



# SAN FRANCISCO PLANNING DEPARTMENT

## Executive Summary Conditional Use

HEARING DATE: FEBRUARY 23, 2017

### CONSENT CALENDAR

*Date:* February 6, 2017  
*Case No.:* **2016-013754CUA**  
*Project Address:* **323 Octavia Street**  
*Zoning:* Hayes-Gough Neighborhood Commercial Transit (NCT) District  
Residential Transit-Oriented (RTO) District  
40-X/50-X Height and Bulk District  
Market and Octavia Plan Area  
*Block/Lot:* 0831/023  
*Project Sponsor:* Brad Ramos  
1157 Shattuck Boulevard  
Berkeley, CA 94707  
*Staff Contact:* Nicholas Foster – (415) 575-9167  
[nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)  
*Recommendation:* **Approval with Conditions**

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### PROJECT DESCRIPTION

The proposed ("Project") is to establish a new Restaurant Use (d.b.a. "Local Method") within a vacant, ground-floor tenant space located within a new, mixed-use development located at the northwest corner of Octavia and Oak Streets. This development was approved by the Planning Commission in 2012 (Case No. 2011.0744C, Motion No. 18654). The new restaurant would occupy approximately 3,600 square feet of tenant space, exceeding the use size limitations (3,000 square feet) established within the zoning controls for the Hayes-Gough Neighborhood Commercial Transit (NCT) District. The restaurant would utilize the adjacent outdoor seating area/patio (Outdoor Activity Area), measuring approximately 400 square feet, for patrons of the restaurant. The proposed hours of operation are 7:30 a.m. – 1:00 a.m. (serving breakfast, lunch, and dinner). The restaurant includes brewery activities; as such, the project would utilize an ABC Type 75 License ("Brewpub"). The ABC Type 75 License authorizes the sale of beer, wine and distilled spirits for consumption on a Bona Fide Eating Place plus a limited amount of brewing of beer. Minor interior tenant improvements are proposed as part of the project, with no expansion of the existing building.

### SITE DESCRIPTION AND PRESENT USE

The site ("Project Site") is located on the west side of Octavia, between Hickory and Oak Streets, Lot 023 in the Assessor's Block 0831. The majority of the subject lot is located within the Residential Transit-Oriented (RTO) District, however, the easterly 60 feet are located within the Hayes-Gough NCT District. The subject tenant space is located entirely within the portion of the lot that is located within the Hayes-Gough NCT District. The majority of the subject lot is also located within the 50-X Height and Bulk District. However, the interior portion of the lot fronting along the Hickory Street right-of-way

(beginning at a point located 70 feet to the west of the intersection with Octavia Boulevard and 65 feet north of Oak Street, extending to the Laguna Street frontage) is located within the 40-X Height and Bulk District.

The property is developed with a five-story, mixed-use building with approximately 203,000 square feet of uses, including approximately 3,800 square feet of space allocated for ground floor retail uses, 182 dwelling units located above the ground floor, and 91 off-street parking spaces. The majority of the Oak Street frontage is dominated by walk-up residential units while the Octavia Boulevard frontage is occupied by several active spaces, including the subject retail space, a lobby/lounge area, and an open space “portal” for public views and tenant access into the interior of the building.

## **SURROUNDING PROPERTIES AND NEIGHBORHOOD**

The Project Site, formerly known as “Parcel P,” was occupied by freeway ramps for the Central Freeway, until their removal in 2003. Beyond the immediate vicinity, the area surrounding the project site primarily consists of residential buildings of two to five stories in height. Ground floor retail and restaurant uses are found along Hayes Street one block north of the Project Site, while other isolated commercial establishments are scattered throughout the neighborhood. The Civic Center district is located to the northeast, and includes various government buildings, museums, libraries, and performance spaces. Open spaces in the vicinity include Hayes Valley Playground to the northwest, Patricia’s Green to the north, Koshland Park to the southwest, and Page and Laguna Mini-Park to the south.

## **ENVIRONMENTAL REVIEW**

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

## **HEARING NOTIFICATION**

TYPE	REQUIRED PERIOD	REQUIRED NOTICE DATE	ACTUAL NOTICE DATE	ACTUAL PERIOD
Classified News Ad	20 days	February 3, 2017	February 1, 2017	22 days
Posted Notice	20 days	February 3, 2017	February 3, 2017	20 days
Mailed Notice	20 days	February 3, 2017	February 1, 2017	22 days

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

## **PUBLIC COMMENT/COMMUNITY OUTREACH**

- To date, the Department has not received any letters in support or in opposition to the proposed Project.

## ISSUES AND OTHER CONSIDERATIONS

- **Use.** The proposed Project would establish a new Restaurant Use on a parcel located within the Hayes-Gough NCT and RTO Districts. While the zoning controls of RTO District would not otherwise permit Retail Sales and Service Uses, the Hayes-Gough NCT District principally permits a variety of Retail Sales and Service Uses, including Restaurant Use. Given that that subject tenant space is located entirely within the portion of the subject lot that is regulated by the zoning controls of the Hayes-Gough NCT District (the underlying zoning), the proposed use is therefore principally permitted. The proposed Restaurant Use would function as a microbrewery/restaurant, which, has proven a popular restaurant model given that patrons can learn about and experience the brewing process onsite while dining. Moreover, the placement of the brewing equipment along a portion of the Oak Street frontage makes for a unique pedestrian experience as viewed from the street level.
- **Use Size.** The project requires conditional use authorization because the use exceeds the use size limitations (3,000 square feet) established within the zoning controls for the Hayes-Gough Neighborhood Commercial Transit (NCT) District. At approximately, 3,600 square feet, the proposed Restaurant Use would utilize the majority of the subject ground-floor space, helping to activate both frontages (Octavia and Oak). Given that the building was entitled with the subject tenant space as configured (at nearly 3,800 square feet), the Project Sponsor is seeking approval to establish a new business, thereby activating a ground floor space located on a prominent corner in the Hayes Valley Neighborhood.

## REQUIRED COMMISSION ACTION

In order for the project to proceed, the Commission must grant conditional use authorization to allow a Restaurant Use to exceed the use size limitations (3,000 square feet) established within the zoning controls for the Hayes-Gough Neighborhood Commercial Transit (NCT) District, pursuant to Planning Code Sections 303, 720.21, and 720.44.

## BASIS FOR RECOMMENDATION

- The Project would not displace an existing commercial tenant given that the subject tenant space is currently vacant.
- The Project promotes the establishment of a locally-owned business (non-Formula Retail Use) and contributes to the overall economic viability of the Hayes-Gough NCT.
- The Project would help contribute to the vitality of the overall neighborhood by activating a highly-visible, ground floor commercial space located on a corner lot.
- The Project site is well-served by public transit.
- The Project meets all applicable requirements of the Planning Code.
- The Project is desirable for—and compatible with—the surrounding neighborhood.

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

Block Book Map

**Executive Summary**  
**Hearing Date: February 23, 2017**

**CASE NO. 2016-013754CUA**  
**323 Octavia Street**

Sanborn Map  
Aerial Photographs  
CEQA Categorical Exemption Determination  
CUA Notice  
Conditional Use Authorization Application (and Prop M findings)  
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 checked="" type="checkbox"/> Environmental Determination | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Zoning District Map         | Drawings: <u>Proposed Project</u>                                                          |
| <input type="checkbox"/> Height & Bulk Map                      | <input checked="" type="checkbox"/> Check for legibility                                   |
| <input checked="" type="checkbox"/> Parcel Map                  | 3-D Renderings (new construction or significant addition)                                  |
| <input checked="" type="checkbox"/> Sanborn Map                 | <input type="checkbox"/> Check for legibility                                              |
| <input checked="" type="checkbox"/> Aerial Photo                | <input type="checkbox"/> Wireless Telecommunications Materials                             |
| <input checked="" type="checkbox"/> Context Photos              | <input type="checkbox"/> Health Dept. review of RF levels                                  |
| <input checked="" type="checkbox"/> Site Photos                 | <input type="checkbox"/> RF Report                                                         |
|                                                                 | <input type="checkbox"/> Community Meeting Notice                                          |
|                                                                 | <input type="checkbox"/> Housing Documents                                                 |
|                                                                 | <input type="checkbox"/> Inclusionary Affordable Housing Program: Affidavit for Compliance |

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

NF  
Planner's Initials



# SAN FRANCISCO PLANNING DEPARTMENT

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*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"/> Transportation Sustainability Fee (Sec. 411A) |

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## Planning Commission Draft Motion

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*Recommendation:* **Approval with Conditions**

**ADOPTING FINDINGS RELATING TO THE APPROVAL OF CONDITIONAL USE AUTHORIZATION PURSUANT TO SECTIONS 303, 720.21, 720.44 OF THE PLANNING CODE TO PERMIT A RESTAURANT USE (D.B.A. "LOCAL METHOD") TO EXCEED THE USE SIZE LIMITATIONS OF THE HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT (NCT) WITHIN THE HAYES-GOUGH (NCT) AND RESIDENTIAL TRANSIT-ORIENTED (RTO) ZONING DISTRICTS AND A 40-X AND 50-X HEIGHT AND BULK DISTRICTS, AND ADOPTING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT.**

### PREAMBLE

On December 23, 2016, Brad Ramos on behalf of Grant Leong (hereinafter "Project Sponsor") filed an application with the Planning Department (hereinafter "Department") for Conditional Use Authorization under Planning Code Sections 303, 720.21, and 720.44 to allow a new Restaurant Use to exceed the use size limitations (3,000 square feet) established within the zoning controls for the Hayes-Gough Neighborhood Commercial Transit (NCT) District within the Hayes-Gough Neighborhood Commercial Transit (NCT) and Residential Transit-Oriented (RTO) Districts and the 40-X and 50-X Height and Bulk Districts.

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

On February 23, 2017 the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting on Conditional Use Application No. 2016-013754CUA.

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. 2016-013754CUA, 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 site ("Project Site") is located on the on the west side of Octavia, between Hickory and Oak Streets, Lot 023 in the Assessor's Block 0831. The majority of the subject lot is located within the Residential Transit-Oriented (RTO) District, however, the easterly 60 feet are located within the Hayes-Gough NCT District. The subject tenant space is located entirely within the portion of the lot that is located within the Hayes-Gough NCT District. The majority of the subject lot is also located within the 50-X Height and Bulk District. However, the interior portion of the lot fronting along the Hickory Street right-of-way (beginning at a point located 70 feet to the west of the intersection with Octavia Boulevard and 65 feet north of Oak Street, extending to the Laguna Street frontage) is located within the 40-X Height and Bulk District.

The property is developed with a five-story, mixed-use building with approximately 203,000 square feet of uses, including approximately 3,800 square feet of space allocated for ground floor retail uses, 182 dwelling units located above the ground floor, and 91 off-street parking spaces. The majority of the Oak Street frontage is dominated by walk-up residential units while the Octavia Boulevard frontage is occupied by several active spaces, including the subject retail space, a lobby/lounge area, and an open space "portal" for public views and tenant access into the interior of the building.

3. **Surrounding Properties and Neighborhood.** The Project Site, formerly known as "Parcel P," was occupied by freeway ramps for the Central Freeway, until their removal in 2003. Beyond the immediate vicinity, the area surrounding the project site primarily consists of residential buildings of two to five stories in height. Ground floor retail and restaurant uses are found along Hayes Street one block north of the Project Site, while other isolated commercial establishments are scattered throughout the neighborhood. The Civic Center district is located to the northeast,

and includes various government buildings, museums, libraries, and performance spaces. Open spaces in the vicinity include Hayes Valley Playground to the northwest, Patricia's Green to the north, Koshland Park to the southwest, and Page and Laguna Mini-Park to the south.

4. **Project Description.** The proposed ("Project") is to establish a new Restaurant Use (d.b.a. "Local Method") within a vacant, ground-floor tenant space located within a new, mixed-use development located at the northwest corner of Octavia and Oak Streets. This development was previously approved by the Planning Commission in 2012 (Case No. 2011.0744C, Motion No. 18654). The new restaurant would occupy approximately 3,600 square feet of tenant space, exceeding the use size limitations (3,000 square feet) established within the zoning controls for the Hayes-Gough Neighborhood Commercial Transit (NCT) District. The restaurant would utilize the adjacent outdoor seating area/patio (Outdoor Activity Area), measuring approximately 400 square feet, for patrons of the restaurant. The proposed hours of operation are 7:30 a.m. – 1:00 a.m. (serving breakfast, lunch, and dinner). The restaurant includes brewery activities; as such, the project would utilize an ABC Type 75 License ("Brewpub"). The ABC Type 75 License authorizes the sale of beer, wine and distilled spirits for consumption on a Bona Fide Eating Place plus a limited amount of brewing of beer. Minor interior tenant improvements are proposed as part of the project, with no expansion of the existing building.
5. **Public Comment.** The Department has not received any communications in reference to the proposed Project.
6. **Planning Code Compliance:** The Commission finds that the Project is consistent with the relevant provisions of the Planning Code in the following manner:
  - A. **Use (Section 720.44).** Planning Code principally permits Restaurants within the first floor of a structure within the Hayes-Gough NCT District.

*The proposed Project would establish a new Restaurant Use on a parcel located within the Hayes-Gough NCT and RTO Districts. While the zoning controls of RTO District would not otherwise permit Retail Sales and Service Uses, the Hayes-Gough NCT District principally permits a variety of Retail Sales and Service Uses, including Restaurant Use. Given that that subject tenant space is located entirely within the portion of the subject lot that is regulated by the zoning controls of the Hayes-Gough NCT District (the underlying zoning), the proposed use is therefore principally permitted. The proposed Restaurant Use would function as a microbrewery/restaurant, which, has proven a popular restaurant model given that patrons can learn about and experience the brewing process onsite while dining. Moreover, the placement of the brewing equipment along a portion of the Oak Street frontage makes for a unique pedestrian experience as viewed from the street level. The Project contains a Restaurant Use and is compliant with Code Section 720.44.*

- B. **Use Size (Section 720.21).** Planning Code permits non-residential uses up to 2,999 square feet and requires Conditional Use Authorization for 3,000 square feet or above.

*The project requires conditional use authorization only because the use exceeds the use size limitations (3,000 square feet) established within the zoning controls for the Hayes-Gough Neighborhood Commercial Transit (NCT) District. At approximately, 3,600 square feet, the proposed Restaurant*

*Use would utilize the majority of the subject ground-floor space, helping to activate both frontages (Octavia and Oak). Given that the building was entitled with the subject tenant space as configured (at nearly 3,800 square feet), the Project Sponsor is seeking approval to establish a new business, thereby activating a ground floor space located on a prominent corner in the Hayes Valley Neighborhood.*

**C. Street Frontage in Neighborhood Commercial Districts (Sections 145.1, 720.13, 720.13b).**

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

*The subject commercial tenant space includes approximately 58-feet of linear frontage along Octavia Street (77'-6" including the adjacent outdoor activity area), and approximately 55-feet of linear frontage along Oak Street. The windows along both street frontages are clear and unobstructed, and allow for abundant visibility into the subject tenant space. The proposed Project would active a previously vacant ground-floor commercial space with an active use, as defined by Code, and is therefore compliant with Code Section 145.1.*

**D. Off-Street Parking and Loading (Section 720.22).** Planning Code does not require any off-street parking within the Hayes-Gough NCT District. Off-street parking is permitted only as accessory subject to the limitations established within Code Section 151.

*The Project does not include any off-street parking for the Restaurant Use and is therefore compliant with Code Section 720.22.*

**E. Hours of Operation (Section 720.27).** Planning Code states that the principally permitted hours during which any commercial establishment, not including automated teller machines, may be open for business is from 6:00 a.m. – 2:00 a.m. whereas a Conditional Use Authorization is required for maintaining hours of operation from 2 a.m. to 6 a.m.

*The proposed hours of operation for the Restaurant Use are from 7:30 a.m. – 1:00 a.m.; therefore the Project is compliant with the 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 Project would establish a new Restaurant Use at the Project Site. The Project is necessary or desirable because it would help contribute to the vitality of the overall neighborhood by activating a highly-visible, ground floor commercial space located on a corner lot. Moreover, the Project promotes the establishment of a locally-owned business (non-Formula Retail Use) and contributes to the overall economic viability of the Hayes-Gough NCT. The intended use (Restaurant Use) is compatible with the surrounding commercial and residential uses.*

- 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 size and shape of the site and the size, shape and arrangement of the building will not be altered as part of this project. The proposed work will not affect the building 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 Project will not affect public transit or overburden the existing supply of parking in the neighborhood. No off-street parking is included as part of the proposed Project and the area is already well-served by transit. The Project will attract patrons from both inside and outside of the neighborhood.*

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

*The Project will not produce noxious or offensive emissions related to noise, glare and dust.*

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

*The Project would not alter the site's landscaping, open spaces, parking and loading areas, service areas or lighting. New signage is required to comply with the requirements of the Planning Code.*

- 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.*

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

*The proposed project is consistent with the stated purpose of the Hayes-Gough NCT District in that the intended use will provide a new, non-Formula Retail Use to the Hayes Valley Neighborhood.*

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

## NEIGHBORHOOD COMMERCE

### Objectives and Policies:

#### **OBJECTIVE 1:**

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

#### **Policy 1.1:**

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

#### **Policy 1.2:**

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

#### **Policy 1.3:**

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

*The Project would help contribute to the vitality of the overall neighborhood by activating a highly-visible, ground floor commercial space located on a corner lot. Further, the Project Site is located within a Neighborhood Commercial Transit District and is thus consistent with activities in the underlying zoning district.*

#### **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 proposal would active a previously vacant space that was originally designed to function as an active retail frontage. Therefore, the proposed Restaurant Use would utilize the majority of the subject ground-floor space, helping to activate both street frontages (Octavia and Oak).*

**OBJECTIVE 6:**

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

**Policy 6.1:**

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

*No commercial tenant would be displaced and the Project would not prevent the District from achieving optimal diversity in the types of goods and services available in the neighborhood. The proposal will provide the neighborhood with a new, non-Formula Retail Use.*

**MARKET AND OCTAVIA AREA PLAN**

**Objectives and Policies:**

**OBJECTIVE 1.1:**

CREATE A LAND USE PLAN THAT EMBRACES THE MARKET AND OCTAVIA NEIGHBORHOOD'S POTENTIAL AS A MIXED-USE URBAN NEIGHBORHOOD.

**Policy 1.1.1:**

Repair the damage caused by the Central Freeway by encouraging mixed-use infill on the former freeway lands.

**Policy 1.1.2:**

Concentrate more intense uses and activities in those areas best served by transit and most accessible on foot.

**Policy 1.1.3:**

Encourage housing and retail infill to support the vitality of the Hayes-Gough, Upper Market, and Valencia Neighborhood Commercial Districts.

*The Project will fulfill the intent of the Market & Octavia Area Plan by establishing a new Retail Sales and Service Use (Restaurant Use) within a vacant, ground-floor tenant space located within a new, mixed-use development. The subject building, constructed in 2014, was entitled with ground-floor retail spaces in mind and the proposed Project fulfills the intent of those entitlements.*



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 proposal would not displace any existing neighborhood-serving retail as the subject tenant space is currently vacant. The Project will provide new employment opportunities for residents of the neighborhood; the Project is anticipated to hire approximately 15-20 employees.*

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

*The existing dwelling units in the surrounding neighborhood would not be adversely affected. The Project should benefit the residents of the surrounding neighborhood by providing a new Restaurant Use within the ground-floor of the subject building.*

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

*The Project does not propose the elimination of any dwelling units; housing supply is unaffected.*

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

*The proposed Project does not include any off-street parking as patrons are expected to arrive to the new Restaurant by foot or by taking transit. Therefore, the Project will not significantly increase the amount of automobile traffic, overburden neighborhood parking, or impeded MUNI transit service.*

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

*The Project will not displace any service or industry establishment. The project will not affect industrial or service sector uses or related employment opportunities. Ownership of industrial or service sector businesses will not be affected by this project.*

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

*The subject building was constructed in 2014 and employs modern building technologies to safeguard the building (and its users) from seismic events. The proposal calls for minor, interior tenant improvements with no change to the building envelope. This proposal will not impact the property's ability to withstand an earthquake.*

- G. That landmarks and historic buildings be preserved.

*The subject building was constructed in 2014; a landmark or historic building does not occupy the Project site.*

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

*The project will have no negative impact on existing parks and open spaces. The Project does not have an impact on open spaces.*

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. 2016-013754CUA** subject to the following conditions attached hereto as "EXHIBIT A" in general conformance with plans on file, dated September 20, 2016, 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 February 23, 2017.

Jonas P. Ionin  
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: February 23, 2017

# **EXHIBIT A**

## **AUTHORIZATION**

This authorization is for a conditional use to permit a Restaurant Use (d.b.a. "Local Method") located at 323 Octavia Street, within Lot 023 of Assessor's Block 0831, to exceed the use size limitations of the Hayes-Gough Neighborhood Commercial Transit (NCT) District, within the Hayes-Gough NCT and Residential Transit-Oriented (RTO) Zoning Districts and 40-X and 50-X Height and Bulk Districts, pursuant to Planning Code Sections 303, 720.21, and 720.44; in general conformance with plans, dated September 20, 2016, and stamped "EXHIBIT B" included in the docket for Case No. 2016-013754CUA and subject to conditions of approval reviewed and approved by the Commission on February 23, 2017 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 February 23, 2017 under Motion No XXXXXX.

## **PRINTING OF CONDITIONS OF APPROVAL ON PLANS**

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

## **SEVERABILITY**

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

## **CHANGES AND MODIFICATIONS**

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

## Conditions of Approval, Compliance, Monitoring, and Reporting

### PERFORMANCE

1. **Validity.** The authorization and right vested by virtue of this action is valid for three (3) years from the effective date of the Motion. The Department of Building Inspection shall have issued a Building Permit or Site Permit to construct the project and/or commence the approved use within this three-year period.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

3. **Diligent pursuit.** Once a site or Building Permit has been issued, construction must commence within the timeframe required by the Department of Building Inspection and be continued diligently to completion. Failure to do so shall be grounds for the Commission to consider revoking the approval if more than three (3) years have passed since this Authorization was approved.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://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](http://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](http://www.sf-planning.org)*

### DESIGN – COMPLIANCE AT PLAN STAGE

6. **Final Materials.** The Project Sponsor shall continue to work with Planning Department on the building design. Final materials, glazing, color, texture, landscaping, and detailing shall be

subject to Department staff review and approval. The architectural addenda shall be reviewed and approved by the Planning Department prior to issuance.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

7. **Signage.** The Project Sponsor shall develop a signage program for the Project which shall be subject to review and approval by Planning Department staff before submitting any building permits for construction of the Project. All subsequent sign permits shall conform to the approved signage program. Once approved by the Department, the signage program/plan information shall be submitted and approved as part of the site permit for the Project. All exterior signage shall be designed to compliment, not compete with, the existing architectural character and architectural features of the building.

*For information about compliance, contact the Case Planner, Planning Department at 415-558-6378, [www.sf-planning.org](http://www.sf-planning.org)*

## MONITORING - AFTER ENTITLEMENT

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

## OPERATION

10. **Garbage, Recycling, and Composting Receptacles.** Garbage, recycling, and compost containers shall be kept within the premises and hidden from public view, and placed outside only when being serviced by the disposal company. Trash shall be contained and disposed of pursuant to garbage and recycling receptacles guidelines set forth by the Department of Public Works.

*For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works at 415-554-.5810, <http://sfdpw.org>*

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

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

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

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

*For information about compliance with the construction noise, contact the Department of Building Inspection, 415-558-6570, [www.sfdbi.org](http://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](http://www.sf-police.org)*

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

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

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

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

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

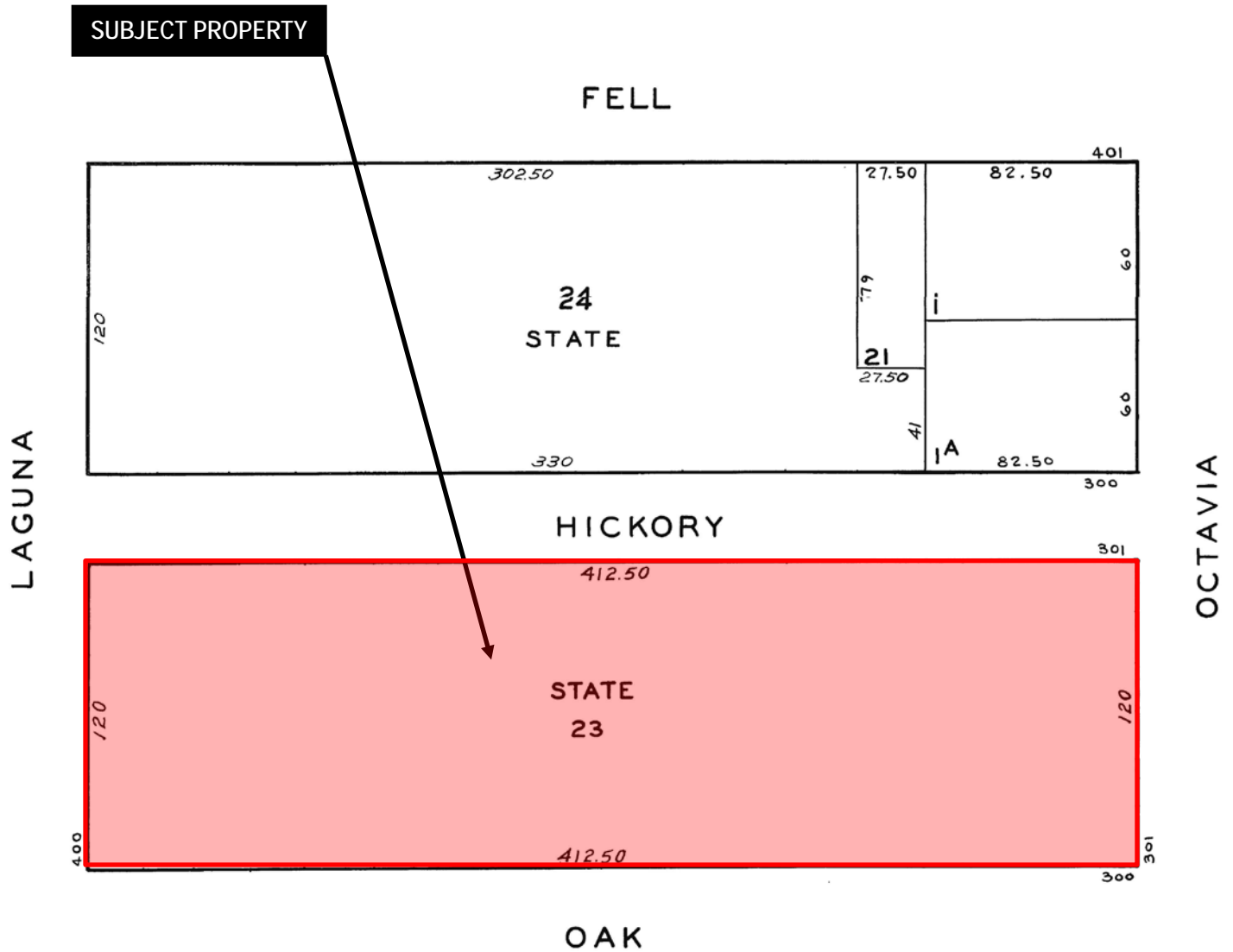
- 16. Hours of Operation.** The subject establishment is limited to the following hours of operation: 6:00 a.m. – 2:00 a.m. daily.

*For information about compliance, contact Code Enforcement, Planning Department at 415-575-6863, [www.sf-planning.org](http://www.sf-planning.org)*

# Exhibits

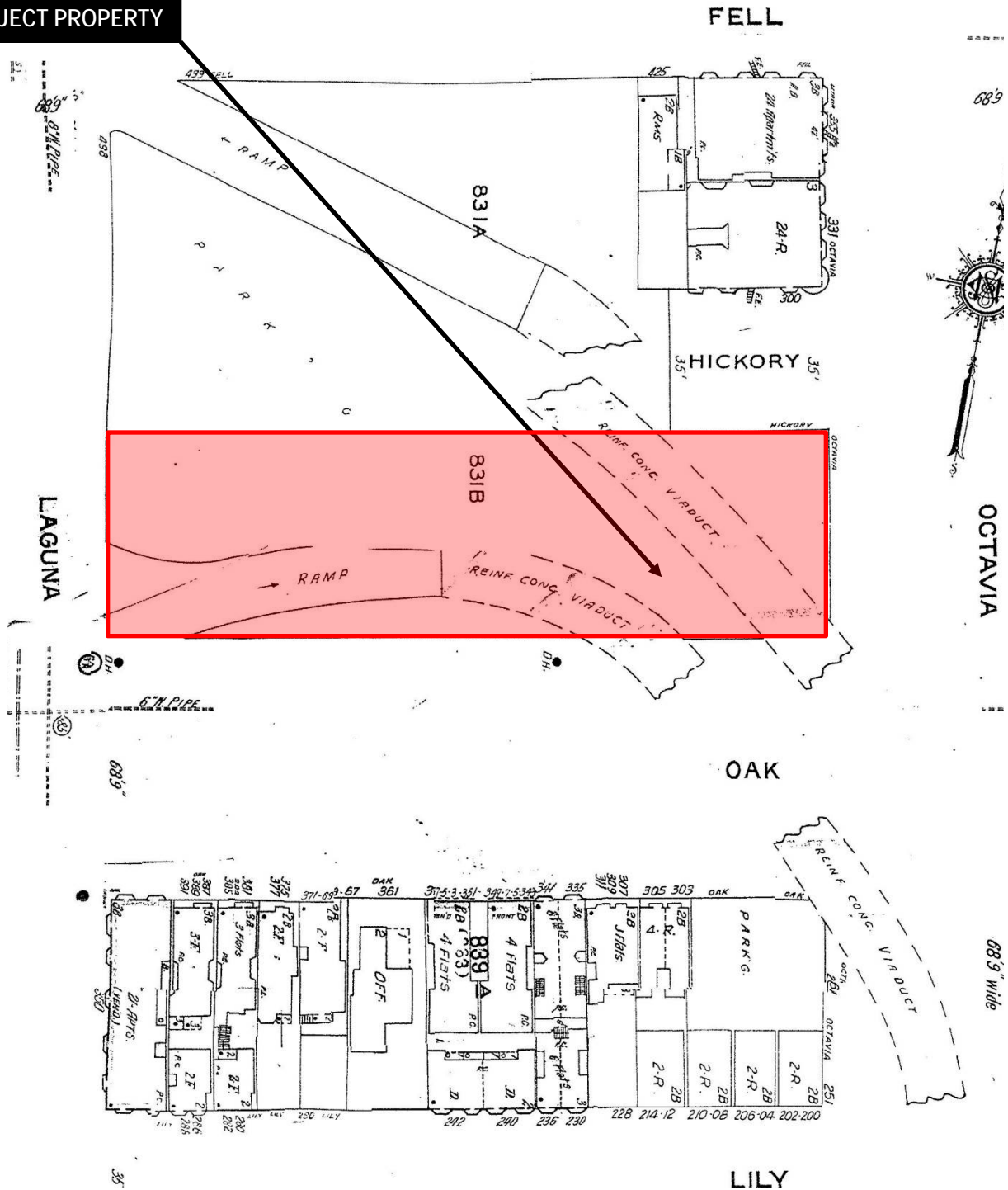


# Parcel Map



# Sanborn Map\*

SUBJECT PROPERTY



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

Conditional Use Authorization  
Case Number 2016-013754CUA  
323 Octavia Street

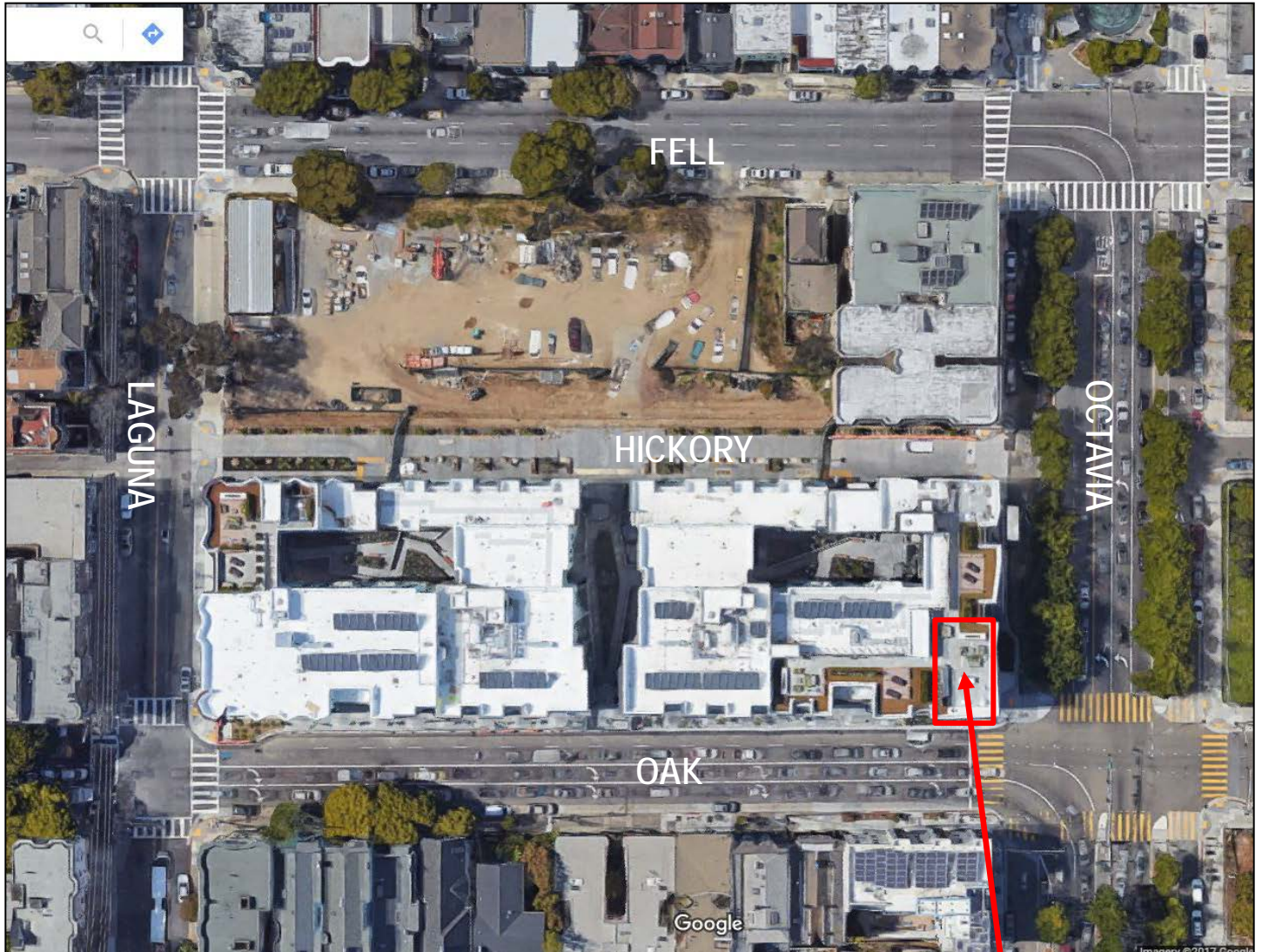
## SUBJECT PROPERTY



**SAN FRANCISCO  
PLANNING DEPARTMENT**



# Aerial Photo



SUBJECT PROPERTY



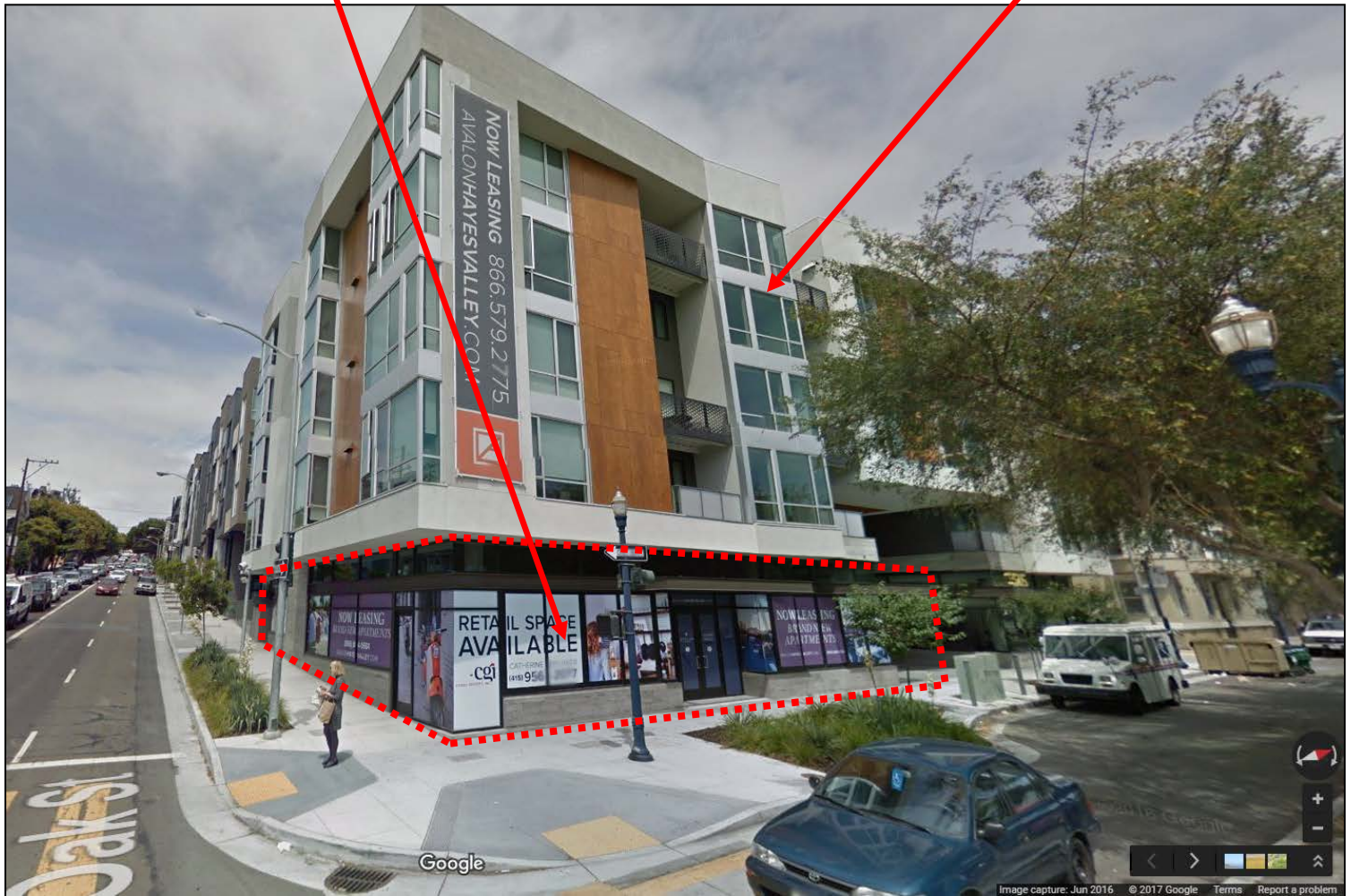
Conditional Use Authorization  
Case Number 2016-013754CUA  
323 Octavia Street



# Site Photos

SUBJECT TENANT SPACE

SUBJECT PROPERTY



Street View of 323 Octavia Street (at corner of Oak/Octavia).

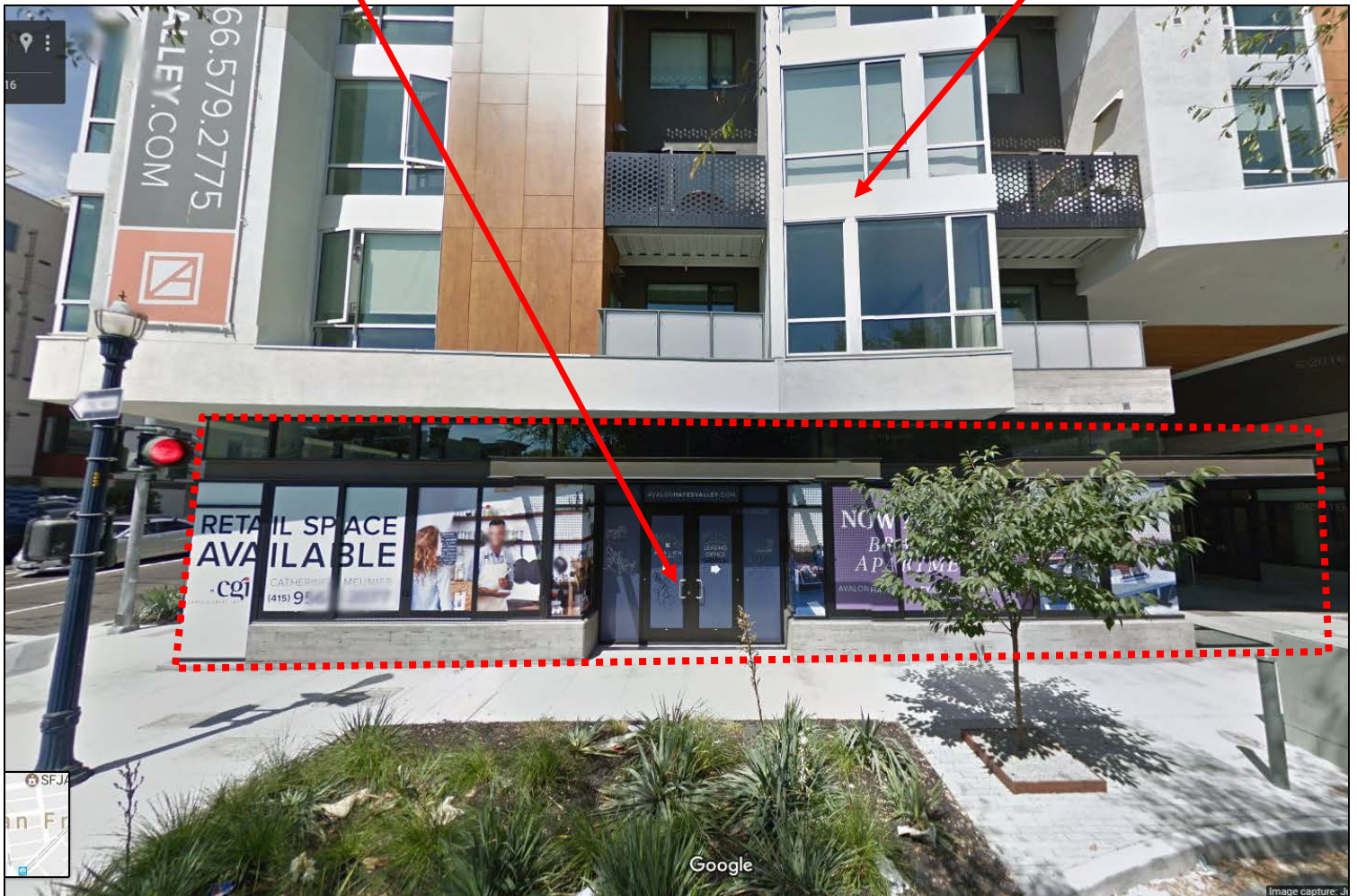


Conditional Use Authorization  
Case Number 2016-013754CUA  
323 Octavia Street

# Site Photos

SUBJECT TENANT SPACE

SUBJECT PROPERTY



Street View of 323 Octavia Street (in front of property).



Conditional Use Authorization  
Case Number 2016-013754CUA  
323 Octavia Street



# Site Photos

SUBJECT TENANT SPACE

SUBJECT PROPERTY



Street View of 323 Octavia Street (in front of property).



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# SAN FRANCISCO PLANNING DEPARTMENT

## CEQA Categorical Exemption Determination

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address		Block/Lot(s)	
Case No.	Permit No.	Plans Dated	
<input type="checkbox"/> Addition/ Alteration	<input type="checkbox"/> Demolition (requires HRER if over 45 years old)	<input type="checkbox"/> New Construction	<input type="checkbox"/> Project Modification (GO TO STEP 7)
Project description for Planning Department approval.			

### STEP 1: EXEMPTION CLASS TO BE COMPLETED BY PROJECT PLANNER

<b>*Note: If neither class applies, an <i>Environmental Evaluation Application</i> is required.*</b>	
	<b>Class 1 – Existing Facilities.</b> Interior and exterior alterations; additions under 10,000 sq. ft.
	<b>Class 3 – New Construction/ Conversion of Small Structures.</b> Up to three (3) new single-family residences or six (6) dwelling units in one building; commercial/office structures; utility extensions.; ; change of use under 10,000 sq. ft. if principally permitted or with a CU. Change of use under 10,000 sq. ft. if principally permitted or with a CU.
	<b>Class</b> ___

### STEP 2: CEQA IMPACTS TO BE COMPLETED BY PROJECT PLANNER

<b>If any box is checked below, an <i>Environmental Evaluation Application</i> is required.</b>	
<input type="checkbox"/>	<b>Air Quality:</b> Would the project add new sensitive receptors (specifically, schools, day care facilities, hospitals, residential dwellings, and senior-care facilities) within an Air Pollution Exposure Zone? Does the project have the potential to emit substantial pollutant concentrations (e.g., backup diesel generators, heavy industry, diesel trucks)? <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Article 38 program and the project would not have the potential to emit substantial pollutant concentrations. (refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Air Pollutant Exposure Zone)</i>
<input type="checkbox"/>	<b>Hazardous Materials:</b> If the project site is located on the Maher map or is suspected of containing hazardous materials (based on a previous use such as gas station, auto repair, dry cleaners, or heavy manufacturing, or a site with underground storage tanks): Would the project involve 50 cubic yards or more of soil disturbance - or a change of use from industrial to residential? If yes, this box must be checked and the project applicant must submit an Environmental Application with a Phase I Environmental Site Assessment. <i>Exceptions: do not check box if the applicant presents documentation of enrollment in the San Francisco Department of Public Health (DPH) Maher program, a DPH waiver from the</i>

	<i>Mahe program, or other documentation from Environmental Planning staff that hazardous material effects would be less than significant (refer to EP_ArcMap &gt; Maher layer).</i>
<input type="checkbox"/>	<b>Transportation:</b> Does the project create six (6) or more net new parking spaces or residential units? Does the project have the potential to adversely affect transit, pedestrian and/or bicycle safety (hazards) or the adequacy of nearby transit, pedestrian and/or bicycle facilities?
<input type="checkbox"/>	<b>Archeological Resources:</b> Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeological sensitive area or eight (8) feet in a non-archeological sensitive area? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Archeological Sensitive Area)</i>
<input type="checkbox"/>	<b>Subdivision/Lot Line Adjustment:</b> Does the project site involve a subdivision or lot line adjustment on a lot with a slope average of 20% or more? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i>
<input type="checkbox"/>	<b>Slope = or &gt; 20%:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Topography)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Landslide Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report is required.</b>
<input type="checkbox"/>	<b>Seismic: Liquefaction Zone:</b> Does the project involve any of the following: (1) square footage expansion greater than 1,000 sq. ft. outside of the existing building footprint, (2) excavation of 50 cubic yards or more of soil, (3) new construction? <i>(refer to EP_ArcMap &gt; CEQA Catex Determination Layers &gt; Seismic Hazard Zones)</i> <b>If box is checked, a geotechnical report will likely be required.</b>
<b><u>If no boxes are checked above, GO TO STEP 3. If one or more boxes are checked above, an Environmental Evaluation Application is required, unless reviewed by an Environmental Planner.</u></b>	
<input type="checkbox"/>	<b>Project can proceed with categorical exemption review. The project does not trigger any of the CEQA impacts listed above.</b>
<b>Comments and Planner Signature (optional):</b>	

### STEP 3: PROPERTY STATUS – HISTORIC RESOURCE TO BE COMPLETED BY PROJECT PLANNER

<b>PROPERTY IS ONE OF THE FOLLOWING:</b> <i>(refer to Parcel Information Map)</i>	
<input type="checkbox"/>	<b>Category A:</b> Known Historical Resource. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	<b>Category B:</b> Potential Historical Resource (over 45 years of age). <b>GO TO STEP 4.</b>
<input type="checkbox"/>	<b>Category C:</b> Not a Historical Resource or Not Age Eligible (under 45 years of age). <b>GO TO STEP 6.</b>

**STEP 4: PROPOSED WORK CHECKLIST  
TO BE COMPLETED BY PROJECT PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. <b>Change of use and new construction.</b> Tenant improvements not included.
<input type="checkbox"/>	2. <b>Regular maintenance or repair</b> to correct or repair deterioration, decay, or damage to building.
<input type="checkbox"/>	3. <b>Window replacement</b> that meets the Department's <i>Window Replacement Standards</i> . Does not include storefront window alterations.
<input type="checkbox"/>	4. <b>Garage work.</b> A new opening that meets the <i>Guidelines for Adding Garages and Curb Cuts</i> , and/or replacement of a garage door in an existing opening that meets the Residential Design Guidelines.
<input type="checkbox"/>	5. <b>Deck, terrace construction, or fences</b> not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	6. <b>Mechanical equipment installation</b> that is not visible from any immediately adjacent public right-of-way.
<input type="checkbox"/>	7. <b>Dormer installation</b> that meets the requirements for exemption from public notification under <i>Zoning Administrator Bulletin No. 3: Dormer Windows</i> .
<input type="checkbox"/>	8. <b>Addition(s)</b> that are not visible from any immediately adjacent public right-of-way for 150 feet in each direction; does not extend vertically beyond the floor level of the top story of the structure or is only a single story in height; does not have a footprint that is more than 50% larger than that of the original building; and does not cause the removal of architectural significant roofing features.
<b>Note: Project Planner must check box below before proceeding.</b>	
<input type="checkbox"/>	Project is not listed. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project <b>does not conform</b> to the scopes of work. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>four or more</b> work descriptions. <b>GO TO STEP 5.</b>
<input type="checkbox"/>	Project involves <b>less than four</b> work descriptions. <b>GO TO STEP 6.</b>

**STEP 5: CEQA IMPACTS – ADVANCED HISTORICAL REVIEW  
TO BE COMPLETED BY PRESERVATION PLANNER**

<b>Check all that apply to the project.</b>	
<input type="checkbox"/>	1. Project involves a <b>known historical resource (CEQA Category A)</b> as determined by Step 3 and conforms entirely to proposed work checklist in Step 4.
<input type="checkbox"/>	2. <b>Interior alterations to publicly accessible spaces.</b>
<input type="checkbox"/>	3. <b>Window replacement</b> of original/historic windows that are not “in-kind” but are consistent with existing historic character.
<input type="checkbox"/>	4. <b>Façade/storefront alterations</b> that do not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	5. <b>Raising the building</b> in a manner that does not remove, alter, or obscure character-defining features.
<input type="checkbox"/>	6. <b>Restoration</b> based upon documented evidence of a building's historic condition, such as historic photographs, plans, physical evidence, or similar buildings.
<input type="checkbox"/>	7. <b>Addition(s)</b> , including mechanical equipment that are minimally visible from a public right-of-way and meet the <i>Secretary of the Interior's Standards for Rehabilitation</i> .
<input type="checkbox"/>	8. <b>Other work consistent</b> with the <i>Secretary of the Interior Standards for the Treatment of Historic Properties</i> (specify or add comments):

<input type="checkbox"/>	<p>9. <b>Other work</b> that would not materially impair a historic district (specify or add comments):</p> <p><i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i> _____</p>
<input type="checkbox"/>	<p>10. <b>Reclassification of property status.</b> <i>(Requires approval by Senior Preservation Planner/Preservation Coordinator)</i></p> <p style="padding-left: 40px;"> <input type="checkbox"/> Reclassify to Category A      <input type="checkbox"/> Reclassify to Category C         </p> <p style="padding-left: 40px;">a. Per HRER dated: _____ <i>(attach HRER)</i></p> <p style="padding-left: 40px;">b. Other <i>(specify)</i>:</p>
<p><b>Note: If ANY box in STEP 5 above is checked, a Preservation Planner MUST check one box below.</b></p>	
<input type="checkbox"/>	<p><b>Further environmental review required.</b> Based on the information provided, the project requires an <i>Environmental Evaluation Application</i> to be submitted. <b>GO TO STEP 6.</b></p>
<input type="checkbox"/>	<p><b>Project can proceed with categorical exemption review.</b> The project has been reviewed by the Preservation Planner and can proceed with categorical exemption review. <b>GO TO STEP 6.</b></p>
<p><b>Comments (optional):</b></p>  	
<p><b>Preservation Planner Signature:</b></p> 	

**STEP 6: CATEGORICAL EXEMPTION DETERMINATION  
TO BE COMPLETED BY PROJECT PLANNER**

<input type="checkbox"/>	<p><b>Further environmental review required.</b> Proposed project does not meet scopes of work in either <i>(check all that apply)</i>:</p> <p style="padding-left: 40px;"> <input type="checkbox"/> Step 2 – CEQA Impacts  <input type="checkbox"/> Step 5 – Advanced Historical Review         </p> <p><b>STOP! Must file an <i>Environmental Evaluation Application</i>.</b></p>			
<input type="checkbox"/>	<p><b>No further environmental review is required. The project is categorically exempt under CEQA.</b></p> <table border="1" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>Planner Name:</b></p>   <p><b>Project Approval Action:</b></p>    <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>Signature:</b></p>     </td> </tr> </table> <p>Once signed or stamped and dated, this document constitutes a categorical exemption pursuant to CEQA Guidelines and Chapter 31 of the Administrative Code.</p> <p>In accordance with Chapter 31 of the San Francisco Administrative Code, an appeal of an exemption determination can only be filed within 30 days of the project receiving the first approval action.</p>		<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p><b>Signature:</b></p>   
<p><b>Planner Name:</b></p> <p><b>Project Approval Action:</b></p>  <p><small>If Discretionary Review before the Planning Commission is requested, the Discretionary Review hearing is the Approval Action for the project.</small></p>	<p><b>Signature:</b></p>   			

## STEP 7: MODIFICATION OF A CEQA EXEMPT PROJECT TO BE COMPLETED BY PROJECT PLANNER

In accordance with Chapter 31 of the San Francisco Administrative Code, when a California Environmental Quality Act (CEQA) exempt project changes after the Approval Action and requires a subsequent approval, the Environmental Review Officer (or his or her designee) must determine whether the proposed change constitutes a substantial modification of that project. This checklist shall be used to determine whether the proposed changes to the approved project would constitute a “substantial modification” and, therefore, be subject to additional environmental review pursuant to CEQA.

### PROPERTY INFORMATION/PROJECT DESCRIPTION

Project Address (If different than front page)		Block/Lot(s) (If different than front page)
Case No.	Previous Building Permit No.	New Building Permit No.
Plans Dated	Previous Approval Action	New Approval Action
Modified Project Description:		

### DETERMINATION IF PROJECT CONSTITUTES SUBSTANTIAL MODIFICATION

Compared to the approved project, would the modified project:	
<input type="checkbox"/>	Result in expansion of the building envelope, as defined in the Planning Code;
<input type="checkbox"/>	Result in the change of use that would require public notice under Planning Code Sections 311 or 312;
<input type="checkbox"/>	Result in demolition as defined under Planning Code Section 317 or 19005(f)?
<input type="checkbox"/>	Is any information being presented that was not known and could not have been known at the time of the original determination, that shows the originally approved project may no longer qualify for the exemption?
<b>If at least one of the above boxes is checked, further environmental review is required.</b>	

### DETERMINATION OF NO SUBSTANTIAL MODIFICATION

<input type="checkbox"/>	The proposed modification would not result in any of the above changes.
If this box is checked, the proposed modifications are categorically exempt under CEQA, in accordance with prior project approval and no additional environmental review is required. This determination shall be posted on the Planning Department website and office and mailed to the applicant, City approving entities, and anyone requesting written notice.	
Planner Name:	Signature or Stamp:

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# SAN FRANCISCO PLANNING DEPARTMENT

1650 Mission Street, Suite 400 • San Francisco, CA 94103 • Fax (415) 558-6409

## NOTICE OF PUBLIC HEARING

Hearing Date: **Thursday, February 23, 2017**

Time: **Not before 12:00 PM (noon)**

Location: **City Hall, 1 Dr. Carlton B. Goodlett Place, Room 400**

Case Type: **Conditional Use**

Hearing Body: **Planning Commission**

PROPERTY INFORMATION	APPLICATION INFORMATION
Project Address: <b>323 Octavia Street</b>	Case No.: <b>2016-013754CUA</b>
Cross Street(s): <b>Hickory/Oak Streets</b>	Building Permit: <b>2016.09.20.8302</b>
Block /Lot No.: <b>0831/023</b>	Applicant: <b>Brad Ramos</b>
Zoning District(s): <b>Hayes-Gough NCT/RTO</b>	Telephone: <b>(925) 918-3499</b>
	E-Mail: <a href="mailto:bramworks@yahoo.com">bramworks@yahoo.com</a>
Area Plan: <b>Market and Octavia</b>	

### PROJECT DESCRIPTION

Request for Conditional Use Authorization pursuant to Planning Code Sections 720.21, 720.44, and 303 to permit a new Restaurant Use (d.b.a. "Local Method") to exceed the use size limitations (3,000 square feet) established within the zoning controls for the Hayes-Gough Neighborhood Commercial Transit (NCT) District. The new restaurant would occupy a vacant, ground-floor tenant space measuring approximately 3,600 square feet, located within a new, mixed-use development located at the northwest corner of Octavia and Oak Streets. This development was previously approved by the Planning Commission in 2012 (Case No. 2011.0744C, Motion No. 18654). The restaurant would utilize the adjacent outdoor seating area/patio (Outdoor Activity Area), measuring approximately 400 square feet, for patrons of the restaurant. The restaurant includes brewery activities; as such, the project would utilize an ABC Type 75 License ("Brewpub"). The ABC Type 75 License authorizes the sale of beer, wine and distilled spirits for consumption on a Bona Fide Eating Place plus a limited amount of brewing of beer. Minor interior tenant improvements are proposed as part of the project, with no expansion of the existing building.

A Planning Commission approval at the public hearing would constitute the Approval Action for the project for the purposes of CEQA, pursuant to San Francisco Administrative Code Section 31.04(h).

### ADDITIONAL INFORMATION

**ARCHITECTURAL PLANS:** If you are interested in viewing the plans for the proposed project please contact the planner listed below. The plans and Department recommendation of the proposed project will be available prior to the hearing through the Planning Commission agenda at: <http://www.sf-planning.org> or by request at the Planning Department office located at 1650 Mission Street, 4<sup>th</sup> Floor.

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.

### FOR MORE INFORMATION, PLEASE CONTACT PLANNING DEPARTMENT STAFF:

Planner: **Nicholas Foster** Telephone: **(415) 575-9167** E-Mail: [nicholas.foster@sfgov.org](mailto:nicholas.foster@sfgov.org)



# GENERAL INFORMATION ABOUT PROCEDURES

## HEARING INFORMATION

You are receiving this notice because you are either a property owner or resident that is adjacent to the proposed project or are an interested party on record with the Planning Department. **You are not required to take any action. For more information regarding the proposed work, or to express concerns about the project, please contact the Applicant or Planner listed on this notice as soon as possible.** Additionally, you may wish to discuss the project with your neighbors and/or neighborhood association as they may already be aware of the project.

Persons who are unable to attend the public hearing may submit written comments regarding this application to the Planner listed on the front of this notice, Planning Department, 1650 Mission Street, Suite 400, San Francisco, CA 94103, by 5:00 pm the day before the hearing. These comments will be made a part of the official public record and will be brought to the attention of the person or persons conducting the public hearing.

Comments that cannot be delivered by 5:00 pm the day before the hearing may be taken directly to the hearing at the location listed on the front of this notice. Comments received at 1650 Mission Street after the deadline will be placed in the project file, but may not be brought to the attention of the Planning Commission at the public hearing.

## BUILDING PERMIT APPLICATION INFORMATION

Pursuant to Planning Code Section 311 or 312, the Building Permit Application for this proposal may also be subject to a 30-day notification of property owners and residents within 150-feet of the subject property. **This notice covers the Section 312 notification requirements, if required.**

## APPEAL INFORMATION

An appeal of the approval (or denial) of a **Conditional Use application** and/or building permit application associated with the Conditional Use application may be made to the **Board of Supervisors within 30 calendar days** after the date of action by the Planning Commission pursuant to the provisions of Section 308.1(b). Appeals must be submitted in person at the Board's office at 1 Dr. Carlton B. Goodlett Place, Room 244. For further information about appeals to the Board of Supervisors, including current fees, contact the Clerk of the Board of Supervisors at (415) 554-5184.

An appeal of the approval (or denial) of a **building permit application** by the Planning Commission may be made to the **Board of Appeals within 15 calendar days** after the building permit is issued (or denied) by the Director of 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.

Pursuant to California Government Code Section 65009, if you challenge, in court, the decision of an entitlement or permit, the issues raised shall be limited to those raised in the public hearing or in written correspondence delivered to the Planning Commission prior to, or at, the public hearing.

## 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](http://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.



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# APPLICATION FOR Conditional Use Authorization

## 1. Owner/Applicant Information

PROPERTY OWNER'S NAME:

AVALON BAY COMMUNITIES

PROPERTY OWNER'S ADDRESS:

JOE KIRCHOFER, DIRECTOR  
455 MARKET STREET, STE. 1650  
SAN FRANCISCO, CA 94105

TELEPHONE:

(415) 284-9082

EMAIL:

JOE.KIRCHOFER@AVALONBAY.COM

APPLICANT'S NAME:

GRANT LEONG

Same as Above ☐

APPLICANT'S ADDRESS:

323 OCTAVIA BLVD.  
SAN FRANCISCO, CA 94102

TELEPHONE:

(415) 272-7876

EMAIL:

grantleong@yahoo.com

CONTACT FOR PROJECT INFORMATION:

BRAD RAMOS

Same as Above ☐

ADDRESS:

1157 SHATTUCK AVE.  
BERKELEY, CA 94707

TELEPHONE:

(925) 918-3499

EMAIL:

bramworks@yahoo.com

COMMUNITY LIAISON FOR PROJECT (PLEASE REPORT CHANGES TO THE ZONING ADMINISTRATOR):

Same as Above ☐

ADDRESS:

TELEPHONE:

( )

EMAIL:

## 2. Location and Classification

STREET ADDRESS OF PROJECT:

323 OCTAVIA BLVD.

ZIP CODE:

94102

CROSS STREETS:

OAK STREET ; ~~DELL~~ HICKORY STREET

ASSESSORS BLOCK/LOT:

0831 1023

LOT DIMENSIONS:

120'x412' 49,440

LOT AREA (SQ FT):

ZONING DISTRICT:

NCT, RTO

HEIGHT/BULK DISTRICT:

40-X, 50-X

### 3. Project Description

( Please check all that apply )

- ☐ Change of Use
- ☐ Change of Hours
- ☐ New Construction
- ☒ Alterations
- ☐ Demolition
- ☐ Other Please clarify:

#### ADDITIONS TO BUILDING:

- ☐ Rear
- ☐ Front
- ☐ Height
- ☐ Side Yard

#### PRESENT OR PREVIOUS USE:

COMMERCIAL

#### PROPOSED USE:

COMMERCIAL

#### BUILDING APPLICATION PERMIT NO.:

2016-09-20-8302

#### DATE FILED:

9/23/16

### 4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
<b>PROJECT FEATURES</b>				
Dwelling Units				
Hotel Rooms				
Parking Spaces				
Loading Spaces				
Number of Buildings				
Height of Building(s)				
Number of Stories	5			
Bicycle Spaces				
<b>GROSS SQUARE FOOTAGE (GSF)</b>				
Residential				
Retail	3,638	3,638		3,638
Office				
Industrial/PDR <small>Production, Distribution, &amp; Repair</small>				
Parking				
Other (Specify Use)				
<b>TOTAL GSF</b>				<b>3,638</b>

Please describe any additional project features that are not included in this table:  
( Attach a separate sheet if more space is needed )

## 5. Action(s) Requested (Include Planning Code Section which authorizes action)

## Conditional Use Findings

Pursuant to Planning Code Section 303(c), before approving a conditional use authorization, the Planning Commission needs to find that the facts presented are such to establish the findings stated below. In the space below and on separate paper, if necessary, please present facts sufficient to establish each finding.

1. That the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood or the community; and
2. That such use or feature as proposed will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity, or injurious to property, improvements or potential development in the vicinity, with respect to aspects including but not limited to the following:
  - (a) The nature of the proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;
  - (b) The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking and loading;
  - (c) The safeguards afforded to prevent noxious or offensive emissions such as noise, glare, dust and odor;
  - (d) Treatment given, as appropriate, to such aspects as landscaping, screening, open spaces, parking and loading areas, service areas, lighting and signs; and
3. That such use or feature as proposed will comply with the applicable provisions of this Code and will not adversely affect the Master Plan.

SEE ATTACHED

Conditional Use Findings per Section 303(c):

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

*The proposal is to allow a restaurant use with a micro brewery bar. There will be interior tenant improvements made to the existing vacant commercial tenant space with no expansion of the existing building envelope. Exterior improvements will be minimal including store name signage and a small outdoor eating patio on the premises adjacent to sidewalk.*

2. The proposed project will not be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity. There are no features of the project that could be detrimental to the health, safety or convenience of those residing or working in the area, in that:

- A The nature of this proposed site, including its size and shape, and the proposed size, shape and arrangement of structures;

*The size and shape of the site and the arrangement of the structures on the site are adequate for this proposed restaurant project. There shall be no physical expansion of the existing building.*

- B The accessibility and traffic patterns for persons and vehicles, the type and volume of such traffic, and the adequacy of proposed off-street parking, and loading;

*Existing traffic patterns will not be significantly affected by this proposed project. Public transit is located within close proximity to the subject property on the corner blocks of Octavia Boulevard and Oak Street. There is on-street parking and loading in front of the subject site and on-street parking in the surrounding neighborhood.*

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

*No noxious or offensive emissions such as noise, glare, dust or odor are expected are expected to be produced by the proposed project.*

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

*There will be no addition of off-street parking spaces, loading facilities, open space or service areas. It is estimated that there will be deliveries 2-3 times per week occurring 10 am to 4 pm with loading times taking less than 15 minutes. There is loading area at the street front and on the premises at the parking garage area. The restaurant owner is willing to comply with all rules and regulations related to restaurant loading. All project signage and projections will be consistent with the controls of the Planning Code.*

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

- A The proposed project complies with all relevant requirements and standards of the Planning Code and is consistent with the objectives and policies of the General Plan;

*Including conformance of issues regarding economic growth, city residents accessibility, and retention of neighborhood-serving goods/ services, while recognizing and encouraging diversity.*

- B The proposed use will provide development that is in conformity with the purpose of the applicable Neighborhood Commercial District.

*The proposed project is consistent with the slated purpose of the NCT Zoning District in that the intended use is a neighborhood-serving business.*

## Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

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

THIS PROJECT WILL BE COMPLIMENTARY TO THE EXISTING, SURROUNDING COMMERCIAL ESTABLISHMENTS. THIS PROJECT WILL PROVIDE JOB OPPORTUNITY TO THE CITY BY EMPLOYING APPROXIMATELY 15 - 20 PEOPLE.

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

THIS PROJECT WILL PRESERVE & ENHANCE THE CULTURAL AND ECONOMIC DIVERSITY OF THE NEIGHBORHOOD BY DEVELOPING A RESTAURANT ON THE GROUND FLOOR, VACANT PREMISES OF THE EXISTING BUILDING. THERE WILL BE NO AFFECT TO THE EXISTING HOUSING IN THE AREA.

3. That the City's supply of affordable housing be preserved and enhanced;

THIS PROPOSAL WILL NOT DISPLACE ANY AFFORDABLE HOUSING.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

THIS PROPOSAL WILL NOT SIGNIFICANTLY INCREASE THE AUTO TRAFFIC CONGESTION & PARKING CHALLENGES IN THE NEIGHBORHOOD. THIS PROPOSAL IS NEIGHBORHOOD-SERVING WHICH RESIDENTS CAN ACCESS BY WALKING OR TAKING PUBLIC TRANSIT.

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

THERE IS NO DEVELOPMENT OF COMMERCIAL OFFICE SPACE WITH THIS PROJECT. THERE WILL BE NO DISPLACEMENT OF ANY EXISTING INDUSTRIAL OR SERVICE BUSINESSES IN THE AREA.

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

THIS PROPOSAL WILL COMPLY WITH ALL APPLICABLE EARTHQUAKE SAFETY STANDARDS. THE TENANT IMPROVEMENTS WILL BE CONFORMING TO THE CURRENT STANDARDS OF THE CA BUILDING CODE.

7. That landmarks and historic buildings be preserved; and

THIS PROPOSAL WILL NOT SIGNIFICANTLY AFFECT ANY LANDMARKS OR HISTORIC BUILDINGS.

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

THIS PROPOSED RESTAURANT PROJECT WILL NOT SIGNIFICANTLY AFFECT ANY CITY-OWNED PARK OR OPEN SPACE.



## Estimated Construction Costs

TYPE OF APPLICATION:	
CONDITIONAL USE	
OCCUPANCY CLASSIFICATION:	
A2	
BUILDING TYPE:	
IV A	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION:	BY PROPOSED USES:
3,638	RESTAURANT
ESTIMATED CONSTRUCTION COST:	
\$275,000.00	
ESTIMATE PREPARED BY:	
GRANT LEONG	
FEE ESTABLISHED:	

## 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: \_\_\_\_\_

*[Signature]*

Date: \_\_\_\_\_

11/20/16

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

Grant Leong  
Owner / Authorized Agent (circle one)

## Application Submittal Checklist

Applications listed below submitted to the Planning Department must be accompanied by this checklist and all required materials. The checklist is to be completed and **signed by the applicant or authorized agent and a department staff person.**

APPLICATION MATERIALS	CHECKLIST
Application, with all blanks completed	<input checked="" type="checkbox"/>
300-foot radius map, if applicable	<input type="checkbox"/>
Address labels (original), if applicable	<input type="checkbox"/>
Address labels (copy of the above), if applicable	<input type="checkbox"/>
Site Plan	<input type="checkbox"/>
Floor Plan	<input type="checkbox"/>
Elevations	<input type="checkbox"/>
Section 303 Requirements	<input type="checkbox"/>
Prop. M Findings	<input type="checkbox"/>
Historic photographs (if possible), and current photographs	<input type="checkbox"/>
Check payable to Planning Dept.	<input type="checkbox"/>
Original Application signed by owner or agent	<input type="checkbox"/>
Letter of authorization for agent	<input type="checkbox"/>
Other: Section Plan, Detail drawings (ie. windows, door entries, trim), Specifications (for cleaning, repair, etc.) and/or Product cut sheets for new elements (ie. windows, doors)	<input type="checkbox"/>

NOTES:

- ☐ Required Material. Write "N/A" if you believe the item is not applicable, (e.g. letter of authorization is not required if application is signed by property owner.)
- ☒ Typically would not apply. Nevertheless, in a specific case, staff may require the item.
- ☐ Two sets of original labels and one copy of addresses of adjacent property owners and owners of property across street.

**After your case is assigned to a planner, you will be contacted and asked to provide an electronic version of this application including associated photos and drawings.**

Some applications will require additional materials not listed above. The above checklist does not include material needed for Planning review of a building permit. The "Application Packet" for Building Permit Applications lists those materials.

No application will be accepted by the Department unless the appropriate column on this form is completed. Receipt of this checklist, the accompanying application, and required materials by the Department serves to open a Planning file for the proposed project. After the file is established it will be assigned to a planner. At that time, the planner assigned will review the application to determine whether it is complete or whether additional information is required in order for the Department to make a decision on the proposal.

For Department Use Only

Application received by Planning Department:

By: \_\_\_\_\_

Date: \_\_\_\_\_

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PROJECT DATA/ SCOPE OF WORK

PROJECT ADDRESS: 323 OCTAVIA BOULEVARD, SAN FRANCISCO CA 94102

APN: 0831/ 023  
ZONING: HAYES-GOUGH NCT, RTO

OCCUPANCY USE GROUP: "A-2" RESTAURANT

CONSTRUCTION TYPE: TYPE V-B , SPRINKLERED

LEASE SQUARE FOOTAGE: 3,638 SQ. FT.

OCCUPANCY CALCULATION: TOTAL OCCUPANTS- 122  
REFER TO SHEET A-1.3 M OCCUPANCY

PROJECT SCOPE OF WORK:

- 1- IMPROVE EXISTING UNCONDITIONED RETAIL SPACE (GROUND-LEVEL) AS A NEW RESTAURANT/ MICRO-BREWERY BAR.
- 2- CONSTRUCT NEW KITCHEN & MICRO-BREWERY BAR.  
CONSTRUCT NEW MEN'S & WOMEN'S ACCESSIBLE RESTROOMS.
- 3- CONNECT MECHANICAL, ELECTRICAL & PLUMBING TO BUILDING'S EXISTING UTILITY SYSYTEMS AS REQUIRED FOR DESIGN.
- 4- PERFORM WORK TO ALL CALIFORNIA BUILDING CODES, 2013 EDITIONS.
- 5- FIRE-PROTECTION SYSTEM (SPRINKLERS, HOOD SURFACE "ANSUL" & ALARM) IS A SEPARATE DEFERRED SUBMITTAL.
- 6- EXTERIOR SIGNAGE IS A SEPARATE DEFERRED SUBMITTAL.

ABBREVIATIONS

A/C	AIR CONDITIONING	IBGC	INSTALLED BY GENERAL CONTRACTOR
ACT	ACOUSTICAL CEILING TILE	IN	INCH
ADA	AMERICANS W/ DISABILITIES ACT	INCL	INCLUDED
ADJ	ADJUSTABLE	INSUL	INSULATION
AFF	ABOVE FINISH FLOOR	INT	INTERIOR
AHU	AIR HANDLING UNIT		
ALUM	ALUMINUM	JAN	JANITOR
APPROX	APPROXIMATE		
ARCH	ARCHITECTURAL	LAV	LAVATORY
		LF	LINEAR FOOT
BD	BOARD	LH	LEFT-HANDED
BLDG	BUILDING	LL	LANDLORD
BLKG	BLOCKING	LP	LOW POINT OF ROOF/SLOPE
BM	BEAM		
		MAT	MATERIAL
CJ	CONTROL JOINT	MAX	MAXIMUM
CL	CENTER LINE	MDO	MEDIUM DENSITY OVERLAY
CLG	CEILING	MECH	MECHANICAL
CLR	CLEAR	MEZZ	MEZZANINE
CMU	CONCRETE MASONRY UNIT	MFR	MANUFACTURER
CO	CASED OPENING	MIN	MINIMUM
COL	COLUMN	MISC	MISCELLANEOUS
CONC	CONCRETE	MSB	MOP SERVICE BASIN
CONT	CONTINUOUS	MTD	MOUNTED
CPT	CARPET	MTL	METAL
CT	CERAMIC TILE		
CTR	CENTER	N	NORTH
		NIC	NOT IN CONTRACT
DEG	DEGREES	NL	NIGHT LIGHT
DET	DETAIL	NTS	NOT TO SCALE
DIA	DIAMETER		
DIM	DIMENSION	OA	OVERALL
DR	DOOR	OC	ON CENTER
DWG	DRAWING	OF/CI	OWNER FURNISHED/GC INSTALLED
		OF/OI	OWNER FURNISHED & INSTALLED
		OPP	OPPOSITE
EA	EACH		
ELEC	ELECTRICAL	PLAM	PLASTIC LAMINATE
EL	ELEVATION	PLBG	PLUMBING
EMER	EMERGENCY	PR	PAIR
EQ	EQUAL	PT	PORCELAIN TILE
ETR	EXISTING TO REMAIN	PTD	PAINTED
EXIST	EXISTING	P.T.	PRESSURE TREATED
EXH	EXHAUST		
EXP	EXPOSED	QT	QUARRY TILE
EXT	EXTERIOR		
		REQD	REQUIRED
FA	FIRE ALARM	REV	REVISION
FBO	FURNISHED BY OTHERS	RH	RIGHT HAND
FD	FLOOR DRAIN	RM	ROOM
FE	FIRE EXTINGUISHER	RO	ROUGH OPENING
FEC	FIRE EXTINGUISHER CABINET	RWL	RAIN WATER LEADER
FF	FINISH FACE		
FF EL	FINISH FLOOR ELEVATION	SD	SMOKE DETECTOR
FIN	FINISH	SF	SQUARE FOOT (FEET)
FIXT	FIXTURE	SHT	SHEET
FLR	FLOOR	SIM	SIMILAR
FO	FACE OF	SPEC	SPECIFICATION
FRT	FIRE RETARDANT TREATED	S/S	STAINLESS STEEL
FT	FOOT (FEET)	STD	STANDARD
		STL	STEEL
GA	GAUGE		
GALV	GALVANIZED	THR	THRESHOLD
GC	GENERAL CONTRACTOR	T.O.	TOP OF
GFRC	GLASS-FIBER REINFORCED CONCRETE	TPD	TOILET PAPER DISPENSER
GL	GLASS or GLAZING	TYP	TYPICAL
GR	GRADE		
GWB	GYPSPUM WALLBOARD	UC	UNDERCUT
GYP	GYPSPUM	U.O.	UNDERSIDE OF
		U.O.N.	UNLESS OTHERWISE NOTED
H/C	HANDICAPPED		
HC	HOLLOW CORE	VCT	VINYL COMPOSITION TILE
HDWD	HARDWOOD	VERT	VERTICAL
HDWR	HARDWARE	VIF	VERIFY IN FIELD
HM	HOLLOW METAL		
HORIZ	HORIZONTAL	W/	WITH
HP	HIGH POINT OF ROOF/SLOPE	W/O	WITHOUT
HT	HEIGHT	WC	WATER CLOSET
HVAC	HEATING, VENTILATION & COOLING	WD	WOOD
HW	HOT WATER	WH	WATER HEATER



VIEW FROM OAK AT OCTAVIA (VIEW NW)

RESTAURANT/ BAR ENTRANCE

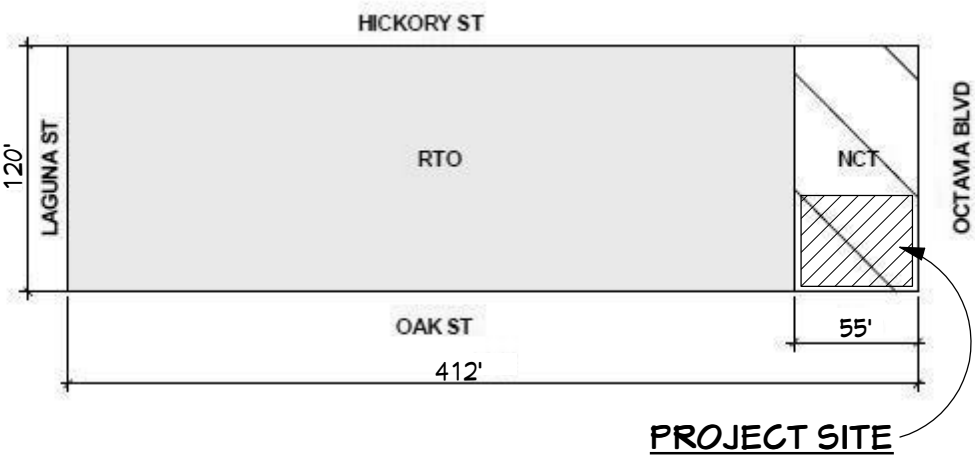
ZONING CODE SUMMARY

**PRIMARY USE**  
MARKET RATE RENTAL HOUSING & MIXED USE DEVELOPMENT WITH FULL UNDERGROUND PARKING GARAGE FOR RESIDENTIAL USES INCLUDING:  
- 182 DWELLING UNITS - RENTAL APARTMENTS  
- GROUND FLOOR RETAIL SPACES  
- BELOW-GRADE PARKING GARAGE  
- EXTENSION OF HICKORY STREET

**ZONING**  
**MARKET OCTAVIA PLAN AREA**  
ADDRESS: 323-325 OCTAVIA STREET AND 420 LAGUNA STREET  
BLOCK 0831 / LOT 23  
SAN FRANCISCO, CA 94102

**ZONE(S):** HAYES-GOUGH NCT, RTO  
**HEIGHT DISTRICTS:** 40-X, 50-X  
**HEIGHT LIMITS:** BASED ON HEIGHT DISTRICT  
NCT - 55' WITH 15' GROUND FLOOR RETAIL PER SEC 263.18  
(EXTENDS 70'-0" FROM R.O.W. WHEN R.O.W. IS WIDER THAN 40')  
35' MAX. HEIGHT DAYLIGHT PLANE AT ALLEYSWAYS

HEIGHT MEASURED EVERY 60' MAX. ON CENTER  
SEE ZONING DIAGRAMS FOR ADDITIONAL INFORMATION.



PROJECT SITE

ARCHITECTURE DRAWING SYMBOLS

ROOM NAME

101

ROOM LABEL  
ROOM NUMBER

00

DOOR NUMBER

00'-0-0/0"

CLG TYPE

CEILING FINISH

NAME  
ELEVATION

ELEVATION DATUM

1

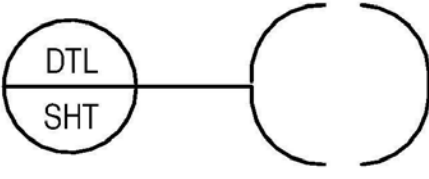
REVISION

CPT XX

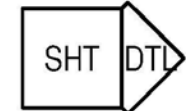
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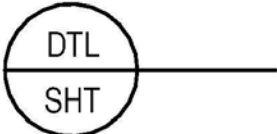
SECTION



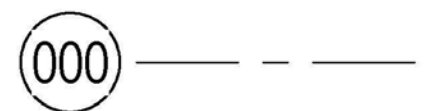
DETAIL CALLOUT



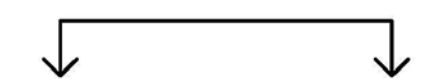
ELEVATION



PLAN DETAIL



COLUMN GRID



ALIGN

SHEET INDEX

ARCHITECTURAL DRAWINGS:

- A-1.0 PROJECT INFORMATION  
A-1.1 GENERAL NOTES/ TYPICAL DETAILS  
A-1.2 ACCESSIBILITY DETAILS  
A-1.3 OCCUPANCY DIAGRAM/ CALCS.  
EXIT PLAN  
A-1.4 FIRE ACCESS/ SEPARATION DIAGRAMS  
A-1.5 ACCESSIBILITY NOTES  
A-1.6 HEALTH NOTES  
A-2.0 SITE PLAN  
A-2.1 ROOF PLAN  
A-2.2 FLOOR PLAN  
EQUIPMENT PLAN/ SCHEDULE  
A-2.3 REFLECTED CEILING PLANS  
LIGHTING PLAN/ SCHEDULE  
A-2.4 POWER & SIGNAL PLAN  
A-3.0 INTERIOR ELEVATIONS/ DETAILS  
A-3.1 ENLARGED RESTROOM(S) PLAN  
INTERIOR ELEVATIONS  
A-4.0 STORE FRONT ELEVATIONS

- A-5.0 TITLE 24 ENERGY CALCULATIONS  
A-5.1 TITLE 24 ENERGY CALCULATIONS  
A-5.2 TITLE 24 ENERGY CALCULATIONS  
A-5.3 TITLE 24 ENERGY CALCULATIONS

STRUCTURAL DRAWINGS:

- S-1 SUSPENDED SOFFIT FRAMING PLAN  
S-2 FRAMING DETAILS

FOOD SERVICE EQUIPMENT:

- FS-1.0 EQUIPMENT SPECIFICATIONS  
FS-1.1 EQUIPMENT SPECIFICATIONS  
FS-1.2 EQUIPMENT SPECIFICATIONS  
FS-1.3 EQUIPMENT SPECIFICATIONS

MECHANICAL DRAWINGS:

- M1.1 MECHANICAL SCHEDULES/ LEGEND  
M2.0 KITCHEN HOOD  
M2.1 PARTIAL MECHANICAL FLOOR PLAN  
M2.2 MECHANICAL ROOF PLAN  
M3.1 MECHANICAL DETAILS  
M3.2 MECHANICAL DETAILS  
M4.1 TITLE 24 ENERGY CALCULATIONS  
M4.2 TITLE 24 ENERGY CALCULATIONS  
M4.3 TITLE 24 ENERGY CALCULATIONS

PLUMBING DRAWINGS:

- P1.1 PLUMBING SCHEDULES, DETAILS, LEGEND  
P2.1 PARTIAL PLUMBING FLOOR PLAN

ELECTRICAL DRAWINGS:

- E0.1 ELECTRICAL SPECIFICATIONS, LEGEND, SCHEDULE  
E0.2 ELECTRICAL LEGEND, DIAGRAM, NOTES  
E2.1 ELECTRICAL POWER PLAN  
E2.2 ELECTRICAL LIGHTING PLAN  
E3.1 ELECTRICAL POWER RISER DIAGRAM, SCHEDULES  
E3.2 ELECTRICAL PANELBOARD SCHEDULES, DIAGRAM

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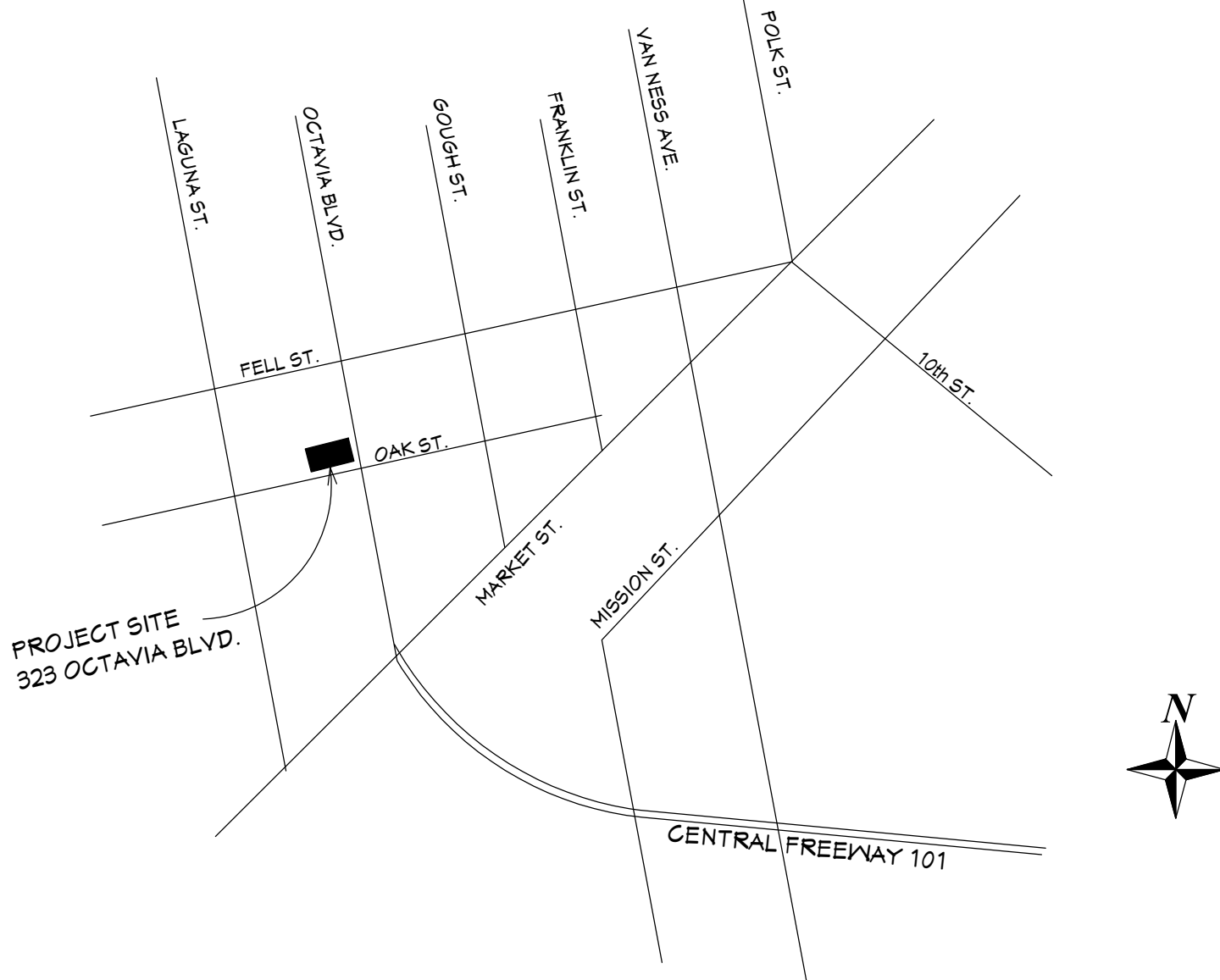
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DOOR NOTES

- ALL ENTRANCES / EXIT DOORS TO BUILDING SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES AND BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF ANY SPECIAL KNOWLEDGE OR EFFORT.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. LOCKED EXIT DOORS SHALL OPERATE AS ABOVE IN EGRESS DIRECTION.
- HAND ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 30" AND 44" ABOVE FLOOR.
- EVERY DOORWAY WHICH IS LOCATED WITHIN AN ACCESSIBLE PATH OF TRAVEL SHALL BE OF A SIZE AS TO PERMIT THE INSTALLATION OF A DOOR NOT LESS THAN 3 FT. IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. WHEN INSTALLED, EXIT DOORS SHALL OPERATE SAME AS ABOVE IN EGRESS DIRECTION.
- FOR HINGED DOORS, THE OPENING WIDTH SHALL BE MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- THE BOTTOM 10" OF ALL DOORS SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. WHERE NARROW FRAMED DOORS ARE USED, A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 15 POUNDS FOR EXTERIOR DOORS, 5 POUNDS FOR INTERIOR DOORS AND 15 POUNDS FOR FIRE DOORS, WHEN SUCH EFFORT IS APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. WHEN FIRE DOORS ARE REQUIRED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO THE MAXIMUM ALLOWABLE BY THE APPROPRIATE, ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 POUNDS.

LOCATION MAP



REVISIONS		
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TENANT IMPROVEMENTS @  
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DATE: 6/21/16

SCALE: AS NOTED

DRAWN: BR

JOB: C-323

SHEET:

A-1.0



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## FIRE ACCESS & SEPARATION DIAGRAMS

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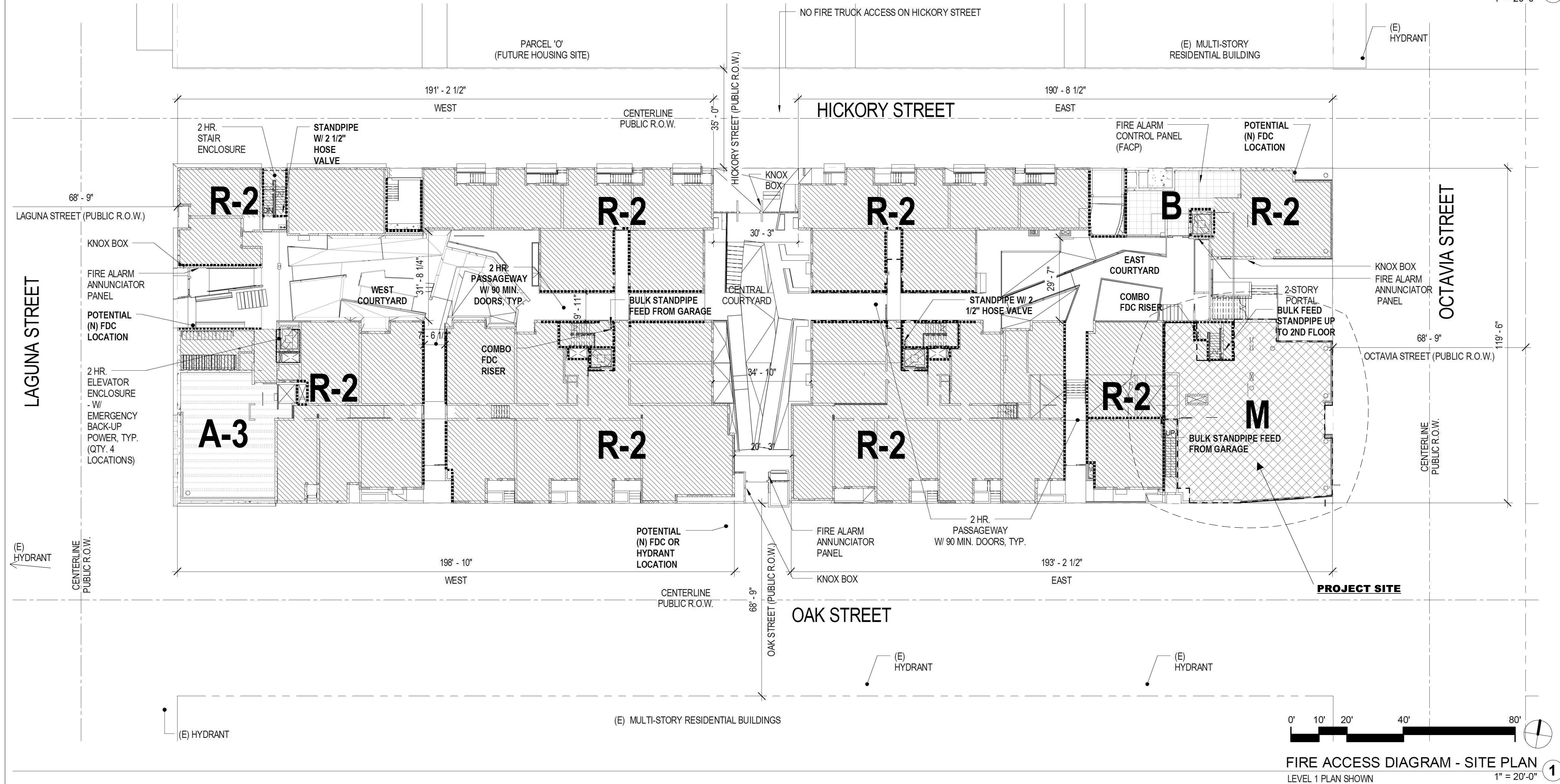
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GENERAL NOTES:

1. NO FIRE TRUCK ACCESS PROVIDED ON HICKORY STREET. FIRE ACCESS AT OAK STREET (68.75' R.O.W.), LAGUNA STREET (68.75' R.O.W.) AND OCTAVIA STREET (68.75' R.O.W.) ONLY. POTENTIAL (N) FIRE HYDRANT AND/OR (N) FIRE DEPARTMENT CONNECTIONS (FDC) TO BE DETERMINED IN COORDINATION WITH SAN FRANCISCO BUREAU OF FIRE PROTECTION. SEE DBI PRE-APP #1 NOTES FOR ADDITIONAL INFORMATION.
2. FIRE DEPARTMENT CONNECTIONS PROVIDED AT EACH FLOOR LEVEL LANDINGS AT EACH EXIT STAIR ENCLOSURE.
3. MAIN FIRE ALARM AND ANNUNCIATOR PANEL PROVIDED AT EAST BUILDING. REMOTE FIRE ALARM PANEL PROVIDED AT WEST BUILDING.
4. VISUAL DEVICES TIED TO FIRE ALARM SYSTEM PROVIDED AT WEST AND EAST BUILDINGS.
5. KNOX BOXES TO BE OAKED AT MAIN POINTS OF ENTRY TO BE DETERMINED IN COORDINATION WITH SAN FRANCISCO BUREAU OF FIRE PROTECTION.
6. EMERGENCY ACCESS STAIRWAYS TO BE 3'-0" MIN. WIDE. INTERMEDIATE LANDINGS TO BE PROVIDED AT EMERGENCY ACCESS STAIRWAYS.





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SITE PLAN

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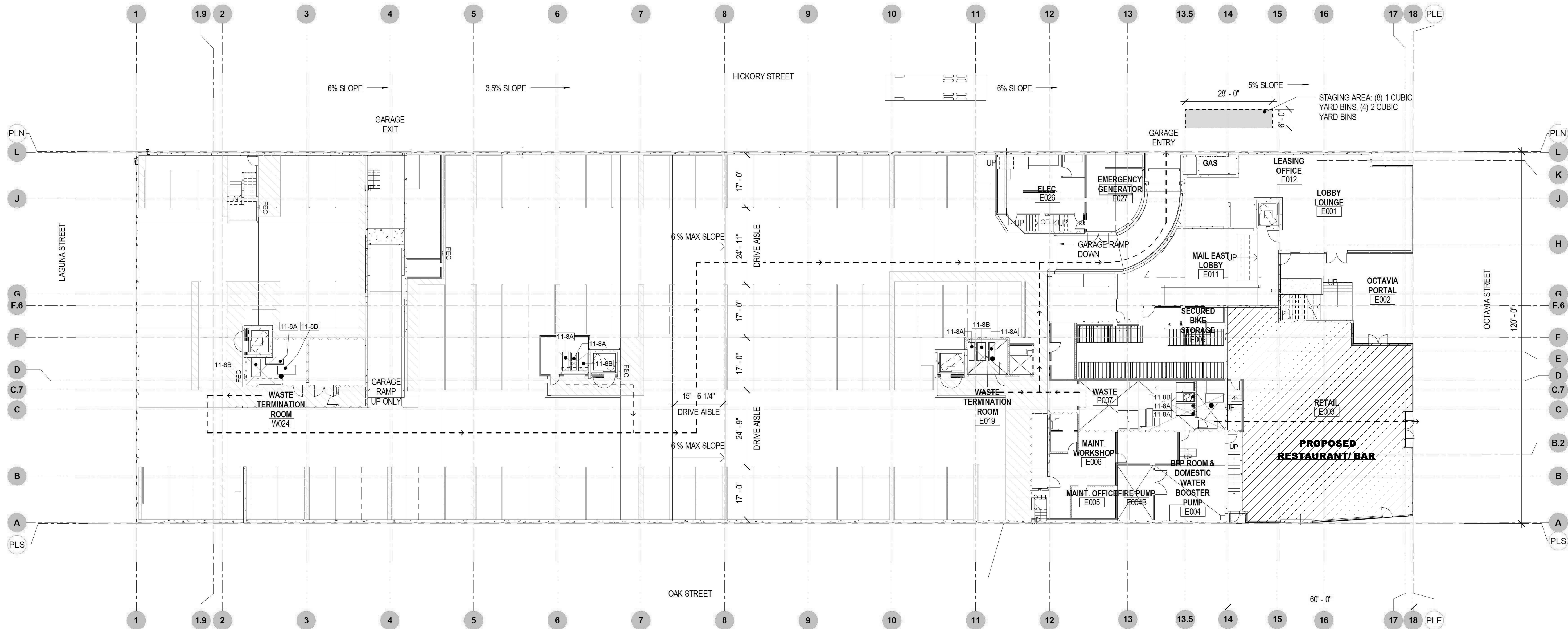
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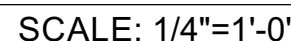
SITE PLAN NOTES

1. BARRIER-FREE 'ACCESSIBLE ROUTE OF TRAVEL FOR SITE ACCESSIBILITY PROVIDED PER THE BARRIER FREE NOTES AND CBC CHAPTER 11A AND/OR CHAPTER 11B.
2. SITE LIGHTING TO BE ON-BUILDING OR ON POLES, BAFFLED AND DIRECTED DOWNWARD TO PROTECT AGAINST OFF-SITE LIGHTING IMPACTS. LIGHTING LEVELS AND ILLUMINATION SHALL BE DESIGNED TO REDUCE GLARE.
3. CURB RAMPS SHALL NOT EXCEED A SLOPE OF 1:12 (8.33%).
4. ENTRANCE RAMPS TO BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:20 (5%) UNLESS RAILINGS ARE SHOWN ON THE ARCHITECTURAL SITE PLAN, IN WHICH CASE, THE SLOPE SHALL NOT EXCEED 1:12 (8.33%).
5. A MAXIMUM 2% SLOPE LANDING SHALL BE PROVIDED AT PEDESTRIAN ENTRANCES TO BUILDINGS.
6. THE MAXIMUM CROSS SLOPE AT ANY RAMP OR SIDEWALK SHALL NOT EXCEED 2%. THE MAXIMUM SLOPE WITHIN PARKING STALLS SHALL BE 2% IN ANY DIRECTION.
7. ALL ELEVATIONS ARE BASED ON SEA LEVEL, U.O.N.



SITE / GARAGE FLOOR PLAN  
1/16" = 1'-0" 1





## A-2.2

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TENANT IMPROVEMENTS @  
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INTERIOR ELEVATIONS  
DETAILS

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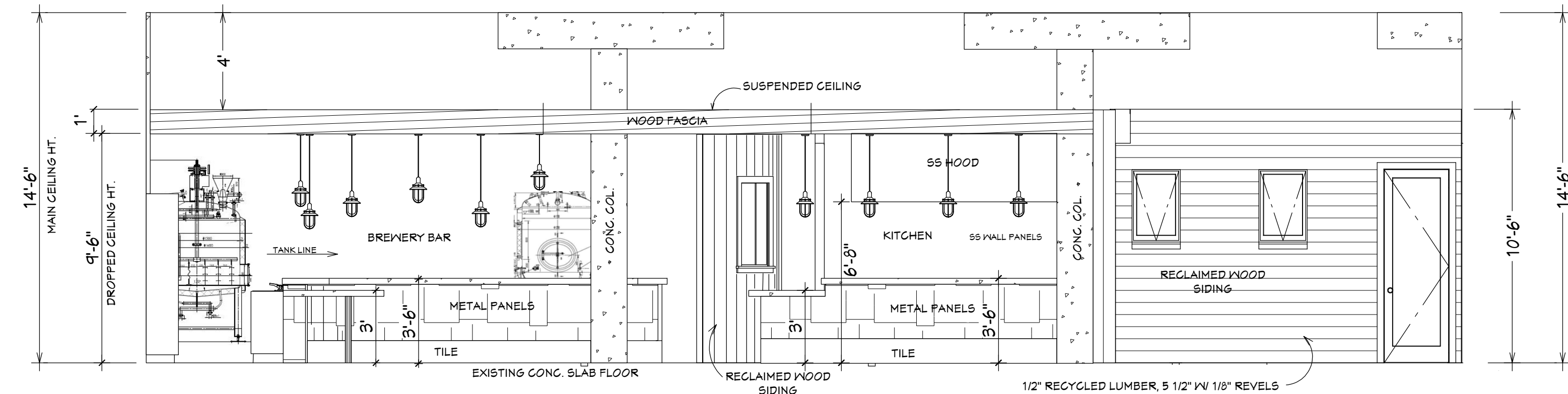
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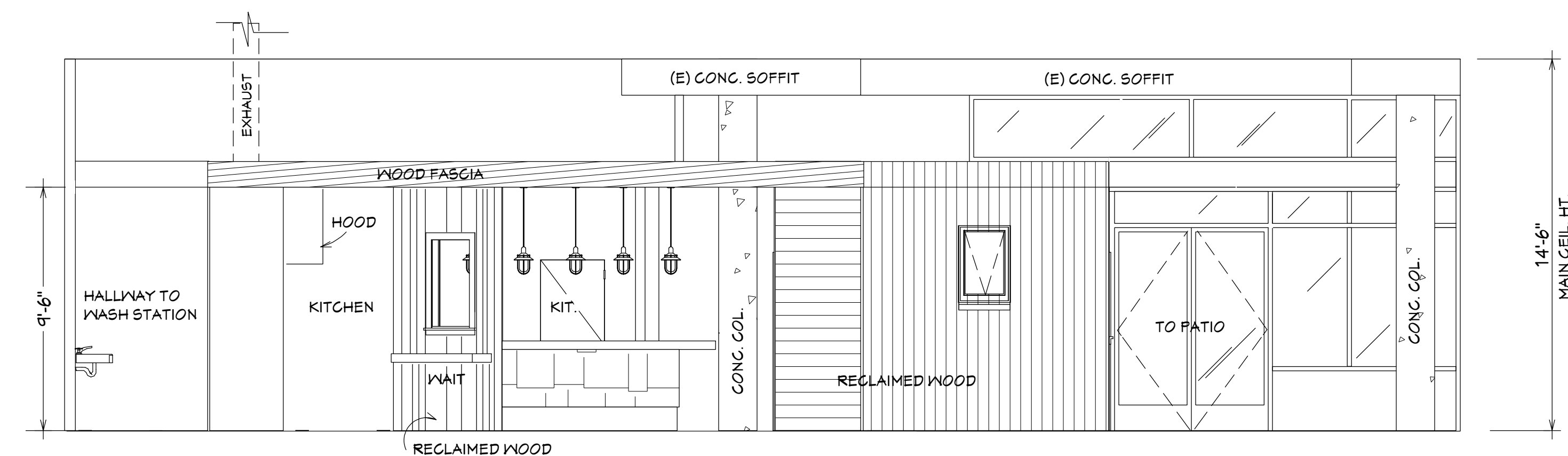
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SHEET:

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



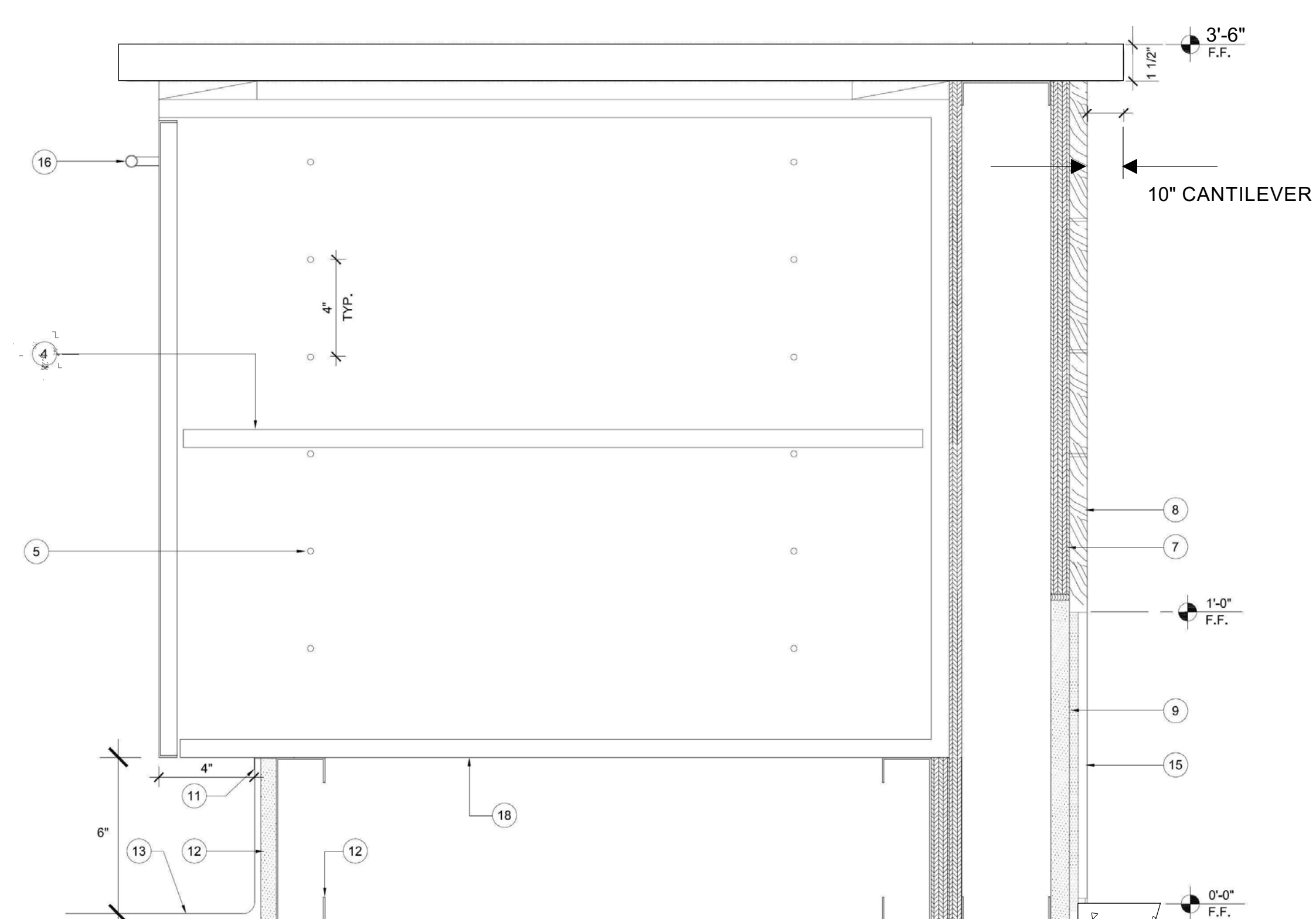
INTERIOR ELEVATION 2  
SCALE: 1/4" = 1'-0"

FINISH NOTES:

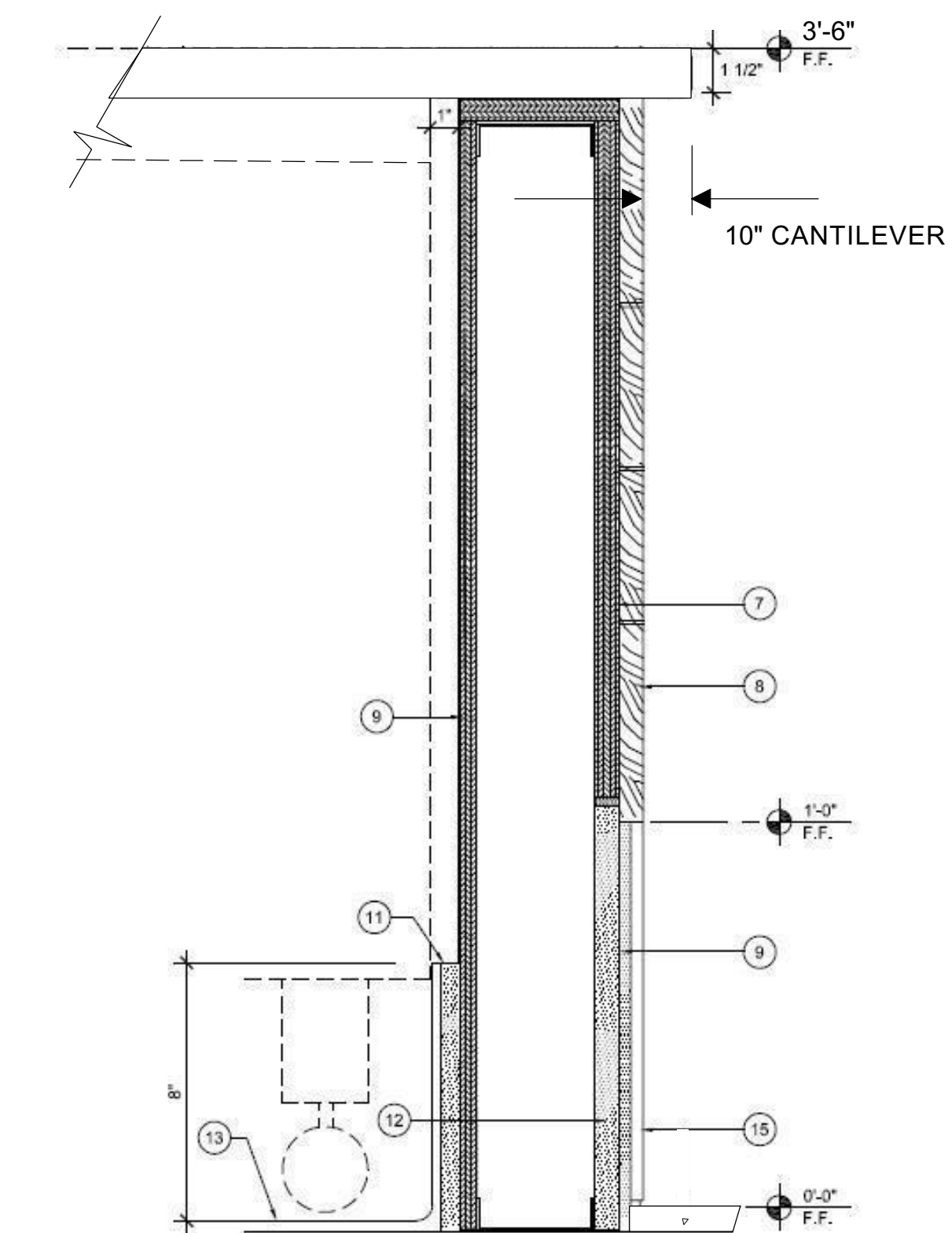
- FLOOR SHALL BE OF A SMOOTH IMPERVIOUS SURFACE WITH 4" MIN. COVE BASE AND 3/8" RADIUS AT WALL JUNCTURE IN FOOD PRODUCTION AND SERVICE AREAS.
- WALLS SHALL BE SMOOTH AND NON-ABSORBANT, OF LIGHT COLOR AND PAINTED SEMI-GLOSS IN FOOD PRODUCTION AND SERVICE AREAS.
- CEILING SHALL BE SMOOTH AND NON-ABSORBANT, OF LIGHT COLOR AND PAINTED SEMI-GLOSS IN FOOD PRODUCTION AND SERVICE AREAS.
- LIGHT FIXTURES SHALL HAVE PROTECTIVE SHIELDS AND PROVIDE 10 FOOT CANDLES IN WALK-INS, 50 FOOT CANDLES AT COOK LINE AND 20 FOOT CANDLES IN RESTROOMS.

KEYNOTES

- 18 GA. SHEET METAL COUNTERTOP ON 2 LAYERS 3/4" PLYWOOD
- 1/4" TEMPERED GLASS FRAMELESS SNEEZE GUARD - UV CURABLE GLASS BOND ASSY. ADHESIVE DYMEX LIGHT - WELD OR EQUAL
- CLEAR SILICON.
- PLASTIC LAMINATE ON 3/4" "POLE PLY" PLYWOOD
- 1/2"x1/2" TUBE STEEL COUNTER SUPPORT 2'-0" OC WELDED TO SUPPORT PLATE ON VERTICAL SHEET METAL FRAMING
- 6"x12"x1/4" STEEL PLATE
- 3/4" PLYWOOD
- METAL PANELS
- FRP PANEL OVER 3/4" PLYWOOD
- WIRE BREAD STORAGE BASKETS - WHITE PVC COATED
- SHEET METAL Z FRAMING
- 1/2" CEMENT BOARD
- EPOXY FLOOR COVE BASE
- 6" 25 GA METAL FRAMING
- CERAMIC TILE THINSET
- STAINLESS STEEL 4" WIRE PULL
- ADJUSTABLE SHELF BRACKETS
- SHEET METAL CURB
- LINE OF GLASS SNEEZEGUARD BEYOND
- LINE OF KITCHEN EQUIPMENT

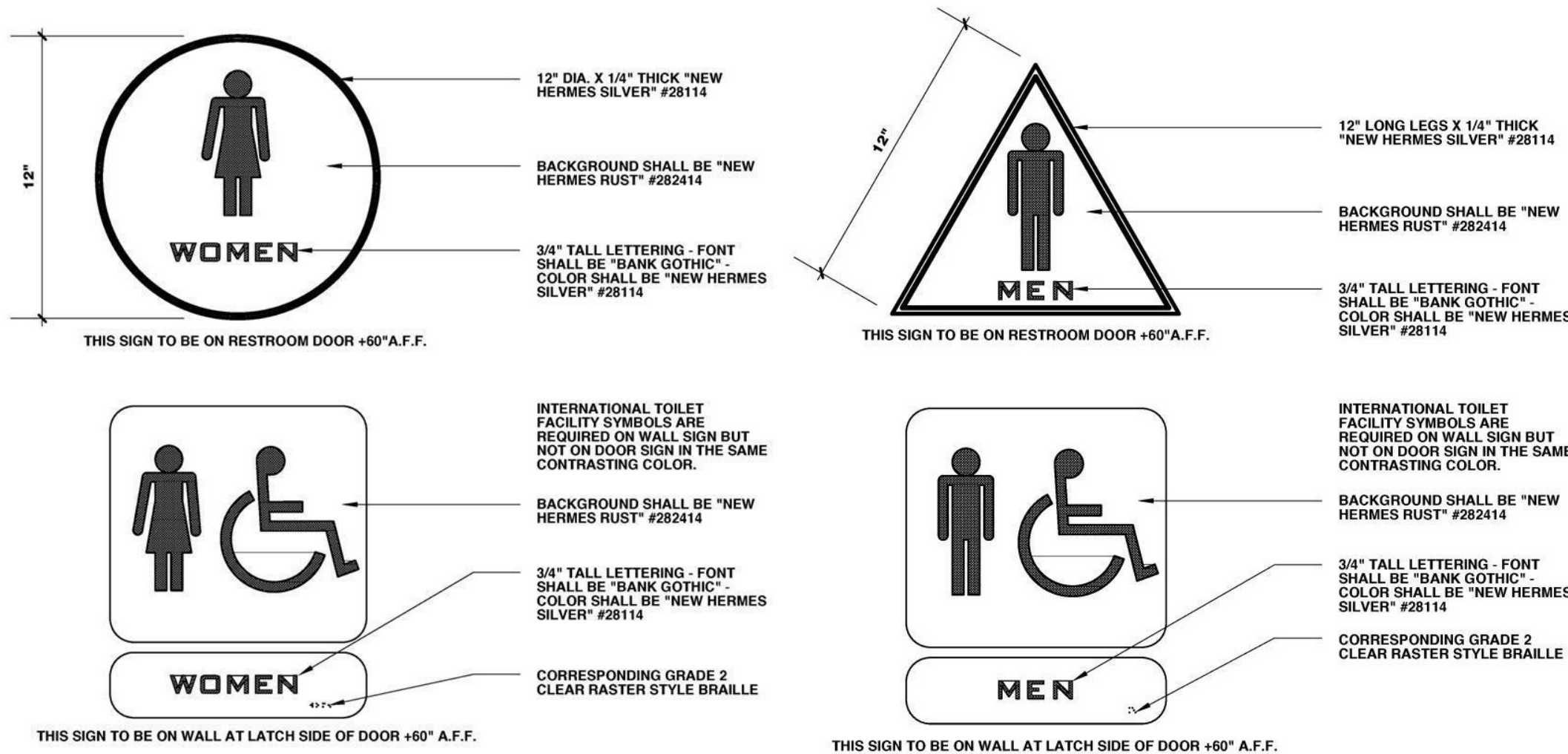


SECTION @ KITCHEN COUNTER 2  
N.T.S.

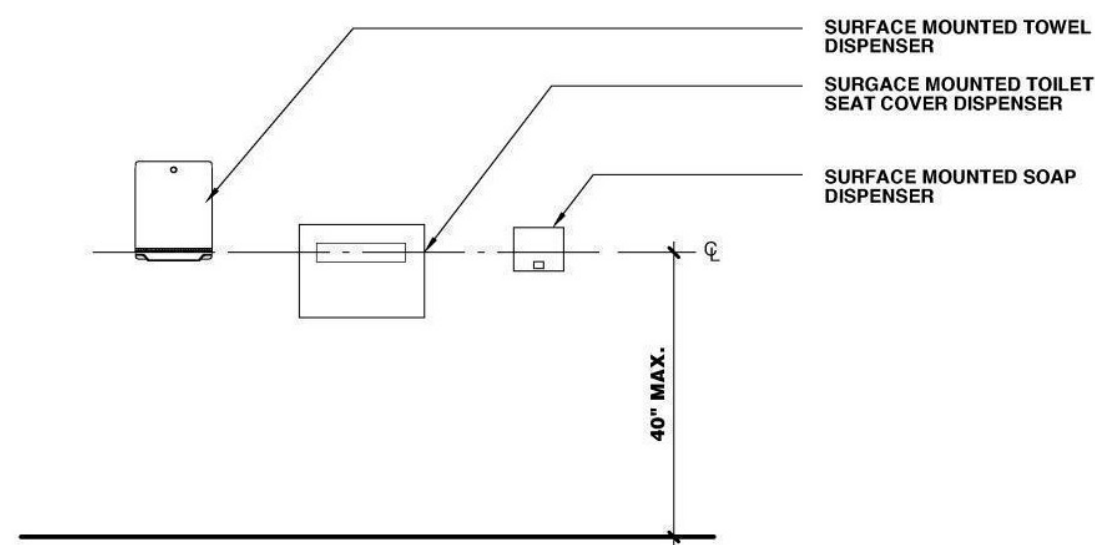


SECTION @ BAR COUNTER 3  
N.T.S.

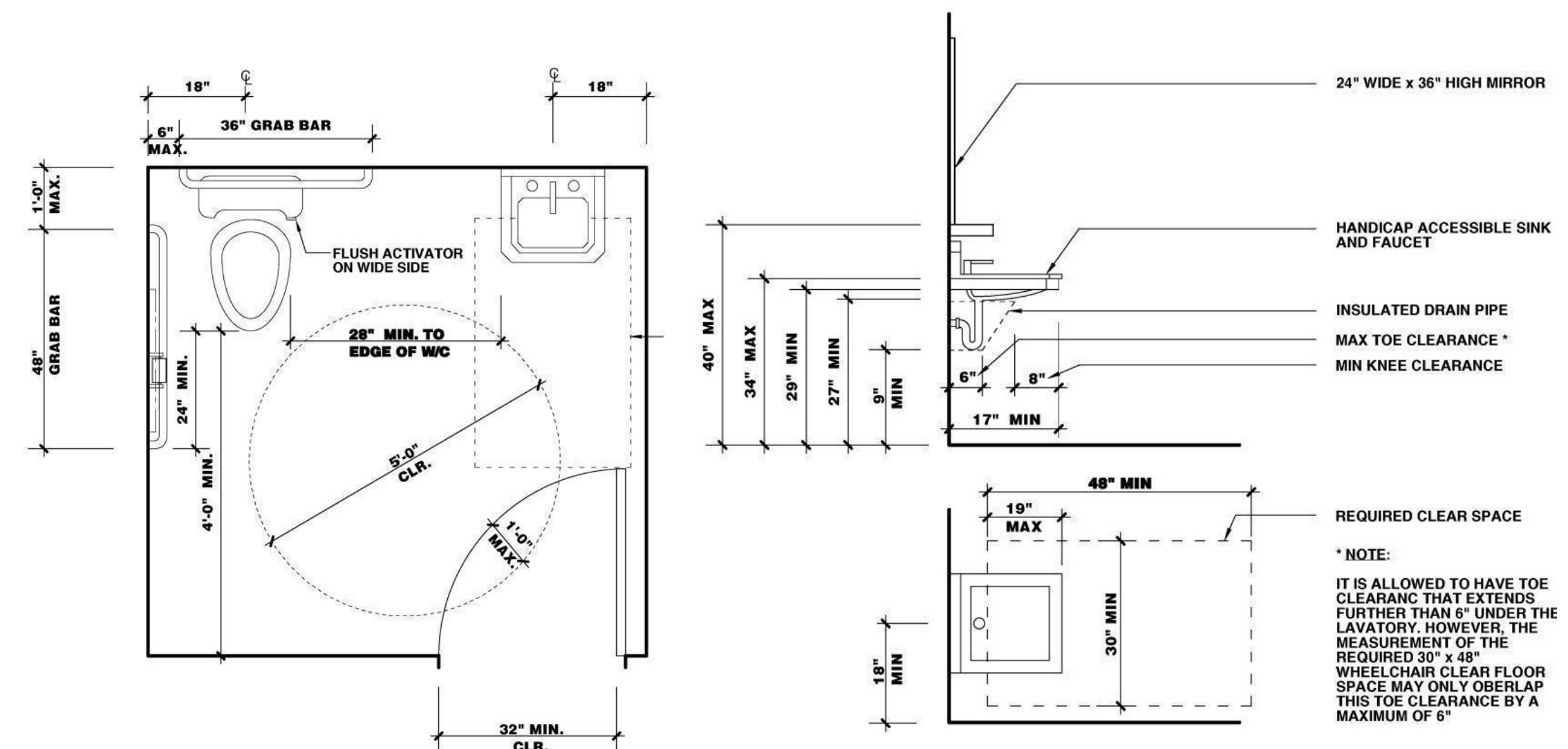




## RESTROOM SIGNAGE DETAIL



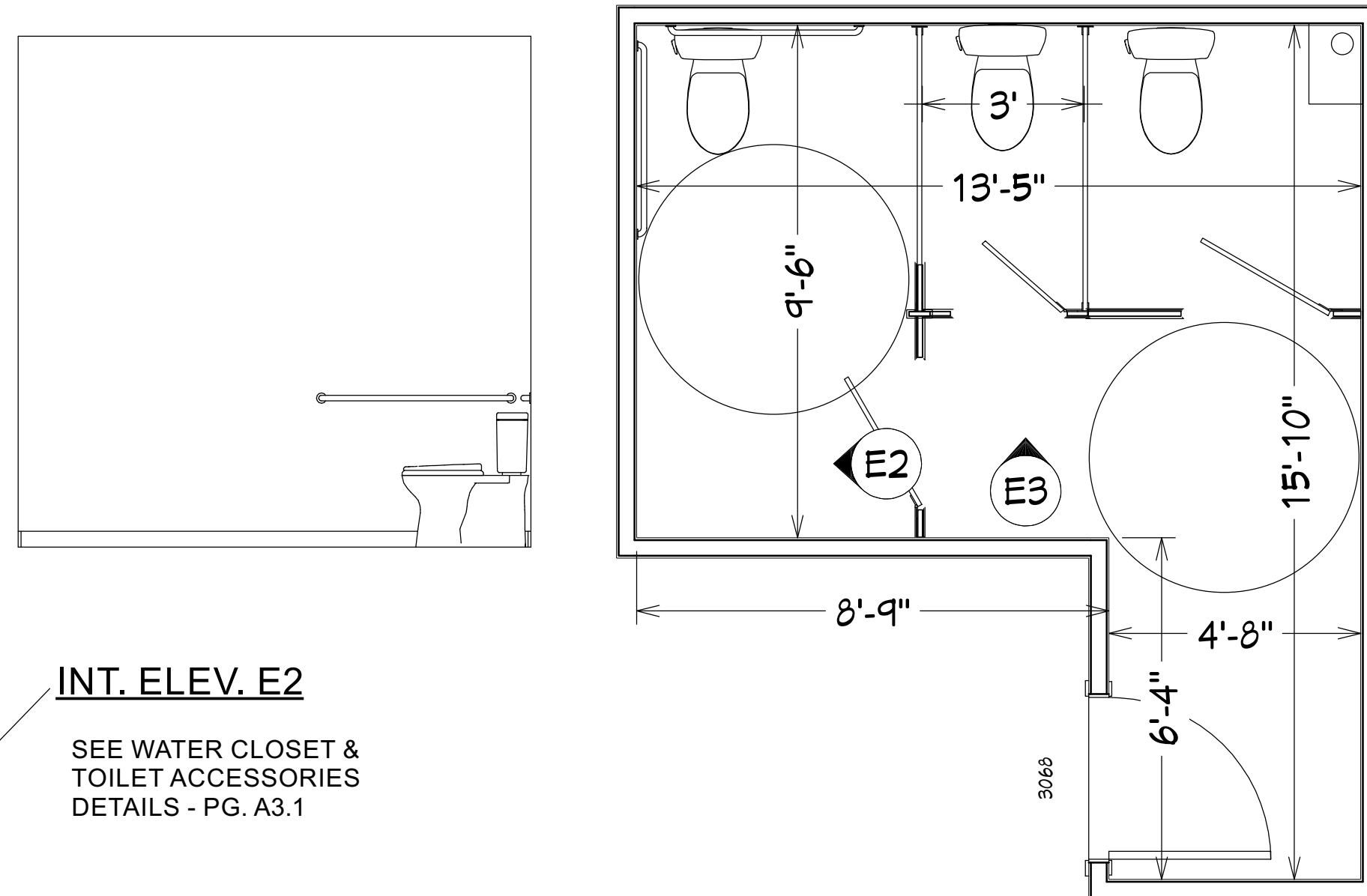
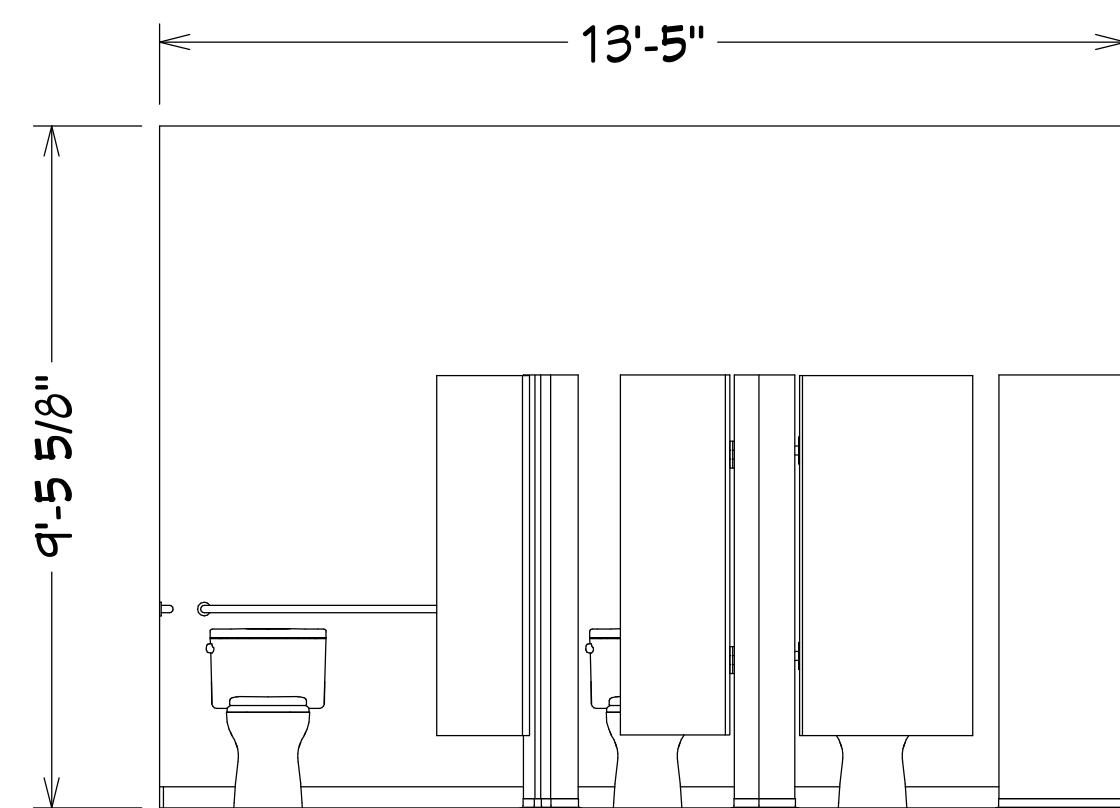
## TOILET ROOM ACCESSORIES



## SINGLE-STALL RESTROOM

## LAVATORIES

INT. ELEV. E3  
SEE WATER CLOSET & TOILET ACCESSORIES DETAILS - PG. A3.1

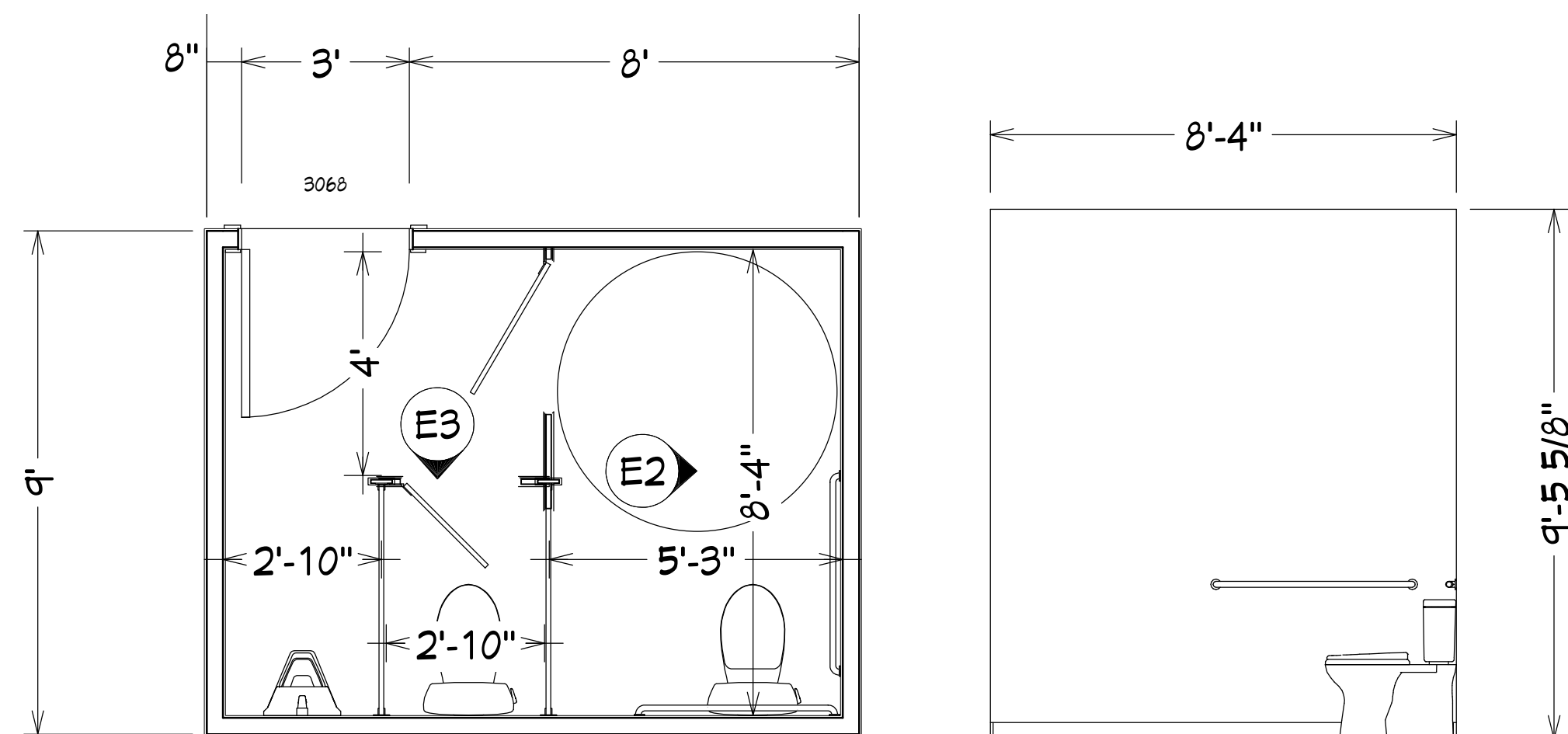


INT. ELEV. E2  
SEE WATER CLOSET & TOILET ACCESSORIES DETAILS - PG. A3.1

## WOMEN'S RESTROOM FLOOR PLAN - INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"

1



INT. ELEV. E2  
SEE WATER CLOSET & TOILET ACCESSORIES DETAILS - PG. A3.1

INT. ELEV. E3  
SEE WATER CLOSET & TOILET ACCESSORIES DETAILS - PG. A3.1

## MEN'S RESTROOM FLOOR PLAN - INTERIOR ELEVATIONS

SCALE: 3/8" = 1'-0"

2

## ACCESSIBILITY NOTES

NOTE: FOLLOWING ARE ADA GUIDELINES AND FOR GENERAL CONTRACTOR INFORMATION ONLY. LISTED ITEMS DO NOT REPLACE OR AMEND FEDERAL, STATE OR LOCAL CODES. IN CASE OF CONFLICT IN THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION, THE MOST RESTRICTIVE REQUIREMENTS SHALL GOVERN.

### SINGLE ACCOMMODATION FACILITIES

- THERE SHALL BE ENOUGH SPACE IN THE TOILET ROOM FOR A WHEELCHAIR MEASURING 30-INCHES WIDE BY 48-INCHES LONG TO ENTER THE ROOM AND PERMIT THE DOOR TO CLOSE.
- THE WATER CLOSET SHALL BE LOCATED IN THE SPACE WHICH PROVIDES A 28 INCH WIDE CLEAR SPACE FROM A FIXTURE OR A 32 INCH WIDE CLEAR SPACE FROM A WALL AT ONE SIDE AND 48 INCHES OF CLEAR SPACE IN FRONT OF THE WATER CLOSET.

### TOILET ROOM FIXTURES AND ACCESSORIES

- THE HEIGHT OF ACCESSIBLE WATER CLOSETS SHALL BE A MINIMUM OF 17 INCHES AND A MINIMUM OF 17INCHES AND A MAXIMUM OF 19 INCHES MEASURED TO THE TOP OF THE TOILET SEAT.
- PROVIDE 18-INCHES FROM THE CENTERLINE OF THE WATER CLOSET TO THE ADJACENT WALL.
- TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND, AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR THE FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREAS, NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GRATER THAN 5 POUNDS.
- WHERE URINAL ARE PROVIDED, AT LEAST ONE SHALL HAVE A CLEAR SPACE 30 INCHES WIDE X 48 INCHES LONG IN FRONT OF THE URINAL.
- WHERE URINALS ARE PROVIDED, AT LEAST ONE WITH A RIM PROJECTING A MINIMUM OF 14 INCHES FROM THE WALL AND AT A MAXIMUM OF 17 INCHES ABOVE THE FLOOR SHALL BE PROVIDED.
- A CLEAR FLOOR SPACE 30 INCHES WIDE X 48 INCHES LONG SHALL BE PROVIDED IN FRONT OF A LAVATORY TO ALLOW A FORWARD APPROACH. SUCH CLEAR FLOOR SPACE SHALL ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE
- LAVATORIES SHALL BE MOUNTED WITH A CLEARANCE OF AT LEAST 29 INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES IN WIDTH WITH 8 INCHES MINIMUM DEPTH AT THE TOP. TOE CLEARANCE SHALL BE THE SAME AND SHALL AND SHALL EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. BE A MINIMUM OF 9 INCHES HIGH FROM THE FLOOR AND A MINIMUM OF 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY.
- HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES.
- MIRRORS SHALL BE MOUNTED WITH THE BOTTOM EDGE NOT MORE THAN 40 INCHES FROM THE FLOOR.
- LOCATE TOWEL, SANITARY NAPKIN AND WASTE RECEPTACLES WITH ALL OPERABLE PARTS NOT MORE THAN 40 INCHES FROM THE FLOOR.
- LOCATE TOILET TISSUE DISPENSER ON THE WALL WITHIN 12 INCHES OF THE FRONT EDGE OF THE TOILET SEAT AND 19" MIN. AFF @ CENTER LINE.
- GRAB BARS, TUB AND SHOWER SEATS, FASTENERS AND MOUNTING DEVICES SHALL BE DESIGNED FOR 250 LB. PER LINEAR FT. LOAD.

### ADDITIONAL REQUIREMENTS

- THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 12 INCHES ABOVE THE FLOOR OR WORKING PLATFORM.
- THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, OR COOLING, HEATING AND VENTILATING EQUIPMENT, SHALL BE NOT LESS THAN 3 FEET NOR MORE THAN 4 FEET ABOVE THE FLOOR OR WORKING PLATFORM.
- THE CENTER OF FIRE ALARM INITIATING DEVICES SHALL BE LOCATED 48 INCHES ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN THESE BUILDING STANDARDS. THE SYMBOL SPECIFIED ABOVE SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595A.
- FAUCET CONTROLS AND OPERATING MECHANISM SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 LBF. LEVER OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
- ALL EXTERIOR DOORS SHALL HAVE A 24" CLEAR HORIZONTAL OPEN SURFACE/AREA AT THE STRIKE SIDE/PULLSIDE OF DOORS. ALL INTERIOR DOORS SHALL HAVE 18" CLEAR AT THE STRIKE SIDE/PULLSIDE OF DOORS. PROVIDE 12" CLEAR HORIZONTAL CLEAR SURFACE ON THE PUSH SIDE/ STRIKE OF ALL DOORS.
- ALL EMERGENCY EXITING ALARM AND SIGNAGE TO COMPLY WITH FEDERAL, STATE AND MUNICIPAL CODES FOR ACCESSIBILITY.
- GENERAL CONTRACTOR SHALL ALLOW FOR APPLIED FINISH DIMENSIONS IN ADDITION TO STANDARD CONSTRUCTION TOLERANCES IN ACHIEVING ALL ACCESSIBILITY CLEARANCES PER DRAWINGS AND/OR ADA GUIDELINES
- EMERGENCY WARNING SYSTEMS SHALL COMPLY WITH ADA REQUIREMENTS FOR THE HEARING IMPAIRED. VISUAL WARNING STROBE LIGHTS TO BE DESIGNED TO HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE .

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ENLARGED  
RESTROOM FLOOR PLANS  
INTERIOR ELEVATIONS

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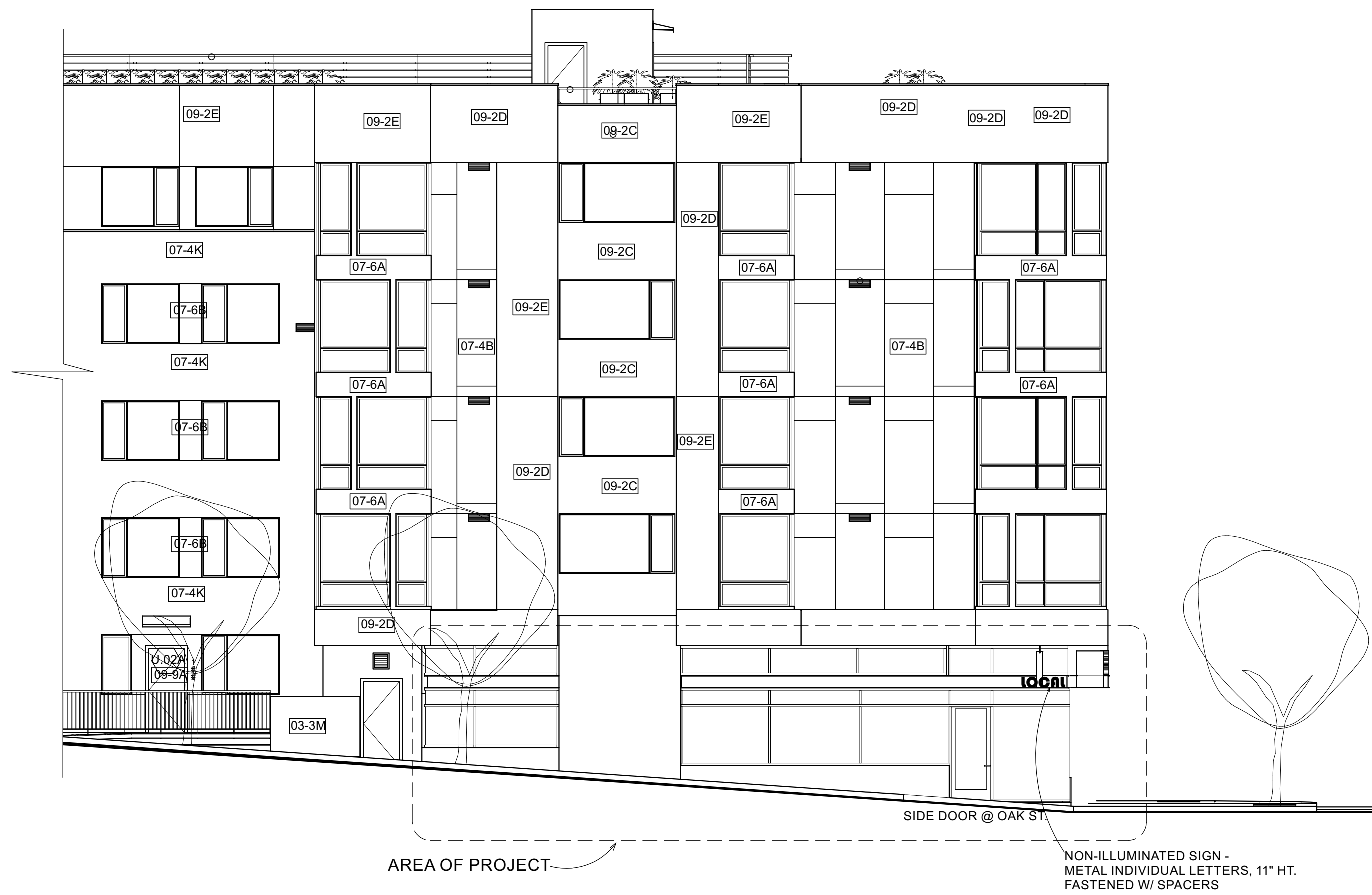
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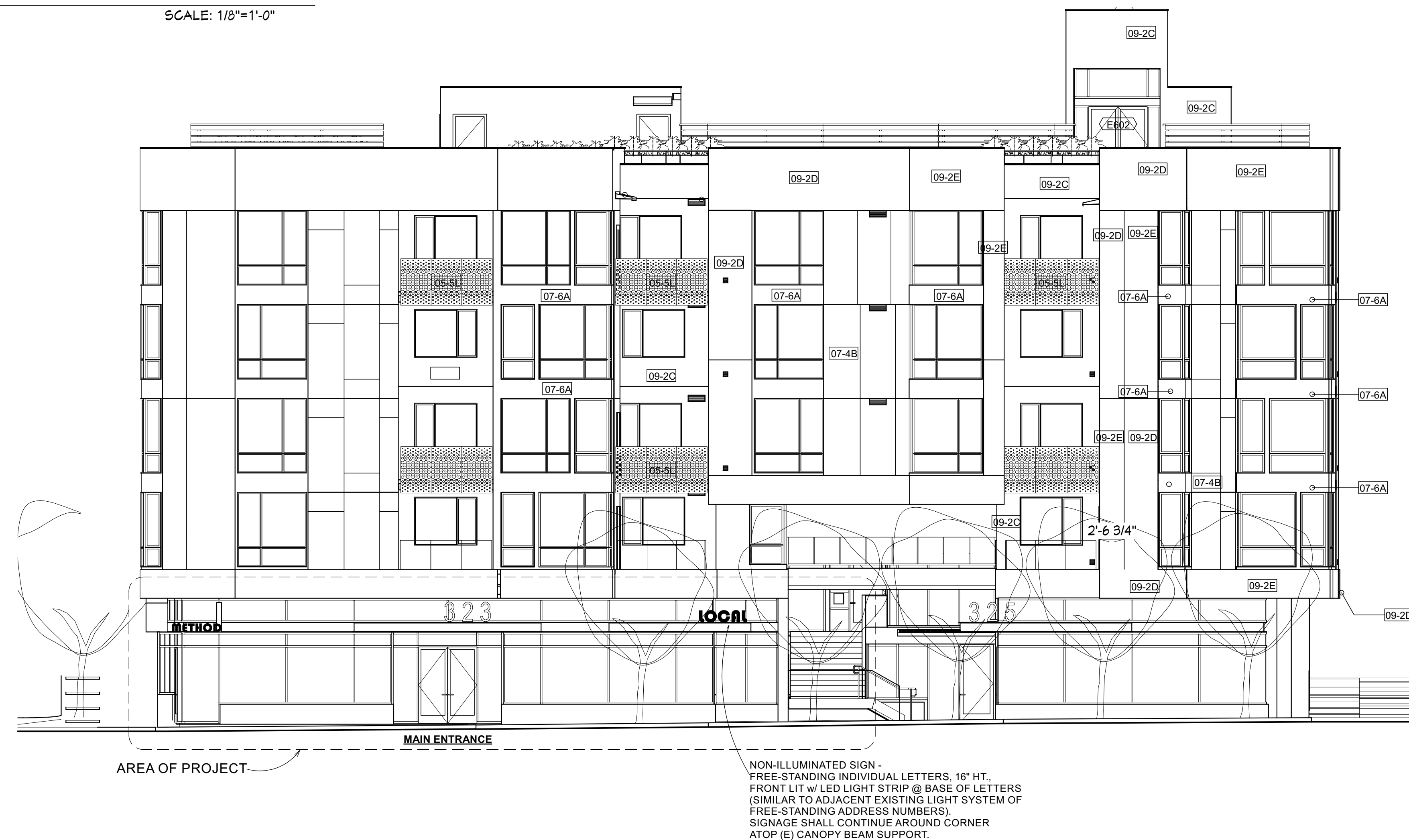




1

SOUTH ELEVATION - OAK STREET

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



2

EAST ELEVATION - OCTAVIA BOULEVARD

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



VIEW FROM OAK AT OCTAVIA (VIEW NW)

PROPOSED RESTAURANT - MAIN ENTRANCE

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## STORE FRONT ELEVATIONS

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