



SAN FRANCISCO PLANNING DEPARTMENT

Discretionary Review Full Analysis HEARING DATE MAY 4, 2017

Date: April 27, 2017
Case No.: 2016-000593DRP
Project Address: 499 Douglass Street
Permit Application: 2016.0108.6708
Zoning: RH-2 (Residential House, Two-Family)
40-X Height and Bulk District
Block/Lot: 2749/024
Project Sponsor: Nadim Jessani
Neighbor's Corner
499 Douglass Street
San Francisco, CA 94114
Staff Contact: Ella Samonsky – (415) 575-9112
ella.samonsky@sfgov.org
Recommendation: **Do not take DR and approve the project as proposed.**

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 proposal project is to change the use of an approximately 900 square-foot ground floor commercial space from a Retail Grocery Store to a Restaurant (dba Neighbor's Corner).

SITE DESCRIPTION AND PRESENT USE

The Project Site is located on the northeast corner of the intersection of Douglass and 21st Streets, Block 2749, Lot 024 within an RH-2 (Residential House, Two-Family) Zoning District with a 40-X Height and Bulk designation. The Project Site is a downward sloping corner lot approximately 35 feet in width by 79 feet in depth with an area of 2,696 square feet. The property is developed with a two-story mixed-use building, circa 1908, containing three dwelling-units and a commercial store at the corner of the ground floor. The ground floor is an existing non-conforming Limited Commercial Use. The building is clad in horizontal wood siding, has storefront windows at the corner, bay windows at the second level, and has a rear yard that is 10 feet in depth and a side yard of 6 feet in depth.

The commercial space is authorized for a legal non-conforming retail grocery use with accessory sale of prepared foods for takeout. On December 21, 2015 a complaint (Complaint No. 2015-018085ENF) was filed with the Planning Department that the business was operating as a café (Limited Restaurant) and for (unspecified) classes (personal service) without authorization. Code Enforcement staff issued a Notice of Enforcement on December 28, 2015 requiring that the business return to use as a retail grocery or seek authorization as a Restaurant use through a change of use permit. On January 8, 2016 the Project Sponsor submitted Building Permit Application No. 201601086708 to change the use from retail grocery to a Restaurant.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The subject property is located in the Castro/Upper Market neighborhood, on the border with Noe Valley, within Supervisorial District 8. The neighborhood is characterized by two-to-three story single and multi-family buildings that date from the late nineteenth and early twentieth centuries. The surrounding properties exhibit a variety of architectural styles.

BUILDING PERMIT APPLICATION NOTIFICATION

TYPE	REQUIRED PERIOD	NOTIFICATION DATES	DR FILE DATE	DR HEARING DATE	FILING TO HEARING TIME
311 Notice	30 days	December 20, 2016 – January 19, 2017	January 18, 2017	May 4, 2017	106 days

HEARING NOTIFICATION

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Posted Notice	10 days	April 24, 2017	April 13, 2017	21 days
Mailed Notice	10 days	April 24, 2017	April 24, 2017	10 days

PUBLIC COMMENT

	SUPPORT	OPPOSED	NO POSITION
Adjacent neighbor(s)	3	1 (DR Requestor)	
Other neighbors on the block or directly across the street	8	4	
Neighborhood residents	25	3	
Neighborhood groups			
Other/Business	2		

Four neighbors expressed opposition to the change of use to a Restaurant for reasons including noise, odors and traffic generated by a restaurant, reduction in available street parking, the possibility of increased accidents at the intersection of Douglass Street and 21st Street, a greater need for a grocery store in the neighborhood, the potential for the Restaurant to serve liquor, and the precedent set by the retroactive request for a change of use to a Restaurant. Three tenants of the building at 499 Douglass wrote in support of the Neighbor's Corner café, noting that they did not experience disruption due to noise, parking or traffic and enjoyed the service provided by the café. Eight neighbors and twenty-five neighborhood residents expressed support of the change of use for reasons including that the café was convenient, walkable, neighborhood-serving, a local small business, and provided space and opportunity for neighbors to meet, and noting that it did not seem to generate more traffic than the grocery.

DR REQUESTOR

Roger Jeanson 4238 21st Street. The DR Requestor's property is directly east of the Project Site.

DR REQUESTOR'S CONCERNS AND PROPOSED ALTERNATIVES

Issue #1: A new Restaurant or other commercial uses would be incompatible with the quiet family-oriented residential neighborhood. The Restaurant is not necessary for the convenience of the neighborhood because there are nearby neighborhood commercial districts on 24th Street and Castro Street.

Issue #2: The Restaurant will attract customers from outside the neighborhood and delivery trucks which will increase pedestrian and vehicle traffic on Douglass and 21 Streets. The increased traffic will also create greater competition for the on-street parking spaces and cause residents to have to park further from their homes.

Issue #3: Patrons will generate noise from congregating near to, and traveling to and from the Restaurant.

Reference the *Discretionary Review Application* for additional information. The *Discretionary Review Application* is an attached document.

PROJECT SPONSOR'S RESPONSE

Issue #1: Neighbor's Corner reached out to neighborhood residents, staff and parents of Alvarado Elementary School and nearby daycares with the goal of matching the character of the neighborhood and providing the food services that it needs. Many neighborhood residents enjoy meeting at the café and consider it a benefit to the neighborhood.

Issue #2: Neighbor's Corner's business model is based on serving the local neighborhood. The majority of the business' patrons are repeat customers from the neighborhood that walk to the café. It is rare for customers to drive from another part of the City to visit the café. Increased traffic and parking in the neighborhood may be attributed to the multiple construction projects in the neighborhood and Uber and Lyft drivers. The Project Sponsor would be open to applying for a green (short-term parking) curb in front of the business, if it would address concerns regarding driving customers and deliveries during the day.

Issue #3: The business will not have an outdoor patio or use the rear yard of the property. The business does not generate a high volume of noise and does not operate late into the evening.

Reference the *Response to Discretionary Review* for additional information. The *Response to Discretionary Review* is an attached document.

PROJECT ANALYSIS

The General Plan Commerce and Industry Element contains policies that encourage the retention and provision of a variety of neighborhood-serving retail and services, and avoidance of an undesirable concentration of one type of use, such as eating and drinking uses. Within the Residential Zoning

Districts (RH), a limited range of non-conforming commercial uses (LCU) are permitted continued operation with the intent that they provide small scale convenience goods and services to meet the recurring needs of neighborhood residents within a short distance of their homes with minimum interference with the surrounding neighborhood.

The property at the corner of Douglass and 21st Streets has contained a commercial use since at least 1919, and was operating as a grocery when it became a legal non-conforming use in 1960. An LCU is not permitted to expand, intensify or relocate and must comply with the most restrictive use limitations specified for the first story of Neighborhood Commercial (NC-1) District. Under the Planning Code, the change of use from a Retail grocery to a Restaurant would not be considered an intensification of the commercial use. The proposed change of use would not physically expand the commercial space, nor alter the exterior of the building. In the NC-1 District, Restaurants and Retail Groceries are principally permitted on the ground floor. Similarly, at approximately 900 square feet in area, neither use would require off street parking. Both uses, as LCUs, are equally limited per Planning Code Section 186 to operating hours of 6:00 am to 10:00 pm and other good-neighbor standards for operations. The proposed change of use would therefore not be anticipated in significantly intensify traffic, parking or associated noise from patrons walking to and from the business as compared to the grocery that has been operating in the neighborhood for decades.

Eating and Drinking establishments can be a neighborhood convenience, so long as an overconcentration does not diminish the localized benefit by attracting and requiring a customer base that expands beyond the neighborhood and reducing the variety of nearby services. Per Planning Code Section 303(o), such concentration should not exceed 25 percent of the total commercial frontage within 300 feet of the subject property. The proposed café, Neighbors Corner, is located near the junction of three residential neighborhoods, Twin Peaks, Noe Valley and Castro/Upper Market. The nearest neighborhood business districts, Castro Street and 24th Street – Noe Valley, are both approximately a third (0.33) mile away. The nearest eating and drinking use, Philz Coffee, is located on 24th Street, approximately 1,650 feet (.31 miles) from the proposed café. Commonly a quarter (0.25) mile is considered a walkable distance, therefore the proposed café would provide food service in a portion of the City which is not otherwise served by an abundance of eating and drinking uses.

ENVIRONMENTAL REVIEW

The Department has determined that the proposed project is exempt from environmental review, pursuant to CEQA Guideline Sections 15301 and 15303.

Under the Commission's pending DR Reform Legislation, this project would be referred to the Commission, as this project involves a change of use.

BASIS FOR RECOMMENDATION

Please describe the basis for the Department's recommendation.

- The café would be a continuation of a principally-permitted Limited Commercial Use and would be consistent with the good-neighbor standards of Planning Code Section 186.

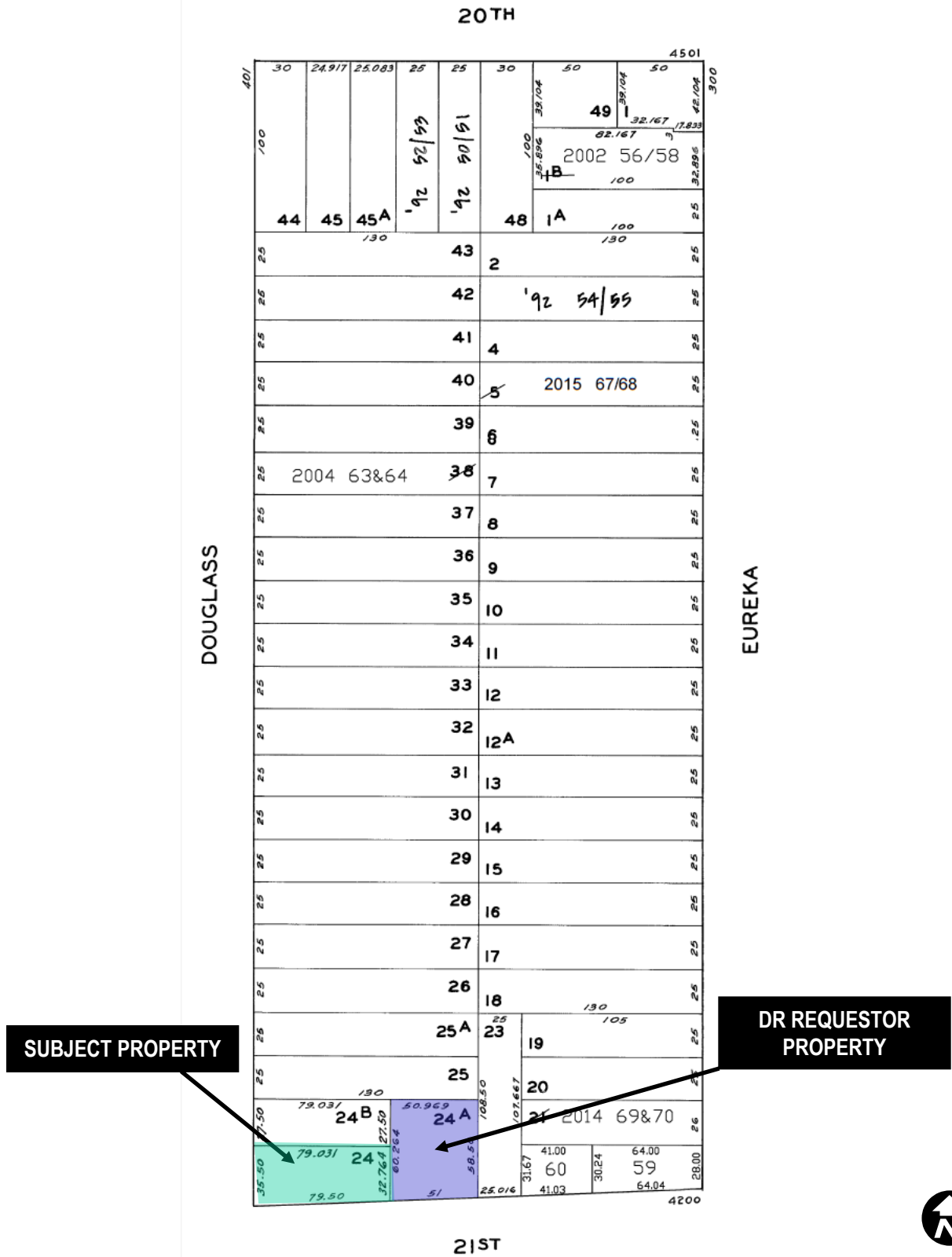
- The café (Restaurant) is not a Formula Retail use and would serve the immediate neighborhood.
- The café (Restaurant) would not create an overconcentration of eating and drinking establishments in the neighborhood.

RECOMMENDATION: Do not take DR and approve the project as proposed.

Attachments:

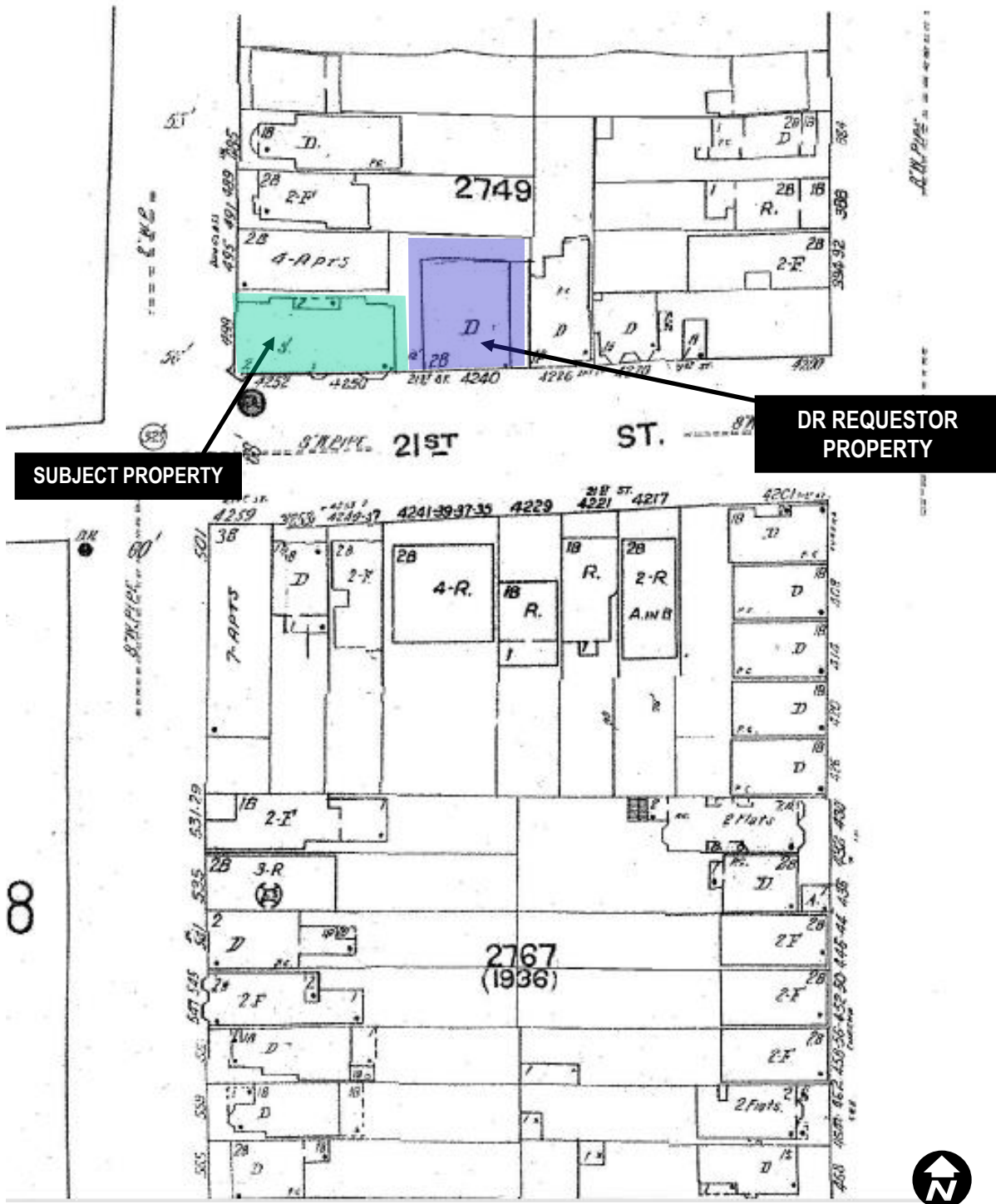
Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photos
Eating and Drinking Establishment Map
Section 311 Notice
DR Application
Response to DR Application dated April 5, 2017
Reduced Plans

Parcel Map



Discretionary Review Hearing
Case Number 2016-000593DRP
Neighbor's Corner
499 Douglass Street

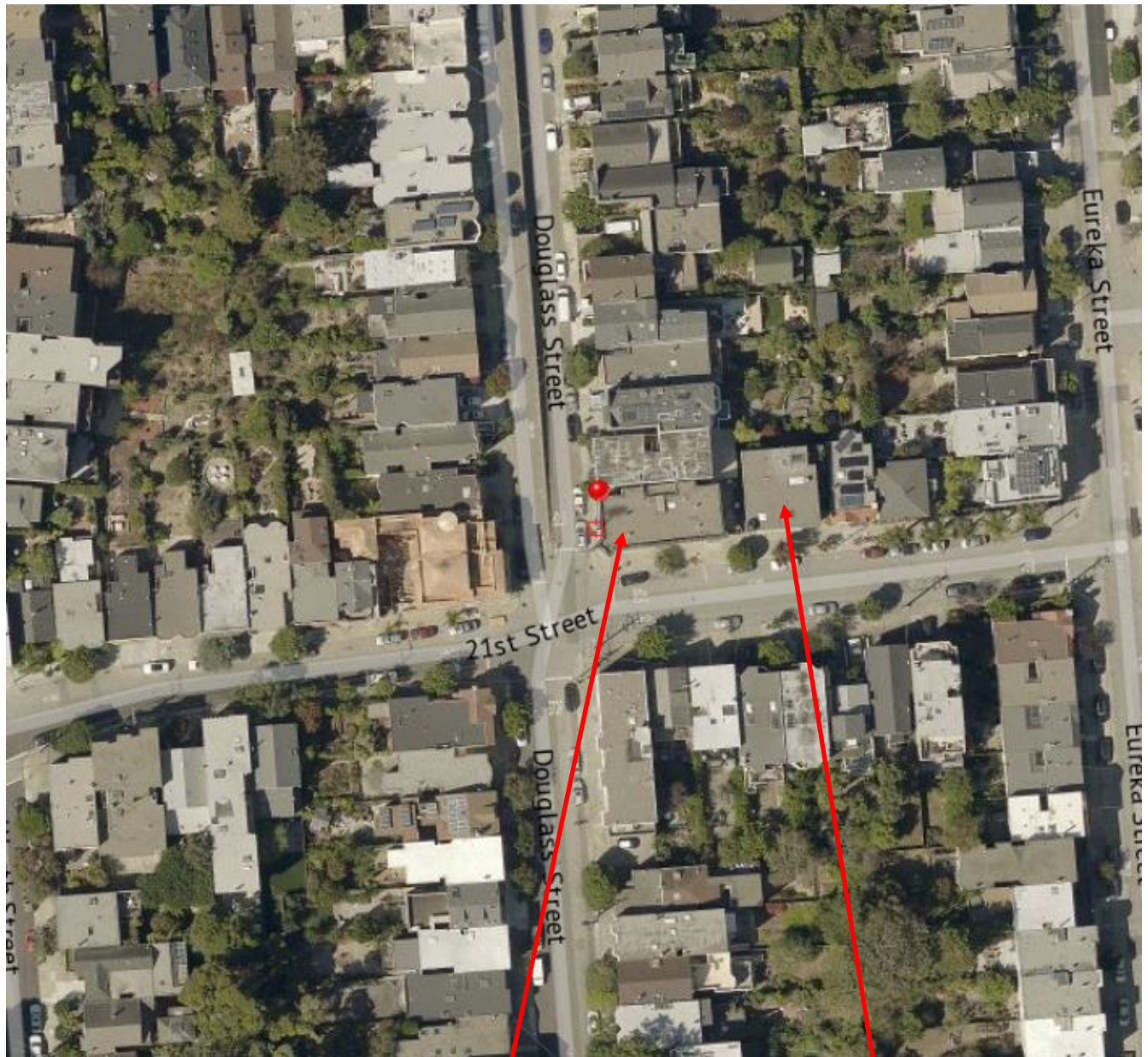
Sanborn Map*



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

Discretionary Review Hearing
Case Number 2016-000593DRP
Neighbor's Corner
499 Douglass Street

Aerial Photo



SUBJECT PROPERTY

**DR REQUESTOR
PROPERTY**



Aerial Photo



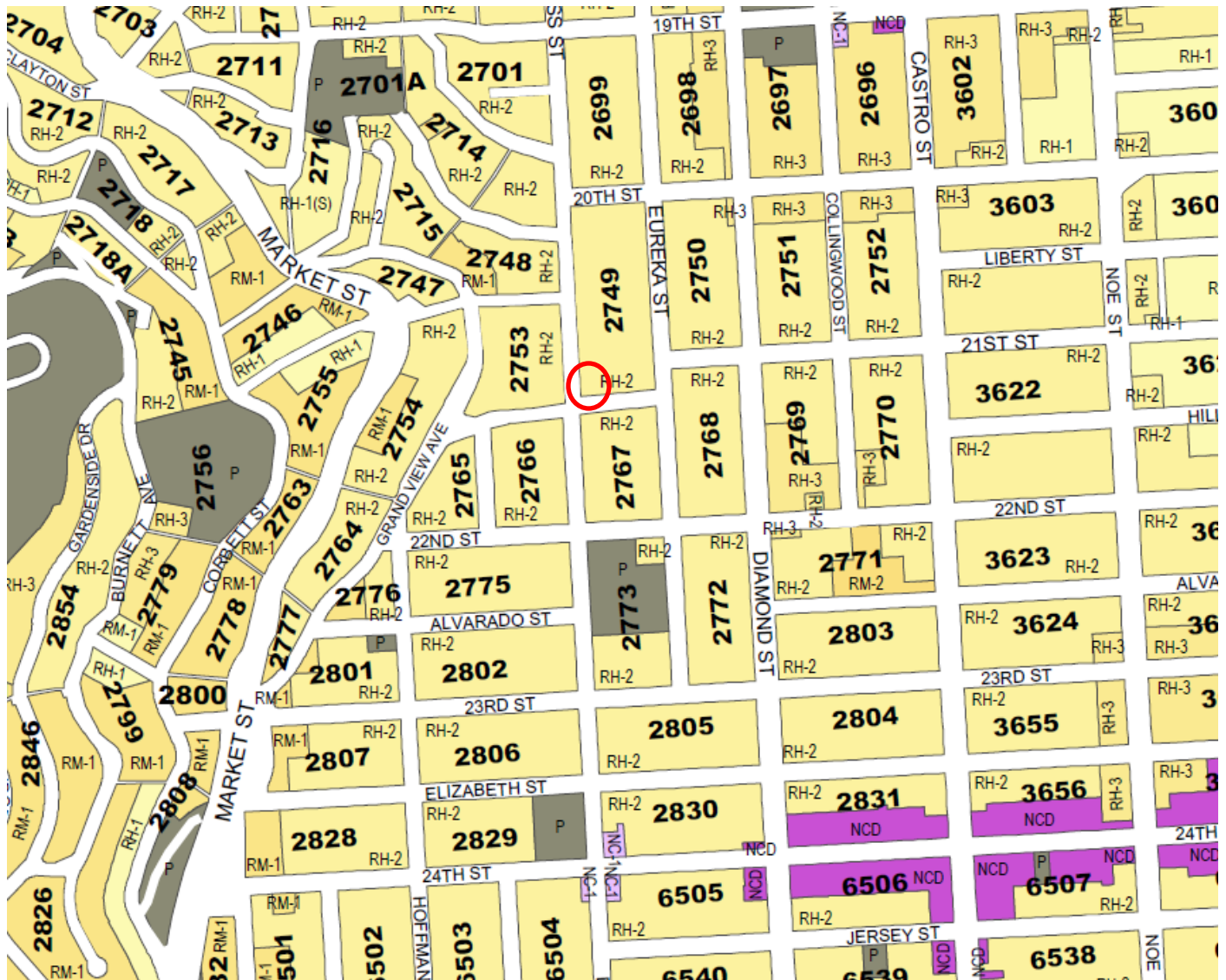
SUBJECT PROPERTY

DR REQUESTOR PROPERTY



Discretionary Review Hearing
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Neighbor's Corner
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Zoning Map



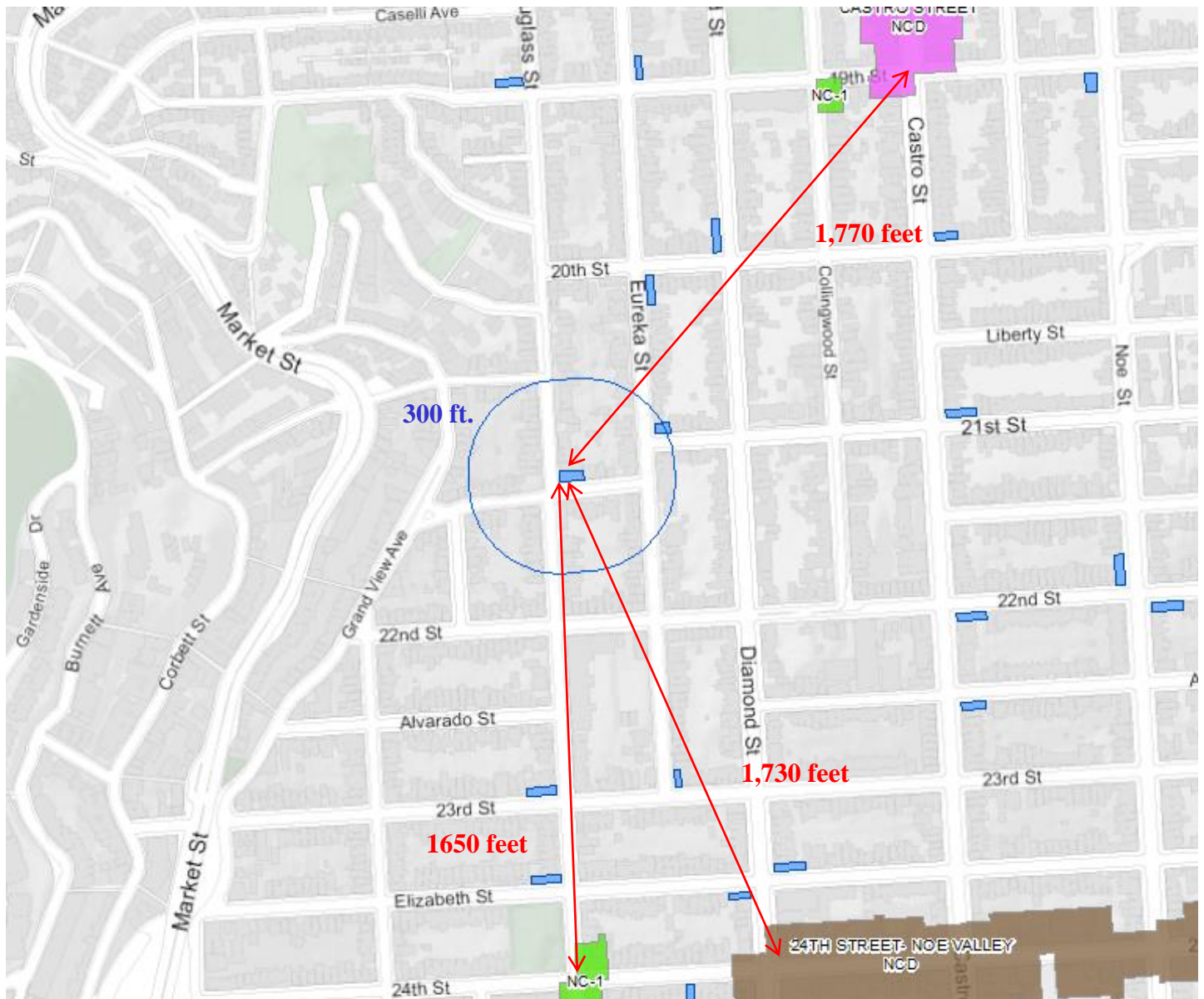
Discretionary Review Hearing
Case Number 2016-000593DRP
Neighbor's Corner
499 Douglass Street

Site Photo



Discretionary Review Hearing
Case Number 2016-000593DRP
Neighbor's Corner
499 Douglass Street

Eating and Drinking Establishments Map



- Philz Coffee – 24th Street & Douglass – approximately 1,650 feet
- Diamond Café – 24th & Diamond Street – approximately 1,730 feet
- Thai House Restaurant – 19th & Castro Streets – approximately 1,770 feet
- Spike’s Coffee and Tea – 19th & Castro Streets - approximately 1,770 feet

Discretionary Review Hearing
Case Number 2016-000593DRP
Neighbor’s Corner
499 Douglass Street



SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street Suite 400 San Francisco, CA 94103

NOTICE OF BUILDING PERMIT APPLICATION (SECTION 311)

On **January 8, 2016**, the Applicant named below filed Building Permit Application No. **2016.0108.6708** with the City and County of San Francisco.

PROPERTY INFORMATION		APPLICANT INFORMATION	
Project Address:	499 Douglass Street	Applicant:	Nadim Jessani
Cross Street(s):	21st Street	Address:	499 Douglass Street
Block/Lot No.:	2749/024	City, State:	San Francisco, CA 94114
Zoning District(s):	RH-2 / 40-X	Telephone:	(415) 644-8542

You are receiving this notice as a property owner or resident within 150 feet of the proposed project. You are not required to take any action. For more information about the proposed project, or to express concerns about the project, please contact the Applicant listed above or the Planner named below as soon as possible. If you believe that there are exceptional or extraordinary circumstances associated with the project, you may request the Planning Commission to use its discretionary powers to review this application at a public hearing. Applications requesting a Discretionary Review hearing must be filed during the 30-day review period, prior to the close of business on the Expiration Date shown below, or the next business day if that date is on a week-end or a legal holiday. If no Requests for Discretionary Review are filed, this project will be approved by the Planning Department after the Expiration Date.

Members of the public are not required to provide personal identifying information when they communicate with the Commission or the Department. All written or oral communications, including submitted personal contact information, may be made available to the public for inspection and copying upon request and may appear on the Department's website or in other public documents.

PROJECT SCOPE		
<input type="checkbox"/> Demolition	<input type="checkbox"/> New Construction	<input type="checkbox"/> Alteration
<input checked="" type="checkbox"/> Change of Use	<input type="checkbox"/> Façade Alteration(s)	<input type="checkbox"/> Front Addition
<input type="checkbox"/> Rear Addition	<input type="checkbox"/> Side Addition	<input type="checkbox"/> Vertical Addition
PROJECT FEATURES	EXISTING	PROPOSED
Building Use	Residential & Grocery Store	Residential & Restaurant
Front Setback	None	No Change
Side Setbacks	None	No Change
Building Depth	69 feet	No Change
Rear Yard	10 feet	No Change
Building Height	34 feet	No Change
Number of Stories	2	No Change
Number of Dwelling Units	3	No Change
Number of Parking Spaces	1	No Change
PROJECT DESCRIPTION		
The proposal is to change the use of an approximately 900 square-foot ground floor retail space from a Grocery Store to a Restaurant. No exterior changes to the building or expansion of the commercial space is proposed.		
The issuance of the building permit by the Department of Building Inspection or the Planning Commission project approval at a discretionary review hearing would constitute as the Approval Action for the project for the purposes of CEQA, pursuant to Section 31.04(h) of the San Francisco Administrative Code.		

For more information, please contact Planning Department staff:

Planner: Ella Samonsky
Telephone: (415) 575-9112
E-mail: ella.samonsky@sfgov.org

Notice Date: 12/20/16
Expiration Date: 1/19/17

GENERAL INFORMATION ABOUT PROCEDURES

Reduced copies of the proposed project plans have been included in this mailing for your information. If you have questions about the plans, please contact the project Applicant listed on the front of this notice. You may wish to discuss the plans with your neighbors or neighborhood association, as they may already be aware of the project. If you have general questions about the Planning Department's review process, please contact the Planning Information Center at 1660 Mission Street, 1st Floor (415/ 558-6377) between 8:00am - 5:00pm Monday-Friday. If you have specific questions about the proposed project, you should contact the planner listed on the front of this notice.

If you believe that the impact on you from the proposed project is significant and you wish to seek to change the project, there are several procedures you may use. **We strongly urge that steps 1 and 2 be taken.**

1. Request a meeting with the project Applicant to get more information and to explain the project's impact on you.
2. Contact the nonprofit organization Community Boards at (415) 920-3820, or online at www.communityboards.org for a facilitated discussion in a safe and collaborative environment. Community Boards acts as a neutral third party and has, on many occasions, helped reach mutually agreeable solutions.
3. Where you have attempted, through the use of the above steps or other means, to address potential problems without success, please contact the planner listed on the front of this notice to discuss your concerns.

If, after exhausting the procedures outlined above, you still believe that exceptional and extraordinary circumstances exist, you have the option to request that the Planning Commission exercise its discretionary powers to review the project. These powers are reserved for use in exceptional and extraordinary circumstances for projects which generally conflict with the City's General Plan and the Priority Policies of the Planning Code; therefore the Commission exercises its discretion with utmost restraint. This procedure is called Discretionary Review. If you believe the project warrants Discretionary Review by the Planning Commission, **you must file a Discretionary Review application prior to the Expiration Date shown on the front of this notice.** Discretionary Review applications are available at the Planning Information Center (PIC), 1660 Mission Street, 1st Floor, or online at www.sfplanning.org. You must submit the application in person at the Planning Information Center (PIC) between 8:00am - 5:00pm Monday-Friday, with all required materials and a check payable to the Planning Department. To determine the fee for a Discretionary Review, please refer to the Planning Department Fee Schedule available at www.sfplanning.org. If the project includes multiple building permits, i.e. demolition and new construction, a **separate request for Discretionary Review must be submitted, with all required materials and fee, for each permit that you feel will have an impact on you.**

Incomplete applications will not be accepted.

If no Discretionary Review Applications have been filed within the Notification Period, the Planning Department will approve the application and forward it to the Department of Building Inspection for its review.

BOARD OF APPEALS

An appeal of the Planning Commission's decision on a Discretionary Review case may be made to the **Board of Appeals within 15 calendar days after the building permit is issued** (or denied) by the Department of Building Inspection. Appeals must be submitted in person at the Board's office at 1650 Mission Street, 3rd Floor, Room 304. For further information about appeals to the Board of Appeals, including current fees, contact the Board of Appeals at (415) 575-6880.

ENVIRONMENTAL REVIEW

This project has undergone preliminary review pursuant to California Environmental Quality Act (CEQA). If, as part of this process, the Department's Environmental Review Officer has deemed this project to be exempt from further environmental review, an exemption determination has been prepared and can be obtained through the Exemption Map, on-line, at www.sfplanning.org. An appeal of the decision **to exempt the proposed project from CEQA may be made to the Board of Supervisors within 30 calendar days** after the project approval action identified on the determination. The procedures for filing an appeal of an exemption determination are available from the Clerk of the Board at City Hall, Room 244, or by calling (415) 554-5184.

Under CEQA, in a later court challenge, a litigant may be limited to raising only those issues previously raised at a hearing on the project or in written correspondence delivered to the Board of Supervisors, Planning Commission, Planning Department or other City board, commission or department at, or prior to, such hearing, or as part of the appeal hearing process on the CEQA decision.

CASE NUMBER:
For Staff Use only

2016-000593DRP

RECEIVED

JAN 18 2017

CITY & COUNTY OF S.F.
PLANNING DEPARTMENT
P I CAPPLICATION FOR
Discretionary Review

1. Owner/Applicant Information

DR APPLICANT'S NAME: A. ROGER JEANSON		
DR APPLICANT'S ADDRESS: 4238 21ST STREET, SF	ZIP CODE: 94114	TELEPHONE: (415) 285-1184
PROPERTY OWNER WHO IS DOING THE PROJECT ON WHICH YOU ARE REQUESTING DISCRETIONARY REVIEW NAME: APPLICANT (TENANT) - NADIM JESSANI		
ADDRESS: 499 DOUGLASS STREET, SF	ZIP CODE: 94114	TELEPHONE: (415) 644-8542
CONTACT FOR DR APPLICATION: Same as Above <input checked="" type="checkbox"/>		
ADDRESS:	ZIP CODE:	TELEPHONE: ()
E-MAIL ADDRESS:		

2. Location and Classification

STREET ADDRESS OF PROJECT: 499 DOUGLASS		ZIP CODE: 94114
CROSS STREETS: 21ST STREET, DOUGLASS, Romain		
ASSESSORS BLOCK/LOT: 2749 / 024	LOT DIMENSIONS:	LOT AREA (SQ FT):
		ZONING DISTRICT: RH-2
		HEIGHT/BULK DISTRICT: 40-X

3. Project Description

Please check all that apply.

Change of Use ☒ Change of Hours ☐ New Construction ☐ Alterations ☐ Demolition ☐ Other ☐Additions to Building: Rear ☐ Front ☐ Height ☐ Side Yard ☐Present or Previous Use: **NEIGHBORHOOD GROCERY**Proposed Use: **FULL-SERVICE RESTAURANT**Building Permit Application No. **2016.0108.6708** Date Filed: **1/8/2016**

4. Actions Prior to a Discretionary Review Request

Prior Action	YES	NO
Have you discussed this project with the permit applicant?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you discuss the project with the Planning Department permit review planner?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Did you participate in outside mediation on this case?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Changes Made to the Project as a Result of Mediation

If you have discussed the project with the applicant, planning staff or gone through mediation, please summarize the result, including any changes there were made to the proposed project.

SEVERAL CONCERNED NEIGHBORS MET WITH APPLICANT.
APPLICANT HAS AGREED TO CONTINUE TO MEET TO DISCUSS
CHANGES AND LIMITATIONS TO USE. TO DATE, NO FINAL
AGREEMENT HAS BEEN REACHED AND NO CHANGES HAVE
BEEN MADE TO THE PROPOSED PROJECT.

Discretionary Review Request

In the space below and on separate paper, if necessary, please present facts sufficient to answer each question.

1. What are the reasons for requesting Discretionary Review? The project meets the minimum standards of the Planning Code. What are the exceptional and extraordinary circumstances that justify Discretionary Review of the project? How does the project conflict with the City's General Plan or the Planning Code's Priority Policies or Residential Design Guidelines? Please be specific and site specific sections of the Residential Design Guidelines.

SEE ATTACHMENT 1

2. The Residential Design Guidelines assume some impacts to be reasonable and expected as part of construction. Please explain how this project would cause unreasonable impacts. If you believe your property, the property of others or the neighborhood would be adversely affected, please state who would be affected, and how:

SEE ATTACHMENT 1

3. What alternatives or changes to the proposed project, beyond the changes (if any) already made would respond to the exceptional and extraordinary circumstances and reduce the adverse effects noted above in question #1?

SEE ATTACHMENT 1

ATTACHMENT 1

I am requesting Discretionary Review because the project (change of use from grocery to restaurant) is incompatible with the residential nature of the neighborhood. I have lived on 21st Street for 35 years. During that time, the neighborhood has been family-oriented, quiet, and commercial-free, the lone exception being a neighborhood grocery. A full-service restaurant at that location, potentially open from 6 am to 10 pm, serving beer and wine (and perhaps, liquor), threatens the character of the neighborhood.

The project is located on the corner of a rather confined intersection into which traffic travels from five two-way streets. See the photographs filed this DR which show the intersection. A full-service restaurant to succeed must necessarily attract customers from outside the area. That means a substantial increase in both foot and automobile traffic at this already hazardous intersection. There are few if any parking spaces on 21st and the adjoining streets that are not used by the residents, so a restaurant will mean more cars circling the blocks looking for parking and more cars and delivery trucks double-parked on the street and parking over residents' driveways. Residents without garages will find that when they return from work or an evening out that there is no place to park and that they and their children must park blocks away and walk home.

A restaurant at this location means that people will congregate on the sidewalk, which will cause further congestion at the corner intersection as well as noise for the immediate neighbors.

One reason why it is certain that a restaurant at this location will have these adverse impacts is that for one year the Applicant has in fact been operating the "grocery" as a de facto restaurant, including serving "pop-up" dinners one night a week and these adverse impacts are already felt. If a full-service restaurant is permitted at this location, the adverse effect on the neighborhood will surely increase exponentially.

A restaurant at this location is not necessary to serve the needs of the neighborhood. There are restaurants, a coffee shop, and a wine bar within an approximate 4 block walk and the neighborhood commercial districts of 24th St/Noe Valley and the Castro are a 7-10 block walk or drive away.

Several neighbors have recently met with Applicant to discuss the impact of a full-service restaurant on the neighborhood. Applicant has to this point agreed to continue meeting to discuss possible ways to minimize or to mitigate the adverse impacts.







Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: The other information or applications may be required.

Signature: A. Roger Jeanson

Date: 1/18/2017

Print name, and indicate whether owner, or authorized agent:

A. ROGER JEANSON
☒ Owner / Authorized Agent (circle one)

RESPONSE TO
DISCRETIONARY
REVIEW (DRP)

San Francisco
Planning

SAN FRANCISCO PLANNING DEPARTMENT
1690 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103-2479
MAIN: (415) 558-6378 SFPLANNING.ORG

Project Information

Property Address: **499 Douglass Street**

Zip Code: **94114**

Building Permit Application(s): **2016.0108.6708**

Record Number: **2016-000593DRP**

Assigned Planner: **Ella Samonsky**

Project Sponsor

Name: **Nadim Jessani**

Phone: **(415) 644-8542**

Email: **nadim@neighborscornersf.com**

Required Questions

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved? (If you are not aware of the issues of concern to the DR requester, please meet the DR requester in addition to reviewing the attached DR application.)

See Attached

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

See Attached

3. If you are not willing to change the proposed project or pursue other alternatives, please state why you feel that your project would not have any adverse effect on the surrounding properties. Include an explanation of your needs for space or other personal requirements that prevent you from making the changes requested by the DR requester.

See Attached

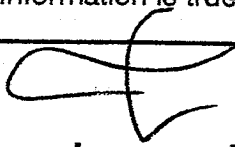
Project Features

Please provide the following information about the project for both the existing and proposed features. Please attach an additional sheet with project features that are not included in this table.

	EXISTING	PROPOSED
Dwelling Units (only one kitchen per unit - additional kitchens count as additional units)	N/A	N/A
Occupied Stories (all levels with habitable rooms)	N/A	N/A
Basement Levels (may include garage or windowless storage rooms)	N/A	N/A
Parking Spaces (Off-Street)	N/A	N/A
Bedrooms	N/A	N/A
Height	N/A	N/A
Building Depth	N/A	N/A
Rental Value (monthly)	N/A	N/A
Property Value	N/A	N/A

I attest that the above information is true to the best of my knowledge.

Signature:



Date:

4/5/17

Printed Name: **Nadim Jessani**

☐ Property Owner
☒ Authorized Agent

If you have any additional information that is not covered by this application, please feel free to attach additional sheets to this form.

Attachment I

Response to DRP

Property Address: 499 Douglass Street, SF CA 94114

Building Permit Application: 2016.0108.6708

Record#: 2016-000593DRP

Assigned Planner: Ella Samonsky

1. Given the concerns of the DR requester and other concerned parties, why do you feel your proposed project should be approved?

The two primary concerns shared with us by DR requester include noise and increased foot & auto traffic. Further, in the application for DR, the requester further states that project threatens the character of the neighborhood.

From the outset of opening Neighbor's Corner we have made it a point to reach out to our immediate and surrounding neighbors to ensure that the Corner not only reflects the character and needs of our neighborhood, but also have an active and regular dialogue to ensure that this is the case with the majority of our neighbors, as well as staff and parents from Alvarado Elementary and other schools and daycares in the immediate vicinity. Our lease allows us to be in this location for 15 years, and we have been committed to ensuring we came in as, and remain, a welcome addition that directly complements, supports and benefits the neighborhood.

As more than two-thirds of our customers are regular customers, arriving on foot and frequenting the Corner almost daily, we have had a chance to query a large percentage of the neighborhood to ensure we avoid unforeseen negative impact. These neighborhood residents have in turn often shared their unfiltered opinions with us, most recently in the form of numerous letters submitted in support of Neighbor's Corner, that our shop is a not only a welcome addition to the neighborhood for residents of all age groups, but in specific relation to the DR requester's concerns, that we are also indeed a quiet and respectful business, and not significantly drawing an uptick in auto traffic, a cause of significant noise, or out of place in the neighborhood. On the other hand, the primary feedback received from the neighborhood, is that they would like to see more seating and an expanded food program. A number of these supporters have also submitted letters to our Planner detailing the same, along with their added opinions as to why such a project is ideal and much needed at this location. In these letters, they have also addressed and refuted noise and traffic concerns. We believe the proposed project is not only an appropriate fit, with the majority of the neighborhood agreeing with this also, but in fact decreases auto traffic as the project provides a walkable alternative to neighbors and families having to get in

to their cars, or call food service companies arriving by car and meandering around an unfamiliar neighborhood looking for individual addresses, often down one-way streets.

The reality of this tucked away location, and at the heart of our business model, is that it's rare for customers to arrive by car from further afield in the city. Rather we aim to specifically continue to serve as a convenience to our immediate neighborhood, and one that allows them to opt for obtaining simple food and beverage needs without having to get into their cars. Approval of this project would allow us to continue our operations in their current vein and further fulfill the many requests we have fielded to provide expanded food offerings as a convenience to busy neighbors and families. Also a place for neighbors to stop in for a brief reprieve, again without needing to get into their cars and need to drive to congested commercial zones. If approved, we plan for a simple regular food option to meet the needs of our neighbors. This expanded offering is, by nature of the infrastructure and footprint of our location, already quite limited, and we don't agree that this will cause the significantly increased burden as suggested by the DR requester.

Further we would posit that much of the increased traffic at our intersection actually arises from the significant construction in the neighborhood, as well as the uptick in car services such as Lyft and Uber driving residents to and from their homes. Indeed our staff often plays a role of redirecting errant drivers trying to get to the other side of Douglass St, not actually accessible via our intersection.

2. What alternatives or changes to the proposed project are you willing to make in order to address the concerns of the DR requester and other concerned parties? If you have already changed the project to meet neighborhood concerns, please explain those changes and indicate whether they were made before or after filing your application with the City.

We have reached out a few times to the DR requester to meet and discuss their concerns. The first meeting was scheduled as soon as they reached out to us on 1/9/17 (this was the first contact made since our business opened), and immediately scheduled a meeting which was held 1/13/2017, just ahead of the DR filing deadline. During that meeting concerns were shared by the DR requester regarding noise, traffic and parking. In particular, the DR requester was concerned that a patio area at our address directly next door to their home, would potentially be used by Neighbor's Corner for business operations. We reached out the next day by email, and let the DR requester know that we did not have access to that patio for business operations, and as a courtesy would also continue to make sure that our staff were aware that this was not an extension of

the Corner. As access to this patio is for residents of our building, and indeed access is also limited only to residents, we further ensure the DR requester that we had neither intention, desire or ability to use this patio for any business purposes. We offered and remain committed to providing whatever form of assurance needed to alleviate this concern. In this same email we offered to sit together immediately and address parking concerns. I've pasted our reply here:

For parking, we mentioned that we recently put a policy in place not to serve any one that is double parked on the corner, and indeed we often function to re-route errant uber and lyft drivers or construction vehicles. Also cars that park in a way that all too often block the right turn of the bus coming down 21st making the right turn into Douglass. These are most often not our customers but we happily serve as eyes present each day watching over the safety of the intersection and the surrounding block however we can. As we mentioned we would like to apply for a green curb once the change of use is granted and happy to defer to you and the group as to whether this is indeed helpful along with preferred effective hours and duration. We're also happy to collaborate with you and Roger on the best approach to put in place any signs, paint, or other allowable approaches clearly delineating your driveway specifically. Let's nip that issue in the bud asap - it's been of concern to me also and glad we now have a line of communication going to address directly. Thinking out loud, i've seen some businesses do this with small easel like signs during business hours. Let's brainstorm this together sooner than later (irrespective of the Change of Use) and meanwhile we'll do whatever we can to keep a vigilant watch over any cars not respecting this.

There's more to accomplish here together for sure but wanted to send this out while

it was on my mind - also to think about the low hanging fruit first as they say. I fully believe there's more low hanging fruit here we can readily address and achieve together

In addition to this 1/14/17 email, we reached out again to the DR requesters by email on 2/12/17 and 3/16/17 to try and arrange a follow-up meeting to directly concerns with the goal also of avoiding a DR hearing if possible to save resources and time for all. The DR requester confirmed a meeting on the afternoon of 4/2/17. At this meeting the following requests were brought up by the DR requester. Having had time now since this meeting two days ago, we have annotated these requests below with our proposed changes ("NC comment"):

1. Post no smoking 30' from entrance signs on our facade
 - o NC comment: We have no experience with anyone smoking outside our establishment, and were under the impression that existing laws precluded customers from smoking directly outside a

business. If this is not the case, or remains a concern we can certainly post the requested signs.

2. Post signs asking customer to respect the neighborhood and be mindful of conversation and noise levels
 - o NC comment: We will certainly draft and post these signs
3. Keep front doors closed doors during business hours
 - o NC comment: This request poses and undue burden to our business and customers, as well as impedes access by a number of families that access our business with strollers and/or walking canes. In addition to limiting accessibility and comfortable airflow on warm days, this request also gives the appearance of the business being closed.
4. Further to keeping the doors closed, no awnings or additional signage should be installed
 - o NC comment: With respect to awnings, we don't have plans to install awnings, however the sun often beats down on our shop and we would like to retain the ability to add awnings in the future as allowed by SF city codes. The previous owner at this location for instance had awnings installed over the front entrance. With respect to signage, we again would like to retain the ability to opt for signage that conforms with SF city code. Note that we do not have any near term plans for additional signage, and indeed our business aesthetic is to reflect and maintain the overall look and feel of the neighborhood.
5. No outdoor seating
 - o NC comment: We do not have plans to offer significant outdoor seating (the slope and wind also make this difficult) however we would like to retain the right for simple bench seating adjacent to our facade as allowed under established rules and process of the SF Dept of Public Works. Indeed the sidewalk on 21st street outside the Corner is quite wide and provides ample accesibility for foot traffic or stroller/wheelchair access. Again we would like to retain the ability to apply to the Dept of Public works.
6. No indoor or outdoor music, live or recorded
 - o NC comment: We can agree to no outdoor music, live or recorded. With respect indoor music we cannot agree to not being able to play recorded music as allowed by SF city regulations. Soft music is by nature and accepted and expected backdrop in most retail businesses. We on our own accord limit the volume and hours any recorded music is played over indoor speakers well below the allowed limits. We have no plans for live music, but for business reasons would opt to retain our right to apply for a city permit should live music of some variety ever be desired for a limited duration as allowed under an applied for permit.

7. Delivery trucks. DR requesters asked what hours and frequency deliveries are being made to our business.
 - o NC Comment: We have limited deliveries and are open to limiting these deliveries to a reasonable pre-specified window during normal operating hours. Currently, our primary delivery comes mornings one to three weekdays per week. The delivery itself takes no longer than 5 minutes.
8. No private events or classes
 - o NC Comment: We have spoken a few times now, including an in-person meeting with our planner, to better understand what is allowable. We immediately adjusted operations after these discussions to abide by planning department regulations with respect to private events or classes. We continue to defer to these existing regulations
9. Limit dinner operating hours to only three nights per week
 - o NC Comment: As a business we cannot reasonably agree to being limited to a specific number of open days per week. This would pose undue duress on our business. Indeed, the neighborhood has been asking that we expand from being open late one night per week to included additional evenings.
10. Limit operating hours to close no later than 7pm
 - o NC Comment: We do not foresee or anticipate this location to support later hours, but as a business we cannot reasonably agree to further abridging operating hours beyond what is allowed by our zoning. Our proposed operating hours fall completely within these allowed parameters and would like to retain the right to adjust our hours within these allowed parameters as business and neighborhood factors prescribe.
11. No selling into the street.
 - o NC Comment: We asked the DR requester to expand on this. They clarified that they do not want us to have stalls or food trucks selling from the sidewalk or curb. It is our understanding that SF city code already limits this ability, and any such activity would need to be permitted.
12. Parking. What can NC do to alleviate impact on parking.
 - o NC Comment: DR submission states that residents are forced to park blocks away. Our biz closes at 3pm
 - o As mentioned in question #1 above we continue to be open to helping alleviate any parking concerns and indeed would like to work with the DR requester for the best solution to any current or future parking concerns. Since the DR requester is representing other concerned neighbors, and in turn those neighbors have varying opinions on whether a green curb would be helpful, the DR requester has offered to collect and consolidate opinions and a request on their side. We are committed to applying for a green

ABBREVIATIONS

AABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ADJ	ADJUSTED
BLW	BELOW
BD	BOARD
BOT	BOTTOM
CLG	CEILING
CM	CEILING MOUNT
CT	CERAMIC TILE
CTR	COUNTER
CWS	COLD WATER SUPPLY
DH	DIMENSION HEIGHT
DR	DOOR
ELEC	ELECTRICAL
EL	ELEVATION
EQ	EQUAL
EXH	EXHAUST
(E), EXTG	EXISTING
EXT	EXTERIOR
FT	FEET
FIN	FINISHED
FD	FLOOR DRAIN
FL	FLUORESCENT
GB	GRAB BAR
GL	GLASS
GFI	GROUND FAULT INTERRUPTER
GRT	GROUT
GYP BD	GYP SUM WALLBOARD
HDW	HARDWARE
HW	HOT WATER
IN	INCANDESCENT
INT	INTERIOR
JBOX	JUNCTION BOX
LA	LAMP
LAV	LAVATORY
LED	LED
MFR	MANUFACTURER
MTL	METAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
MTD	MOUNTED
N	NEW
NO	NORTH
NTS	NOT TO SCALE
NOM	NOMINAL
OC	ON CENTER
PA/PNT	PAINT
QTY	QUANTITY
RECEPT	RECEPTACLE
RM	ROOM
RO	ROUGH OPENING
RND	ROUND
SD	SMOKE ALARM
SECT	SECTION
SERV	SERVICE
STC	SOUND TRANSMISSION CLASS
S	SOUTH
SH	SILL HEIGHT
TBD	TO BE DETERMINED
THK	THICKNESS
THRES	THRESHOLD
TYP	TYPICAL
W	WALL MOUNT
WC	WATER CLOSET
WD	WOOD
WH	WATER HEATER
WDW	WINDOW
WP	WATERPROOF

- PLUMBING TAG
- EQUIPMENT TAG
- LIGHTING TAG

ARCHITECTURAL FINISH NOTES

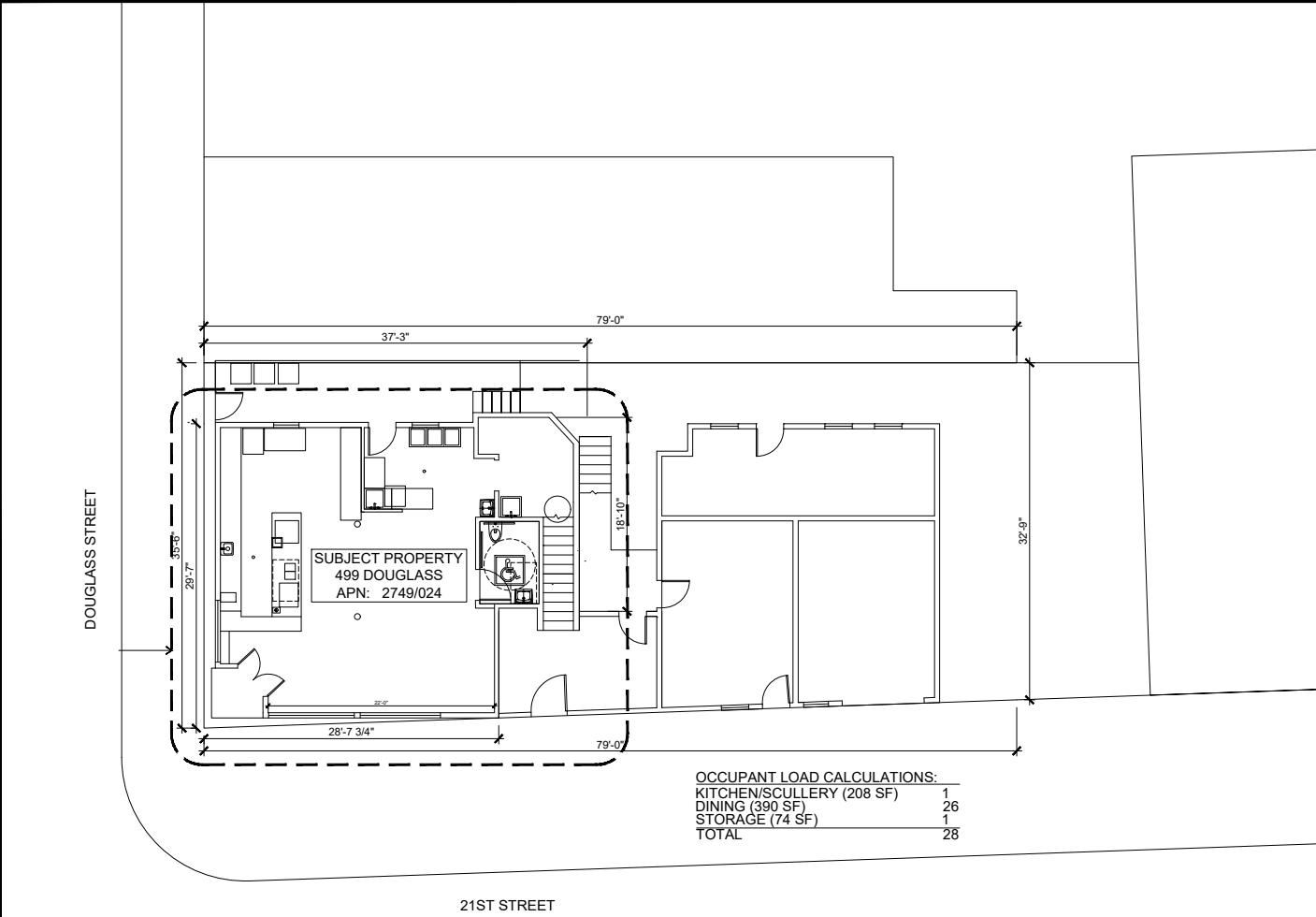
1. GENERAL CONTRACTOR SHALL PROVIDE PRIME COAT ONLY BEHIND AREAS TO BE COVERED WITH MILLWORK, WALL COVERINGS,PANELS,UNLESS NOTED OTHERWISE.
2. PROVIDE FINISH PAINT AT ALL WALL AREAS THAT ARE EXPOSED DUE TO REVEALS, JOINTS, END CONDITIONS, ETC. BEHIND ANY APPLIED MILLWORK, PANELS, CONSTRUCTION ETC. TYP.
3. PROVIDE A FULL COAT BENCHMARK FINISH SAMPLE FOR EACH TYPE OF COATING AND SUBSTRATE REQUIRED. WALL SURFACES PROVIDE AT LEAST 5 SQ FEET. FINAL APPROVAL OF PAINT WILL BE FROM BENCHMARK SAMPLES.
4. COMPLY WITH PROCEDURES SPECIFIED IN PDCA P4 FOR INSPECTION AND ACCEPTANCE OF SURFACES TO BE PAINTED.

SCHEDULE

A. GYPSUM BOARD IN RESTROOM
ACRYLIC FINISH: TWO FINISH COATS OVER A PRIMER.
INTERIOR FINISH GYPSUM BOARD PRIMER
FINISH COATS: INTERIOR SEMI-GLOSS LOW OR NO VOC LATEX MILDEW RESISTANT PAINT WITH COLOR TO BE DETERMINED BY OWNER.

B. WOOD AND HARDBOARD
ACRYLIC ENAMEL FINISH: TWO FINISH COATS OVER A PRIMER. INTERIOR WOOD PRIMER FOR SEMI-GLOSS ALKYD ENAMEL FINISH.
FINISH COATS: INTERIOR SEMI-GLOSS LOW OR NO PAINT WITH COLOR TO BE DETERMINED BY OWNER.

FACADE PHOTOS



1
A-1

SITE PLAN

1/8"=1'-0"

NEIGHBORS CORNER
TENANT IMPROVEMENT: NADIM JESSANI,
TIM LUYM, & RYAN KENKEL, MOMIJI INC
499 DOUGLASS SAN FRANCISCO CA 94114
NJESSANI@GMAIL.COM 415-513-6696

SCOPE OF WORK

CHANGE OF USE FROM RETAIL MARKET TO FULL RESTAURANT. RESPONDS TO COMPLIANT 2015018085 ENF. PLUMBING, ELECTRICAL AND ACCESSIBILITY UNDER PA# 201502047448.

APPLICABLE CODES

APPLICABLE CODES: 2013 SAN FRANCISCO BUILDING CODE
2013 CALIFORNIA BUILDING CODE
2013 GREEN BUILDING CODE
2013 CALIFORNIA PLUMBING CODE AND AMENDMENTS
2013 CALIFORNIA ELECTRICAL CODE AND AMENDMENTS

BUILDING INFORMATION

ZONING CLASS: RH-2 "LCU" LIMITED CONFORMING USE AS PER SECTION 186 OF SAN FRANCISCO PLANNING CODE

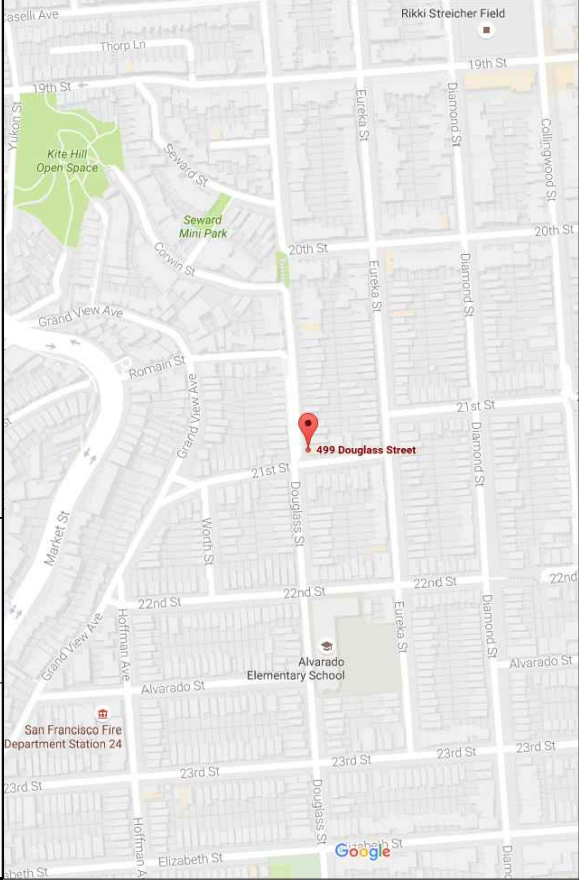
CONSTRUCTION TYPE: V

PARCEL: BLOCK 2749/LOT 024 ADDRESS: 4250 4252 21ST STREET

DRAWING INDEX

- A-1 COVER , NOTES, SITE PLAN, SYMBOLS & ABBREVIATIONS
- A-2 ACCESSIBILITY
- A-3 UPPER FLOORS - EXISTING
- A-4 GROUND FLOOR - PROPOSED / EQUIPMENT

SITE MAP



MOMIJI INC

OWNER/BUILDER
NADIM JESSANI 415-513-6696
NJESSANI@GMAIL.COM
PROJECT MANAGER

NEIGHBORS CORNER STORE

499 DOUGLASS STREET
SAN FRANCISCO, CA 94114

COVER

NOTES AND SYMBOLS
SITE PLAN

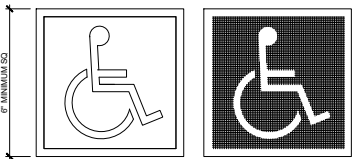
A-1

INTERNATIONAL SIGN OF ACCESSIBILITY.

1. DOORWAYS LEADING TO TOILET ROOMS SHALL BE IDENTIFIED WITH A GEOMETRIC SYMBOL MOUNTED AT 58" MINIMUM AND 60" MAXIMUM ABOVE FINISHED FLOOR WITH CENTERINE OF SYMBOL.
2. UNISEX TOILET FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, $\frac{1}{4}$ " THICK AND 12" DIAMETER WITH A $\frac{1}{4}$ " THICK TRIANGLE WITH A VERTEX POINTING UPWARD SUPERIMPOSED ON CIRCLE WITHIN THE 12" DIAMETER. TRIANGLE SHALL CONTRAST WITH CIRCLE SYMBOL EITHER LIGHT ON DARK BACKGROUND OR DARK ON LIGHT BACKGROUND. CIRCLE SHALL NOT CONTRAST WITH DOOR, EITHER LIGHT ON A DARK BACKGROUND OR DARK ON LIGHT BACKGROUND.

DOOR AND HARDWARE NOTES

1. UPON INSTALLATION OF DOOR FRAMES, FILL WITH SEALANT ANY AND ALL GAPS, HOLES, VOIDS, ETC. BETWEEN DOOR FRAME AND WALL SYSTEM, TYPICAL SEALANT TO BE PAINTABLE.
2. PROVIDE BALL BEARING HINGES FOR ALL DOORS WITH CLOSURES, TYP.
3. ALL THRESHOLDS TO BE CONTINUOUS FROM JAMB TO JAMB OR WALL TO WALL.
4. END CONDITIONS TO BE TIGHTLY SCRIBED TO MATCH PROFILE OF JAMB OR WALL WITHOUT ANY GAPS, HOLES, VOIDS, ETC.



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

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

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

If details are provided from a set of City approved reference drawings, provide its permit application number here: PA # 20150204744B

DA Checklist 2009

Page 7 of 11

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

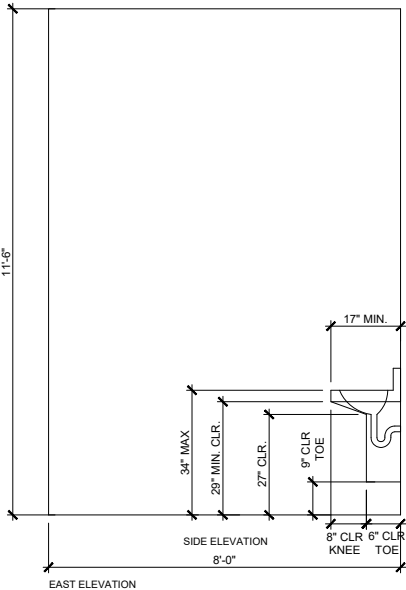
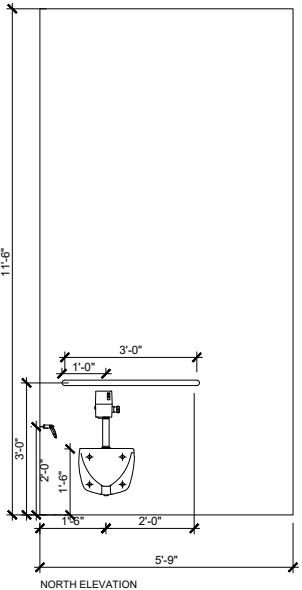
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5. Accessible drinking fountains (hi-low).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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Shower	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

If details are provided from a set of City approved reference drawings, provide its permit application number here: PA # 20150204744B

DA Checklist 2009

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1
A-2

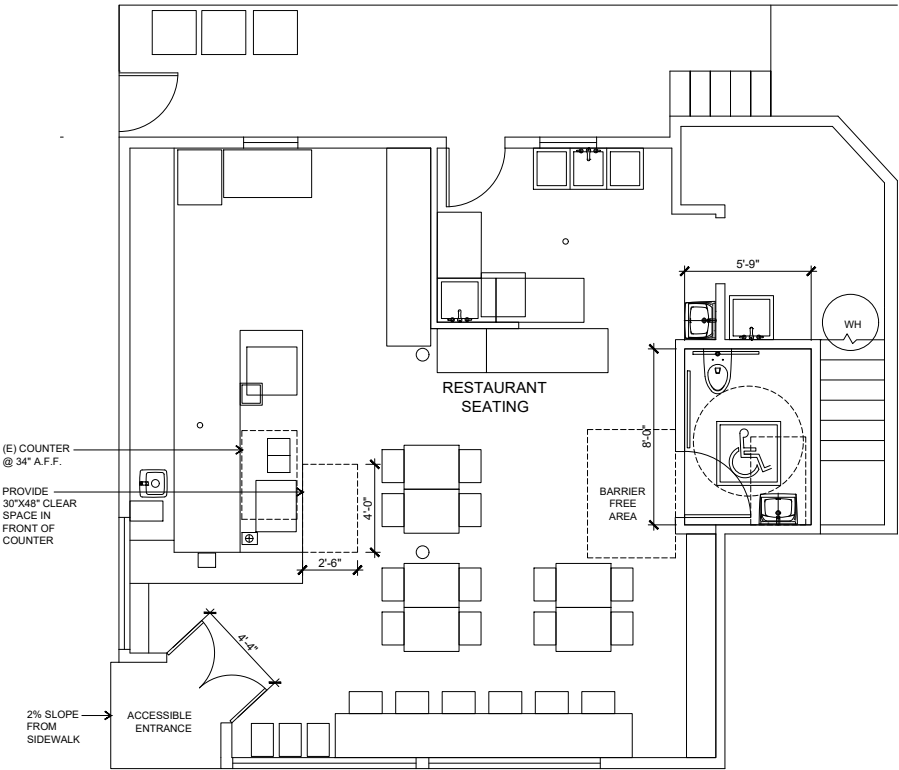
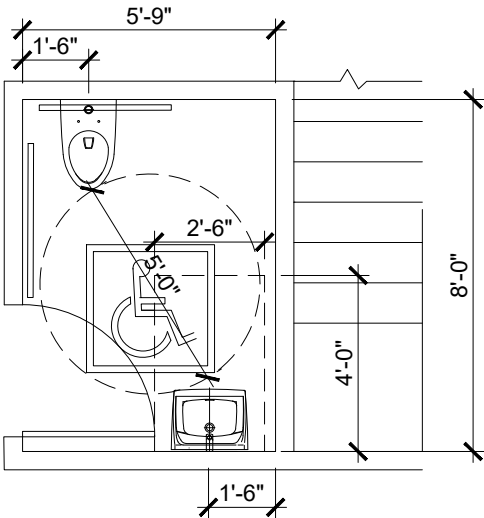
EXISTING BATHROOM ELEVATIONS

1/2"=1'-0"

2
A-2

EXISTING ACCESSIBLE BATHROOM

1/2"=1'-0"



3
A-2

PROPOSED FLOOR PLAN

1/4"=1'-0"

MOMIJI INC

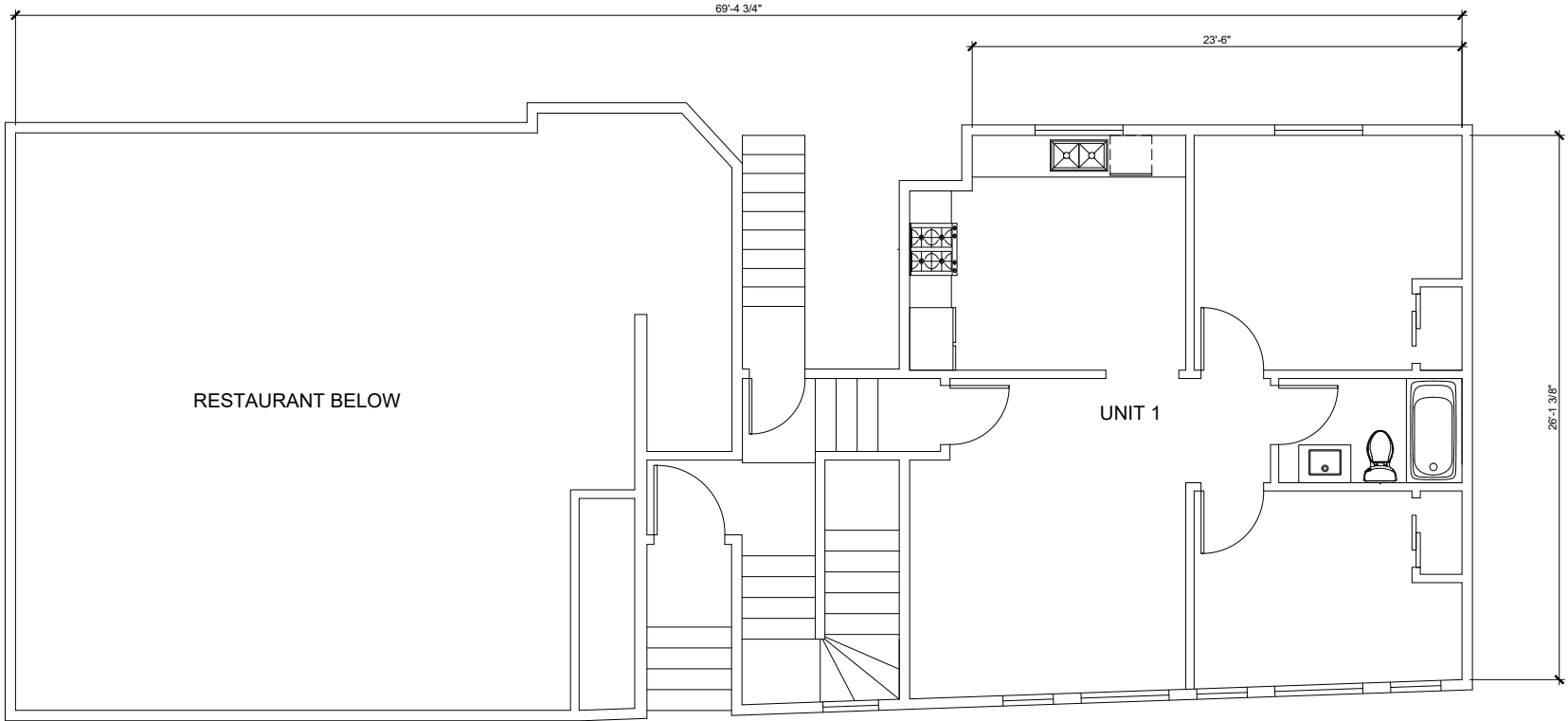
OWNER/BUILDER
NADIM JESSANI 415-513-6696
NJESSANI@GMAIL.COM

NEIGHBORS CORNER STORE

499 DOUGLASS STREET
SAN FRANCISCO, CA 94114

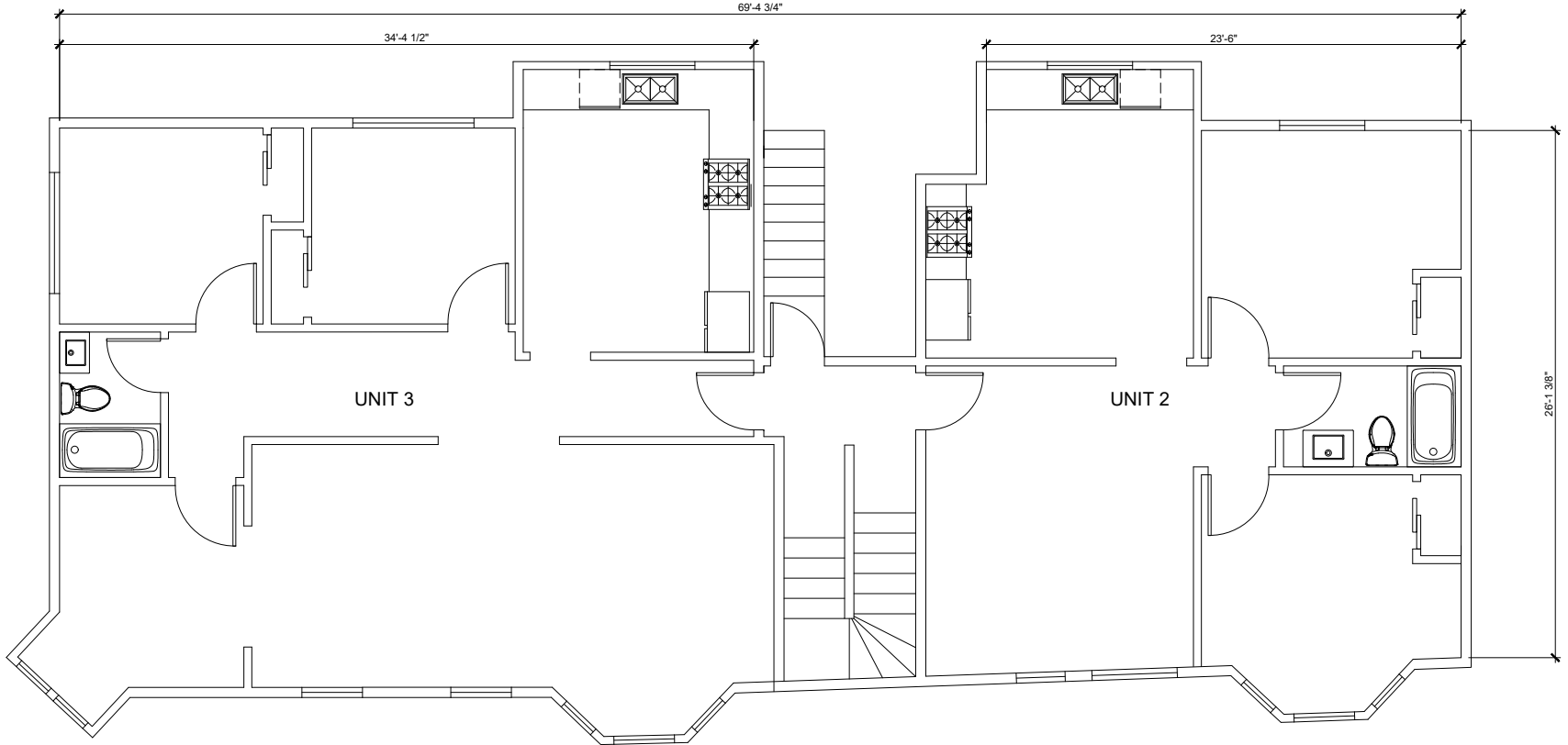
ACCESSIBILITY

A-2



1
A-3

UNIT 1 - EXISTING (FOR REFERENCE ONLY)
1/4"=1'-0"



2
A-3

UNITS 2 & 3 - EXISTING (FOR REFERENCE ONLY)
1/4"=1'-0"

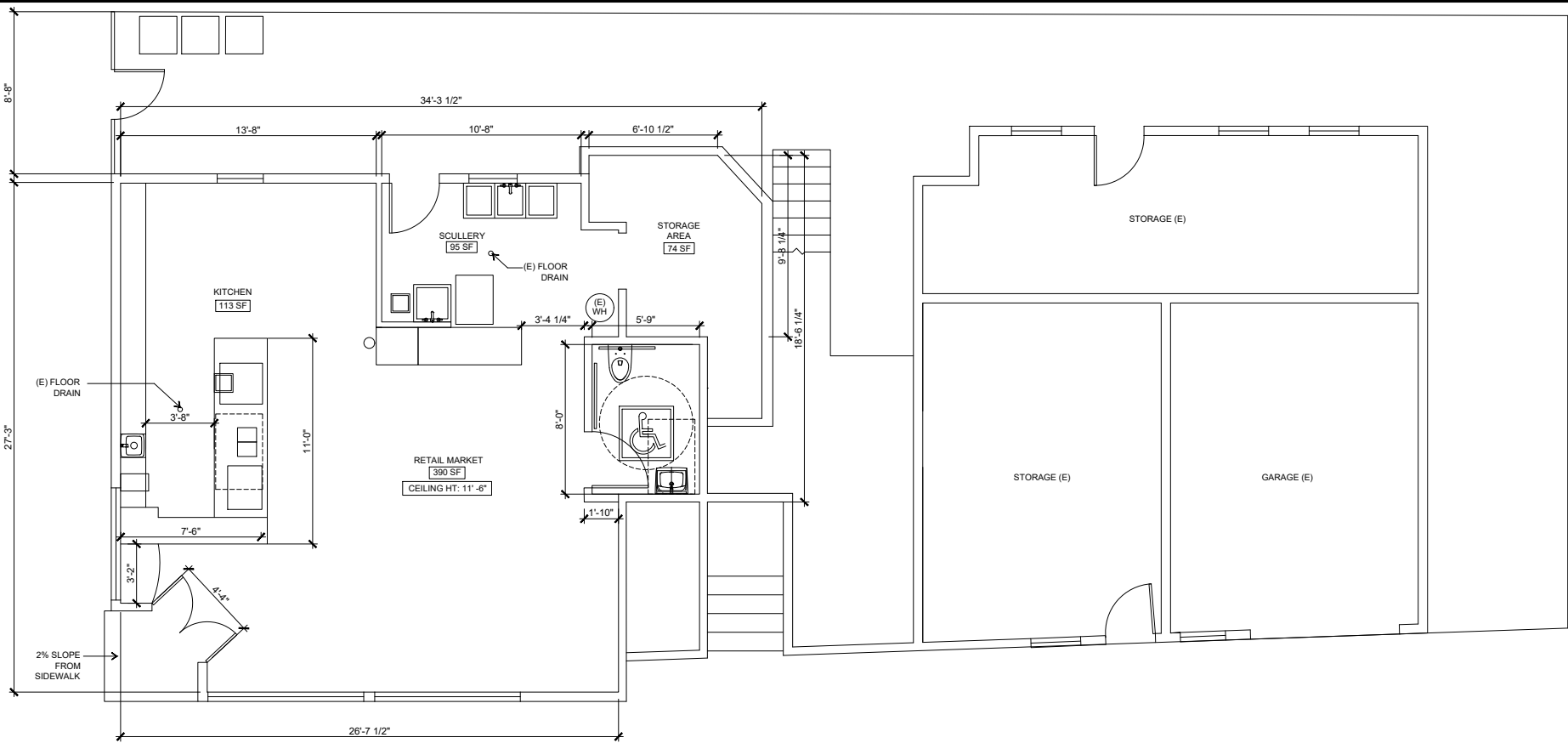
MOMIJI INC

OWNER/BUILDER
NADIM JESSANI 415-513-6696
NJESSANI@GMAIL.COM

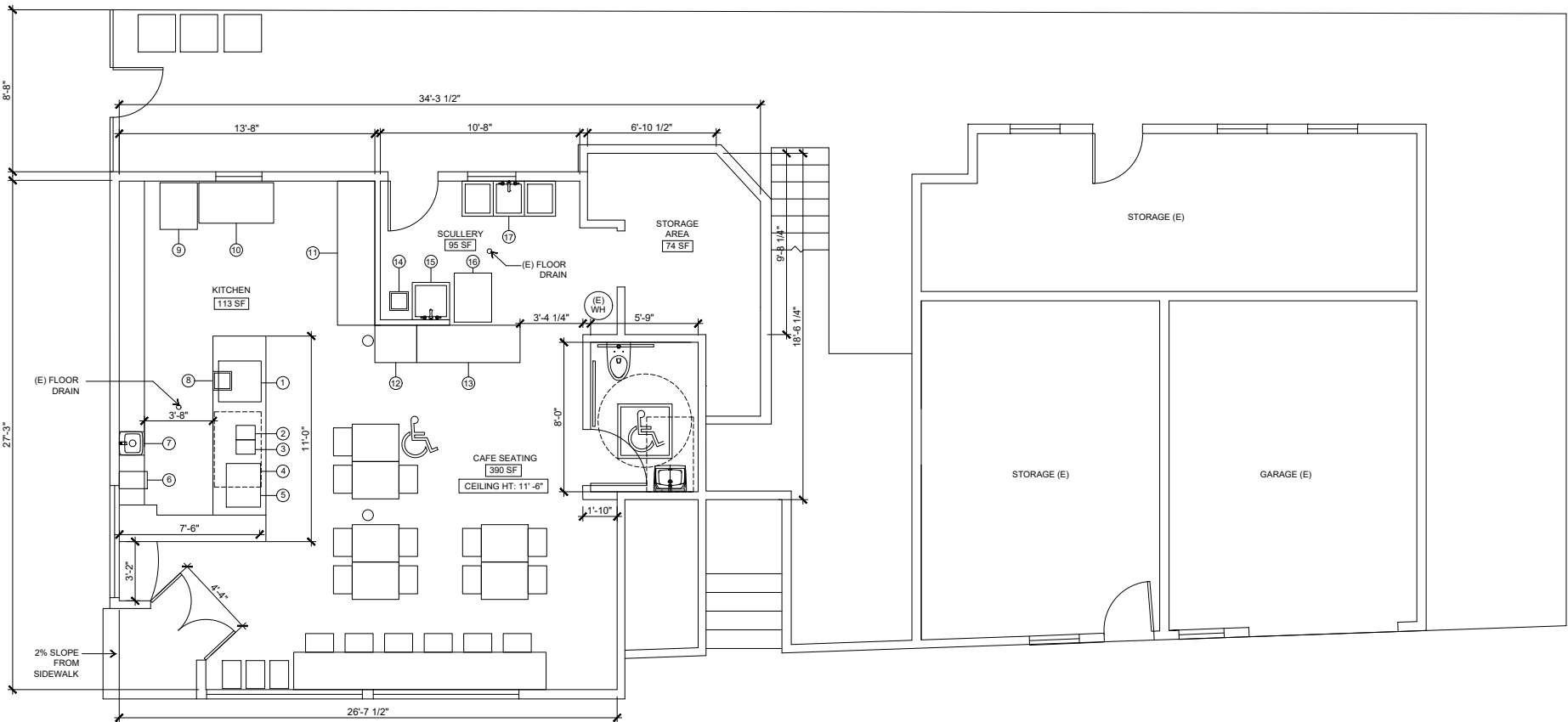
NEIGHBORS CORNER STORE
499 DOUGLASS STREET
SAN FRANCISCO, CA 94114

UPPER FLOORS
EXISTING

A-3



1
A-4
EXISTING FLOOR PLAN
1/4"=1'-0"



2
A-4
PROPOSED FLOOR PLAN
1/4"=1'-0"

HEALTH DEPARTMENTNOTES

1. ALL FOOD SERVICE AND RELATED EQUIPMENT SHALL BE NSF APPROVED AND IN CINFORMITY WITH LOCAL HEALTH REGULATIONS. INSTALLATION OF EQUIPMENT SHALL MEET SAME REQUIREMETNS. ALTHOUGH HEALTH REQUIREMENTS WILL BE REVIEWED DURING BUILDDDING DEPARTMENT REVIEW, THE OWNER WIL LHAVE TO TAKE OUT SEPARATE HEALTH PERMIT.
2. ALL WORKING SURFACES SHALL BE SMOOTH AND IMPERVIOUS.
3. ALL CUTTING BOARDS SHALL BE OF NON-WOOD CONSTRUCTION AND NSF
4. STORAGE SHELVING MUST BE SPECIFIED AS HAVING SMOOTH, NONABSORBENT FINISH. THE LOWEST SHELF SHOULD BE 6 INCHES ABOVE FINISH FLOOR.
5. A SEPARATE WAL-MOUNTED, HAND SINK IS REQUIRED WITHIN OR ADJACENT TO THE FOOD PREPARATION AND PACKAGING AREAS. GENERAL CONTRACTOR/OWNER TO PROVIDE PERMANENTLY MOUNTED SINGLE-SERVICE SOAP AND PAPER TOWEL DISPENSERS.
6. ALL SINKS TO BE PROVIDED WITH ADEQUATE HOT AND COLD WATER FROM MIXING FAUCETS.
7. THE JUNCTURE AT THE FLOOR AND WALL MUST HAVE A COVED BASE WITH AT LEAST A 3/8" RADIUS AND EXTENDING AT LEAST 6INCHES UP THE WALL. STARTIONARY FIXTURES OR BUILT-IN EQUIPMENT CAN BE SEALED ON A 4 INCH HIGH, 3/8 INCH RADIUS CONCRETE CURB OR COVED IN POSITION ON THE FLOOR IF TOP SET COVING IS USED, IT MUST BE ADEQUATELY SEALED AT THE FLOOR WITH SILICONE SEALANT OR EQUIVALENT TO FORM A WATERPROOF SEAL.
8. LIGHT FIXTURES IN AREAS WHERE FOOD IS PREPARED, WHER FOOD IS STORED OR WHERE UTENSILS ARE CLEANED MUST HAVE SHATTERPROOF SHIELDS AND SHALL BE READILY CLENABLE.
9. WASTE COINTEINERS TO BE MOISTURE & VERMIN PROOF W/TIGHT FITTING LIDS
10. ANY TRASH AND GARBAGE STORAGE AREA RECEIVING FOOD WASTE OR FOOD CONTAINERS MUST HAVE A HOSE BIBB TO FACILITATE CLEANING. FLOORS, WALLS AND CEILING MUST BE SMOOTH AND CLENABLE, RECOMMEND HOT AND COLD WATER BIBB BE AVAILABLE FOR CLEANING OPERATIONS MUST BE DEISPENSED OF AS SEAWGE THROUGH A FLOOR DRAIN IN THE TRASH ENCLOSURE OR THE EQUIVALENT.
11. GENERAL CONTRACTOR/ OWNER SHALL PROVIDE A MOP AND BROOM RACK AND CLEANING SOLUTION STORAGE SHELVING AWAY FROM FOOD AREAS.
12. EMPLOYEE GARMENT CHANGE AREA, SEPARATE FROM REST ROOMS, IS REQUIRED. CABINETS OR LOCKERS MUST BE INSTALLED IN THIS AREA.
13. WALLS AND CEILINGS OF ALL ROOMS EXCEPT IN DINING AREAS, WHERE FOOD IS STORED IN UNOPENED CONTAINERS, SHALL BE DURABLE, SMOOTH, NONABSORBENT AND WASHABLE. WALLS AND CEILING OF FOOD PREPARATION UNITS SHALL ALSO BE LIGHT COLORED.
14. EACH METAL SINK COMPARTMENT MUST BE LARGE ENOUGH TO HOLD THE LARGEST UTENSILS WASHED IN THE SINK. EVERY UTENSIL SINK SHALL HAVE TWO METAL DRAINBOARDS. EACH DRAIN BOARD MUST BE INTEGRAL WITH THE SINK AND SHOULD BE AT LEAST THE WIDTH OF ONE SINK COMPARTMENT.
15. INSECT AND RODENT PROOFED: A FOOD FACILITY SHALL AT ALL TIMES BE SO CONSTRICTED, EQUIPPED, MAINTAINED AND OPERATED AS TO PREVENT THE ENTRANCE AND HARBORAGE OF ANIMALS, BIRDS AND VERMIN, INCLUDING BUT NOT LIMITED TO RODENTS AND INSECTS. ALL EXTERIOR DOORS TO BE SELF CLOSING AND TIGHT FITTING (1/4" MAXIMUM GAP AROUND DOOR AND OOR JAMB), ALL OPENABLE WINDOWS AND/OR VENT PIPES TO HAVE MINIMUM NUMBER 16 MESH SCREEN.
16. FLOOR MOUNTED EQUIPMENT MUST BE SUPPORTED BY SIX (6) INCH MINIMUM, APPROVED, EASILY CLEANABLE METAL LEGS OR APPROVED COMMERCIAL CASTERS' OR BE COMPLETELY SEALED IN POSITION ON A FOUR INCH MINIMUM HIGH CONTINUOUSLY AND INTEGRAL COVED BASE OR COVED CONCRETE CURB TO FACILITATE EASE OF CLEANING.

EQUIPMENT SCHEDULE					
TAG	DESCRIPTION	MANUFACTURER	MODEL #	DIMENSIONS	REMARKS
①	FREEZER	TRUE FOOD	TDC-27	26-1/4"(W) x 27-3/8"(D) x 51-3/8"(H)	115v
②	COFFEE GRINDER	LA MARZOCCO	KOLD	9 1/4"(W) x 12 1/4"(D) x 27 1/4"(H)	120v
③	COFFEE GRINDER	LA MARZOCCO	KOLD	9 1/4"(W) x 12 1/4"(D) x 27 1/4"(H)	120v
④	REFRIGERATOR	TRUE FOOD	TUC-48-LP	48-3/8"(W) x 30 -1/8"(D) x 29-3/4"(H)	
⑤	ESPRESSO MACHINE	LA MARZOCCO	LINEAE2	28"(W) x 22"(D) x 18"(H)	220v
⑥	ESPRESSO BREWER	FETCO	2041-E	11"(W) x 18"(D) x 34-3/8"(H)	115v
⑦	HAND SINK	REGENCY	1097PS61	10" (L) x 15" (W) x 5" (D)	
⑧	FLOOR SINK			12" X 12"	
⑨	CONVECTION OVEN	MOFFAT	E33D5	24"(W) x 26-3/4"(D) x 63"(H)	240v
⑩	FREEZER	TRU	TUC-48F-HC	48-3/8"(W) x 30-1/8"(D) x 29-3/4"(H)	115v
⑪	FRIDGE	PERLICK	BS4DS	108"(W) x 24"(D) x 41"(H)	115v
⑫	FRIDGE - GLASS DOOR	TRUE	GDM-19-F-LD	27"(W) x 24-7/8"(D) x 78-5/8"(H)	115v
⑬	GRAB AND GO FRIDGE	QUICK SHIP	B32-QS	34-1/2"(W) x 24"(D) x 82-3/8"(H)	115v
⑭	FLOOR SINK			12" X 12"	
⑮	MOP SINK	GRAINGER	TSBC1610501	24" (L) x 24" (W) x 12" (H)	STRAINER INCLUDED
⑯	DISHWASHER	AUTO-CHLOR	U34	24"(W) x 37-1/2"(D) x 34"(H)	115v
⑰	3 COMP SINK	REGENCY	600S31717	60" (W) x 22-1/2" (D) x 44-3/4" (H)	GALVANIZED STEEL
⑱					

MOMIJI INC

OWNER/BUILDER

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GROUND FLOOR
PROPOSED –
EQUIPMENT

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