



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: MARCH 19, 2015

Date: March 12, 2015
Case No.: **2014-001938CUA**
Project Address: **3657 Taraval Street**
Zoning: NC-1 (Neighborhood Commercial, Cluster)
Taraval Street Restaurant Subdistrict
40-X Height and Bulk District
Block/Lot: 2379/038
Project Sponsor: Suheil Shatara
Shatara Architecture, Inc.
26 Lakeview Drive
Daly City, CA 94015
Staff Contact: Andrew Perry – (415) 575-9017
andrew.perry@sfgov.org
Recommendation: **Approval with Conditions**

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PROJECT DESCRIPTION

The project sponsor seeks a Conditional Use Authorization pursuant to Planning Code Sections 303, 781.1(a), and 710.27 to allow a change of use from a vacant ground-floor Retail store to a Restaurant. The previous retail establishment sold windows and doors, however has been vacant for a few years. The proposed Restaurant would serve typical gastropub fare – burgers, sandwiches, salads, and some pasta dishes. The owner of the proposed business also owns and operates the nearby bar at 3639 Taraval St. (d.b.a. The Riptide). This bar has been permitted to operate until 2 a.m. as a continuation of a non-conforming use, and the owner also seeks Conditional Use Authorization for the subject Restaurant to operate until 2 a.m. The proposed Restaurant business is an independent neighborhood-serving use that is locally owned, which is encouraged throughout San Francisco.

The project also includes interior tenant improvements and minor alterations to the existing storefront, in keeping with Department standards. Additional windows will be added along the western façade (47th Ave.) to promote the transparency of active use areas, pursuant to Planning Code Section 145.1. The style of window will remain fixed, however new operable transom windows are proposed above, in keeping with the architectural language of the existing entry door and transom. The existing tenant space measures approximately 1,250 square feet, and the size would not change as part of the project. Except for the extension of operating hours, this proposed project would have otherwise qualified for the Community Business Priority Processing Program (CB3P), and placement on the Commission consent calendar.

SITE DESCRIPTION AND PRESENT USE

The project is located on the southeast corner of the intersection at Taraval Street and 47th Avenue, Block 2379, Lot 038. The subject property is located within the NC-1 (Neighborhood Commercial Cluster)

District, the Taraval Street Restaurant Subdistrict, and the 40-X Height and Bulk District. The property is developed with a two-story mixed use building, with two residential units over two commercial storefronts. The current commercial space where the proposed project will locate is vacant, but was previously occupied by a retail store selling windows and doors; the other commercial space in the building is occupied by the "San Francisco Bay Asian Builders Association". Located on a corner parcel, the property has 52.5 feet of lot frontage along Taraval Street and 46 feet of frontage along 47th Avenue. The frontage of the project site is approximately 31.5 feet along Taraval St., and approximately 40.5 feet along 47th Ave.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property is located within the Taraval Street Restaurant Subdistrict (RSUD), which is comprised of three distinct segments – the longest stretch located between 12th and 36th Avenues, with two smaller portions to the west. The farthest west segment of the Taraval Street RSUD is located in the Parkside neighborhood, and includes the commercial, residential and mixed-use properties fronting both sides of Taraval Street from 45th through 47th Avenues that are zoned Neighborhood Commercial Cluster (NC-1). NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. NC-1 commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the first story, however eating and drinking establishments are restricted, depending upon the intensity of such uses in nearby commercial districts.

The neighboring properties to the north and south of Taraval Street are primarily zoned for one- and two-family houses, although there are also some areas of Residential Mixed, Low Density Zoning, which also contain some apartment buildings, though mostly scaled to low heights and moderate lot coverage. Great Highway and Ocean Beach are only a little more than a block away, to the west.

The immediate area around the subject property does appear to contain a concentration of eating and drinking uses within commercial frontages, pursuant to Planning Code Section 303(o). Currently, there is approximately 480 linear feet of commercial frontage within 300 linear feet of the Subject Property. Of this commercial frontage, 5 existing eating/drinking establishments occupy 230 linear feet, or approximately 48% of the commercial frontage. These establishments include one Limited Restaurant boba tea shop, two Restaurants ("Brother's Pizza" and a diner "Bashful Bull Too"), a retail grocery store with accessory sandwich shop, and a bar. The proposed Restaurant, due to its corner location, would increase the eating and drinking frontage by 72 linear feet bringing the percentage up to approximately 63% of the commercial frontage.

However, when considering total frontage (including non-commercial frontage) within the NC-1/Taraval Street RSUD district and within 300 feet, the existing and proposed percentage of eating and drinking uses is only 19.3 and 25.3%, respectively. Furthermore, when looking at the entirety of the Taraval Street RSUD, the existing percentage of eating/drinking frontage within commercial frontages is approximately 17.0%, and this proposal would only raise it to 17.5%.

ENVIRONMENTAL REVIEW

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

HEARING NOTIFICATION

| TYPE | REQUIRED PERIOD | REQUIRED NOTICE DATE | ACTUAL NOTICE DATE | ACTUAL PERIOD |
|--------------------|-----------------|----------------------|--------------------|---------------|
| Classified News Ad | 20 days | February 27, 2015 | February 25, 2015 | 22 days |
| Posted Notice | 20 days | February 27, 2015 | February 27, 2015 | 20 days |
| Mailed Notice | 20 days | February 27, 2015 | February 24, 2015 | 23 days |

The proposal requires a Section 312-neighborhood notification, which was conducted in conjunction with the conditional use authorization process.

PUBLIC COMMENT

- To date, the Department has received two communications in opposition to the proposal. These individuals expressed concerns regarding the late hours of the establishment and that this neighborhood did not need another restaurant bringing people into the area, nor the noise, trash, and traffic that accompanies it.
- The Department also received numerous communications in favor of the project, including 64 letters from residents of the neighborhood, and a petition of support signed by 84 individuals. One phone call was also received that supported the Restaurant overall, but was opposed to the extension of hours.
- Jorge Rivas, from the Mayor's Office of Economic and Workforce Development, and Katy Tang, District 4 Supervisor, have both submitted letters in support of the project.

ISSUES AND OTHER CONSIDERATIONS

- Per Planning Code Section 303(o), the Planning Commission shall consider the existing concentration of eating and drinking uses in the area. A recent field survey estimated that approximately 48% of commercial frontage zoned NC-1/Taraval Street RSUD and within 300 linear feet of the subject property is devoted to eating and drinking uses. The proposal would bring this percentage to 63%, which is above the threshold of 25% stated in Section 303(o). However, when considering total frontage (non-commercial included) within this zoning district and 300 feet radius, the existing and proposed percentages of eating and drinking uses are approximately 19.3 and 25.3% respectively.
- The subject commercial space has been vacant for a few years, and other retail establishments have not attempted to establish in this location. While vacant, this site has been the source of several nuisances in the neighborhood, with reports of housing squatters, illegal drug activity and gambling. There have been increased reports of vandalism in the neighborhood, and a need for heightened police presence based on information provided by the Taraval Police Station.
- The Restaurant is an independent neighborhood-serving use that is locally owned. The owners have established a good track record, and been heavily involved and invested in the community.
- The project will be subject to the standard Conditions of Approval for eating and drinking establishments including those pertaining to trash removal and general cleanliness.

- With the exception of the extension of hours, this project would otherwise have qualified for placement on the Commission’s consent calendar, through the Community Business Priority Processing Program (CB3P).

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a Restaurant within the NC-1 area of the Taraval Street Restaurant Subdistrict, pursuant to Planning Code Sections 303 and 781.1(a). In addition, the Commission would need to grant conditional use authorization for the extension of operating hours until 2 a.m. within an NC-1 district, pursuant to Planning Code Section 710.27.

BASIS FOR RECOMMENDATION

- The project meets all applicable requirements of the Planning Code.
- The project is necessary and desirable because it contributes to the economic vitality of the neighborhood.
- The project is an independently owned and operated business, which will create new job opportunities in the neighborhood.
- The project would fill a vacant commercial storefront, and the previous retail tenant did not provide convenience goods and services to the neighborhood, but instead specialty goods to a broader market.
- Another retail establishment has not pursued moving into the vacant storefront, which has become a nuisance in the neighborhood, so the Restaurant represents a needed improvement.
- The project is within close access to public transit, specifically the L-Taraval Muni metro line, therefore customers should not adversely affect traffic.
- The business owner has cultivated a positive relationship with the neighborhood through operation of the nearby bar, The Riptide.
- The business is not a Formula Retail use and would serve the immediate neighborhood.
- The extension of hours has generated some contention among the neighborhood, and with very few exceptions, most of the establishments in the two western portions of the Taraval Street Restaurant Subdistrict are closed by 11pm.

| | |
|------------------------|---------------------------------|
| RECOMMENDATION: | Approval with Conditions |
|------------------------|---------------------------------|

Attachments:

Parcel Map
Sanborn Map
Zoning Map
Aerial Photographs
Site Photographs
Letters of Support from MOEWD and District 4 Supervisor
Reduced Plans

Attachment Checklist

- | | |
|---|--|
| <input checked="" type="checkbox"/> Executive Summary | <input checked="" type="checkbox"/> Project sponsor submittal |
| <input checked="" type="checkbox"/> Draft Motion | Drawings: <u>Existing Conditions</u> |
| <input type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Zoning District Map | Drawings: <u>Proposed Project</u> |
| <input type="checkbox"/> Height & Bulk Map | <input checked="" type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | 3-D Renderings (new construction or significant addition) |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Wireless Telecommunications Materials |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Site Photos | <input type="checkbox"/> RF Report |
| | <input type="checkbox"/> Community Meeting Notice |
| | <input type="checkbox"/> Housing Documents |
| | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

_____AWP _____
Planner's Initials

AP: G:\Documents\CU\2014-001938CUA - 3657 Taraval\Report\3657 Taraval_ExecutiveSummary.doc



SAN FRANCISCO PLANNING DEPARTMENT

Subject to: (Select only if applicable)

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

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Planning Commission Draft Motion

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ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 781.1(a), and 710.27 OF THE PLANNING CODE FOR A CHANGE OF USE TO ESTABLISH A RESTAURANT WITHIN THE NC-1 (CLUSTER, NEIGHBORHOOD COMMERCIAL) DISTRICT, THE TARAVAL STREET RESTAURANT SUBDISTRICT, AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On November 21, 2014 Suheil Shatara (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Section(s) 303, 781.1(a), and 710.27 for a change of use to establish a Restaurant with extended hours of operation within the NC-1 (Cluster, Neighborhood Commercial) District, the Taraval Street Restaurant Subdistrict, and a 40-X Height and Bulk District.

On March 19, 2015, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014-001938CUA.

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

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. 2014-001938CUA, 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 southeast corner of the intersection at Taraval Street and 47th Avenue, Block 2379, Lot 038. The subject property is located within the NC-1 (Neighborhood Commercial Cluster) District, the Taraval Street Restaurant Subdistrict, and the 40-X Height and Bulk District. The property is developed with a two-story mixed use building, with three residential units over two commercial storefronts. The current commercial space where the proposed project will locate is vacant, but was previously occupied by a retail store selling windows and doors; the other commercial space in the building is occupied by the "San Francisco Bay Asian Builders Association". The subject commercial space has been vacant for a few years, and other retail establishments have not attempted to establish in this location. While vacant, this site has been the source of several nuisances in the neighborhood, with reports of housing squatters, illegal drug activity and gambling. There have been increased reports of vandalism in the neighborhood, and a need for heightened police presence based on information provided by the Taraval Police Station. Located on a corner parcel, the property has 52.5 feet of lot frontage along Taraval Street and 46 feet of frontage along 47th Avenue, with 100% lot coverage by the building. The frontage of the project site is approximately 31.5 feet along Taraval St., and approximately 40.5 feet along 47th Ave.
3. **Surrounding Properties and Neighborhood.** The property is located within the Taraval Street Restaurant Subdistrict (RSUD), which is comprised of three distinct segments – the longest stretch between 12th and 36th Avenues, with two smaller portions to the west. The farthest west segment of the Taraval Street RSUD is located in the Parkside neighborhood, and includes the commercial, residential and mixed-use properties fronting both sides of Taraval Street from 45th through 47th Avenues that are zoned Neighborhood Commercial Cluster (NC-1). NC-1 Districts are intended to serve as local neighborhood shopping districts, providing convenience retail goods and services for the immediately surrounding neighborhoods primarily during daytime hours. NC-1 commercial use provisions encourage the full range of neighborhood-serving convenience retail sales and services at the first story, however eating and drinking

establishments are restricted, depending upon the intensity of such uses in nearby commercial districts.

The neighboring properties to the north and south of Taraval Street are primarily zoned for one- and two-family houses, although there are also some areas of Residential Mixed, Low Density Zoning, which also contain some apartment buildings, though mostly scaled to low heights and moderate lot coverage. Great Highway and Ocean Beach are a little more than a block away to the west.

The immediate area around the subject property does appear to contain a concentration of eating and drinking uses within commercial frontages, pursuant to Planning Code Section 303(o). Currently, there is approximately 480 linear feet of commercial frontage within 300 linear feet of the subject property. Of this commercial frontage, 5 existing eating/drinking establishments occupy 230 linear feet, or approximately 48% of the commercial frontage. These establishments include one Limited Restaurant boba tea shop, two Restaurants (“Brother’s Pizza” and a diner “Bashful Bull Too”), a retail grocery store with accessory sandwich shop, and a bar. The proposed Restaurant, due to its corner location, would increase the eating and drinking frontage by 72 linear feet bringing the percentage up to approximately 63% of the commercial frontage.

However, when considering total frontage (including non-commercial frontage) within the NC-1/Taraval Street RSUD district and within 300 feet, the existing and proposed percentage of eating and drinking uses is only 19.3 and 25.3%, respectively. Furthermore, when looking at the entirety of the Taraval Street RSUD, the existing percentage of eating/drinking frontage within commercial frontages is approximately 17%, and this proposal would only raise it to 17.5%.

4. **Project Description.** The project sponsor seeks a Conditional Use Authorization pursuant to Planning Code Sections 303, 781.1(a), and 710.27 to allow a change of use from a vacant ground-floor Retail store to a Restaurant. The proposed Restaurant would serve typical gastropub fare – burgers, sandwiches, salads, and some pasta dishes. The owner of the proposed business also owns and operates the nearby bar at 3639 Taraval St. (d.b.a. The Riptide). This bar has been permitted to operate until 2 a.m. as a continuation of a non-conforming use, and the owner also seeks Conditional Use Authorization for the subject Restaurant to operate until 2 a.m. The proposed Restaurant business is an independent neighborhood-serving use that is locally owned, which is encouraged throughout San Francisco.

This operation will be relatively small with a cook, manager, and only a couple of servers; the employees will largely come from the immediate neighborhood, and so will be able to walk, bike, skateboard, or take public transit into work. There will be few deliveries to the Restaurant, as most of the food will be picked up by the owner or a business partner from farmer’s markets, or other small distributors in the area. Any other deliveries will occur once a week, and would be small, coinciding with the market that is located up the street. The Restaurant would primarily cater to those dining-in, and does not anticipate large volumes coming into the neighborhood for carry-out purposes.

The project also includes interior tenant improvements and minor alterations to the existing storefront, in keeping with Department standards. Additional windows will be added along the western façade to promote the transparency of active use areas, pursuant to Planning Code Section 145.1. The style of window will remain fixed, however new operable transom windows are proposed above, in keeping with the architectural language of the existing entry door and transom. The existing tenant space measures approximately 1,250 square feet, and the size would not change as part of the project. Except for the extension of operating hours, this proposed project would have otherwise qualified for the Community Business Priority Processing Program (CB3P), and placement on the Commission consent calendar.

5. **Public Comment.** To date, the Department has received two communications in opposition to the proposal. These individuals expressed concerns regarding the late hours of the establishment and that this neighborhood did not need another restaurant bringing people into the area, nor the noise, trash, and traffic that accompanies it.

The Department also received numerous communications in favor of the project, including 64 letters from residents of the neighborhood, and a petition of support signed by 84 individuals. One phone call was also received that supported the Restaurant overall, but was opposed to the extension of hours.

Jorge Rivas, from the Mayor's Office of Economic and Workforce Development, and Katy Tang, District 4 Supervisor, have both submitted letters in support of the project.

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

- A. **Taraval Street Restaurant Subdistrict.** Planning Code Section 781.1(a) states that Restaurants, as defined in Section 790.91 of the Planning Code, are permitted as conditional uses on the first story and below.

The proposed Restaurant is located on the first story only.

- B. **Hours of Operation.** Planning Code Section 710.27 states that a Conditional Use Authorization is required for maintaining hours of operation from 11p.m. to 2 a.m, as defined by Planning Code Section 790.48.

The desired hours of operation for the proposed Restaurant are 11 a.m. to 2 a.m. everyday. There is only one other use in the immediate area which is open until 2 a.m, and that is the bar at the adjacent parcel (d.b.a. The Riptide), which is under the same ownership as the proposed Restaurant. The owner seeks this extension of hours to simplify staffing and management needs between the two establishments. Aside from the bar and with only a few other exceptions, almost all other establishments in the two western portions of the Taraval Street Restaurant Subdistrict are closed by 11pm, though some are permitted to extend hours around weekends.

- C. **Rear Yard Requirement in the NC-1 District.** Planning Code Section 134 states that the minimum rear yard depth shall be equal to 25 percent of the total depth of a lot in which it is situated, but in no case less than 15 feet.

The existing building is a noncomplying structure with respect to the rear yard, in that there is 100% lot coverage. The proposal does not include any structural expansion, and therefore won't increase the discrepancy of the nonconformity.

- D. **Parking.** Planning Section 151 of the Planning Code requires off-street parking for every 200 square-feet of occupied floor area, where the occupied floor area exceeds 5,000 square-feet.

The Subject Property contains approximately 1,250 square-feet of occupied floor area and thus does not require any off-street parking.

- E. **Street Frontage in Neighborhood Commercial Districts.** Section 145.1 of the Planning Code requires that within NC Districts, space for active uses shall be provided within the first 25 feet of building depth on the ground floor and 15 feet on floors above from any facade facing a street at least 30 feet in width. In addition, the floors of street-fronting interior spaces housing non-residential active uses and lobbies shall be as close as possible to the level of the adjacent sidewalk at the principal entrance to these spaces. Frontages with active uses that must be fenestrated with transparent windows and doorways for no less than 60 percent of the street frontage at the ground level and allow visibility to the inside of the building. The use of dark or mirrored glass shall not count towards the required transparent area. Any decorative railings or grillwork, other than wire mesh, which is placed in front of or behind ground floor windows, shall be at least 75 percent open to perpendicular view. Rolling or sliding security gates shall consist of open grillwork rather than solid material, so as to provide visual interest to pedestrians when the gates are closed, and to permit light to pass through mostly unobstructed. Gates, when both open and folded or rolled as well as the gate mechanism, shall be recessed within, or laid flush with, the building facade.

The subject commercial space has approximately 28 feet of frontage along Taraval Street with approximately 23 feet devoted to either the restaurant entrance or window space. Along 47th Avenue, there is approximately 41 feet of frontage, with 18 feet devoted to window space after Project modifications. The windows are clear and unobstructed. There are minimal changes proposed to the commercial frontage, and would generally improve upon existing conditions. Fixed windows with additional operable transom windows above will be used, drawing from the existing language of the transom over the entry doorway. The existing brick bulkhead will be restored and extended along the 47th Ave. façade along the full window length.

- F. **Signage.** Currently, there is not a proposed sign program on file with the Planning Department. The proposed business does not have a name as of this writing. Any proposed signage will be subject to the review and approval of the Planning Department.

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

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

The size of the proposed Restaurant is in keeping with other storefronts on the block face. The proposed Restaurant will not impact traffic or parking in the District because it is both neighborhood-serving and is well served by public transit. Furthermore, by occupying a vacant storefront the Project will create new service-sector employment opportunities for local residents, and contribute to the economic vitality of the neighborhood.

While this Project would further exacerbate the concentration of eating/drinking establishments in the nearby vicinity, this is in part due to the limited number of commercial storefronts that exist here. Even small frontages would greatly increase the overall concentration percentage, and with a corner location, this Project results in an even greater increase. However, given the support of nearby residents, the District Supervisor's Office, and the Mayor's Office of Economic and Workforce Development, this Restaurant is significantly more desirable than the existing vacant storefront, which attracted squatters, generated numerous complaints, and required increased police attention.

- 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.

- 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 Planning Code does not require parking or loading for an approximately 1,250 square-foot Restaurant. The proposed use is designed to meet the needs of the immediate neighborhood and should not generate significant amounts of vehicular trips from the immediate neighborhood or citywide, especially given its location off a prominent MUNI line.

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

The proposed use is subject to the standard conditions of approval for Restaurants and outlined in Exhibit A. Conditions 12 and 13 specifically obligates the project sponsor to mitigate odor and noise generated by the restaurant use.

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

The proposed Restaurant does not require any additional landscaping, and screening shall be in accordance with Condition 6 of Exhibit A. Any proposed signage shall be subject to review by the Planning Department and required to meet all applicable provisions set forth in Article 6, and specified in Condition 7.

- 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 purposes of NC-1 Districts in that the intended use is located at the ground floor, and will provide a compatible neighborhood-serving use for the immediately surrounding neighborhoods during permitted hours.

- E. That the existing concentration of eating and drinking uses in the area should not exceed 25% of the total commercial frontage as measured in linear feet within the immediate area of the subject site. For the purposes of Section 303(o) of the Code, the immediate area shall be defined as all properties located within 300' of the subject property and also located within the same zoning district.

The existing total commercial frontage within 300 feet of the Subject Property is approximately 480 linear feet (including the subject property and the existing vacant storefront), and the existing concentration of eating and drinking uses within 300 feet is approximately 230 linear feet, or roughly 48%. The Project would bring the eating and drinking use total frontage to approximately 305 linear feet, or roughly 63.5%. Both existing and proposed concentrations exceed the 25% threshold.

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

NEIGHBORHOOD COMMERCE

Objectives and Policies

OBJECTIVE 1:

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

Policy 1.1:

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

Policy 1.2:

Assure that all commercial and industrial uses meet minimum, reasonable performance standards.

Policy 1.3:

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

The proposed development will utilize an existing vacant commercial storefront to provide desirable goods and services to the neighborhood. It is independently owned and operated and will provide resident employment opportunities to those in the community. Furthermore, the Project Site is located within a Neighborhood Commercial, Cluster (NC-1) District and is thus consistent with activities in this neighborhood and within the commercial land use plan.

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 establish a new Restaurant in an existing vacant commercial storefront that could generate additional pedestrian activity to the area. This will contribute to the diverse economic base of the City.

OBJECTIVE 6:

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

Policy 6.1:

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

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

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

Eating and Drinking Establishments

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

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

There is a concern with the potential over-concentration of food-service establishments. The Commerce and Industry Element of the General Plan contains Guidelines for Specific Uses. For eating and drinking establishments, the Guidelines state, "the balance of commercial uses may be threatened when eating and drinking establishments occupy more than 20% of the total occupied commercial frontage." Planning staff has performed a site survey of the NC-1 District which contains the proposed building. With the proposed Restaurant use, approximately 63% of the frontage of this NC-1 District is attributed to eating and drinking establishments. While this is over the concentration, the neighborhood has overwhelmingly come out in support of the Project.

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.

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

TRANSPORTATION ELEMENT

Objectives and Policies

OBJECTIVE 1:

MEET THE NEEDS OF ALL RESIDENTS AND VISITORS FOR SAFE, CONVENIENT AND INEXPENSIVE TRAVEL WITHIN SAN FRANCISCO AND BETWEEN THE CITY AND OTHER PARTS OF THE REGION WHILE MAINTAINING THE HIGH QUALITY LIVING ENVIRONMENT OF THE BAY AREA.

Policy 1.3:

Give priority to public transit and other alternatives to the private automobile as the means of meeting San Francisco's transportation needs, particularly those of commuters.

The Project is located in an area well-served by public transit, minimizing the need for private automobiles.

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

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

The Project enhances the neighborhood by having occupied a vacant commercial space with a locally-owned Restaurant use that will provide new job opportunities for community residents.

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

The Project will occupy an existing space for a commercial use and will preserve the existing housing and neighborhood character. The residential units above the tenant space will not be affected.

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

No housing will be removed for this Project.

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

Traffic conditions will remain substantially unaltered by the Project because the use is a neighborhood-serving business that can easily be frequented by foot, bicycle, or public transportation. Additionally, the Project is served by public transit with the MUNI L-Taraval streetcar line, so it should not overburden the City's streets or neighborhood parking. MUNI transit should also not be overburdened as it is a reasonably sized use for the 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 affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.

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

The Project is designed and will be constructed to conform to the structural and seismic safety requirements of the City Building Code, upgrading from the existing conditions. 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, and will not include any changes to the existing building envelope.

10. The Project is consistent with and would promote the general and specific purposes of the Code provided under Section 101.1(b) in that, as designed, the Project would contribute to the character and stability of the neighborhood and would constitute a beneficial development.

11. The Commission hereby finds that approval of the Conditional Use authorization would promote the health, safety and welfare of the City.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES Conditional Use Application No. 2014-001938CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated October 27, 2014, 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. XXXXX. The effective date of this Motion shall be the date of this Motion if not appealed (After the 30-day period has expired) OR the date of the decision of the Board of Supervisors if appealed to the Board of Supervisors. For further information, please contact the Board of Supervisors at (415) 554-5184, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

Protest of Fee or Exaction: You may protest any fee or exaction subject to Government Code Section 66000 that is imposed as a condition of approval by following the procedures set forth in Government Code Section 66020. The protest must satisfy the requirements of Government Code Section 66020(a) and must be filed within 90 days of the date of the first approval or conditional approval of the development referencing the challenged fee or exaction. For purposes of Government Code Section 66020, the date of imposition of the fee shall be the date of the earliest discretionary approval by the City of the subject development.

If the City has not previously given Notice of an earlier discretionary approval of the project, the Planning Commission's adoption of this Motion, Resolution, Discretionary Review Action or the Zoning Administrator's Variance Decision Letter constitutes the approval or conditional approval of the development and the City hereby gives **NOTICE** that the 90-day protest period under Government Code Section 66020 has begun. If the City has already given Notice that the 90-day approval period has begun for the subject development, then this document does not re-commence the 90-day approval period.

I hereby certify that the Planning Commission ADOPTED the foregoing Motion on March 19, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: March 19, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Restaurant located at 3657 Taraval Street, Block 2379, and Lot 038, pursuant to Planning Code Section(s) 303 and 781.1(a) within the Taraval Street Restaurant Subdistrict in a Neighborhood Commercial, Cluster (NC-1) and a 40-X Height and Bulk District; in general conformance with plans, dated October 27, 2014, and stamped "EXHIBIT B" included in the docket for Case No. 2014-001938CUA and subject to conditions of approval reviewed and approved by the Commission on March 19, 2015 under Motion No XXXXXX. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

RECORDATION OF CONDITIONS OF APPROVAL

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Commission on March 19, 2015 under Motion No XXXXXX.

PRINTING OF CONDITIONS OF APPROVAL ON PLANS

The conditions of approval under the 'Exhibit A' of this Planning Commission Motion No. XXXXXX 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.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

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

2. **Expiration and Renewal.** Should a Building or Site Permit be sought after the three (3) year period has lapsed, the project sponsor must seek a renewal of this Authorization by filing an application for an amendment to the original Authorization or a new application for Authorization. Should the project sponsor decline to so file, and decline to withdraw the permit application, the Commission shall conduct a public hearing in order to consider the revocation of the Authorization. Should the Commission not revoke the Authorization following the closure of the public hearing, the Commission shall determine the extension of time for the continued validity of the Authorization.

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

3. **Diligent pursuit.** 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. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

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

4. **Extension.** All time limits in the preceding three paragraphs may be extended at the discretion of the Zoning Administrator where implementation of the project is delayed by a public agency, an appeal or a legal challenge and only by the length of time for which such public agency, appeal or challenge has caused delay.

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

5. **Conformity with Current Law.** No application for Building Permit, Site Permit, or other entitlement shall be approved unless it complies with all applicable provisions of City Codes in effect at the time of such approval.

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

DESIGN

6. **Rooftop Mechanical Equipment.** Pursuant to Planning Code 141, the Project Sponsor shall submit a roof plan to the Planning Department prior to Planning approval of the building permit application. Rooftop mechanical equipment, if any is proposed as part of the Project, is required to be screened so as not to be visible from any point at or below the roof level of the subject building.
For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, www.sf-planning.org
7. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.

MONITORING

8. **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
9. **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

10. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.
For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>
11. **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>

12. **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 415-553-0123, www.sf-police.org

13. **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

14. **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 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

15. **Hours of Operation.** The subject establishment is limited to the following hours of operation: Sunday through Saturday from 6:00a.m. to 11:00p.m.

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

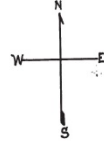
Exhibits

Block Book Map

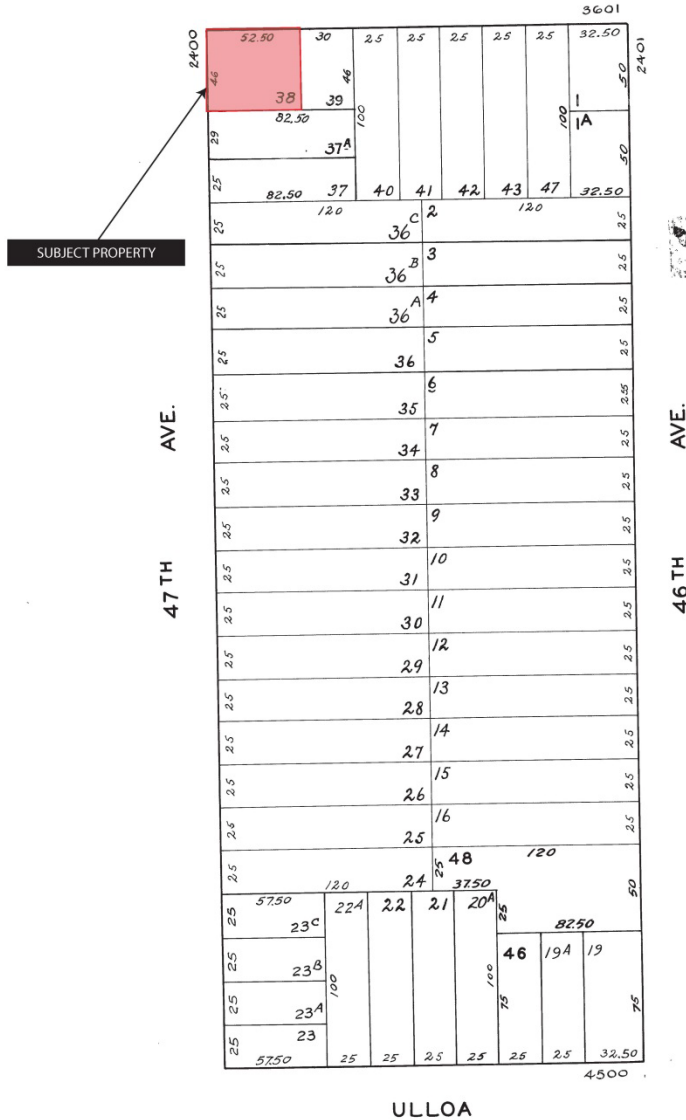
© COPYRIGHT SAN FRANCISCO
CITY & COUNTY ASSESSOR 1995

LOTS MERGED
LOTS 38^A INTO LOT 38 1947

2379
SUNSET BLK 1151
REVISED 1957
1958
1959

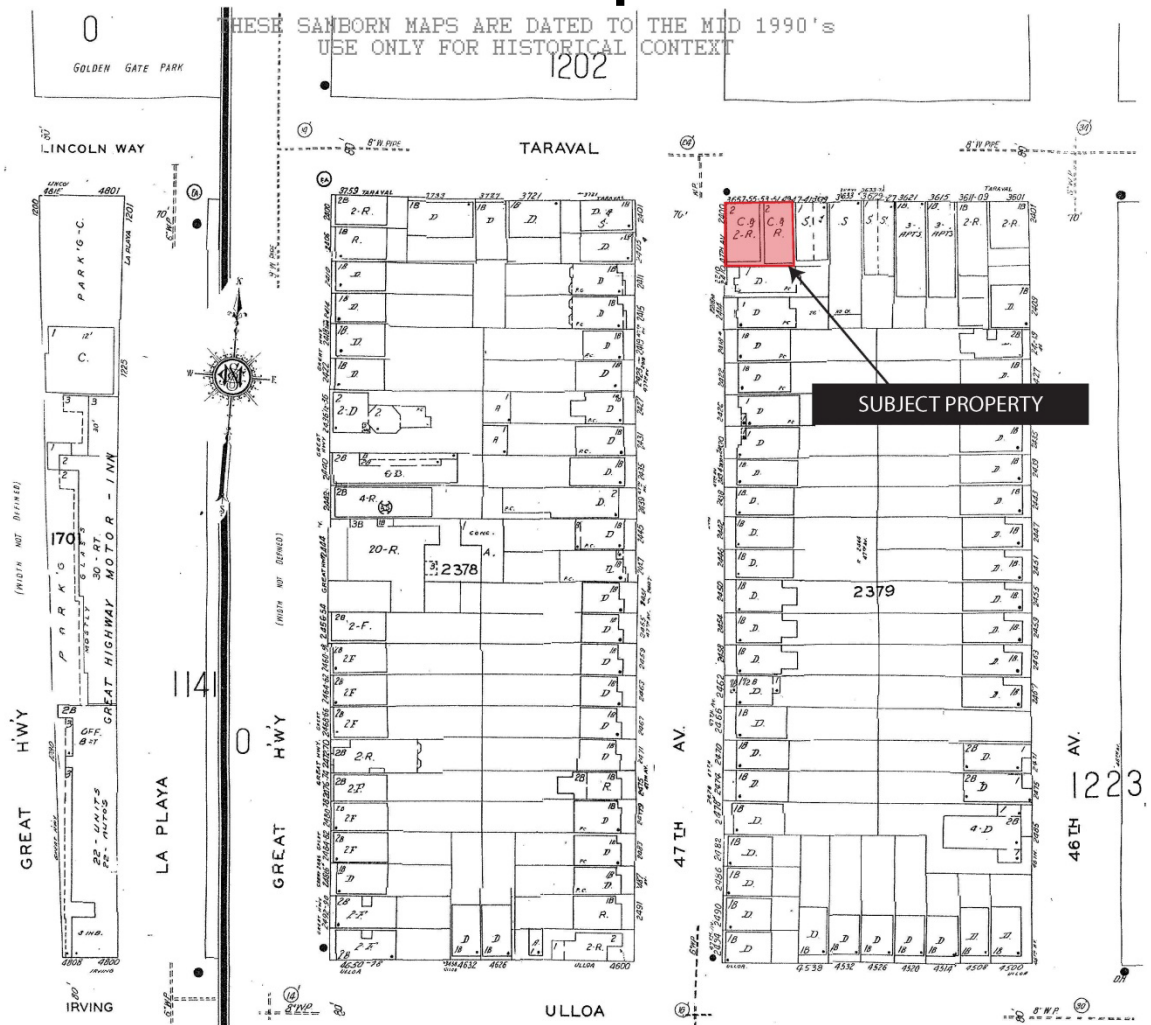


TARAVAL



Sanborn Map*

SAN FRANCISCO, CAL., VOL. II
 1221



THESE SANBORN MAPS ARE DATED TO THE MID 1990'S
 USE ONLY FOR HISTORICAL CONTEXT

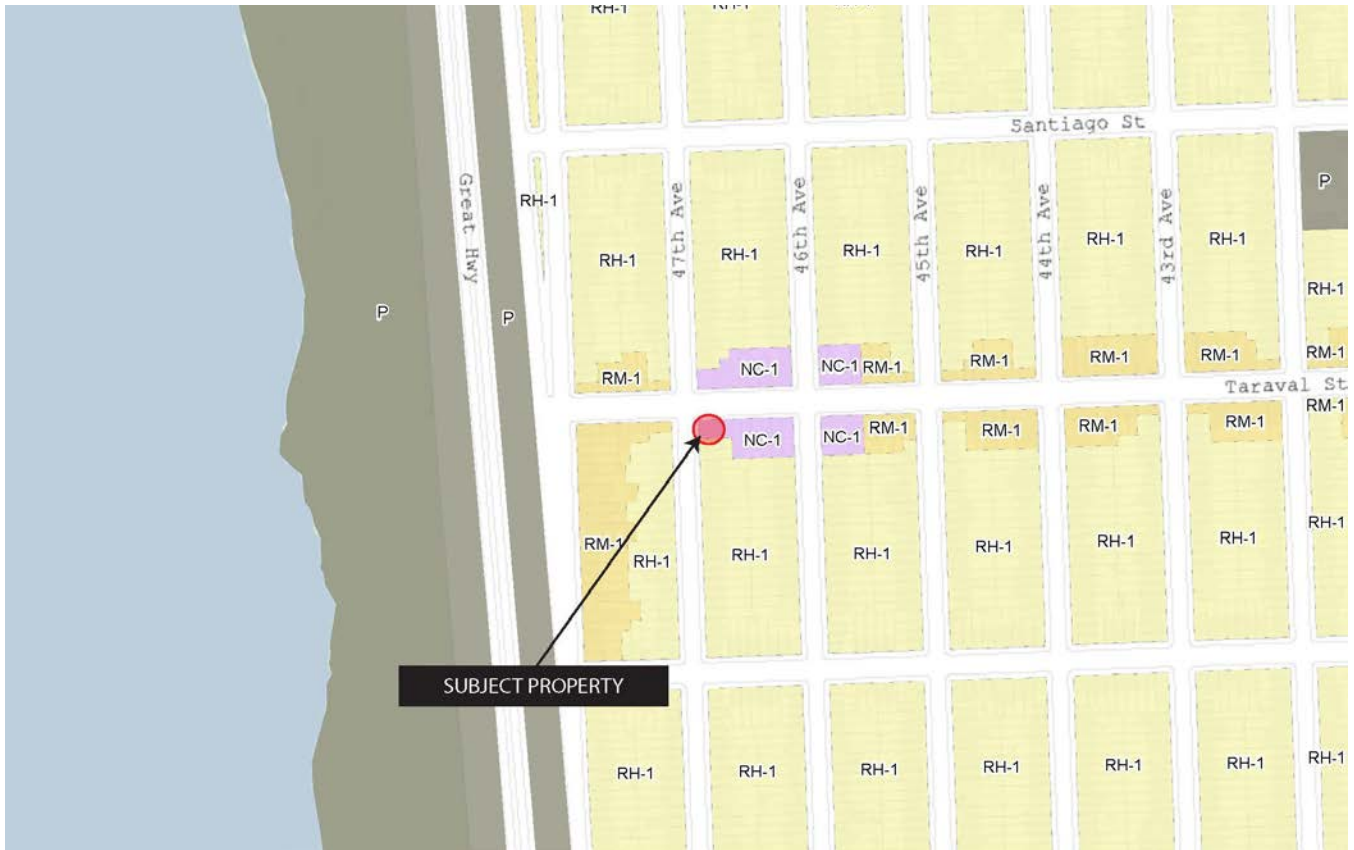
SUBJECT PROPERTY

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

SAN FRANCISCO
 PLANNING DEPARTMENT

Conditional Use Authorization Hearing
 Case Number 2014-001938CUA
 3657 Taraval Street
 Block 2379 Lot 038

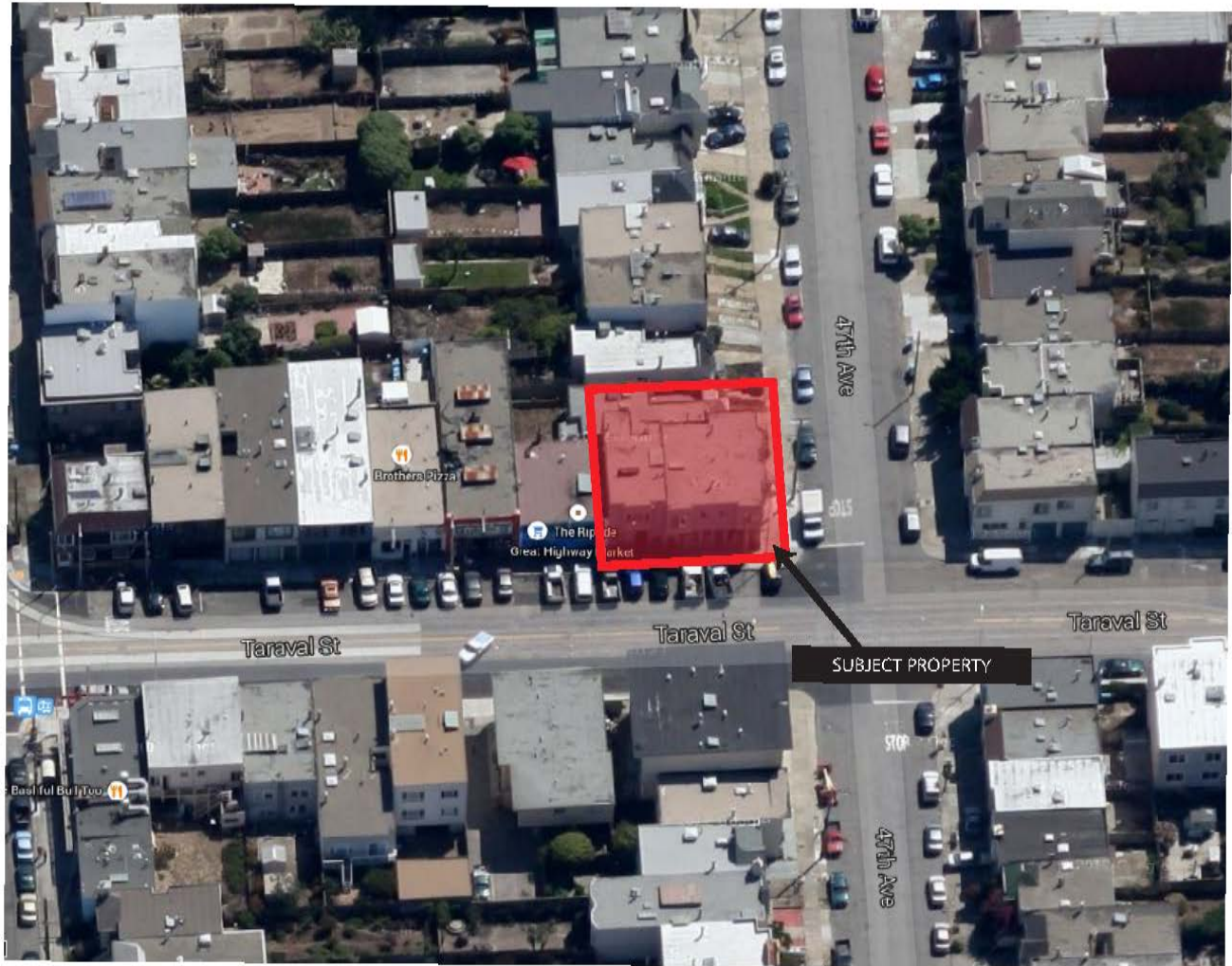
Zoning Map



Taraval St. Restaurant Subdistrict Map



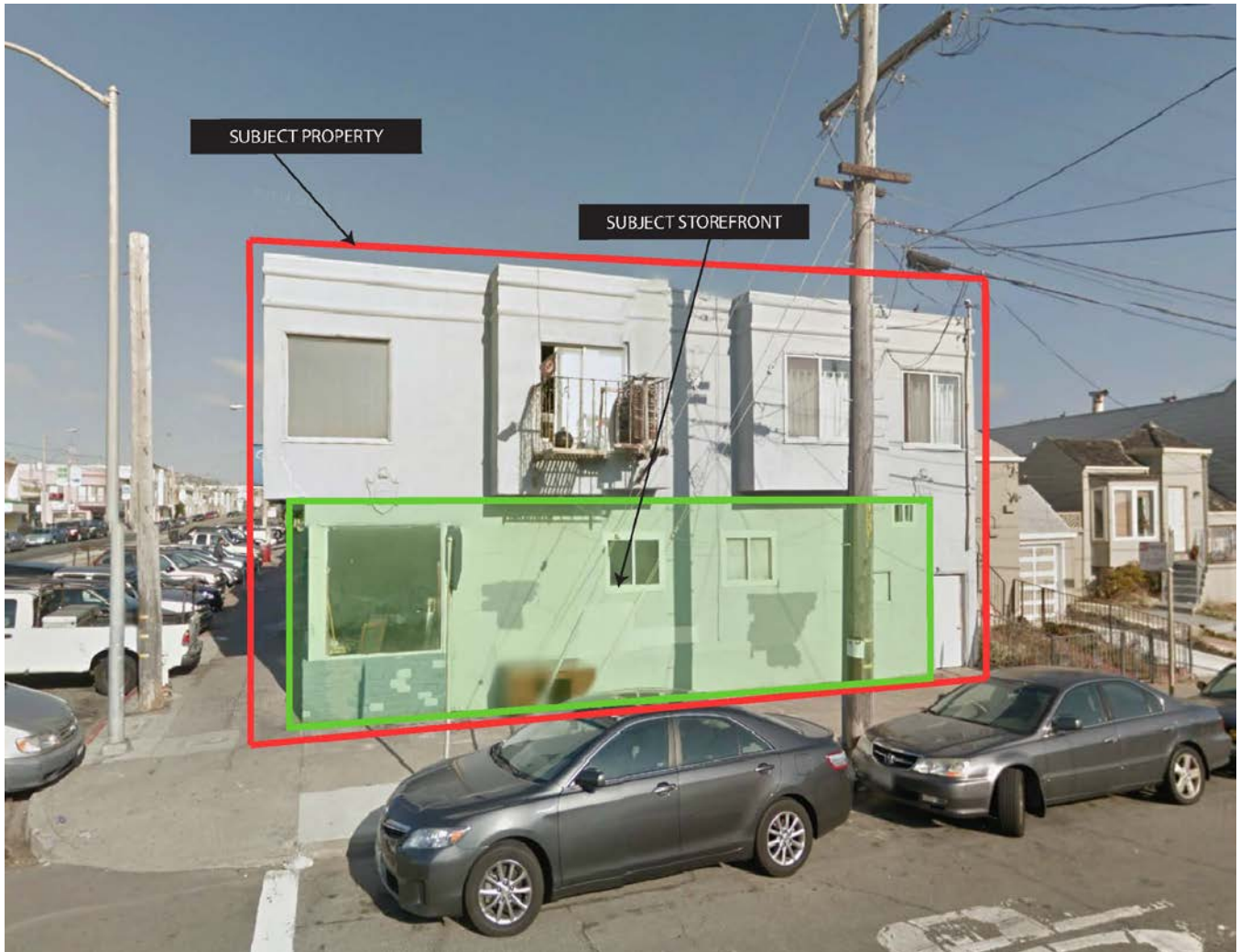
Aerial Photo (looking south)



Site Photo (from Taraval Street)



(from 47th Avenue)





City and County of San Francisco :: Edwin M. Lee, Mayor
Economic and Workforce Development :: Todd Rufo, Director

March 6, 2015

San Francisco Planning Commission
Attn: Andrew Perry
1650 Mission Street #400
San Francisco, CA 94103

Dear Planning Commissioners,

I am pleased to express my support for David Quinby and James Mobley's change of use application from Retail to Limited Restaurant at 3657 Taraval. Mr. Quinby and Mr. Mobley are proven business owners invested in San Francisco and in the Taraval neighborhood. 3657 Taraval is along one of Mayor Ed Lee's Invest in Neighborhoods (IIN) Initiative commercial districts. The IIN Initiative is part of Mayor Lee's plan for jobs and economic opportunity, providing focused, customized assistance to meet the specific needs of San Francisco's neighborhood commercial corridors.

Mr. Quinby and Mr. Mobley operate the Riptide, located near 3657 Taraval, which has become a neighborhood destination. Mayor Lee has visited Riptide and it is often an attraction for visitors and various productions. The Riptide activates and brings nighttime foot traffic to the Outer Sunset neighborhood contributing to the community and economic vitality of the commercial corridor.

Mr. Quinby and Mr. Mobley are committed to the improvement of the Taraval neighborhood. They have been supporters of the Taraval Streetscape Project and members of People of Parkside Sunset (POPS). I admire Mr. Quinby and Mr. Mobley continued commitment to stay and grow in San Francisco.

If there are any questions please feel free to contact met at jorge.rivas@sfgov.org, or 415-554-7613. Thank you very much for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Jorge Rivas".

Jorge Rivas
Project Manager
Office of Economic and Workforce Development
City and County of San Francisco

Member, Board of Supervisors
District 4



City and County of San Francisco

KATY TANG

March 9, 2015

Andrew Perry
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103

Dear Andrew,

I am writing in full support of David Quinby and Les James in their efforts to open an eating establishment at 3657 Taraval Street. David and Les are outstanding Sunset District business owners and demonstrate an incredible willingness to invest in our community.

David and Les are owners of the Riptide bar, located on the same block as the subject property, and are celebrating 11 years of being open. They transformed this bar over the years into a well-liked community gathering place. Additionally, they have helped to increase public safety in the area. Over the years they have reported suspicious criminal activities happening in the nearby public restrooms, and they cooperated with local police and the property owner of 3657 Taraval Street to address the major criminal and drug-related activities going on at the site. Without David and Les, we do not believe such a wonderful opportunity to improve this place would exist.

The San Francisco Planning Code sets a criteria for conditional use authorization in Neighborhood Commercial Districts that the concentration of eating and drinking establishments not exceed 25%. However, this area has a variety of establishments that complement each other, and do not compete with each other. The days and times they are open vary, and the types of food and drinks they provide are also different. The type of eating establishment David and Les would like to create will only add to the variety of options for the neighbors in the Sunset District, and especially those close by. We have heard from many nearby neighbors that they would like to have more options within walking distance, and are excited about the potential that this space offers. We also believe their restaurant would attract more visitors to the area, and would benefit the other businesses nearby.

Member, Board of Supervisors
District 4



City and County of San Francisco

KATY TANG

Our office is also pleased that the Taraval Streetscape Improvement Project will soon be complete. Improvements include new sidewalks, landscaping, crosswalk treatments, a parklet, and a newly resurfaced roadway. The proposed restaurant will add to these improvements and help us to realize our goal of a beautiful and well-liked corridor that highlights the great assets our neighborhood has to offer, including its proximity to Ocean Beach and public transportation.

David and Les have demonstrated a great deal of community support, and a tremendous willingness to invest in the Sunset District and Taraval Street. We applaud their efforts and echo the support of the local community. I understand that in providing this letter of support, I will need to recuse myself from a vote if there is an appeal of the Conditional Use permit that is heard before the Board of Supervisors. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Katy Tang".

Katy Tang
Supervisor, District 4
City and County of San Francisco

SHATARA ARCHITECTURE INC.

26 LAKEVIEW DR.
DALY CITY
CA 94015

TEL (415) 512-7566

DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT.
THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF SHATARA ARCHITECTURE INC.

PROJECT
TENANT IMPROVEMENT CHANGE OF USE

ADDRESS
3657 TARAVAL STREET
SAN FRANCISCO, CA

BLOCK: 2379
LOT: 038

PROJECT DIRECTORY

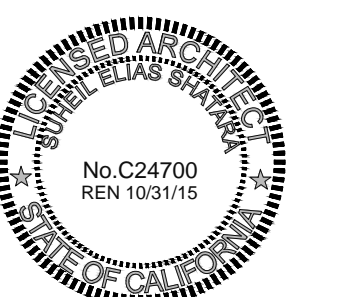
ARCHITECT
SHATARA ARCHITECTURE INC.
26 LAKEVIEW DRIVE
DALY CITY, CA 94015
TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

OWNER
CONTACT ARCHITECT

BUILDING 07.27.2014

BUILDING 10.27.2014



SHEET DESCRIPTION
COVER SHEET

AO.0

GENERAL NOTES

- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES, AND REGULATIONS GOVERNING CONSTRUCTION, BUILDING ACCESS AND THE USE OF FACILITIES AS SET BY LOCAL BUILDING DEPARTMENT AGENCY AND THE BUILDING OWNERS. TITLE 24 C.A.C ESPECIALLY THOSE ABSTRACTS DEALING WITH ENERGY AND HANDICAPPED ACCESS REQUIREMENTS. ANYTHING SHOWN ON THESE DRAWINGS, NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER BEFORE PROCEEDING WITH ANY WORK.
- DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONAL INFORMATION.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS IN THE FIELD. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER OF ANY CONFLICTS HEREIN, EITHER APPARENT OR OBVIOUS PRIOR TO START OF WORK ON THAT ITEM OR BEAR THE RESPONSIBILITY OF CORRECTING SUCH WORK AS DIRECTED BY THE ARCHITECT.
- ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES.
- THE CONTRACTOR SHALL REVIEW PLANS AND THE AREA OF CONSTRUCTION CAREFULLY TO INSURE FULL UNDERSTANDING OF EXACT SCOPE OF WORK. THE ARCHITECT WILL BE AVAILABLE TO REVIEW ALL WORK ON SITE AND RESOLVE ANY UNCLEAR ITEMS
- THE CONTRACTOR SHALL CONTACT THE BUILDING MANAGEMENT TO BE ADVISED OF THE RULES OF THE BUILDING WITH RESPECT TO CONSTRUCTION, WHEN AND HOW DELIVERIES AND/OR REMOVALS CAN BE DONE ON REGULAR OR OVERTIME AND IN GENERAL, ANY BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK.
- THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT ALL FABRICATION SHOP DWGS. AND FIXTURE CUTS FOR APPROVAL AFTER HAVING CHECKED AND APPROVED THEM FIRST, WHERE APPLICABLE
- THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS AND WATER THROUGHOUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED.
- THE CONTRACTOR SHALL REMOVE FROM THE BUILDING ALL RUBBISH AND WASTE MATERIALS, FOR HIS OWN SUBCONTRACTING. IF REQUIRED.
- NO WORK DEPENDING ON PARTITION LOCATIONS SHALL BE DONE UNTIL THE CONTRACTOR HAS MARKED PARTITION LOCATIONS ON THE FLOOR SLAB IN THE FIELD AND THE ARCHITECT HAS APPROVED THEM.
- THE CONTRACTOR SHALL LEAVE THE PREMISES IN A CLEAN AND ORDERLY MANNER.
- THE CONTRACTOR'S PRICE IS TO BE COMPLETE IN ALL WAYS INCLUDING TAXES, OVER-TIME, SHIPPING, ETC.
- ALL MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.
- THE WORK INCLUDED UNDER THIS CONTRACT SHALL BE DONE IN ACCORDANCE WITH AIA GENERAL CONDITIONS DOCUMENT A-201, 1991 EDITION.
- CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS SHALL GUARANTEE THAT THE WORK IS FREE FROM ANY DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF COMPLETION AND BE RESPONSIBLE FOR REPAIR OR REPLACEMENT AT NO ADDITIONAL CHARGE.
- CONTRACTORS TO CARRY EMPLOYER'S LIABILITY INSURANCE OF NOT LESS THAN \$1,000,000 PER OCCURRENCE, AND COMPREHENSIVE GENERAL LIABILITY OF AT LEAST \$2,000,000 COMBINED SINGLE LIMIT FOR BODILY INJURY, DEATH, OR PROPERTY DAMAGE THE POLICIES TO ALSO COVER LANDLORD AND TENANT AS ADDITIONAL INSURED.

DRAWING INDEX

| | |
|------|-----------------------------------|
| AO.0 | COVER SHEET |
| AO.1 | DISABLED ACCESS GUIDELINES |
| AO.2 | ADA REQUIREMENTS & ENLARGED PLANS |
| A1.0 | EXISTING AND PROPOSED SITE PLANS |
| A1.1 | EXISTING PLANS |
| A2.1 | PROPOSED PLANS |
| A2.2 | PROPOSED PLANS |
| A3.1 | PROPOSED ELEVATIONS |
| A3.2 | PROPOSED ELEVATIONS/SECTION |
| A3.3 | PROPOSED SECTION |
| A4.1 | EXISTING/PROPOSED WINDOW DETAILS |

SCOPE OF WORK

TO CONVERT RETAIL AT FIRST FLOOR TO FULL RESTAURANT

BUILDING INFORMATION

BUILDING DESCRIPTION: EXISTING: 2 STORIES TYPE V .
PROPOSED: 2 STORIES - NO CHANGE

(E) OCCUPANCY CLASS.: R-2/M

PROPOSED OCCUP. CLASS.: R-2/M/B

RESTURANT GROSS FLOOR AREA: 1257 SQ FT

(E) # OF DWELLING UNITS: 3

(N) # OF DWELLING UNITS: 3 - NO CHANGE

PLANNING INFORMATION

ZONING: NC-1 (NEIGHBORHOOD COMMERCIAL, CLUSTER)

TARAVAL STREET RESTAURANT SUBDISTRICT

HEIGHT LIMIT: 40'-X

EXISTING NUMBER OF UNITS: 6

PROPOSED NUMBER OF UNITS: 6

D.A. CHECKLIST

THE ADDRESS OF THE PROJECT IS **3657 TARAVAL 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 **FULL RESTAURANT** (E.G. RETAIL, OFFICE, RESTAURANT, ETC.)
2. DESCRIBE THE AREA OF THE REMODEL, INCLUDING WHICH FLOOR **FIRST FLOOR REMODEL FROM RETAIL TO FULL RESTAURANT**
3. THE CONSTRUCTION COST OF THE PROJECT EXCLUDING DISABLED ACCESS UPGRADES IS TO THE PATH OF TRAVEL IS **\$30,000.00**, WHICH IS (CHECK ONE) MORE THAN / LESS THAN THE ACCESSIBILITY THRESHOLD AMOUNT OF **\$143,303.00** BASED ON THE "2013 ENR CONSTRUCTION COST INDEX"(THE COST INDEX & THRESHOLD ARE UPDATED ANNUALLY).
4. IS THIS A CITY PROJECT AND/OR DOES IT RECEIVE ANY FORM OF 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 "D" BELLOW 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. FILL OUT PAGE 2 OF D.A. CHECKLIST

B: PROJECTS ADJUSTED COST OF CONSTRUCTION IS GREATER THAN THE CURRENT VALUATION THRESHOLD: FILL OUT AND ATTACH PAGE 2 OF D.A. CHECKLIST AND ANY OTHER REQUIRED FORMS TO PLANS.

C: Project adjusted cost of construction is less than or equal to the current valuation threshold: List items that will be upgraded on Form C. All other items shall be checked on page 2 of the D.A. Checklist in the "Not required by code" column.

D: PROPOSED PROJECT CONSISTS ENTIRELY OF BARRIER REMOVAL: FILL OUT AND ATTACH BARRIER REMOVAL FORM TO PLANS

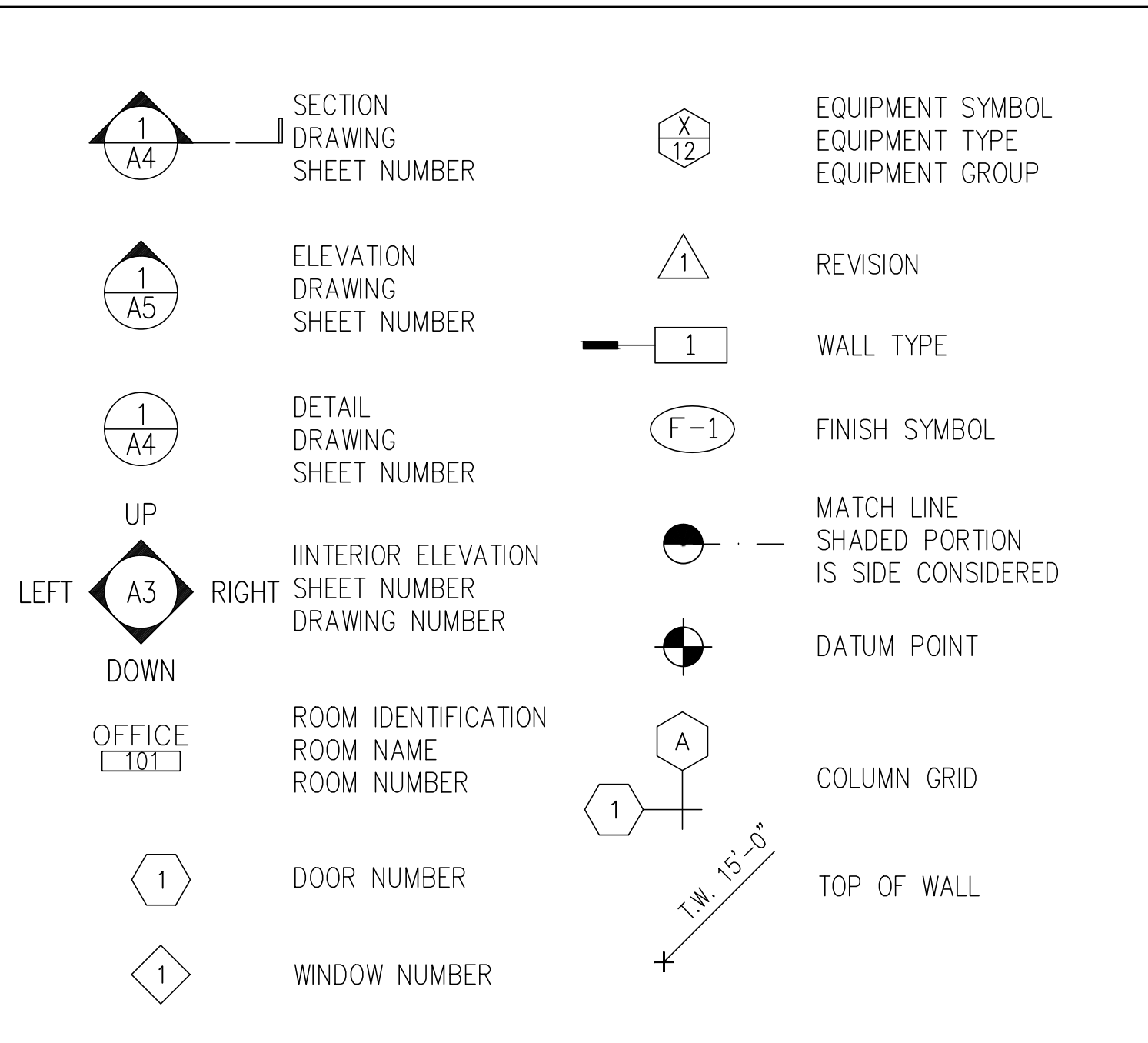
E: PROPOSED PROJECT IS MINOR REVISION TO PREVIOUSLY APPROVED DRAWINGS ONLY. (NOTE: THIS SHALL NOT BE USED FOR NEW OR ADDITIONAL WORK) PROVIDE PREVIOUSLY APPROVED PERMIT APPLICATION HERE: _____
DESCRIPTION OF REVISION: _____

CHECK ALL APPLICABLE BOXES AND SPECIFY WHERE ON THE DRAWINGS THE DETAILS ARE SHOWN:

| NOTE: UPGRADES BELOW ARE LISTED IN PRIORITY BASED ON CBC-11B-202.4 Ex 8 | EXISTING FULLY COMPLYING | WILL BE UPGRADE TO FULL COMPLIANCE | EQUIVALENT FACILITATION WILL PROVIDE FULL ACCESS | COMPLIANCE IS TECHNICALLY INFEASIBLE | APPROVED IN COMPLIANCE WITH IMMEDIATELY PRECEDING CODE | NOT REQUIRE BY CODE AND/OR NONE EXISTING | NON-COMPLIANT REQUEST UHR MUST BE RATIFIED BY AAC | LOCATION OF DETAIL(S)-INCLUDE DETAIL NO.& DRAWING SHEET (DO NOT LEAVE THIS PART BLANK). ALSO CLARIFICATION COMMENTS CAN BE WRITTEN HERE |
|--|--------------------------|-------------------------------------|--|--------------------------------------|--|--|---|---|
| A. ONE ACCESSIBLE ENTRANCE INCLUDING: APPROACH WALK, VERTICAL ACCESS, PLATFORM (LANDING), DOOR/GATE AND HARDWARE FOR DOOR/GATE | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A0.1 & A0.2 |
| B. AN ACCESSIBLE ROUTE TO THE AREA OF REMODEL INCLUDING PARKING/ACCESS AISLES AND CURB RAMPS CURB RAMPS AND WALKS CORRIDORS, HALLWAYS, FLOORS RAMPS ELEVATORS, LIFTS | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| C. AT LEAST ONE ACCESSIBLE RESTROOM FOR EACH SEX OR A SINGLE UNISEX RESTROOM SERVING THE AREA OF REMODEL | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| D. 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"/> | |
| E. ACCESSIBLE DRINKING FOUNTAINS(HI-LOW). | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| F. SIGNAGE. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| G. VISUAL ALARM, STORAGE, STORAGE AND ADDITIONAL PARKING | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| SEE THE REQUIREMENTS FOR ADDITIONAL FORMS LISTED BELOW | 1. | 2. | 3. | 4. | 5. | 6. | 7. | v |

- NO ADDITIONAL FORMS REQUIRED.
- NO ADDITIONAL FORMS REQUIRED.
- FILL OUT REQUEST FOR APPROVAL OF EQUIVALENT FACILITATION FORM FOR EACH ITEM CHECKED AND ATTACH TO PLAN.
- FILL OUT REQUEST FOR APPROVAL OF TECHNICAL INFEASIBILITY FORM FOR EACH ITEM CHECKED AND ATTACH TO PLAN.
- PROVIDE DETAILS FROM A SET OF CITY APPROVED REFERENCE DRAWINGS, PROVIDE ITS PERMIT APPLICATION NUMBER HERE: _____ AND LIST REFERENCE DRAWING NUMBER ON PLANS
- NO ADDITIONAL FORMS REQUIRED
- FILL OUT REQUEST FOR AN UNREASONABLE HARDSHIP FORM FOR EACH ITEM CHECKED AND ATTACH TO PLAN. ALL UHR MUST BE RATIFIED BY THE ACCESS APPEALS COMMISSION (SEE UHR FORM FOR DETAILS)

SYMBOLS



ABBREVIATIONS

| | | | | | | | | | |
|---------|---------------|--------|-------------------|--------|---------------|--------|-------------------|--------|-------------------|
| & | AND | CTR. | Center | F.O.S. | Face of Studs | M.O. | Masonry Opening | SHT. | Sheet |
| L | DOUBLE | DBL. | Double | FPRF. | Fireproof | MTD. | Mounted | SIM. | Similar |
| @ | AT | DEPT. | Department | F.S. | Full Size | MUL. | Mullion | SPEC. | Specification |
| (E) | EXISTING | DET. | Detail | FT. | Foot or Feet | (N) | New | SQ. | Square |
| ACOUS. | ACOUSTICAL | DIA. | Diameter | FTG. | Footing | N.I.C. | Not In Contract | S.S.T. | Stainless Steel |
| A.D. | AERA DRAIN | DISP. | Dispenser | FURR. | Furring | NO./# | Number | S.SK. | Service Sink |
| ADJ. | ADJUSTABLE | DN. | Down | FUT. | Future | NOM. | Nominal | STA. | Station |
| AGGR. | AGGREGATE | D.O. | Door Opening | GA. | Gauge | N.T.S. | Not To Scale | STD. | Standard |
| AL | ALUMINUM | DR. | Door | GALV. | Galvanized | O.C. | On Center | STL. | Steel |
| APPROX. | APPROXIMATE | DWR. | Drawer | G.B. | Grab Bar | OPNG. | Opening | STOR. | Storage |
| ARCH. | ARCHITECTURAL | DS. | Downspout | GR. | Glass | OPP. | Opposite | STR. | Structural |
| ASB. | ASBESTOS | D.S.P | Dry Standpipe | GND. | Ground | PR. | Pre-cast | SUSP. | Suspended |
| ASPH. | ASPHALT | DWG. | Drawing | GR. | Grade | PRCST. | Pre-cast | SYM. | Symmetrical |
| BD. | BOARD | E. | East | GYP. | Gypsum | PL. | Plate | T.B. | Towel Bar |
| BITUM. | BITUMINOUS | E.A. | Each | H.B. | Hose Bibb | P.LAM. | Plastic Laminat | T.C. | Top Of Curb |
| BLDG. | BUILDING | E.J. | Expansion Joint | H.C. | Hollow Core | PLAS. | Plaster | T.E. | Telephone |
| BLK. | BLOCK | HDWD. | Hardwood | H.WD. | Hollow Metal | PLYWD. | Plywood | TER. | Terrazzo |
| BLKG. | BLOCKING | ELEV. | Elevator | H.M. | Hollow Metal | PT. | Point | T.&G. | Tongue And Groove |
| B.M. | BEAM | HR. | Horizontal | HORIZ. | Horizontal | PTN. | Partition | THK. | Thick |
| BOT. | Bottom | HGT. | Height | HR. | Hour | Q.T. | Quarry Tile | T.P. | Top Of Pavement |
| CAB. | Cabinet | ENCL. | Enclosure | INSUL. | Insulation | R. | Riser | T.V. | Television |
| C.B. | Catch Basin | EQ. | Equal | INT. | Interior | RAD. | Radius | T.W. | Top Of Wall |
| CEM. | Cement | EQPT. | Equipment | JAN. | Janitor | R.D. | Roof Drain | TYP. | Typical |
| CER. | Ceramic | (E) | Existing | JOINT. | Joint | REF. | Refrence | UNF. | Unfinished |
| C.I. | Cast iron | EXPO. | Exposed | JT. | Joint | REFR. | Refrigerator | U.O.N. | Unless Otherwise |
| C.G. | Corner Guard | EXP. | Expansion | KIT. | Kitchen | RGRTR. | Register | | Noted |
| CLG. | Ceiling | EXT. | Exterior | LAB. | Labotory | REINF. | Reinforced | UR. | Urinal |
| CLKG. | Calking | F.A. | Fire Alarm | LAM. | Laminate | REQ. | Required | VERT. | Vertical |
| CLO. | Closet | F.B. | Flat Bar | LAV. | Lavatory | RESIL. | Resilient | VEST. | Vestibule |
| CLR. | Clear | F.D. | Floor Drain | LT. | Light | RM. | Room | W. | West |
| C.O. | Cased Opening | F.FDN. | Foundation | MAX. | Maximum | R.O. | Rough Opening | W/ | With |
| COL. | Column | F.E. | Fire Extinguisher | MECH. | Mechanical | R.W.L. | Rain Water Leader | W.C. | Water Closet |
| CONC. | Concrete | FIN. | Finish | MEMB. | Membrane | S. | South | WD. | Wood |
| CONN. | Connection | FL. | Floor | MET. | Metal | SCHED. | Solid Core | W/O | Without |
| CONSTR. | Construction | FLASH. | Flashing | MFR. | Manufacturer | SCHD. | Schedule | WP. | Waterproof |
| CONT. | Continuous | FLUOR. | Fluorescent | MIN. | Minimum | SECT. | Section | WSCT. | Wainscot |
| CORR. | Corridor | F.O.C. | Face of Concrete | MISC. | Miscellaneous | SHT. | Shower | WT. | Weight |
| CNTSK. | Countersunk | F.O.F. | Face of Finish | | | | | | |
| CNTR. | Counter | | | | | | | | |

Form C: DISABLED ACCESS 20% RULE

This form is only required when box "C" is checked off on the D.A. Checklist and is for providing an itemized list of the estimated costs for the expenditures used for disabled access upgrades for this project. Reproduce this form along with the D.A. Checklist and the Unreasonable Hardship Request form(s) on the plans.

Based on CBC 1134B.2.1, Exception 1, only projects with a construction cost less than the valuation threshold (current ENR Construction Cost Index Amount) are eligible for the 20% rule, where the project must provide disabled access upgrades up to 20% of the cost of construction in the required priority as listed on p. 2 of the D.A. Checklist. In general, projects valued over the threshold are not eligible for the 20% rule (see CBC 1134.2.1 Exception 2 for a possible exception).

CBC 1134B.2.1 Exception 2 (abbreviated): In alteration projects involving buildings & facilities previously approved & built without elevators, areas above & below the ground floor are subject to the 20% disproportionality provisions described in Exception 1, even if the value of the project exceeds the valuation threshold in Exception 1. Refer to the Code for the types of buildings & facilities that qualifies for this 20% disproportionality provisions when project valuation is over the threshold.

A) Cost of construction: \$ _____ (Excluding accessibility upgrade) \$ _____

B) 20% of A) : \$ _____

List the Upgrade Expenditures and their respective construction cost below:

| | | |
|----|----------|----------|
| 1. | \$ _____ | \$ _____ |
| 2. | \$ _____ | \$ _____ |
| 3. | \$ _____ | \$ _____ |
| 4. | \$ _____ | \$ _____ |
| 5. | \$ _____ | \$ _____ |
| 6. | \$ _____ | \$ _____ |
| 7. | \$ _____ | \$ _____ |
| 8. | \$ _____ | \$ _____ |
| 9. | \$ _____ | \$ _____ |

Total Upgrade Expenditures \$ _____ Must approximately equal to Line B \$ _____

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PROJECT
**TENANT IMPROVEMENT
CHANGE OF USE**

ADDRESS
3657 TARAVAL STREET
SAN FRANCISCO, CA

BLOCK: 2379
LOT: 038

PROJECT DIRECTORY

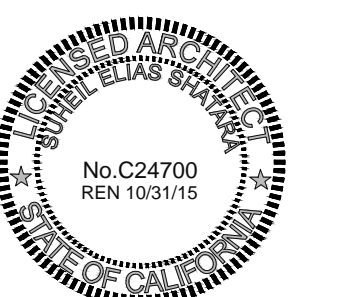
ARCHITECT
SHATARA ARCHITECTURE INC.
26 LAKEVIEW DRIVE
DALY CITY, CA 94015
TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

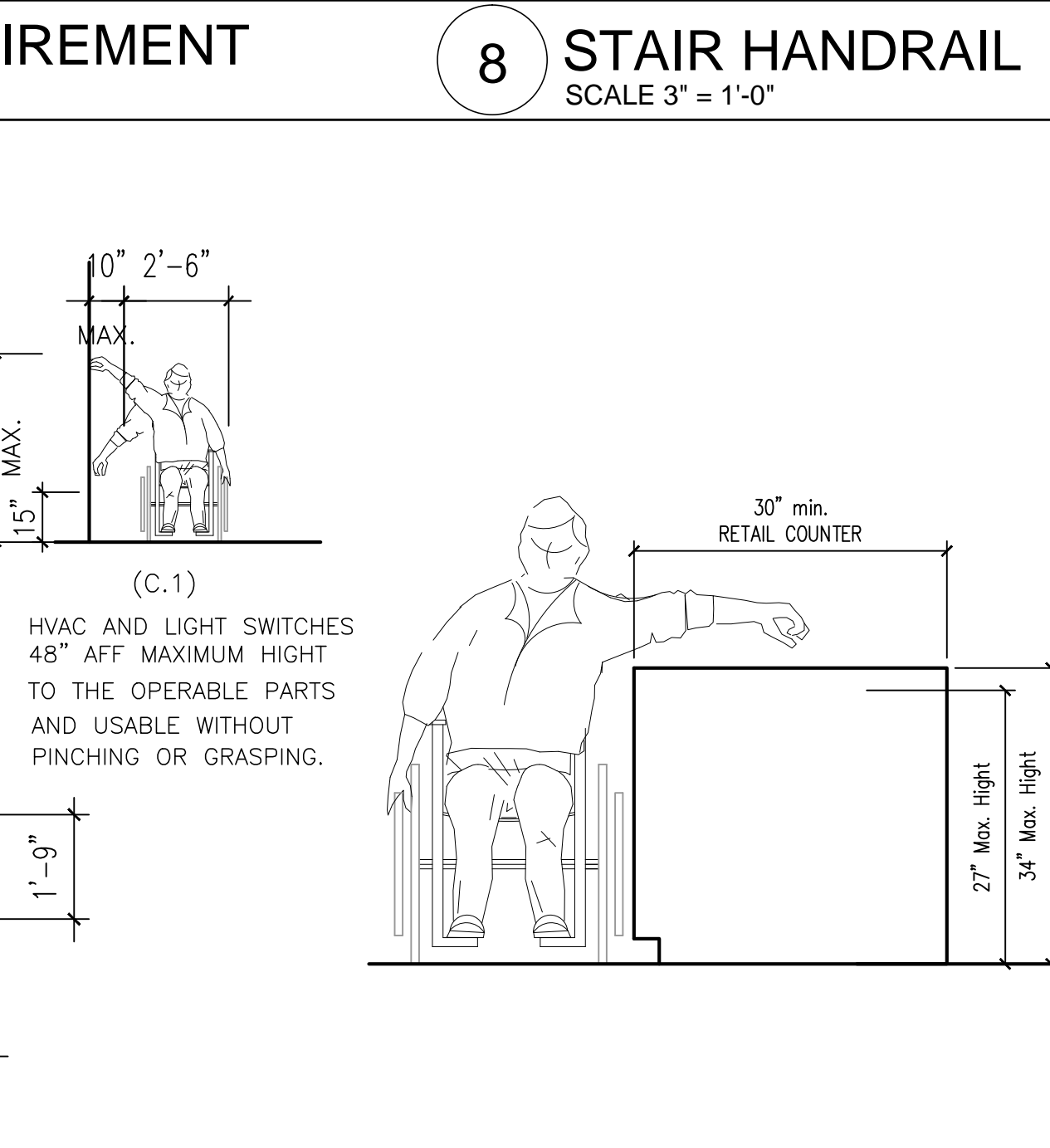
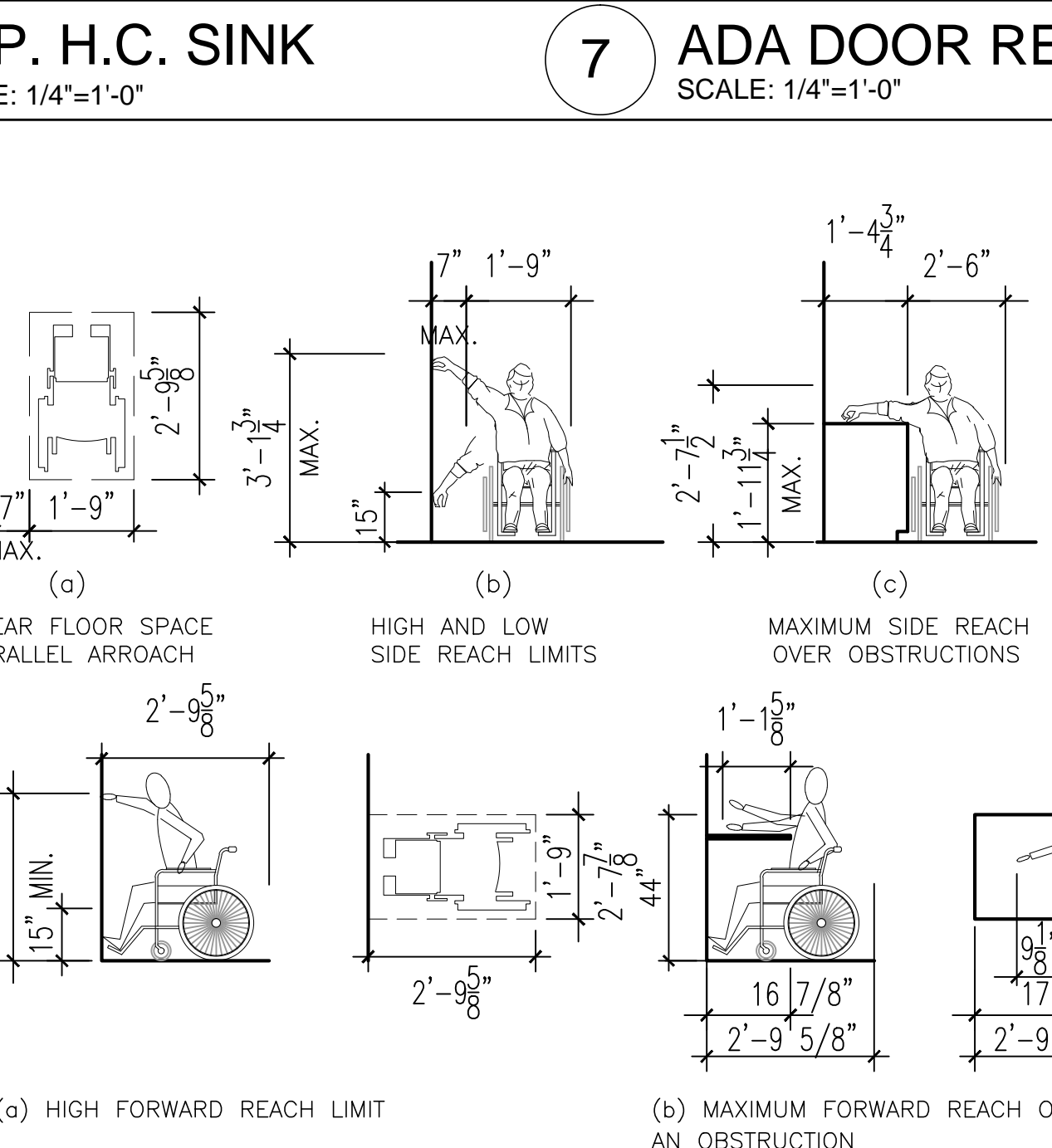
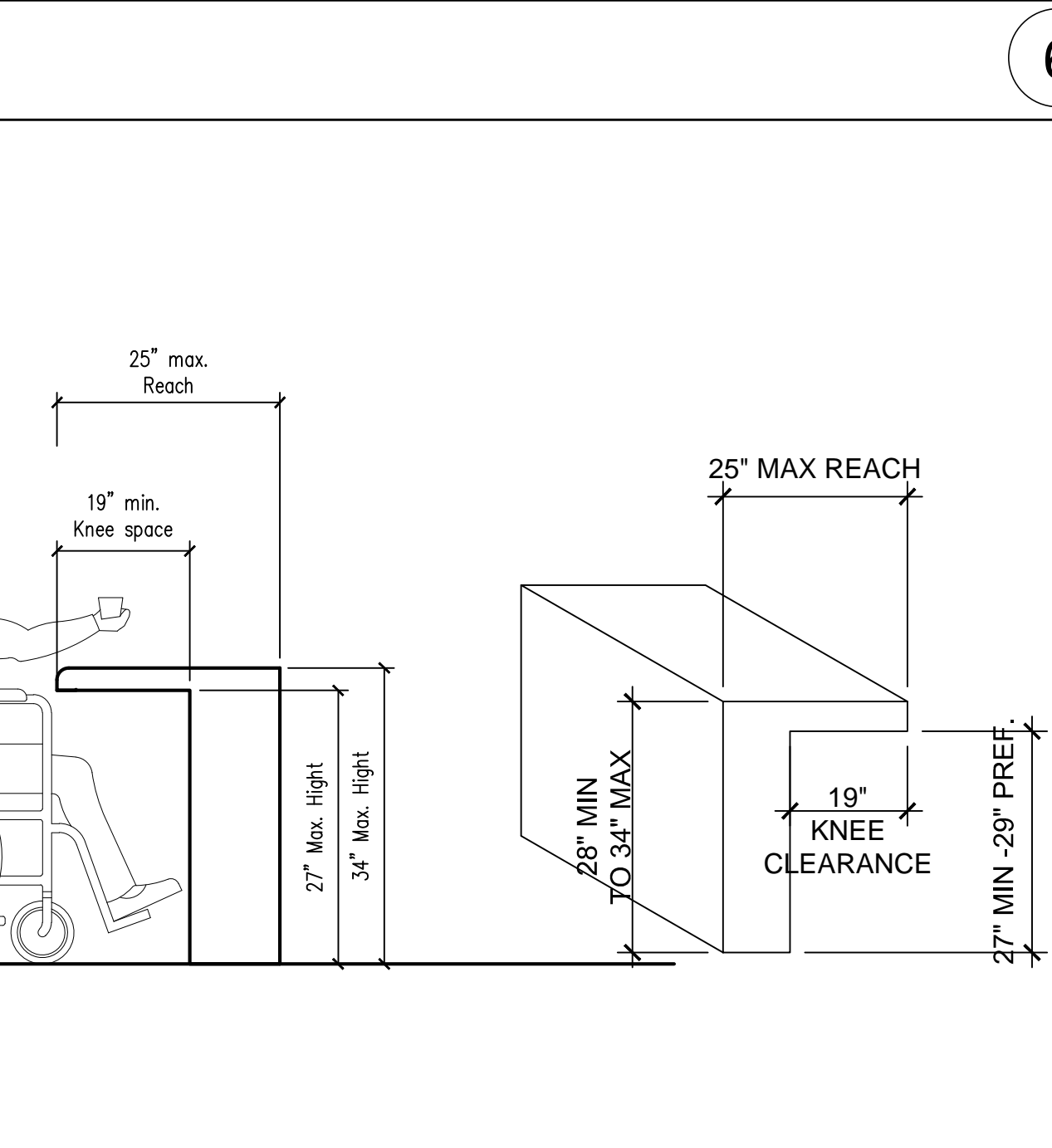
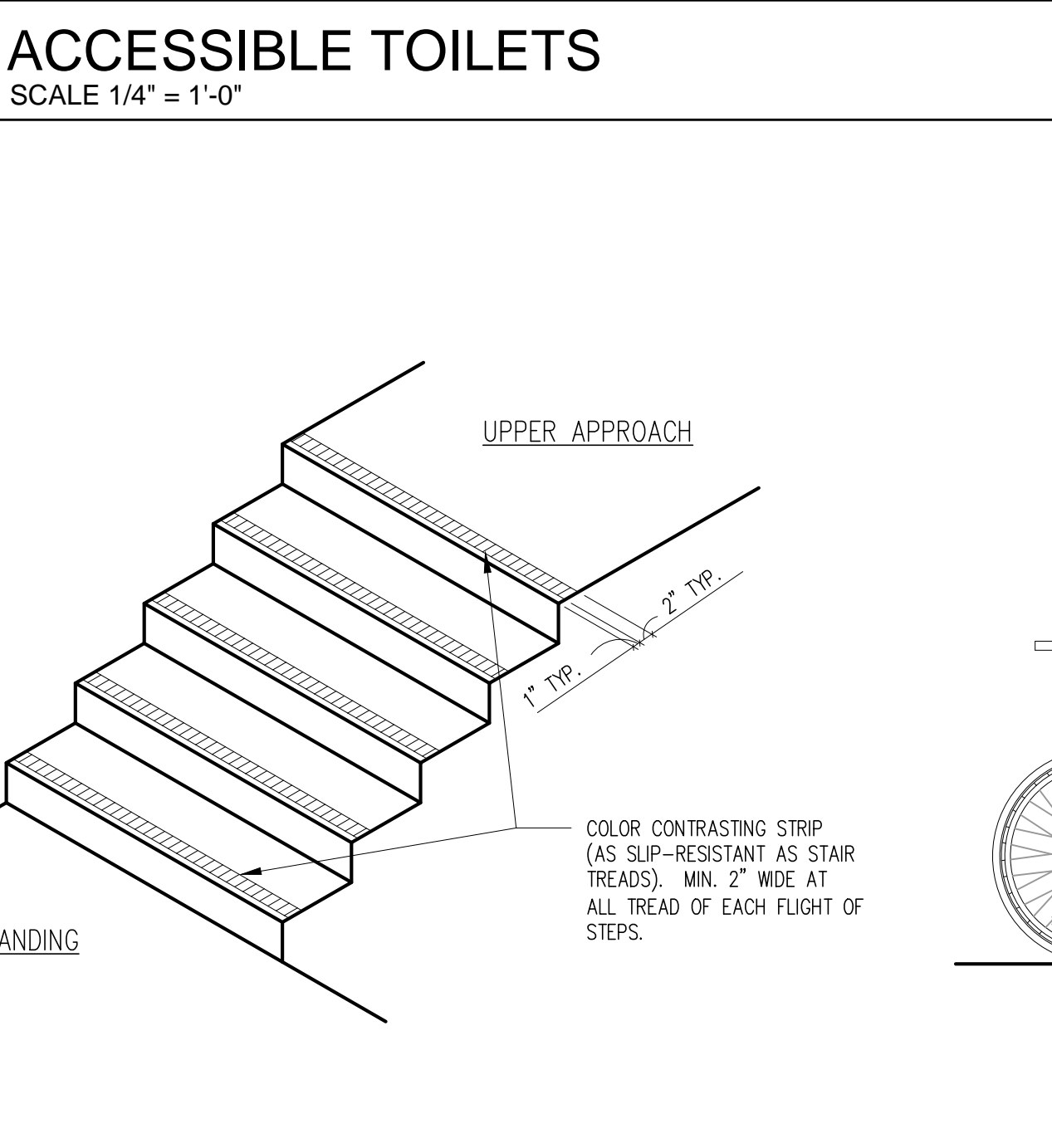
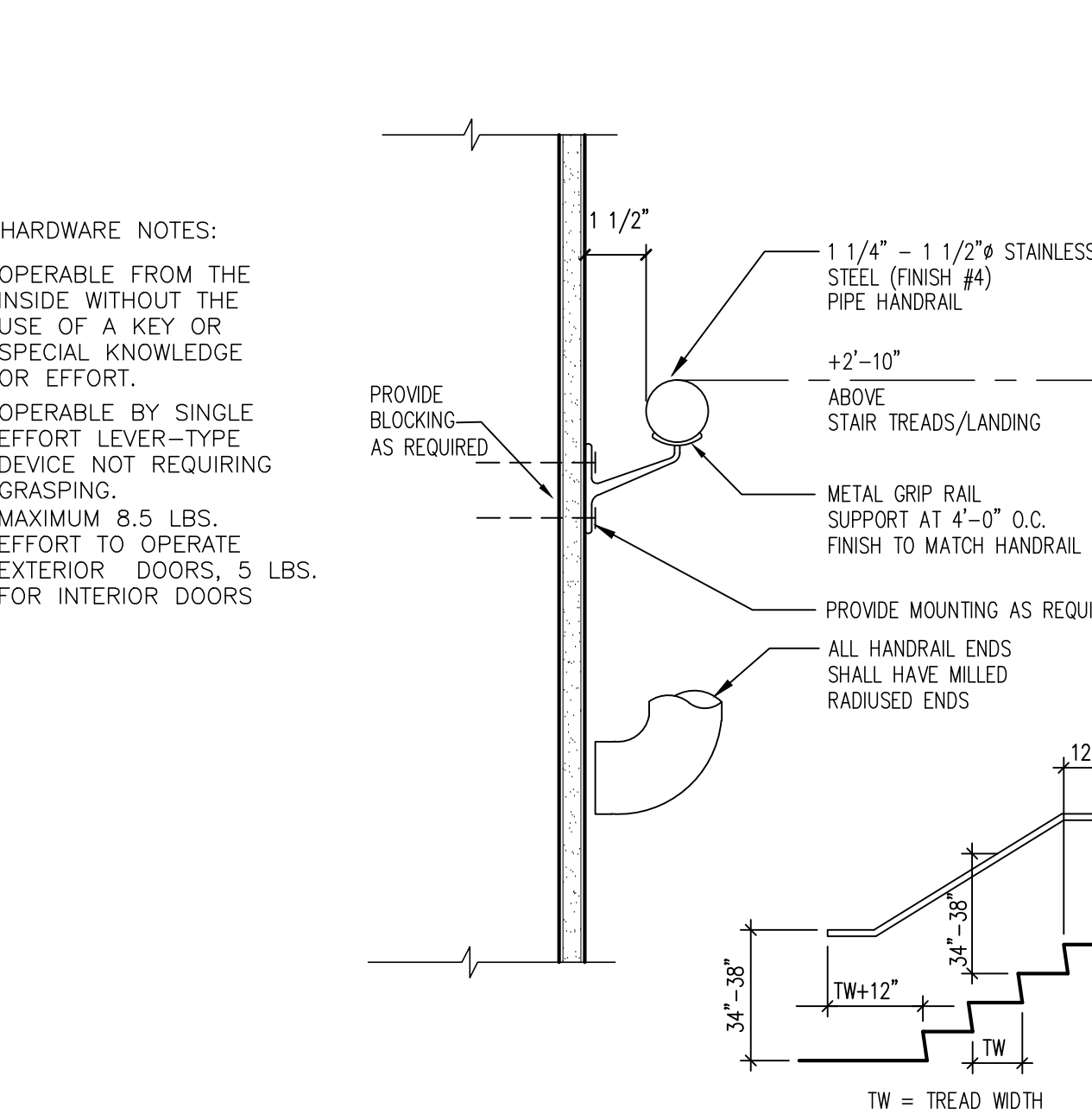
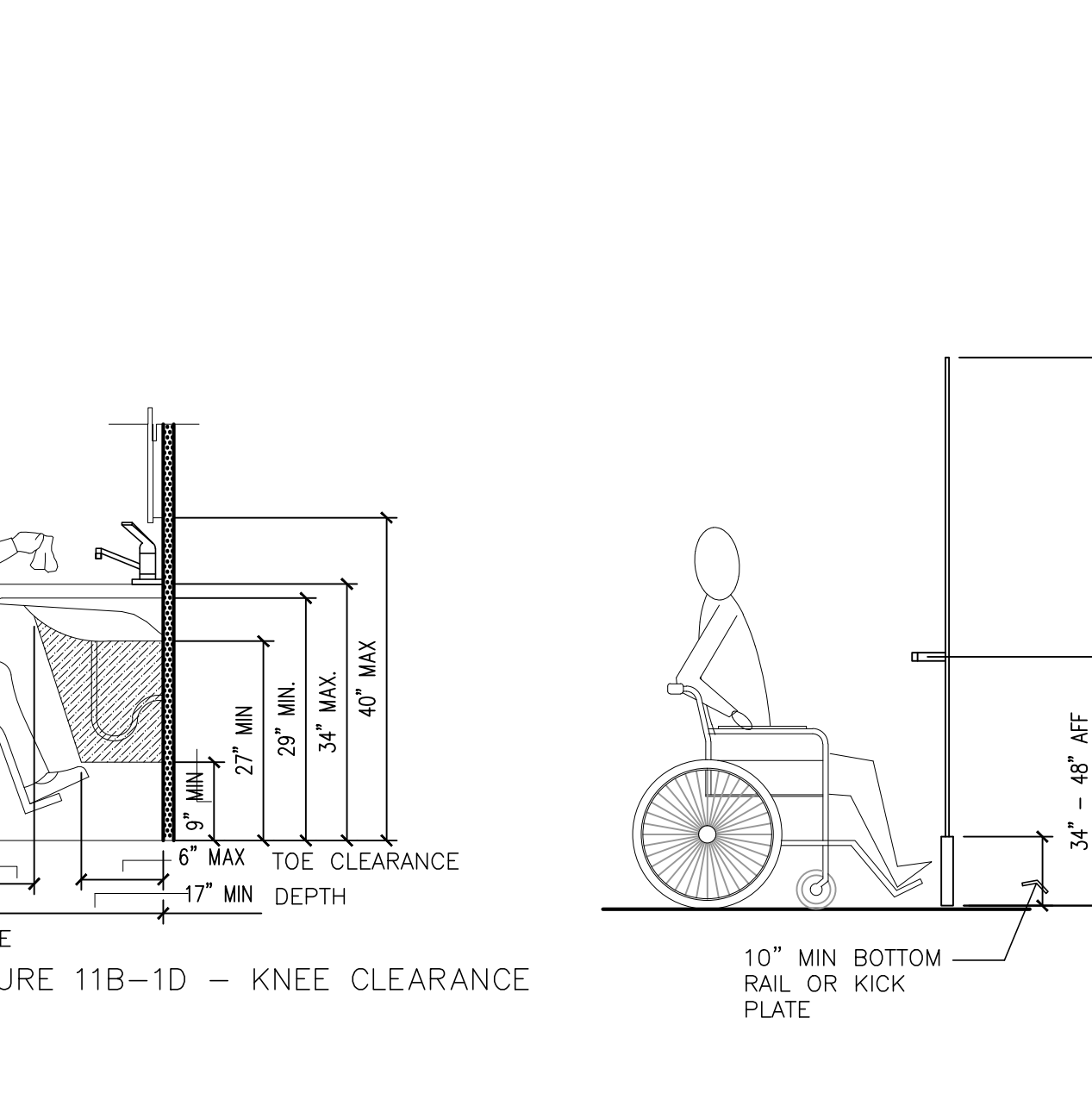
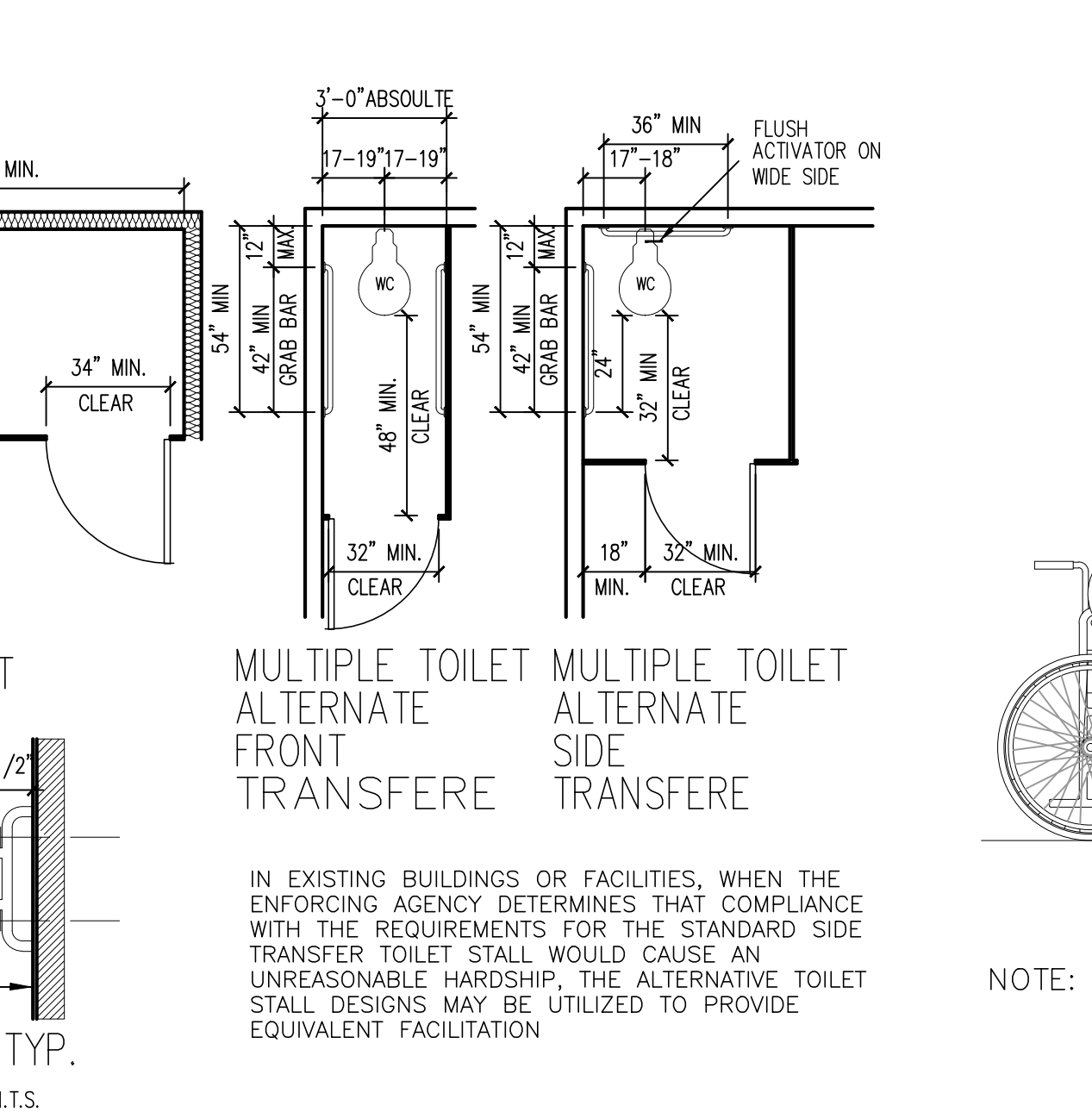
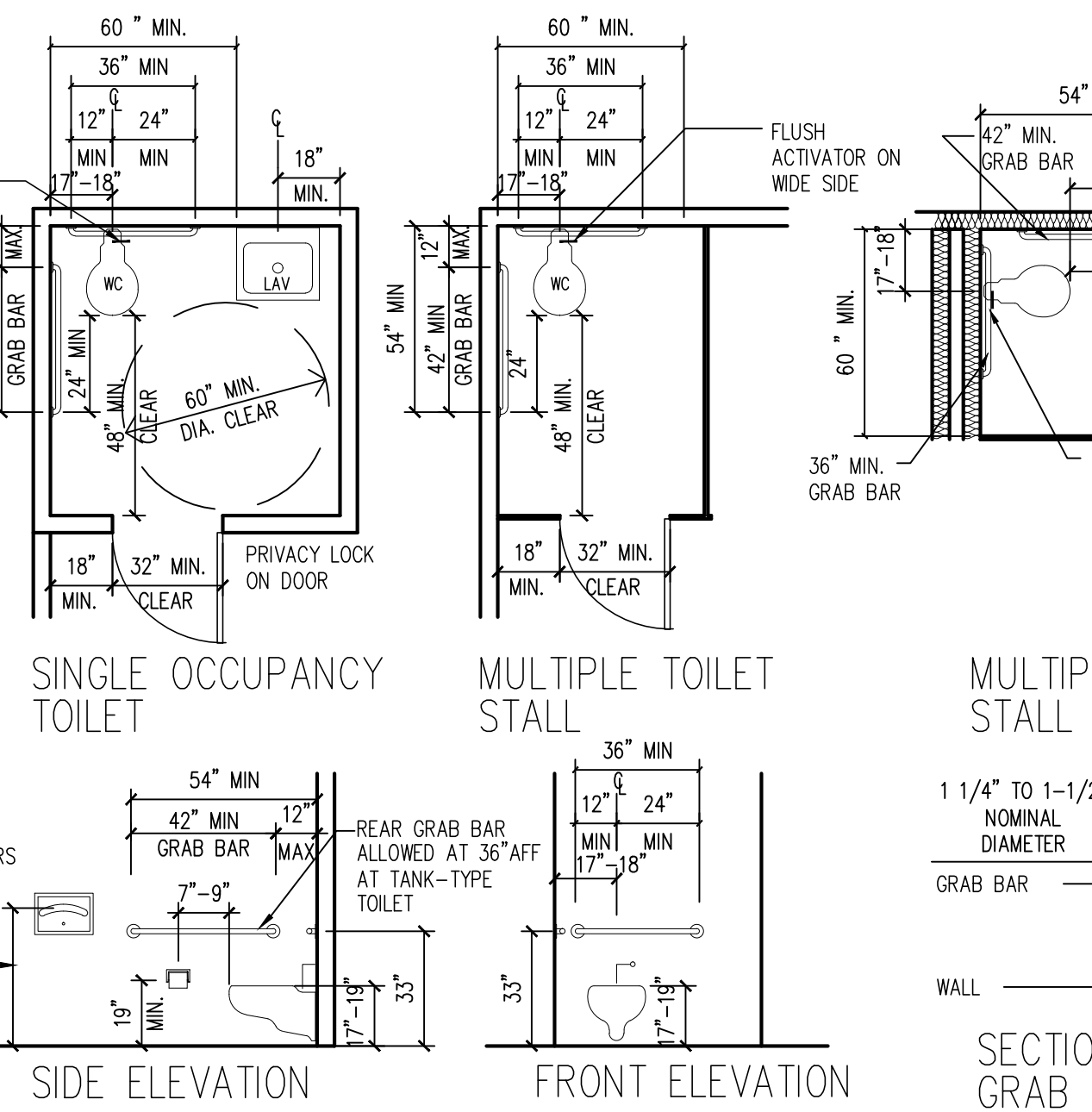
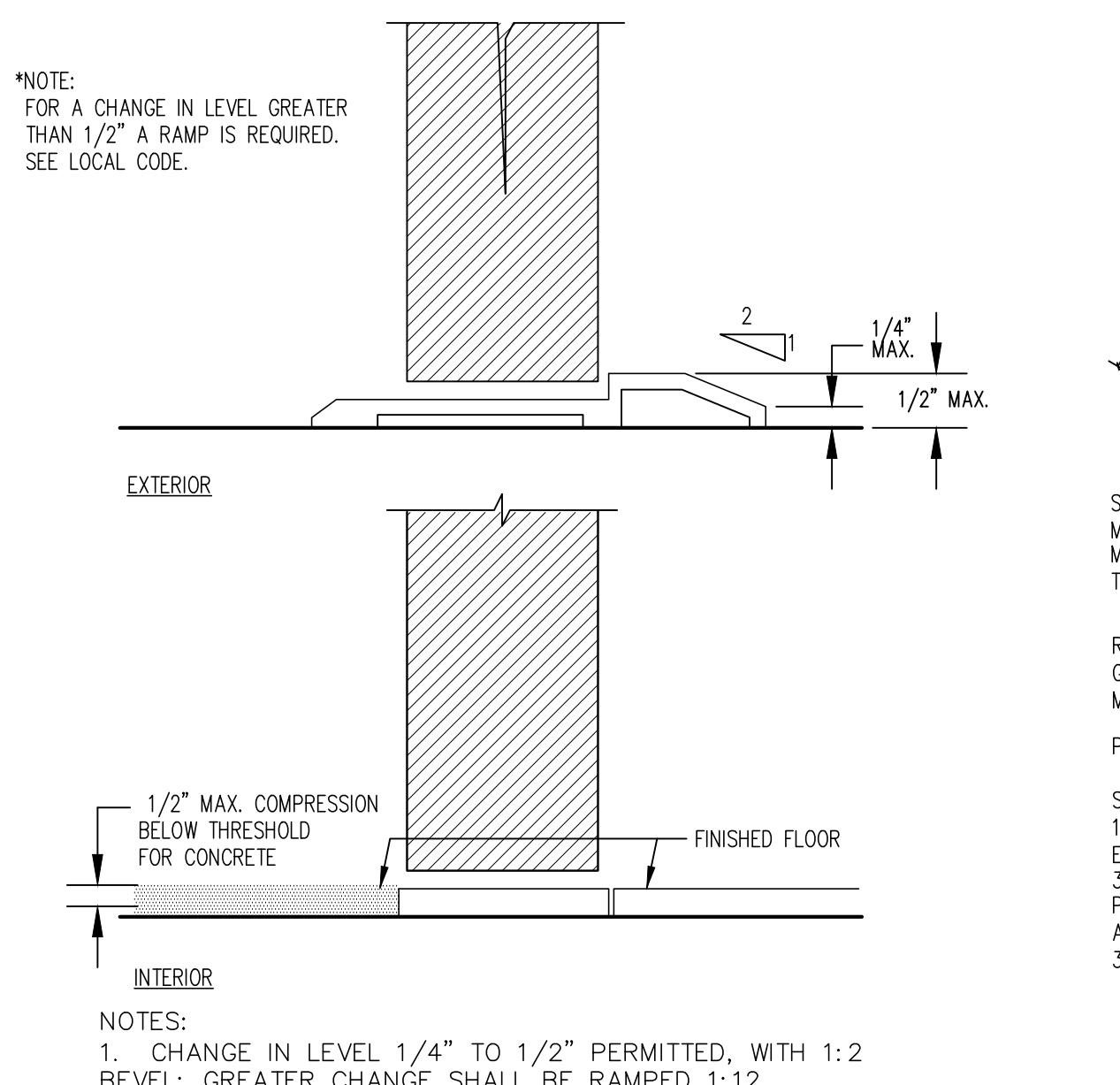
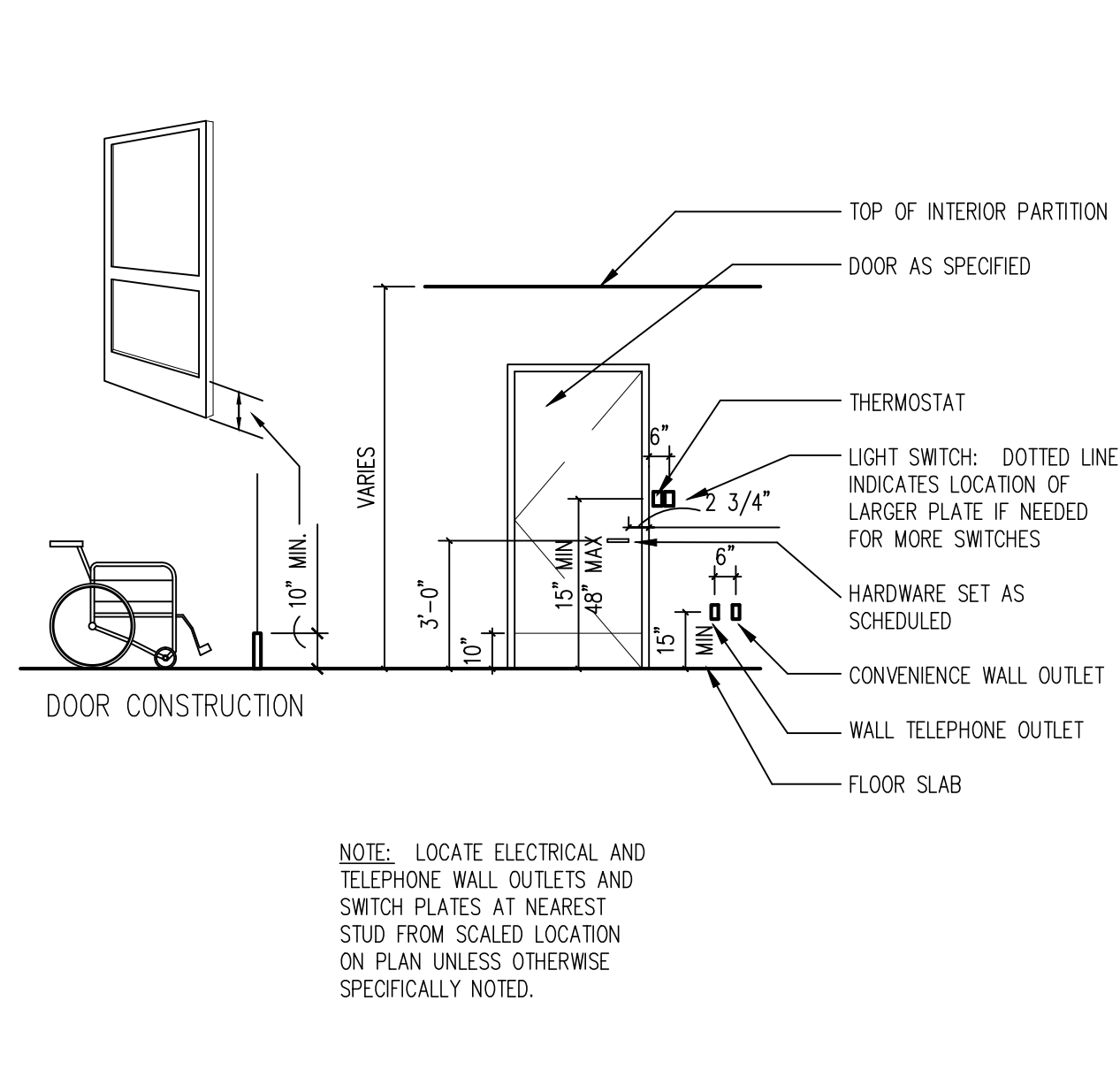
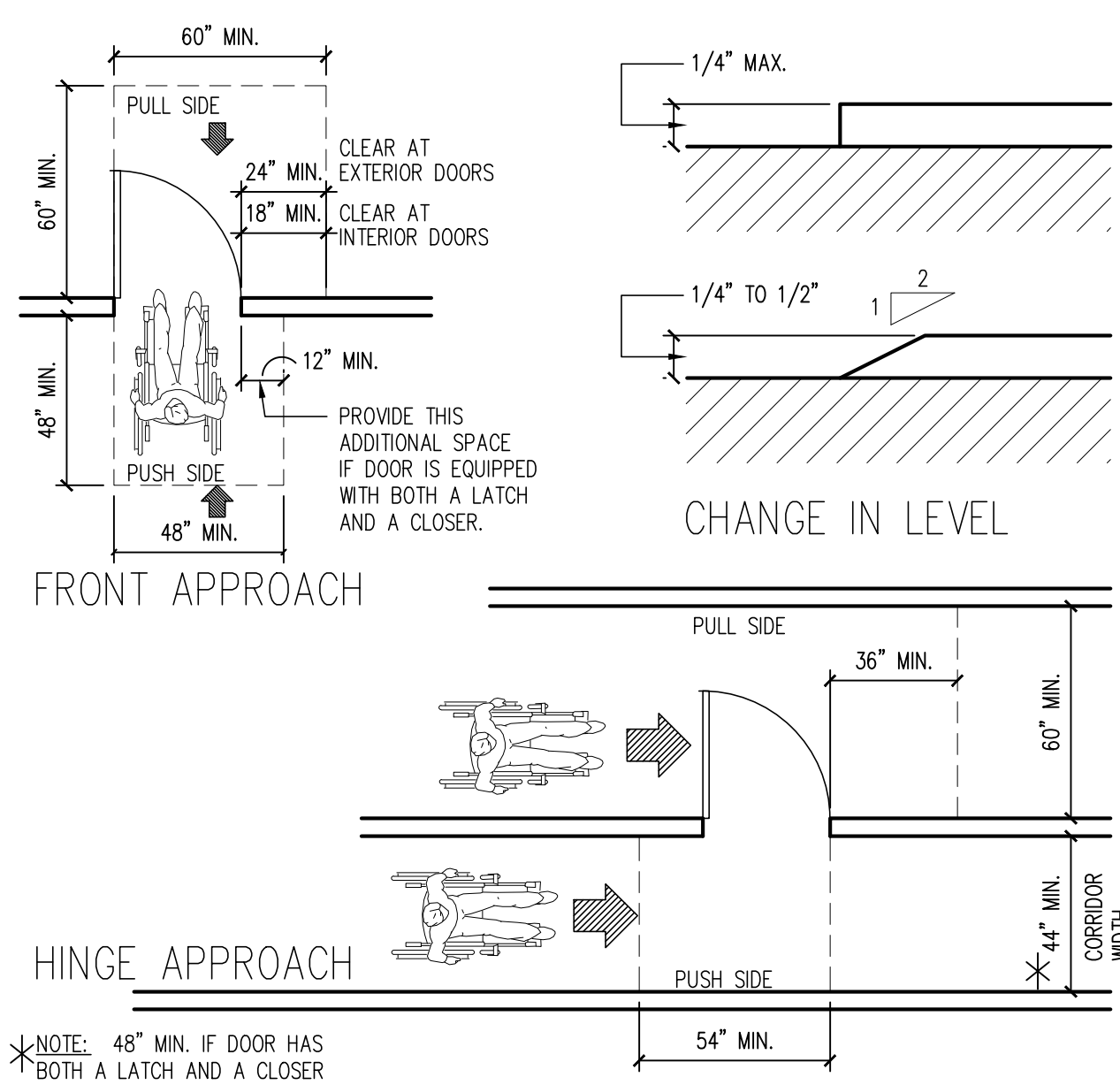
OWNER
CONTACT ARCHITECT

BUILDING 07.27.2014

BUILDING 10.27.2014



SHEET DESCRIPTION
**DISABLED
ACCESS
GUIDELINES**



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PROJECT
**TENANT IMPROVEMENT
CHANGE OF USE**

ADDRESS
3657 TARAVAL STREET
SAN FRANCISCO, CA

BLOCK: 2379
LOT: 038

PROJECT DIRECTORY

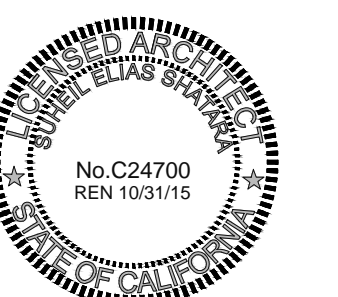
ARCHITECT
SHATARA ARCHITECTURE INC.
26 LAKEVIEW DRIVE
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TEL: 415-512-7566

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OWNER
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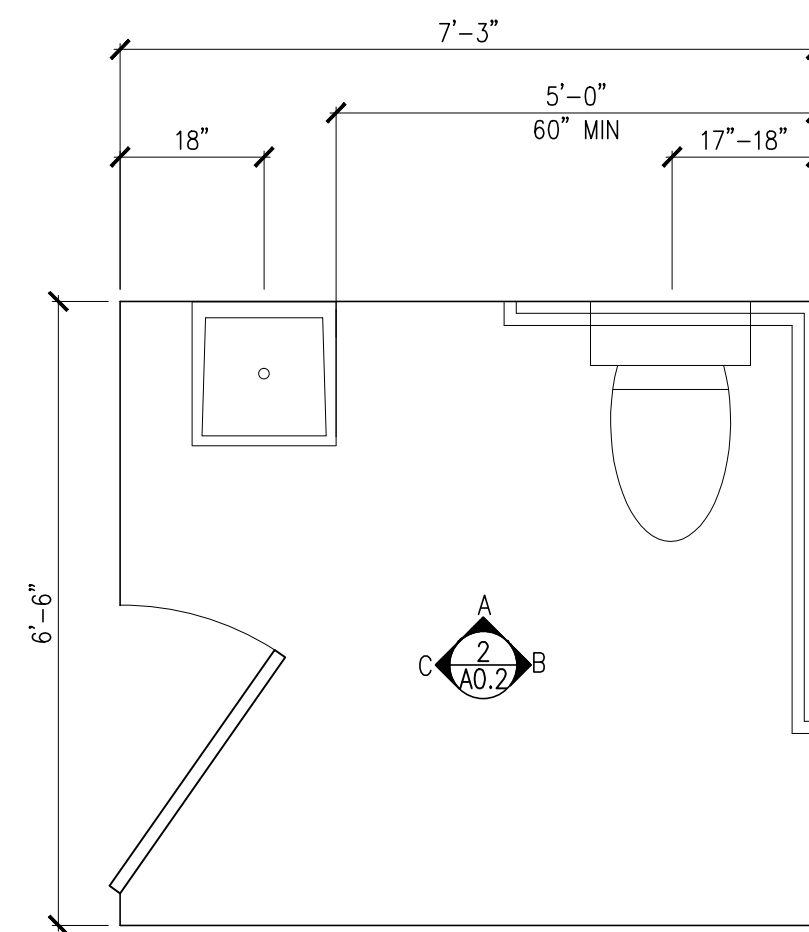
BUILDING 07.27.2014

BUILDING 10.27.2014

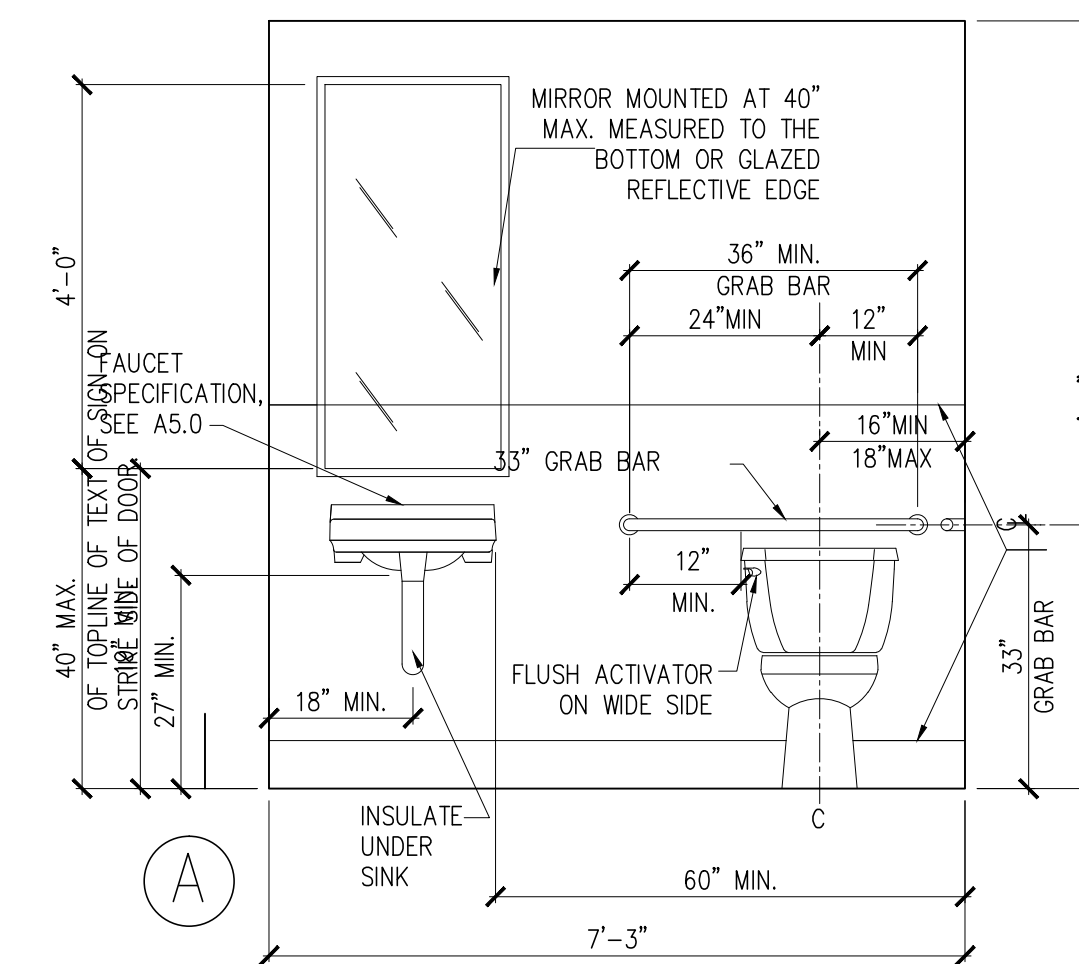
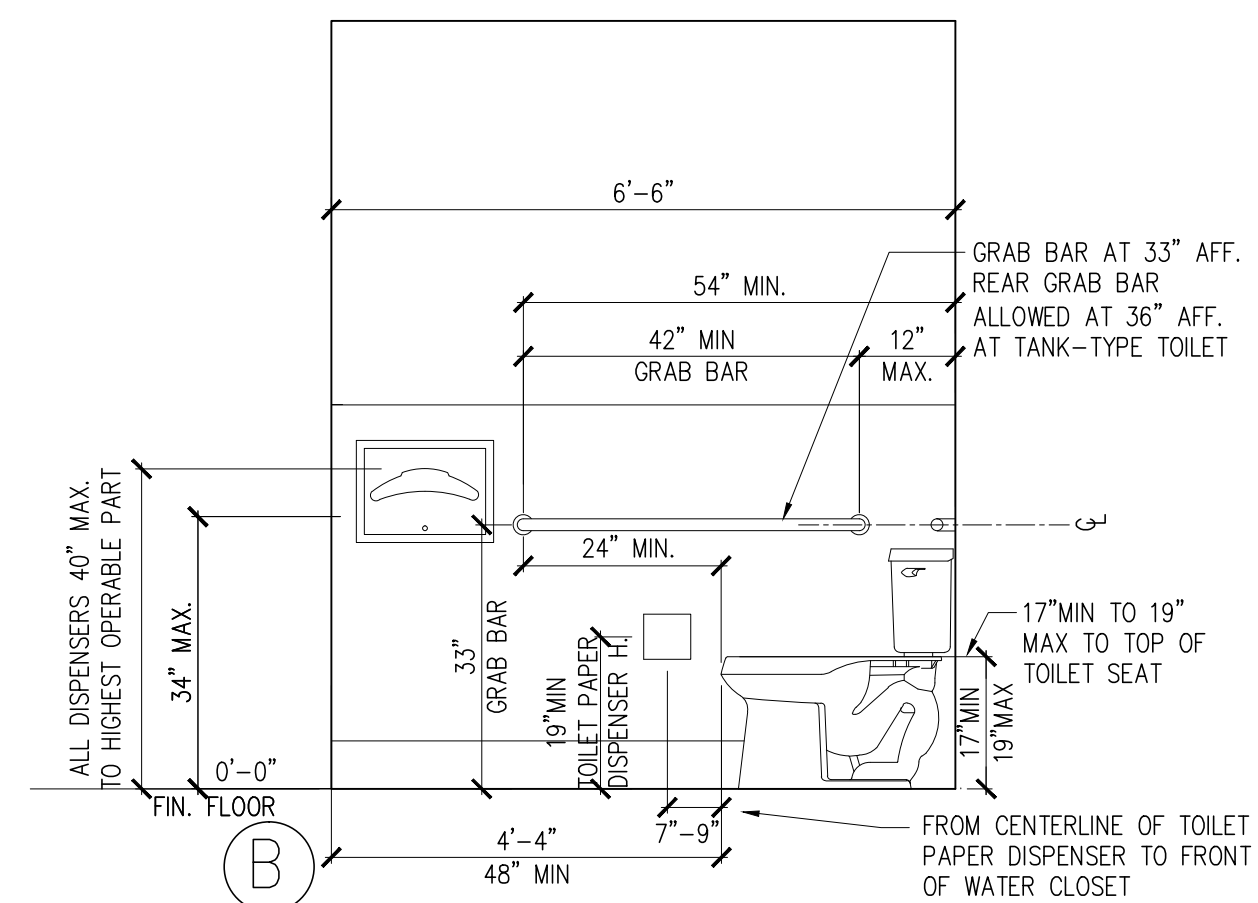
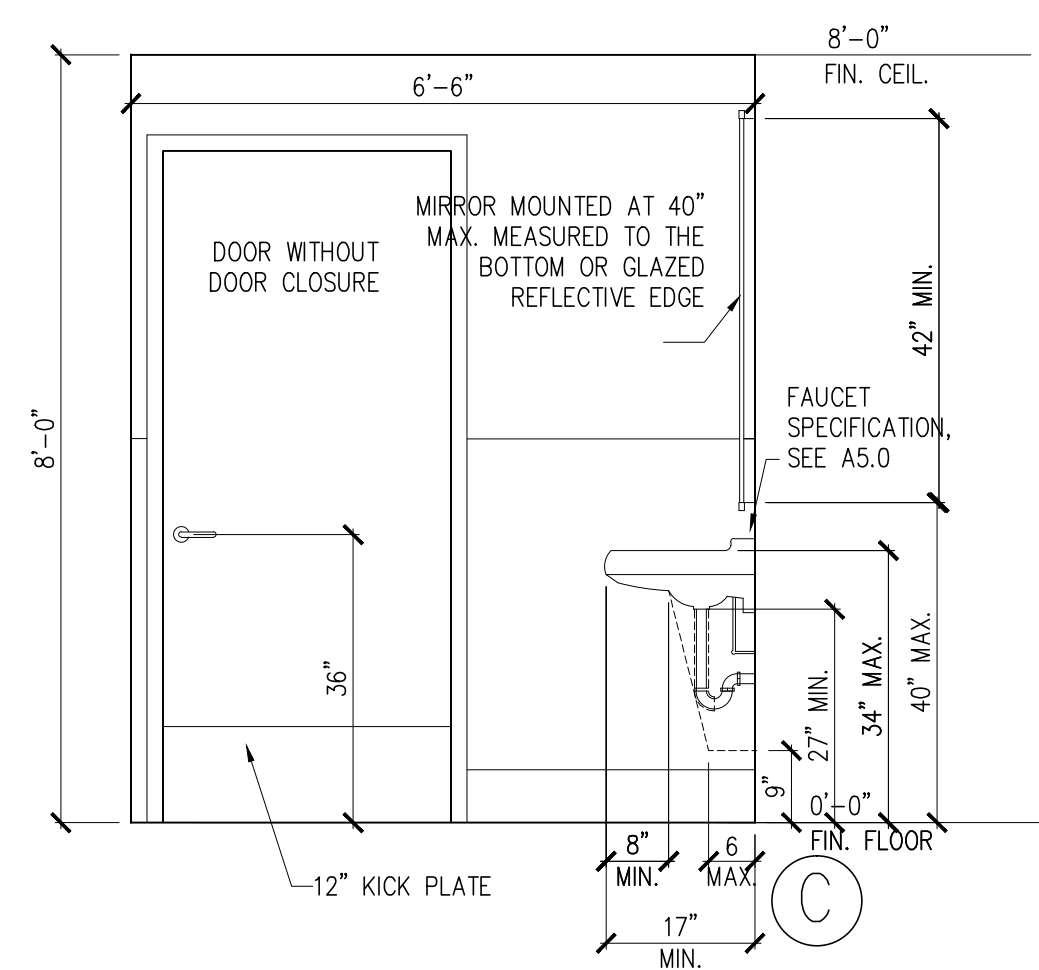


SHEET DESCRIPTION
**ADA
REQUIREMENTS
& ENLARGED
PLANS**

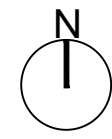
A0.2



1 ENLARGE RESTROOM PLAN
SCALE : 1/2"=1'-0"



2 ENLARGE RESTROOM ELEVATIONS
SCALE : 1/2"=1'-0"



SHATARA ARCHITECTURE INC.

26 LAKEVIEW DR.
DALY CITY
CA 94015

TEL (415) 512-7566

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PROJECT TENANT IMPROVEMENT CHANGE OF USE

ADDRESS
3657 TARAVAL STREET
SAN FRANCISCO, CA

BLOCK: 2379
LOT: 038

PROJECT DIRECTORY

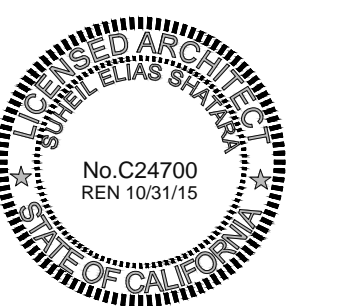
ARCHITECT
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26 LAKEVIEW DRIVE
DALY CITY, CA 94015
TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

OWNER
CONTACT ARCHITECT

BUILDING 07.27.2014

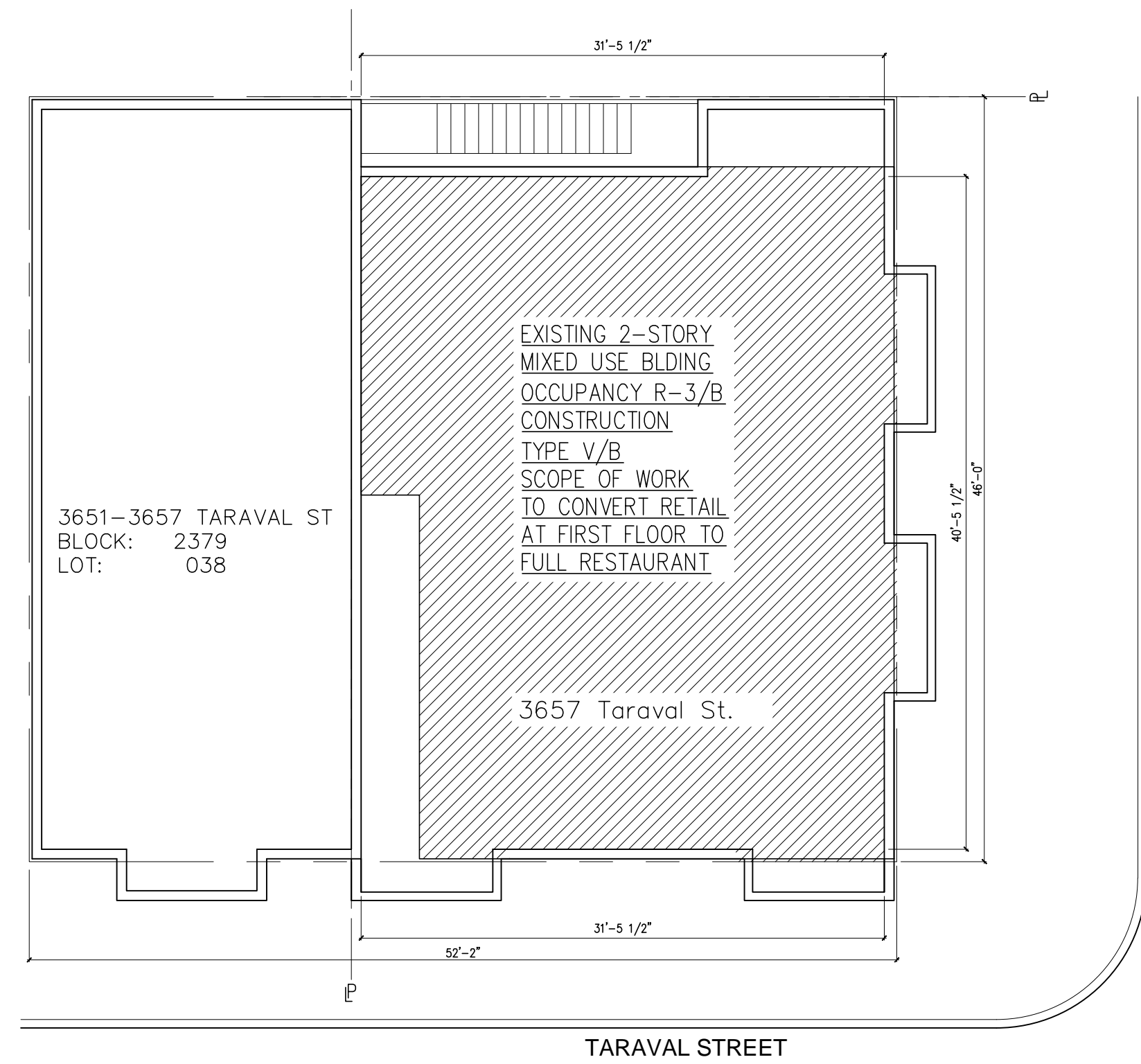
BUILDING 10.27.2014



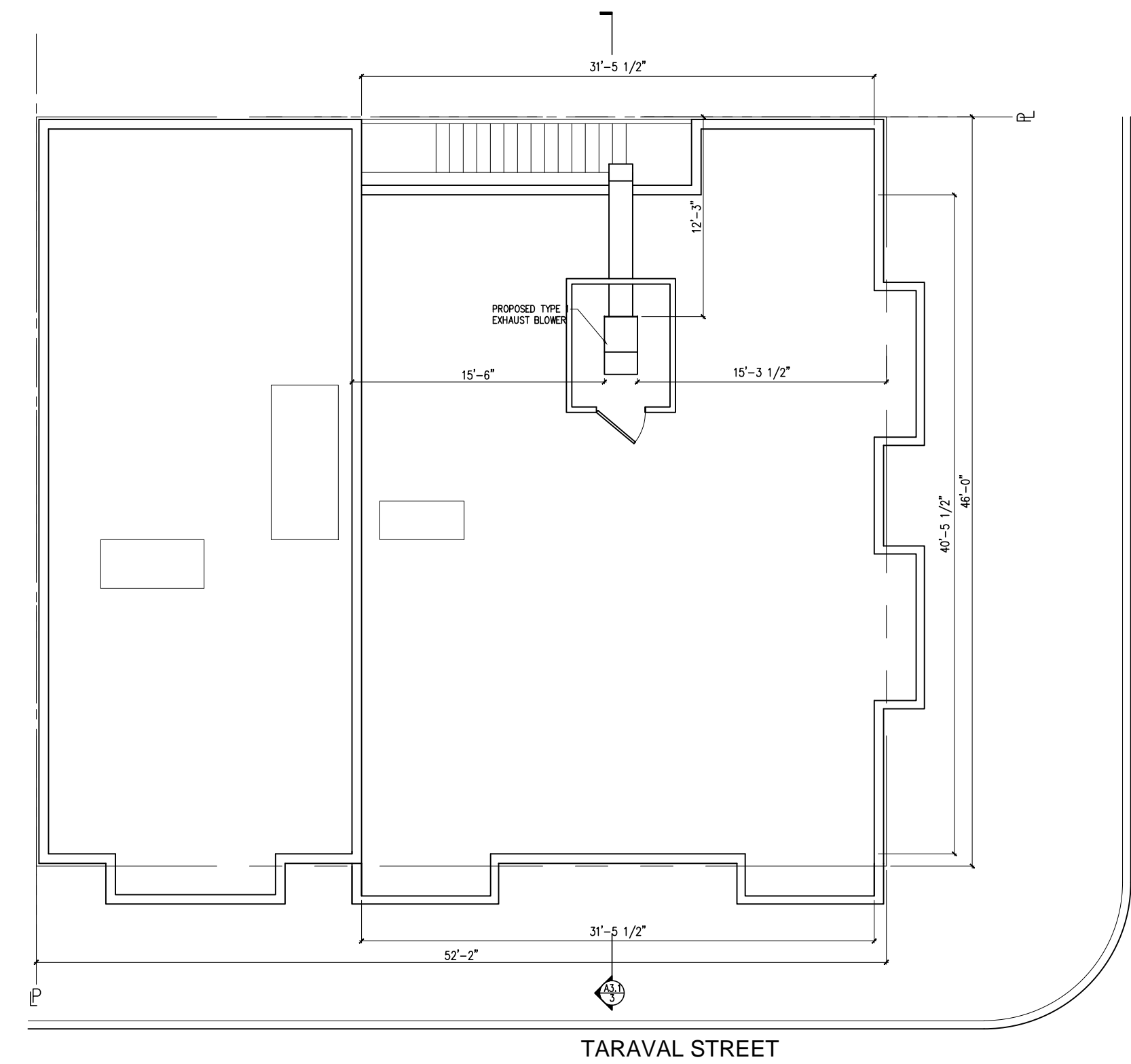
SHEET DESCRIPTION

EXISTING /
PROPOSED SITE
PLANS

A1.0



1 EXISTING SITE PLAN
SCALE: 1/8"=1'-0"



1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

DETAILS SHEET NOTES

- WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- FLOOR/CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

- ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND

| | | | |
|--|---------------------------|--|----------------------------|
| | WALL TYPE | | SECTION |
| | DOOR NUMBER | | ELEVATION |
| | WINDOW NUMBER | | FLOOR/CEILING ASSEMB. TYPE |
| | (E) WALL TO BE DEMOLISHED | | (E) WALL TO REMAIN |
| | (N) WALL | | PROPERTY LINE |

SHATARA ARCHITECTURE INC.

26 LAKEVIEW DR.
DALY CITY
CA 94015

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PROJECT
TENANT IMPROVEMENT CHANGE OF USE

ADDRESS
**3657 TARAVAL STREET
SAN FRANCISCO, CA**

BLOCK: 2379
LOT: 038

PROJECT DIRECTORY

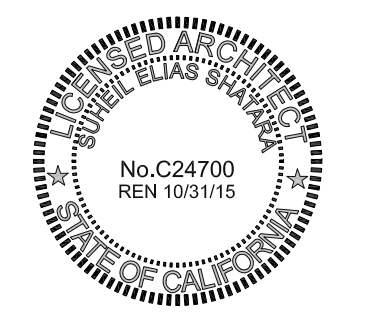
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DALY CITY, CA 94015
TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

OWNER
CONTACT ARCHITECT

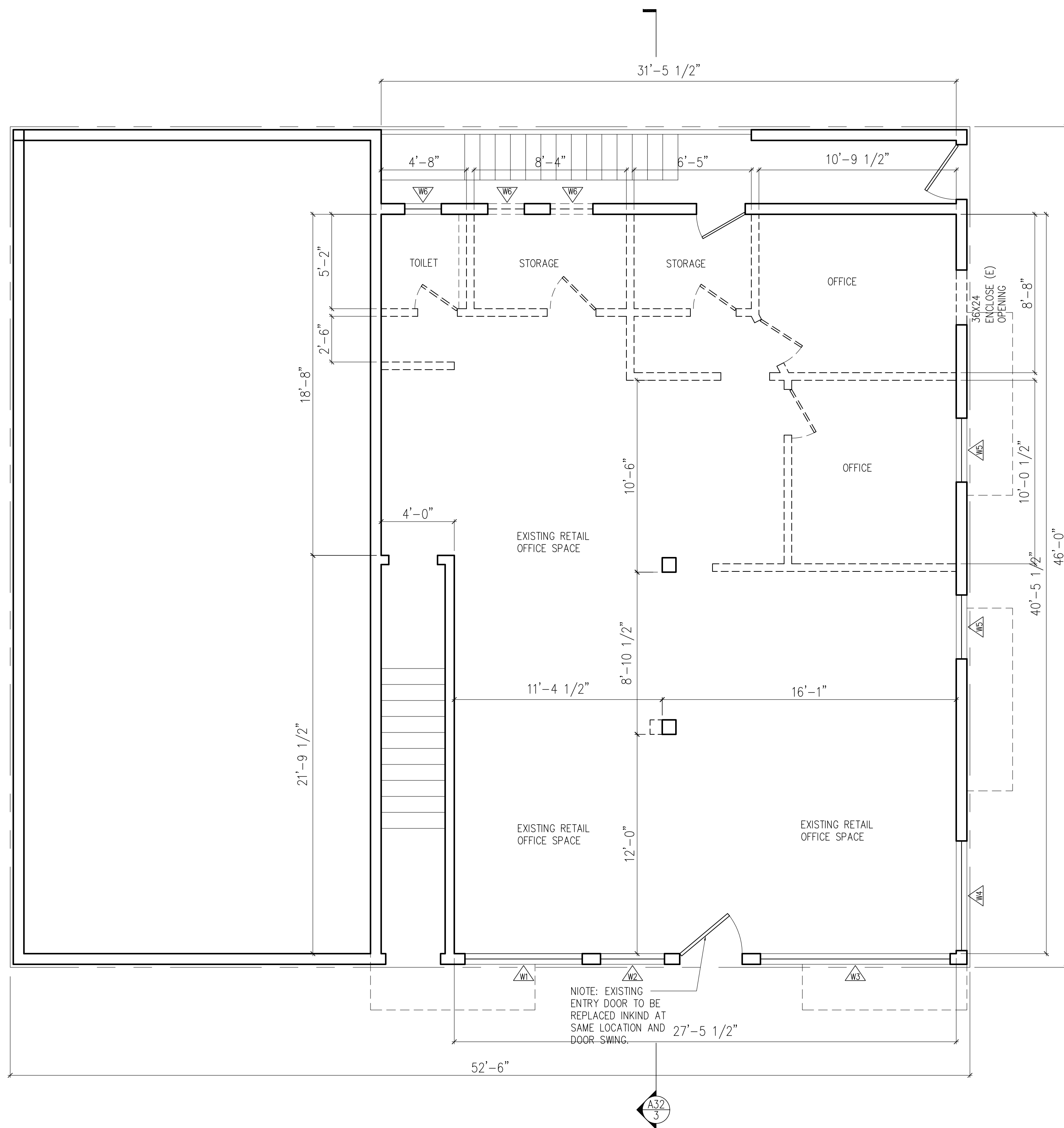
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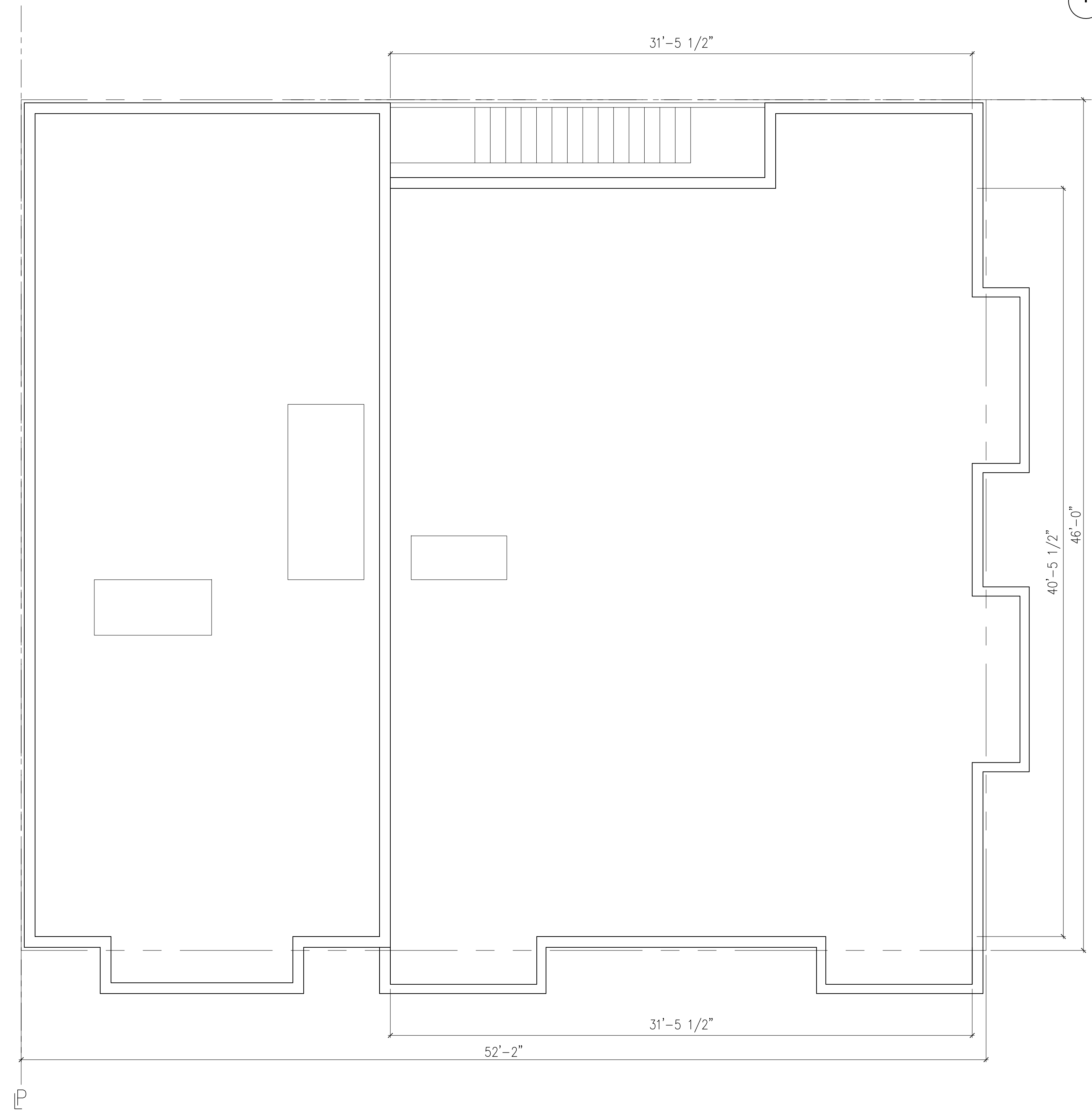


EXISTING PLANS

A1.1



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



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

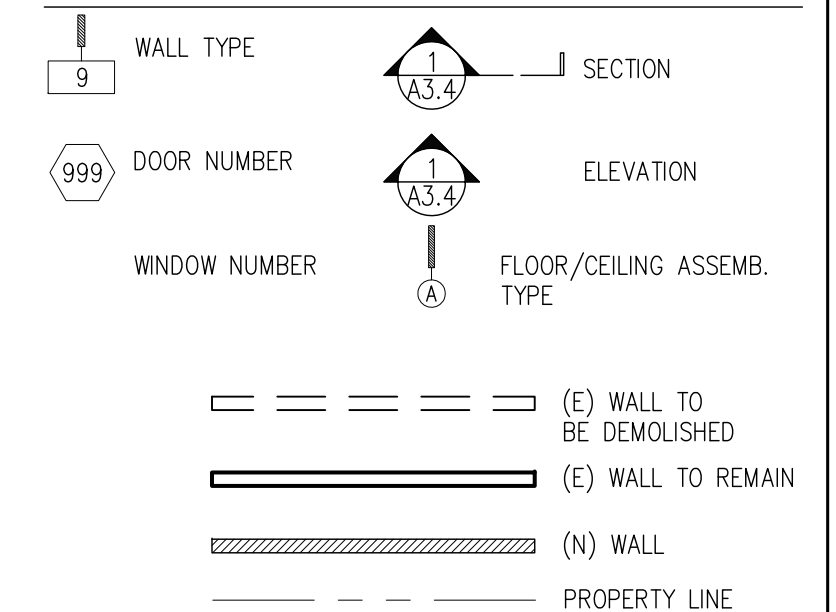
DETAILS SHEET NOTES

- 1 WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- 2 FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

- 1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
- 3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND





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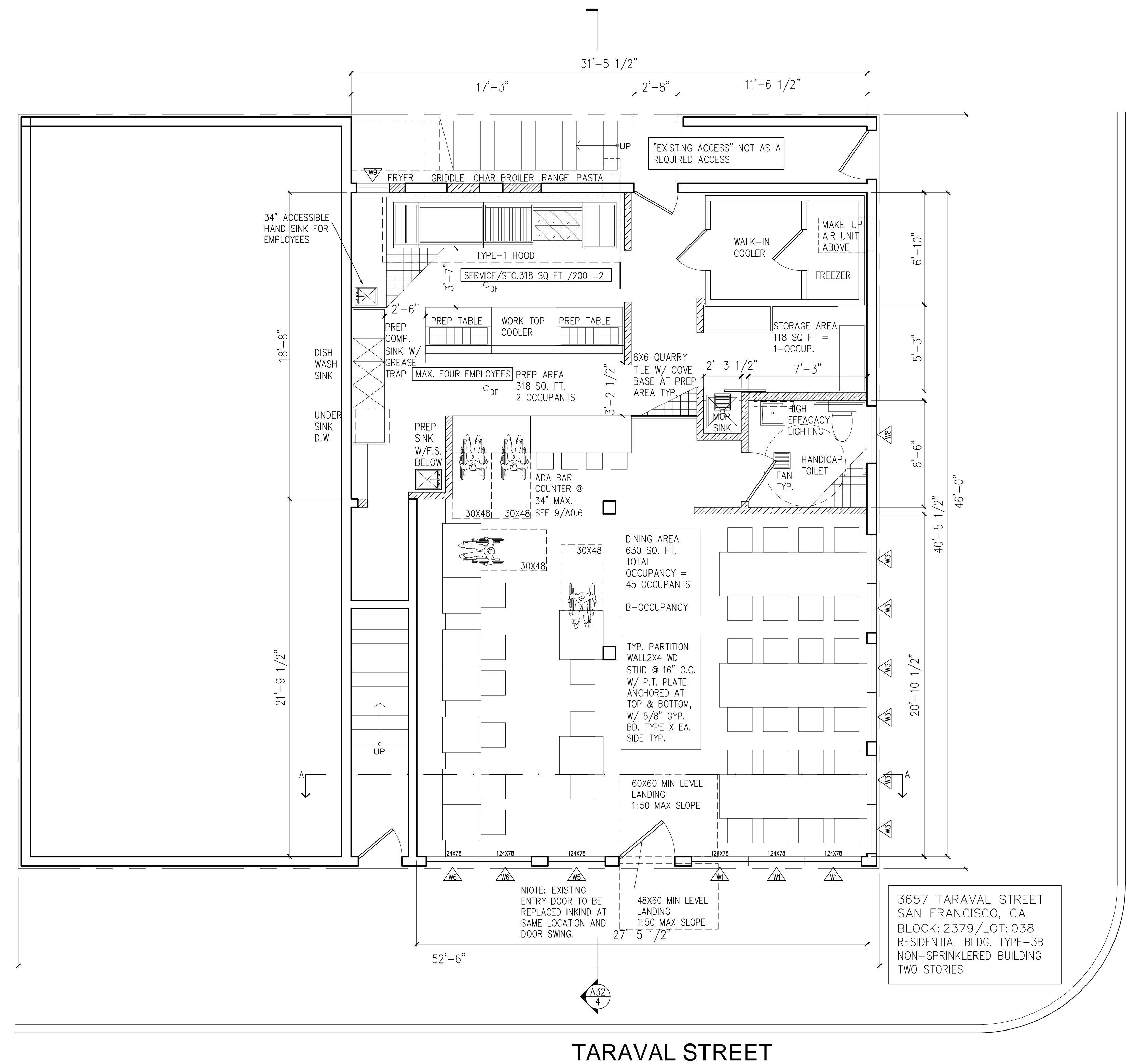
BLOCK: 2379
LOT: 038

PROJECT DIRECTORY

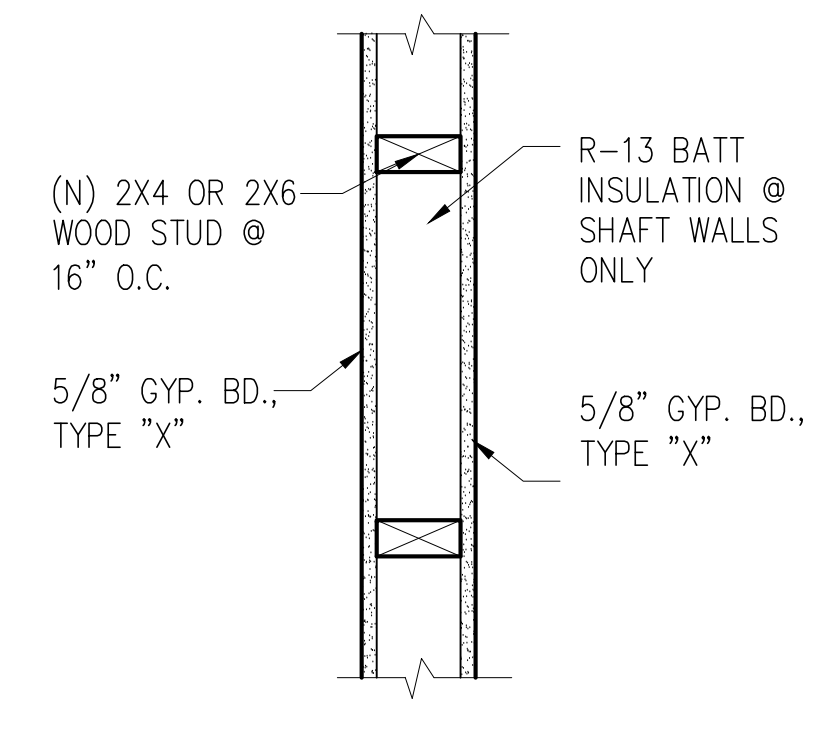
ARCHITECT
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26 LAKEVIEW DRIVE
DALY CITY, CA 94015
TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

OWNER
CONTACT ARCHITECT



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



2 PARTITION WALL DETAIL
SCALE: 1:1/2"=1'-0"

47TH AVENUE

TARAVAL STREET

3657 TARAVAL STREET
SAN FRANCISCO, CA
BLOCK: 2379/LOT: 038
RESIDENTIAL BLDG. TYPE-3B
NON-SPRINKLERED BUILDING
TWO STORIES

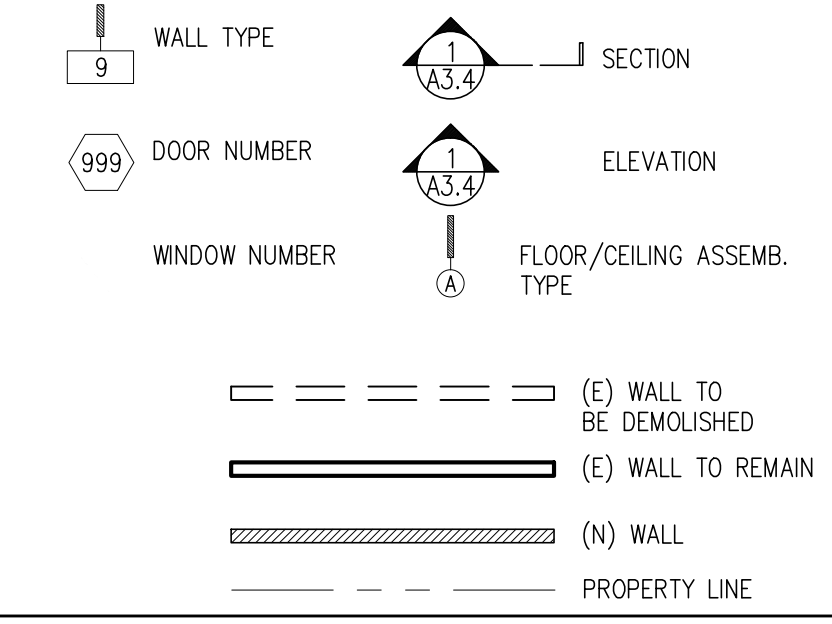
DETAILS SHEET NOTES

- 1 WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- 2 FLOOR/CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

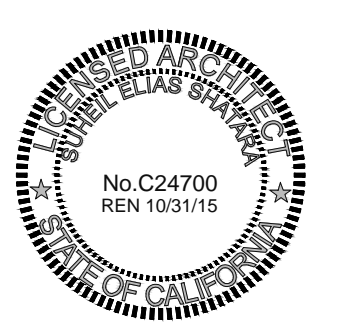
- 1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
- 2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
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LEGEND



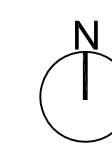
BUILDING 07.27.2014

BUILDING 10.27.2014



SHEET DESCRIPTION
PROPOSED PLANS

A2.1



SHATARA ARCHITECTURE INC.

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DALY CITY
CA 94015

TEL (415) 512-7566

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PROJECT TENANT IMPROVEMENT CHANGE OF USE

ADDRESS
**3657 TARAVAL STREET
SAN FRANCISCO, CA**

**BLOCK: 2379
LOT: 038**

PROJECT DIRECTORY

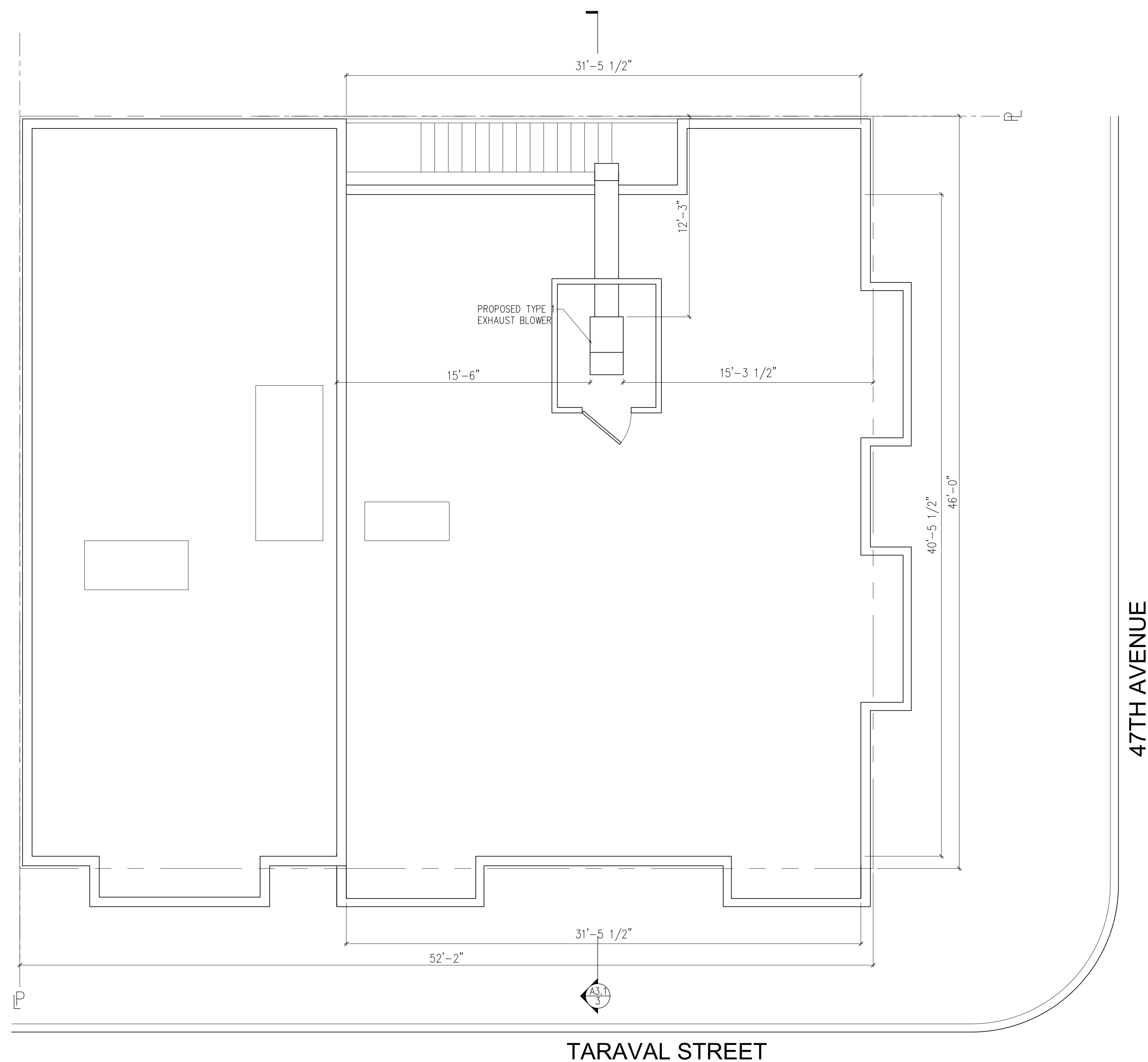
ARCHITECT
SHATARA ARCHITECTURE INC.
26 LAKEVIEW DRIVE
DALY CITY, CA 94015
TEL: 415-512-7566

CONTACT: MR. SUHEIL SHATARA

OWNER
CONTACT ARCHITECT

BUILDING 07.27.2014

BUILDING 10.27.2014



47TH AVENUE

TARAVAL STREET

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

DETAILS SHEET NOTES

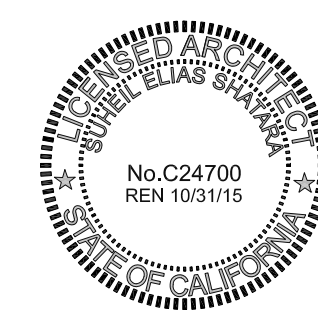
- 1 WALL TYPES DWGS DO NOT CONVEY STRUCTURAL (SHEAR) REQUIREMENTS. SEE STRUCT. DWGS.
- 2 FLOOR CEILING ASSEMBLIES DO NOT CONVEY STRUCTURAL REQUIREMENTS. SEE STRUCT. DWGS.

SHEET NOTES

1. ALL PLAN DIMENSIONS TO FACE OF ROUGH FRAMING, FACE OF CONCRETE, OR CENTER LINE OF STEEL, U.O.N.
2. ALL SECTION AND ELEVATION DIMENSIONS TO FINISH FLOOR.
3. ALL WOOD FRAMED EXTERIOR WALLS TO BE FRAMED WITH 2X6 U.O.N. INTERIOR WALLS TO BE FRAMED WITH 2X4 U.O.N. REFER TO WALL TYPES TAGS FOR EXCEPTIONS.

LEGEND

| | | | |
|--|---------------------------|--|-----------------------------|
| | WALL TYPE | | SECTION |
| | DOOR NUMBER | | ELEVATION |
| | WINDOW NUMBER | | FLOOR/CEILING ASSEMBLY TYPE |
| | (E) WALL TO BE DEMOLISHED | | |
| | (E) WALL TO REMAIN | | |
| | (N) WALL | | |
| | PROPERTY LINE | | |



SHEET DESCRIPTION PROPOSED PLANS

A2.2

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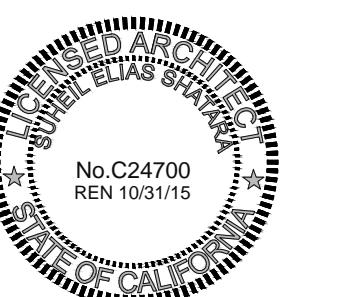
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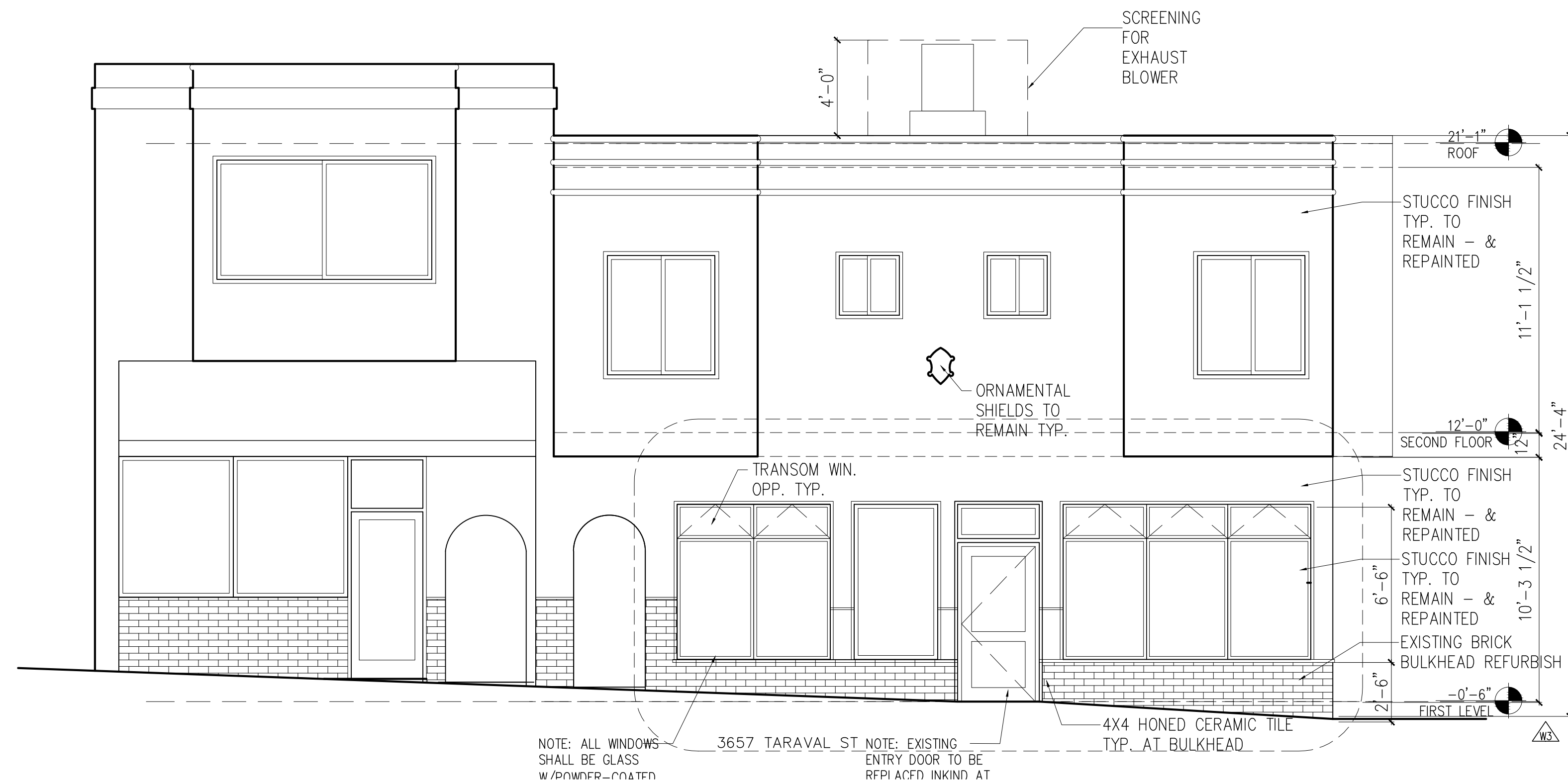
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SHEET DESCRIPTION
**PROPOSED/
EXISTING
ELEVATIONS**

A3.1



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



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

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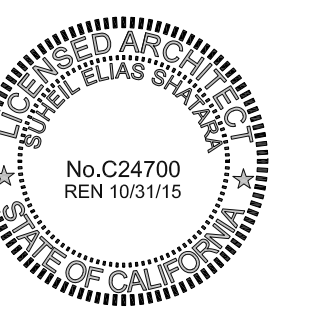
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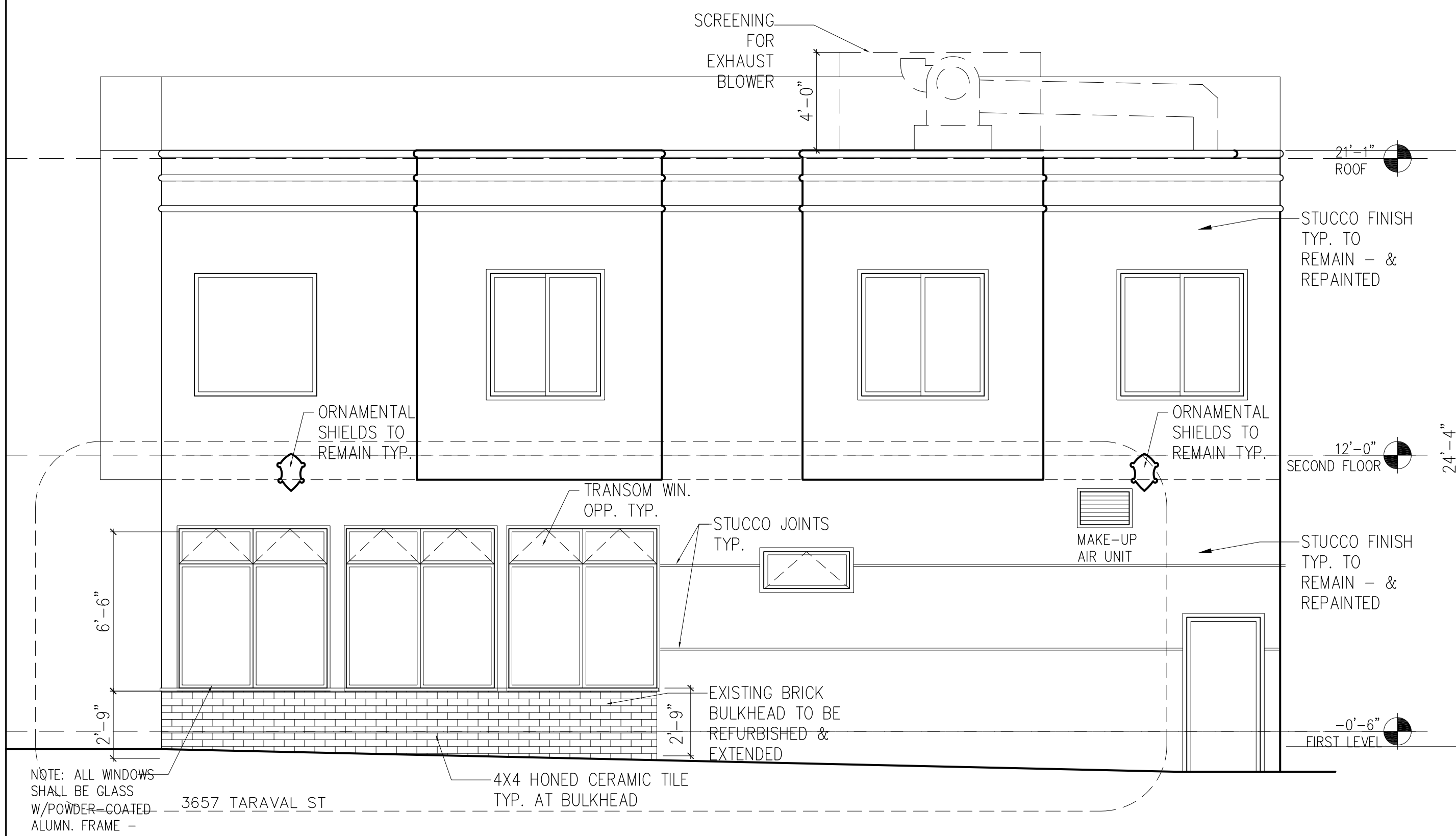
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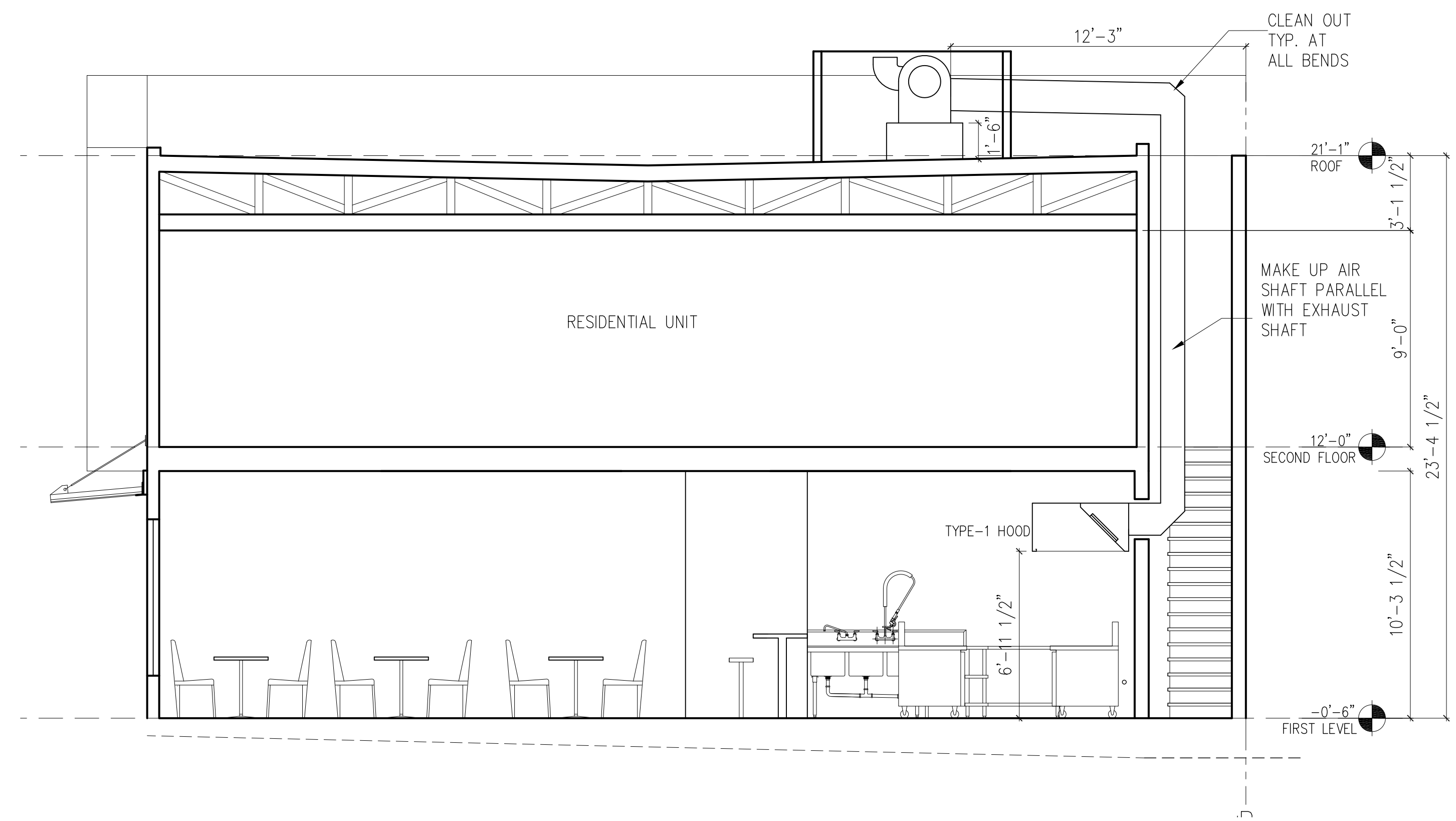


SHEET DESCRIPTION
**PROPOSED/
EXISTING
ELEVATIONS &
SECTIONS**

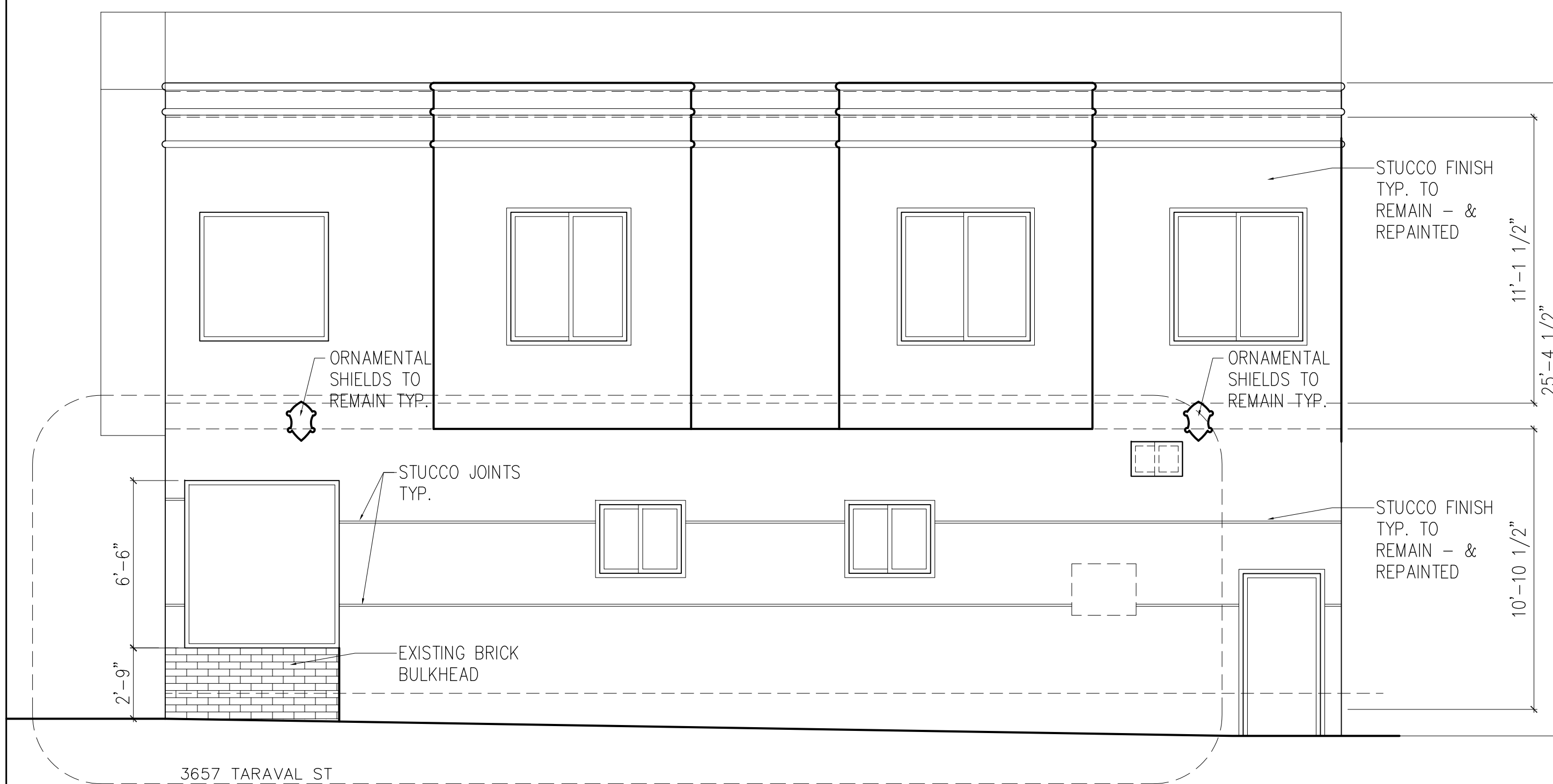
A3.2



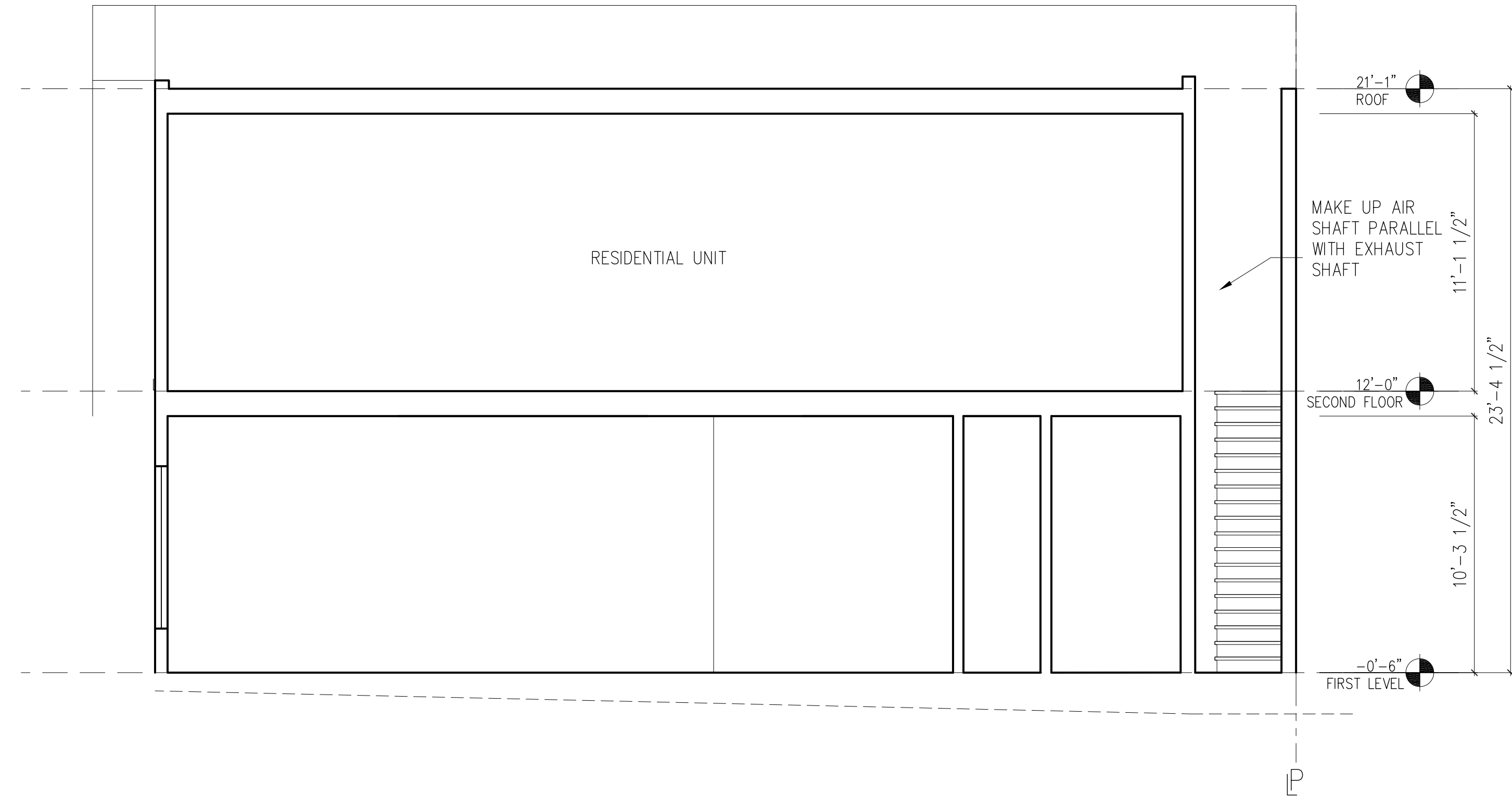
3 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"



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



1 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



2 EXISTING SECTION
SCALE: 1/4"=1'-0"

**SHATARA
ARCHITECTURE
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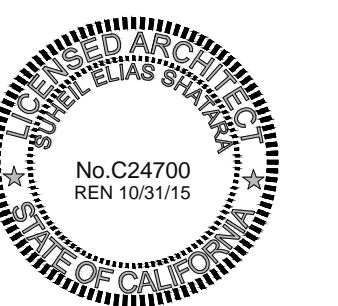
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SHEET DESCRIPTION
**PROPOSED/
EXISTING
ELEVATIONS &
SECTIONS**

A3.3



1 PROPOSED SECTION A-A
SCALE: 1/4"=1'-0"

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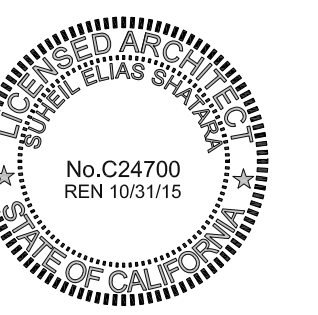
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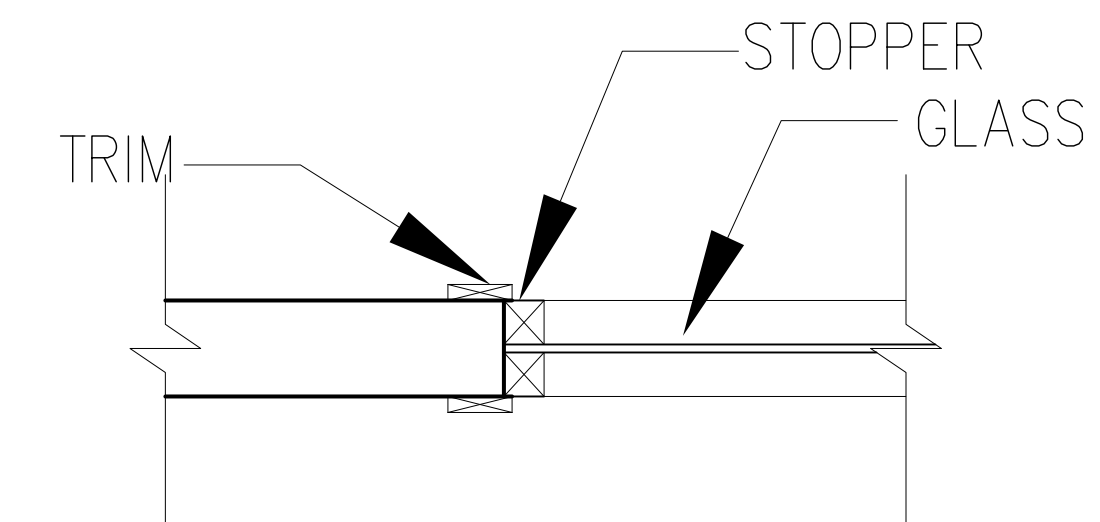
BUILDING 10.27.2014



SHEET DESCRIPTION

**EXISTING/
PROPOSED
WINDOW
DETAILS**

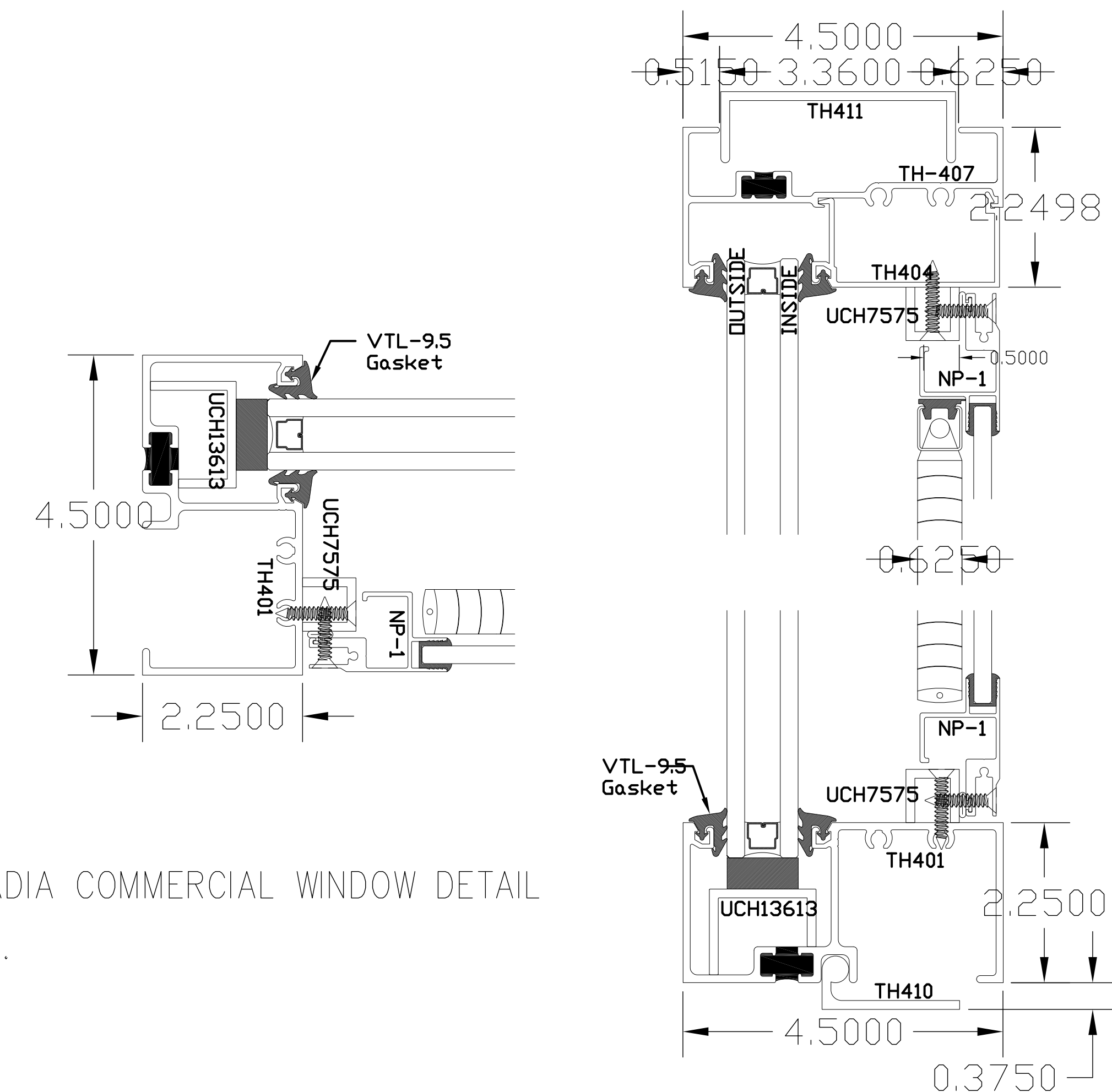
A4.1



EXISTING WINDOW DETAIL

| WINDOW DETAIL SCHEDULE - EXISTING | | | | | | | | | |
|-----------------------------------|--------|-------|---------|-------|--------|---------------------------------------|------------|-----------------|------------------------|
| WINDOW # | AMOUNT | LEVEL | TYPE | WIDTH | HEIGHT | SILL HEIGHT (VARIES - SEE ELEVATIONS) | FIRE RATED | MATERIAL | COMMENTS |
| W1 | 1 | 1 | FIXED | 77" | 78" | 30" | -- | GLASS W/W.FRAME | -- |
| W2 | 1 | 1 | FIXED | 42" | 78" | 30" | -- | GLASS W/W.FRAME | -- |
| W3 | 1 | 1 | FIXED | 125" | 78" | 30" | -- | GLASS W/W.FRAME | -- |
| W4 | 1 | 1 | FIXED | 72" | 78" | 30" | -- | GLASS W/W.FRAME | -- |
| W5 | 2 | 1 | SLIDING | 38" | 32" | 62" | -- | GLASS W/W.FRAME | -- |
| W6 | 3 | 1 | FIXED | 24" | 48" | 36" | -- | GLASS W/W.FRAME | -- |
| W7 | 1 | 1 | FIXED | 42" | 18" | 36" | -- | GLASS W/W.FRAME | WINDOW ABOVE MAIN DOOR |

| WINDOW DETAIL SCHEDULE - PROPOSED | | | | | | | | | |
|-----------------------------------|--------|-------|----------|-------|--------|---------------------------------------|------------|--------------------|---------------------------------|
| WINDOW # | AMOUNT | LEVEL | TYPE | WIDTH | HEIGHT | SILL HEIGHT (VARIES - SEE ELEVATIONS) | FIRE RATED | MATERIAL | COMMENTS |
| W1 | 5 | 1 | FIXED | 42" | 60" | 21" | -- | GLASS W/ALUM FRAME | -- |
| W2 | 5 | 1 | OPERABLE | 42" | 18" | 82" | -- | GLASS W/ALUM FRAME | -- |
| W3 | 6 | 1 | FIXED | 36" | 60" | 21" | -- | GLASS W/ALUM FRAME | -- |
| W4 | 6 | 1 | OPERABLE | 36" | 18" | 82" | -- | GLASS W/ALUM FRAME | -- |
| W5 | 1 | 1 | FIXED | 42" | 78" | 21" | -- | GLASS W/ALUM FRAME | -- |
| W6 | 2 | 1 | FIXED | 38" | 60" | 21" | -- | GLASS W/ALUM FRAME | -- |
| W7 | 2 | 1 | OPERABLE | 38" | 18" | 82" | -- | GLASS W/ALUM FRAME | -- |
| W8 | 1 | 1 | AWNING | 42" | 18" | 70" | -- | GLASS W/ALUM FRAME | -- |
| W9 | 1 | 1 | CASEMENT | 24" | 48" | 36" | -- | GLASS W/ALUM FRAME | -- |
| W10 | 1 | 1 | FIXED | 42" | 18" | 36" | -- | GLASS W/ALUM FRAME | EXISTING WINDOW ABOVE MAIN DOOR |



ARCADIA COMMERCIAL WINDOW DETAIL
N.T.S.