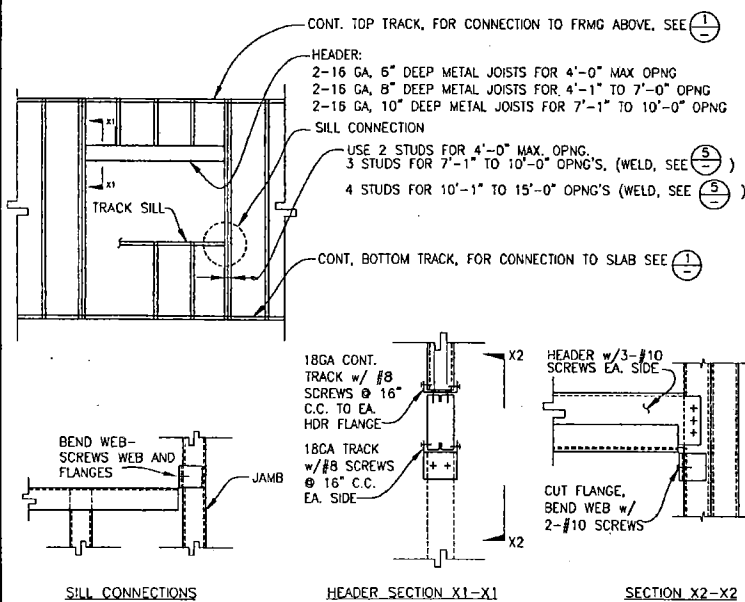
2 STAGGERED STUD WALL
SCALE: 1 1/2" = 1'-0"

- NOTES:
- IF CONCRETE IS NEW, WAIT MIN. 7 DAYS AFTER POURING TO INSTALL FASTENERS
 - USE SAME CONNECTION FOR ATTACHING METAL STUD TO CONC. OR CMU WALL
 - FOR BOTTOM (OR TOP) TRACK TO P.T. CONC. SLAB, PROVIDE MAX. 1/4" EMBED.
 - FOR DETAILS NOT SHOWN OR NOTED SEE 2, 3, 6 & 7

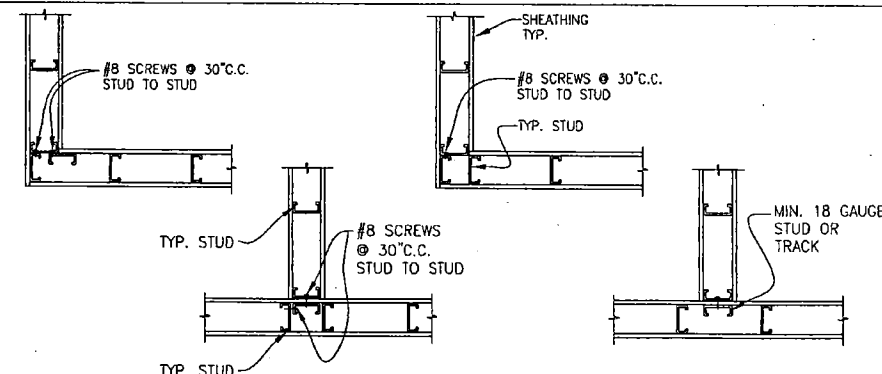


APPROVED
APR 23 2013
Tom C. Lee
Acting Director
DEPT. OF BUILDING INSPECTION

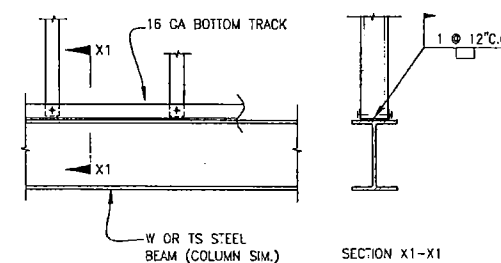
APPROVED
APR 22 2013
Tom C. Lee
Acting Director
DEPT. OF BUILDING INSPECTION



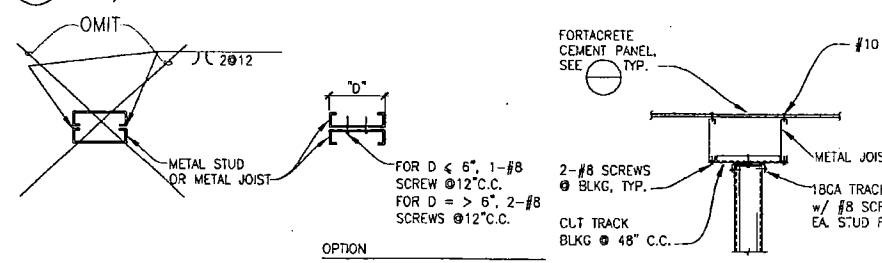
5 METAL STUD FRAMING @ OPENINGS
SCALE: NONE



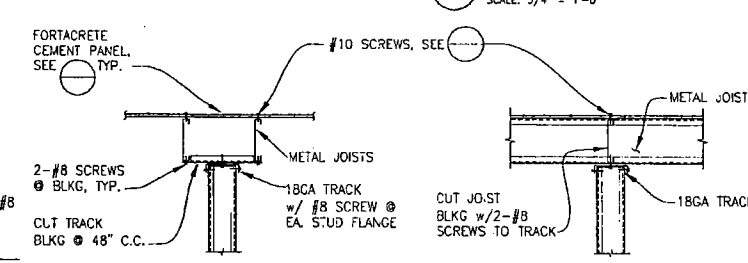
6 METAL STUD FRAMING @ CORNERS & INTERSECTION
SCALE: 3/4" = 1'-0"



7 METAL STUD @ STEEL BEAM/COL.
SCALE: 3/4" = 1'-0"



8 TYPICAL CONNECTION FOR DOUBLE STUD
SCALE: 1 1/2" = 1'-0"



9 TYPICAL NON-BEARING/NON SHEARWALL SUPPORT
SCALE: 3/4" = 1'-0"

RECEIVED
APR 08 2013
DEPT. OF BUILDING INSPECTION
THIS PLAN MEETS THE QUALITY STANDARD FOR DIGITIZING
ACCEPTED

John Curd, SFPD
APR 15 2013

REVISIONS	BY

SANTOS & URRUTIA
STRUCTURAL
ENGINEERS
1000 CALIFORNIA STREET
SAN FRANCISCO, CA 94110
TELEPHONE (415) 842-7722
FAX (415) 842-7500



TYPICAL METAL STUD
DETAILS AND NOTES

REHEAT KITCHEN
2518 MISSION STREET
SAN FRANCISCO, CALIFORNIA

Date:	03/29/13
Scale:	AS NOTED
Drawn By:	R.S.
Job No:	8995
Sheet	S1.4A
Of	4 Sheets

SAN FRANCISCO
PLANNING
DEPARTMENT
FOR INTERNAL USE ONLY
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NO CAMERAS / NO COPIERS
PURSUANT TO CALIFORNIA LAW

From: [Brian Reccow](#)
To: [Durandet, Kimberly \(CPC\)](#)
Cc: [Lindsey MacDougall](#)
Subject: Fwd: El Techo /neighborhood
Date: Saturday, May 17, 2014 7:23:30 PM

Kimberly-

Here is the letter of support from our neighbor directly behind us who is the main point of contact for any communication we have had.

Sincerely,

Brian R. Reccow
Director of Operations

Lolinda
El Techo de Lolinda
415-370-0349

----- Forwarded message -----

From: **Alan Fairhurst** <alan@scomas.com>
Date: Sat, May 17, 2014 at 12:20 AM
Subject: El Techo /neighborhood
To: Brian Reccow <breccow@gmail.com>

To whom it may concern:

My name is Alan Fairhurst and I live at 3239 21st Street. I've lived here since 1992. I often find myself involved in issues concerning my neighborhood and its improvement; (graffiti and litter abatement, public lighting, Friends of the Urban Forest, etc...)

Since El Techo has been in operation, I've found their management team to be consistently accessible and willing to partner with the community in addressing any concerns relevant to

El Techo's impact on this neighborhood. I was mainly concerned with noise and had discussed the issue with several other neighbors that were as well.

I contacted the restaurant and was immediately put in contact with its Director of Operations, Mr. Brian Reccow. He and I keep an open line of communication in regards to noise levels, and he has always been receptive to the neighbors' concerns. I routinely ask my neighbors how sound levels have been and pass the information on to Brian who then addresses them. He has done a lot to diminish the bottle noise that is an unavoidable facet of the restaurant business.

There is also a marked improvement in the noise that their HVAC generates, (mainly their kitchen hoods), as well as less music and crowd noise when compared to prior operations in the same location.

As a parent, neighbor, and property owner, I appreciate El Techo's efforts in being good neighbors. I look forward to their continued success.

Sincerely,
Alan Fairhurst

Sent from my Verizon Wireless 4G LTE DROID