



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Conditional Use

HEARING DATE: JANUARY 8, 2015

Date: December 31, 2014
Case No.: **2014.0953 C**
Project Address: **498 Sanchez Street**
Zoning: RH-3
Block/Lot: 3581/087
Project Sponsor: Linda Beattie
1060 Manzanita Drive
Pacifica, CA 94044
Staff Contact: Marcelle Boudreaux – (415) 575-9140
marcelle.boudreaux@sfgov.org
Recommendation: **Approval with Conditions**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

The Project Sponsor seeks Conditional Use Authorization to allow a change of use from a ground floor Limited Restaurant to Restaurant (d.b.a. Samovar Tea Lounge) which contains approximately 1,720 square-feet of floor area. Samovar Tea Lounge has been operating at this location for over eight years, offering tea selections and a food menu consisting of appetizers, sandwiches, salads, and rice bowls. The proposal is to expand the menu selections by offering beer and wine options. This change of use to Restaurant is in conjunction with obtaining an Alcoholic Beverage Control (ABC) license type 41, to permit on-sale beer and wine. The business is a neighborhood-serving use that is locally owned, which is encouraged throughout San Francisco; there are three other Samovar locations, all in the City.

Current operating hours are from 10:00 a.m. to 10:00 p.m. The proposed operating hours are from 9:00 a.m. to 10:00 p.m. The Project does not propose any interior or exterior alterations. Pursuant to Planning Code Section 182, this Limited Commercial Use (LCU) can be converted to a Restaurant through Conditional Use Authorization because it is located within ¼-mile of three named neighborhood commercial districts – Castro Street NCD, Upper Market NCD and Upper Market NCT.

SITE DESCRIPTION AND PRESENT USE

The project site is located on the northwest corner of Sanchez and 18th Streets, and consists of a two-story building with ground floor commercial space and one residential unit on the second story. The ground floor commercial, currently operating as a Limited Commercial Use d.b.a. Samovar Tea Lounge, fronts Sanchez and 18th Streets. The lot area is approximately 1720 square feet, with approximately 20 feet street frontage on Sanchez Street and 67 feet street frontage on 18th Street.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The property is located within the RH-3 (Residential, House, Three-Family) zoning district, which is a residential zoning district. The subject use is categorized as a Limited Commercial Use (LCU). A LCU is low-intensity, neighborhood-serving commercial use, such as a Corner Store or a Restaurant, permitted in most Residential zoning districts. At all four corners, commercial uses are present at ground floor, with residential uses surrounding. At the southeast and southwest corners, commercial establishments are operating within RH-3 zoning district.

Neighborhood commercial districts and transit lines are found within close proximity to the subject property and neighborhood. This includes the Castro Street NCD located one block to the east. The Upper Market NCD and Upper Market NCT are located approximately five blocks to the northwest at Market Street.

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	December 19, 2014	December 17, 2014	22 days
Posted Notice	20 days	December 19, 2014	December 19, 2014	20 days
Mailed Notice	20 days	December 19, 2014	December 19, 2014	20 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 one letter in support of the project.
- A petition was submitted by the applicant with 150 signatures in support of the change of use.

ISSUES AND OTHER CONSIDERATION

- The subject property is within ¼ of three named Neighborhood Commercial districts – Castro Street NCD, Upper Market NCD, and Upper Market NCT. All three districts require Conditional Use authorization for change of use to full Restaurant and pursuant to Planning Code Section 182 the proposed conversion to Restaurant is permissible through conditional use authorization. Section 186 provides for the further continuation of limited commercial uses of limited commercial character that are beneficial to residential areas in which they are located.
- The Limited Restaurant has been operating at the subject location as a Limited Restaurant d.b.a. Samovar Tea Lounge for over eight years. Prior to that time, the subject property was operating as a coffee shop and had been identified as a LCU in 1978.

- The proposed Restaurant use is subject to the standards of a bona fide eating place, as defined in Planning Code Section 790.142.
- The additional findings for concentrations of eating and drinking uses within the Neighborhood Commercial Districts or Mixed Use Districts are not applicable to this LCU located within the RH-3 zoning district.
- 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. In addition, the project will be required to comply with the conditions of operation for limited commercial uses in RH districts that address building maintenance, signage, hours of operation, truck loading and noise and odor control.

REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow the establishment of a Restaurant pursuant to Planning Code Sections 182, 186, 303, 715.44, 721.44 and 733.44.

BASIS FOR RECOMMENDATION

- The project meets all applicable requirements of the Planning Code.
- The limited restaurant has been operating in the existing commercial space for over eight years, and the change of use to a Restaurant will not displace an existing retail tenant providing goods and services to the neighborhood.
- The Project is a locally-owned business that will convert the existing limited restaurant to restaurant to serve beer and wine in addition to its existing menu already prepared at the establishment.
- The hours of operation, from 9:00 a.m. to 10:00 p.m. daily, are permitted and are compatible with the surrounding neighborhood. Planning Code Section 186 limits LCU operating hours to 6:00 a.m. to 10:00 p.m.
- The project is within close access to public transit, specifically, the 33 Muni bus line that runs on 18th Street and the J Muni metro line one block away. Numerous other bus and light rail lines are approximately a five block walk to Market Street. Therefore, customers should not adversely affect traffic.
- The business is not a Formula Retail use and serves the immediate neighborhood.

RECOMMENDATION: Approval with Conditions
--

Attachments:

- Exhibit A
- Parcel Map
- Sanborn Map
- Zoning Map
- Aerial Map
- Site Photo
- Letter of Support

Project Sponsor Submittal: Includes proposed menu, signed petition of support and 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 type="checkbox"/> Check for legibility |
| <input checked="" type="checkbox"/> Parcel Map | <input type="checkbox"/> Health Dept. review of RF levels |
| <input checked="" type="checkbox"/> Sanborn Map | <input type="checkbox"/> RF Report |
| <input checked="" type="checkbox"/> Aerial Photo | <input type="checkbox"/> Community Meeting Notice |
| <input type="checkbox"/> Context Photos | <input type="checkbox"/> Inclusionary Affordable Housing Program:
Affidavit for Compliance |
| <input checked="" type="checkbox"/> Site Photos | |

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

_____ MWB
Planner's Initials



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 |

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Planning Commission Draft Motion

HEARING DATE: JANUARY 8, 2015

Date: December 31, 2014
Case No.: **2014.0953 C**
Project Address: **498 Sanchez Street**
Zoning: RH-3
Block/Lot: 3581/087
Project Sponsor: Linda Beattie
1060 Manzanita Drive
Pacifica, CA 94044
Staff Contact: Marcelle Boudreaux – (415) 575-9140
marcelle.boudreaux@sfgov.org
Recommendation: **Approval with Conditions**

ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 182, 186, 303, 715.44, 721.44 and 733.44 OF THE PLANNING CODE FOR A CHANGE OF USE TO ESTABLISH A RESTAURANT (D.B.A. SAMOVAR TEA LOUNGE) WITHIN THE RH-3 (RESIDENTIAL, HOUSE, THREE-FAMILY) ZONING DISTRICT AND A 40-X HEIGHT AND BULK DISTRICT.

PREAMBLE

On June 20, 2014, Linda Beattie (hereinafter “Project Sponsor”) filed an application with the Planning Department (hereinafter “Department”) for Conditional Use Authorization under Planning Code Section(s) 182, 186, 303, 715.44, 721.44 and 733.44 for a change of use to establish a Restaurant (d.b.a. Samovar Tea Lounge) in the RH-3 (Residential, House, Three-Family) Zoning District within a 40-X Height and Bulk district.

On January 8, 2015, the San Francisco Planning Commission (hereinafter “Commission”) conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2014.0953C.

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. 2014.0953C, 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 site is located on the northwest corner of Sanchez and 18th Streets, and consists of a two-story building with ground floor commercial space and one residential unit on the second story. The ground floor commercial, currently operating as a Limited Commercial Use d.b.a. Samovar Tea Lounge, fronts Sanchez and 18th Streets. The lot area is approximately 1720 square feet, with approximately 20 feet street frontage on Sanchez Street and 67 feet street frontage on 18th Street.
3. **Surrounding Properties and Neighborhood.** The property is located within the RH-3 zoning district, which is a residential zoning district. The subject use is categorized as a Limited Commercial Use (LCU). A LCU is low-intensity, neighborhood-serving commercial use, such as a Corner Store or a Restaurant, permitted in most Residential zoning districts. At all four corners, commercial uses are present at ground floor, with residential uses surrounding. At the southeast and southwest corners, commercial establishments are operating within RH-3 zoning district.

Neighborhood commercial districts and transit lines are found within close proximity to the subject property and neighborhood. This includes the Castro Street NCD located one block to the east. The Upper Market NCD and Upper Market NCT are located approximately five blocks to the northwest at Market Street.

4. **Project Description.** The Project Sponsor seeks Conditional Use Authorization to allow a change of use from a ground floor Limited Restaurant to Restaurant (d.b.a. Samovar Tea Lounge) which contains approximately 1,720 square-feet of floor area. Samovar Tea Lounge has been operating at this location for over eight years, offering tea selections and a food menu consisting of appetizers, sandwiches, salads, rice bowls. The proposal is to expand menu selections by offering beer and wine options. This change of use to Restaurant is in conjunction with obtaining an Alcoholic Beverage Control (ABC) license type 41, to permit on-sale beer and wine. The business is a neighborhood-serving use that is locally owned, which is encouraged throughout San Francisco; there are three other Samovar locations, all in San Francisco.

Current operating hours are from 10:00 a.m. to 10:00 p.m. The proposed operating hours are from 9:00 a.m. to 10:00 p.m. The Project does not propose any interior or exterior alterations. Pursuant to Planning Code Section 182, this Limited Commercial Use (LCU) can be converted to a Restaurant through Conditional Use Authorization because it is located within ¼-mile of three named neighborhood commercial districts – Castro Street NCD, Upper Market NCD and Upper Market NCT.

5. **Public Comment.** To date, the Department has received one letter in support of the project. The sponsor has submitted a petition with 150 signatures in support of the proposal.
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. **Change of Use for Nonconforming Uses.** Planning Code Section 182 (b)(1) states that any nonconforming use in an RH District which is located within ¼ mile from any Individual Area Neighborhood Commercial District or Restricted Use Subdistrict, the nonconforming use may change to another use which is permitted in the pertinent Neighborhood Commercial, special use district or subdistrict, as a principal use at the first story and below, only upon approval of a conditional use application.

The proposed Restaurant is located on the first (ground) story.

- B. **Limited Commercial Nonconforming Uses.** Planning Code Section 186 states that any nonconforming use in an RH District which is located within ¼ mile from any Individual Area Neighborhood Commercial District and which complies with the most restrictive use limitations specified for the first story and below shall be exempt from the termination provisions of Section 185.

The project sponsor proposes a change of use to Restaurant, which requires Conditional Use authorization. The project is required to comply with the conditions of operation pursuant to Planning Code Section 186(b) for LCUs.

- C. **Restaurant Use.** Planning Code Sections 715.44, 721.44 and 733.44 state that restaurants are permitted within the Castro Street NCD, Upper Market NCD and Upper Market NCT upon conditional use authorization.

The proposed Restaurant is located within ¼-mile of the three named neighborhood commercial areas, and all require conditional use authorization prior to proceeding.

- D. **Hours of Operation.** Planning Code Section 186 states that the hours of operation for limited commercial nonconforming uses in a RH district shall be limited to 6:00 a.m. to 10:00 p.m.

The hours of operation for the proposed Restaurant are 9:00 a.m. to 10:00 p.m. daily.

- E. **Formula Retail Uses.** Planning Code Section 186 states that all uses meeting the definition of “Formula retail” use shall not be permitted except by Conditional Use through procedures of Planning Code Section 303.

There are four Samovar Tea locations citywide. This is not considered a formula retail use.

- F. **Street Frontage in Neighborhood Commercial Districts.** Planning Code Section 186 states that the requirements of Section 145.1(c)(6) and (7) shall apply for limited commercial nonconforming uses. Planning Code Section 145.1(c)(6) require frontages with active uses that are not residential or PDR 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. Buildings located inside of, or within an unobstructed line of less than 300 feet of an Urban Bird Refuge, as defined in Section 139(c)(1), shall follow glazing requirements within Section 139(c) of the Code. Planning Code Section 145.1(c)(7) requires that 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 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 Project site has approximately 20 feet of lineal street frontage along Sanchez Street and approximately 67 ½ feet of lineal street frontage on 18th Street. Approximately 67% of the total lineal street frontage is fenestrated with windows and doorways. The windows are un-tinted. Active uses are proposed. There are no changes proposed to the exterior.

- G. **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 Project site contains approximately 1,720 square-feet of occupied floor area and thus does not require any off-street parking.

- H. **Signage.** Any proposed signage will be subject to the review and approval of the Planning Department.

The project site currently has one small sign advertising the establishment. It will be reviewed through this process pursuant to Planning Code Section 606(c). Any newly proposed signage shall also be subject to the review of the Planning Department and required to meet all provisions set forth in Article 6 of the Planning Code.

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 proposed use will not increase the size or intensity of the existing commercial space, which is currently operating as a limited restaurant. The project will convert the limited restaurant to a restaurant to offer beer and wine, in addition to the menu currently served. This change of use will strengthen the diversity of goods offered with the area, and contribute to the economic vitality of the neighborhood.

- 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 limited size and shape of the proposed Restaurant is compatible with the pattern of development in the area, and the Project does not include any alterations that will alter the building's envelope.

- 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 a Restaurant containing approximately 1,720 square-feet of gross floor area. The proposed use is designed to meet the needs of the surrounding neighborhood and is well served by public transit, minimizing the need for private automobiles.

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

The Project will not create substantial emissions and Conditions of Approval will require compliance with applicable City codes to control noise, dust and odor associated with a kitchen.

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

The Project does not require any additional landscaping or screening, and existing and proposed signage shall be subject to review by the Planning Department and required to meet all applicable provisions set forth in Article 6.

- 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.

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.

The Project will convert an existing limited restaurant to a restaurant. It is independently owned and operated and provides resident employment opportunities to those in the community.

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 convert the existing limited restaurant to a restaurant that will offer a broader selection of beverage items throughout the day in the immediate neighborhood, which could generate additional pedestrian activity to the area. The expanded beverage selection will improve the viability of the business and contribute to the diverse economic base of the City.

OBJECTIVE 3:

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

Policy 3.1:

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

The Project will convert an existing limited restaurant to restaurant, improving the viability of an existing business and the employment opportunities which currently exist.

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 has provided employment opportunities to residents and plans to continue to provide these opportunities through expanding its business.

- 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.

- 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 in immediate proximity to the subject property and within a ¼-mile. Thus, the project will not impede Muni transit and will not overburden the City's streets or neighborhood parking.

- 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.

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

The Project does not propose any structural changes.

- G. That landmarks and historic buildings be preserved.

There are no changes proposed to the exterior.

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

The Project does not include any changes to the existing building envelope and will have no negative impact on existing parks and open spaces.

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. 2014.0953C** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated April 21, 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 January 8, 2015.

Jonas Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: January 8, 2015

EXHIBIT A

AUTHORIZATION

This authorization is for a conditional use to allow a Restaurant (d.b.a. Samovar Tea Lounge) located at 498 Sanchez Street, Block 3581, and Lot 087 pursuant to Planning Code Section(s) 182, 186, 303, 715.44, 721.44 and 733.44 within the RH-3 (Residential, House, Three-Family) within a 40-X Height and Bulk District; in general conformance with plans, dated April 21, 2014, and stamped "EXHIBIT B" included in the docket for Case No. **2014.0953 C** and subject to conditions of approval reviewed and approved by the Commission on January 8, 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 January 8, 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 and Expiration.** The authorization and right vested by virtue of this action is valid for three 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 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 of 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 ground 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. **Signage.** Any signs on the property shall be made to comply with the requirements of Article 6 of the Planning Code.

MONITORING

7. **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
8. **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

9. **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>
10. **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>
11. **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

12. **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 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

13. **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

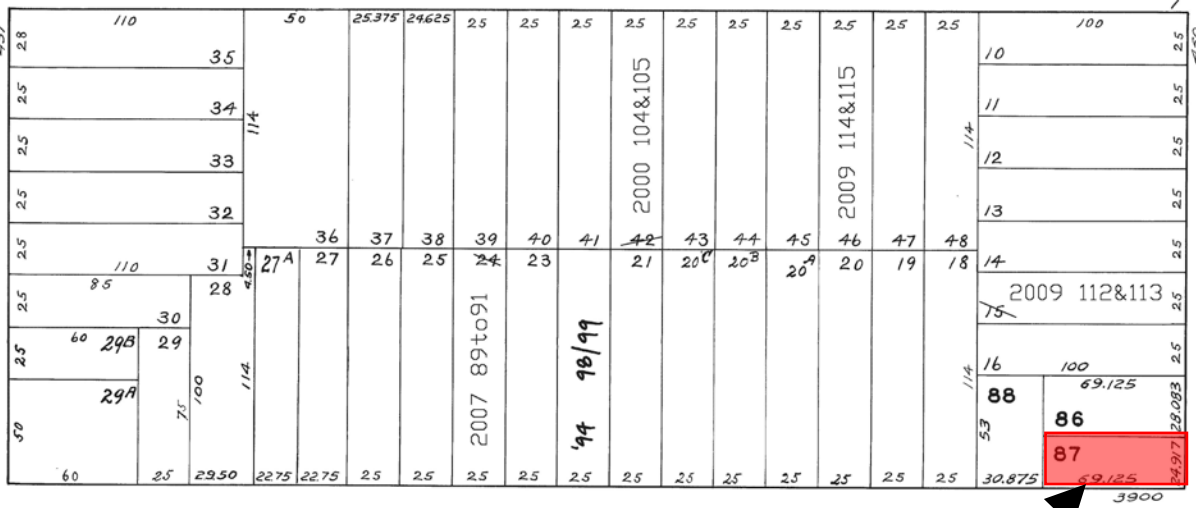
14. **Hours of Operation.** The subject establishment is limited to the following hours of operation: 6:00 a.m. to 10:00 p.m daily.

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

Parcel Map



FORD



SANCHEZ

- 408--
LOT A U
- 106 4
- 107 4
- 28-3
LOT A U
- 96 4
- 97 4
- 427--
LOT A U
- 92 4
- 93 4
- 47
LOT A L
- 104 4
- 105 4
- LOT 108
- 109

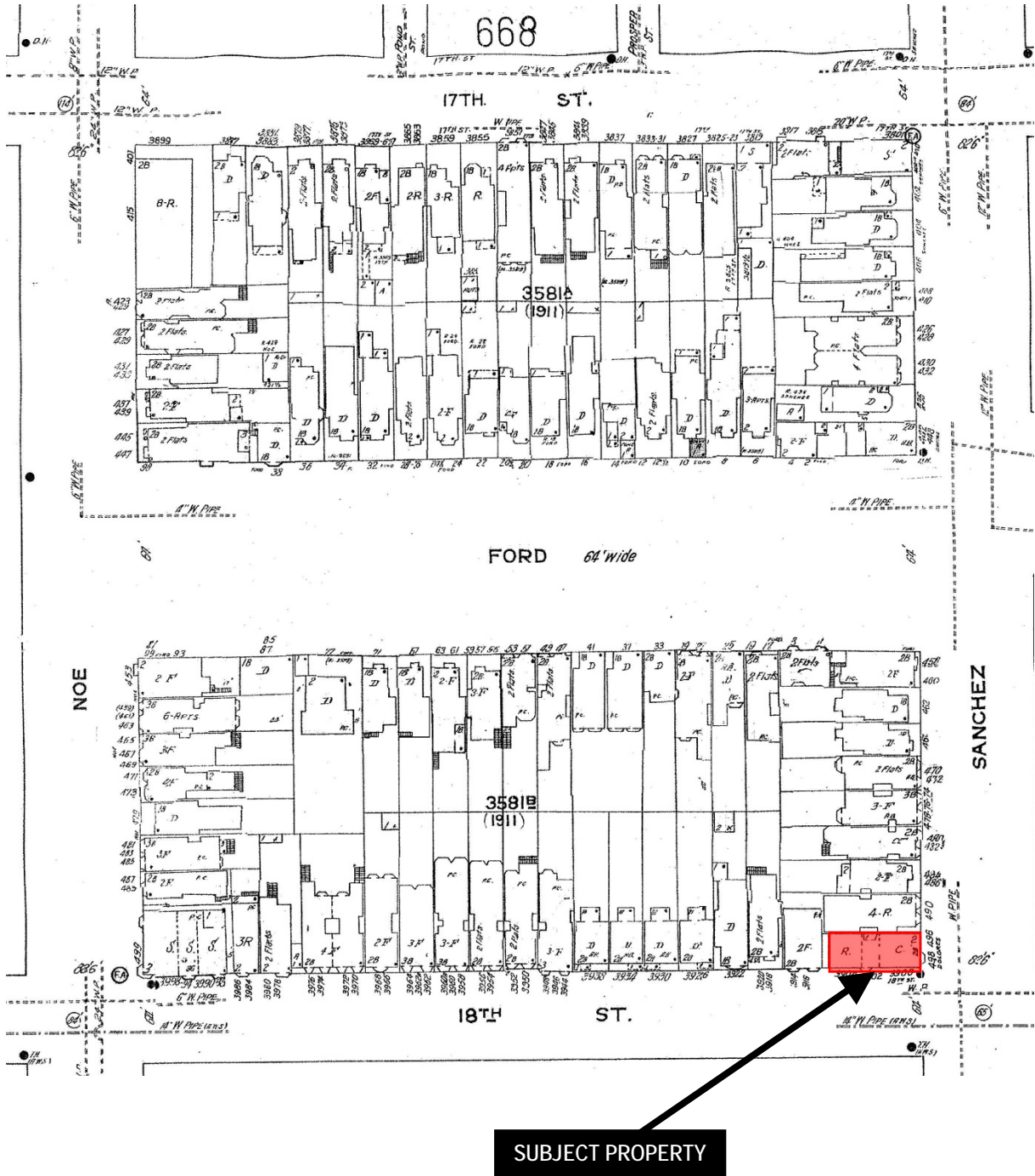
18TH

SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2014.0953C
498 Sanchez Street

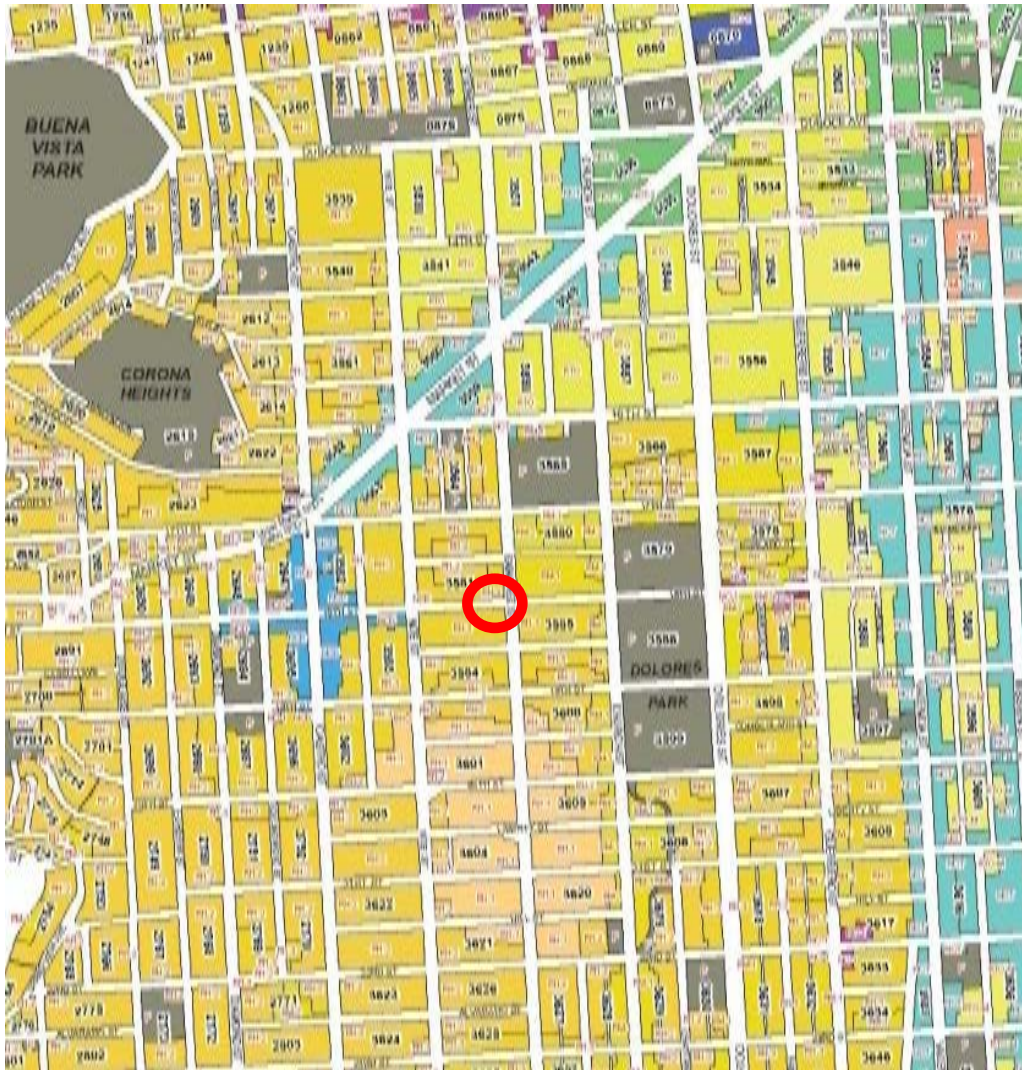
Sanborn Map*



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

Conditional Use Authorization Hearing
Case Number 2014.0953C
498 Sanchez Street

Zoning Map



Conditional Use Authorization Hearing
Case Number 2014.0953C
498 Sanchez Street

Aerial Photo



SUBJECT PROPERTY



Conditional Use Authorization Hearing
Case Number 2014.0953C
498 Sanchez Street

Site Photo



Conditional Use Authorization Hearing
Case Number 2014.0953C
498 Sanchez Street



12/29/2014

Attn: San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA. 94203

Subject: Case No. 2014.0953C - CU Authorization
498 Sanchez St. dba: Samovar Tea Lounge w/Type 41 On Sale Beer and Wine, Bona Fide Eating Place

Dear San Francisco Planning Department/Commission,

As you are probably aware, our parent organization's (**Community Leadership Alliance**) principal mission is to review liquor license applications in San Francisco, offer consulting services to license applicants, facilitate community outreach regarding liquor license applications. It's only when we are certain that a liquor license application will serve its respective community in a responsible manner, and will serve said community as a convenience and necessity, do we extend our full support.

We have carefully and thoughtfully reviewed the subject application's proposed business plan, performed a site visit, and have communicated with the applicant. Please have your case file for the subject Change of Use / Conditional Use Application show that our organization is in complete support.

If the Planning Department, and/or the copied division of San Francisco Police Department should have any questions regarding our support of this application, please do not hesitate in contacting us.

Respectfully

David J. Villa-Lobos, Interim
COMMUNITY LEADERSHIP ALLIANCE
Project: HEART of the TRIANGLE
www.CommunityLeadershipAlliance.net
P.O. Box 642201 SF, CA. 94164
415.921.4192 Office
415.559.6627 Cell



Samovar Tea Lounge

498 Sanchez Street
San Francisco, CA 94114
Daily: 9am – 10pm

Samovar Tea is excited for the opportunity to extend our menu in response to customer demand. Having specialized in boutique, artisan teas and small plates for the past 8 years, we chose to expand our menu offerings to a few premium alcohol beverages. Specifically, we are excited to offer a couple of premium sakes, and cocktails blending our teas with alcohol. Our goal has always been to provide a premium, accessible experience for San Franciscans. Expanding our menu to include alcohol is a way to satisfy our customers and expand our business. As with our tea philosophy, we will source specifically from small, artisan makers and suppliers.

TEA & FOOD PAIRING

JAPANESE

Choice of smoked salmon or tempeh; seaweed salad, brown rice, kale, squash, nori, and seasonal soup paired with Ryokucha Green Tea 23

ENGLISH

3-tiered platter featuring vegetable frittata, cherry oat scone with cream and jam, and fresh fruit paired with English Breakfast Black Tea 24

RUSSIAN

Tarragon-marinated beets, smoked salmon, horseradish, pickled egg, crackers, fresh fruit, and Russian tea cookie paired with Tolstoy's Sip Black Tea 24

INDIAN

Tempeh and hearty vegetables in an Indian curry with basmati rice and raita paired with Masala Chai Black Tea 19

CHINESE

Choice of smoked duck or tempeh; vegetable stir-fry, brown rice, and squash dumplings paired with Blood Orange Pu-erh Tea 22
(ONLY AVAILABLE AT YERBA BUENA)

MOORISH

Grilled halloumi cheese, veggie kebabs, mixed greens salad, edamame hummus, eggplant dip, greek yogurt, crackers, walnut chèvre-stuffed dates paired with Moorish Mint Green Tea 24

.....

Note: A surcharge has been included in your bill to help contribute to the costs of providing enhanced employee benefits and services to our staff as required by San Francisco employer mandates including a higher minimum wage, health coverage and paid sick leave.
We appreciate your support.

We politely request that everyone in your party enjoys a minimum of one menu item.

We use boiling water to brew our teas.
Be very mindful when sipping, and careful not to burn yourself.

APPETIZERS

SQUASH DUMPLINGS

With sesame dipping sauce 7.5/10

HONEYCOMB & CHEESE PLATE

Raw honeycomb, Dry Jack Vella,
Humbolt Fog, Carmondy, homemade
crackers, and fresh fruit 16

MINI MOORISH

Edamame hummus, roasted eggplant,
Greek yogurt dip, crackers & walnut
chèvre-stuffed dates 12

RICE BOWLS

Choose: Smoked Salmon, Smoked Duck,
or Braised Tempeh

EGG BOWL

Two poached eggs, brown rice
& ginger-soy dipping sauce 12

JOOK

Rice porridge, scallions, toasted
garlic, peanuts, nori, cilantro, carrots,
sriracha & tamar soy sauce 12

TEA SOUP

Seasonal tea broth over rice,
vegetables, wakame seaweed
& shiitake mushrooms 12

BRUNCH ITEMS

VEGETABLE FRITTATA

With mixed green salad 12

SANDWICHES

Served with mixed greens

GRILLED DUCK OR TEMPEH

With mayo, lettuce, tomato
& red onion 13

ROAST TURKEY

With fresh basil, tomato, red onion,
cheese & mayo 13

GRILLED CHEESE

With sun-dried tomato & pesto 11

CURRY EGG SALAD

With sliced Fuji apple 12

SALADS

WASABI CAESAR SALAD

With Romaine lettuce, smoked
wild salmon, parmesan cheese,
and croutons 13

MOORISH SALAD

With mixed greens, feta, grilled halloumi
cheese, and vegetable kebabs 12

BAKED TEMPEH SALAD

With mixed greens and tarragon
balsamic vinaigrette 12

GINGER & QUINOA WAFFLE

With pure maple syrup and fruit 12

FRESHLY BAKED SCONE

With cream & jam 5

GREEN

MOORISH MINT

Green tea blended with peppermint, fennel, blackpepper, ginger, licorice, cardamom, and clove 10

RYOKUCHA

Notes of toasted brown rice, furikake, vegetable bouillon 10

NISHI SENCHA

Notes of pacific brine, sun-warmed garden peas, silk lingerie 11

DRAGONWELL

Notes of clover, baking chocolate, warm ghee 12

SHIBUMI MATCHA SHOT

Notes of warm cream
bittersweet chocolate, umami 5

JASMINE PEARL

Jasmine infused tea pearls 13

GREEN ECSTASY

Notes of roasted shishito peppers, chlorophyll, grey salt 14

CHILLED

MASALA CHAI 5.45

JASMINE GREEN
TEA LEMONADE 6

BLACK TEA 6

SCHIZANDRA BERRY

Notes of grapefruit, cranberry, white pepper, raw sugar 8

MATCHA SHAKE

Creamy, grassy blend of matcha, sugar, and almond milk 8

WHITE

MOON BUD

Notes of hay, honeysuckle, toasted green pistachio 9

WE BELIEVE

We believe we are the authors of our own lives and that living a good life means striving to reach our full potential. Our mission is to help you live more fully—through tea: better relationships, better health, more energy, more mental clarity and more focus.

QUALITY YOU CAN TASTE

We've traveled the globe and sipped thousands of brews to build our curated selection of seasonal, small-batch teas and herbal infusions sourced direct from small family farms practicing earth-friendly growing methods.

Delicious flavor, tantalizing aroma, and satisfying mouth-feel are the hallmarks of a robust tea profile. To create the resonating flavors we crave, leaves must be consistent in size, shape, and color. This is only possible with tea that has been hand-picked with precision and then processed by masters of the craft.

Great teas have "patience", serving up cup after cup of flavorful and aromatic liqueur. Samovar oolongs and pu-erhs are capable of 10 or more infusions, each one different and deeper than the last.

CAFFEINE IN TEA

Caffeine is present in all tea. Pu-erh, black, and oolong are the most oxidized and have the most caffeine, while white and green have the least. Green tea also infuses highest levels of l-theanine, a compound well-known for inducing mental clarity and focus. Herbal infusions, or "tisanes", are naturally caffeine-free.

ABOUT MATCHA

Matcha is the powerhouse of tea. After meticulous cultivation tea artisans remove the stems and veins from each leaf before grinding to a fine powder in granite mills. We whisk this matcha powder in your cup and when you drink it you're imbibing the triple combination of healing antioxidants, energizing caffeine, and mind-focusing l-theanine.

TEA

BLACK

MASALA CHAI

Black tea stewed with whole milk, cardamom, black pepper, cinnamon, cloves, and sugar 5.45

ENGLISH BREAKFAST

Notes of maple syrup, pipe tobacco, dried cranberry 9

EARL GREY

Notes of meyer lemon & malt with a delicately astringent body 9

LAPSANG SOUCHONG

Notes of pungent Muir Wood campfire smoke, whiskey 9

TOLSTOY'S SIP

Notes of bright bergamot, cigar, nougat 10

CALIFORNIA PERSIAN

Black tea blended with green tea cardamom, orange peel, rosehips, bergamot, and jasmine flowers 10

PU-ERH

BLOOD ORANGE

Pu-erh blended with blood orange rind, and ginger root 10

VELVET CACAO

Pu-erh blended with cacao husks, roasted dandelion, yerba mate, coconut flakes, and vanilla bean 10

MAIDEN'S ECSTASY

Notes of espresso, bridle leather, sun-baked peat moss 10

OOLONG

IRON GODDESS
OF MERCY

Notes of brown sugar, shiitake, roasted chicory, caramel 10

FOUR SEASONS

Notes of melted butter, gardenias, roasted barley 10

GOLDEN PHOENIX

Notes of acacia blossom, simmered nectarines, white truffle 17

HONG YUE

Notes of pine resin, star anise, menthol 17

HERBAL

caffeine free

HIBISCUS BLISS

Rooibos blended with hibiscus, lemongrass, rosehips, licorice root 10

TURMERIC SPICE

Turmeric root blended with ginger, orange peel, lemongrass, and licorice

OCEAN OF WISDOM

Rooibos blended with ginger, cinnamon, clove, licorice root, and black pepper 10

CHAMOMILE MÉLANGE

Chamomile flowers blended with lemon myrtle, lemon grass, and spearmint 10

CACAO MINT

Cacao shells blended with peppermint, and lavender 11

SAKE

KIRINZAN "CLASSIC" 9

Futsushu category "table sake", great for everyday drinking.

OTOKOYAMA "MAN'S MOUNTAIN" 14

Junmai, ricey, grainy sake pairs well with foods.

TENGUMAI YAMAHAI "DANCE OF THE DEMON" 13

Made with Yamahai brewing technique. Gamey, larger, bolder side of sake.

BEER

RED SEAL ALE 7

Amber malt. Reminiscent of Pine Trees and resin.

HITACHINO NEST 7

Complex aromas of coriander, orange peel, nutmeg.

WINE

ANCIENT OAK PINOT NOIR 12

Sonoma County, small batch craft Pinot.

SANTA LUCIA CHARDONNAY 14

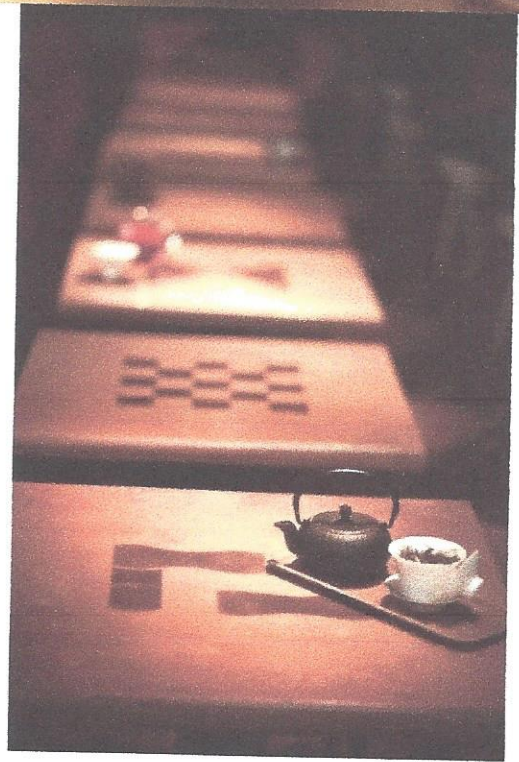
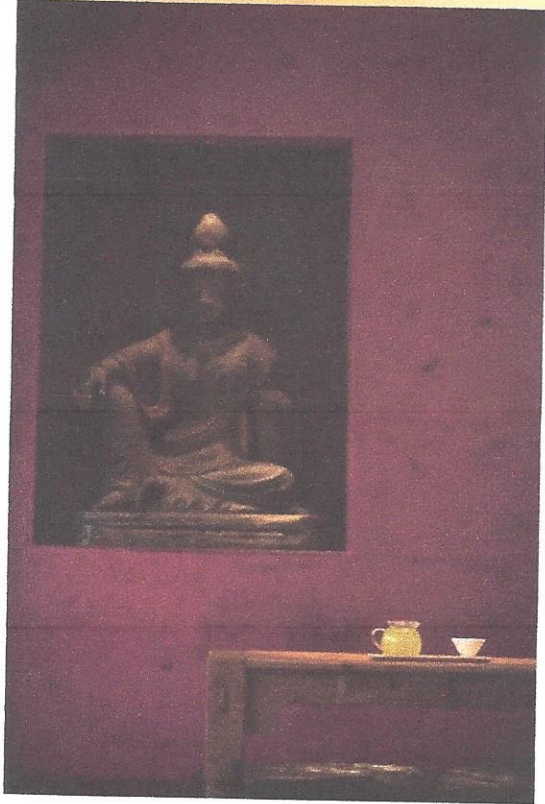
Notes of butterscotch, caramel, ripe bananas.

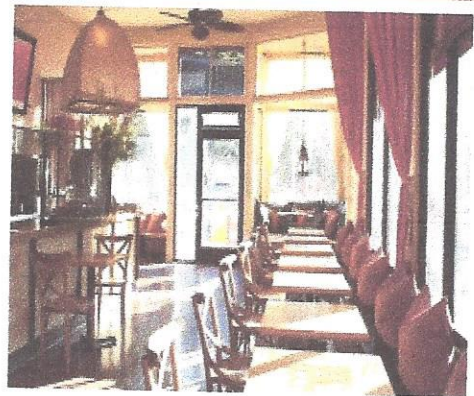
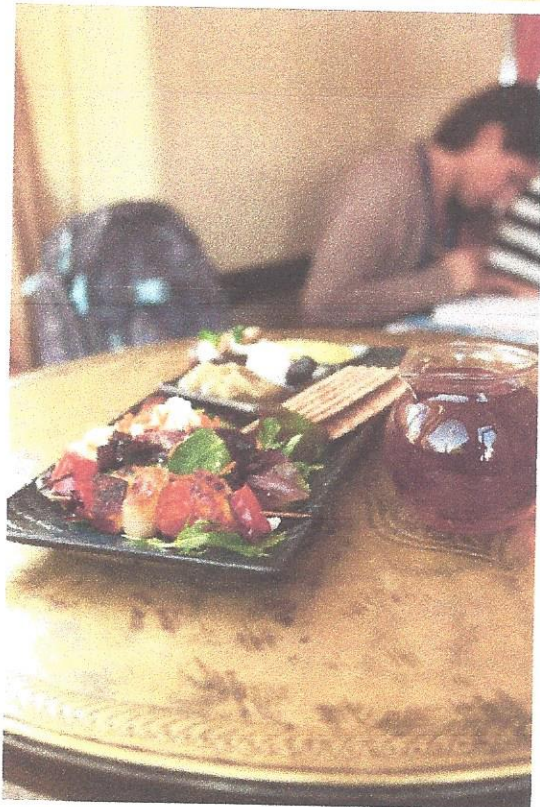
DOMAINE CARNEROS 14

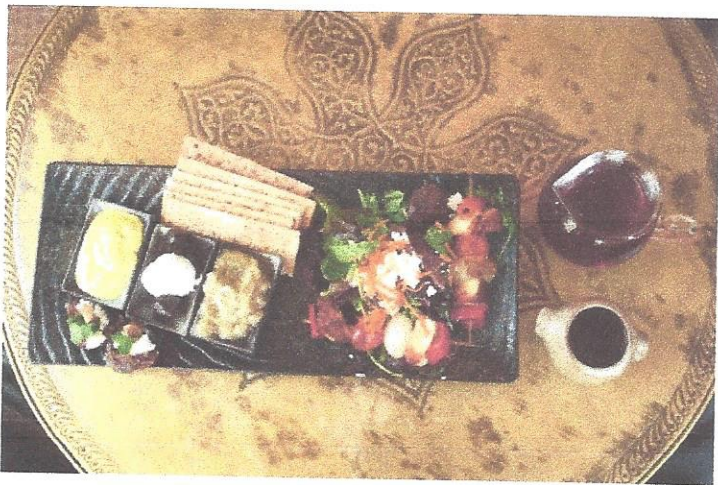
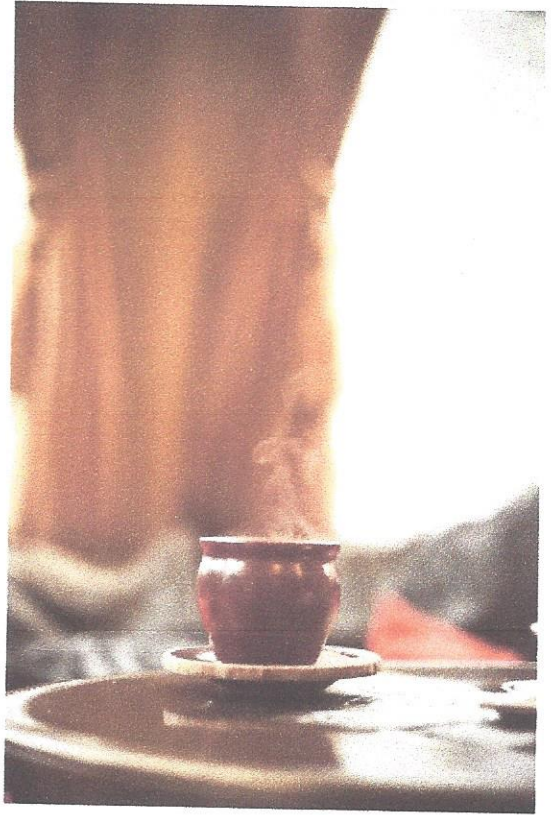
COCKTAIL

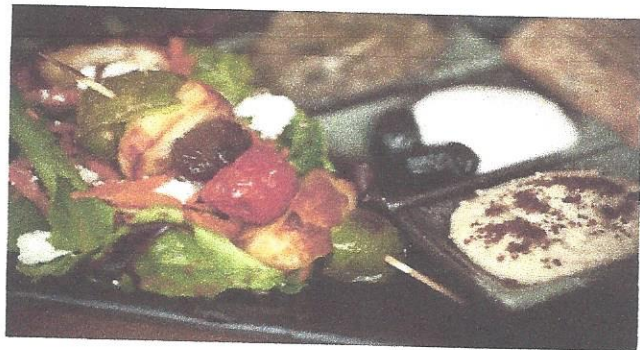
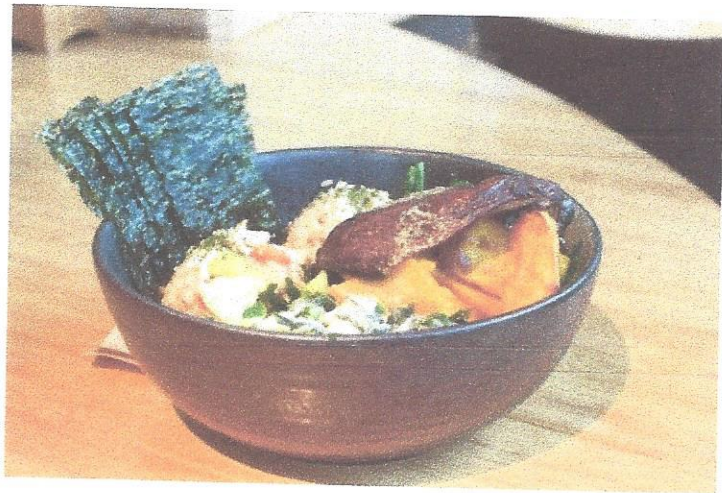
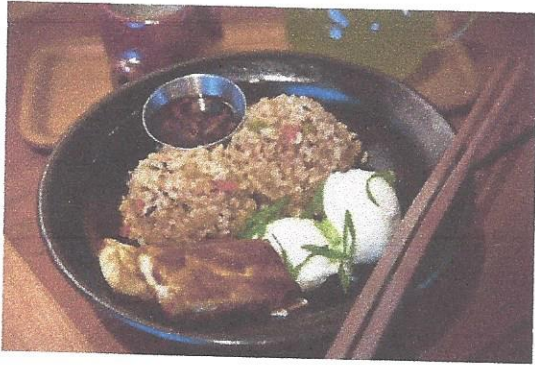
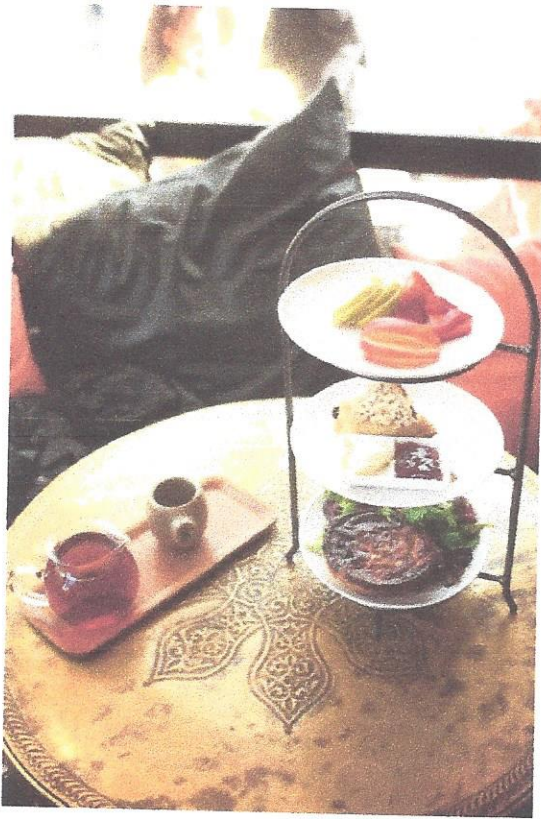
MIMOSA SCHIZANDRA 8

YUZU SPRITZ 8









Dino Lucas
Lisa Kellman

474 Day St. SF.
474 Day St SF 9413

(415) 647-3705

415-206-1673

(

Name	Address	Phone Number
Amber Colosimo	83 Albion St.	(760) 721-6341
Brian Saude	1310 Turk St.	
BRYANT CHAPPELL	604 BUSH ST.	(415) 585-1356.
Diana Robles	83 Albion St Apt A	
Aron Tager	83 Albion St Apt A	
Lily Lu	355 Williamsburg Dr. #2	408-887-2185
Julia Schyly	1000 York St	917 742 3107
Sofia Alicastro	1465 McAllister St	415 222 2227
Evee Hurtado	1000 West 3rd St, 92106 #2	
Jason Fong	1982 West Bayshore	510 449 7131
PAUL CLOUTIER	213 Ramona Palo Alto	650 843 9925
ANALYA KUMARAN	241 Pacific Ave.	415-513-7519
Gene LADS	276 Castro St.	415-216-6928
Alex Fowler	5528 19th St.	915 252 1033
Michelle Lopez	371 Palisades Ave 9502	(917) 991-7880
Tom Koff	431 Mangrove Ave 94127	415-420-7195
Kevin DiNoto	2271 Lakeview Ave 95063	(831) 295-9632
Sige Weisman	748 60th St Oakland CA 94609	415 203-3040
Glenn Cruden	343 Soquel Ave SF 94131	(909) 910 9944
Joel Brown	2912 Diamond St 327	415-624-5426
David Love	3401 Palms Ave Belmont 94002	670-714-7229
Katelyn Gutierrez	422 Duboce Ave, SF 94117	(951) 813-0885
Ivy Choi	201 Dolores St., SF 94103	(703) 915-415
Marina	377 Roosevelt Way	
Marina B	218 E 17th St. Apt 3A, NYC 10003	

Name	Address	Phone Number
Christopher Erickson		408-230-4533
Daniel Peixoto Fry	1822 5th Ave (SF)	415-308-4284
Matt Wallgren		408-718-4870
Avery Hill		330-580-5270
Emilie Kullouk	2960 FILLMORE APT 8, SF CA 94116	415-203-2588
Bernadette Karnon	1537 Pershing Dr. CA	415-630-0042
Christina Curmosa	1282 16th Ave SE	415 990 8544
Richard Louis James	3159 Levenson Ave Berk.	570-655-5010
Ann H. McCormick	13800 Stevia Blvd ^{Lidoctside}	650.457-8022
Jee Kim	320 e 43rd 10017	212 573 4993
Celine-Adrey Beaudregod	230 Oak Street	(415) 867-4057
Erin Palmerston	4930 Fulton St. Apt 303	(707) 334-5080
Sam Mulligan	4931 Fulton St.	(415) 846-0957
Kevin Roberson	1070 Unemerly SF	415 469 0945
Shawn Allen	2217 20th St	415-577-3981
Mara Errico	15934 Hesperian #24	408-837-7357
Peter Chrysler	1272 Market St	(415) 948-7207
NATASHA SALAZAR	478 FELL ST. 94102 CA	415 410 5073
Alicia Davon	2501 Hansen St #11	415 308-9580
Catherine Santellan	258 Valley St SF 94131	
Hilary Briggs	920 Van Ness Ave.	502-658-5261
Alex - Shahen	2070 Green St SF, 94123	310 467 8087
Sarah Clements	231 29th St, #24 Oakland CA	415-306-6792
Luis Vazquez	169 Lexington St	(415) 483-6117
Joseluis Uribe	320 e 43rd 10017	(415) 659-4587

S. Lorenzo CA



Dear Friends and Neighbors,

Samovar Tea Lounge Castro needs your support to get our "Change of Use Permit" so we can serve beer and wine to our diners. Please help us by signing below with your name, address and phone number.

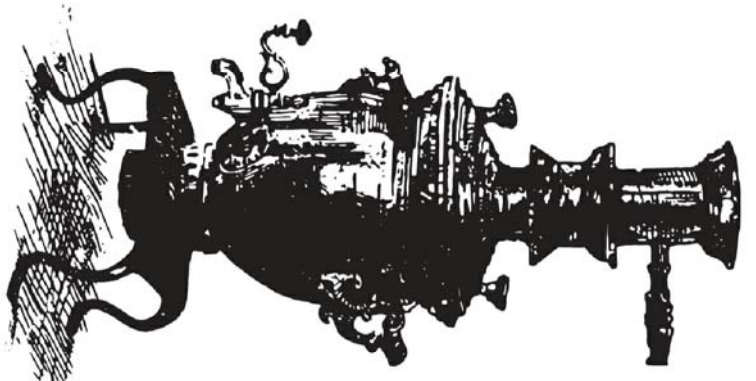
We appreciate your support!

The Samovar Team

NAME	ADDRESS	PHONE NUMBER
ALLISON BEAUVATS	81 INA CT., SF, CA 94112	661-645-6596
CRYSTAL ROJAS	604 BUSH ST, SF, CA 94108	555-972-4291
Ben Wilson	1265 20th Ave. SF, CA 94122	415-368-8065
KARINA CHAMBERS	733 SPRUCE ST, SF, 94118	310.383.5593
LYDIA KIM	83 ALBION ST 94103	(510)325-5377
Matt Corbett		415 947-5750
KENN PIES	10 STELLER DR #2	415 209-4339
James Ebanes	63 Melrose Ave	415 218-1750
Sterling White	388 Noe	720-308-4343
WILL Koehler	2007 Fulton St. SF 94117	440-289-0562
Miguel Tovar	3317 Mission St SF 94116	(415) 240 5435
Jon f Lopez	73 Pond St SF 94114	415 285 0526
Sarah Wright	1310 Turk St SF 94103	760 887 2080
Edward Pizzi	634 Churel st SF 94114	201 400 0607
AZANNE Lopez	1402 Masonic Ave.	415-680-4048
Gregg Marks	362 Prentiss st. SF, CA	415-519-8064
Yalitzza Ferreras	92 Norwich St. SF CA 94110	415-378-9982
John Young	457 Collingwood St, SF, CA 94114	415-420-6135
Heather Konzman	219 Parnassus Ave SF, CA 94117	517-230-3425

Name	Address	Phone Number
Laura Tulp	1805 Northwood Ct, Oakland	978-394-1473
Emily Chen	14145 Eddy St San Francisco	813 731 1258
Rachel Malchuk	632 Oak St SF	812-327-7895
Beau Smith	957 Oak St	536-591-2328
Laure Anne Lang	1125 Webster St	415-728-6052
Craig Wallace	1125 Webster St	925-330-6596
MATT WRELUCHI	851 CHURCH ST	650-492-1250
LONNIE RIVERS	515 3rd AVE	(415) 494-3721
MIMI ZILBER	2737 Polk St SF	415-775-5110
Alex Perel	1471 28th Ave	707 206 2417
Arielle Diamond	2027 Market St	201-602-4587
Bryan Saw	3346 22nd St	415 860 7429
Sheila Goodman	557 2nd St	415-233-3434
Yasemin Gunduz	557 2nd St.	415-233-3434
Pascal Millaire	474 N 6th St	415-395-6941
Justin Artz	474 Nue	415 720 3111
JOAN GELFAND	74 Santa Anita	816 665 9292
SARAH RADIN	580 McAWITER	650 561 5524
JAMINE BJOVINSON	1606 Gramenstem Hwy Sebastopol	707 331 8802
Elias Gaitan	1606 Gramenstem Hwy Sebastopol	707 541 6564
Lisa Tsubouchi	2812 Grant Ave. Richmond	(510) 685-6592
Collen Ryan	385 Valley St #1 SF, CA 94131	415-672-1506
Arturo Garcia	635 Shattell St. SF, CA 94110	415-350-2279
Jessamy Collier	415 Winston Dr. #103 San Francisco, CA 94132	650-353-0694
Xander Kemp	-- (same)	760-915-0734

Name	Address	Phone Number
Janelle Burdette		818 251 0148
Jeffrey Goren		650 823 0303
Marya Feldman		415 298 0097
Curena Witherspoon		707 484 1425
LIANE VIEIRA		925 487 7790
JOEY DUMANT		415.335.1730
SUSAN OCONNOR		512-505-6124
ANDREA BRESKES		415.786.6934
Elizabeth Weisbord		415 374 4429
Ankur Gupta R K		
Autumn Leiker		530 530 863 0214
LOREN BAXTER		
Aidan Pilegrim		917 855 9372
Phyllis		207-317-7424
Morrisa, Colar		415-279-5864
Karen		
Rosa Mathai		415-681-3171
VIVEK SHAM		
Robere Lu		
Mark Park		
Cit Heindel		
Michael Bridge		540-319-0125
JEFF Whitmore		415 260 5143
Jordan Shaw		



PROJECT STATISTICS

BUILDING DEPARTMENT STATISTICS
 PROJECT LOCATION: 498 SANCHEZ STREET
 SAN FRANCISCO, CA. 94114
 (BLOCK 3581, LOT 087)
 OCCUPANCY GROUP: B
 SCOPE OF WORK: CONDITIONAL USE PERMIT ONLY
 NO CONSTRUCTION TO BE PERFORMED.

SYMBOLS

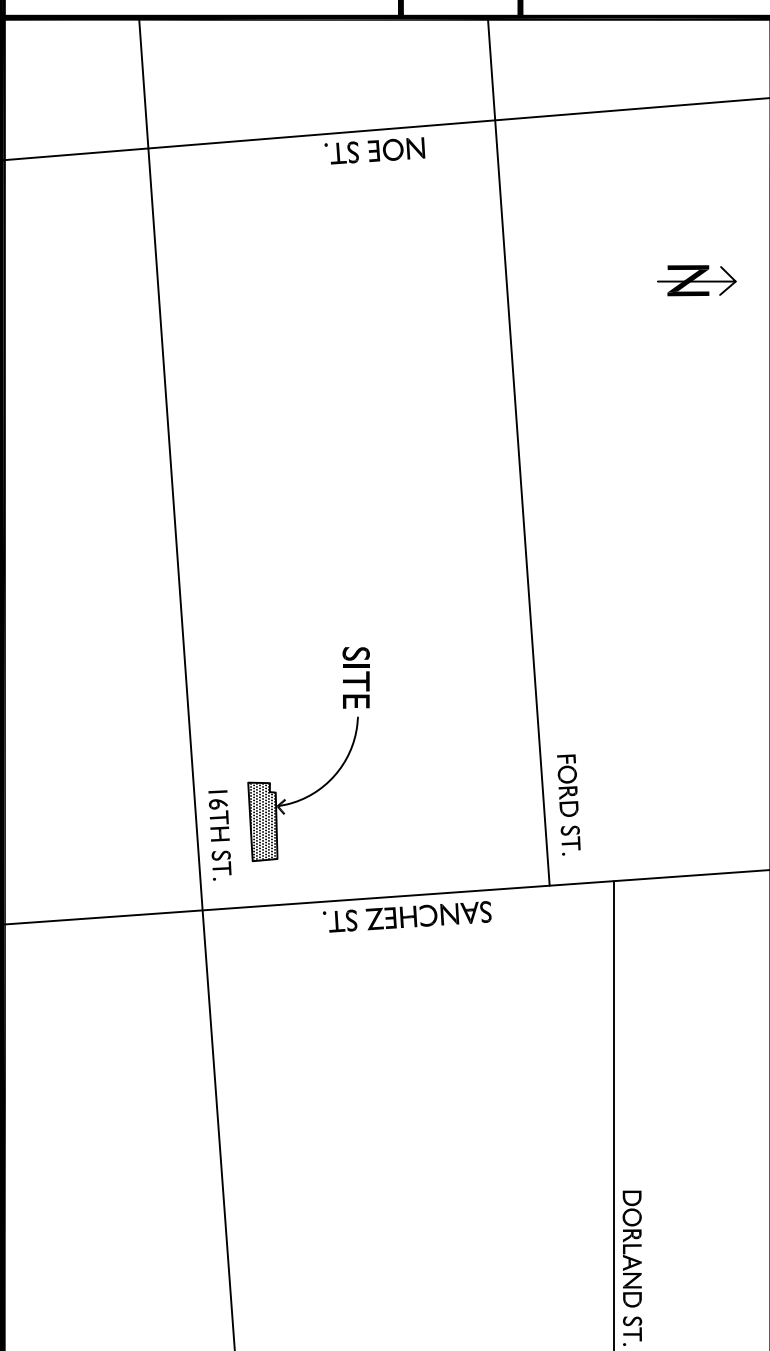
- WINDOW SYMBOL
- PARTITION TYPE, SEE A0.2
- KEY NOTE, SEE A0.3
- BUILDING SECTION NUMBER
- SHEET NUMBER
- FINISH NOTE, SEE A0.2
- DETAIL NUMBER
- SHEET NUMBER
- (E) WALL TO REMAIN
- ENLARGED DETAIL NUMBER
- SHEET NUMBER
- (E) WALL TO REMOVE
- STUD WALL
- DOOR MARK
- REVISION

PROJECT DIRECTORY

OWNER/CLIENT: Samovar Tea Lounge
 498 Sanchez St.
 San Francisco, CA 94114
 Contact: Jesse Jacobs
 Tel: (415) 786-3622
 jess@samovarllc.com

ARCHITECT: Arcanum Architecture, Inc.
 501 Third Street, Suite 200
 San Francisco, CA 94107
 Contact: Anthony Fish
 Chris Conroy
 Tel: (415) 357-4414
 info@arcanumarchitecture.com
 Tel: (415) 357-4414
 chris@arcanumarchitecture.com

VICINITY MAP



DRAWING INDEX

- ARCHITECTURAL
- A0.0 COVER SHEET
- A2.1 BASEMENT
- GROUND FLOOR PLAN
- ENLARGED RESTROOM PLAN /
- RESTROOM ELEVATIONS/ DETAILS

ABBREVIATIONS

Angle	C.W.	Cold Water	FR.	Frame	LN.	Line	R.A.	Return Air	T.B.	Towel Bar
At	DBL.	Double	FTG.	Footing	LT.	Light	RAO.	Radiant	T.C.	Top of Curb
Diameter or Round	DET.	Detail	FRN.	Furring	MACH.	Machine	REC.	Recessed	TEL.	Telephone
Paired or Number	DF.	Drinking Fountain	FUR.	Furniture	MANT.	Maintain	REF.	Reference	TEMP.	Tempered
A.C.	DIA.	Diameter	GA.	Gas Outlet	MAT.	Material	REFL.	Reflected	T.&G.	Tongue & Groove
ACOUS.	DISP.	Dispenser	GALV.	Galvanized	MAX.	Maximum	RFR.	Refrigerator	TER.	Terrazzo
ACOUSTICAL	DN.	Down	G.D.	Garbage Disposal	M.B.	Machine Bolt	REG.	Register	THK.	Thick
A.D.	DR.	Door	GEN.	General	M.C.	Medium Capacity	RENE.	Reinforced	TIME	To, Month Existing
ADJAC.	DWR.	Dishwasher	GFI.	Ground Fault	M.D.O.	Medium Density	REQ.	Required	TOP.	Top of Concrete
AGGR.	EA.	Each	GFL.	Interrupt	MEMB.	Membrane	RELL.	Realtent	TOP.F.	Top of Frame
ALUM.	EI.	Exterior Insulation & Finish System	GL.	Glass	MTL.	Metal	RELV.	Retaining	TO.W.	Top of Plywood
APPROX.	EIFS.	Exterior Insulation & Finish System	GND.	Ground	MFR.	Manufacturer	REN.	Removal	TO.W.	Top of Wall
ARCH.	EQ.	Equal	GR.	Grade	MIN.	Minimum	R.O.	Rough Opening	UNEXC.	Unexcavated
ASPH.	EQ.	Equal	GSM.	Galvanized Sheet	MISC.	Miscellaneous	RWD.	Retained	UNF.	Unfinished
BD.	EQ.	Equal	GYP.	Gypsum	MUL.	Million	S.	South	U.ON.	Unless Otherwise Noted
BILTIUM.	EL.	Elevation	H.B.	Hose Bib	(N)	North	S.C.	Solid Core	VAR.	Varies
BLDG.	ELC.	Electrical	H.C.	Hollow Core or Enclosure	N	North	S.C.D.	Sewer Drain	V.C.T.	Vinyl Composition Tile
BLK.	EMER.	Emergency	H.D.	Head	NO.	Not in Contract	S.D.	Sewer Drain	V.C.T.	Vinyl Composition Tile
BLKG.	ENCL.	Enclosure	HOB.	Headboard	NO.#	Not in Contract	SECT.	Section	VEN.	Veneer
BM.	EPB.	Electrical Panel Board	HDR.	Header	NOM.	Nominal	SEP.	Separation	VENT.	Vent
B.O.	EQ.	Equal	HDR.	Header	NOM.	Nominal	SEP.	Separation	VENT.	Vent
BOT.	EXP.	Expansion	HDR.	Header	NOM.	Nominal	SEP.	Separation	VENT.	Vent
B.P.	EXP.	Expansion	HDR.	Header	NOM.	Nominal	SEP.	Separation	VENT.	Vent
BTWN.	EXP.	Expansion	HDR.	Header	NOM.	Nominal	SEP.	Separation	VENT.	Vent
CB.	EXT.	Exterior	HGT.	Height	O.A.	Overall	SH.	Sheet	V.G.D.F.	Vertical Grain Douglas Fir
CEN.	FA.	Fire Alarm	HMT.	Hollow Metal	O.C.	On Center	SHT.	Sheet	VOL.	Volume
CER.	FAU.	Forced Air Unit	HR.	Hour	O.D.	Outside Diameter (Dim)	SHTG.	Sheeting	W.	West
	HR.	Hour	HR.	Hour	OPP.	Opposite	SIM.	Smiling	W.	West
	HR.	Hour	HR.	Hour	OPP.	Opposite	SK.D.	See Kitchen Drawings	W.C.	Wall Covering

Disabled Access Upgrade Compliance Checklist Package 12/30/13

D.A. CHECKLIST (p. 1 of 2): The address of the project is: **498 SANCHEZ ST.**

For All tenant improvement projects in commercial use spaces, both pages of this checklist are required to be reproduced on the plan set and stored.

1. The proposed use of the project is **CAFE/ BEER & WINE** (e.g. Retail, Office, Restaurant, etc.)

2. Describe the area of remodel, including which floor: **CHANGE OF USE**

3. The construction cost of this project excluding disabled access upgrades to the path of travel is \$1, which is: (check one) more than / less than the Accessibility Threshold amount of \$139,934.95, 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 of the Disabled Access Upgrade Compliance Checklist package for additional forms required.

Conditions below must be fully documented by accompanying drawings

5. Read A through D below carefully and check the most applicable boxes. Check 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: Project 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.
Fill out page 2 of D.A. Checklist and attach Form C to plans
- 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 permit drawings only.
(Note: This shall NOT be used for new or additional work) Provide previously approved permit application here: _____ Description of revision: _____

Disabled Access Upgrade Compliance Checklist Package
 D.A. CHECKLIST (p. 2 of 2): The address of the project is: **498 SANCHEZ ST.** 12/30/13

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

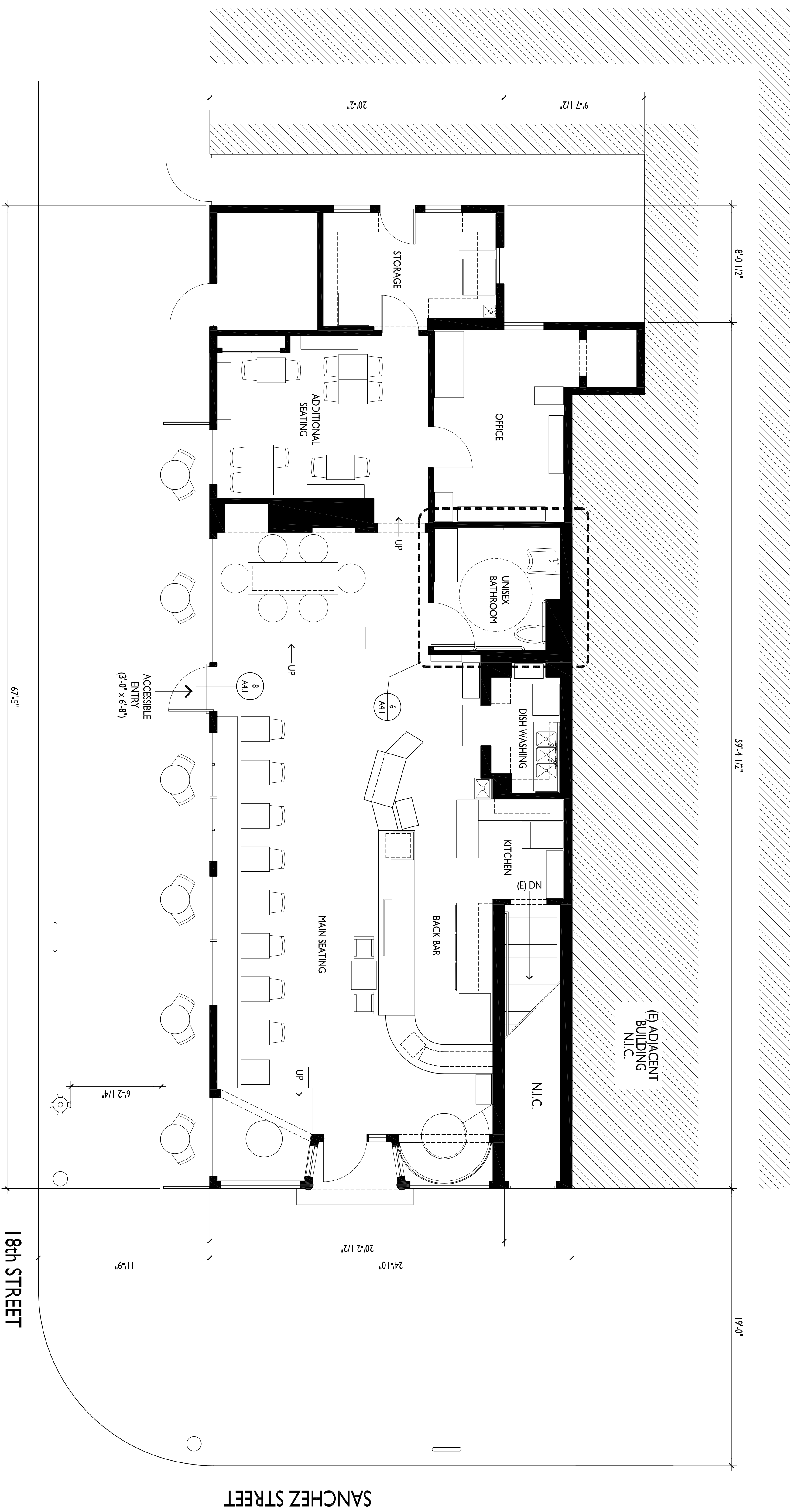
A: One accessible entrance including: approach, walk, vertical access, platform (landings), door/gate and hardware for door/gate	<input checked="" type="checkbox"/>	Existing Fully Complying	<input type="checkbox"/>	Will be Up-graded to Full Compliance	<input type="checkbox"/>	Equivalent facilitation will provide full access	<input type="checkbox"/>	Compliance is Technically Infeasible	<input type="checkbox"/>	Approved under immediately preceding code	<input type="checkbox"/>	Not required by Code (and/or none existing)	<input type="checkbox"/>	Non-compliant request URH Must be ratified by AAC	<input type="checkbox"/>	A2.1	Location of details: drawing sheet (do not leave this field blank). Also identification comments can be written here.
B: An accessible route to the area of remodel including: Parking/access aisles Curb ramps and walks Corridors, hallways, Ramps elevators, lifts	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				FR-5F BUILDING CODE 2002 EXEMPTION 2 ACCESSIBLE RESTROOMS REQUIRED WHEN FEWER THAN 4 EMPLOYEES PRESENT

G: Visual Alarms, storage, storage and additional parking	<input type="checkbox"/>		<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"/>	<input type="checkbox"/>				
E: Accessible drinking fountains.	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
D: Accessible public pay phones.	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
B: An accessible route to the area of remodel including: Parking/access aisles Curb ramps and walks Corridors, hallways, Ramps elevators, lifts	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				
A: One accessible entrance including: approach, walk, vertical access, platform (landings), door/gate and hardware for door/gate	<input checked="" type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>				

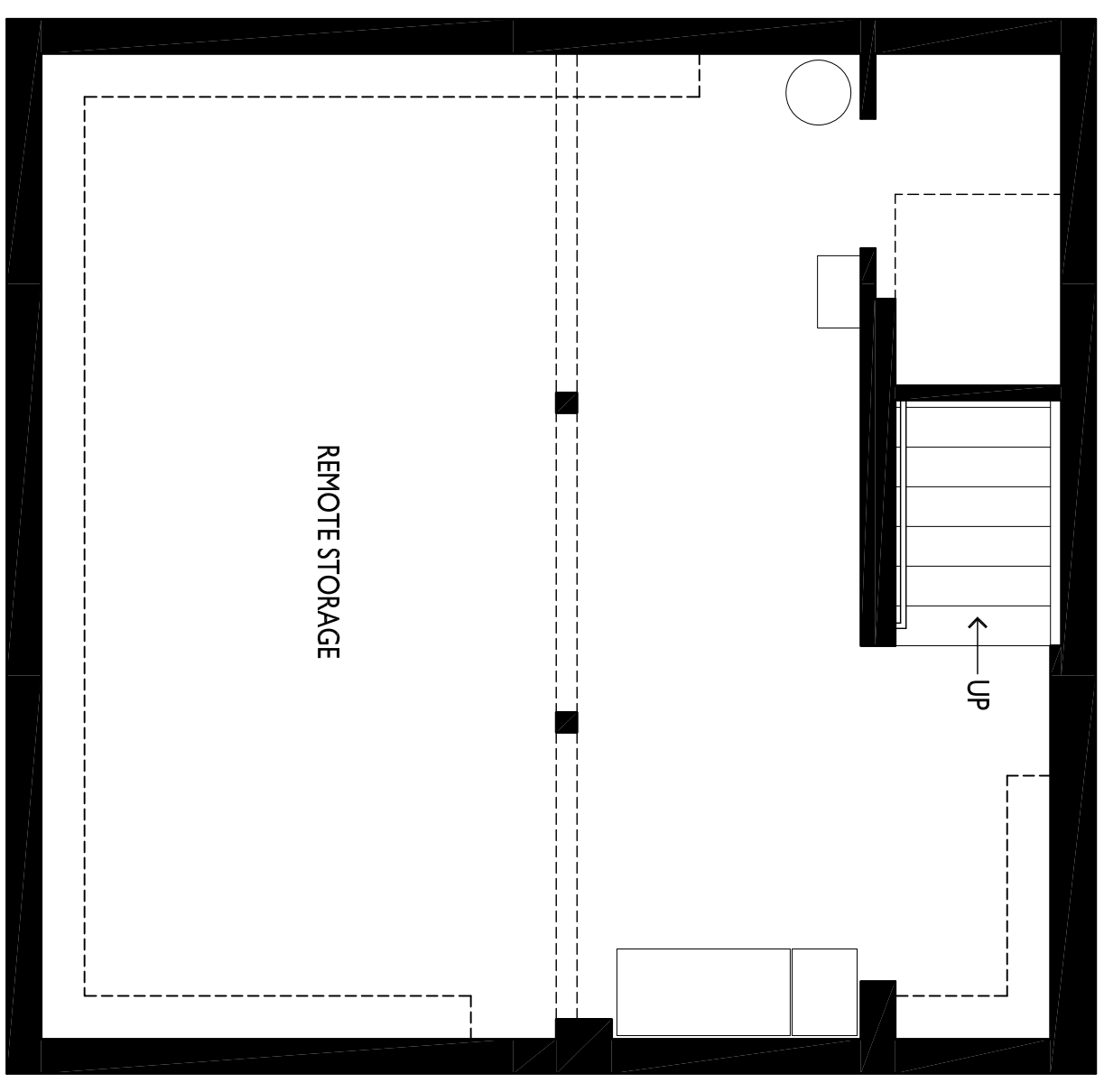
Date By: 4/31/14	CC: []
Checked By: AF	AT: []
Project No: 1409	Issue: []
Date: 4/21/14	Change of Use: []

COVER SHEET

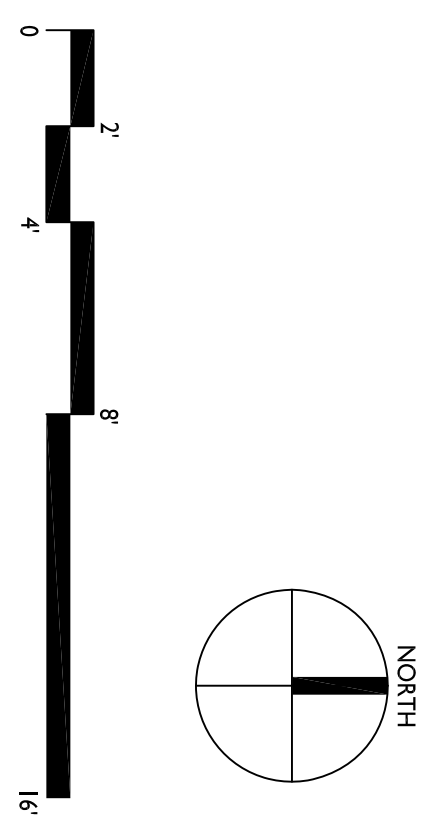
A0.0



2
A2.1
GROUND FLOOR PLAN



1
A2.1
BASEMENT



ARCANUM

arcnum architecture, inc.
501 third street, suite 200
san francisco, ca 94107
415/ 357 4400 tel
415/ 357 4404 fax
www.arcnumarchitecture.com

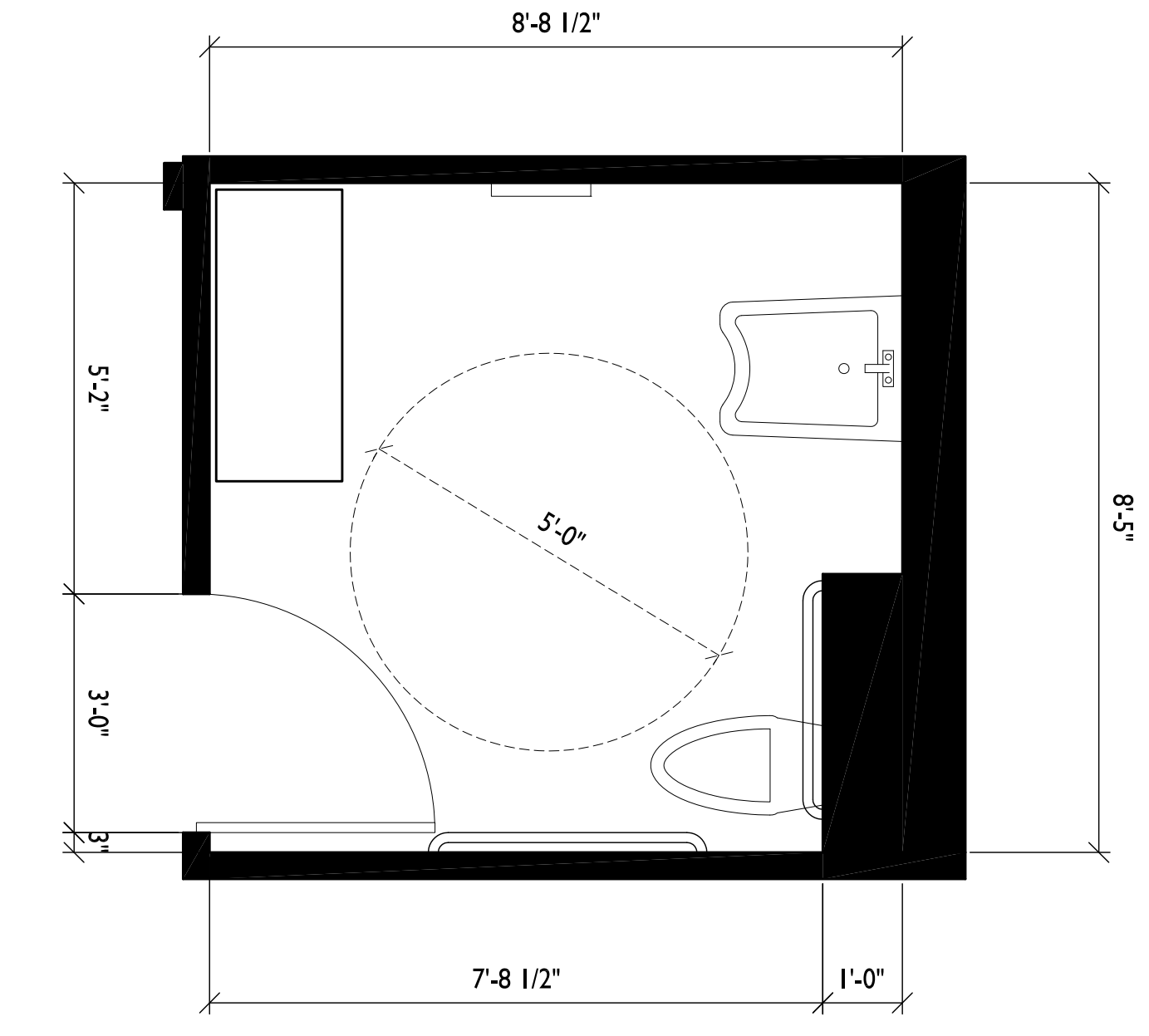
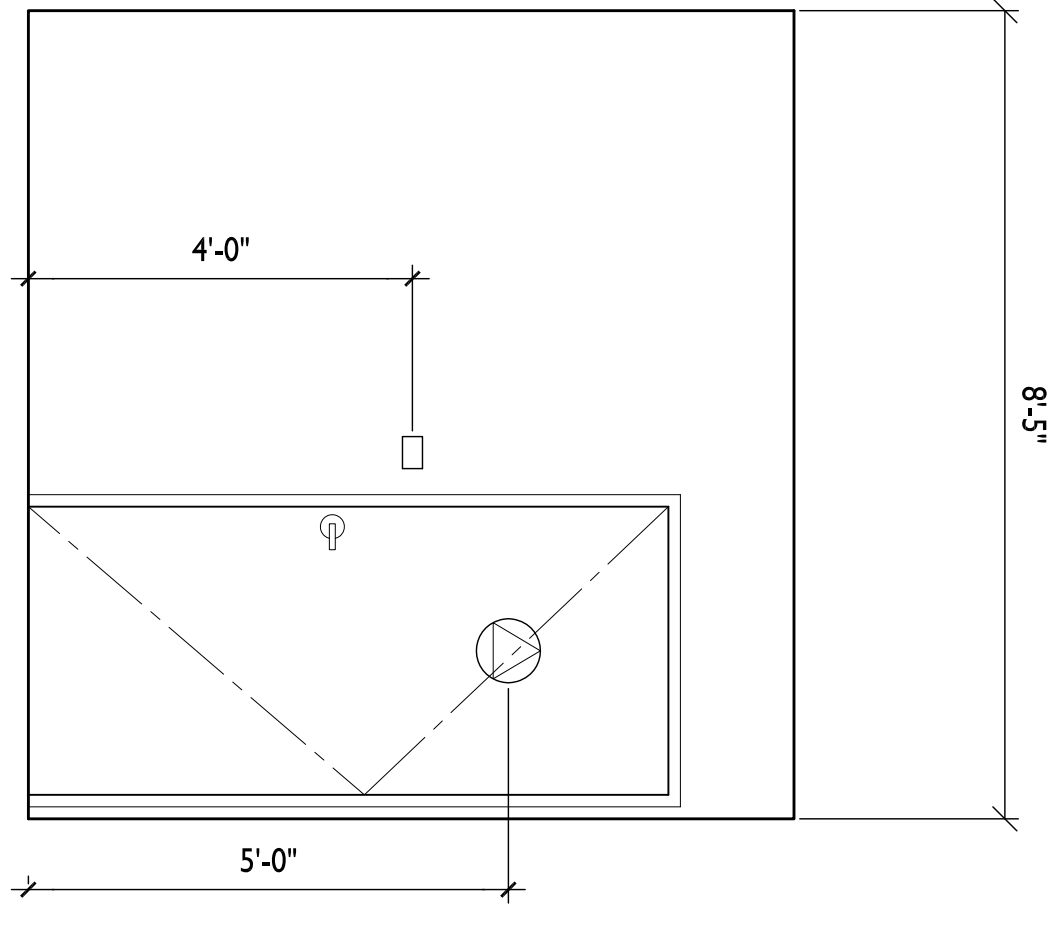
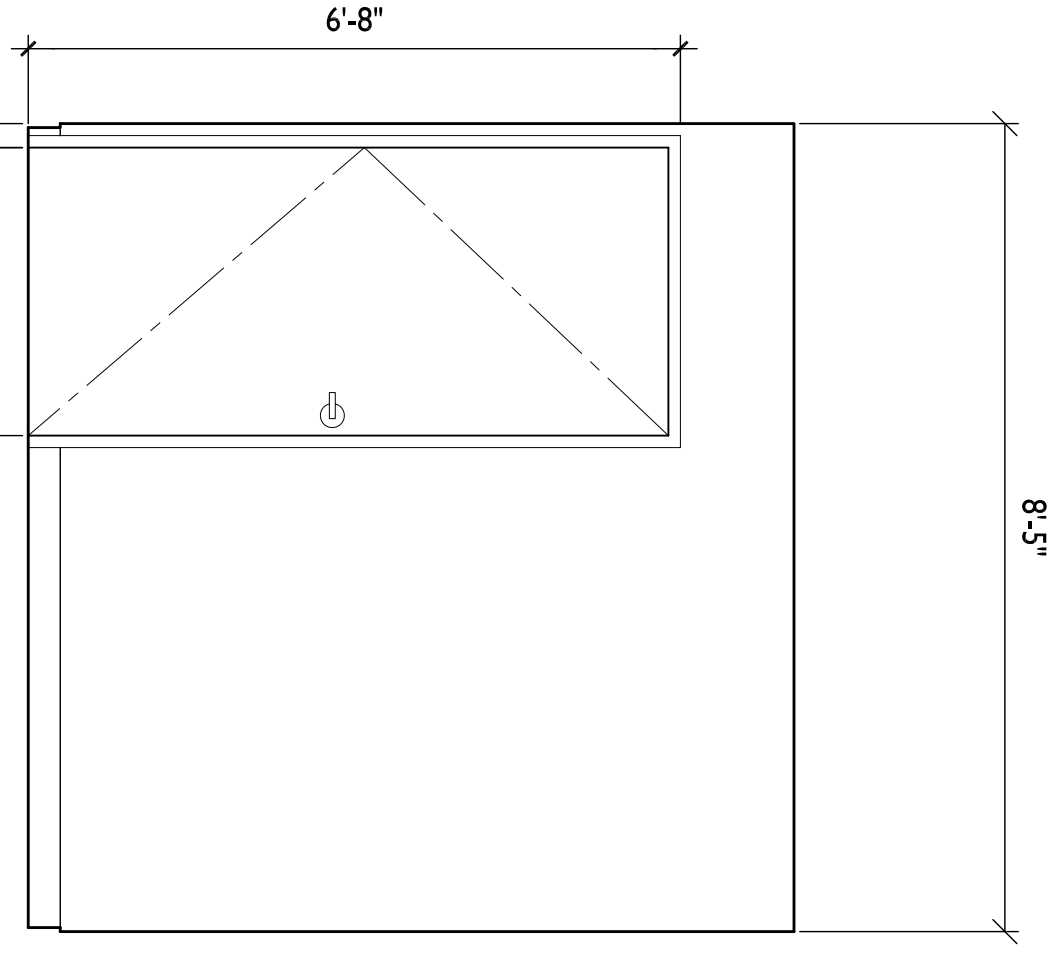
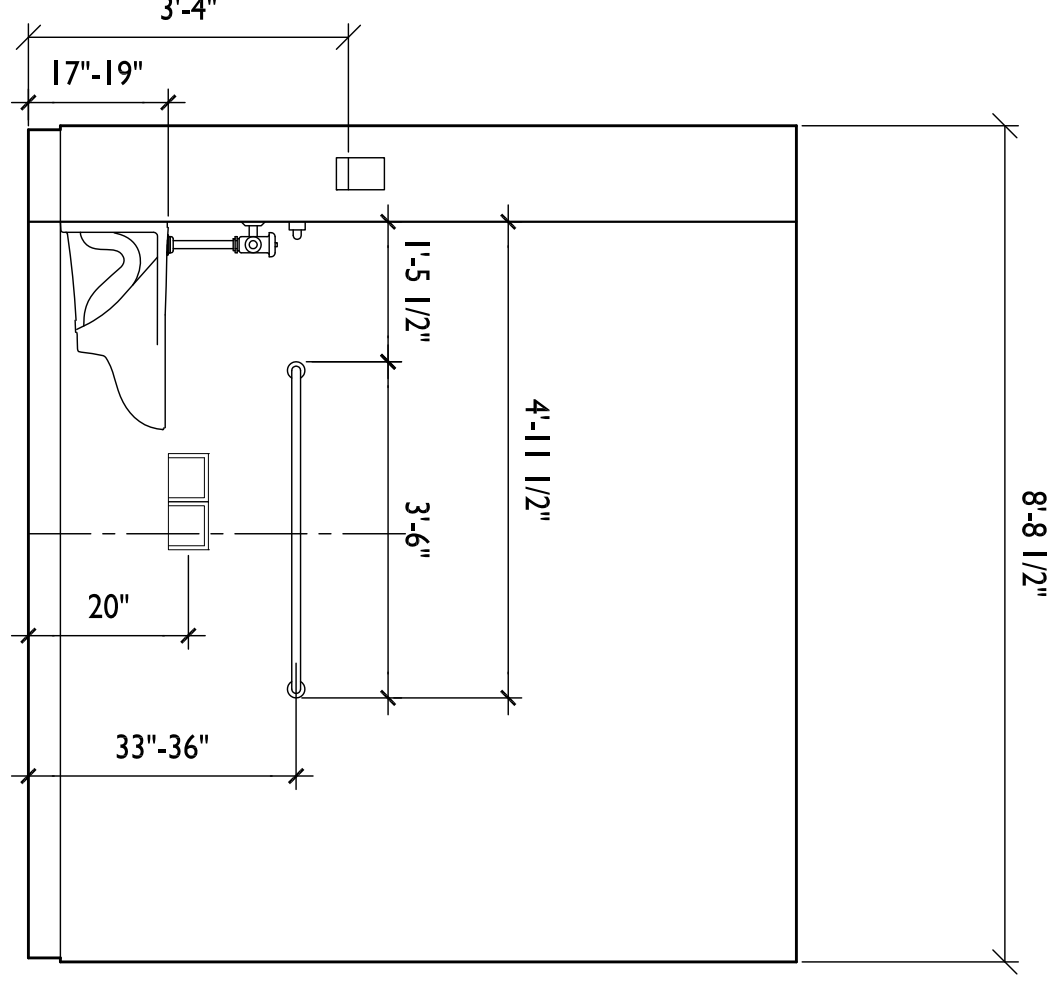
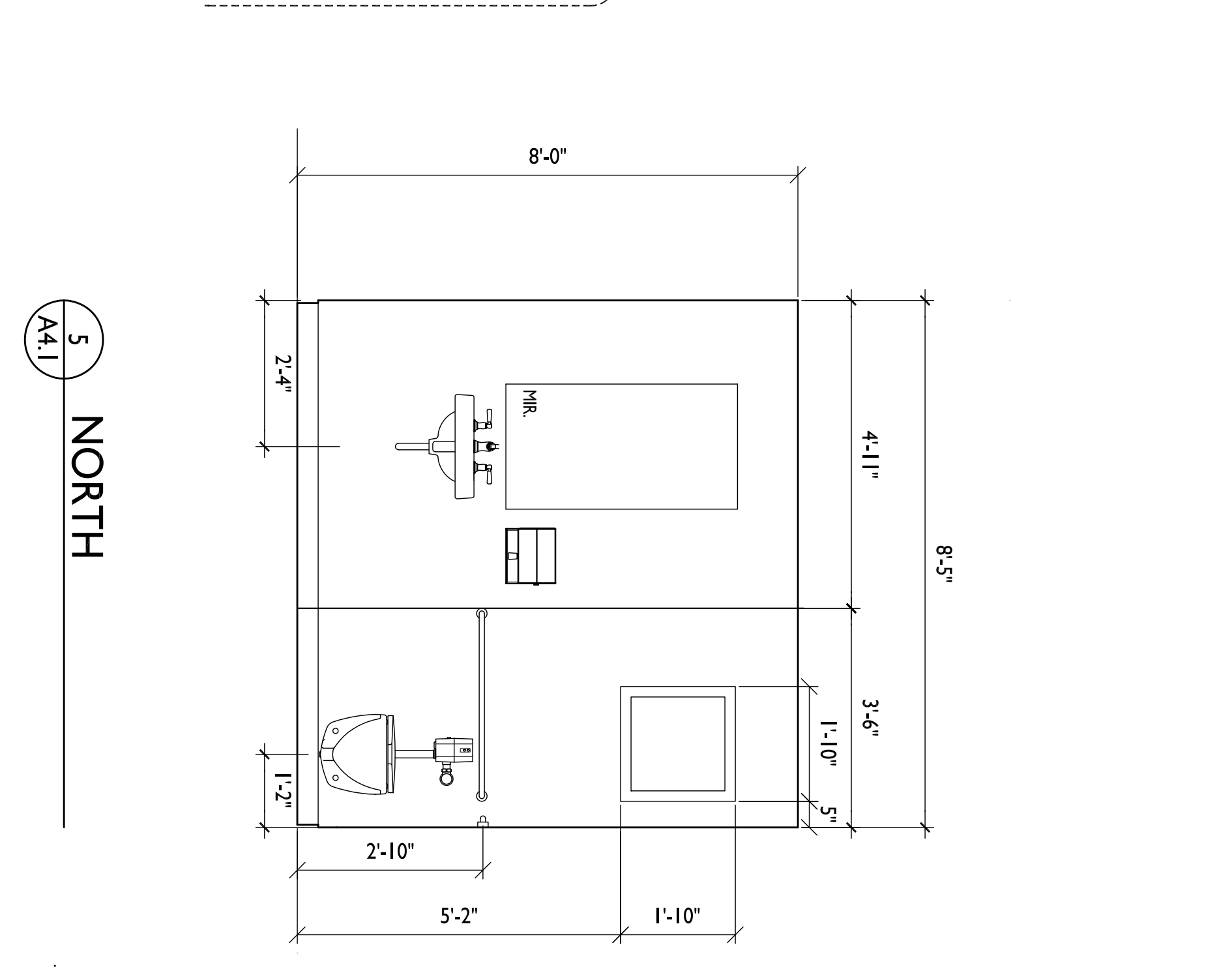
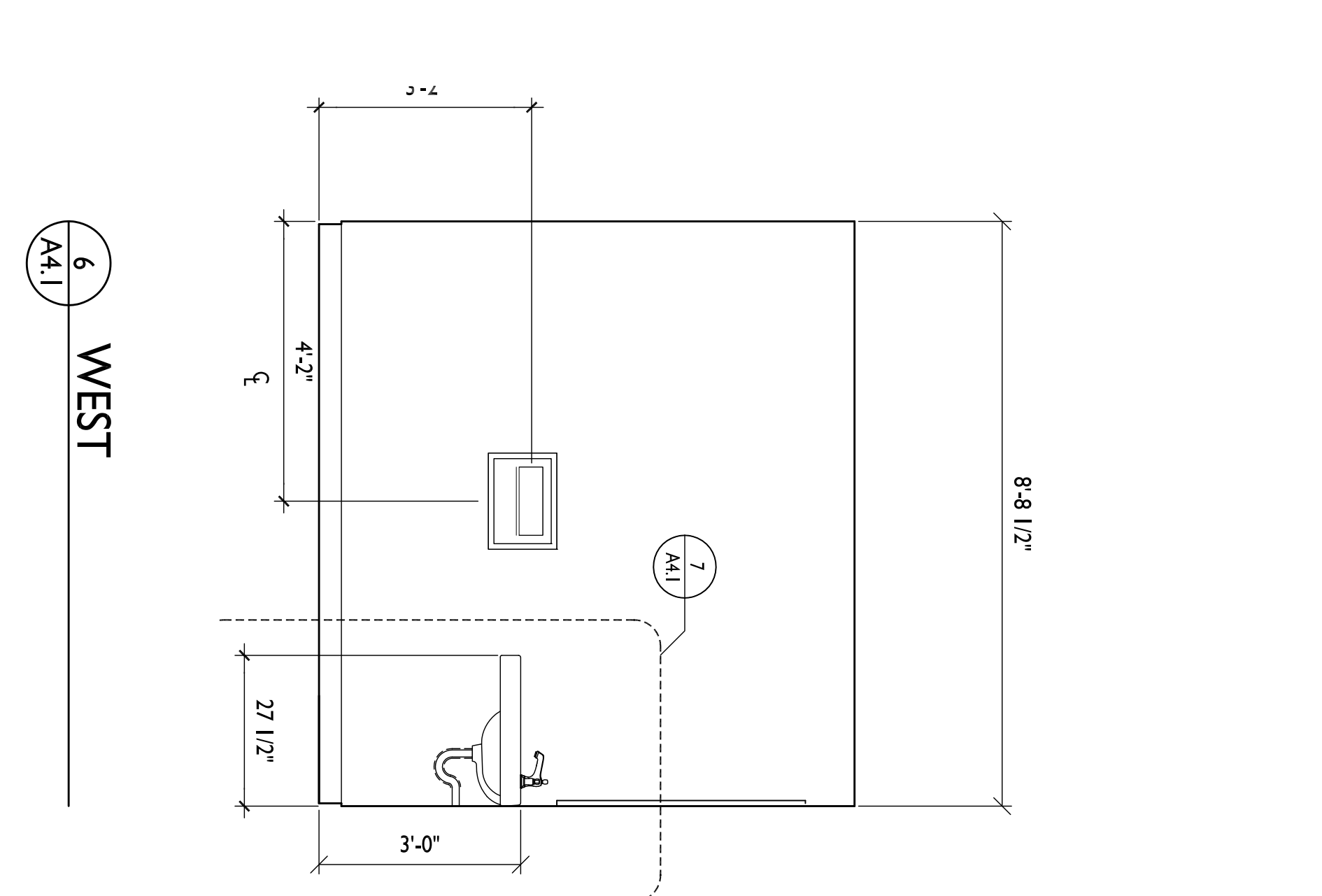
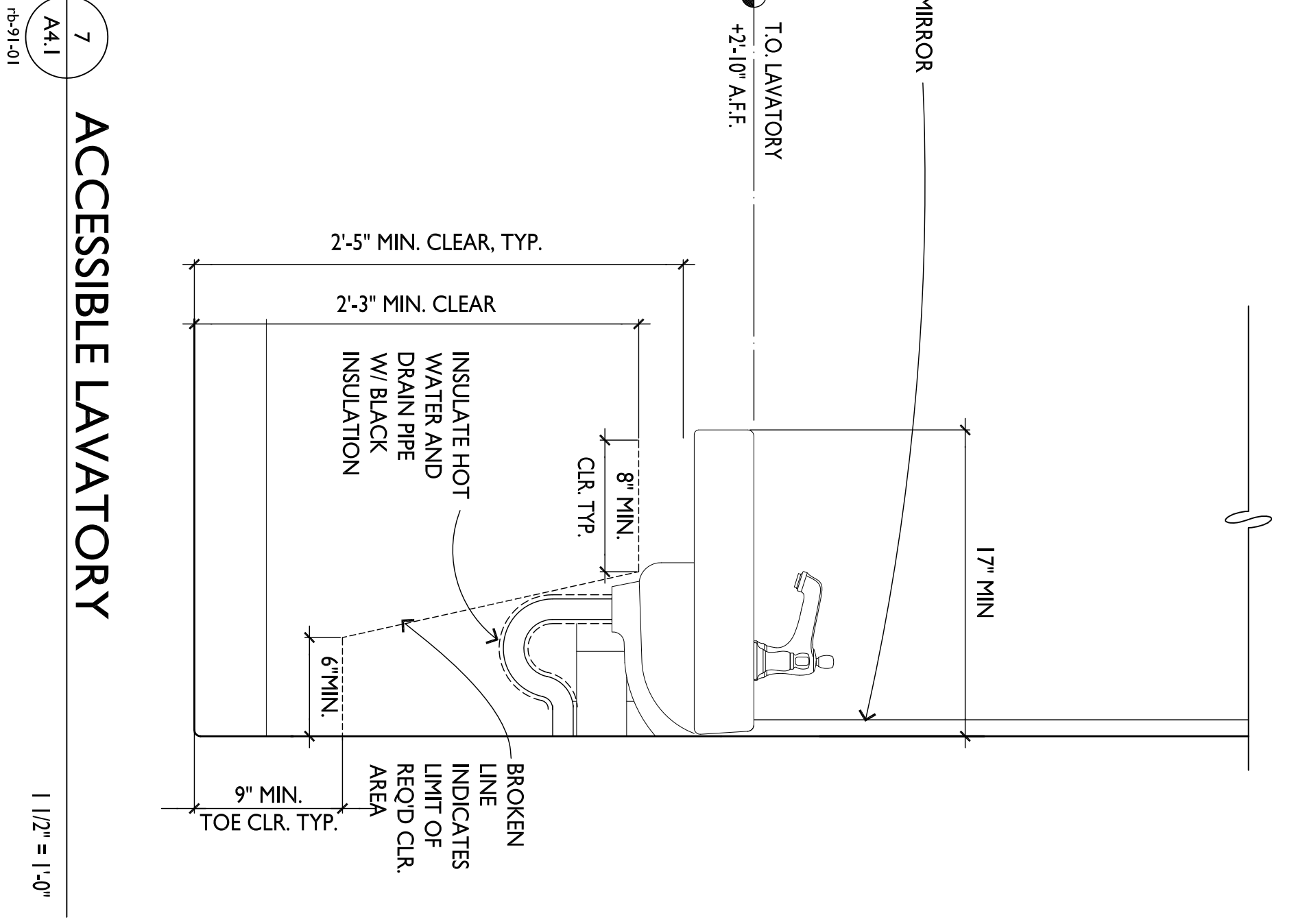
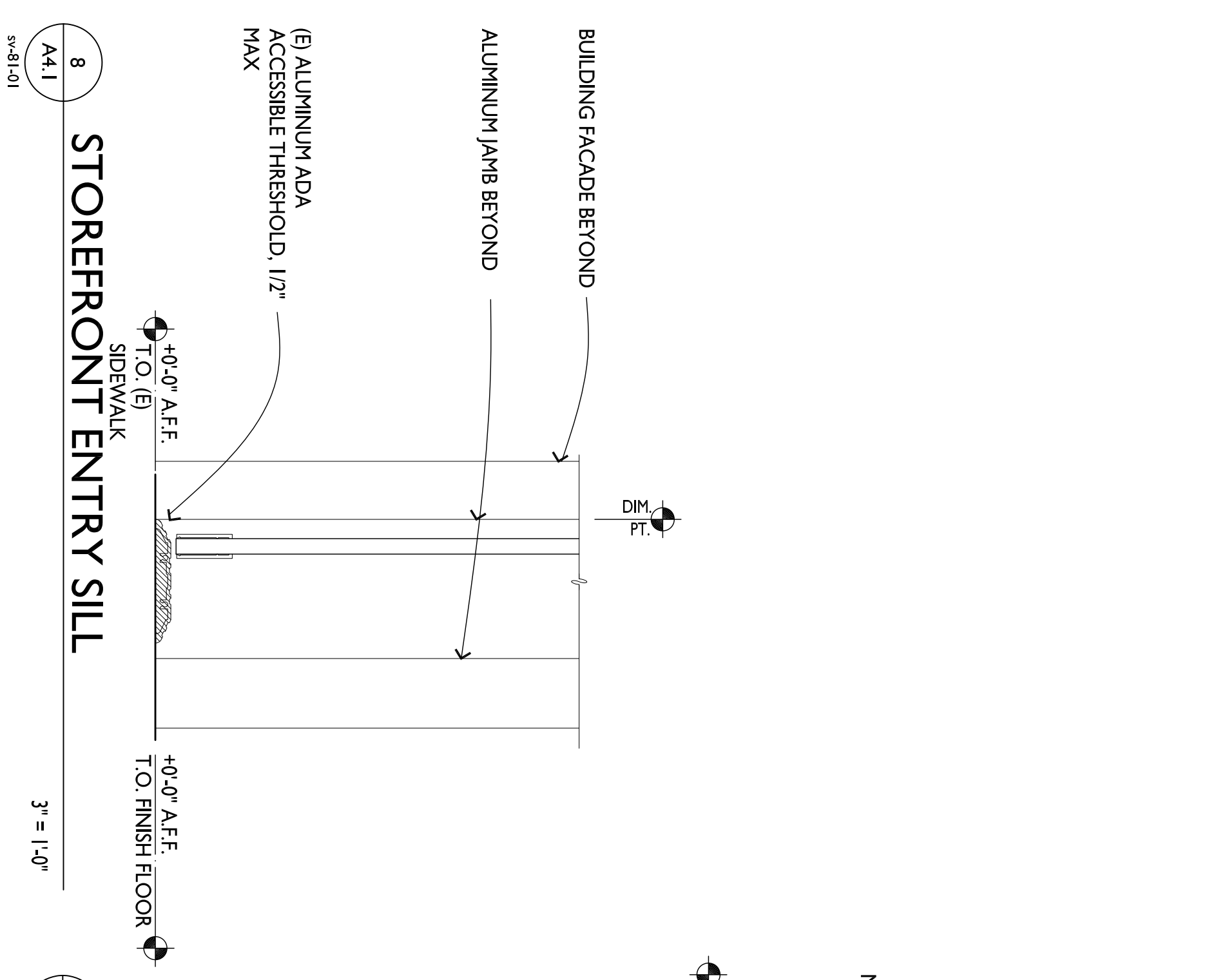
SAMOVAR
498 SANCHEZ STREET
SAN FRANCISCO, CALIFORNIA 94114

Date	4.21.14
Drawn By	CC
Checked By	AE
Project No.	14009
Date	4.21.14
Issue	Change of Use

BASEMENT,
GROUND FLOOR
PLANS

SCALE 1/4" = 10"

A2.1

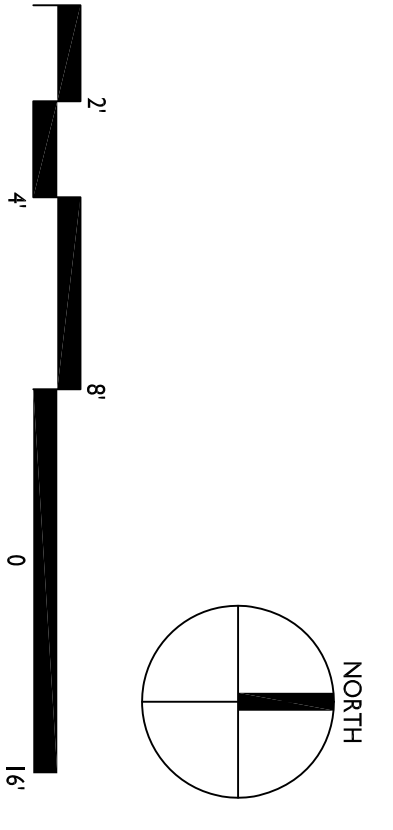


4 EAST

3 SOUTH

2 NORTH RESTROOM EXTERIOR

1 RESTROOM PLAN



ARCANUM

arcnum architecture, inc.
501 third street, suite 200
san francisco, ca 94107
415/ 357 4400 tel
415/ 357 4404 fax
www.arcnumarchitecture.com

SAMOVAR
498 SANCHEZ STREET
SAN FRANCISCO, CALIFORNIA 94114

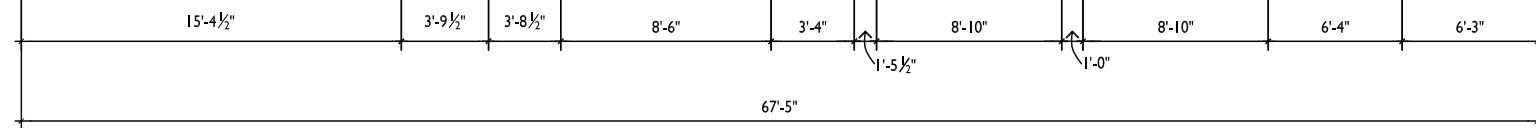
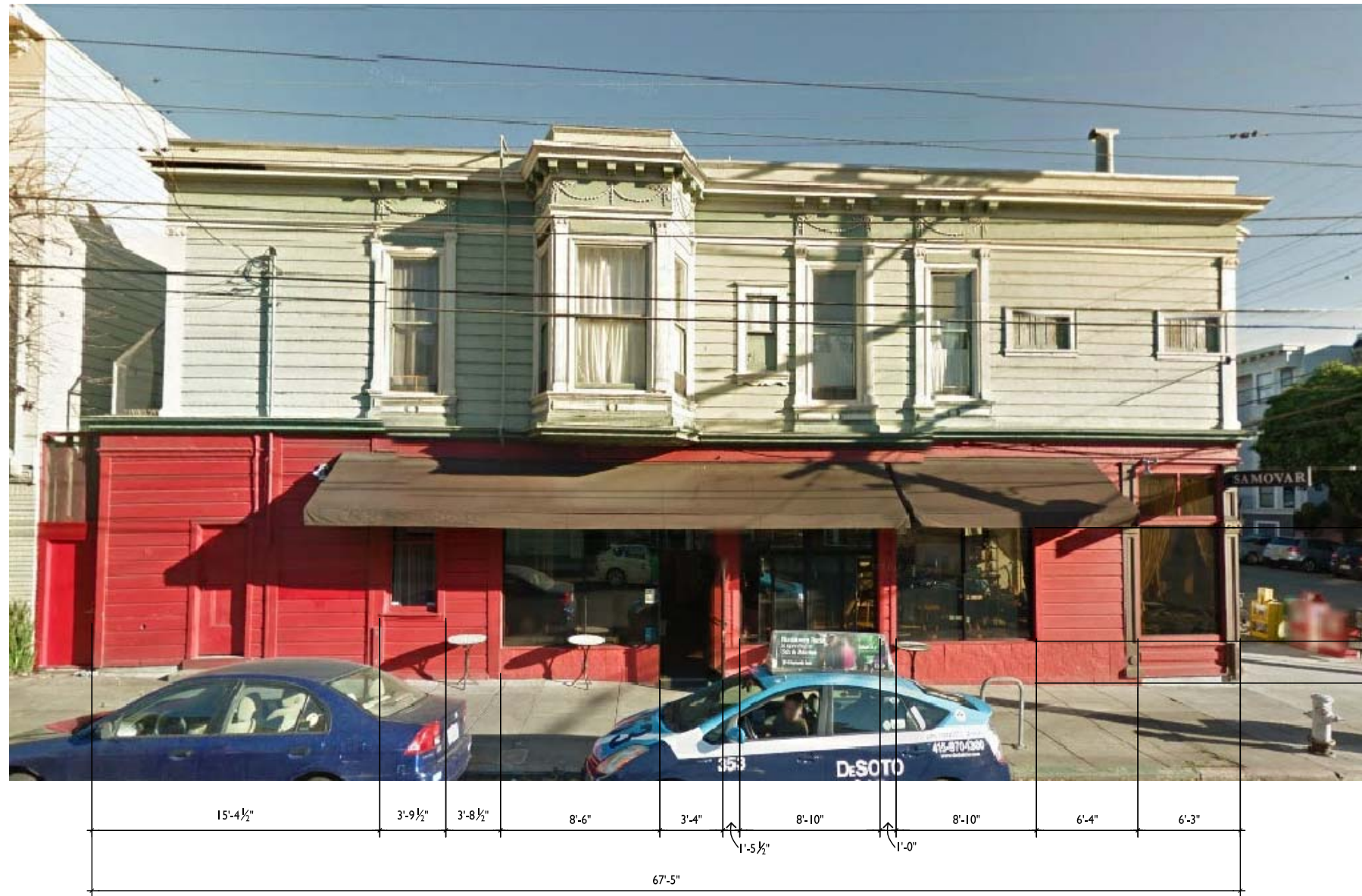
BATHROOM ELEVATIONS

SCALE 1/2" = 1'-0"

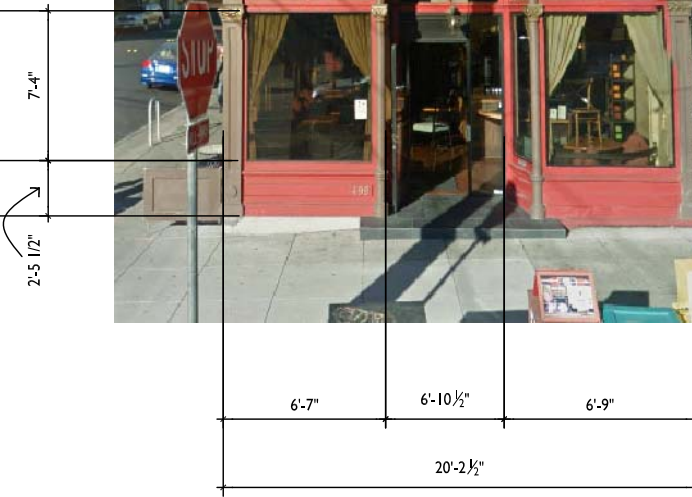
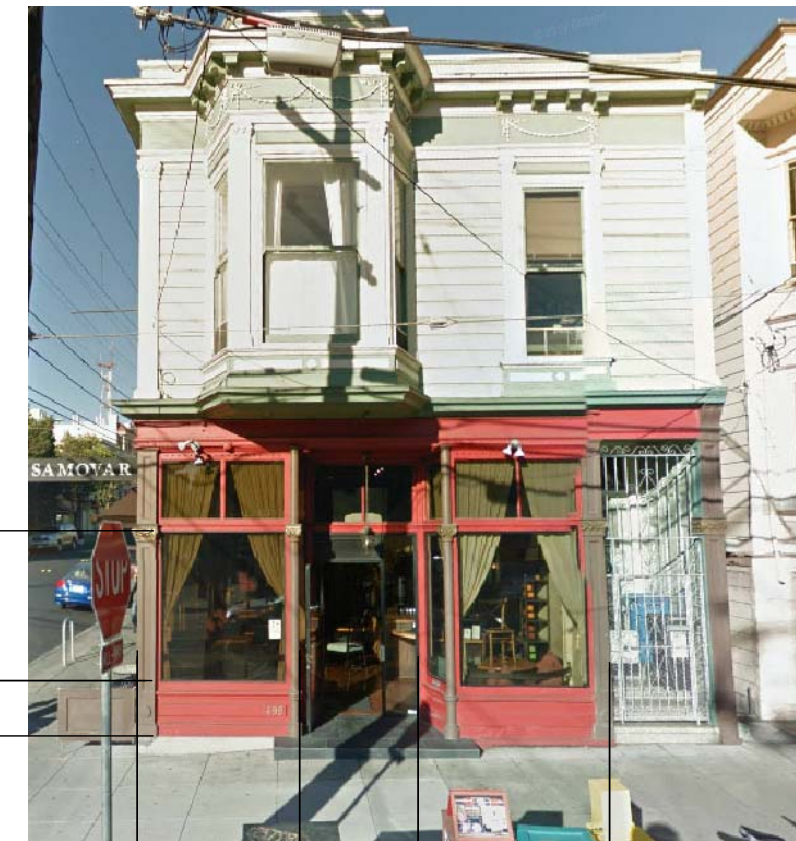
A4.1

Date: 4.21.14
Drawn By: CC
Checked By: AE
Project No.: 14009
Title: Change of Use

SAMOVAR
498 SANCHEZ STREET
SAN FRANCISCO, CALIFORNIA 94114



2
A5.1 18TH STREET VIEW



1
A5.1 SANCHEZ STREET VIEW

Date	10-06-14
Drawn By	CC
Checked By	AF
Project No.	14009
Date	4-21-14
Issue	Change of Use

EXISTING STOREFRONT

N.T.S.

A5.1

CALC:

OVERALL STREET FRONTAGE = 89'-7 1/2"
TOTAL STOREFRONT = 59'-9" = 67% TOTAL